

## **ORDINANCE NO. 25-05**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, TO LEVY SPECIAL ASSESSMENTS ON THE LOTS AND PARCELS OF REAL PROPERTY INCLUDED WITHIN STREET IMPROVEMENT DISTRICT NO. 184 (23<sup>RD</sup> STREET FROM EAST OF 48<sup>TH</sup> AVENUE TO 54<sup>TH</sup> AVENUE). AND STREET IMPROVEMENT DISTRICT NO. 189 (48<sup>TH</sup> AVENUE FROM 23<sup>RD</sup> STREET TO SOUTH OF BRADSHAW PARK ENTRANCE) TO PAY THE COST OF CONSTRUCTION OF IMPROVEMENTS IN SAID DISTRICTS; TO PROVIDE FOR THE METHODS OF PAYMENT OF SAID ASSESSMENTS; TO REPEAL ALL ORDINANCES AND RESOLUTIONS, OR PARTS THEREOF IN CONFLICT HEREWITH; AND TO PROVIDE FOR THE EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA:

SECTION 1. That the Mayor and Council hereby find and determine that pursuant to proceedings duly had according to law, improvements consisting of water and sewer mains, sidewalks, grading, curbing, guttering, drainage, and paving have been constructed in Street Improvement District No. 184 and Street Improvement District No. 189; that said work and improvements have been completed according to contract and are hereby approved and accepted by the Mayor and Council; that the Mayor and Council met as a Board of Equalization on said Districts on April 7, 2025, between the hours of 5:00 p.m. and 5:45 p.m., for the purpose of reconsidering the proposed assessments in said Districts; that said meeting was held at the Community Building located at 2500 14 Street, Ste. 3 in Columbus, Nebraska; that on said date and during said hours said Board of Equalization granted hearings to all persons interested and equalized the special assessments hereinafter levied on the several lots and parcels of real property included within said Districts to pay the cost of improvements constructed therein; that notices of said sitting were published at least ten (10) days prior thereto in a legal newspaper published and having general circulation in the City of Columbus, Nebraska, affidavits thereof being on file in the office of the City Clerk; that the costs to be charged to the property owners for improvements in said Districts, exclusive of intersections and areas formed by the crossing of streets, avenues and alleys and one-half of the streets and avenues adjacent to real estate owned by the United States are as follows:

Street Improvement District No. 184	\$553,931.13
Street Improvement District No. 189	\$427,362.55

and that this ordinance was passed to finally levy said special assessments in said Districts.

SECTION 2. That there are hereby levied and assessed upon the several lots and parcels of real property included within said Street Improvement District No. 184,

and Street Improvement District No. 189 and in said City special assessments to pay the cost of constructing said improvements in the amounts set forth in the schedule immediately below and opposite the descriptions of said lots and parcels of real property, all situated in the City of Columbus, Platte County, Nebraska, and said descriptions being made with reference to the recorded plats thereto:

**STREET IMPROVEMENT DISTRICT NO. 184**

Lot 2 Triple S Subdivision, a Subdivision of part of the SW1/4 of Section 13, T17N, R1W of the 6th P.M., Platte County Nebraska	\$ 24,675.46
Lot 1 Triple S Subdivision, a Subdivision of part of the SW1/4 of Section 13, T17N, R1W of the 6th P.M., Platte County Nebraska	\$ 48,456.79
A rectangular tract of land located in the SE Corner of the E1/2 of the SE1/4 of the SE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., in Platte County, Nebraska, described as follows: Commencing at the SE corner of said Section 14; thence 133.0 ft. West along the South line of the said Section 14 to a point; thence 33.0 ft. North parallel to the East Line of the said Section 14 to a point on the North Right of Way Line of the County Road; thence continuing 150.0 ft. North parallel to the East line of the said Section 14 to a point; thence 100.0 ft. East parallel to the South line of the said Section 14 to a point on the West Right of Way Line of the County Road; thence continuing 33.0 ft. East parallel to the South Line of the said Section 14 to a point on the East line of the said Section 14; thence 183.0 ft. South along the East Line of said Section 14 to the point of beginning, all in the said E1/2 SE1/4 SE1/4 and containing 0.56 acres more or less.	\$ 23,438.87
Lots 3 and 4, in McKathnie 3rd Subdivision, A Minor Subdivision of a tract of land located in the E1/2 SE1/4 SE1/4 SE1/4, of Section 14, Township 17 North, Range 1 West of the 6th P.M., in Platte County, Nebraska	\$ 19,511.99
Lot 1, Block B, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	\$ 15,402.54
Private drive running between Block A and Block B, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	\$ 2,960.70
Lot 1, Block A, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	\$ 14,211.36
Lot 2 Tucker Second Subdivision, an Administrative Subdivision of Lots 1 and 4, Tucker Subdivision, A Minor Subdivision of part of the SE1/4 and the SW1/4 of the SE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M. in Platte County, Nebraska	\$ 11,842.80
Lot 2 Tucker Subdivision, a Minor Subdivision of a Tract of land in the SE1/4 and SW1/4 of the SE1/4 of Section 14, Township 17, North, Range 1 West of the 6th P.M. in Platte County, Nebraska	\$ 19,738.00
Lot 3 Tucker Subdivision, a Minor Subdivision of a Tract of land located in the SE1/4 and SW1/4 of the SE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M. in Platte County, Nebraska	\$ 18,775.77
Lot 1 of Tucker Second Subdivision, an Administrative Subdivision of Lots 1 and 4, Tucker Subdivision, a Minor Subdivision of part of the SE1/4 and SW1/4 of the SE1/4 of Sec. 14, T17N, R1W of the 6th P.M., Platte County, Nebraska	\$ 37,567.33

A tract of land described as follows: Commencing at the Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E1/2 SE1/4 SW1/4 SE1/4) of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; thence North along the West line of said Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E1/2 SE1/4 SW1/4 SE1/4) for a distance of 133 feet; thence East parallel to the North line of said Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E1/2 SE1/4 SW1/4 SE1/4) for a distance of 100 feet; thence South in a straight line to the South line of the said Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E1/2 SE1/4 SW1/4 SE1/4); thence West along the South line of said tract to the place of beginning. Being the South 133 feet of the West 100 feet of the Southwest Corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (E1/2 SE1/4 SW1/4 SE1/4) of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska in the City of Columbus	\$ 9,869.00
Commencing at the SW corner of the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County Nebraska running thence North parallel to the East line of the SE1/4 of said Section 14 a distance of 247.5 feet; running thence West parallel to the South line of said SE1/4 of said Section 14 for a distance of 132 feet; running thence South to the East line of said SE1/4 of section 14, to the South line of said SE1/4 of the SW1/4 of the SE1/4; running thence East 132 feet to the point of beginning.	\$ 13,027.08
Lot 1, Block A, West Meadows Subdivision, a part of the SW1/4 SE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska	\$ 12,237.56
A tract of land located in the NE1/4 and in Government Lot 1, Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said NE1/4; thence S00°01'52" (all bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W), 1,322.68 feet on the East line of said NE1/4 to the Southeast corner of the N1/2NE1/4 of said Section thence S89°55'41"W, 2,396.75 feet; thence N34°36'28"W, 697.20 feet; thence N19°25'29" W, 246.94 feet; thence N00°05'42"W, 513.78 feet to the North line of said Government Lot 1; thence S89°36'35"E, 232.28 feet to the Northwest corner of said NE1/4; thence N89°51'11"E, 2,642.72 feet on the North line of said NE1/4 to the point of beginning	\$213,170.40
A tract of ground located in Lot 10 of Arnold's Outlots located in Section 24, Township 17 North, Range 1 West of the 6th P.M., all in Platte County, Nebraska, described as follows: Commencing at the SW corner of Lot 10 of Arnold's Outlots located in Section 24, Township 17 North, Range 1 West of the 6th P.M., all in Platte County Nebraska and assuming the West line of said Lot 10 to have a bearing of N0°00'00"E; thence N0°00'00" on the West line of said Lot 10, 271.39 feet, to the point of beginning; thence N0°00'00"E on the West line of said Lot 10, 356.92 feet; thence S89°57'04"E on the North line of said Lot 10, 231.12 feet; thence S0°01'24"E on the East line of said Lot 10, 357.30 feet; thence N89°51'12"W, 231.27 feet, to the point of beginning, said line being on the N'ly face of an interior concrete block wall	\$ 22,809.23
The North 168 feet of the West 1/2 of Lot 9, Arnold's Outlots to the City of Columbus, Platte County, Nebraska	\$ 13,027.08
Commencing at a point on the North line of Lot Eight (8) of Arnold's Outlots to the City of Columbus, Platte County, Nebraska, said point being 206.4 feet West of the Northeast Corner of Lot Eight (8) of said Arnold's Outlots; thence	\$ 18,711.62

<p>211.8 feet South parallel to the East line of Lot Eight (8) of said Arnold's Outlots, to a point; thence 201.76 feet West parallel to the North line of Lot Eight (8) and Lot Nine (9) of said Arnold's Outlots, to a point 120 feet East of the West line of Lot Nine (9) of said Arnold's Outlots; thence 43.8 feet North parallel to the West Line of Lot 9 of said Arnold's Outlots to a point 168 feet South of the North Line of Lot 9 of said Arnold's Outlots; thence 12 feet East parallel to the North Line of Lot 9 of said Arnold's Outlots, to a point; thence 168 feet North parallel to the West Line of Lot 9 of said Arnold's Outlots, to a point on the North Line of Lot 9 of said Arnold's Outlots; thence 189.60 feet East along the North line of Lot 9 and Lot 8 of said Arnold's Outlots, the point of beginning, located in part of Lot 8 and in part of Lot 9 of said Arnold's Outlots.</p>	
<p>A tract of land in Arnold Outlot 2 to the City of Columbus, Nebraska, more particularly described as follows: Commencing at a point on the West line and 33.0 feet North of the Southwest Corner of Lot 2 of Arnold's Outlots to the City of Columbus, Nebraska; thence 435.6 feet North along the West line of said Lot 2 to a point; thence 120 feet East parallel to the South Line of said Lot 2 to a point; thence 435.6 feet South parallel to the West line of said Lot 2 to a point; thence 120 feet West parallel to the South line of said Lot 2 to the point of beginning, all located in the NW 1/4 NW 1/4 of Section 24, Township 17 North, Range 1 West of the 6th P.M. in Platte County, Nebraska, and containing 1.05 acres more or less; Commencing at a point on the North line of Lot 8 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska, said point being 200.0 ft. West of the NE corner of Lot 8 of said Arnold's Outlots; thence 680.58 ft. South parallel to the East line of Lot 8 and Lot 3 of said Arnold's Outlots, to a point 19.2 ft. South of the North line of Lot 3 of said Arnold's Outlots; thence 200.0 ft. East parallel to the North line of Lot 3 of said Arnold's Outlots, to a point on the East line of Lot 3 of said Arnold's Outlots; thence 180.0 ft. South along the East line of Lot 3 of Arnold's Outlots, to a point 462.2 ft. North of the South line of Lot 3 of said Arnold's Outlots; thence 206.4 ft. West parallel to the South line of Lot 3 of said Arnold's Outlots to a point; thence 860.54 ft. North parallel to the East line of Lot 3 and Lot 8 of said Arnold's Outlots, to a point on the North line of Lot 8 of said Arnold's Outlots; thence 6.4 ft. East along the North line of Lot 8 of said Arnold's Outlots, to the point of beginning, located in part of Lot 3 and in part of Lot 8 of said Arnold's Outlots and containing 0.95 acres more or less. The West 120.0 ft. of Lot 2 except the South 468.6 ft. thereof and the West 120.0 ft. of Lot 9 except the North 168.0 ft. thereof of Arnold's Outlots to the City of Columbus, 'Platte County, Nebraska, containing 1.89 acres more or less. Commencing at a point on the South line of Lot 3 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska; said point being 206.4 ft. West of the SE Corner of Lot 3 of said Arnold's Outlots; thence 249.0 ft. North parallel to the East line of Lot 3 of said Arnold's Outlots to a point; thence 101.4 ft. East parallel to the South line of Lot 3 of said Arnold's Outlots to a point; thence 36.5 ft. North parallel to the East line of Lot 3 of said Arnold's Outlots to a point; thence 183.78 ft. West parallel to the South line of Lot 3 and Lot 2 of said Arnold's Outlots, to a point 240.0 ft. East of the West line of Lot 2 of said Arnold's Outlots; thence 285.5 ft. South parallel to the West line of Lot 2 of said Arnold's Outlots, to a point on the South line of Lot 2 of said Arnold's Outlots; thence 82.6 ft. East along the South line of Lot 2 and Lot 3 of said Arnold's Outlots, to the point of beginning, located in part of Lot 2 and in part of Lot 3 of said Arnold's Outlots and containing 0.63 acres more or less; AND Referring to the SE corner of Lot 3 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska; thence 105.0 ft. West along the South line of Lot 3 of said Arnold's Outlots; thence 285.5 ft. North parallel to the East line of Lot 3 of said Arnold's Outlots, to the point of beginning; thence continuing 176.7 ft. North parallel to the East line of Lot 3 of said Arnold's Outlots, to a point; thence 101.4 ft. West parallel to the South line of Lot 3 of said Arnold's Outlots, to a point; thence 44.3 ft. North parallel to the East line of Lot 3 of said Arnold's Outlots, to a point; thence 202.2 ft. West parallel to the South line of Lot 3 and Lot 2 of said Arnold's Outlots, to a point 120.0 ft.</p>	<p>\$ 631.61</p>

East of the West line of Lot 2 of said Arnold's Outlots; thence 37.9 ft. South parallel to the West line of Lot 2 of said Arnold's Outlots, to a point, thence 120.0 ft. East parallel to the South line of Lot 2 of said Arnold's Outlots, to a point; thence 183.1 ft. South parallel to the West line of Lot 2 of said Arnold's Outlots, to a point; thence 183.78 ft. East parallel to the South line of Lot 2 and Lot 3 of said Arnold's Outlots, to the point of beginning, located in part of Lot 2 and in part of Lot 3 of said Arnold's Outlots and containing 0.93 acres more or less.	
A tract of land in Outlot 8 of Arnold's Outlots to the City of Columbus, Nebraska, more particularly described as being the East 200 feet of Outlot 8, excepting that part of said Outlot 8 embraced in the Union Pacific Railroad Right of Way, and excepting that part of said Outlot 8 embraced in the County and State of Nebraska road right of way; also including a tract of land in Outlot 3 of Arnold Outlots to the City of Columbus, Nebraska, more particularly described as Commencing at the Northeast Corner of Lot 3 of Arnold Outlots; thence 200.0 feet West parallel to the South line of Lot 8 to a point; thence 19.2 feet South parallel to the East line of Lot 3 to a point thence 200.0 feet East parallel to the South line of Lot 8 to a point on the East line of said Lot 3; thence 19.2 feet North along the East line of said Lot 3 to the point of beginning, all located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 24, Township 17 North, Range 1 West of the 6th P.M., in Platte County, Nebraska, and containing 2.89 acres more or less.	\$ 1,628.38
Lot 2, Block A, West Meadows Subdivision of Part of SW1/4 SE1/4 of Section 14, Township 17 North, Range 1 West of the 6 <sup>th</sup> P.M., Platte County, Nebraska	\$ 12,237.56

### STREET IMPROVEMENT DISTRICT NO. 189

The North 35 acres of the SE1/4NE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska	\$ 26,251.99
Lot 3 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	\$ 8,661.76
Lot 2 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	\$ 8,661.76
Lot 1 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	\$ 9,948.16
Lot 1, Riverside Addition, to the City of Columbus, Platte County, Nebraska	\$ 8,576.00
Lot 2 Riverside Addition, to the City of Columbus, Platte County, Nebraska	\$ 16,734.34
Lot 3 Riverside Addition, to the City of Columbus, Platte County, Nebraska	\$ 3,751.14
A tract of land located in the NE1/4 and in Government Lot 1, Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said NE1/4; thence S00°01'52"E (all bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W), 1322.68 feet on the	\$ 11,602.95

<p>East line of said NE1/4 to the Southeast corner of the N1/2 NE1/4 of said Section; thence S89°55'41"W, 2396.75 feet; thence N34°36'28"W, 697.20 feet; thence N19°25'29"W, 246.94 feet; thence N00°05'42"W, 513.78 feet to the North line of said Government Lot 1; thence S89°36'35"E, 232.28 feet to the Northwest corner of said NE1/4; thence N89°51'11"E, 2642.72 feet on the North line of said NE1/4 to the point of beginning. Grantors hereby reserve an Access Easement described as follows: A 22 foot strip of land located in the NE1/4, Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska more particularly described as follows: Beginning at the Southeast corner of the N1/2 NE1/4 of said section; thence S89°55'41"W (all bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W), 1662.00 feet; thence N00°01'52"W, 22.00 feet; thence N89°55'41"E, 1662.00 feet to the East line of said NE1/4; thence S00°01'52"E, 22.00 feet on the East line of said NE1/4 to the point of beginning.</p>	
<p>A tract of ground located in Lot 10 of Arnold's Outlots located in Section 24, Township 17 North, Range 1 West of the 6th P.M., all in Platte County, Nebraska, described as follows: Commencing at the SW Corner of Lot 10 of Arnold's Outlots, located in Section 24, Township 17 North, Range 1 West of the 6th P.M., all in Platte County, Nebraska, and assuming the west line of said Lot 10 to have a bearing of N0°00'00"E, thence N0°00'00"E on the West line of said Lot 10, 271.39 feet, to the point of beginning; thence N0°00'00"E on the west line of said Lot 10, 356.92 feet; thence S89°57'04"E on the north line of said Lot 10, 231.12 feet; thence S0°01'24"E on the east line of said Lot 10, 357.30 feet; thence N89°51'12"W, 231.27 feet, to the point of beginning said line being on the N'ly Face of an interior concrete block wall.</p>	<p>\$ 30,609.45</p>
<p>Lot 10 (10), of Arnolds Outlots to the City of Columbus, Platte County, Nebraska, contained within the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Twenty-four (24), Township Seventeen (17) North, Range One (1) West of the 6th P.M., Platte County, Nebraska</p>	<p>\$ 23,274.40</p>
<p>Pt Lot 1, Arnolds Outlots to the City of Columbus, Platte County, Nebraska AND EXCEPT: The South 260 feet of the West 111.8 feet of Lot 1, Arnold's Outlots to the City of Columbus, Platte County, Nebraska AND EXCEPT: A tract of land located in Lot 1 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska described as follows: Beginning at the SE corner of Lot 1 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska, and assuming the South line of said Lot 1 to have a bearing of S89°54'58"E; thence N0°03'53"W, on the East line of said Lot 1, 228.38 feet, said point being the SE Corner to a tract of land surveyed by Bruce Gilmore, L.S. #96, dated September 21, 1989; thence N89°58'18"W on the South line of said surveyed tract, 119.70 feet, said point being the East line of a tract surveyed by Ronald Rystrom L.S. #241, dated September 11, 1980; thence S0°01'05"E on the East line of said surveyed tract by Ronald Rystrom, 228.27 feet, to</p>	<p>\$ 31,597.41</p>

a point on the South line of said Lot 1; thence S89°54'58"E on said South line, 119.90 feet to the point of beginning.	
The South 260 feet of the West 111.8 feet of Lot 1, Arnold's Outlots to the City of Columbus, Platte County, Nebraska	\$ 20,250.50
A tract of land located in Lot 1 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska described as follows: Beginning at the SE Corner of Lot 1 of Arnold's Outlots to the City of Columbus, Platte County, Nebraska, and assuming the South line of said Lot 1 to have a bearing of S89°54'58"E; thence N0°03'53"W, on the East line of said Lot 1, 228.38 feet, said point being the SE Corner to a tract of land surveyed by Bruce Gilmore, L.S. #96, dated September 21, 1989; thence N89°58'18"W on the South line of said surveyed tract, 119.70 feet, said point being the East line of a tract surveyed by Ronald Rystrom L.S. #241, dated September 11, 1980; thence S0°01'05"E on the East line of said surveyed tract by Ronald Rystrom, 228.27 feet, to a point on the South line of said Lot 1; thence S89°54'58"E on said South line, 119.90 feet to the point of beginning.	\$ 2,047.09
Lot 1, Block "A", Bradshaw Place Addition, a replat of Lot 3 and 4, Fleischer Addition and a replat of Lots 1, 2, and 3, Kennedy Addition, a replat of Lots 1 and 2, Fleischer Addition, all to the City of Columbus, Platte County, Nebraska	\$ 11,432.66
Lot 2, Block "A", Bradshaw Place Addition, a Replat of Lots 3 and 4, Fleischer Addition and a Replat of Lots 1, 2, and 3 Kennedy Addition, a Replat of Lots 1 and 2, Fleischer Addition, all to the City of Columbus, Platte County, Nebraska.	\$ 1,945.89
Lot 1, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	\$ 8,065.72
Lot 2, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	\$ 1,373.01
Lot 18, Block B, Bradshaw Place Addition, City of Columbus, Platte County, Nebraska	\$ 8,065.72
Lot 17, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	\$ 1,373.01
Lot 25, Block A, Bradshaw Place Addition, a Replat of Lots 3 and 4, Fleischer Addition and a Replat of Lots 1, 2, and 3, Kennedy Addition, a Replat of Lots 1 and 2, Fleischer Addition, all to the City of Columbus, Platte County, Nebraska	\$ 11,432.66
Lot 24, Block A, Bradshaw Place Addition, to the City of Columbus, Platte County, Nebraska	\$ 1,945.89
City Property	

A tract of land located in the SW1/4 NW1/4 Section 24, T17N, R1W, Platte County, Nebraska also known as Bradshaw Park	\$ 54,886.40
<p>The South 5 acres of the SE1/4 NE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; all of Lots 2 and 4, and the SW1/4 NE1/4, the South 10 acres of the NE1/4 NE1/4, and the South 20 rods of the East 16 rods of the NW1/4 NE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; Together with all accretion thereto, and if not included in the above description, then in addition thereto that tract of land commencing at the Southeast corner of Lot Number 1 in Section 23, Township 17 North, Range 1 West of the 6th P.M.; thence West parallel to the North line of said Section 23 to the West line of said Section 23; thence Southeasterly along the main channel of the Loup River to center line running East and West through said Section 23; thence East to the center of said Section 23; thence North to the place of beginning, together with all accretion thereto; The North 30 acres of the NE1/4 NE1/4 of Section 23; also the NW1/4 NE1/4 of Section 23, (Except 2 acres in the Southeast corner 16 rods wide East and West by 20 rods North and South); also the East 30 acres of the NE1/4 NW1/4 of Section 23, Township 17 North; Range 1 West of the 6th P.M., Platte County, Nebraska;</p> <p>EXCEPT: The following described tract of land, namely, to-wit: Commencing at the Northeast corner of the East 30 acres of the NE1/4 NW1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska; thence East along the North line of said tract until said line intersects the public highway which runs along the North line of said Section 23; thence South 16 feet; thence West to the West line of said Thirty acre tract; thence North to the place of beginning, all in Platte County, Nebraska. Also excepting a parcel of land being described in Deed Book 217, Page 61, located in the SE1/4 SE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, also being described as follows: Commencing at the Northeast corner of said SE1/4 SE1/4; thence S00°08'44"E (Assumed Bearing) on the East line of said SE1/4 SE1/4, a distance of 104.74 feet; thence S00°29'28" E on said East line, a distance of 548.29 feet to the Northeast Corner of said previously described parcel, said point also being the True Point of Beginning; thence continuing S00°29'28"E on said East line, a distance of 40.15 feet to a point on the North Right of Way of the Union Pacific Railroad; thence S84°28'57"W on said North Right of Way Line, a distance of 1334.23 feet to a point on the West line of said SE1/4 SE1/4; thence N00°16'49"W on said West line, a distance of 40.17 feet to the Northwest Corner of said previously described parcel; thence N84°28'57"E on the North line of said previously described parcel, parallel with the 40.00 feet distance from said North Right of Way line when measured at a right angle, a distance of 1334.08 feet to the True Point of Beginning. AND EXCEPT: A tract of land located in the NE1/4 and in Government Lot 1, Section 23, Township 17, North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said NE1/4; thence S00°01'52"E(all bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W), 1322.68 feet on the East line of said NE1/4 to the Southeast corner of the N1/2 NE1/4 of said Section; thence S89°55'41"W, 2396.75 feet; thence N34°36'28"W, 697.20 feet; thence N19°25'29"W, 246.94 feet; thence N00°05'42"W, 513.78 feet to the North line of said Government Lot 1; thence S89°36'35"E, 232.28 feet to the Northeast corner of said NE1/4; thence N89°51'11"E, 2642.72 feet on the North line of said NE1/4 to the point of beginning. AND EXCEPT: A tract of land located in the Accretion to Government Lot 1, Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of said Lot 1; thence S00°29'45"W, 1320.00 feet on the West line of Section 23 and on the Southerly extension of the West line of Section 23 to the intersection of the Westerly extension of the South line of Said Lot 1 and the point of beginning; thence S89°37'34"E, 667.00 feet on the Westerly extension of the South line of said Lot 1; thence S00°29'12"W, 663.00 feet to the North river bank of the Loup River; thence Westerly on the North bank of said river to a point on the Southerly extension of the West line of said Section 23, direct measure S81°40'55"W, 674.95 feet; thence N00°29'12"E, 765.00 feet on the Southerly extension of the West line of said Section 23 to the point of beginning, and also the accretion thereto.</p>	\$ 14,713.84 (Ag Deferment)

SECTION 3. That the Mayor and Council find and determine that the assessments herein levied upon each lot and parcel of real property are not in excess of the benefits thereto especially accruing from the construction of said improvements, and the special assessments are hereby levied in proportion to the special benefits accruing to said lots and parcels of real property respectively from said improvements.

SECTION 4. That said special assessments in Street Improvement District No. 184 and Street Improvement District No. 189 shall be a lien on the lots and parcels of real estate upon which levied from the date of levy thereof, and shall be due and payable to the City Treasurer as provided by law, and shall become delinquent as



follows: one-fifteenth in fifty days; one-fifteenth in one year; one-fifteenth in two years; one-fifteenth in three years; one-fifteenth in four years; one-fifteenth in five years; one-fifteenth in six years; one-fifteenth in seven years; one-fifteenth in eight years; one-fifteenth in nine years; one-fifteenth in ten years; one-fifteenth in eleven years; one-fifteenth in twelve years; one-fifteenth in thirteen years; one-fifteenth in fourteen years; respectively, after the date of the levy thereof; and that each of said installments, except the first, shall draw interest at the rate of zero percent (0.00%) per annum from the date of levy thereof until the same shall become delinquent, and after the same becomes delinquent shall draw interest at the rate of fourteen percent (14%) per annum until paid; that any installment not paid on or before the date it shall become delinquent shall be certified to the County Treasurer of Platte County, Nebraska, at the time of the next certification for general revenue purposes, and by such officer placed upon the tax list and collected as other real estate taxes are collected or may be collected as otherwise permitted by law.

SECTION 5. That all ordinances and resolutions or parts thereof in conflict herewith be and hereby are repealed.

SECTION 6. That this ordinance shall become effective immediately upon and be in full force and effect after its passage, adoption and publication as provided by law.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 16, 2025  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, P.E. City Engineer  
**RE:** Ordinance to Levy Special Assessments for SID No. 184 and SID No. 189

**RECOMMENDATION:**

I recommend approval of the Ordinance to levy special assessments as approved by the Board of Equalization at their April 7, 2025 meeting for SID #184 (23<sup>rd</sup> Street from east of 48<sup>th</sup> Avenue to 54<sup>th</sup> Avenue) and SID #189 (48<sup>th</sup> Avenue from 23<sup>rd</sup> Street to south of Bradshaw Park Entrance)

**DISCUSSION:**

The Board of Equalization met and heard from benefitting property owners on April 7, 2025, and recommended approval for all districts. The Board approved is with the interest rate of zero (0) percent for these special assessments.

Assessments to benefiting properties are in accordance with State Statutes and City Assessment Policy and thus consistent with past policies and assessments.

**FISCAL IMPACT:**

Special assessments, approved deferments, and general obligation costs for all districts.

**ALTERNATIVE:**

None

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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