

**RESOLUTION NO. R26-55**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: A TRACT OF LAND LOCATED IN PART OF LOT 1 AND ALL OF LOT 2, J.A. FEHRINGER 2ND SUBDIVISION TO THE CITY OF COLUMBUS AND IN THE N1/2 OF THE SE1/4 OF THE NW1/4 AND THE N1/2 OF THE N1/2 OF THE S1/2 OF THE SE1/4 OF THE NW1/4 ALL IN SECTION 18, T17N, R1E OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4; THENCE N 88°58'55" W, 30.01 FT. ON THE SOUTH LINE OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4 TO THE POINT OF BEGINNING; THENCE N 88°58'55" W, 473.23 FT. ON THE SOUTH LINE OF SAID N1/2 N1/2 S1/2 SE1/4 NW1/4 TO THE SOUTHEAST CORNER OF LOT 1 OF ASSISTED LIVING ESTATES; THENCE N 00°01'41" W, 436.03 FT. ON THE EAST LINE OF SAID LOT 1 AND OTHER SURVEYED SUBDIVISIONS TO THE SOUTHWEST CORNER OF J.C. AND T.L. GOTSCHALL SUBDIVISION; THENCE S 89°00'50" E, 473.61 FT. ON THE SOUTH LINE OF SAID J.C. AND T.L. GOTSCHALL SUBDIVISION TO THE WEST RIGHT-OF-WAY LINE OF 26TH AVENUE; THENCE S 00°01'21" W, 436.29 FT. ON THE WEST RIGHT-OF-WAY LINE OF SAID 26TH AVENUE TO THE POINT OF BEGINNING, CONTAINING 4.74 ACRES MORE OR LESS, HEREINAFTER TO BE KNOWN AS J.C. AND T.L. GOTSCHALL 2<sup>ND</sup> SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND DR. JEFFREY C. GOTSCHALL AND TAMMI L. GOTSCHALL, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID SUBDIVISION AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS SUBDIVISION.

WHEREAS, Jeffrey C. Gotshall and Tammi L. Gotshall, husband and wife, are the owners of real estate described as follows:

A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4 all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence

N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less

all of which is presently an unplatted tract of land located within the corporate boundaries of the City of Columbus, Nebraska; and

WHEREAS, said Owners have laid out said land into lots, blocks, streets and avenues with appropriate utility, access, and drainage easements areas under the name of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska; and

WHEREAS, said Owners have caused an accurate plat thereof to be made, designating explicitly the land so laid out and particularly describing the lots, blocks, streets and avenues and easement areas belonging to such addition, all as provided by law, a copy of which plat is attached hereto; and

WHEREAS, said Owners have executed an instrument of dedication of the public ways and utilities easements to the use and benefit of the public, all as provided by law, said instrument being attached to said plat; and

WHEREAS, said plat has attached thereon a certificate of a competent land surveyor certifying the same as provided by law, and said plat and deed of dedication in no way changes the present zoning classification of the area included therein; and

WHEREAS, the plat referred to herein is the plat bearing the certificate of Thomas A. Tremel, Registered Land Surveyor, under the date of March 2<sup>nd</sup>, 2026, which plat has been heretofore approved by the Columbus Planning Commission; and

WHEREAS, said Owners have agreed to pay all costs necessary to extend water and sewer mains to serve said addition and to pay all costs for laying such water and sewer mains associated with the addition to pave the associated streets and ways according to the regulations of the City of Columbus and the requirements of the City Engineer and deliver the same to the City without costs to it; and

WHEREAS, said proposed addition and plan for development has been heretofore submitted to the Planning Commission of Columbus, Nebraska, the City Engineer and Platte County School District No. 001, Columbus, Nebraska; and

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of the hearings called for the purpose of approving the final plat; and

WHEREAS, after public hearing, the Planning Commission recommended approval of the plat of J.C. and T.L. Gotschall 2nd Subdivision, to the City of Columbus, Nebraska; and

WHEREAS, a Development Agreement has been prepared for said Subdivision setting forth in the agreement between the City of Columbus and the developer, including duties and responsibilities of the developer and lot owners, said agreement is attached hereto marked **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Mayor and City Council have held a public hearing on the approval of the Final Plat of said Subdivision and following such public hearing, and having heard all persons appearing at such hearing, approved said Final Plat.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Columbus, Nebraska, that the Deed of Dedication for J.C. and T.L. Gotschall 2nd Subdivision, to the City of Columbus, Platte County, Nebraska, be and the same is hereby accepted, and the plat thereof be and the same hereby is approved as provided by law, and that the Mayor and Clerk be and hereby are authorized and instructed to endorse such approval on said original plat, and that the J.C. and T.L. Gotschall Subdivision Development Agreement attached hereto as **Exhibit "A"** is hereby approved and accepted and the Mayor and City Clerk are hereby authorized to sign the same.

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

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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

Please return to: Clark J. Grant, Grant & Grant, 1354 27<sup>th</sup> Ave., Columbus, NE 68601  
J.C. & T.L. GOTSCHALL 2<sup>ND</sup> SUBDIVISION  
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on the \_\_\_ day of April, 2026, by and between JEFFREY C. GOTSCHALL AND TAMMI L. GOTSCHALL, husband and wife, (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City").

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as J.C. AND T.L. Gotschall 2<sup>nd</sup> Subdivision to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers, water, and storm sewers to be constructed within the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

“Property benefited” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 4.74 acres of property.

“Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof.

## SECTION I

Subdivider and City covenant that the following public improvements shall be installed and provided by Subdivider as set forth herein, at Subdivider’s expense, subject to the exceptions and clarifications detailed herein:

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with City standards. The Subdivider shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal private streets, dedicated per plat (Exhibit “A”), all of said paving to be a minimum of twenty-five (25) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”), the same to be located on a sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer system improvements shall be paid by the Subdivider, with exception of storm sewer mains in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed, including incoming runoff, and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within a dedicated right-of-way and easement areas per plat (Exhibit “A”) on a water plan prepared by a Nebraska Licensed Civil Engineer. The Subdivider shall be responsible for the design, financing and construction of said water distribution improvements. The

entire cost of the water distribution system and improvements shall be paid by the Subdivider, with exception of water mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (Exhibit "A"), which Subdivider shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Subdivider.

G. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed, to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Subdivider.

H. Subdivider shall arrange for street lighting for public streets dedicated per plat (Exhibit "A"), to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four feet wide and four inches thick, or six inches thick through driveways or private streets in accordance with the Americans with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Subdivider fails to do so, the lot owner along with the Subdivider shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by a Nebraska Licensed Civil Engineer and submitted with the Final Plat. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Subdivider's expense. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Subdivider shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City's Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Subdivider shall complete a small lot NOI SWPPP.

K. Subdivider shall provide copies of all required Federal and State permits to City prior to work on or in those respective areas.

L. Subdivider acknowledges the J.C. AND T.L. Gotschall 2<sup>nd</sup> Subdivision final plat dedicates drainage easements for drainage and stormwater treatment facility purposes for said Subdivision, including runoff from outside of this development into these areas. Subdivider agrees to construct all of the stormwater drainage ditches, grading, pipes, overflow system and storm water treatment facilities prior to the sale of any lot or prior to any receipt of any building permits in said Subdivision. Mowing, weed control, tree control, and general maintenance along with periodic cleaning, dredging, shaping or other maintenance of said drainage and storm water treatment facility systems shall

be undertaken by Subdivider or a filed Homeowner's Association established by the Subdivider, so that the drainage and stormwater treatment facility systems continue to provide adequate and City acceptable drainage and treatment for said Subdivision and is aesthetical appropriate for the residential area in accordance with City Ordinances and Code.

M. Block A, Lot 2 shall be limited to the existing two access points to 26<sup>th</sup> Avenue. Block B, Lot 4, and Block C, Lot 7 shall have not direct access to 26<sup>th</sup> Avenue and driveway locations on the private street to Block C, Lot 7, is subject to the approval of the City Engineer. The existing Block C, Lot 7, driveway shall be removed, the 26<sup>th</sup> Avenue full curb and gutter constructed (9-inch thick concrete), and the sidewalk constructed to meet Americans with Disability Act regulations.

N. Block B, Lot 3, access and utility easement shall provide such to Block A, Lot 1.

O. The private street turn-around located adjacent to Block B, Lot 1 and Block C, Lot 1 shall be signed "No Parking" by the Subdivider and shall be enforced, as this is a State Fire Marshall Office required turnaround for emergency vehicles. It shall remain even if Block A, Lot 1 is developed in the future.

P. Subdivider hereby acknowledges that post-construction storm water runoff from City right-of-way will enter into the J.C. and T.L. Gotschall 2<sup>nd</sup> Subdivision regional storm water treatment and detention facility system (STF) as a condition of this major platting. Subdivider agrees to grant and maintain STF for such use with the understanding the City will not assume any responsibility for the STF treatment, maintenance, dredging, operation, reporting and permitting.

Q. The existing house shown to be removed shall be part of the initial work on the subdivision as it is within the drainage easement. The garage will need to be removed as it cannot stand alone without a residence on a lot. The existing house driveway shall be removed, the 26<sup>th</sup> Avenue full curb and gutter constructed (9-inch thick concrete), and the sidewalk constructed to meet Americans with Disability Act regulations.

R. Subdivider has prepared Articles of Incorporation for creation of a Homeowner's Association which will operate and maintain the stormwater treatment facility located in Lot 4, Block B of J.C. and T.L. Gotschall 2<sup>nd</sup> Subdivision.

## SECTION II

Subdivider and City covenant and agree that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

## SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

#### SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, to the extent possible.

#### SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed.

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Subdivider and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

SECTION VII

This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

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

\_\_\_\_\_  
MAYOR

Date: \_\_\_\_\_

APPROVED AS TO FORM

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

SUBDIVIDERS:

Jeffrey C. Gotschall  
Dr. Jeffrey C. Gotschall

Dated this 8<sup>th</sup> day of April, 2026.

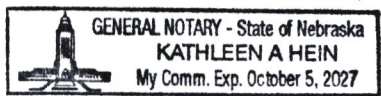
Tammi L. Gotschall  
Tammi L. Gotschall

Dated this 9<sup>th</sup> day of April, 2026.

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF PLATTE    )

On this 8<sup>th</sup> day of April, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared **Jeffrey C. Gotschall**, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.

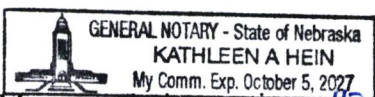


Kathleen A. Hein  
Notary Public

(My commission expires: 10-5-27)

On this 9<sup>th</sup> day of April, 2026, before me a Notary Public, duly commissioned and qualified in and for said County, appeared **Tammi L. Gotschall**, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be her voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.



Kathleen A. Hein  
Notary Public

(My commission expires: 10-5-27)

# Final Plat – J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska

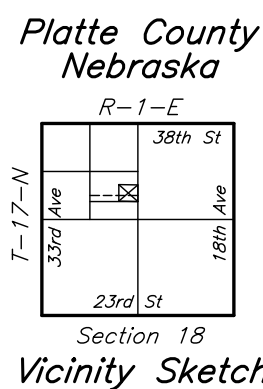
**Owner:**  
Jeffrey & Tammi Gotschall  
3360 26th Avenue  
Columbus, NE 68601

**Surveyor:**  
Thomas A. Tremel  
Tremel Surveying, Inc.  
1 Driftwood Drive  
Columbus, NE 68601

**Engineer:**  
Merlin Lindahl  
9271 18th Avenue  
Columbus, NE 68601

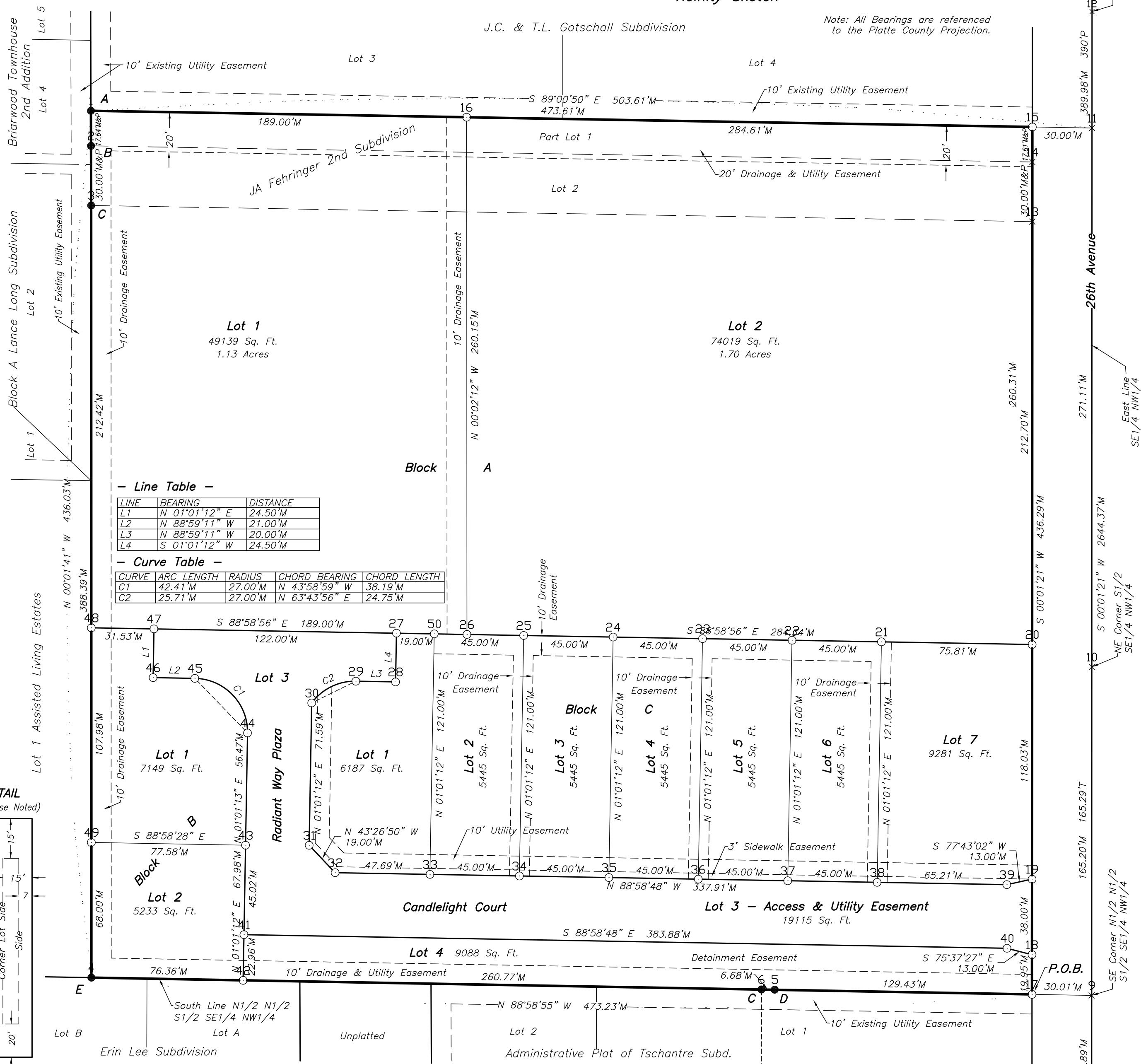
**Zoning:**  
Current Zoning: R-1  
Proposed Zoning Blocks B & C: R-2

**Flood Plane:**  
Flood Zone: Zone X  
Map Number: 31141C0330E  
Effective Date: 04/19/2010  
Community: City of Columbus 315272



- Legend-**
- Found Monument
  - Set 5/8" x 24" Rebar w/ Plastic Survey Cap (After City Approval)
  - × Computed Location
  - M Measured this Survey
  - T Recorded Measurement T.A. Tremel, L.S. #455
  - B Recorded Measurement B.D. Benck, L.S. #536
  - P Plat Measurement
  - P.O.B. Point of Beginning

Note: All Bearings are referenced to the Platte County Projection.



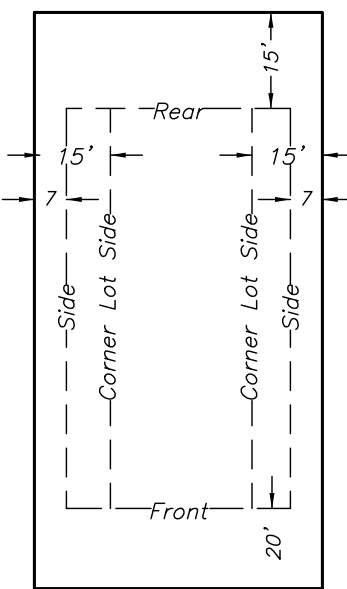
**- Line Table -**

LINE	BEARING	DISTANCE
L1	N 01°01'12" E	24.50'M
L2	N 88°59'11" W	21.00'M
L3	N 88°59'11" W	20.00'M
L4	S 01°01'12" W	24.50'M

**- Curve Table -**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	42.41'M	27.00'M	N 43°58'59" W	38.19'M
C2	25.71'M	27.00'M	N 63°43'56" E	24.75'M

**SETBACK DETAIL**  
(Typical Unless Otherwise Noted)



**Field Notes:**

- A. Found 1" iron pipe with plastic cap (L.S. #536)
- B. Found 5/8" rebar with plastic cap (L.S. #455)
- C. Found 1" iron pipe
- D. Found 3/4" iron pipe
- E. Found 5/8" rebar as called out in deed, found 3/4" Iron Bar S 79°50'32" E, 0.07 ft. from 5/8" Rebar
- F. N1/4 Corner, Section 18, T17N, R1E – found 1" iron pipe with aluminum cap in monument well as recorded by B.D. Benck, L.S. #536 on December 13, 2013.  
Ties: 22.39' NW to survey mark in top of curb  
42.58' SW to survey mark in top of curb  
44.02' SE to survey mark in top of curb  
1' E to centerline of 26th Avenue South  
0.5' South to centerline of 38th Street E&W
- G. C1/4 Corner, Section 18, T17N, R1E – found 1" iron stake in monument well as recorded by T.A. Tremel, L.S. #455 on May 6, 1996.  
Ties: 50.09' NW to NE corner of house  
65.53' SE to NW corner of house  
59.29' NE to chiseled "X" in concrete  
30.81' North to centerline of 31st Street East  
On centerline of 26th Avenue N&S

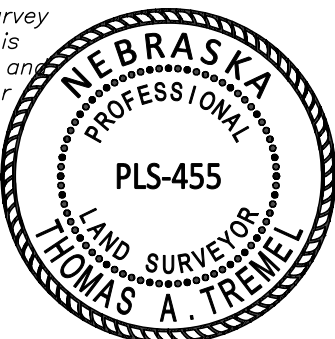
**Description:**

A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4, all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less.

**Surveyor's Statement:**

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

*Thomas A. Tremel*  
Thomas A. Tremel, P.L.S. #455  
March 27, 2026



**School Board:**

This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by Columbus School District

on \_\_\_\_\_ Day of \_\_\_\_\_, 2026.

Secretary

President

**Planning Commission:**

This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by the Planning Commission

on \_\_\_\_\_ Day of \_\_\_\_\_, 2026.

Chairman

**City Council:**

This Final Plat of J.C. and T.L. Gotschall 2nd Subdivision to the City of Columbus, Platte County, Nebraska, was approved by

Resolution \_\_\_\_\_ by the City Council

on \_\_\_\_\_ Day of \_\_\_\_\_, 2026.

Mayor

City Clerk

**FINAL PLAT**  
**J.C. AND T.L. GOTSCHALL 2ND SUBDIVISION**  
**COLUMBUS, PLATTE COUNTY, NEBRASKA**



TMB DRAWN	TMB SURVEYED	02/27/2026 DATE
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No. 1 Driftwood Drive – Columbus, NE 68601  
Phone (402) 563-4589 – Fax (402) 563-3922

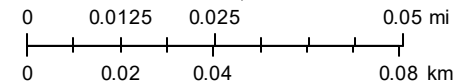


June 25, 2025  
15:16 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,622

- Lot Lines
- Sections
- ▭ Parcels
- Townships



Once Recorded Return Document To:

Clark J. Grant, Grant & Grant  
1354 27<sup>th</sup> Ave., Suite 109  
Columbus, NE 68601

## DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Jeffrey C. Gotschall and Tammi L. Gotschall, husband and wife, are the Owners of the following described real estate:

A tract of land located in part of Lot 1 and all of Lot 2, J.A. Fehringer 2nd Subdivision to the City of Columbus and in the N1/2 of the SE1/4 of the NW1/4 and the N1/2 of the N1/2 of the S1/2 of the SE1/4 of the NW1/4 all in Section 18, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast corner of said N1/2 N1/2 S1/2 SE1/4 NW1/4; thence N 88°58'55" W, 30.01 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the point of beginning; thence N 88°58'55" W, 473.23 ft. on the South line of said N1/2 N1/2 S1/2 SE1/4 NW1/4 to the Southeast corner of Lot 1 of Assisted Living Estates; thence N 00°01'41" W, 436.03 ft. on the East line of said Lot 1 and other surveyed subdivisions to the Southwest corner of J.C. and T.L. Gotschall Subdivision; thence S 89°00'50" E, 473.61 ft. on the South line of said J.C. and T.L. Gotschall Subdivision to the West right-of-way line of 26th Avenue; thence S 00°01'21" W, 436.29 ft. on the West right-of-way line of said 26th Avenue to the point of beginning, containing 4.74 acres more or less., which includes 0.20 acres used for county road purposes.

Said Owners have caused the above described real estate to be laid out into lots, blocks, streets, and avenues with appropriate utility and drainage easements under the name of J.C. & T.L. Gotschall 2<sup>nd</sup> Subdivision to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots, streets, avenues, and easements belonging to said Subdivision, a plat of which bearing the date of March 27th, 2026, and certified by Thomas Tremel, RLS #455, is attached hereto.

Said Owners hereby dedicate the streets, avenues, and easement areas set out and described on said plat to the use and benefit of the public, together with a perpetual easement for the installation of public utilities and maintenance thereof over and across the lots as set out in said plat and therein designated as easements.

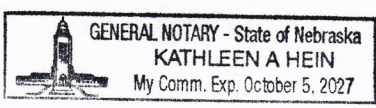
Said Owners covenant and agree with the City of Columbus to construct and lay, at Owners' expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer mains to adequately serve such platted area, and to pave the private streets and avenues according to city standards and specifications, and to deliver the same to the City without cost to it.

IN WITNESS WHEREOF, the Owner named herein has executed these presents this 9<sup>th</sup> day of April, 2026.

Jeffrey C. Gotschall  
Jeffrey C. Gotschall  
Tammi L. Gotschall  
Tammi L. Gotschall

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF PLATTE )

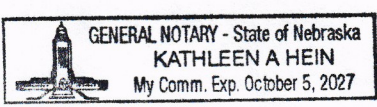
On this 9<sup>th</sup> day of April 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Jeffrey C. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the said instrument to be his voluntary act and deed.



Kathleen A. Hein  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF PLATTE )

On this 9<sup>th</sup> day of April, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared **Tammi L. Gotschall**, personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledge the said instrument to be her voluntary act and deed.



Kathleen A. Hein  
Notary Public