

NOTICE

NOTICE OF PROPOSED ASSESSMENTS IN STREET IMPROVEMENT DISTRICT NO. 184 AND STREET IMPROVEMENT DISTRICT NO. 189.

You are hereby notified that the mayor and council of the City of Columbus, Nebraska, will meet as a Board of Equalization in the Community Room, 2500 14 St., Ste. 3, Columbus, NE, on April 7, 2025, between the hours of 5:00 p.m. and 5:45 p.m., for the purpose of considering, equalizing, and levying the special assessments necessary to defray the costs of improvements included in said Street Improvement District No. 184 and Street Improvement District No. 189; located in Columbus, NE, at which time all complaints and applications for relief with respect to said assessments shall be presented to said Board.

A schedule of the proposed apportionment of the benefits and assessments and maps of said districts have been prepared and filed in the office of the City Clerk, 2500 14 St., Ste. 3, Columbus, NE, and are available for inspection during regular business hours.

CITY OF COLUMBUS
Shuraya Choat, City Clerk

Publish: 03:08,14,21,28:25 and 04:04:25
Two Affidavits of Publication

The City of *Columbus*

MEMORANDUM

DATE: February 27, 2025

FROM: Richard J. Bogus, P.E., City Engineer

TO: Tara Vasicek, City Administrator

RE: Certificate of Costs, Apportionment of Costs, and Preliminary Assessment Schedule for SID#184 (23rd Street from east of 48th Avenue to 54th Avenue) and SID#189 (48th Avenue from 23rd Street to south of Bradshaw Park Entrance)

RECOMMENDATION:

I recommend approval of the Resolutions, certificate of costs, and apportionment of costs and set a Board of Equalization meeting for April 7, 2025, from 5:00 p.m. to 5:45 p.m. at the Community Building for Street Improvement District (SID) No. 184 and Street Improvement District No. 189.

DISCUSSION:

Assessments to benefiting properties are in accordance with State Statutes and City Assessment Policy and thus consistent with past policies and assessments. An assessment schedule and map are included for your information for both districts. Upon setting of the public hearing date and time and within 5 days of the first advertisement, current property owners will be mailed the assessment packet of information. SID payment length of assessments is 15 years.

SID#184 – 23rd Street from east of 48th Avenue to 54th Avenue

- General obligation cost was 80 percent of the project cost in accordance with Federal Funds Purchase Program guidelines
- Assessable costs to benefiting properties was 20 percent
- The interest rate at the time of SID creation and notification to property owners was set at 4 percent
 - The interest rate at time of final assessment is set at 0 percent
- Assessable front footage 5,612.84 feet
- The estimated per lineal foot cost at the time of creation and notification to property owners in 2021 was \$93.85
 - The final per lineal foot cost is \$98.69 rounded (increase of 5.2%)
- Final project cost was \$2,769,794.17
 - Assessable Cost to Property Owners: \$553,931.13
 - General Obligation Cost: \$2,215,863.04

For an example, a 100 lineal foot property went from the pre-construction estimate of \$9,385 to the final amount of \$9,869 or an increase of \$484 due to final design and construction cost and quantity increases.

SID#189 – 48th Avenue from 23rd Street to south of Bradshaw Park Entrance

- General obligation cost was 80 percent of the project cost in accordance with Federal Funds Purchase Program guidelines
- Assessable costs to benefiting properties was 20 percent
- The interest rate at the time of SID creation and notification to property owners was set at 4 percent
 - The interest rate at time of final assessment is set at 0 percent
- Assessable front footage 4,983.24 feet
- The estimated per lineal foot cost at the time of creation and notification to property owners in 2021 was \$106.35
 - The final per lineal foot cost is \$85.76 rounded (decrease of 19.4%)
- Final project cost was \$2,136,972.47
 - Assessable Cost to Property Owners: \$427,362.55
 - General Obligation Cost: \$1,709,609.92
- Agricultural Deferment of Assessment: \$14,713.84

For an example, a 100 lineal foot property went from the pre-construction estimate of \$10,635.00 to the final amount of \$8,576.00 or a decrease of \$2,059.00 due to final design and construction quantity decreases.

FISCAL IMPACT:

Assessments to benefiting properties. Properties that qualify and received City Council approved at the time of SID creation have agricultural deferment. City owned property within the district and general obligation costs.

ALTERNATIVE:

Do not approve the assessment amounts.

SIGNATURE:

By: Richard J. Bogue

Approved By: [Signature]



City of Columbus

Engineering Department

Phone: 402-562-4309 E-Mail: EngDept@columbusne.us
www.columbusne.us

March 3, 2025

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE
FOR SID #184

SID #184 (23rd Street from east of 48th Avenue to 54th Avenue)

Construction Contract	\$ 2,498,703.60
Consultant and Testing	\$ 8,476.70
Engineering – 8% (City Engineering Department)	\$ 199,896.28
Legal – 2.5%	\$ 62,467.59
Publications	\$ 250.00
TOTAL	\$ 2,769,794.17
Assessable Costs to Property Owners	\$ 553,931.13
General Obligation Cost (FFPP)	\$ 2,215,863.04

Xc: City Attorney
City Finance Depart.

STREET IMPROVEMENT DISTRICT NO. 184
23RD STREET FROM EAST OF 48TH AVENUE TO 54TH AVENUE

COLUMBUS NEBRASKA
ASSESSMENT SCHEDULE
COST BREAKDOWN

TOTAL COSTS

Construction Cost	\$	2,498,703.60
Engineering and Observation	\$	8,476.70
Interest, Legal, Publishing, & Miscellaneous	\$	262,613.87

Total \$ 2,769,794.17

TOTAL COSTS

Charge to Property Owners	\$	553,931.13
Charge to General Obligation	\$	2,215,863.04

Total \$ 2,769,794.17

Total assessable front footage: 5612.84 feet

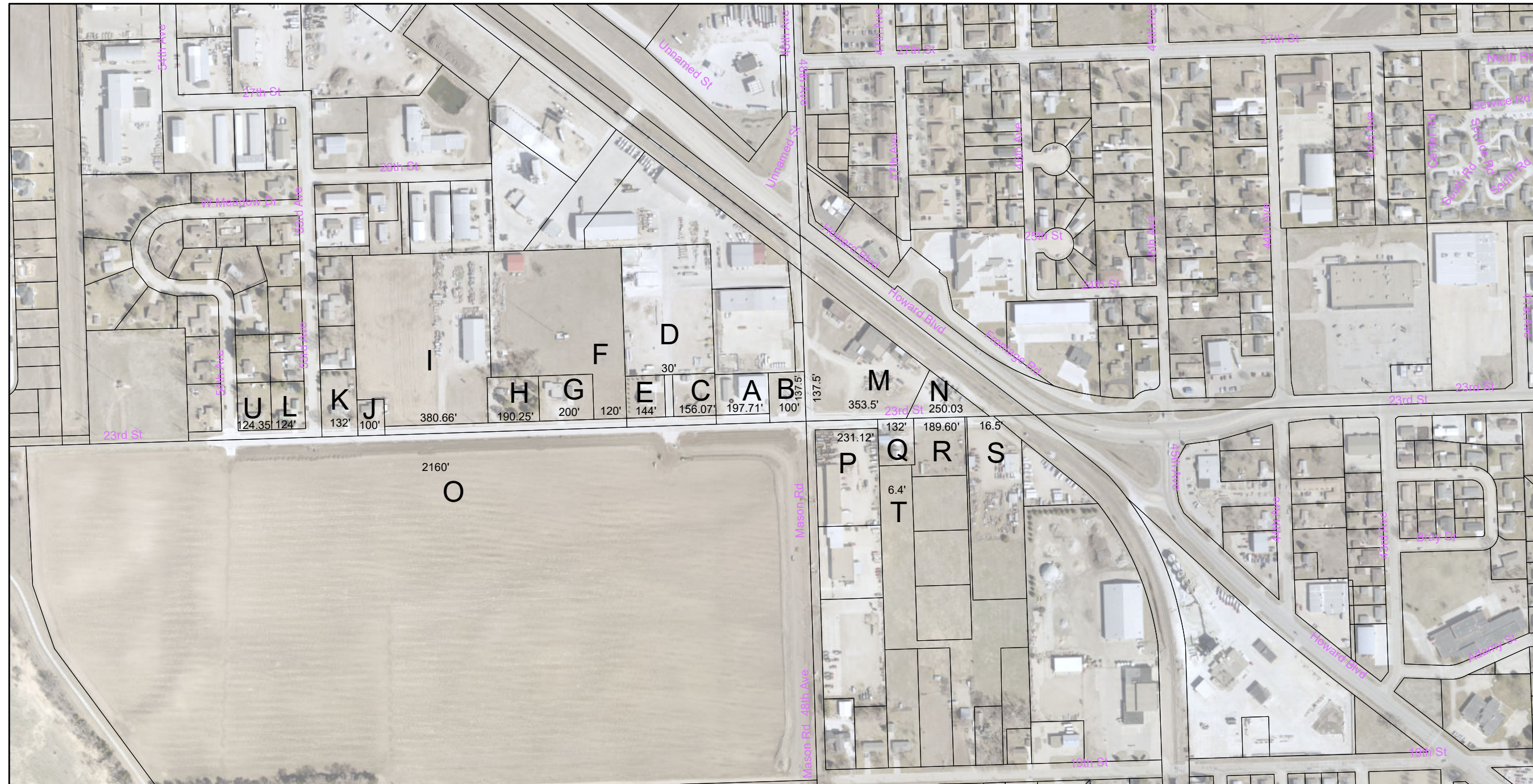
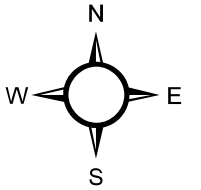
Basis of Assessment: (\$2,769,794.17 x .20 = \$553,958.83) / 5612.84 feet = \$98.69/Rate per foot

PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment
710166645	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	Hidalgo Motors LLC	250.03	98.69	\$ 24,675.46
710166638	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	Solarus LLC %Bryce Gehring	491.00	98.69	\$ 48,456.79
710096229	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 E1/4 SE1/4 SE1/4 and containing 0.56 acres more or less.	Loup River Public Power District	237.50	98.69	\$ 23,438.87
710133752	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	Solarus LLC	197.71	98.69	\$ 19,511.99
710153968	Lot 1, Block B, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	Gehring, Merlin D ETAL	156.07	98.69	\$ 15,402.54
710153982	Private drive running between Block A and Block B, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	Gehring, Merlin D ETAL	30.00	98.69	\$ 2,960.70
710153961	Lot 1, Block A, Gehring Construction Addition to the City of Columbus, Platte County, Nebraska	Gehring, Merlin D ETAL	144.00	98.69	\$ 14,211.36
710134977	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	Tucker, Paul L Living Trust ETAL	120.00	98.69	\$ 11,842.80
710134396	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	Tucker, Paul L Living Trust ETAL	200.00	98.69	\$ 19,738.00
710134403	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	Tucker, Paul L Living Trust ETAL	190.25	98.69	\$ 18,775.77
710134970	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	Tucker, Paul L Living Trust %Jennifer & Paul Tucker Trustees	380.66	98.69	\$ 37,567.33

710196264	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	French, James "Bruce"	100.00	98.69	\$ 9,869.00
710096271	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.	Olson, Joel E & Heidi R	132.00	98.69	\$ 13,027.08
710121779	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	Jaster, Chase R	124.00	98.69	\$ 12,237.56
710160674	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	Shady Lake Development LLC	2160.00	98.69	\$ 213,170.40
710027867	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	Cech, Joan B	231.12	98.69	\$ 22,809.23
710076041	The North 168 feet of the West 1/2 of Lot 9, Arnold's Outlots to the City of Columbus, Platte County, Nebraska	Earley Rentals LLC	132.00	98.69	\$ 13,027.08
710076034	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 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.	Scholl Family Trust	189.60	98.69	\$ 18,711.62

710075978	<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 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. 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.</p>	Tworek, Daniel R & Janele M %Janelle M Tworek	6.40	98.69	\$	631.61
710076006	<p>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.</p>	Tworek, Daniel R	16.50	98.69	\$	1,628.38

710121786	LOT 2 BLK A WEST MEADOWS	Benjamin L. & Pauline K Jenkinson	124.00	98.69	\$ 12,237.56
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OWNER NAME	AMOUNT		AMOUNT		AMOUNT
A. SOLARUS LLC	\$19,511.99	H. TUCKER, PAUL L LIVING TRUST	\$18,775.77	O. SHADY LAKE DEVELOPMENT LLC	\$213,170.40
B. LOUP RIVER PUBLIC POWER DIST	\$23,438.87	I. TUCKER, PAUL L LIVING TRUST %JENNIFER & PAUL TUCKER TRUSTEES	\$37,567.33	P. CECH, JOAN B	\$22,809.23
C. GEHRING, MERLIN D ETAL	\$15,402.54	J. FRENCH, JAMES "BRUCE"	\$9,869.00	Q. EARLEY RENTALS LLC	\$13,027.08
D. GEHRING, MERLIN D ETAL	\$ 2,960.70	K. OLSON, JOEL E & HEIDI R	\$13,027.08	R. SCHOLL FAMILY TRUST	\$18,711.62
E. GEHRING, MERLIN D ETAL	\$14,211.36	L. JASTER, CHASE	\$12,237.56	S. TWOREK, DANIEL R	\$ 1,628.38
F. TUCKER, PAUL L LIVING TRUST ETAL	\$11,842.80	M. SOLARUS LLC %BRYCE GEHRING	\$48,456.79	T. TWOREK, DANIEL R & JANELLE M % JANELLE M TWOREK	\$ 631.61
G. TUCKER, PAUL L LIVING TRUST ETAL	\$19,738.00	N. HIDALGO MOTORS LLC	\$24,675.46	U. JENKINSON, BENJAMIN L & PAULINE K	\$12,237.56



City of Columbus

Engineering Department

Phone: 402-562-4309 E-Mail: EngDept@columbusne.us
www.columbusne.us

March 3, 2025

RE: CERTIFICATE OF COSTS APPORTIONMENT OF COSTS AND ASSESSMENT SCHEDULE
FOR SID #189

SID #189 (48th Avenue from 23rd Street to south of Bradshaw Park Entrance)

Construction Contract	\$ 1,919,985.50
Survey and Inspection	\$ 15,138.50
Engineering – 8% (City Engineering Department)	\$ 153,598.84
Legal – 2.5%	\$ 47,999.63
Publications	\$ 250.00
TOTAL	\$ 2,136,972.47
Assessable Costs to Property Owners	\$ 427,362.55
Ag Deferment	\$ 14,713.84
General Obligation Cost (FFPP)	\$ 1,709,609.92

Xc: City Attorney
City Finance Depart.



STREET IMPROVEMENT DISTRICT NO. 189
48TH AVENUE FROM 23RD STREET TO SOUTH OF BRADSHAW PARK ENTRANCE

COLUMBUS NEBRASKA
ASSESSMENT SCHEDULE
COST BREAKDOWN

TOTAL COSTS

Construction Cost	\$	1,919,985.50
Engineering and Observation	\$	168,737.34
Interest, Legal, Publishing, & Miscellaneous	\$	48,249.63

Total \$ 2,136,972.47

TOTAL COSTS

Charge to Property Owners	\$	427,362.55
Charge to General Obligation	\$	1,709,609.92

Total \$ 2,136,972.47

Total assessable front footage: 4983.24 feet
Basis of Assessment: (\$2,136,972.47 x .20 = \$427,394.49) / 4983.24 feet = \$85.76/Rate per foot

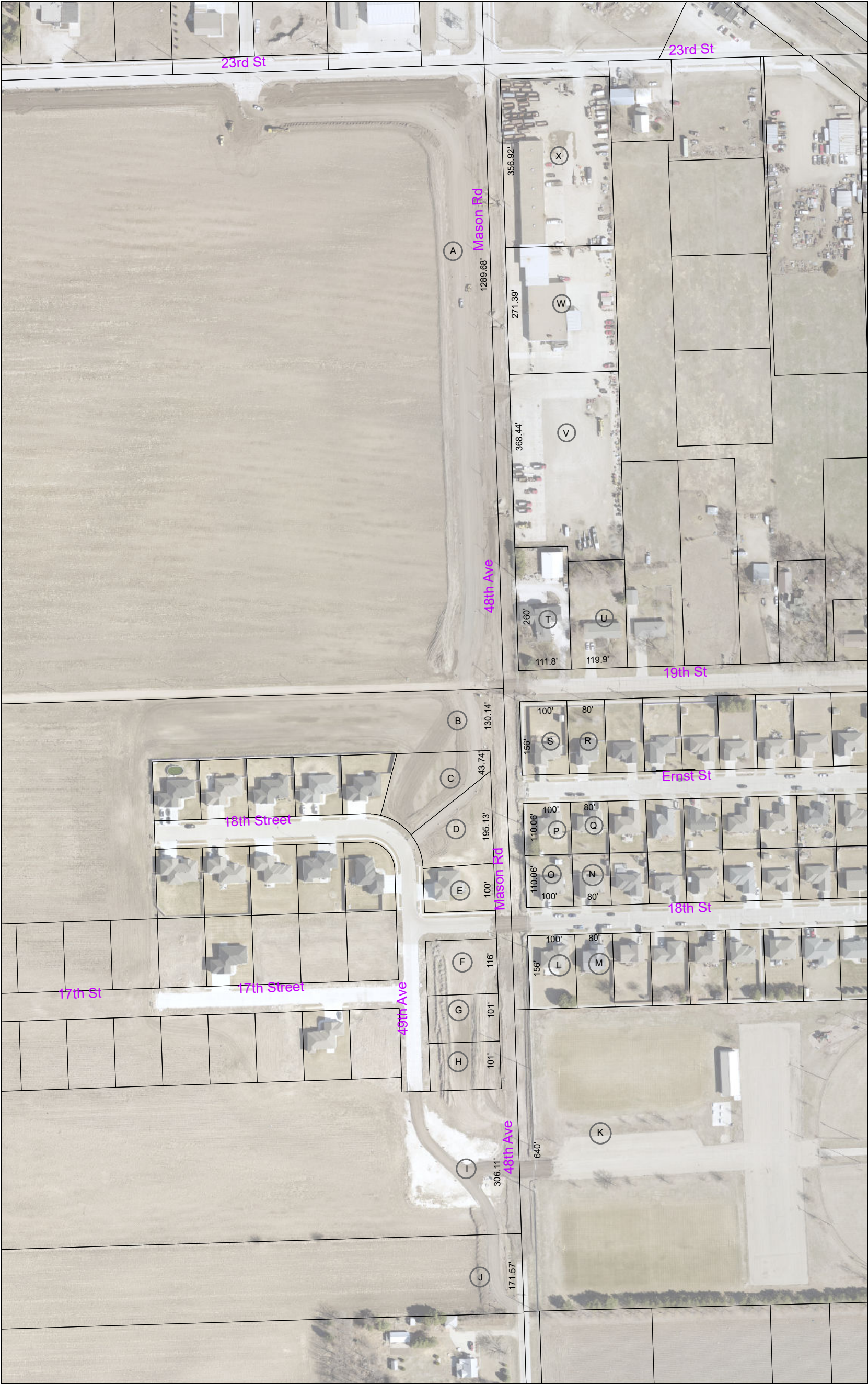
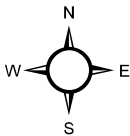
PID	Description	Property Owner	Equivalent Front Footage	Rate	Total Assessment
710023884	The North 55 acres of the SE1/4NE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska	Westwood Addition LLC	306.11	85.76	\$ 26,251.99
710164419	Lot 3 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	Westwood Addition LLC	101.00	85.76	\$ 8,661.76
710164412	Lot 2 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	Westwood Addition LLC	101.00	85.76	\$ 8,661.76
710164405	Lot 1 Riverside Second Addition, to the City of Columbus, Platte County, Nebraska	Westwood Addition LLC	116.00	85.76	\$ 9,948.16
710156509	Lot 1, Riverside Addition, to the City of Columbus, Platte County, Nebraska	Randall J. & Cherie L. Van	100.00	85.76	\$ 8,576.00
710156516	Lot 2 Riverside Addition, to the City of Columbus, Platte County, Nebraska	Westwood Addition LLC	195.13	85.76	\$ 16,734.34
710156523	Lot 3 Riverside Addition, to the City of Columbus, Platte County, Nebraska	Westwood Addition LLC	43.74	85.76	\$ 3,751.14
710160674	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 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.	Shady Lake Development LLC	1289.68	85.76	\$ 11,602.95
710027867	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.	Joan B. Cech	356.92	85.76	\$ 30,609.45

710027860	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	Gerhold Concrete Company Inc. %Lyman Richey Corp Attn: Controller	271.39	85.76	\$ 23,274.40
710075943	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; tehnce 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.	Lyman-Richey Corporation Attn: Accounts Payable	368.44	85.76	\$ 31,597.41
710075950	The South 260 feet of the West 111.8 feet of Lot 1, Arnold's Outlots to the City of Columbus, Platte County, Nebraska	Melissa A. Cerny	236.13	85.76	\$ 20,250.50
710075936	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.	Robbert J. Quinn Vinson	23.87	85.76	\$ 2,047.09
710147976	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	Guadalupe Vega Gonzalez & Jacqueline Villagomez	133.31	85.76	\$ 11,432.66
710147983	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.	Kevin Korte	22.69	85.76	\$ 1,945.89
710148151	Lot 1, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	Aaron L. & Samantha M. Leimser	94.05	85.76	\$ 8,065.72
710148158	Lot 2, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	Brandon S. & Lindsey M. Rosno	16.01	85.76	\$ 1,373.01
710148270	Lot 18, Block B, Bradshaw Place Addition, City of Columbus, Platte County, Nebraska	Elizabeth Chavez	94.05	85.76	\$ 8,065.72
710148263	Lot 17, Block B, Bradshaw Place Addition to the City of Columbus, Platte County, Nebraska	Traci J. & Christopher J. Custard	16.01	85.76	\$ 1,373.01
710148144	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	Ross D. & Amanda L. Richards	133.31	85.76	\$ 11,432.66
710148137	Lot 24, Block A, Bradshaw Place Addition, to the City of Columbus, Platte County, Nebraska	Christian J. Macken & Bradyn K. Macken	22.69	85.76	\$ 1,945.89
710096411	A tract of land located in the SW1/4 NW1/4 Section 24, T17N, R1W, Platte County, Nebraska also known as Bradshaw Park	City of Columbus	640.00	85.76	\$ 54,886.40

AG DEFERMENT

710023870	<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; 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 describes ad follows: Beginning at the Northeast corner of said NE1/4; thence S00°01'52"E(all bearings are reference 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 N1/4 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 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; then 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>	Walker Rental Properties, LLC AG DEFERRED (R22-138)	\$0.00
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CITY OF COLUMBUS
SID #189 ASSESSMENT



OWNER NAME		AMOUNT									
A	SHADY LAKE DEVELOPMENT LLC	\$110,602.95	H	WEST WOOD ADDITION LLC	\$8,661.76	N	CUSTARD/TRACI J & CHRISTOPHER J	\$1,373.01	U	VINSON, ROBERT J QUINN	\$2,047.09
B	WEST WOOD ADDITION LLC	\$26,251.99	I	WEST WOOD ADDITION LLC	\$11,160.80	O	CHAVEZ/ELIZABETH	\$8,065.72	V	LYMAN-RICHEY CORPORATION ATTN: ACCOUNTS PAYABLE	\$31,597.41
C	WEST WOOD ADDITION LLC	\$3,751.14	J	WALKER RENTAL PROPERTIES LLC	\$14,713.84	P	LEIMSER/AARON L & SAMANTHA M	\$8,065.72	W	GERHOLD CONCRETE COMPANY INC % LYMAN RICHEY CORP ATTN: CONTROLLER	\$23,274.40
D	WEST WOOD ADDITION LLC	\$16,734.34	K	CITY OF COLUMBUS	\$54,886.40	Q	ROSNO/BRANDON S & LINDSEY M	\$1,373.01			
E	VAN DYKE/RANDALL J & CHERIE L	\$8,576.00	L	RICHARDS/ROSS D & AMANDA L	\$11,432.66	R	KORTE/KEVIN	\$1,945.89	X	CECH/JOAN B	\$30,609.45
F	WEST WOOD ADDITION LLC	\$9,948.16	M	MACKEN, CHRISTIAN J & MACKEN, BRADYN K	\$1,945.89	S	GONZALEZ GUADALUPE VEGA & JACQUELINE VILLAGOMEZ	\$11,432.66			
G	WEST WOOD ADDITION LLC	\$8,661.76				T	CERNY/MELISSA A	\$20,250.50			