

Public Property, Safety, and Works Committee
Monday, July 8, 2019 4:00 PM
Council Chambers
1369 25 Avenue

{{Name: Agenda Item Name}}

{{Rationale: Agenda Item Rationale}} {{AgendaItemEnd}}

- 1. Statement of compliance with Open Meetings Act and roll call.**
- 2. Request of Meadow Ridge Properties, LLC to vacate 51 Avenue south of 37 Street.**
- 3. Adjournment.**

The City of **Columbus**

MEMORANDUM

DATE: July 3, 2019
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Street Vacation Request: 51st Avenue from 37th Street south through Meadow View Addition

RECOMMENDATION:

I recommend the approval of the street right-of-way vacation of 51st Avenue from the south line of 37th Street to the south line of Meadow View Addition.

DISCUSSION:

Existing street right-of-way is for continuation of 51st Avenue to 37th Street. The development is for a cul-de-sac as shown on the draft final plat. Revising 51st Avenue from a through road to a cul-de-sac is due to the need of large amounts of fill material to continue the through road which was cost prohibited to develop. 51st Avenue is a local road designation and not a collector or arterial and acceptable for vacation on the Long Range Transportation Plan.

A petition was received from Charles Seedschlag, Meadow Ridge Properties LLC, and the developer of Meadow View Addition and owner of all abutting property along requested 51st Avenue vacation request. A 10-foot utility easement will be provided for looping of the water main.

The attorney for the project is Tom Fehringer, Fehringer & Mielak, LLP of Columbus.

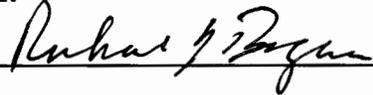
FISCAL IMPACT:

Minor lowering of Street Department maintenance

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: 

Approved By: Tara Vasicek

CORPORATION

The acknowledgement of the signature of a corporation must have attached a copy of the By-Law or Resolution, duly certified by corporation officers, under and by virtue of which such signature was affixed to said petition.

Acknowledgement of signature to petition for vacating and narrowing of the following street/alley – to wit: _____

within Columbus, Nebraska.

Corporation: Meadow Ridge Properties LLC

[Signature] officer 6-17-19
Signature/Title Date

Signature/Title Date

State of Nebraska

Platte County

On this 17 day of JUNE, 2019, before me, a Notary Public in and for said County, personally appeared Charles Seidschlag

who is/are personally known to me to be the identical person(s) whose name(s) is/are affixed to the annexed petition of owners of lots and lands abutting upon said part of street/alley in the city of Columbus, Nebraska, for vacation or narrowing of said part of said easement and who is/are personally known to me to be the President of said Corporation and has/have acknowledged the signing of said petition to be a voluntary act and deed, and the voluntary act and deed of said Corporation.

Witness my hand and notarial seal on the day and date above written.

(SEAL) 

Charles Brinkman
Notary Public

My Notarial Commission expires the 21 day of April, 2020.

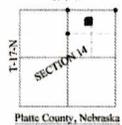
MEADOW VIEW ADDITION

A part of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska.



Drawn By: LRR
Date: April 07, 2019
Project Number: S-071-086
Scale: 1" = 40'

Situation Sketch



ZONING
Existing Zone: RR
Proposed Zone: R1

- 5' Side Utility Easements
- 10' Rear Utility Easement
- 20' Front and Street Side Setbacks
- 10' Interior Side Setbacks
- 25' Rear Setbacks

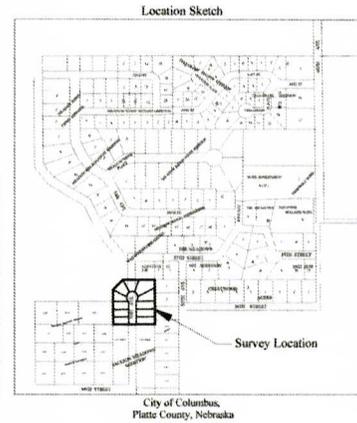
LEGEND

- Section Corner Found
- Property Corner Found
- Set Property Corner
- R Recorded Distance

DEVELOPER/OWNER:
Meadow Ridge Properties, LLC
4811 37th Street
Columbus, NE 68601

ENGINEER:
John A. Zwingman
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulte
Advanced Consulting Engineering Services, Inc.
133 West Washington Street
West Point, NE 68788
Phone: 402-372-1923



Note: Previously platted 51st Avenue to be vacated.

This survey was prepared at the request of Charles Seuschlag, Columbus, Nebraska.

LEGAL DESCRIPTION

A tract of land located in the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Northeast Corner of Lot 1, Block B, Jackson Meadows Addition in the City of Columbus, Platte County, Nebraska; thence S 87°58'19" W on the North line of said Jackson Meadows Addition, 334.63 feet to the Northwest Corner of Lot 1, Block A of said Jackson Meadows Addition, thence N 02°03'38" W, 278.99 feet, thence N 42°50'09" E, 113.13 feet, thence N 87°56'58" E, 104.81 feet to the Southwest Corner of Lot 2, Block B, Whispering Meadows Addition to the City of Columbus, Platte County, Nebraska; thence N 87°58'06" E on the South line of said Lot 2, 149.88 feet to the Northeast Corner of Lot 1, Block 4, Crestwood Acres of the City of Columbus, Platte County, Nebraska; thence S 02°03'03" E on the West line of said Block 4, 359.11 feet to the Point of Beginning, containing 2.69 acres more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulte, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me on June 13, 2019, also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulte, State of Nebraska, #1 S. #550

6-13-2019
Date



DEDICATION

I, Charles Seuschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW ADDITION, hereby dedicates for the use and benefit of the public, the streets and easements as designated and shown on this plat on this _____ day of _____, 2019.

Charles Seuschlag
Meadow Ridge Properties, LLC

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public, personally appeared Charles Seuschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW VIEW ADDITION, to me personally known to be the identical person who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

NOTARY PUBLIC

COLUMBUS NEBRASKA PLANNING COMMISSION
This Final Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the Planning Commission this _____ day of _____, 2019.

Chairman

COLUMBUS NEBRASKA CITY COUNCIL
This Final Plat of MEADOW VIEW ADDITION, to the City of Columbus, Platte County, Nebraska approved by the City Council this _____ day of _____, 2019 by

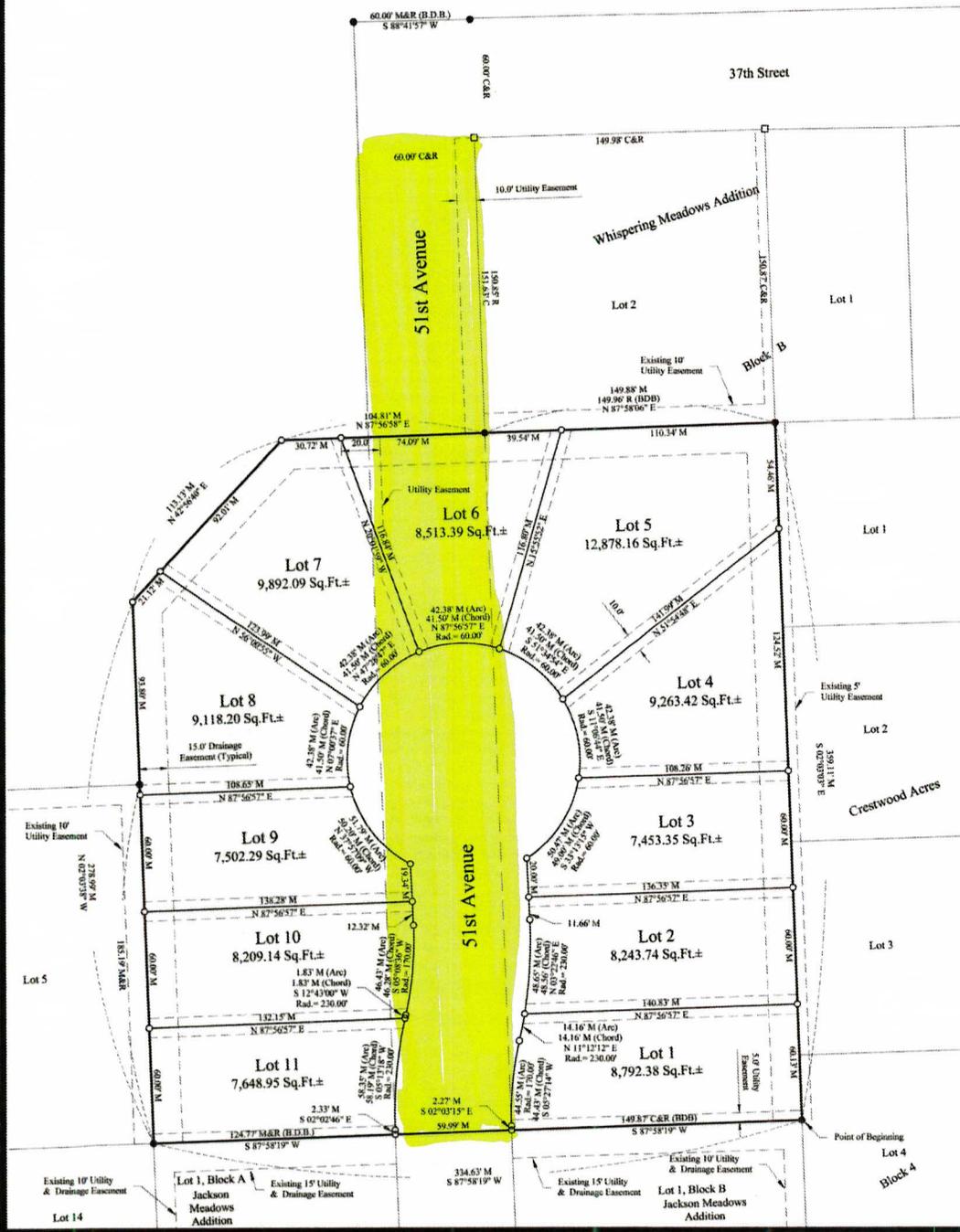
Resolution No. _____

Mayor

City Clerk

COLUMBUS NEBRASKA SCHOOL BOARD
This Final Plat of MEADOW VIEW ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this _____ day of _____, 2019.

School Superintendent





City of Columbus
2424 14th St
PO Box 1677
Columbus, NE 68602-1677

May 28, 2019

RE: Vacation of 51st Avenue

I have reviewed the Final Plat of Meadow View Addition and see no conflicts; therefore, there is no reason for the previously platted portion of 51st Avenue not to be vacated within Meadow View Addition.

Sincerely,

A handwritten signature in black ink that reads "Mark Petersen".

Mark Petersen
OSP Design Engineer
402-456-6487



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1548 Front St., Suite 102

Blair, NE 68008

402-426-2101

City of Columbus
2424 14th St
PO Box 1677
Columbus, NE 68602-1677

May 28, 2019

RE: Vacation of 51st Avenue

I have reviewed the Final Plat of Meadow View Addition and see no conflicts; therefore, there is no reason for the previously platted portion of 51st Avenue not to be vacated within Meadow View Addition.

Sincerely,

A handwritten signature in cursive script that reads 'Anna Kavan'.

Anna Kavan
Midstates Data Transport



1113 Monroe Avenue
Norfolk, NE 68701

City of Columbus
2424 14th St
PO Box 1677
Columbus, NE 68602-1677

May 28, 2019

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I have reviewed the Final Plat of Meadow View Addition and see no conflicts; therefore, there is no reason for the previously platted portion of 51st Avenue not to be vacated within Meadow View Addition.

Sincerely,

A handwritten signature in blue ink that reads "C. W. Sila".

Black Hills Energy



The City of
Columbus, Nebraska

PUBLIC WORKS DEPARTMENT
Utility Billing • Water Production • Water/Sewer Utility • Wastewater •
Streets • MSW Transfer Station
Phone: 402-562-4260
Fax: 402-562-4265
www.columbusne.us

May 28, 2019

City of Columbus
2424 14 Street
P.O. Box 1677
Columbus, NE 68602-1677

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I have reviewed the Final Plat of Meadow View Addition and see no conflicts; therefore, there is no reason for the previously platted portion of 51st Avenue not to be vacated within Meadow View Addition.

Sincerely,

Chuck Sliva
Public Works Director
City of Columbus, NE





LOUP POWER DISTRICT

"SERVING YOU ELECTRICALLY"

GENERAL OFFICE

2404 15th Street

P.O. Box 988

Columbus, NE 68602-0988

Phone:

402/564-3171

Fax:

402/564-0970

May 30, 2019

City of Columbus
2424 14th St.
P.O. Box 1677
Columbus, NE 68602-1677

RE: Vacation of 51st Avenue

I have reviewed the Final Plat of Meadow View Addition and see no conflicts; therefore, there is no reason for the previously platted portion of 51st Avenue not to be vacated within Meadow View Addition.

Sincerely,

Ronald J. Ziola

V.P. of Engineering

RZ:mz

C: D. Hellbusch

D. Gasper

W. Morris