



Accountability - Dedication  
Honesty - Integrity - Respect

---

---

## MEMORANDUM

**DATE:** March 11, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** Meadow Ridge Properties Addition – Utility & Ingress/Egress Easement

**RECOMMENDATION:**

I recommend the approval of utility easement and ingress/egress access easement of Meadow Ridge Properties Addition.

**DISCUSSION:**

As platted in Meadow Ridge Properties Addition, a portion of 34<sup>th</sup> Street roadway and public utilities run through an easement which is not in a dedicated right-of-way.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

---

---

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into on 12<sup>th</sup> day of March, 2026 by and between Meadow Ridge Properties, LLC, (Grantor) and the City of Columbus, a Municipal Corporation in the State of Nebraska (City/Grantee).

Grantor hereby grants and conveys to Grantee, its successors, assigns, employees, agents, contractors, invitees and licensees a permanent utility & access easement over and upon the following-described real estate, to-wit:

**Permanent Utility & Access Easement**

A 30.00 foot wide Permanent Utility & Access Easement for the construction and maintenance of a storm sewer main and all of its appurtenances, located in part of the NW1/4 NE1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska more particularly described as follows:

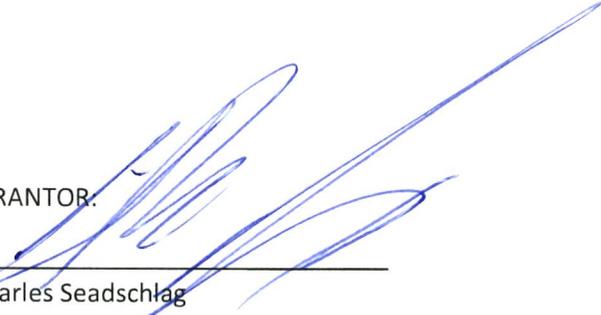
Commencing at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N 88°10'21" E on the South line of the Northwest 1/4 of said Northeast 1/4, 256.76 feet to the Point of Beginning; thence N 88°10'21" E on said South line, 52.74 feet; thence N 02°07'45" W and perpendicular to said South line, 30.00 feet; thence S 88°10'21" W and parallel to said South line, 52.74 feet; thence S 02°07'45" E and perpendicular to said South line, 30.00 feet to the Point of Beginning, containing 1,582.20 square feet more or less.

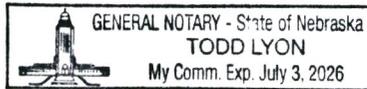
The Easement is further described and defined on the attached map included as **EXHIBIT A**.

The purpose of the utility & access easement is to provide the Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, with access to the aforementioned described real estate for the purpose of construction, inspection, maintenance, operation, or repair of storm sewer main facilities and related improvements, and removal of vegetation and hazards, over, across, in, and through the easement, all at the will of the Grantee. Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, is further hereby granted the right of ingress and egress to and from said premises to carry out the rights prescribed in this utility easement. The Grantor has executed this Permanent Utility Easement on the day and year first above written.

\*\*\*\*\*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK\*\*\*\*\*

GRANTOR:

  
\_\_\_\_\_  
Charles Seedschlag  
Meadow Ridge Properties, LLC



STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on March 12, 2026, by Charles Seedschlag

  
\_\_\_\_\_  
Notary Public

GRANTEE:

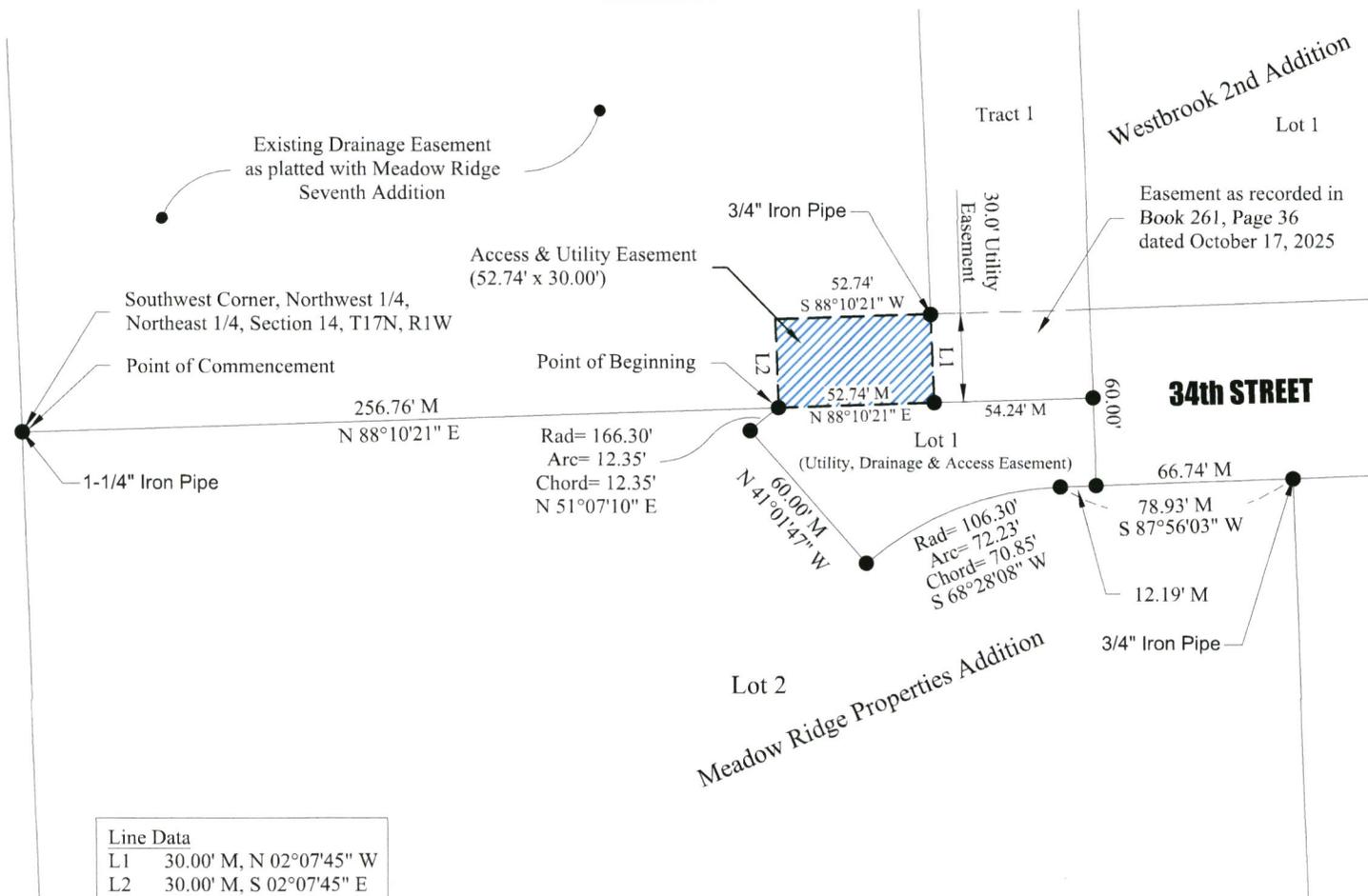
\_\_\_\_\_  
James B. Bulkley, Mayor  
City of Columbus, Nebraska

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# Exhibit A

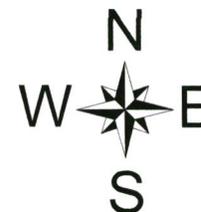


Line Data	
L1	30.00' M, N 02°07'45" W
L2	30.00' M, S 02°07'45" E

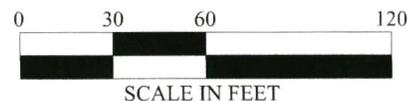
### ACCESS AND UTILITY EASEMENT

An Access and Utility Easement 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:

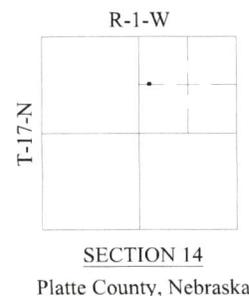
Commencing at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 14, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence N 88°10'21" E on the South line of the Northwest 1/4 of said Northeast 1/4, 256.76 feet to the Point of Beginning; thence N 88°10'21" E on said South line, 52.74 feet; thence N 02°07'45" W and perpendicular to said South line, 30.00 feet; thence S 88°10'21" W and parallel to said South line, 52.74 feet; thence S 02°07'45" E and perpendicular to said South line, 30.00 feet to the Point of Beginning, containing 1,582.20 square feet more or less.

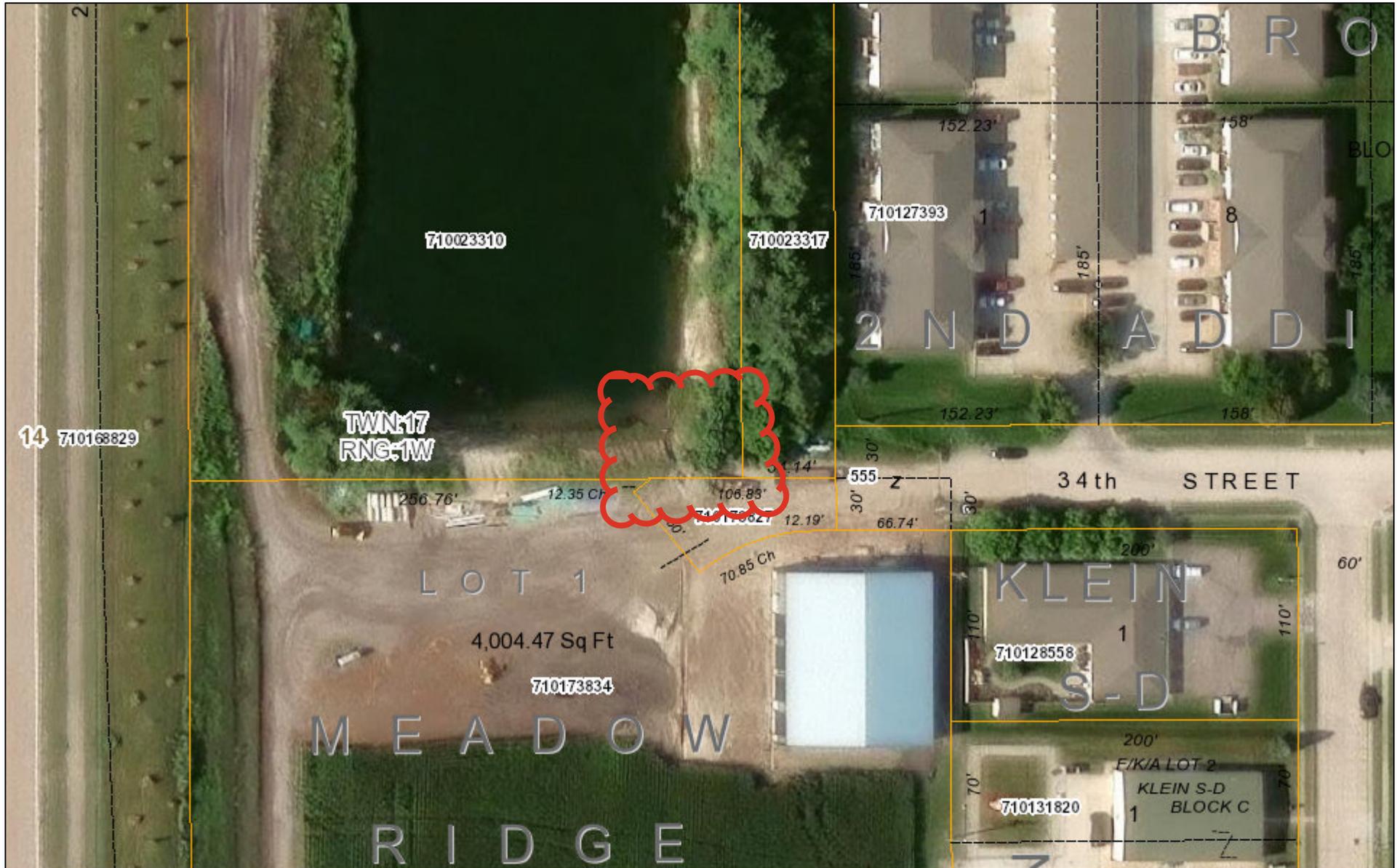


Drawn By: LRR  
 Date: January 5, 2026  
 Project Number: S-071-194  
 Scale: 1"=60'



### Situation Sketch





March 11, 2026  
19:26 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.

1:1,283

- Lot Lines
- Sections
- ▭ Parcels
- Townships

