

ALBION, NEBRASKA, PLANNING COMMISSION

FINAL PLAT CHECKLIST

Subdivision No. 24-001
Date Filed 10/31/2024

Instructions:

Items I through IX of the following checklist are to be completed by the surveyor or engineer preparing the plat and shall accompany the Final Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

- I. Name of Subdivision South Park Subdivision
- II. Name of Subdivider Albion Development Company, Inc.
- III. Name of Surveyor or Engineer Brian J. Benson, JEO Consulting Group, Inc.
- IV. Signature of Person who completed this Checklist _____
- V. Does the Final Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of subdivision.	<u>X</u>	___
B. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct. The allowable error of closing on any portion of the plat shall be 1 foot in 5,000.	<u>X</u>	___
C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street lines, including the true angles and distances to such reference points or monuments.	<u>X</u>	___
D. The location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curves to lot lines.	<u>X</u>	___
E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block.	<u>X</u>	___

	<u>Yes</u>	<u>No</u>
F. Exact locations, widths and names of all streets and alleys to be dedicated.	<u>X</u>	<u> </u>
G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use.	<u>X</u>	<u> </u>
H. Building setback lines on the front and side streets with dimensions.	N/A	<u> </u>
I. Name of the licensed surveyor making the plat.	<u>X</u>	<u> </u>
J. Scale of plat, 1"=100' or larger, date of preparation and north point.	<u>X</u>	<u> </u>
K. Statement dedicating all easements.	<u>X</u>	<u> </u>
L. Statement dedicating all streets, alleys, and all other areas not previously dedicated.	<u>X</u>	<u> </u>
M. A space for Certification of Planning Commission Approval.	<u>X</u>	<u> </u>
N. A space for Certification of Approval of the subdivision by the City Council.	<u>X</u>	<u> </u>
O. A space for noting entry on the transfer record.	<u>X</u>	<u> </u>
VI. Were the original (on mylar, tracing cloth, or similar material) and 15 copies submitted?	<u>N/A</u>	<u> </u>
VII. Has the developer guaranteed the installation of the following improvements?		
a. Streets.	<u>X</u>	<u> </u>
b. Water.	<u> </u>	<u> </u>
c. Sewers.	<u> </u>	<u> </u>
d. Sidewalks	<u> </u>	<u> </u>
e. Storm drainage	<u> </u>	<u> </u>
f. Street signs	<u> </u>	<u> </u>
g. Permanent monuments	<u> </u>	<u> </u>
h. Benchmarks	<u>X</u>	<u> </u>
i. Street lights	<u> </u>	<u>X</u>
j. Other Improvements as required.	N/A	<u> </u>
1.	<u> </u>	<u> </u>
2.	<u> </u>	<u> </u>
VIII. Signatures?		
a. Owner or owners and all mortgagors.	<u>X</u>	<u> </u>
1. Notarization or notarizations.	<u>X</u>	<u> </u>
b. Engineer, if required.	<u>X</u>	<u> </u>
c. Surveyor.	<u>X</u>	<u> </u>

Yes No

IX. Title opinion:

- a. Submitted (Date) _____
- b. Have all owners and mortgagors signed plat?

X. Has certification been submitted stating that all taxes and special assessments due and payable have been paid?

XI. Deed Restrictions:

- a. Are any deed restrictions planned for subdivision?
- b. If so, has a copy been submitted?

XII. Are additional comments attached?

XIII. Have construction drawings and specifications been submitted for all required improvements.

XIV. Staff Recommendation, if any: Approval - Improvements guaranteed per

Development Agreement executed between ADC, Inc and City of Albion.

XV. Planning Commission Action:

Date: 11/4/2024

Approved as submitted

Disapproved

Approved subject to the following conditions: _____

XVI. City Council Action: _____

Date: 12/10/2024

XVII. Date recorded with Register of Deeds

Date: _____