

**APPLICATION FOR FINAL PLAT**

Albion, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W

**CITY USE ONLY**

RECEIPT NO: 16609

DATE: 1-22-26

PRELIMINARY PLAT #:

FEE PAID \$ 150<sup>00</sup>

**SUBDIVIDER**

Name: Rich Riley

Address: 2815 Pinnacle Drive, Norfolk, NE 68701

Telephone: ( ) 402-841-4358

**AGENT (Authorized to act on Subdivider's behalf):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_

**OWNER**

Name: Rich & Kamala Riley

Address: 2815 Pinnacle Drive, Norfolk, NE 68701

Telephone: ( 402-841-4358

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( \_\_\_\_\_

NAME OF FINAL PLAT: BLESSED ACRES SUBDIVISION NUMBER OF LOTS: 5

a. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes\_\_ NoX.  
If yes, please describe the nature of such interest: \_\_\_\_\_

b. Will the preliminary plat require any zoning or other action (rezoning, Planned Unit Development, conditional use or vacations) to complete the development? Yes \_\_ NoX. If yes please describe the nature of the action: \_\_\_\_\_

c. The final plat is based upon the preliminary plat for BLESSED ACRES SUBDIVISION, approved by the City Council on \_\_\_\_\_, 19\_\_\_\_, Resolution No. \_\_\_\_\_  
1/13/2026

d. Is the final plat consistent with the approved preliminary plat? YesX No\_\_. If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_

e. Have all the improvements required by the preliminary plat been completed? YesX No\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

licant's Signature: Richard W Riley

Date: 1/22/2026

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST

City Jurisdiction of Albion, Nebraska

NAME OF PRELIMINARY PLAT: BLESSED ACRES SUBDIVISION

LOCATION OF SUCH PLAT: Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W

## REQUIREMENTS OF FINAL PLAT

- Name of subdivision
- Complete drawing on one sheet if possible
- Drawn in ink or photographed on mylar
- Signatures in black opaque ink
- Blank margin of 1/2 inch and outline
- Scale of one (1) inch equals ten (10) feet or sufficient to show all required information clearly
- Number and total number of sheets - index sheet if more than two sheets
- Boundary of the subdivision shall be indicated
- Vicinity Map

## CERTIFICATES AND ACKNOWLEDGMENTS

- Owner's acknowledgment and offer of dedication by all parties having titled interest or lien upon the lands
- Surveyor's certificate with legal description written in meets and bounds
- Planning Commission approval certificate
- Acknowledgment by Notary
- City Council approval and acceptance certificate
- Certificate of approval by City Engineer
- Certification of approval by the City Enforcement officer, when individual sewage disposal or water systems are to be installed
- Certification by the Chairman and City Clerk that plat is approved for recording by County Clerk
- Certification that the Subdivider has complied with one of the following alternatives:
  - Improvements have been installed in accordance with requirements of the subdivision ordinance
  - A security bond or certified check filed with the City
  - Subdivision Improvements Agreement along with sufficient surety has been filed
- All affidavits, certificates, acknowledgments, endorsements, dedications, and notarial seals as are required by Law and the provisions of the zoning ordinance

## DATA REQUIRED ON THE FINAL PLAT

- Sufficient data to determine all existing and placed stakes and to locate and retrace all lots, blocks, and parcels, Include:
  - Bearings of lines
  - Radii, arcs and central angles of all curves with dimensions to the nearest second

## FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

### City Jurisdiction of Albion, Nebraska

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- All dimensions shall be to the nearest .01 of a foot
- Meets or exceeds the "minimum standards of surveys"
- Location and description of monuments
- Lot numbers, square footage, outlet, block dimensions, and frontage dimensions
- Lot, outlet, and block identification system
- Areas reserved for public use - must clearly identify which are private and which are public
- If park land for use of public, must have an outlet letter and be included in the dedication
- If park land is private, must state so and provide maintenance agreement
- Purpose for which other than residential lots are dedicated or reserved
- Minimum building set back lines
- Locations and names of adjoining subdivisions and streets, adjoining unplatted properties with names and addresses of adjoining owners of unplatted properties.
- Abutting streets, cul-de-sacs and alleys, whether public or private, must include the following:
  - Location
  - Names
  - Centerline
  - Centerline radius
  - Length and interior angle of horizontal curves
  - Tangent length
  - Right-of-Way and paving widths (according to sub-division regulations, future land use and transportation plans)
- Location, width and purpose of all easements (according to sub-division regulations)
- Location and identification of all section corners
- Total number of lots, outlots, and total number of acres in subdivision
- Cross-sections, profiles and grades of streets, gutters, curbs and sidewalks; with locations of all "in street utilities"  
-drawn to City standards
- Protective covenants, when required
- Any interest in the land surrounding the plat
- Changes in zoning that may have been made

#### REQUIRED ON EACH STREET

- Name of Subdivision
- Scale
- North arrow and graphic scale
- Date
- Sheet number and total number of sheet comprising the subdivision
- Location of Subdivision (first sheet only)

# FINAL PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

## City Jurisdiction of Albion, Nebraska

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### DOCUMENTS REQUIRED

- Tax payment status form
- Special assessment status form
- Certificates of Title or Title Opinion
- Private restrictions or covenants, if necessary
- Copy or Copies of final plat for review prior to Planning Commission meeting. Other documents, including grading, drainage, utility plan and landscape/tree plan, will need to go to proper agencies and authorities.
  - City Engineer office
  - Traffic engineering
  - Utility Companies
  - Health Department
  - Law Enforcement office
  - Building and safety
  - Parks and Recreation
  - School District
  - other

### CONFORMS TO APPROVED PRELIMINARY PLAT

- Meets and bounds description
- Lot dimensions and configurations
- Street names
- Street alignment
- Reasons for differences

### ANY OTHER INFORMATION OR COMMENTS RELATED TO THE FINAL PLAT:

(Please use additional sheet if necessary)

Applicant's Signature(s):



Date:

1/22/2026