FINAL PLAT

BLESSED ACRES SUBDIVISION

of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska.

N
W E
S

Drawn By: LRR
Date: November 4, 2025
Project Number: S-006-031
Scale: 1" = 100'

0 50 100 200
SCALE IN FEET

Situation Sketch
R-6-W
T-20-N
SECTION 20
Boone County, Nebraska

LEGEND

- Section Corner Found
- Section Corner Set (5/8" x 24" I.B. w/Cap)
- Property Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance (EMB) Eric M. Breser, LS# 586, dated September 17, 2002 .
  (BLG) Bruce L. Gilmore, LS#96, dated April 24, 1979.
  (JAM) James A. McMeekin, LS#164, dated May 12, 1981.
- C Calculated Distance

ZONING
Subject Property is within City of Albion ETJ Boundary.
Current Zone: Transitional Ag
Proposed Use of Land: Single Family Dwelling

Permitted Uses:
- Farming/Sale of Products raised on premises (no more than 12 animals)
- Farm dwellings
- Single Family Dwelling
- Public parks and recreation areas
- Stables and riding academies

Height & Lot Requirements:
Lot Area: 5 Acres
Lot Width: 150 feet
Front Yard: 25 feet; 100 feet for accessory buildings
Side Yard: 50 feet; 15 feet for accessory buildings
Rear Yard: 65 feet; 15 feet for accessory buildings
Max. Height: 35 feet; 22 feet for accessory buildings
Lot Coverage: 10%; 5% for accessory buildings

DEVELOPER/OWNER:
Rich Riley
2815 Pinnacle Drive
Norfolk, NE 68701
402-841-4358

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

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

FIRM
Boone County, Nebraska & Incorporated Areas
Panel 309 of 575

Boone County, Unincorporated Areas
Number: 310008
Panel: 0309
Suffix: C

Effective Date: December 6, 1999

This survey was prepared at the request of Name, Town, Nebraska.

FIELD NOTES
A) North 1/4 Corner, Section 20, T20N, R6W: Found Axle Shaft, 1.8-feet deep.
10.77' SSE to nail and Disc in Fence Post.
11.00' SSE to Nail and Disc in Corner Fence Post.
14.95' SE to Nail and Disc in Fence Post.
21.75' ESE to Mag-Nail and Disc in Fence Post.
10' North of Fenceline, East
4.5' East of Fenceline, South
5.5' North to Edge of Gravel Road.

B) Northeast Corner, Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W: Found 5/8" Iron Bar, LS#96, Bruce L. Gilmore, 0.3 feet deep.
1.14' SSE to Nail in Corner Fence Post.
7.12' SSE to nail in Brace Post.
21.92' SE to 3/4" Iron Pipe.
10.50' ESE to Nail in Gate Post.

C) Northeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Axle Shaft.
50.88' NNW to Mag-Nail in Power Pole.
67.75' NE to Mag-Nail in Power Pole.
62.09' SSW to Top-Center of Well Head.
1.90' North to Edge of Road.

D) Southwest Corner, Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W: Found 1" Iron Pipe, LS#165, James A. McMeekin laying flat. Reset 1" Iron Pipe.
23.96' NNE to 5/8" Iron Bar.
16.74' East to 5/8" Iron Bar.
4.28' SSE to Nail in Fence Post.
10' South of Fenceline, East.
3.5' East to Fenceline, North.

E) Southeast Corner, Northwest 1/4, Northeast 1/4, Section 20, T20N, R6W: Set 1"x30" Iron Pipe with Cap, LS#550.
6.97' NW to Gas Warning Post, West Post.
19.03' NE to 5/8" Iron Bar.
23.41' ENE to Gas Warning Post, East Post.
18.31' SE to 5/8" Iron Bar.

F) Southeast Corner, Northeast 1/4, Northeast 1/4, Section 20, T20N, R6W: Found 1" Iron Pipe w/ Cap, LS#165, James A. McMeekin, flush with ground.
21.36' WNW to "X"-Nails on Top of Fence Post.
5.16' NE to Nail in Fence Post.
11.01' ENE to Nail in Corner Fence Post.
17.36' SSW to 5/8" Iron Bar.

G) Southwest Corner, Northeast 1/4, Section 20, T20N, R6W: Found Mag Spike with Washer, LS#673, Christopher C. Hayes.
54.90' North to Chiseled "X" on Top of Right-of-Way Marker.
64.27' NE to Mag-Nail and Disc in Telephone Pedestal Post.
69.84' SSE to Nail on Top of Fence Post.
92.75' SW to Nail in Power Pole.
3.3' South to Centerline of Asphalt Highway, East-West.

H) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Mag Spike Stem with Washer, LS#673, Christopher C. Hayes.
99.81' WNW to 3/4" Iron Bar.
103.35' NNW to Nail in Power Pole.
94.09' North to 1" Iron Pipe with Cap, LS#165.
83.37' SSW to Mag-Nail on Top of Fence Post.
92.32' SW to 3/4" Rebar.

LEGAL DESCRIPTION
The Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska, containing 34.44 acres, more or less.

ROADWAY EASEMENT
A 66-foot roadway easement located in the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska; thence N 87°53'33" E on the North line of the Northwest 1/4 of said Northeast 1/4, 33.00 feet to the Point of Beginning; thence S 01°37'46" E and parallel to the West line of the Northwest 1/4 of said Northeast 1/4, 77.86 feet to point of curvature; thence Southeasterly on a 50.00 foot radius curve to the left, 69.55 feet of which said curve has a chord bearing of S 41°28'44" E, 64.08 feet; thence S 84°13'26" E, 146.72 feet to a point of curvature; thence Northeasterly on a 100.00 foot radius curve to the left, 71.08 feet of which said curve has a chord bearing of N 75°24'43" E, 69.60 feet; thence N 55°02'52" E, 44.17 feet to a point of curvature; thence Northeasterly on a 200.00 foot radius curve to the right, 116.32 feet of which said curve has a chord bearing of N 71°42'33" E, 114.69 feet; thence N 88°22'14" E, 72.84 feet to a point of curvature; thence Southeasterly on a 250.00 foot radius curve to the right, 77.13 feet of which said curve has a chord bearing of S 82°47'28" E, 76.82 feet to a point on the East line of Lot 1, Blessed Acres Subdivision; thence continuing Southeasterly on a 250.00 radius curve to the right, 315.57 feet of which said curve has a chord bearing of S 37°47'28" E, 295.03 feet; thence S 01°37'46" E on the common property line of Lots 1-5, Blessed Acres Subdivision, 983.29 feet to the Point of Termination.

OWNER'S CERTIFICATION
We, Richard W. and Kamala K. Riley, are the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid out, platted, and subdivided said real estate in accordance with this plat.

This subdivision shall be known and designated as "BLESSED ACRES SUBDIVISION" being the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska.

All easements are reserved as shown, for public utility purposes.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assignments are explained as follows:

_____

_____

_____ _____
Richard W. Riley Kamala K. Riley

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Richard W. Riley and Kamala K. Riley owners of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska.

My Commission Expires: _____

_____
Notary Public

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

NEBRASKA PROFESSIONAL PLS-550 LAND SURVEYOR TERRY L SCHULZ

_____ _____
Terry L. Schulz, State of Nebraska, LS #550 Date

PLANNING COMMISSION APPROVAL
This plat is hereby approved by the City of Albion Planning Commission duly on

this _____ day of _____, 2025.

_____
Chairperson

ATTEST: _____
Planning Commission Secretary

CITY COUNCIL APPROVAL
This plat has been submitted to and approved by the City of Albion by Ordinance Number _____ duly on

this _____ day of _____, 2025.

_____
City Code Official

ATTEST: _____
Clerk/Deputy Clerk

BOONE COUNTY SURVEYOR APPROVAL
This plat has been submitted to and approved by the Boone County Surveyor on

this _____ day of _____, 2025.

_____
Boone County Surveyor

TREASURER'S CERTIFICATE
I certify that there are no regular or special taxes due or delinquent against the property described on this plat on

this _____ day of _____, 2025.

_____ _____
Treasurer Tax ID Number

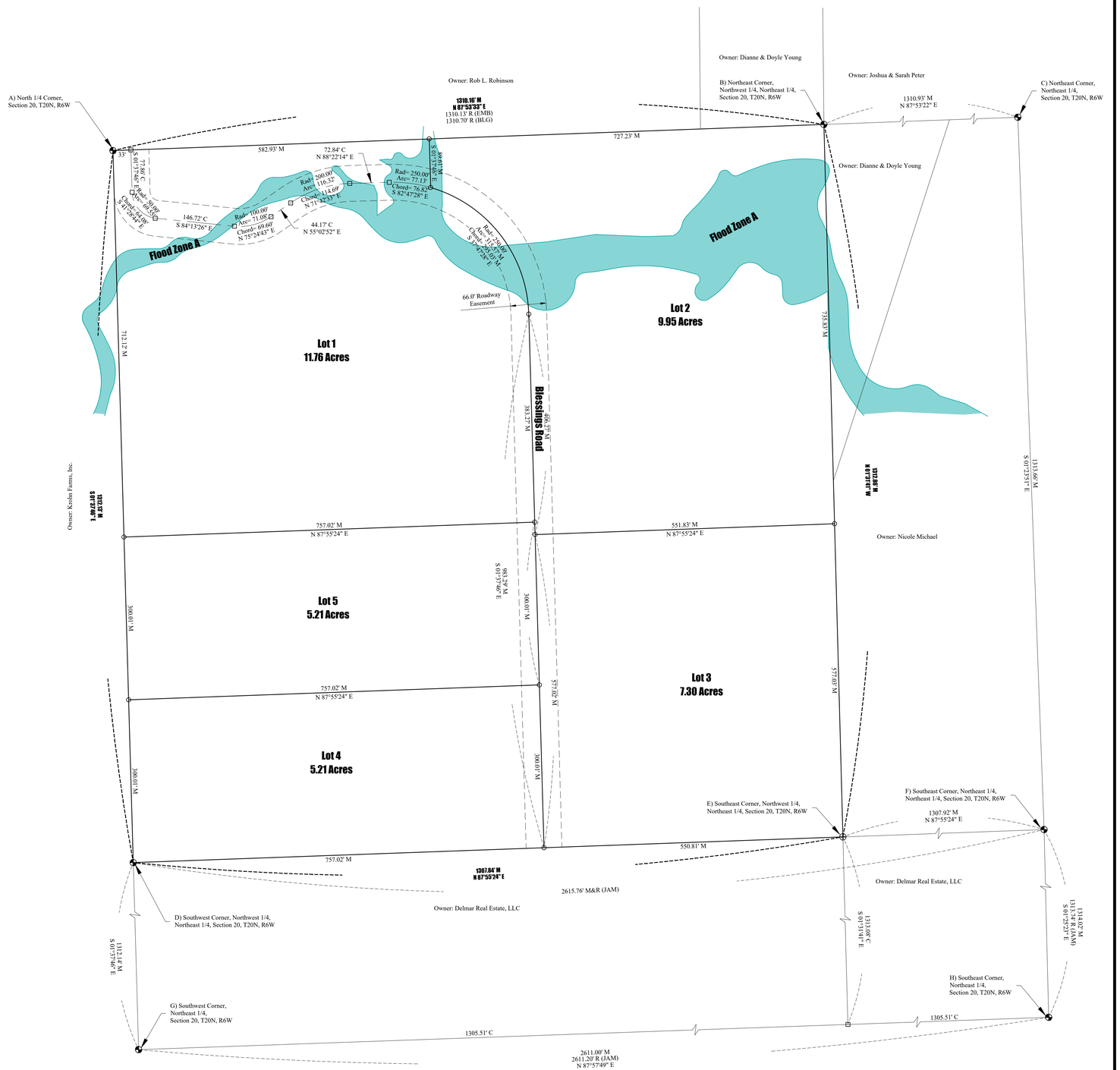
REGISTER OF DEEDS

STATE OF NEBRASKA)
)SS
COUNTY OF _____)

This is to certify that this instrument was filed for record in the register of deeds office at _____ _____ .M.

on the _____ day of _____, 2025.

_____
Register of Deeds



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