

Please return to:  
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BLESSED ACRES SUBDIVISION  
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on 22 day of January, 202~~1~~<sup>6</sup>, by and between Richard W. Riley and Kamala K. Riley, husband and wife (hereinafter referred to as "Subdivider" whether one or more) and the CITY OF ALBION, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as Blessed Acres Subdivision to the ETJ Boundary of the City of Albion, Boone County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; legally described as follows:

Northwest Quarter of the Northeast Quarter (NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>), Section  
Twenty (20), Township Twenty (20) North, Range Six (6) West of the  
6<sup>th</sup> P.M., Boone County, Nebraska,

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

GENERAL CONDITIONS:

1. Sanitary Sewer: City sewer infrastructure has not been extended to or across the lots in this subdivision and there are no plans to extend city sewer service to this general area in the near future. The city, therefore, approves the use of private septic systems for each lot with the subdivision according to and in compliance with Nebraska Rules and Regulations and Boone County Regulations.
2. Water: City water service has not been extended to or across the lots in the subdivision and there are no plans to extend city water services to this general area in the near future. The city, therefore, approves the use of private water wells for each lot within the subdivision according to and in compliance with Nebraska Rules and Regulations and Boone County Regulations.
3. Street Improvements: No public street or easement of access will be dedicated through the subdivision. All costs associated with maintenance of the subdivision road shall not be the responsibility of the City of Albion.
4. Grading and Drainage: Grading for the Area to be Developed shall be completed by Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc. and submitted with the Final Plat. Subdivider agrees to obtain a Nebraska Department of Environmental Quality, National

Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre.

5. Subdivider shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City.
6. Subdivider and City covenant and agree that Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.
7. All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Albion Building Requirements at the time of application for the building permits, to the extent possible.

#### MISCELLANEOUS

1. No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.
2. The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.
3. This Development Agreement shall be binding upon parties, their respective successors, and assigns.
4. This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed
5. This Development Agreement shall be recorded at the Boone County Register of Deeds office, at Subdivider's expense, within 30 days of final plat approval.
6. This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF ALBION

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR Date

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

SUBDIVIDER:

Richard W. Riley  
Richard W. Riley  
Dated this 22 day of January, 202~~5~~<sup>6</sup>.

Kamala K. Riley  
Kamala K. Riley  
Dated this 22 day of January 202~~5~~<sup>6</sup>.

STATE OF NEBRASKA    )  
                                  ) ss.  
COUNTY OF Madison )

On this 22<sup>nd</sup> day of January, ~~2025~~<sup>2026</sup>, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Richard W. Riley and Kamala K. Riley who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

Witness my hand and Notarial Seal the day and year last above written.



Jessica Willer  
Notary Public

(My commission expires: 12/29/2026)