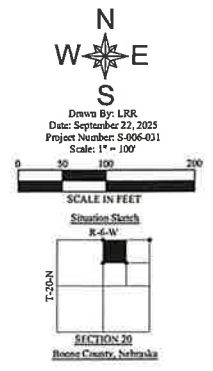


PRELIMINARY PLAT
BLESSED ACRES SUBDIVISION
of the Northwest 1/4 of the Northeast 1/4 of Section 20, T20N, R6W of the 6th P.M., Boone County, Nebraska.



LEGEND

- Section Corner Found
- Section Corner Set (5/8" x 3/4" I.B. w/ Cap)
- Property Corner Found
- Property Corner Set (5/8" x 3/4" I.B. w/ Cap)
- Calculated Point
- Measured Distance
- Recorded Distance (L&M) Eric M. Brown, LS#386, dated September 17, 2007; (B&G) Bruce L. Gilmore, LS#904, dated April 24, 1979; (J&M) James A. McMeekin, LS#164, dated May 12, 1981.
- 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:
Rick Raley
2815 Pinacle Drive
Norfolk, NE 68701
402-841-4358

ENGINEER:
John A. Zwangman, 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
Parcel 309 of 575

Boone County, Unincorporated Areas
Number: 310008
Zone: 0399
SubE: 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-foot 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 Fence Line, East
4.5' East of Fence Line, South
5.5' North to Edge of Gravel Road.
- B) Northeast Corner, 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 Fence Post.
21.92' SE to 3/4" Iron Pipe.
16.50' ESE to Nail in Gate Post.
- C) Northeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Axle Shaft.
58.88' 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) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found 1" Iron Pipe, LS#165, James A. McMeekin, 0.3 feet deep.
23.90' 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 Fence Line, East.
3.5' East to Fence Line, North.
- E) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Set 1"x10" Iron Pipe with Cap, LS#550.
6.97' NW to Gas Warning Post, West Post.
18.85' 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, Section 20, T20N, R6W: Found 1" Iron Pipe of Cap, LS#165, James A. McMeekin, flush with ground.
21.30' WNW to "X"-Nails on Top of Fence Post.
5.10' NE to Nail in Fence Post.
11.01' ENE to Nail in Corner Fence Post.
17.36' SSW to 5/8" Iron Bar.
- G) Southeast 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.
7.3' South to Centerline of Asphalt Highway, East-West.
- H) Southeast Corner, Northeast 1/4, Section 20, T20N, R6W: Found Mag Spike with Washer, LS#673, Christopher C. Hayes.
98.11' 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.
83.17' SSW to Mag-Nail on Top of Fence Post.
92.32' SW to 3/4" Bar.

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°37'40" E and parallel to the West line of the Northwest 1/4 of said Northeast 1/4, 77.85 feet to point of curvature; thence Southeast on a 50.00 foot radius curve to the left, 69.55 feet of which said curve has a chord bearing of S 41°2'84" E, 64.08 feet; thence S 84°13'26" E, 146.72 feet to a point of curvature; thence Northeast on a 100.00 foot radius curve to the left, 71.08 feet of which said curve has a chord bearing of N 52°29'43" E, 69.60 feet; thence N 55°02'52" E, 44.17 feet to a point of curvature; thence Northeast 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 Southeast on a 250.00 foot radius curve to the right, 77.13 feet of which said curve has a chord bearing of S 82°47'08" E, 75.82 feet to a point on the East line of Lot 1, Blessed Acres Subdivision; thence continuing Southeast on a 250.00 foot 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.

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.

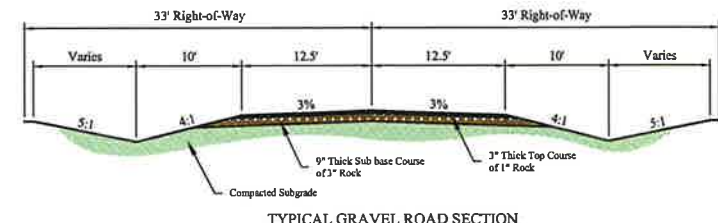
Terry L. Schulz, State of Nebraska, LS #550 Date _____

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



TYPICAL GRAVEL ROAD SECTION

