



PLANNING COMMISSION MEETING

MONDAY, MARCH 02, 2026 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

AGENDA

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers

ROLL CALL

APPROVAL OF MINUTES

1. [APPROVAL OF MINUTES OF THE JANUARY 5, 2026 PLANNING COMMISSION MEETING](#)

OLD BUSINESS

2. [PUBLIC HEARING – FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA](#)
3. [CONSIDER ANNEXATION RECOMMENDATION OF MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA TO THE CITY OF ALBION, NEBRASKA](#)

NEW BUSINESS

4. NONE

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

ADJOURNMENT

[***THE COUNCIL RESERVES THE RIGHT TO ENTER INTO EXECUTIVE SESSION ONLY AS PROVIDED IN R.S.N. 84-1410***](#)



AGENDA MEMO

MEETING NAME: Albion Planning Commission

DATE: March 2, 2026

ITEM NAME: **APPROVAL OF MINUTES OF THE JANUARY 5, 2026 PLANNING COMMISSION MEETING**

PRESENTER(S):

BACKGROUND INFORMATION:

Minutes are enclosed for review.

DISCUSSION:

MOTION: To approve the minutes of the January 5, 2026 Planning Commission Meeting

BY:

2ND:

ROLL CALL: Dailey _____ Thorberg _____ Gragert _____ Wynn _____ Ruzek _____

Nathan _____ Schafer _____ Fick _____ Vacant _____

SUMMARY OF DECISION:



JANUARY 5, 2026 - PLANNING COMMISSION MEETING

MONDAY, JANUARY 05, 2026 at 7:00 PM

COUNCIL CHAMBERS, ALBION CITY HALL, 420 W MARKET ST. ALBION, NE 68620

MINUTES

CALL TO ORDER

A copy of the open meetings act is posted and is provided for the public on the billboard of the Council Chambers.

ROLL CALL

Commission members present were Chairman Tom Fick, Gale Schafer, Steve Gragert, Don Thorberg, Brian Nathan, and Bev Dailey. Absent were Steven Ruzek and Todd Wynn. City staff present was Secretary Andrew Devine.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES OF THE DECEMBER 1, 2025 PLANNING COMMISSION MEETING

Commissioner Thorberg made a motion to approve the minutes of the December 1, 2025 Planning Commission Meeting, seconded by Nathan. Voting Yea: Dailey, Thorberg, Gragert, Nathan, Schafer, Fick. Voting Nay: None. Absent: Wynn, Ruzek. Motion carried.

OLD BUSINESS

2. NONE

NEW BUSINESS

3. PUBLIC HEARING – PRELIMINARY PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Chairman Fick opened the public hearing at 7:03 p.m. and sought public input. None given. Fick again sought public comment. Hearing none, Chairman Fick closed the public hearing at 7:04 p.m. Secretary Devine noted that a pre-application conference was held at the July Planning Commission meeting where Rich and Kami Riley discussed the proposed subdivision with commissioners. The preliminary plat application, survey, and a draft of the development agreement were provided for commissioners' review. Mr. Riley was present to answer questions. Secretary Devine asked Riley to explain where the access road would be. Mr. Riley stated they plan to build a private road from the county road to the new development. They are in the process of doing a drainage study with their civil engineer. Once the drainage study is done and the recommended construction of the culvert bridge completed, they will submit it to the County to get permission to access the county road.

Commissioner Nathan made a motion to recommend approval of the Preliminary Plat as presented, seconded by Schafer. Voting Yea: Nathan, Schafer, Thorberg, Fick, Gragert, Dailey. Voting Nay: None. Absent: Ruzek, Wynn. Motion carried.

4. PUBLIC HEARING – PRELIMINARY PLAT AND FINAL PLAT APPLICATIONS FOR MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA

Chairman Fick opened the public hearing at 7:08 p.m. and sought public input. None given. Fick again sought public comment. Hearing none, Chairman Fick closed the public hearing at 7:09 p.m. Secretary Devine noted that a pre-application conference was held at the December Planning Commission meeting where Dylan Martin discussed the proposed subdivision with commissioners. Commissioners reviewed the preliminary and final plat applications, as well as the survey and draft of the development agreement. Secretary Devine stated that the preliminary plat gives the layout and intended access. The final plat is in legal form that will be filed at the Court House upon final approval.

Commissioner Gragert made a motion to recommend approval of the Preliminary and Final Plats as presented, seconded by Thorberg. Voting Yea: Nathan, Fick, Dailey, Schafer, Gragert, Thorberg. Voting Nay: None. Absent: Ruzek, Wynn. Motion carried.

ITEMS TO BE PUT ON NEXT MEETING AGENDA

5. PUBLIC COMMENT FOR FUTURE CONSIDERATION

None.

6. Next Meeting – February 2, 2026 – 7:00 p.m.

* Consider Final Plat of Blessings Subdivision from Richard and Kami Riley for approval.

ADJOURNMENT

Commissioner Nathan made a motion to adjourn the meeting at 7:14 p.m., seconded by Gragert. Voting Yea: Thorberg, Fick, Gragert, Nathan, Dailey, Schafer. Voting Nay: None. Absent: Wynn, Ruzek. Motion carried.

*****THE COUNCIL RESERVES THE RIGHT TO ENTER INTO EXECUTIVE SESSION ONLY AS PROVIDED IN R.S.N. 84-1410*****



AGENDA MEMO

MEETING NAME: Albion Planning Commission

DATE: March 2, 2026

ITEM NAME: PUBLIC HEARING – FINAL PLAT APPLICATION FOR BLESSINGS SUBDIVISION, LEGALLY DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 6 WEST OF THE 6TH PM, BOONE COUNTY, NEBRASKA

PRESENTER(S):

RICH RILEY

BACKGROUND INFORMATION:

Rich and Kami Riley held a pre-application conference with the planning commission in July 2025 to discuss the proposed subdivision and obtain feedback from the planning commission. The preliminary plat application and survey were approved by the Planning Commission and City Council in January 2026. Enclosed is the Final Plat application. The survey is difficult to read as enclosed due to size. A full size survey is available for review at City Hall. A draft of the development agreement is also enclosed for review. The proposed subdivision is located outside City Limits, but inside the City’s EJT. The planning commission’s duty in this case is to review the final plat and make a recommendation to the City Council regarding approval or disapproval.

DISCUSSION:

MOTION: To recommend approval of the final plat application for Blessings Subdivision

BY:

2ND:

ROLL CALL: Nathan _____ Schafer _____ Thorberg _____ Ruzek _____
Fick _____ Gragert _____ Wynn _____ Vacant _____ Dailey _____

SUMMARY OF DECISION:

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 \$ 150⁰⁰

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

Item 2.

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

- 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, outlot, block dimensions, and frontage dimensions
- Lot, outlot, 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 outlot 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.)

Item 2.

City Jurisdiction of Albion, Nebraska

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.

<input type="checkbox"/> City Engineer office	<input type="checkbox"/> Building and safety
<input type="checkbox"/> Traffic engineering	<input type="checkbox"/> Parks and Recreation
<input type="checkbox"/> Utility Companies	<input type="checkbox"/> School District
<input type="checkbox"/> Health Department	<input type="checkbox"/> other
<input type="checkbox"/> Law Enforcement office	

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

Please return to:
 Buettner Law, LLC
 Tracey L. Buettner
 1306 N. 13th St, Ste 101
 Norfolk, NE 68701
tracey@buettner.law

**BLESSED ACRES SUBDIVISION
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered on 22 day of January, 202~~1~~⁶, 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 $\frac{1}{4}$ NE $\frac{1}{4}$), Section
 Twenty (20), Township Twenty (20) North, Range Six (6) West of the
 6th 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:

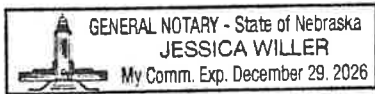
Richard W. Riley
Richard W. Riley
Dated this 22 day of January, 202⁶.

Kamala K. Riley
Kamala K. Riley
Dated this 22 day of January 202⁶.

STATE OF NEBRASKA)
) ss.
COUNTY OF Madison)

On this 22nd day of January, ²⁰²⁶~~2025~~, 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.

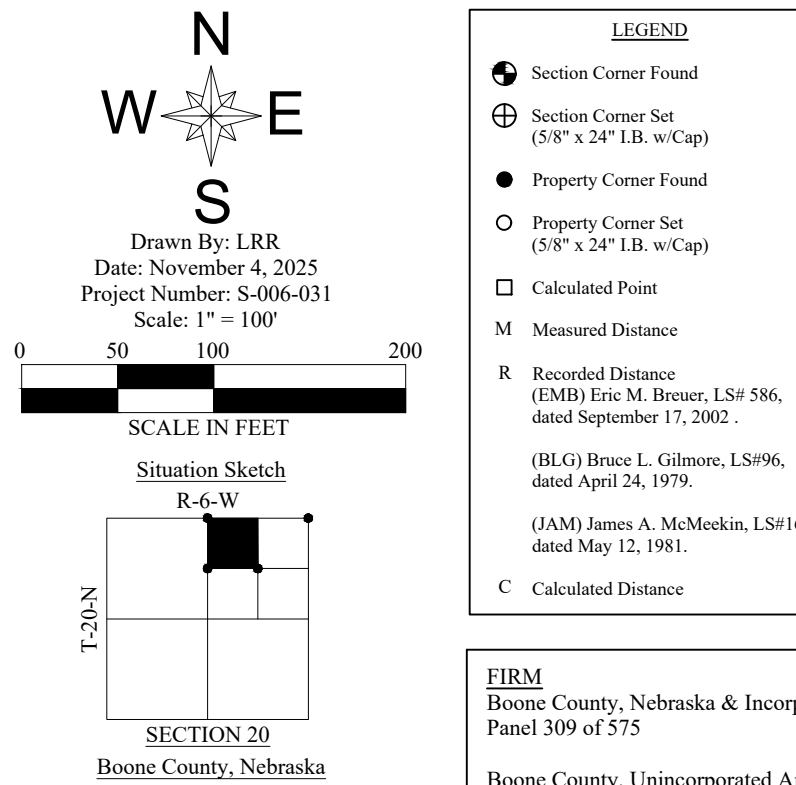


Jessica Willer
Notary Public

(My commission expires: 12/29/2026)

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.



- LEGEND: Section Corner Found, Section Corner Set, Property Corner Found, Property Corner Set, Calculated Point, Measured Distance, Recorded Distance, Calculated Distance.
- ZONING: Subject Property is within City of Albion ETJ. Current Zone: Transitional Ag. Proposed Use of Land: Single Family Dwelling.
- DEVELOPER/OWNER: Rich Riley, 2815 Primack 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.

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 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, flush with ground. 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, 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. 12.36' 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°37'40" 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, 71.00 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 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°37'40" E on the common property line of Lots 1-5, Blessed Acres Subdivision, 983.29 feet to the Point of Termination.

OWNERS 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, 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.

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

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, 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, 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, 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



My Commission Expires: Notary Public



AGENDA MEMO

MEETING NAME: Albion Planning Commission

DATE: March 2, 2026

ITEM NAME: **CONSIDER ANNEXATION RECOMMENDATION OF MARILEE 1ST ADDITION, LEGALLY DESCRIBED AS A FRACTION OF THE WEST 1/2 OF THE SOUTHEAST ¼ OF SECTION 21-T20N-R6W OF THE 6TH PM, BOONE COUNTY, NEBRASKA TO THE CITY OF ALBION, NEBRASKA**

PRESENTER(S):

DYLAN MARTIN, JERRY NIEWOHNER

BACKGROUND INFORMATION:

The Planning Commission and City Council have approved a final plat and development agreement for the Marilee 1st Addition to the City of Albion.

The next step is to annex the addition to the City of Albion, as prescribed by the City’s subdivision regulations and the development agreement.

The planning commission’s duty in this case is to review the annexation plat and make a recommendation to the City Council regarding approval or disapproval.

DISCUSSION:

MOTION: To recommend annexation of the Marilee 1st Addition to the City of Albion, Nebraska

BY:

2ND:

ROLL CALL: Nathan _____ Fick _____ Dailey _____ Schafer _____ Ruzek _____

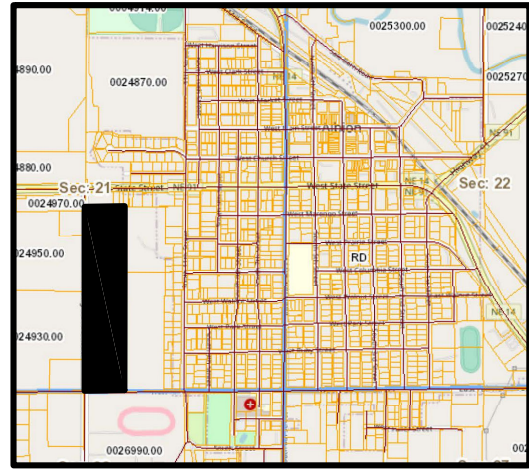
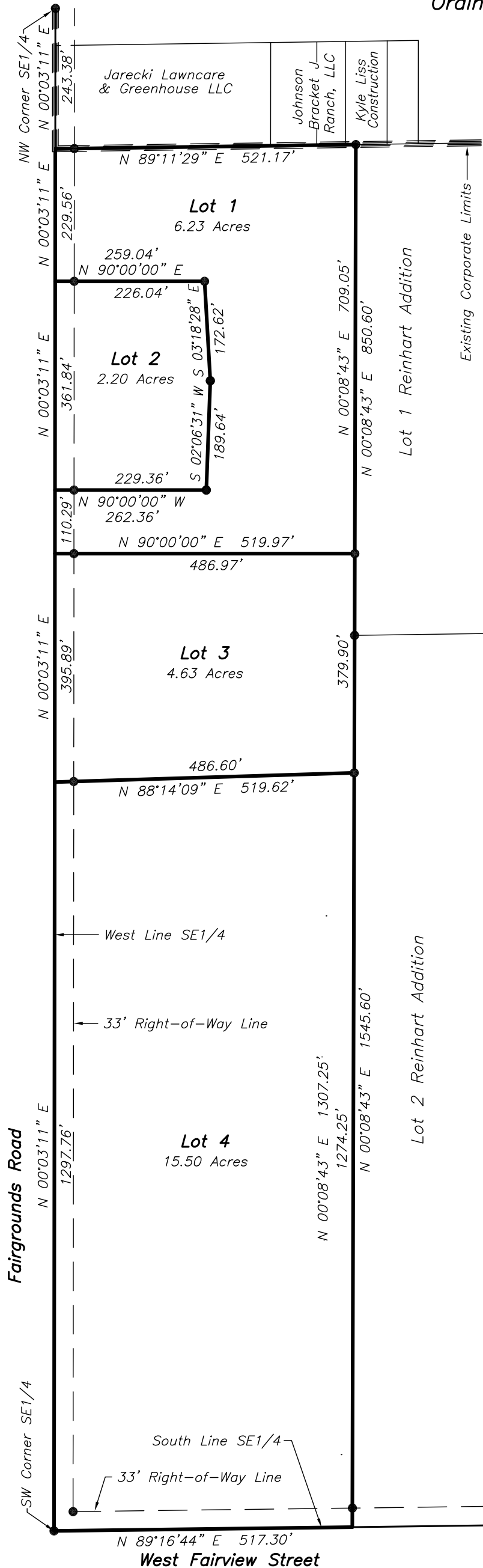
Gragert _____ Thorberg _____ Wynn _____ Vacant _____

SUMMARY OF DECISION:

Annexation Plat of Marilee 1st Addition to the City of Albion, Boone County, Nebraska.

Ordinance No, _____

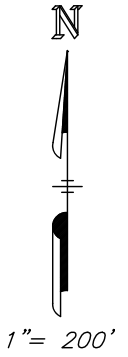
Note: All Bearings are referenced
to the Boone County Projection.



Vicinity Sketch

-Legend-

● Property Corners



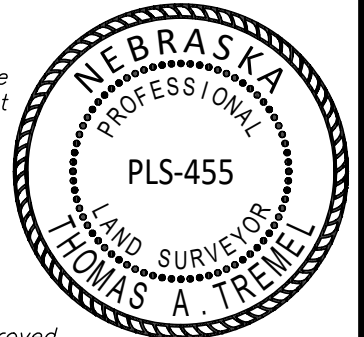
Annexation Description:

All of Lots 1 thru 4, Marilee 1st Addition to the City of Albion, Boone County, Nebraska, originally described as follows: beginning at a point 14-1/4 rods South of the Northwest corner of the SE1/4 of Section 21, Township 20 North, Range 6 West of the 6th P.M., Boone County, Nebraska, thence running East 32 rods on a line parallel with the North line of said quarter section; thence South 145-1/4 rods to a point on the South line of said quarter section 32 rods East of the Southwest corner of said quarter section; thence West along the South line of said quarter section to the Southwest corner of said quarter section, thence North along the West line of said quarter section to the place of beginning, containing 28.55 acres more or less, which includes 2.18 acres used for county road purposes.

Surveyor's Statement:

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this Annexation Plat survey was prepared under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel
Thomas A. Tremel, P.L.S. #455
February 19, 2026



City Council Approval: This Annexation Plat was approved and accepted by the City Council of Albion, Boone County, Nebraska,

this _____ day of _____, 2026

Attest: _____
Mayor

Attest: _____
City Clerk

ANNEXATION PLAT MARILEE 1ST ADDITION ALBION, BOONE COUNTY, NEBRASKA		
TA TREMEL		08/19/2026
DRAWN	SURVEYED	DATE



No. 1 Driftwood Drive - Columbus, NE 68601
Phone (402) 563-4589 - Fax (402) 563-3922



AGENDA MEMO

MEETING NAME: Albion Planning Commission Meeting

DATE: March 2, 2026

ITEM NAME:

ADJOURNMENT

MOTION: To adjourn the meeting.

BY: _____ **At** _____ **p.m.**

2ND:

ROLL CALL: Thorberg _____ Fick _____ Gragert _____ Nathan _____ Wynn _____

Ruzek _____ Dailey _____ Schafer _____ Vacant _____