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CHAPTER 10 – MUNICIPAL PLANNING

Article 1 – Subdivision Regulations

SECTION 10-101: ORIGINAL PLAT; ADDITIONS; OUTLOTS

Each and all plats, lots, blocks, additions, subdivisions, outlots and parcels of ground included within the corporate limits of the Village of Oxford, Nebraska, and not vacated of record prior to the enactment of this chapter, including the original plat of said village, are hereby accepted, approved and confirmed as valid; and each and all of said lots, blocks, additions, subdivisions and outlots as heretofore platted and recorded in the offices of the county clerks of Furnas and Harlan Counties, Nebraska, and not heretofore vacated and all other parcels of ground included within said corporate limits are hereby declared to be within said village and an integral part thereof. (Neb. Rev. Stat. §17-1002)

SECTION 10-102: ADDITIONS; COMPLIANCE WITH CONDITIONS

The owner of any tract of land within the corporate limits of the village or contiguous thereto may lay out said land into lots, blocks, streets, avenues and alleys as an addition to the village upon conformance to and compliance with the conditions in succeeding sections of this chapter. "Contiguous" land shall mean such land as defined in Neb. Rev. Stat. §17-405.02, as amended. (Neb. Rev. Stat. §19-916)

SECTION 10-103: STREETS, AVENUES AND ALLEYS

The streets, avenues and alleys in all tracts or parcels of land which have heretofore been subdivided or laid out as an addition but not submitted to or approved by the Village Board shall correspond in width and direction and shall be continuations of the streets, avenues and alleys of the village or of any addition contiguous to or near the proposed addition, unless in the event the Village of Oxford shall, for good and sufficient reasons, direct otherwise. (Neb. Rev. Stat. §17-418)

SECTION 10-104: SURVEY AND PLAT

The owner or proprietor of any tract or parcel of land within the corporate limits of this village desiring to subdivide or lay out said tract of land as an addition to this village shall cause the same to be accurately surveyed. An accurate map or plat thereof shall be made with reference to known or permanent monuments, and said map or plat shall explicitly describe the land so laid out. The map or plat shall designate the tract as "_____ Addition to the Village of Oxford, Nebraska." The lots and blocks shall be designated by numbers and the streets and avenues by names coinciding with the streets and avenues of the village of which they form continuations. The plat shall show the length and depth of the lots, the width and course of all streets, avenues, and alleys, together with an accurate plat of all lots, blocks and streets. (Neb. Rev. Stat. §§17-415, 19-916)

SECTION 10-105: PLAT; SURVEYOR’S CERTIFICATE

The map or plat shall be accompanied by a certificate from the surveyor making said survey and plat which states that he accurately surveyed the said tract and that the lots, blocks, streets, avenues and alleys are accurately shown upon the said map or plat.

SECTION 10-106: DEDICATION

Said map or plat shall have written thereon or attached thereto a dedication to this village for public use of all streets, avenues, alleys, parks, squares and commons and all land set apart for public and village use or dedicated to charitable, religious and/or educational purposes as therein mentioned and described. Such dedication shall be signed by the owner of the tract of land and shall be duly acknowledged as required by law.

SECTION 10-107: APPROVAL; TAXES; CERTIFICATE

Before any such map or plat shall have any validity, it must first be submitted to and be approved and accepted by the Village Board, with such approval endorsed thereon; provided, before any such map or plat shall be considered, approved or accepted, the owner or proprietor shall pay or cause to be paid all taxes, special taxes, and special assessments due thereon and shall produce a certificate showing that all such taxes and assessments have been paid or canceled.

SECTION 10-108: ORDINANCE; RECORDING OF PLAT

If a majority of all members of the Village Board shall vote for annexation, an ordinance shall be prepared and passed by the board declaring the annexation of such territory to the corporate limits of this village and extending the limits thereof accordingly. An accurate map or plat of such territory and dedication as hereinbefore described, certified by the engineer or surveyor, acknowledged and approved as provided by law in such cases, shall at once be filed and recorded by the owner or proprietor of such land in the office of the register of deeds of the proper county, together with a certified copy of the ordinance declaring such annexation, under the seal of the village.

SECTION 10-109: APPROVED ADDITIONS

All additions to this village which have heretofore been approved and accepted or which may hereafter be laid out in accordance with the provisions of this chapter and accepted and approved shall be and become parts of this village for all purposes whatsoever; and the inhabitants of such additions shall be entitled to all the rights and privileges and be subject to all the laws and regulations of the village.

Article 2 – Village Limits

SECTION 10-201: OFFICIAL VILLAGE MAP; CORPORATE LIMITS

All the additions, lots, lands, subdivisions and parcels of ground included within the official village map and plat, a copy of which is on file in the office of the village clerk and is hereby incorporated herein by reference, having been by act or ordinance of the chairman and the Village Board or by law duly annexed to or made a part of this village or having been by the act, authority, acquiescence, consent, platting and dedication of their respective owners created either as the original town site or as additions to the Village of Oxford, are hereby declared to be within the corporate limits of the village. Lawfully constituted additions or changes in the village limits shall be indicated upon said map and plat by the village clerk after such addition or change has been completed in accordance with the ordinances of this village and the laws of the State of Nebraska.

Article 3 – Penal Provision

SECTION 10-301: VIOLATION; PENALTY

Any person, whether as owner, proprietor or as the agent, attorney or representative of any owner or proprietor of land, who shall plat or subdivide any tract of land within the corporate limits of the village or adjoining and contiguous to the same except as herein authorized or who shall sell, transfer, deed or convey, contract or agree to sell, transfer or offer for sale any lot or piece of ground in any addition or subdivision of three or more parts within said corporate limits or adjoining and contiguous thereto without having first obtained the acceptance and approval of the plat or map thereof by the chairman and Village Board, and any person who shall violate or who shall fail, neglect, or refuse to comply with any of the provisions of the preceding sections of this chapter as now existing or as hereafter amended, shall, upon conviction, be fined in any sum not more than \$500.00; and the offering for sale, contracting to sell or selling of each lot or piece of ground shall be taken and deemed a separate and distinct offense.