

HARVEST HEIGHTS OF WATERLOO

LOTS 1 THRU 5, INCLUSIVE AND LOTS 7 THRU 19, INCLUSIVE

BEING A PLATTING OF PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.



Thompson, Dressen & Dorrer, Inc.
 10836 Old Mill Rd
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 tdb2co.com

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT UPON THE COMPLETION OF THE SITE GRADING PERMANENT MARKERS WILL BE SET AT LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HARVEST HEIGHTS OF WATERLOO, LOTS 1 THRU 5, INCLUSIVE AND LOTS 7 THRU 19, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 10, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SW CORNER OF SAID SW 1/4:

THENCE N89°39'02"E (ASSUMED BEARING) 63.07 FEET ON THE SOUTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF 240TH STREET (OLD HIGHWAY 275) AND ALSO BEING THE SW CORNER OF A TRACT OF LAND DESCRIBED IN A "WARRANTY DEED" RECORDED AS INSTRUMENT NUMBER 2015055821 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE N00°21'41"W 497.08 FEET ON THE EAST LINE OF 240TH STREET AND ON THE WEST LINE OF SAID TRACT "A" TO THE NW CORNER THEREOF;

THENCE N89°49'34"E 316.36 FEET ON THE NORTH LINE OF SAID TRACT "A";

THENCE S57°44'50"E 165.43 FEET ON THE NORTH LINE OF SAID TRACT "A";

THENCE N31°51'07"E 139.73 FEET ON THE NORTH LINE OF SAID TRACT "A" TO THE SOUTH LINE OF MADISON STREET;

THENCE S57°42'05"E 372.68 FEET ON THE SOUTH LINE OF MADISON STREET AND ON THE NORTH LINE OF SAID TRACT "A" TO THE NE CORNER THEREOF;

THENCE S32°28'03"W 385.72 FEET ON THE EAST LINE OF SAID TRACT "A" TO THE SE CORNER THEREOF;

THENCE S89°39'02"W 634.83 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING;

OCTOBER 1, 2019
 DATE:
 JAMES D. WARNER
 NEBRASKA, RLS 308

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT WE, TDH HOME BUILDING, INC., A NEBRASKA CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HARVEST HEIGHTS OF WATERLOO, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT, TO WHOMSOEVER IT MAY BE GRANTED, A FRANCHISE TO OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, TO CARRY AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES: AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, AND ALL EXTERIOR LOTS, THE TERM "EXTERIOR LOT" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION, SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, FACILITY INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENTS, CORPORATIONS, AND ASSIGNS, THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

TDH HOME BUILDING, INC.
 A NEBRASKA CORPORATION
 BY: TRAVIS D. HARLOW, PRESIDENT

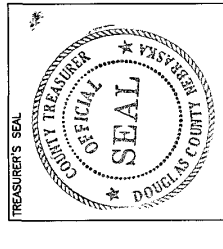
ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF NOVEMBER, 2019 BY TRAVIS D. HARLOW, PRESIDENT OF TDH HOME BUILDING, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY State of Nebraska
 MELISSA RENEE JOHNSON
 My Comm. Exp. July 8, 2023

NOTARY PUBLIC
 Melissa Renee Johnson

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 18 DAY OF NOVEMBER, 2019.



Douglas County Treasurer

APPROVAL OF VILLAGE OF WATERLOO PLANNING BOARD
 THIS PLAT OF HARVEST HEIGHTS OF WATERLOO WAS APPROVED BY THE VILLAGE OF WATERLOO PLANNING BOARD ON THIS 11 DAY OF NOVEMBER, 2019.

COREY MORFORD
 BOARD PRESIDENT, COREY MORFORD

APPROVAL OF VILLAGE OF WATERLOO BOARD OF TRUSTEES
 THIS PLAT OF HARVEST HEIGHTS OF WATERLOO WAS APPROVED AND ACCEPTED BY THE VILLAGE OF WATERLOO BOARD OF TRUSTEES ON THIS 11 DAY OF NOVEMBER, 2019.

BILL ROTERT
 VICE CHAIRMAN, BILL ROTERT

APPROVAL OF VILLAGE CLERK OF WATERLOO
 THIS PLAT OF HARVEST HEIGHTS OF WATERLOO WAS APPROVED BY THE VILLAGE CLERK OF WATERLOO ON THIS 11 DAY OF NOVEMBER, 2019.

MELISSA JOHNSON
 VILLAGE CLERK, MELISSA JOHNSON

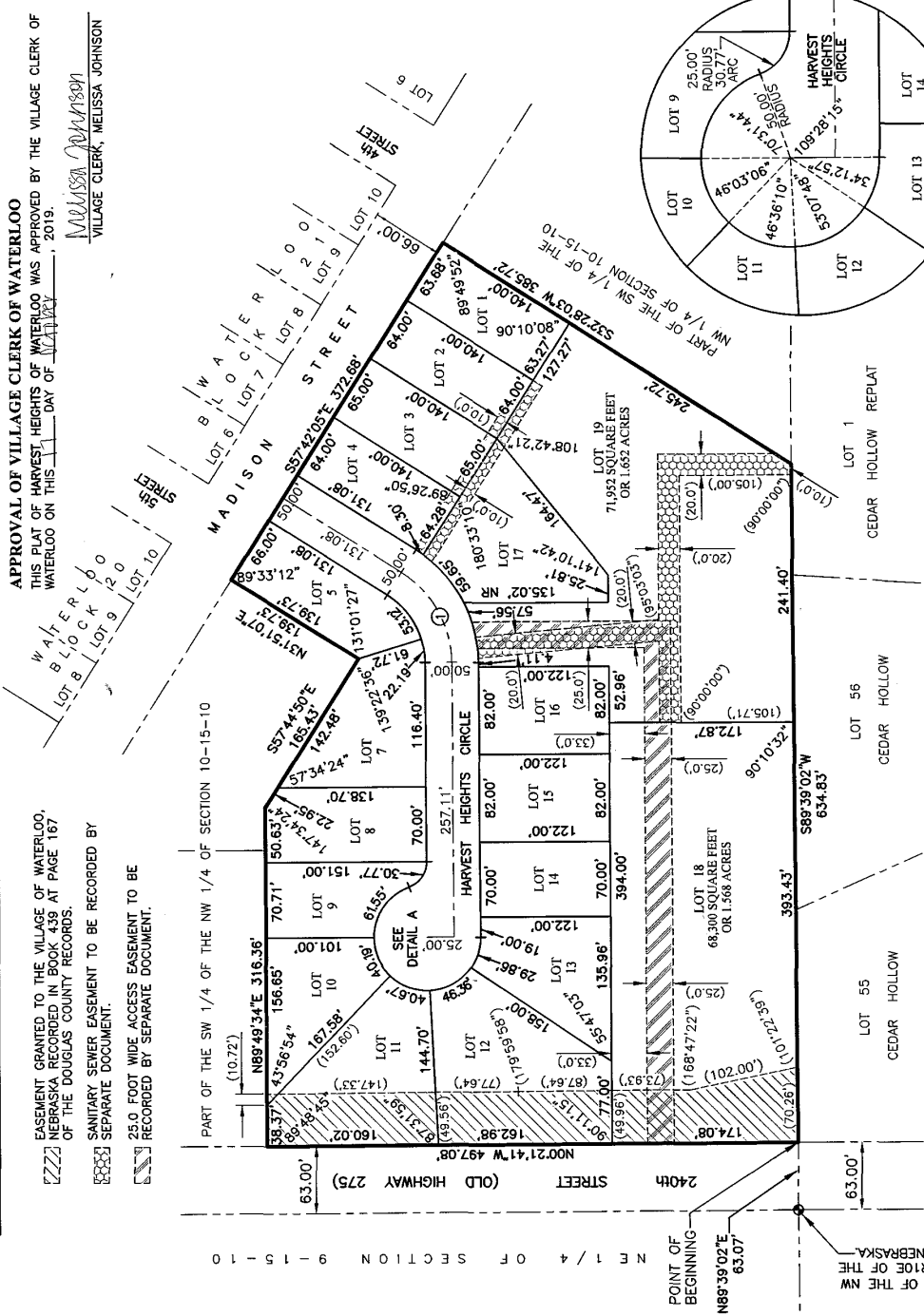
- NOTES:**
- DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
 - THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 204th STREET (OLD HIGHWAY 275) OVER THE WEST LINES OF LOTS 11 AND 12.
 - ALL ANGLES ARE 90°00'00" UNLESS NOTED.
 - NR = NON-RADIAL LINE.

CENTERLINE CURVE INFORMATION			
NO.	DELTA	LENGTH	TANGENT
1	57°31'39"	100.40'	54.89'
			RADIUS 100.00

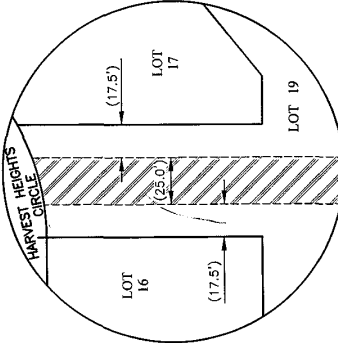
EASEMENT GRANTED TO THE VILLAGE OF WATERLOO, NEBRASKA, RECORDED IN PLAT RECORDS AT PAGE 167 OF THE DOUGLAS COUNTY RECORDS.

SANITARY SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.

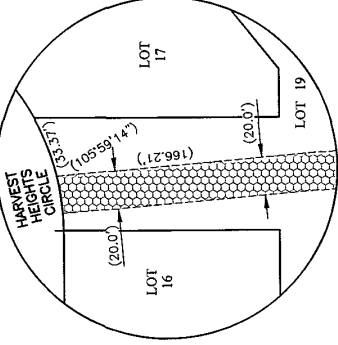
25.0 FOOT WIDE ACCESS EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT.



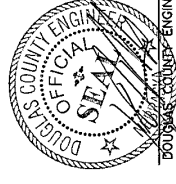
ACCESS EASEMENT DETAIL
 SCALE: 1" = 60'



SANITARY SEWER EASEMENT DETAIL
 SCALE: 1" = 60'

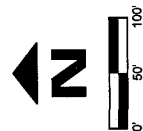


REVIEW BY THE DOUGLAS COUNTY ENGINEER
 THIS PLAT OF HARVEST HEIGHTS OF WATERLOO WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.



11/12/19
 DATE:

HARVEST HEIGHTS OF WATERLOO
 LOTS 1 THRU 5, INCLUSIVE AND
 LOTS 7 THRU 19, INCLUSIVE



Revision	Date	Description	MM-DD-YY
No.			

Job No.: F2019-115-1F
 Drawn By: RJR
 Reviewed By: JDW
 Date: OCTOBER 1, 2019
 Book:
 Page:

CITY OF WATERLOO
 FINAL PLAT