

# CEDAR HOLLOW

LOTS 1 THRU 61, INCLUSIVE, BEING A PLATTING OF PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4; AND PART OF THE SW 1/4 OF THE NW 1/4; ALL IN SECTION 10, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein, and that temporary monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted with Douglas County, Nebraska, in order to insure that permanent monuments will be placed, said subdivision to be known as CEDAR HOLLOW, lots 1 thru 61, inclusive, being a platting of part of the NW 1/4 and NE 1/4 of the SW 1/4; and part of the SW 1/4 of the NW 1/4; all in Section 10, T 15 N, R 10 E of the 6th P.M., DOUGLAS COUNTY, NEBRASKA, described as follows (The South line of said NW 1/4 of the SW 1/4 assumed East-West in direction): Beginning at a point on the South line of said NW 1/4 of the SW 1/4, which is 67.53 feet East of the Southwest corner of said NW 1/4 of the SW 1/4, said point also being on the East R.O.W. line of Highway No. 275; thence East, 1415.25 feet along the South line of said NW 1/4 of the SW 1/4 and said NE 1/4 of the SW 1/4 to the West line of Tax Lot 17; thence N 00° 16' 40" E, 246.99 feet along the West line of Tax Lot 17; thence East, 165.0 feet to the West R.O.W. line of County Road No. 86; thence N 00° 16' 40" E, 264.50 feet along the West R.O.W. line of County Road No. 86; thence West, 165.0 feet to the West line of Tax Lot 17; thence N 00° 16' 40" E, 511.36 feet along the West line of Tax Lot 17 and the West line of Out lots 25 and 26; thence N 89° 57' 36" W, 405.23 feet to the East R.O.W. line of Cedar Drive; thence N 00° 02' 24" E, 300.0 feet along the East R.O.W. line of Cedar Drive to the North line of said SW 1/4; thence S 89° 57' 36" E, 115.88 feet along the North line of said SW 1/4; thence N 32° 49' 50" E, 117.89 feet to the Southwesterly R.O.W. line of Madison Street; thence N 57° 22' 10" W, 198.0 feet along the Southwesterly R.O.W. line of Madison Street; thence S 32° 49' 50" W, 244.76 feet to the North line of said SW 1/4; thence N 89° 57' 36" W, 896.47 feet along the North line of said SW 1/4 to the East R.O.W. line of Highway No. 275, which is S 89° 57' 36" E, 63.07 feet from the West 1/4 corner of said Section 10; thence S 00° 02' 25" E, 1323.82 feet along the East R.O.W. line of Highway No. 275 to the point of beginning.

*William L. Rynearson*  
Date  
William L. Rynearson, Registered Land Surveyor No. 63

FINAL  
PLAT

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, BERT P. ALLEN and SARAH C. ALLEN (husband and wife), ROBERT J. HORAK and LILLIAN G. HORAK (husband and wife), ROGER V. VOORHEES and JUDITH M. VOORHEES (husband and wife), JOSEPH A. PETERSON, JR. and SANDRA V. PETERSON (husband and wife), and VIOLA VOORHEES (widow), being the sole OWNERS of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as CEDAR HOLLOW, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets and easements as shown on this plat. We do further grant a perpetual Easement to the Omaha Public Power District and the Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, crossarms, down guys and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a five (5') foot wide strip of land adjoining all side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots; and a ten (10') foot wide strip of land adjoining the side and rear boundary lines of lots 51 thru 59, inclusive; PROVIDED, however, that said side lot easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement shall automatically terminate and become void as to such unused or abandoned easement ways. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above-described Addition. Said sixteen (16') foot wide Easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot wide strip is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said Easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the proper uses or rights hereof granted.

*Bert P. Allen* *Robert J. Horak* *Roger V. Voorhees*  
*Sarah C. Allen* *Lillian G. Horak* *Judith M. Voorhees*  
*Joseph A. Peterson, Jr.* *Sandra V. Peterson* *Viola Voorhees*

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS) ss  
On this 31st day of January, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Bert P. Allen and Sarah C. Allen (husband and wife), Robert J. Horak and Lillian G. Horak (husband and wife), Roger V. Voorhees and Judith M. Voorhees (husband and wife), Joseph A. Peterson, Jr. and Sandra V. Peterson (husband and wife), and Viola Voorhees (widow), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.  
Witness my hand and official seal the date last aforesaid.

OTTO J. LUDWIG  
GENERAL NOTARY  
State of Nebraska  
My Commission Expires  
August 23, 1976

### 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 in this plat, as shown by the records of this office, this 14th day of February, 1973.  
Deputy  
APPROVAL OF COUNTY SURVEYOR  
I HEREBY APPROVE this plat of CEDAR HOLLOW, on this 14th day of February, 1973.

### APPROVAL OF PLANNING COMMISSION

This plat of CEDAR HOLLOW was approved by the Planning Commission of Douglas County, Nebraska, this 14th day of February, 1973.  
Frank P. Rogers, Chairman, Planning Commission

### APPROVAL OF COUNTY BOARD

This plat of CEDAR HOLLOW was approved by the Douglas County Board of Commissioners this 6th day of March, 1973.  
County Clerk

### APPROVAL OF THE VILLAGE OF WATERLOO, NEBRASKA

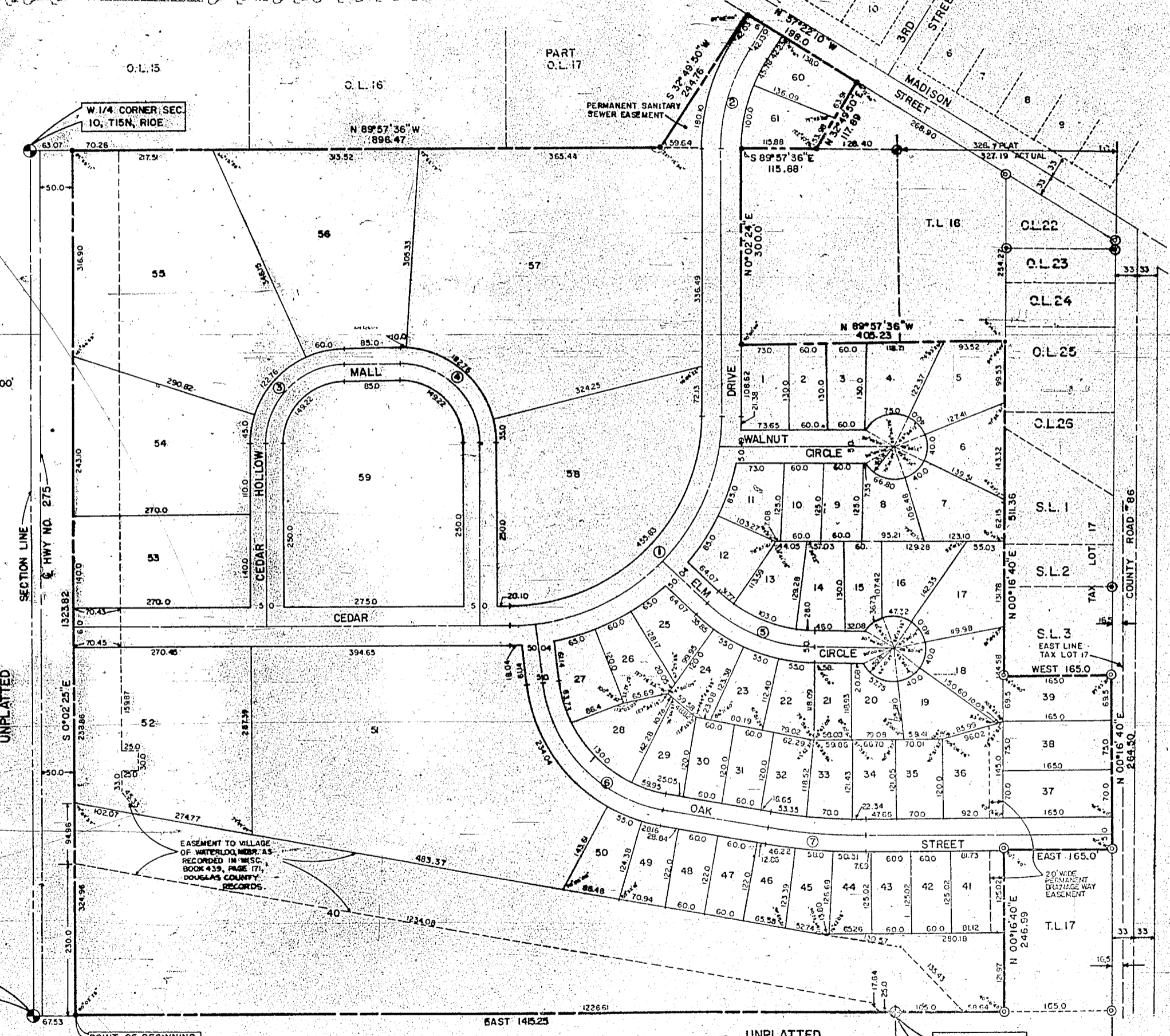
This plat of CEDAR HOLLOW was approved by the Village Board of Trustees of Waterloo, Nebraska, this 8th day of February, 1973.  
Anna W. Wilson, Village Clerk  
Donald Bayly, Chairman

CEDAR HOLLOW  
LAMP RYNEARSON AND TILLY  
engineers  
architects

### REVISIONS


JOB NUMBER  
71-33 21-01  
DATE  
1-10-73

SHEET  
OF



### CURVE DATA

① Δ = 89° 55' 11" D = 178798.8 T = 320.0 L = 502.91 R = 320.45	② Δ = 32° 47' 26" D = 201263.8 T = 83.76 L = 162.93 R = 284.68	③ Δ = 90° 00' 00" D = 477464.6 T = 120.00 L = 189.50 R = 120.00	④ Δ = 90° 00' 00" D = 477464.6 T = 120.00 L = 189.50 R = 120.00	⑤ Δ = 43° 38' 05" D = 24000.0 T = 95.57 L = 181.61 R = 238.73	⑥ Δ = 72° 47' 15" D = 25.50 T = 163.02 L = 253.44 R = 224.69	⑦ Δ = 10° 07' 50" D = 6.75 T = 79.25 L = 150.11 R = 840.93
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NOTE:  
① ALL LOT ANGLES ARE 90° UNLESS OTHERWISE DESIGNATED  
② ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES

③ PINS FOUND ON WEST LINE TAX LOT 17 & WEST LINE COUNTY ROAD 86 - SET BY JOHNSON. ERICKSON ENGINEERING CO. APRIL 1961

9 6 DAY OF March 1973