

**ORDINANCE NO. 828**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF WATERLOO, DOUGLAS COUNTY, NEBRASKA; FINDING THAT THE PLANNING BOARD DULY RECOMMENDED THE ADOPTION OF THE AMENDMENT; FINDING THAT NOTICE OF HEARING ON SUCH AMENDMENT WAS DULY GIVEN PRIOR TO THE HEARING AS PROVIDED BY LAW AND THAT PUBLIC HEARING WAS HAD THEREON; FINDING THAT THE ZONING MAP OF WATERLOO, DOUGLAS COUNTY, NEBRASKA, BE AMENDED BY REZONING THE REAL PROPERTY LEGALLY DESCRIBED AS LOT 2, ELKHORN VALLEY ACRES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, FROM THE AG AGRICULTURAL DISTRICT TO THE I INDUSTRIAL DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**BE IT ORDAINED BY THE CHAIRPERSON AND BOARD OF TRUSTEES OF THE VILLAGE OF WATERLOO, DOUGLAS COUNTY, NEBRASKA, AS FOLLOWS:**

**Section 1.** The owners of the real property described herein requested the herein described amendment (the "Amendment") to the Zoning Map of the Village of Waterloo, which proposed Amendment was duly submitted to the Planning Board of the Village Waterloo for its recommendation; and that following a public hearing the Planning Board recommended that the proposed Amendment be adopted.

**Section 2.** A public hearing on the proposed Amendment was held by the Board of Trustees of the Village of Waterloo.

**Section 3.** Notices of such public hearings before both the Planning Board and Board of Trustees, respectively, on the proposed Amendment were duly given by posting and publication at least ten (10) days prior to said public hearings as provided by law.

**Section 4.** The Zoning Map of the Village of Waterloo, Douglas County, Nebraska, be, and hereby is, amended, as follows:

THAT THE FOLLOWING REAL PROPERTY BE, AND HEREBY IS, REZONED FROM THE AG AGRICULTURAL DISTRICT TO THE I INDUSTRIAL DISTRICT:

THE REAL PROPERTY LEGALLY DESCRIBED AS LOT 2, ELKHORN VALLEY ACRE, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

Ordinance 828-Amend Zoning Regulations

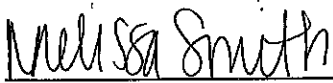
**Section 5.** All ordinances or parts thereof in conflict herewith, as written prior to the effective date of this Ordinance, are hereby repealed.

**Section 6.** This Ordinance shall take effect and be in full force fifteen days from and after the date of its passage.

**PASSED** this 18 day of April, 2023.

ATTEST:

Village of Waterloo



Melissa Smith  
Village Clerk

(seal)



Travis Harlow  
Chairperson

# ELKHORN VALLEY ACRES

LOTS 1, 2 AND 3

BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 4, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



TD2 engineering & surveying  
1528 54th St  
Omaha, NE 68154  
402.330.0588 FAX: 402.330.0588  
www.td2.com

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT I HAVE PLATTED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA AND THAT THE ACCESSIBLE LOT CORNERS AND SUBDIVISION TO BE KNOWN AS ELKHORN VALLEY ACRES, LOTS 1, 2 AND 3, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 4, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4; THENCE N07°18'56"E (ASSUMED BEARING) 636.26 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE NORTH LINE OF HIGHWAY 275 AS DESCRIBED THEREON; ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE S89°53'50"W 402.13 FEET; THENCE N84°09'35"W 59.49 FEET; THENCE S47°53'42"W 78.31 FEET; THENCE S89°53'50"W 402.13 FEET; THENCE N84°09'35"W 59.49 FEET; THENCE N78°19'27"W 766.93 FEET; THENCE N89°03'59"W 492.16 FEET; THENCE N00°01'26"E 730.00 FEET ON THE EAST LINE OF SAID LOT 8 IN SECTION 4; THENCE N85°25'21"W 87.45 FEET TO THE EAST LINE OF SAID TAX LOT 8; THENCE S01°43'E 428.00 FEET; THENCE S02°07'56"W 704.82 FEET TO THE POINT OF BEGINNING.



DAVID H. NEEF  
NEBRASKA RLS #475

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, FLOTTING ASSETS, LLC BEING THE OWNERS AND FIRST WESTROADS BANK, INC. BEING THE MORTGAGE HOLDER 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 KNOWN AS ELKHORN VALLEY ACRES, AND WE DO HEREBY RAFFY AND APPROVE SAID SUBDIVISION TO BE KNOWN AS ELKHORN VALLEY ACRES, AND WE DO HEREBY RAFFY AND APPROVE THE DIVISION OF SAID LAND INTO LOTS 1, 2 AND 3, AND WE DO HEREBY RAFFY AND APPROVE THE DEDICATION TO THE OMAHA PUBLIC POWER DISTRICT AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION SERVICE IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER EQUIPMENT NECESSARY FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE 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 LOT LINES; AND WE DO HEREBY RAFFY AND APPROVE THE DEDICATION OF SAID LAND TO BE USED AS PERMANENT SOUNDINGS, TREES, RETAINING WALLS, FENCES, ROCK WALLS AND BUTTERFLY SAND TRAPS AND OTHER STRUCTURES, AND WE DO HEREBY RAFFY AND APPROVE THE DEDICATION OF SAID LAND TO BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APFORESAID USES OR RIGHTS HEREIN GRANTED.

FLOTTING ASSETS, LLC  
FIRST WESTROADS BANK, INC.  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: JASON M. PORTO, WEBREFF  
TITLE

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FIRST WESTROADS BANK, INC., ON BEHALF OF SAID BANK.

**ACKNOWLEDGEMENT OF NOTARY**  
STATE OF NEBRASKA  
COUNTY OF DOUGLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF FIRST WESTROADS BANK, INC., ON BEHALF OF SAID BANK.

**REVIEW BY THE DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF ELKHORN VALLEY ACRES WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

JULY 12, 2022  
DATE

DOUGLAS COUNTY ENGINEER

SHEET 1 OF 1

**APPROVAL OF VILLAGE CLERK OF WATERLOO**  
THIS PLAT OF ELKHORN VALLEY ACRES WAS APPROVED BY THE VILLAGE CLERK OF WATERLOO ON THIS DAY OF 2022.

WELISSA SMITH, VILLAGE CLERK

**APPROVAL OF VILLAGE OF WATERLOO PLANNING BOARD**  
THIS PLAT OF ELKHORN VALLEY ACRES WAS APPROVED BY THE VILLAGE OF WATERLOO PLANNING BOARD ON THIS DAY OF 2022.

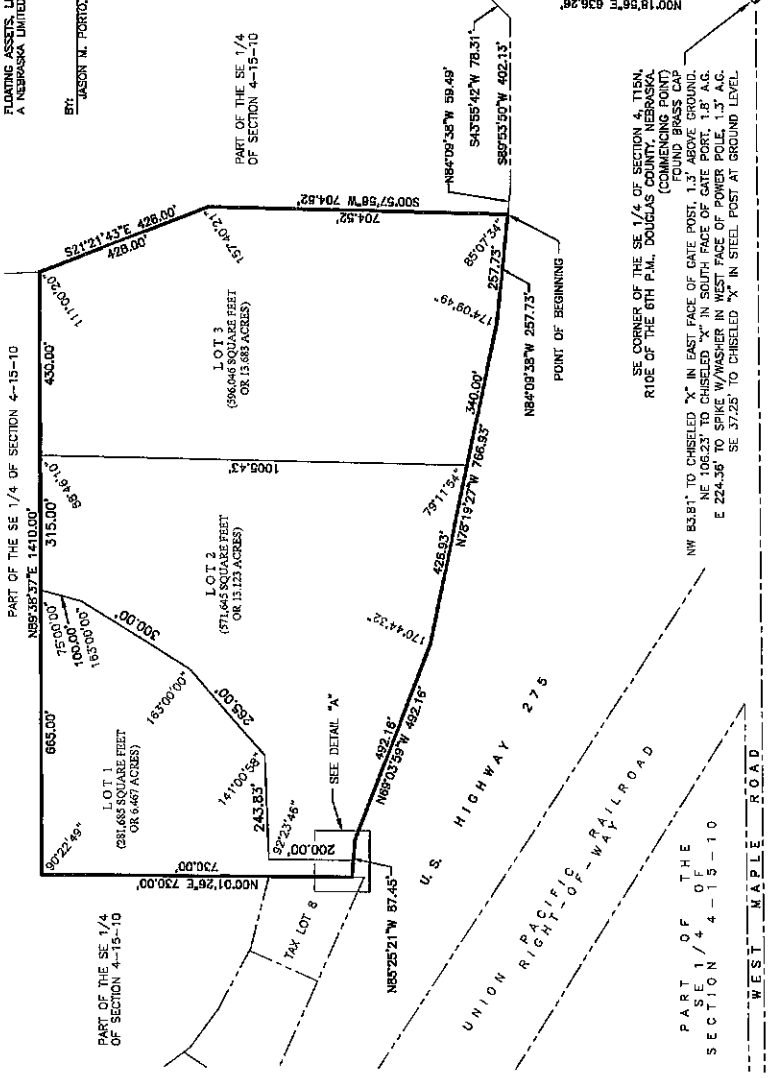
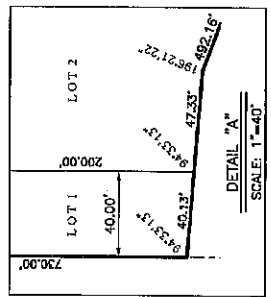
COREY MORFORD, BOARD PRESIDENT

**APPROVAL OF VILLAGE OF WATERLOO BOARD OF TRUSTEES**  
THIS PLAT OF ELKHORN VALLEY ACRES WAS APPROVED AND ACCEPTED BY THE VILLAGE OF WATERLOO BOARD OF TRUSTEES ON THIS DAY OF 2022.

BILL ROTERY, VICE CHAIRMAN

**COUNTY TREASURER'S CERTIFICATE**  
I, COUNTY TREASURER, DO HEREBY CERTIFY THAT THE PLAT OF ELKHORN VALLEY ACRES, LOTS 1, 2 AND 3, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 4, T15N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4; THENCE N07°18'56"E (ASSUMED BEARING) 636.26 FEET ON THE EAST LINE OF SAID SE 1/4 TO THE NORTH LINE OF HIGHWAY 275 AS DESCRIBED THEREON; ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE S89°53'50"W 402.13 FEET; THENCE N84°09'35"W 59.49 FEET; THENCE S47°53'42"W 78.31 FEET; THENCE S89°53'50"W 402.13 FEET; THENCE N84°09'35"W 59.49 FEET; THENCE N78°19'27"W 766.93 FEET; THENCE N89°03'59"W 492.16 FEET; THENCE N00°01'26"E 730.00 FEET ON THE EAST LINE OF SAID LOT 8 IN SECTION 4; THENCE N85°25'21"W 87.45 FEET TO THE EAST LINE OF SAID TAX LOT 8; THENCE S01°43'E 428.00 FEET; THENCE S02°07'56"W 704.82 FEET TO THE POINT OF BEGINNING.

DOUGLAS COUNTY TREASURER



No.	Description	IN-L-C-D-Y

Job No.: A200-22-43-12A  
Drawn By: SJH  
Reviewed By: DRH  
Date: JULY 12, 2022  
Book: 22-12  
Pages: 48, 62-64  
Sheet No.

VILLAGE OF WATERLOO  
FINAL PLAT

SHEET NUMBER

SHEET 1 OF 1