

**Tentative** Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on May 20, 2024 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
  - 1.a) Roll Call
  - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Approval of Minutes**
  - 2.a) Minutes of the February 26, 2024 Planning Commission Meeting
3. **Public Hearings**
  - 3.a) Public Hearing: Proposed Zoning Change Request # 24-02 from Agricultural (AG) District to Limited Industrial (LI) District for a portion of property generally located south of Mill Road and west of N 162nd St.
  - 3.b) Public Hearing: DC Addition Preliminary Plat.
  - 3.c) Public Hearing: DC Addition Final Plat
4. **Introduction of Business**
  - 4.a) Administrative Report
  - 4.b) Proposed zoning change 24-02 from Agricultural (AG) District to Limited Industrial (LI) District for a portion of property generally located south of Mill Road and west of N 162nd St.
  - 4.c) Consideration of recommendation of approval of DC Addition Preliminary Plat.
  - 4.d) Consideration of recommendation of approval of DC Addition Final Plat.
  - 4.e) Election of Officer.
    - 4.e)i) Secretary.
5. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, February 26th, 2024**, at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Allison Stark, Tyson Ritz, Heather Chloupek, Melissa Brown, Lindsay Erickson and Joseph Poole. City Official present were Building Inspector/Zoning Administrator Mike Palm and City Administrator Stephanie Fisher. Others present at the meeting were Olsson Civil Design Manager Matt Langston. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

### **Call to order**

The meeting was called to order by Chair Bohac at 6:11 p.m.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

### **Approval of Minutes of the January 22nd, 2023, Planning Commission Meeting**

At 6:12pm, Stark moved to approve the January 22nd, 2023 meeting minutes. Erickson seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Poole, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Bohac stated Public Hearings: None

### **Introduction of Business: Consideration of recommendation to approve Waverly Ridge Estates Preliminary Plat.**

Bohac declared the discussion open at 6:14pm.

Matt Langston, a Civil Design Manager at Olsson and representative for Smetter Homes, described the access trail easement created for easier access to cross Bluff Road. Easement will be located at the SW corner of property, East of the utility station and drainage ditch. Langston shared the walk path will be 8’ wide, slightly elevated to facilitate drainage, and consist of fine crushed rock. Langston shared Smetter Homes will pay for the construction of the walk. Palm shared the City has agreed to help maintain the walk. Langston shared the plan is to farm both sides of the walk and begin moving dirt in the Spring. City Administrator Fisher shared a striped crosswalk will be installed on Bluff Road. The question of traffic density was raised by Erickson. Langston shared there will be “No Parking” areas within the high traffic areas of the subdivision. Bohac shared the comprehensive plan allows for multi-family housing and that more traffic is a natural byproduct of higher density neighborhoods. Langston shared there is no plan for low-income housing in this development at this time.

Bohac declared the discussion closed at 6:32pm.

Bohac made a motion to recommend City Council approval of the Waverly Ridge Estates Preliminary plat. Stark seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Chloupek, Poole, Brown, and Erickson. The following Commission Members voted “NAY”: None. Motion carried 7-0.

**Administrative Report as of February 26th, 2024** given by Palm at 6:34pm:

- 0 Residential permits issued
- 1 Residential application received in ANP 9th
- 0 Commercial permits issued
- Final inspections performed at El Portal

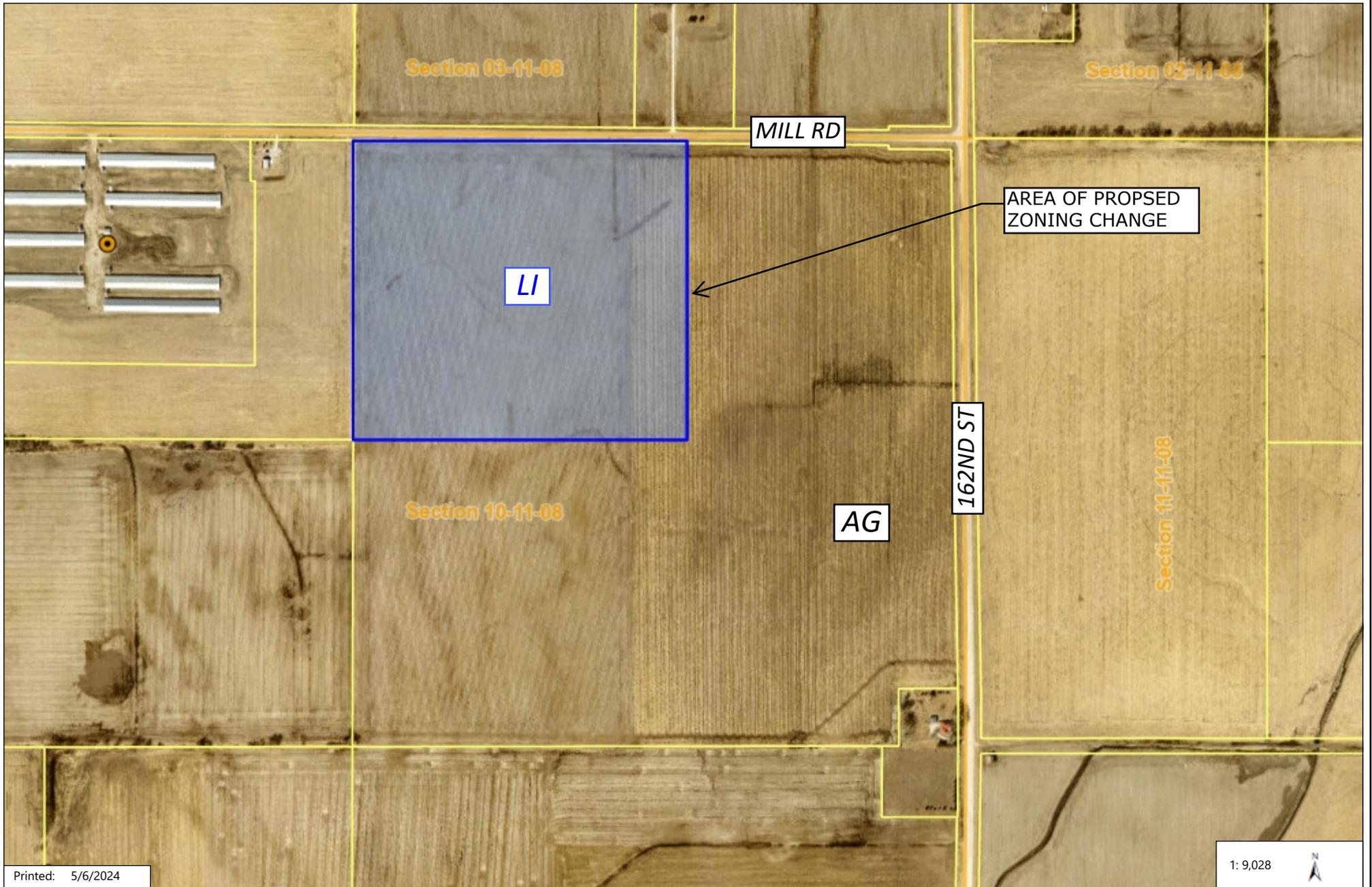
### **Adjournment**

Stark moved to adjourn the meeting. Ritz seconded the motion.

The following Commission Members voted “YEA”: Bohac, Stark, Ritz, Brown, Erickson, Chloupek, and Poole. The following Commission Members voted “NAY”: None. Motion carried. 7 – 0.

Meeting adjourned at 6:45pm.

Respectfully submitted,  
Joseph Poole, Planning Commission Secretary

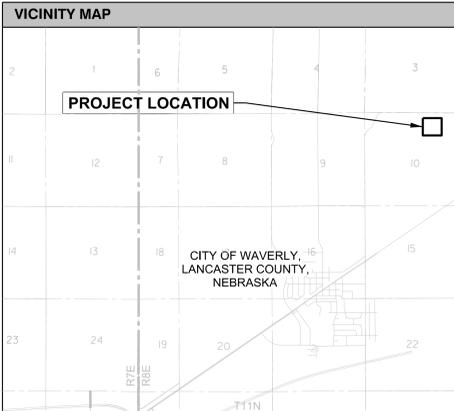


Printed: 5/6/2024

1: 9,028

# D.C. ADDITION PRELIMINARY PLAT

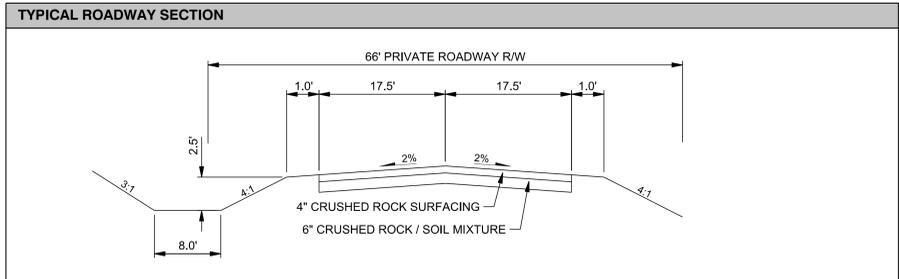
SHEET INDEX	
COVER	1
SITE PLAN	2
PROPERTY BOUNDARY	3
GRADING PLAN	4
ROADWAY PLAN & PROFILES	5



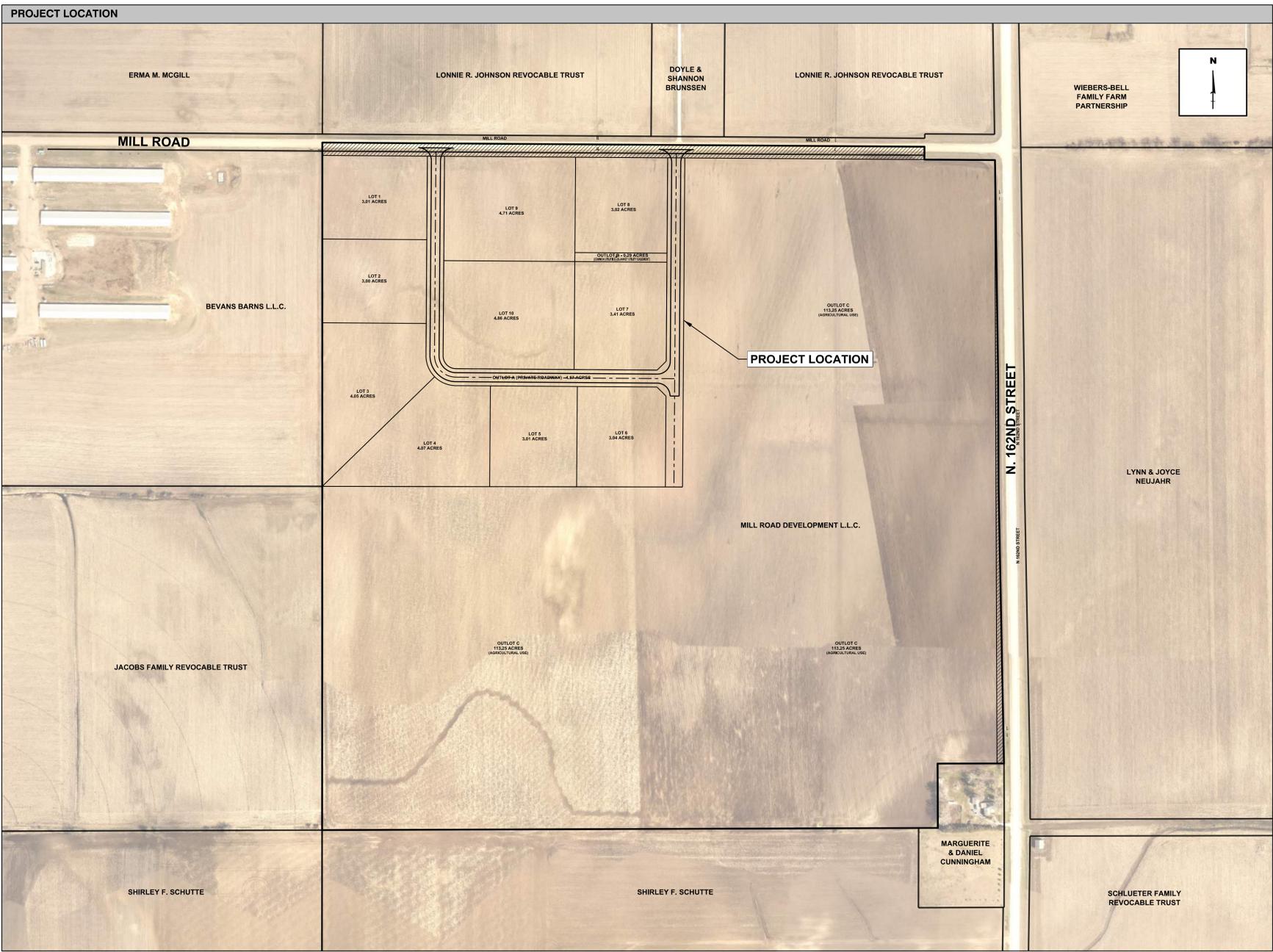
**ENGINEER / PREPARER**



Alfred Benesch & Company  
825 M Street, Suite 100  
Lincoln, Nebraska 68508  
402-479-2200



- GENERAL NOTES**
- SANITARY SEWER TO BE 8" AND WATER LINES TO BE 8" MIN. PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SHOWN. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF WAVERLY SPECIFICATIONS.
  - ALL PAVEMENT RETURN RADII TO BE 50' (MIN.) UNLESS OTHERWISE NOTED.
  - THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF WAVERLY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
  - ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES UNLESS NOTED OTHERWISE. PUBLIC UTILITIES ARE LOCATED IN PUBLIC STREET RIGHT OF WAY.
  - THE PROPOSED AREA IS CURRENTLY ZONED AGRICULTURAL (AG).
  - ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
  - ALL ELEVATIONS ARE NAVD 1988.
  - PROPOSED INTERNAL LOT DIMENSIONS, SIZES AND CONFIGURATIONS SHOWN ARE CONCEPTUAL ONLY AND CAN BE ADJUSTED AT THE TIME OF FINAL PLATS.
  - SPECIFIC DETAILED PLANS FOR PARKING AND BUILDING LAYOUT WILL BE SUBMITTED WITH PLANS AS THEY ARE DEVELOPED AND SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THEY MEET ZONING AND SETBACK REQUIREMENTS.
  - UNLESS OTHERWISE SHOWN, BUILDING ENVELOPES FOR INDIVIDUAL LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF WAVERLY PLANNING AND ZONING REGULATIONS. BUILDING STRUCTURES INCLUDING EAVES, OVERHANGS, CANOPIES, PATIOS, ETC. CAN BE LOCATED ANYWHERE WITHIN THE LOT PROVIDED THEY DO NOT ENCRoACH ANY REQUIRED FRONT YARDS, SIDE YARDS, REAR YARDS, EASEMENTS OR EXTEND ACROSS LOT LINES. PARKING LOTS SHALL NOT ENCRoACH INTO PUBLIC ACCESS EASEMENTS ALONG ANY DESIGNATED ROADWAY.
  - TOTAL USAGE: TOTAL BLOCKS - 1  
TOTAL LOTS - 10 (LI ZONING)  
TOTAL OUTLOTS - 3
  - A DEVELOPMENT ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS AND OTHER PRIVATE IMPROVEMENTS.
  - ANY RELOCATION OF EXISTING UTILITY FACILITIES WILL BE AT THE DEVELOPER'S EXPENSE.
  - ALL PROPERTY CORNERS HAVE BEEN VERIFIED AND PROPERTY CORNER MONUMENTS FOUND OR SET BY A LICENSED SURVEYOR.



**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND I.T. LOT 29., SECTION 10, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 10; THENCE S89°35'53"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 10, 2320.33 FEET; THENCE S00°25'32"W, 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MILL ROAD; THENCE S89°35'53"E ON SAID SOUTH RIGHT-OF-WAY, 271.97 FEET TO POINT ON THE WEST RIGHT-OF-WAY OF N 162ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY FOR THE NEXT THREE (3) COURSES: 1) S00°50'08"E, 843.13 FEET, 2) S00°12'55"E, 430.59 FEET, 3) S01°07'21"E, 1073.62 FEET TO THE NORTHEAST CORNER OF LOT 1, NOONAN ADMINISTRATIVE SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, LANCASTER COUNTY, NEBRASKA; THENCE ON THE NORTH LINE OF SAID LOT 1 S89°49'53"W, 255.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE WEST LINE OF SAID LOT 1, S00°11'44"E, 250.12 FEET TO A POINT OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID SOUTH LINE, S89°47'59"W, 2372.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE OF THE NORTHEAST QUARTER, N00°01'28"E, 1336.92 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°00'19"E, 1337.47 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 157.60 ACRES (6,865,266.30 SQ. FT.), MORE OR LESS, OF WHICH 3.32 ACRES IS DEDICATED AS COUNTY ROAD RIGHT-OF-WAY.

**OWNER / DEVELOPER**

MILL ROAD DEVELOPMENT L.L.C.  
P.O. BOX 553  
WAVERLY, NE 68462

DATE \_\_\_\_\_ MATT WARNER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE \_\_\_\_\_ CORY L. REINKE NE L.S. #713

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE \_\_\_\_\_ FRANK J. DOLAND E-7854

PROFESSIONAL CIVIL ENGINEER / COORDINATING PROFESSIONAL

PROFESSIONAL LAND SURVEYOR

**APPROVAL**

THE PRELIMINARY PLAT OF D.C. ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

DATE \_\_\_\_\_ PLANNING COMMISSION CHAIRMAN

DATE \_\_\_\_\_ ADMINISTRATIVE OFFICIAL

DATE \_\_\_\_\_ MAYOR

NO.	REVISIONS	DATE

**COVER**

**D.C. ADDITION  
N 162ND ST & MILL ROAD  
WAVERLY, NEBRASKA**

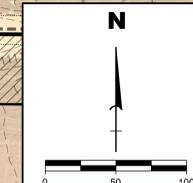


Alfred Benesch & Company  
825 M Street, Suite 100  
Lincoln, Nebraska 68508  
402-479-2200  
Job No. 112842.00

PROJECT: 112462.00  
DATE: 2/5/2024  
SHEET: **1 OF 5**

Y:\Lincoln\112462\112462\_00\Eng\_Docs\Sheets\Preliminary\Plat01 - Cover.dgn - 200,0000 PLT.in - 2/5/2024

MILL ROAD



LOT 1  
3.01 ACRES

LOT 9  
4.71 ACRES

LOT 8  
3.02 ACRES

LOT 2  
3.00 ACRES

OUTLOT B - 0.29 ACRES  
(COMMON UTILITIES) (BLANKET UTILITY EASEMENT)

LOT 10  
4.86 ACRES

LOT 7  
3.41 ACRES

OUTLOT C  
114.27 ACRES

LOT 3  
4.05 ACRES

OUTLOT A (PRIVATE ROADWAY) - 4.57 ACRES

LOT 5  
3.01 ACRES

LOT 6  
3.04 ACRES

LOT 4  
4.07 ACRES

SW CORNER, N1/2, NE1/4  
SEC. 10-11-08  
FOUND 1" ID IP CRIMPED

DELTA=44°58'12"  
L=91.05'  
R=116.00'  
T=48.01'  
CH. BRG.=S22°05'53"E  
CH. L=88.78'

DELTA=45°01'48"  
L=91.17'  
R=116.00'  
T=48.08'  
CH. BRG.=S67°05'53"E  
CH. L=88.78'

DELTA=90°00'00"  
L=78.54'  
R=50.00'  
T=50.00'  
CH. BRG.=S44°35'53"E  
CH. L=70.71'

Y:\lincoln\124008112402\02Eng\_Docs\Sheets\Preliminary\Plot02 - Site Plan.dgn - 50,000.00 ft. in. - 2/9/2024

NO.	REVISIONS	DATE

**SITE PLAN**

**D.C. ADDITION  
N 162ND ST & MILL ROAD  
WAVERLY, NEBRASKA**

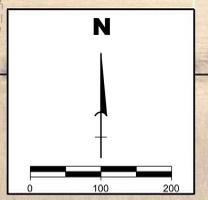


PROJECT	112462.00
DATE	2/9/2024
SHEET	2 OF 5

Y:\Lincoln\124006\112462\00\Eng\_Docs\Sheets\Preliminary\Plat03 - Property Boundary.dgn -- 100.00000 ft. in. -- 2/8/2024

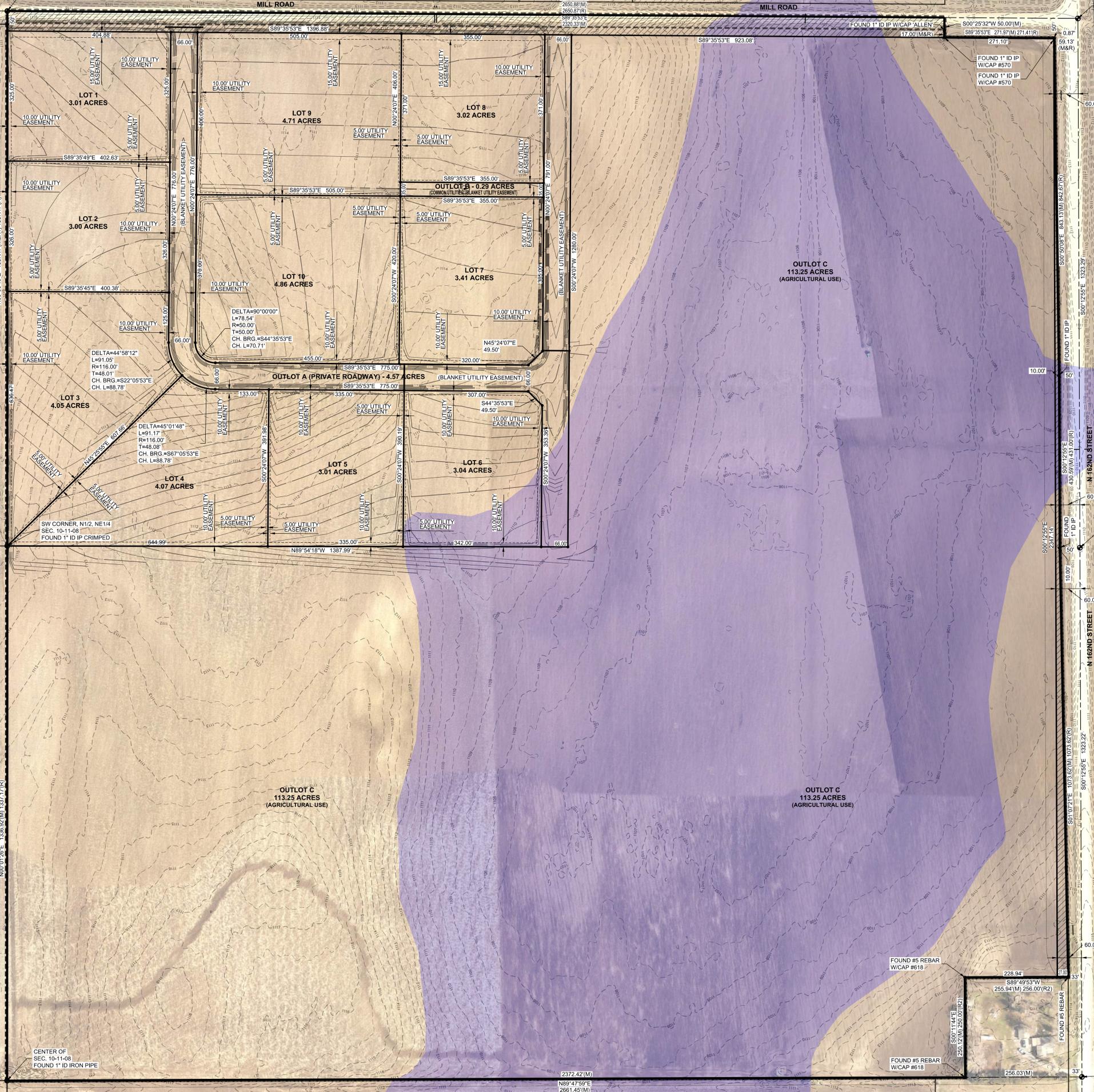
N1/4 CORNER SEC. 10-11-08 - FOUND 2" LCSM  
POINT OF BEGINNING  
N: 252671.97 E: 212879.35 (LAN. CO. GRID)

NE CORNER  
SEC. 10-11-08  
FOUND 2" LCSM



**LEGEND**

- M MEASURED DISTANCE
- R RECORDED DISTANCE (AA-24441)
- R1 RECORDED DISTANCE (BEVANS NORTH 1ST ADDITION)
- R2 RECORDED DISTANCE (NOONAN ADMIN. SUBDIVISION)
- SECTION CORNER FOUND (W/DESCRIPTION)
- PROPERTY CORNER FOUND (W/DESCRIPTION)
- PROPERTY CORNER SET (30"x5/8" REBER W/CAP #713)
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - PLAT BOUNDARY



CENTER OF  
SEC. 10-11-08  
FOUND 1" ID IRON PIPE

FOUND #5 REBAR  
W/CAP #618

FOUND #5 REBAR  
W/CAP #618

E1/4 CORNER  
SEC. 10-11-08  
FOUND 2" LCSM

NO.	REVISIONS	DATE

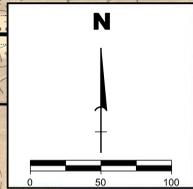
**PROPERTY BOUNDARY**

**D.C. ADDITION  
N 162ND ST & MILL ROAD  
WAVERLY, NEBRASKA**

**benesch**  
Alfred Benesch & Company  
825 M Street, Suite 100  
Lincoln, Nebraska 68508  
402-779-2200  
Job No. 119442.00

PROJECT	112462.00
DATE	2/5/2024

MILL ROAD



LOT 1  
3.01 ACRES

LOT 9  
4.71 ACRES

LOT 8  
3.02 ACRES

LOT 2  
3.00 ACRES

OUTLOT B - 0.29 ACRES  
(COMMON UTILITIES) (BLANKET UTILITY EASEMENT)

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DELTA=90°00'00"  
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R=50.00'  
T=50.00'  
CH. BRG.=S44°35'53"E  
CH. L=70.71'

N89°35'53"W  
2850.88(M)  
2850.87(R)

S89°35'53"E  
2320.33(M)

NO.	REVISIONS	DATE

GRADING PLAN

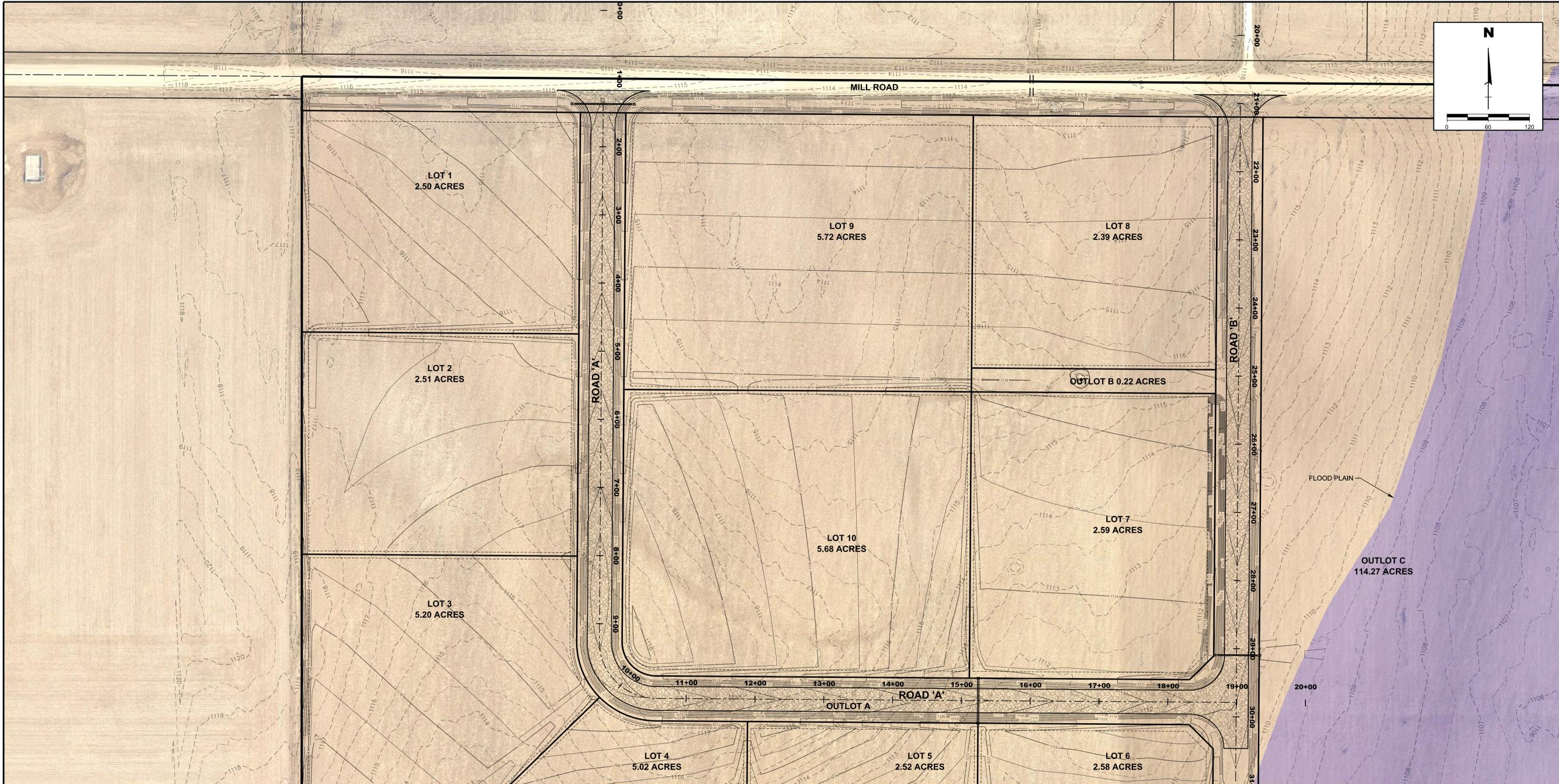
D.C. ADDITION  
N 162ND ST & MILL ROAD  
WAVERLY, NEBRASKA



PROJECT  
112462.00  
DATE  
2/5/2024  
SHEET

Y:\Lincoln\11240621\112462.00\Eng\_Docs\Sheets\Preliminary\Plan\04 - Grading Plan.dgn - 50,000 ft. in. - 2/9/2024

Y:\Lincoln\124008112462\00Eng\_Docs\Sheets\Preliminary\Plan05 - Roadway Plan-Profile (60 Scale).dgn -- 60.0000 ft. in. -- 2/9/2024



NO.	REVISIONS	DATE



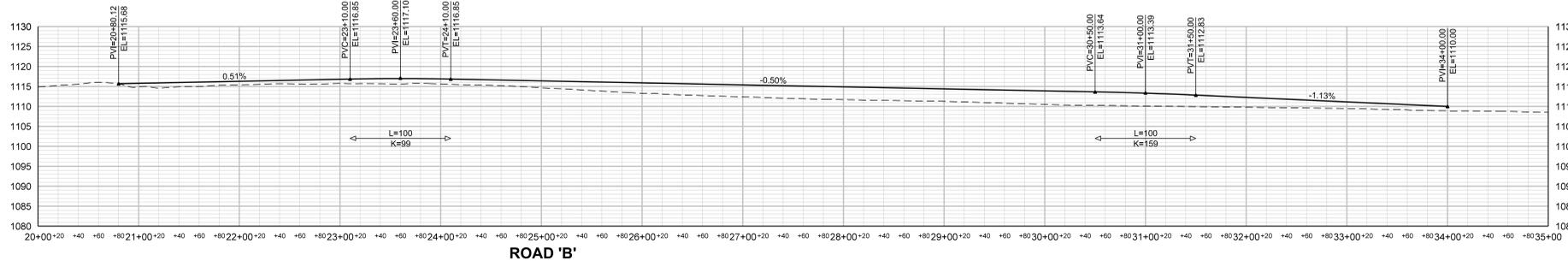
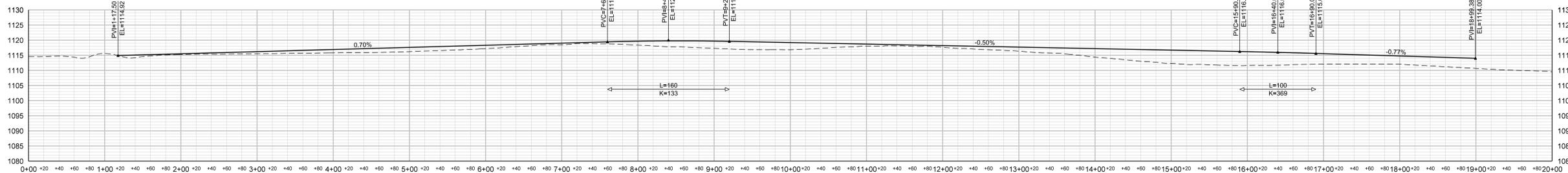
**ROADWAY PLAN & PROFILES**

**D.C. ADDITION  
N 162ND ST & MILL ROAD  
WAVERLY, NEBRASKA**

**benesch**  
 Alfred Benesch & Company  
 825 M Street, Suite 100  
 Lincoln, Nebraska 68508  
 402-479-2200  
 Job No. 112462.00

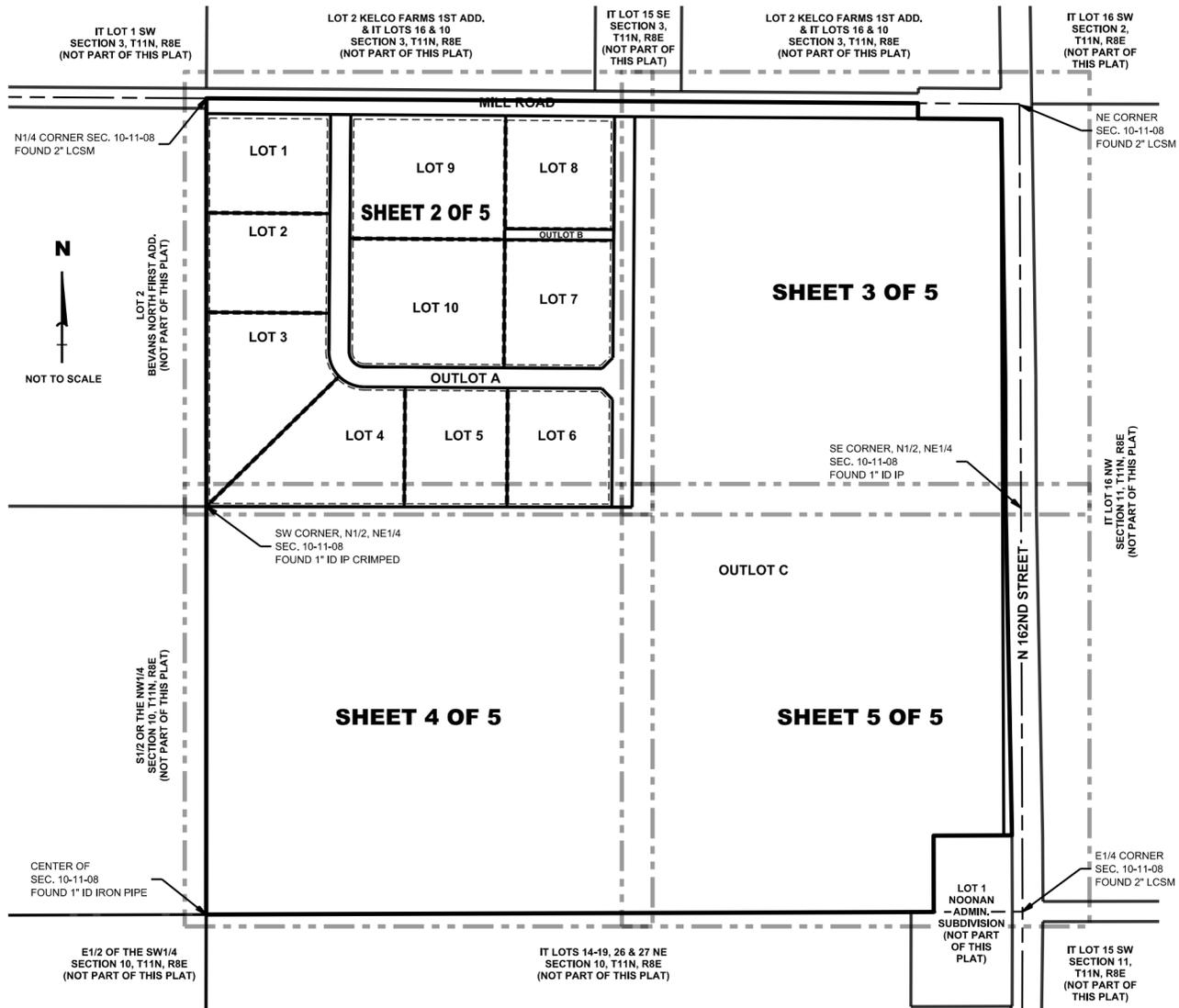
PROJECT: 112462.00  
 DATE: 2/5/2024

SHEET  
**5 OF 5**



# D.C. ADDITION

## FINAL PLAT



### FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS D.C. ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO LANCASTER COUNTY, NEBRASKA, A MUNICIPAL CORPORATION; WINDSTREAM NEBRASKA, INC.; TIME WARNER CABLE MIDWEST, LLC; BLACK HILLS ENERGY; AND NORRIS PUBLIC POWER DISTRICT, THEIR SUCCESSOR, ASSIGNS, AND PERMITTEES; TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED. LANCASTER COUNTY, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE LANCASTER COUNTY, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

THE RIGHT TO DIRECT VEHICULAR ACCESS TO MILL ROAD IS HEREBY RELINQUISHED, EXCEPT FOR THE LOCATIONS IDENTIFIED ON THIS PLAT.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MATT WARNER  
PRESIDENT  
MILL ROAD DEVELOPMENT, LLC.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) s.s.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME MATT WARNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT, MILL ROAD DEVELOPMENT, LLC, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

\_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, CORY L. REINKE, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I HAVE ACCURATELY SURVEYED THE FOREGOING PLAT, KNOWN D.C. ADDITION, A SUBDIVISION COMPOSED THE WEST HALF OF THE NORTHEAST QUARTER AND I.T. LOTS 29 AND 34 OF THE NORTHEAST QUARTER, OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 10; THENCE S89°35'53"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SECTION 10, 2320.33 FEET; THENCE S00°25'32"W, 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MILL ROAD; THENCE S89°35'53"E ON SAID SOUTH RIGHT-OF-WAY, 271.97 FEET TO POINT ON THE WEST RIGHT-OF-WAY OF N 162ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY FOR THE NEXT THREE (3) COURSES: 1) S00°50'08"E, 843.13 FEET, 2) S00°12'55"E, 430.59 FEET, 3) S01°07'21"E, 1073.62 FEET TO THE NORTHEAST CORNER OF LOT 1, NOONAN ADMINISTRATIVE SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, LANCASTER COUNTY, NEBRASKA; THENCE ON THE NORTH LINE OF SAID LOT 1 S89°49'53"W, 255.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE WEST LINE OF SAID LOT 1, S00°11'44"E, 250.12 FEET TO A POINT OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID SOUTH LINE, S89°47'59"W, 2372.42 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON SAID WEST LINE OF THE NORTHEAST QUARTER, N00°01'26"E, 1336.92 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°00'19"E, 1337.47 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 157.60 ACRES (6,865,266.30 SQ. FT.), MORE OR LESS, OF WHICH 3.32 ACRES IS DEDICATED AS COUNTY ROAD RIGHT-OF-WAY.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

CORY L. REINKE, L.S. #713  
BENESCH  
825 'M' STREET, SUITE 100  
LINCOLN, NE 68508

### PLANNING DIRECTOR'S APPROVAL (COUNTY)

THE PLANNING DIRECTOR, PURSUANT TO SECTION 3.16 OF THE LANCASTER COUNTY LAND SUBDIVISION REGULATIONS HEREBY APPROVES THIS PLAT.

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
DATE

### INDEX OF SHEETS

- SHEET 1 OF 5: FINAL PLAT DEDICATION, ACKNOWLEDGEMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, VICINITY MAP, SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION
- SHEET 2 OF 5: FINAL PLAT DRAWING AND LEGEND
- SHEET 3 OF 5: FINAL PLAT DRAWING AND SECTION CORNER TIES
- SHEET 3-5 OF 5: FINAL PLAT DRAWING AND DETAILS

### CITY COUNCIL APPROVAL

THE DEDICATION SHOWN ON THIS PLAT HAS BEEN ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA.

\_\_\_\_\_  
DATE MAYOR

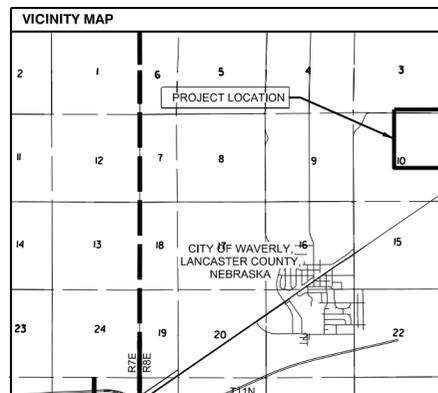
\_\_\_\_\_  
DATE CITY ADMINISTRATOR

### PLANNING COMMISSION APPROVAL (CITY)

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA.

\_\_\_\_\_  
DATE CHAIRMAN

\_\_\_\_\_  
ATTEST: CITY CLERK



# D.C. ADDITION

FINAL PLAT

N1/4 CORNER SEC. 10-11-08 - FOUND 2" LCSM  
POINT OF BEGINNING  
N: 252671.97 E: 212879.35 (LAN. CO. GRID)

N89°35'53"W  
2650.88'(M)  
2650.87'(R)  
S89°35'53"E  
2320.33'(M)

MILL ROAD

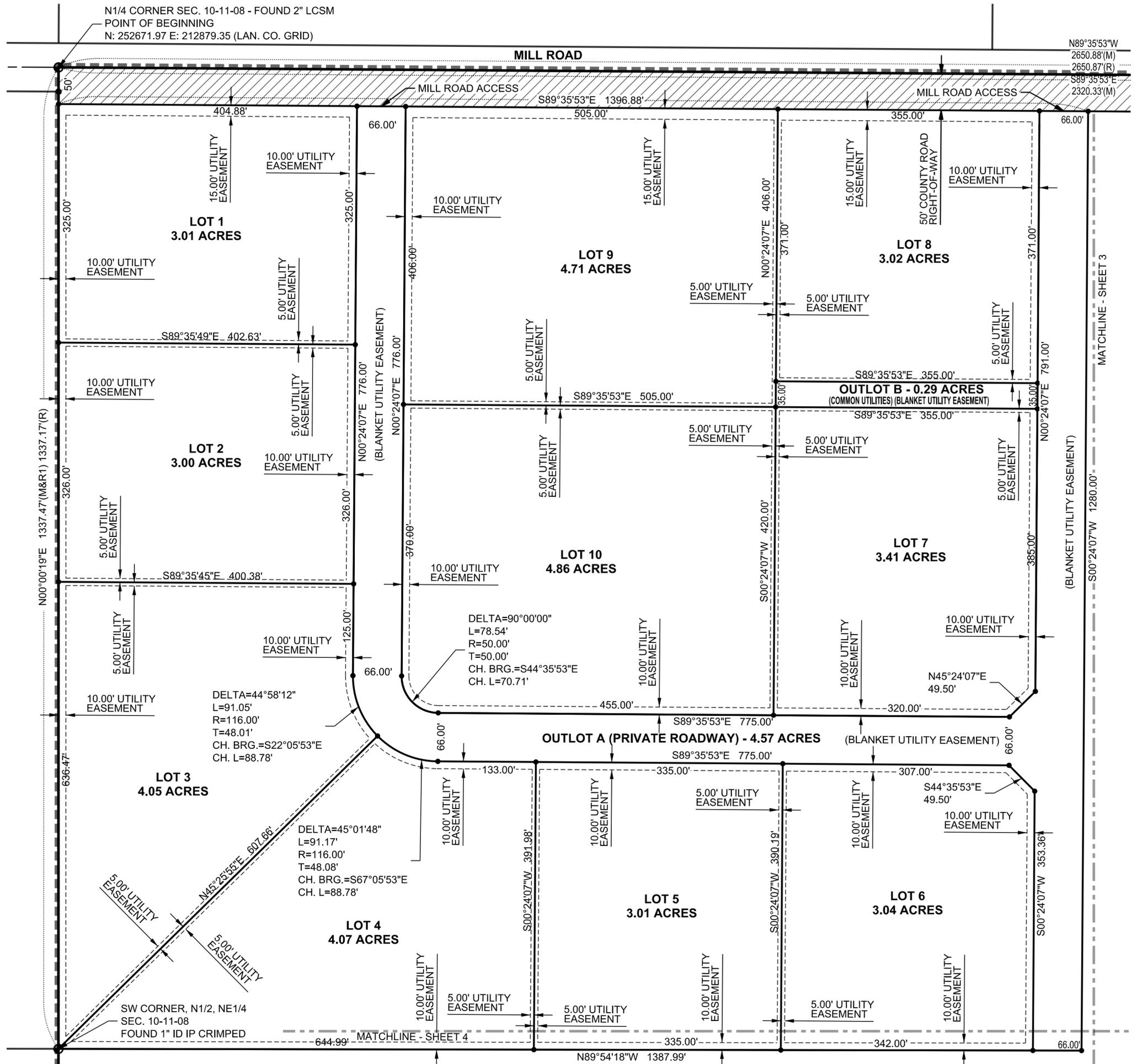
MILL ROAD ACCESS

MILL ROAD ACCESS

## LEGEND

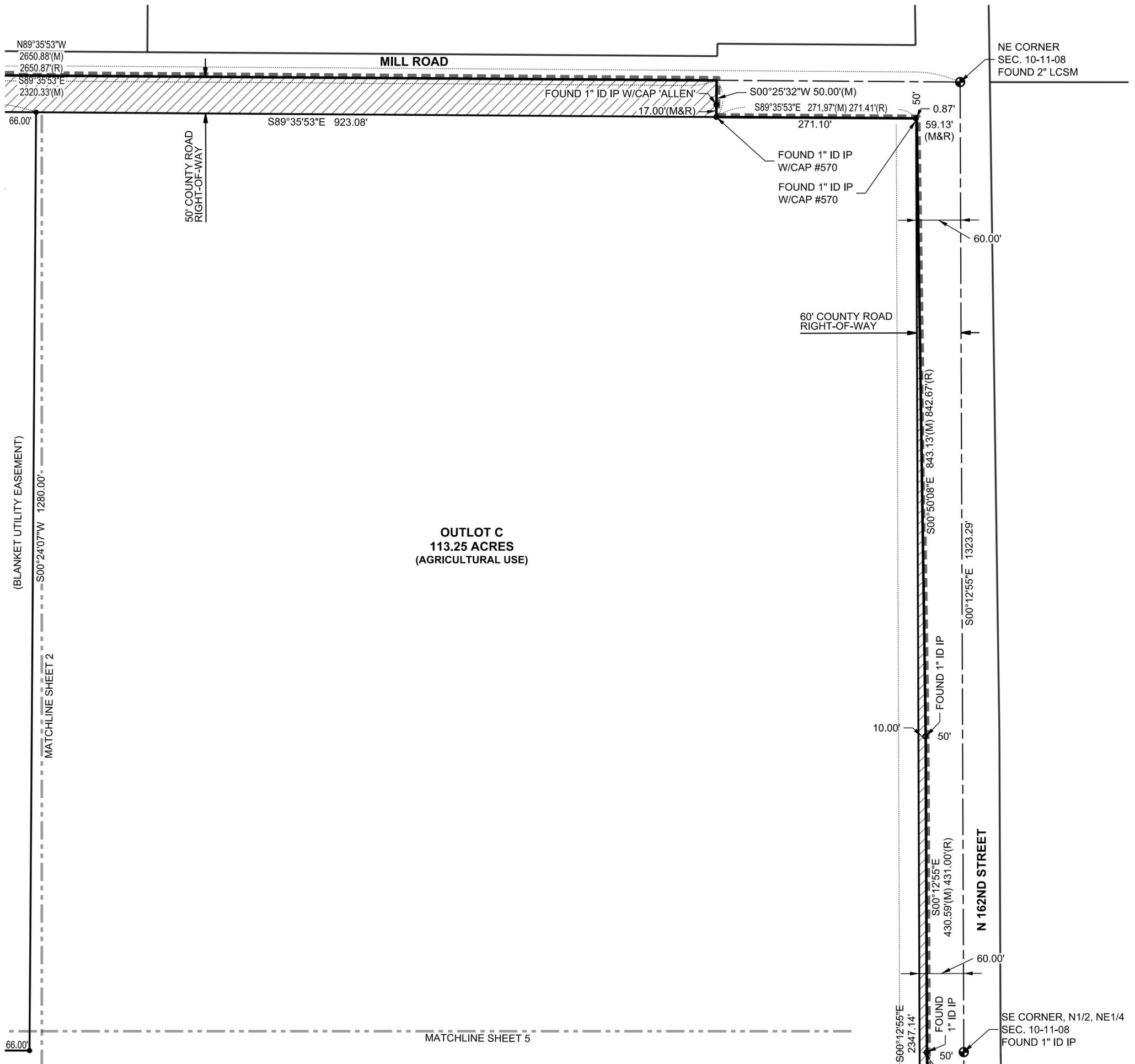
- M MEASURED DISTANCE
- R RECORDED DISTANCE (AA-24441)
- R1 RECORDED DISTANCE (BEVANS NORTH 1ST ADDITION)
- R2 RECORDED DISTANCE (NOONAN ADMIN. SUBDIVISION)
- ⊕ SECTION CORNER FOUND (W/DESCRIPTION)
- PROPERTY CORNER FOUND (W/DESCRIPTION)
- SECTION CORNER PROPERTY CORNER SET (30"x5/8" REBER W/CAP #713)
- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - PLAT BOUNDARY
- ▨ COUNTY ROAD RIGHT-OF-WAY DEDICATION

N



# D.C. ADDITION

FINAL PLAT



**SECTION CORNER TIES**

N1/4 CORNER SEC. 10-11-08  
 FOUND 2" LCMS  
 NW 42.71 FT. TO 3/4" ID IRON PIPE  
 N 33.27 FT. TO 1" ID IRON PIPE  
 NE 41.19 FT. TO #5 REBAR  
 S 33.38 FT. TO #5 REBAR

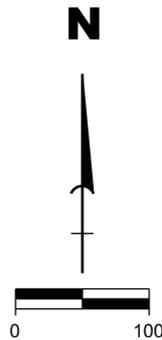
SW CORNER, N1/2, NE1/4  
 SEC. 10-11-08  
 FOUND 1" ID IP CRIMPED  
 FALLS IN TILLED FIELD  
 NO TIES AVAILABLE

CENTER OF  
 SEC. 10-11-08  
 FOUND 1" ID IRON PIPE

NE CORNER  
 SEC. 10-11-08  
 FOUND 2" LCMS

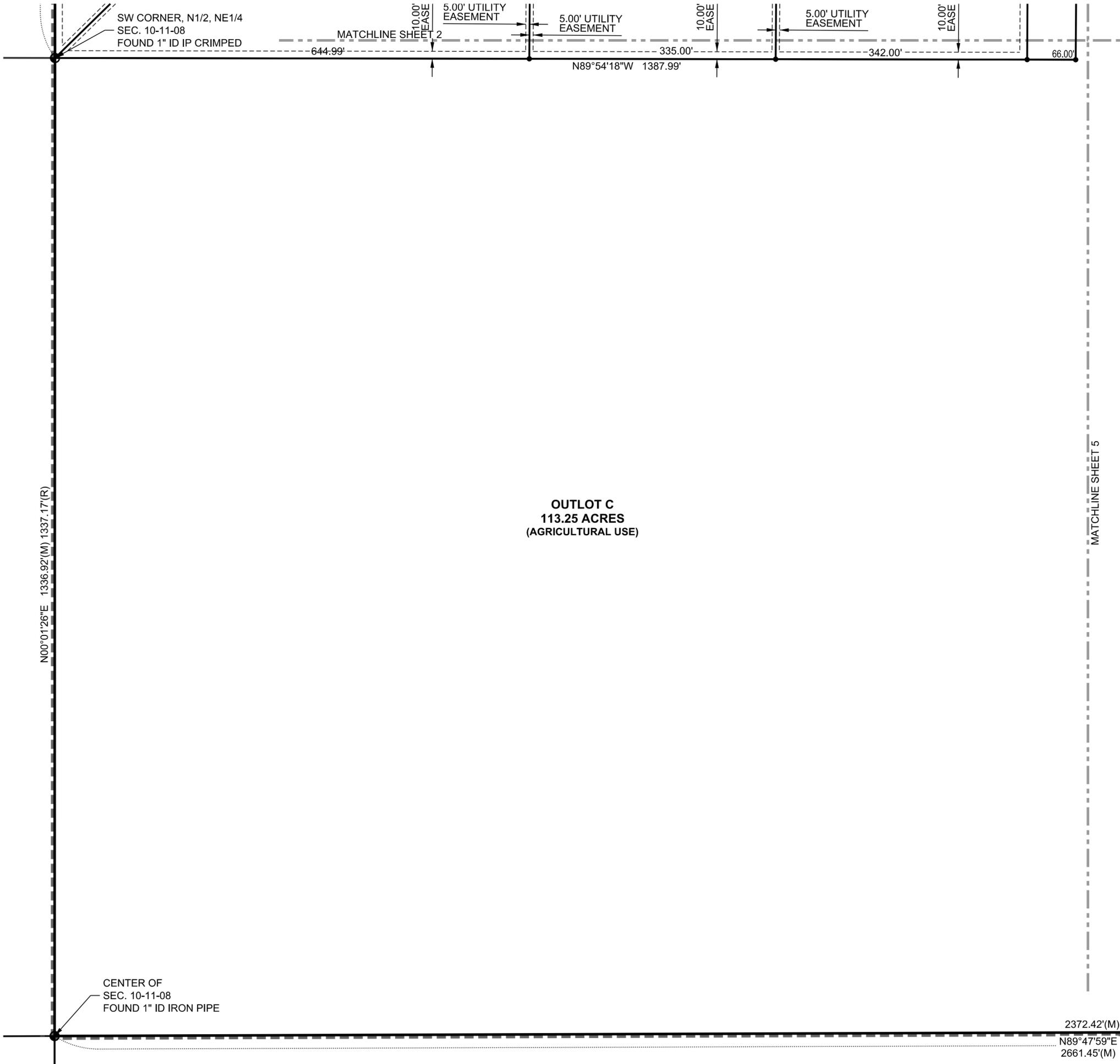
SE CORNER, N1/2, NE1/4  
 SEC. 10-11-08  
 FOUND 1" ID IP

E1/4 CORNER  
 SEC. 10-11-08  
 FOUND 2" LCMS



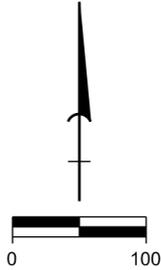
# D.C. ADDITION

FINAL PLAT



N00°01'26"E 1336.92'(M) 1337.17'(R)

**N**



CENTER OF  
SEC. 10-11-08  
FOUND 1" ID IRON PIPE

**OUTLOT C**  
**113.25 ACRES**  
**(AGRICULTURAL USE)**

2372.42'(M)  
N89°47'59"E  
2661.45'(M)

# D.C. ADDITION

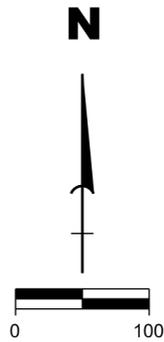
FINAL PLAT

MATCHLINE SHEET 3

66.00'

MATCHLINE SHEET 4

OUTLOT C  
113.25 ACRES  
(AGRICULTURAL USE)



SE CORNER, N1/2, NE1/4  
SEC. 10-11-08  
FOUND 1" ID IP

N 162ND STREET

60' COUNTY ROAD  
RIGHT-OF-WAY

FOUND #5 REBAR  
W/CAP #618

FOUND #5 REBAR  
W/CAP #618

FOUND #5 REBAR

E1/4 CORNER  
SEC. 10-11-08  
FOUND 2" LCSM

2372.42'(M)  
N89°47'59"E  
2661.45'(M)

256.03'(M)

33'

228.94'

S89°49'53"W  
255.94'(M) 256.00'(R2)

S00°11'44"E  
250.12'(M) 250.00'(R2)

27.00'

33'

60.00'

60.00'

60.00'

1323.22'

S01°07'21"E 1073.62'(M) 1073.62'(R)

S00°12'55"E  
2347.14'

10.00'

50'