94-17894

SUNRISE ADDITION

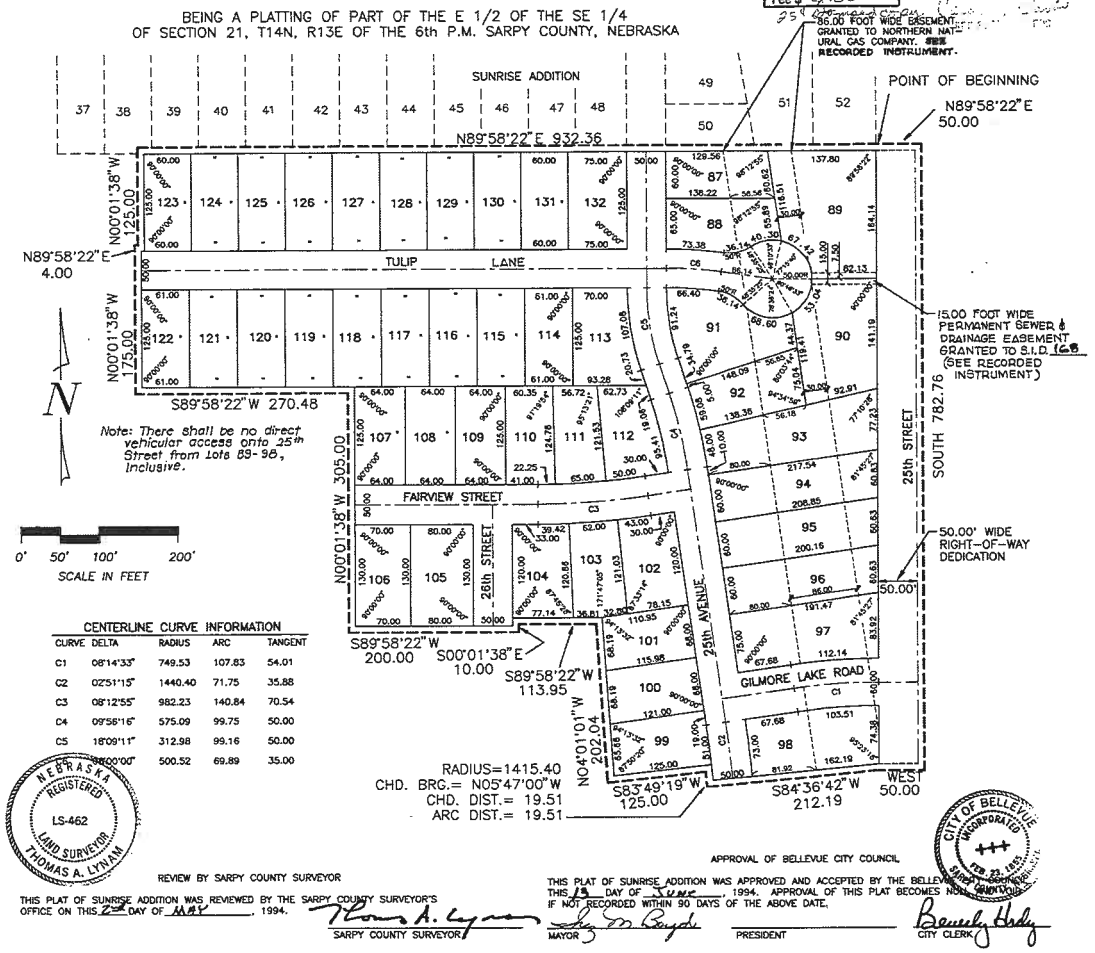
LOTS 87 THRU 132, INCLUSIVE

BEING A PLATTING OF PART OF THE E 1/2 OF THE SE 1/4
OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA

Proof
D.E.
Verify
Films
Checks
Fee $ 37.50

94 17894

94 JUN 10 PM 9:50



CENTERLINE CURVE INFORMATION

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	08°14'33"	749.53	107.83	54.01
C2	02°51'15"	1440.40	71.75	35.88
C3	08°12'55"	982.23	140.84	70.54
C4	09°56'16"	575.09	99.75	50.00
C5	18°09'11"	312.98	99.16	50.00
	08°00'00"	500.52	69.89	35.00

NEBRASKA REGISTERED LS-462 LAND SURVEYOR THOMAS A. LYNAM

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 2nd DAY OF MAY, 1994.

Thomas A. Lynam
SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 13 DAY OF June, 1994. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Lyn M. Boyd
MAYOR

PRESIDENT

Beverly Hedy
CITY CLERK

CITY OF BELLEVUE INCORPORATED FEB. 22, 1955 SARPY COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT TAX LOTS 17 AND 18 THEREOF. TOGETHER WITH THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 21 LYING EAST OF CEDAR ISLAND ROAD EXCEPT TAX LOTS 15 AND 18 THEREOF, AND THAT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT IRON PIPES ARE SET AT ALL LOT CORNERS, ANGLE POINTS, AT THE ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION LYING WITHIN THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 21, SAID SUBDIVISION TO BE KNOWN AS SUNRISE ADDITION, LOTS 87 THRU 132, INCLUSIVE, THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 52, SUNRISE ADDITION, AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY; THENCE N 89°58'22" E (ASSUMED BEARING) 50.00 FEET ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 52 TO THE EAST LINE OF SAID SE 1/4; THENCE SOUTH 782.76 FEET ON THE EAST LINE OF SAID SE 1/4; THENCE WEST 50.00 FEET; THENCE S84°36'42" W 212.19 FEET; THENCE NORTHWESTERLY ON A 1415.40 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N 05°47'00" W, CHORD DISTANCE 19.51 FEET, AND AN ARC DISTANCE OF 19.51 FEET; THENCE S 83°49'19" W 125.00 FEET; THENCE N 04°01'01" W 202.04 FEET; THENCE S 89°58'22" W 113.95 FEET; THENCE S 00°01'38" E 10.00 FEET; THENCE S 89°58'22" W 200.00 FEET; THENCE N 00°01'38" W 305.00 FEET; THENCE S 89°58'22" W 270.48 FEET; THENCE N 00°01'38" W 175.00 FEET; THENCE N 89°58'22" E 4.00 FEET; THENCE N 00°01'38" W 125.00 FEET TO THE SOUTH LINE OF SUNRISE ADDITION LOTS 1 THRU 86 INCLUSIVE; THENCE N 89°58'22" E 932.36 FEET ON THE SOUTH LINE OF SAID SUNRISE ADDITION TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED L.S.-475 LAND SURVEYOR DAVID H. NEEF

4-25-94
DATE

DAVID H. NEEF, NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DONALD M. VERVAECKE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION LOTS 87 THRU 132 INCLUSIVE AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT AND I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT, AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES FOR THE CARRYING 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 LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT DO NOT ABUT EXISTING SURVEYED, PLATTED AND RECORDED LOTS. 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 EASEMENT 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 SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Donald M. Vervaecke
DONALD M. VERVAECKE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF APRIL 1994. BY DONALD M. VERVAECKE.

Joseph C. Franco
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska JOSEPH C. FRANCO My Comm. Exp. Jan. 20, 1998

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 IN MY OFFICE THIS 2 DAY OF June, 1994.

TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

DEPUTY

SARPY COUNTY TREASURER

SARPY COUNTY TREASURER Seal

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 24th DAY OF May, 1994.

CHAIRMAN

SUNRISE ADDITION

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

880-102

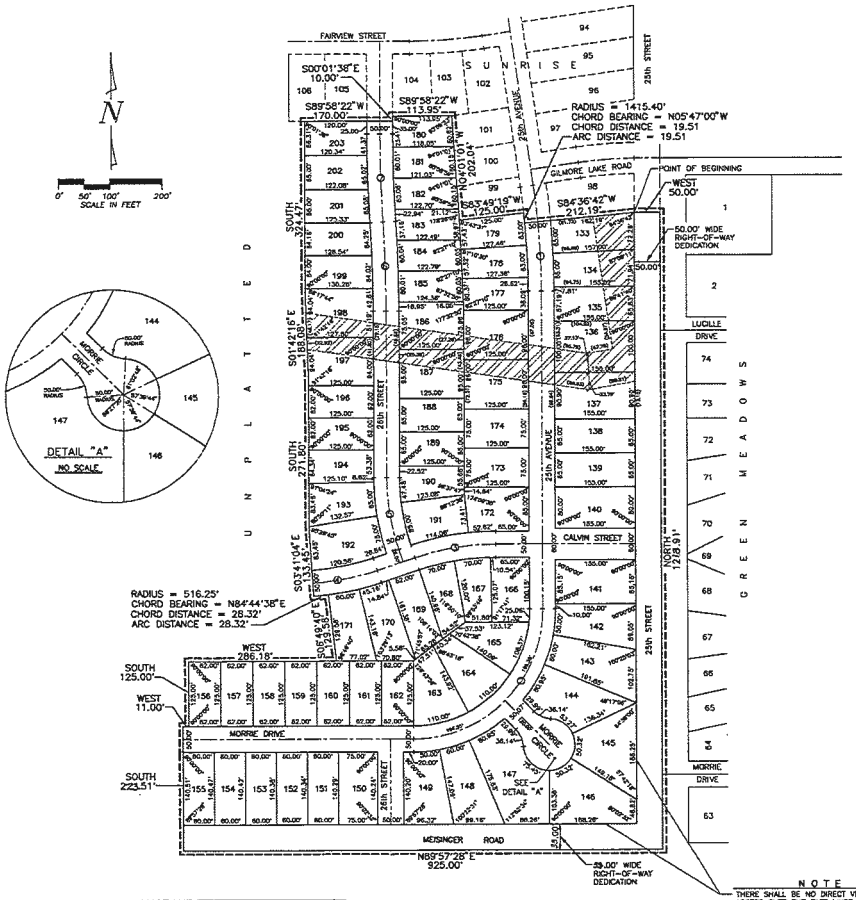
A880102.DWG

96-05997

SUNRISE ADDITION

LOTS 133 THRU 203, INCLUSIVE

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE SE 1/4
OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA



CENTERLINE CURVE INFORMATION				
CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA
1	1440.40'	67.78'	135.46'	5°23'18"
2	250.00'	250.00'	392.70'	90°00'00"
3	491.25'	80.00'	158.51'	18°29'56"
4	491.25'	63.87'	127.00'	14°48'53"
5	435.39'	70.89'	140.55'	18°29'56"
6	2803.93'	86.33'	172.61'	3°31'38"
7	2782.07'	85.00'	169.95'	3°30'00"

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
2. ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY RECORDED AS INSTRUMENT NUMBER 94-19082 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS.

NOTE
THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE EAST LINES OF LOTS 133 THRU 146, INCLUSIVE, ONTO 25TH STREET, AND OVER THE SOUTH LINES OF LOTS 146 THRU 155, INCLUSIVE, ONTO MEISINGER ROAD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT TAX LOTS 17 AND 18 THEREOF, TOGETHER WITH THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 21, LYING EAST OF CEDAR ISLAND ROAD EXCEPT TAX LOTS 15 AND 19 THEREOF, AND THAT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY, AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT IRON PIPES ARE SET AT ALL LOT CORNERS, ANGLE POINTS, AT THE ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION LYING WITHIN THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 21, SAID SUBDIVISION TO BE KNOWN AS SUNRISE ADDITION, LOTS 133 THRU 203, INCLUSIVE, THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 98, SUNRISE ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY; THENCE NORTHWESTERLY ON THE SOUTH LINE OF SUNRISE ADDITION LOTS 87 THRU 132, INCLUSIVE, ON THE FOLLOWING DESCRIBED SEVEN (7) COURSES; THENCE S84°36'42"W (ASSUMED BEARING) 212.19 FEET; THENCE NORTHWESTERLY ON A NONTANGENT 1415.40 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N05°47'00"W, CHORD DISTANCE 19.51 FEET; THENCE S83°49'19"W 125.00 FEET; THENCE N00°01'01"W 202.04 FEET; THENCE S89°58'22"W 113.95 FEET; THENCE S00°01'38"E 10.00 FEET; THENCE S89°58'22"W 170.00 FEET; THENCE SOUTH 324.47 FEET; THENCE S01°42'16"E 133.45 FEET; THENCE S03°41'04"E 271.80 FEET; THENCE S03°41'04"E 133.45 FEET; THENCE NORTHEASTERLY ON A NONTANGENT 516.25 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N84°44'38"E, CHORD DISTANCE 28.32 FEET, AN ARC DISTANCE OF 28.32 FEET; THENCE S08°49'40"E 126.98 FEET; THENCE WEST 286.18 FEET; THENCE SOUTH 125.00 FEET; THENCE WEST 11.00 FEET; THENCE SOUTH 223.51 FEET TO THE SOUTH LINE OF SAID SE 1/4; THENCE N89°57'28"E 925.00 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE SE CORNER THEREOF; THENCE NORTH 1203.91 FEET ON THE EAST LINE OF SAID SE 1/4; THENCE WEST 50.00 FEET TO THE POINT OF BEGINNING.

Filed For Record 4-2-96 at 2:05 P M
Instrument # 96-05997
Lloyd J. Dowling Register of Deeds Sarpy Cty, NE

Cashier
Fees $51.00
CK
Cash
Chg
Refd
.25¢ STAMP
TPD

NEBRASKA REGISTERED LAND SURVEYOR L.S. 475 DAVID H. NEEF

SEPTEMBER 20, 1995
DATE

DAVID H. NEEF, NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DONALD M. VERVAECKE, TRUSTEE OF THE MAURICE M. VERVAECKE FAMILY TRUST AND TRUSTEE OF THE VERVAECKE IRREVOCABLE TRUST DATED MAY 24, 1994; 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION, LOTS 133 THRU 203, INCLUSIVE 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 STREETS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SURDIVIDED, 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 THEREIN WIRES OR CABLES FOR THE CARRYING 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT DO NOT ABUT EXISTING SURVEYED, PLATTED AND RECORDED LOTS. 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 EASEMENT 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 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACCROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER UNREASONABLY INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Donald M. Vervaecke
DONALD M. VERVAECKE, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) ss
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF SEPTEMBER 1995 BY DONALD M. VERVAECKE, TRUSTEE OF THE MAURICE M. VERVAECKE FAMILY TRUST AND TRUSTEE OF THE VERVAECKE IRREVOCABLE TRUST DATED MAY 24, 1994 ON BEHALF OF SAID TRUSTS.

GENERAL NOTARY-State of Nebraska JOSEPH C. FRANCO My Comm. Exp. Jan. 20, 1998

Joseph C. Franco
NOTARY PUBLIC

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 10 DAY OF Oct 1995.

Pam Dilsaver
DEPUTY 4/2/96

COUNTY TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 16th DAY OF November 1995.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 23rd DAY OF January 1996. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR

PRESIDENT

CITY CLERK

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 4th DAY OF Oct 1995.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

scale:	AS SHOWN
date:	SEPT. 20, 1995
drawn by:	RJK
checked by:	DKH
revisions:	

SUNRISE ADDITION
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

880-102

B880102B.DWG

1999 - 27662

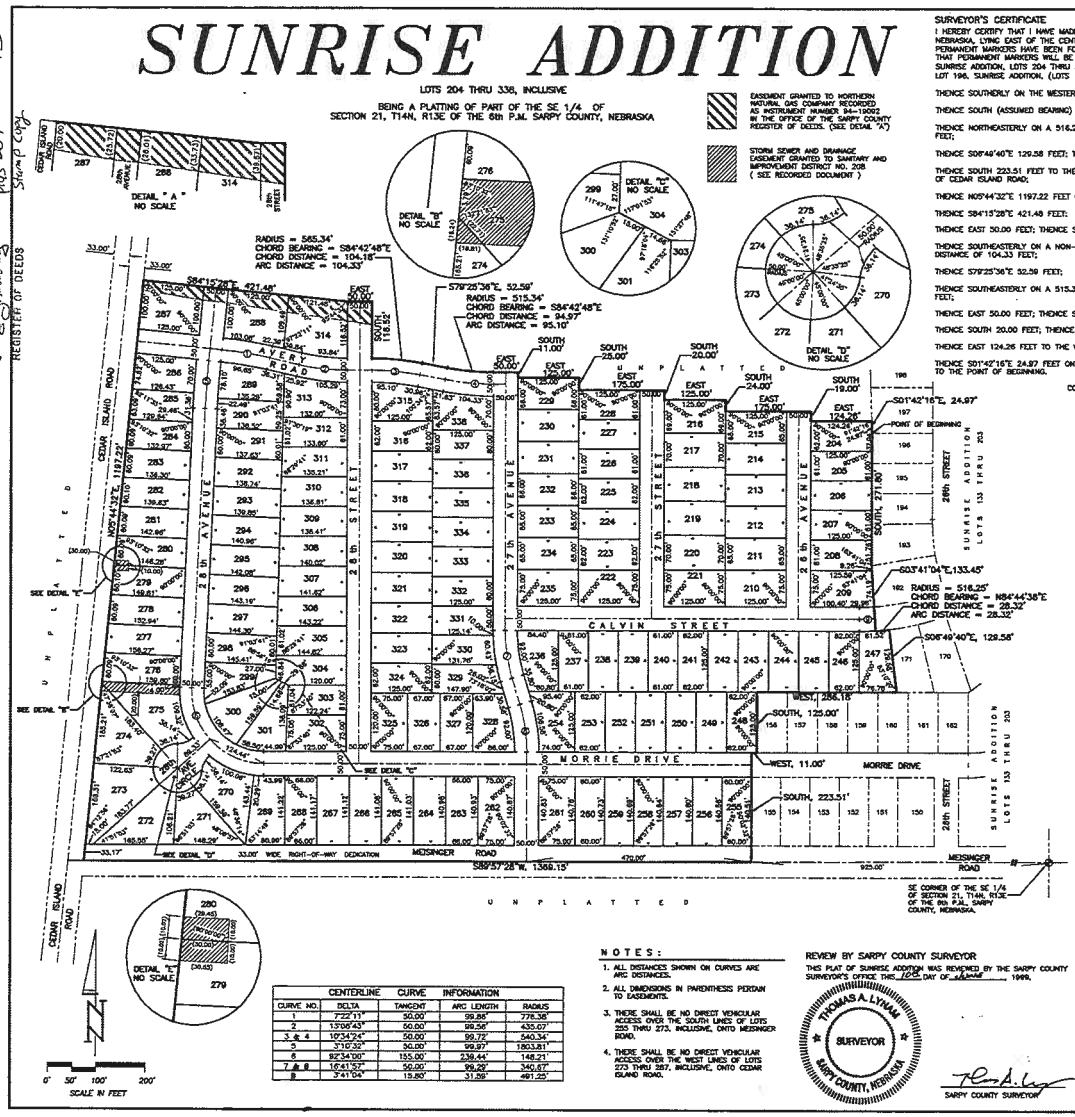
Counter LJD
Verify SA
D.E. AK
Proof AK
Fee $ 15.00
Cash ☐ Chg ☑
Ck ☐ 254 Plus Stamp Copy

FILED SARPY CO. NE.
INSTRUMENT NUMBER
99-027662
99 SEP -1 PM 2:01
Gloria J. Bowlby
REGISTER OF DEEDS

SUNRISE ADDITION

LOTS 204 THRU 336, INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA



CENTERLINE CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	ARC LENGTH	RADIUS
1	7°22'11"	50.00'	99.86'	776.36'
2	13°06'43"	50.00'	99.56'	435.07'
3 & 4	10°34'24"	50.00'	99.72'	540.34'
5	3°10'32"	50.00'	99.97'	1803.81'
6	92°34'00"	155.00'	239.44'	148.21'
7 & 8	16°41'57"	50.00'	99.29'	340.67'
9	3°41'04"	15.80'	31.58'	491.25'

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
2. ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE SOUTH LINES OF LOTS 255 THRU 273, INCLUSIVE, ONTO MEISINGER ROAD.
4. THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE WEST LINES OF LOTS 273 THRU 287, INCLUSIVE, ONTO CEDAR ISLAND ROAD.

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 16th DAY OF June, 1999.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THAT PART OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF THE CENTERLINE OF CEDAR ISLAND ROAD AND THAT THE SUBDIVISION DESCRIBED HEREON LIES WHOLLY WITHIN SAID SE 1/4 AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SUNRISE ADDITION, LOTS 204 THRU 336, INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID SE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 196, SUNRISE ADDITION, (LOTS 133 THRU 203), INCLUSIVE A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY;

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE) ON THE FOLLOWING DESCRIBED EIGHT COURSES:

THENCE SOUTH (ASSUMED BEARING) 271.80 FEET; THENCE S03°41'04"E 133.45 FEET;

THENCE NORTHEASTERLY ON A 516.25 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N84°44'36"E, CHORD DISTANCE 28.32 FEET, AN ARC DISTANCE OF 28.32 FEET;

THENCE S05°46'40"E 129.58 FEET; THENCE WEST 286.18 FEET; THENCE SOUTH 125.00 FEET; THENCE WEST 11.00 FEET;

THENCE SOUTH 223.51 FEET TO THE SOUTH LINE OF SAID SE 1/4; THENCE S89°57'28"W 1368.15 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE EAST LINE OF CEDAR ISLAND ROAD;

THENCE N05°44'32"E 1197.22 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD;

THENCE S84°15'28"E 421.48 FEET;

THENCE EAST 50.00 FEET; THENCE SOUTH 116.52 FEET;

THENCE SOUTHEASTERLY ON A NON-TANGENT 565.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S84°42'48"E, CHORD DISTANCE 104.18 FEET, AN ARC DISTANCE OF 104.33 FEET;

THENCE S79°25'36"E 52.59 FEET;

THENCE SOUTHEASTERLY ON A 515.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S84°42'48"E, CHORD DISTANCE 94.97 FEET, AN ARC DISTANCE OF 95.10 FEET;

THENCE EAST 50.00 FEET; THENCE SOUTH 11.00 FEET; THENCE EAST 125.00 FEET; THENCE SOUTH 25.00 FEET; THENCE EAST 175.00 FEET;

THENCE SOUTH 20.00 FEET; THENCE EAST 125.00 FEET; THENCE SOUTH 24.00 FEET; THENCE EAST 175.00 FEET; THENCE SOUTH 19.00 FEET;

THENCE EAST 124.26 FEET TO THE WEST LINE OF LOT 197 SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE);

THENCE S01°42'16"E 24.97 FEET ON THE WEST LINE OF SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE) TO THE POINT OF BEGINNING.

CONTAINING 35.19 ACRES MORE OR LESS.

JANUARY 25, 1999
DATE

JAMES D. WARNER
NEBRASKA RLS 508

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, AND THAT I, DONALD M. VERWAECKE, TRUSTEE OF THE MAURICE M. VERWAECKE FAMILY TRUST AND TRUSTEE OF THE VERWAECKE IRREVOCABLE TRUST DATED MAY 24, 1994, BEING THE MORTAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION, LOTS 204 THRU 336, INCLUSIVE, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF MY PROPERTY AS SHOWN ON THIS PLAT, AND I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN ON THIS PLAT AND I DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING ALL REAR BOUNDARY LINES. 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES WHETHER PUBLIC OR PRIVATE.

BENCHMARK HOMES, INC., A NEBRASKA CORPORATION
BY: JACK CZERWINSKI PRESIDENT

MAURICE M. VERWAECKE FAMILY TRUST
AND
THE VERWAECKE IRREVOCABLE TRUST
DATED MAY 24, 1994
BY: DONALD M. VERWAECKE TRUSTEE
DONALD M. VERWAECKE, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
COUNTY OF) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF JUNE, 1999 BY DONALD M. VERWAECKE, TRUSTEE OF THE MAURICE M. VERWAECKE FAMILY TRUST AND TRUSTEE OF THE VERWAECKE IRREVOCABLE TRUST DATED MAY 24, 1994 ON BEHALF OF SAID TRUST.

GENERAL NOTARY-State of Nebraska JAMES . WARNER My Comm. Exp. Feb. 1, 2002
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF JUNE, 1999 BY JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska JAMES . WARNER My Comm. Exp. Feb. 1, 2002
NOTARY PUBLIC

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 DEDICATION IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 10 DAY OF June, 1999.

DEPUTY

COUNTY TREASURER SARPY COUNTY

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 25th DAY OF March, 1999.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 14th DAY OF June, 1999. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR

PRESIDENT

CITY CLERK

RECORDED
SARPY COUNTY, NEBRASKA
FEB 23 1999

scale:	AS SHOWN
date:	JAN. 12, 1999
drawn by:	BJB
checked by:	JDW
revisions:	

SUNRISE ADDITION
FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330-8860

122-191

A122191A.DWG

10 SB

2000-08741

SUNRISE ADDITION

LOT 339

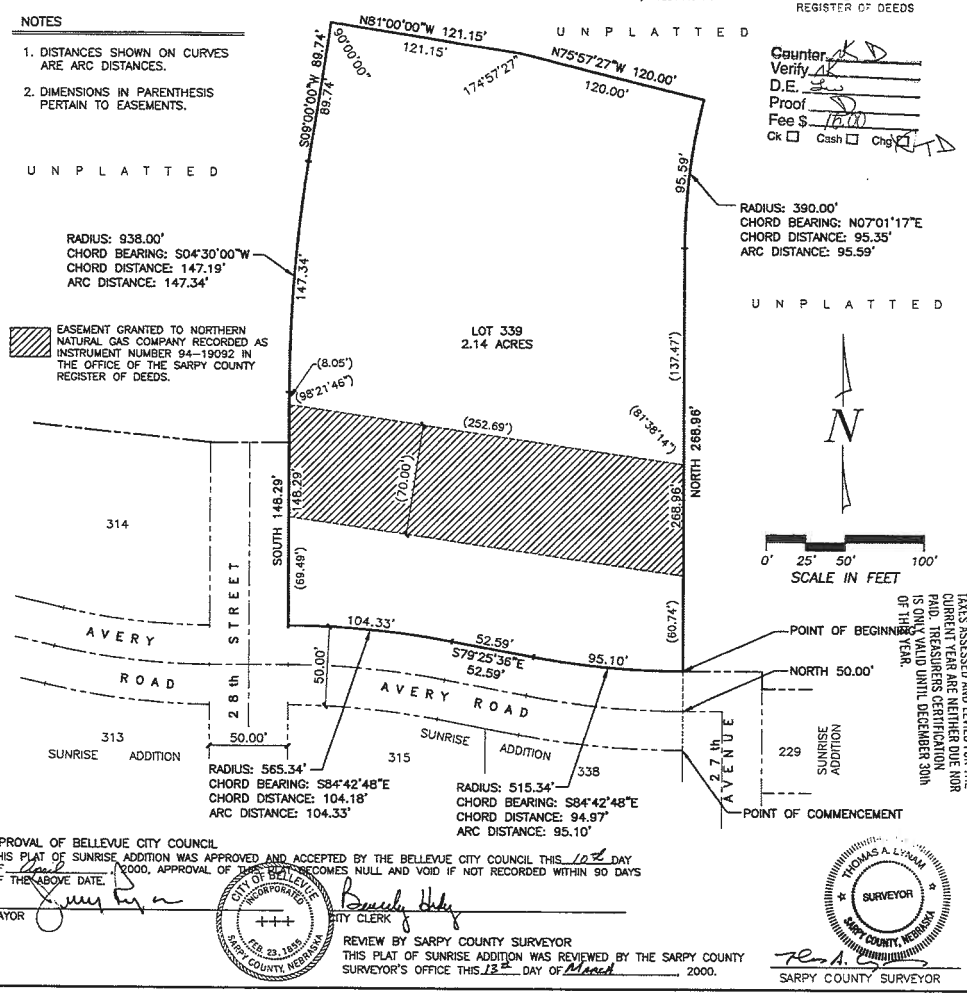
BEING A PLATTING OF PART OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-08741
2000 APR 14 PM 1:01
REGISTER OF DEEDS

Counter
Verify
D.E.
Proof
Fee $ 10.00
Ck ☐ Cash ☐ Chg ☐

NOTES

1. DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
2. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.



TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF BELLEVUE CITY COUNCIL
THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 10th DAY OF April, 2000, APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR

CITY CLERK

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY, NEBRASKA

REVIEW BY SARPY COUNTY SURVEYOR
THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 13th DAY OF March, 2000.

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THAT PART OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, LYING EAST OF THE CENTERLINE OF CEDAR ISLAND ROAD AND THAT THE SUBDIVISION DESCRIBED HEREIN LIES WHOLLY WITHIN SAID SE 1/4 AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID SUBDIVISION TO BE KNOWN AS SUNRISE ADDITION, LOT 339, BEING A PLATTING OF THAT PART OF SAID SE 1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 338, SUNRISE ADDITION, A SUBDIVISION IN SAID SARPY COUNTY; THENCE NORTH (ASSUMED BEARING) 50.00 FEET ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 338 TO THE NORTHERLY LINE OF SAID SUNRISE ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 268.96 FEET ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 338; THENCE NORTHEASTERLY ON A 390.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N07°01'17"E, CHORD DISTANCE 95.35, AN ARC DISTANCE OF 95.59 FEET; THENCE N75°57'27"W 120.00 FEET ON A RADIAL LINE; THENCE N81°00'00"W 121.15 FEET; THENCE S09°00'00"W 89.74 FEET; THENCE SOUTHWESTERLY ON A 938.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S04°30'00"W, CHORD DISTANCE 147.19 FEET, AN ARC DISTANCE OF 147.34 FEET; THENCE SOUTH 148.29 FEET ON A NORTHERLY LINE OF SAID SUNRISE ADDITION AND ITS NORTHERLY EXTENSION; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID SUNRISE ADDITION AND ON A NON-TANGENT 565.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S84°42'48"E, CHORD DISTANCE 104.18 FEET, AN ARC DISTANCE OF 104.33 FEET; THENCE S79°25'36"E 52.59 FEET ON THE NORTHERLY LINE OF SAID SUNRISE ADDITION; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID SUNRISE ADDITION AND ON A 515.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S84°42'48"E, CHORD DISTANCE 94.97 FEET, AN ARC DISTANCE OF 95.10 FEET TO THE POINT OF BEGINNING.

NEBRASKA REGISTERED LAND SURVEYOR 475

JANUARY 18, 2000
DATE:

DAVID H. NEEF
NEBRASKA R.L.S. 475

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS AND COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, 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 A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 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 LOT LINES. 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING AVERY ROAD.

BENCHMARK HOMES, INC., A NEBRASKA CORPORATION
BY: Jack Czerwinski
JACK CZERWINSKI, PRESIDENT

COMMERCIAL FEDERAL SAVINGS BANK, A FEDERAL SAVINGS BANK
BY: Richard D. Osher
TITLE: Vice President

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF March, 2000 BY JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska JOSEPH C. FRANCO My Comm. Exp. Jan. 20, 2002

Joseph C. Franco
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF March, 2000 BY Richard D. Osher Vice President OF COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, ON BEHALF OF SAID BANK.

GENERAL NOTARY-State of Nebraska KIMBERLY R. SPICKA My Comm. Exp. Dec. 1, 2000

Kimberly R. Spicka
NOTARY PUBLIC

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 17 DAY OF March, 2000.

Rene Dreiling
DEPUTY

COUNTY TREASURER SEAL SARPY COUNTY

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION
THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 24th DAY OF February, 2000.

Carol Lynne Sharpe
CHAIRMAN

SUNRISE ADDITION
FINAL PLAT
DATE: JAN. 19, 2000
DRAWN BY: JKW
CHECKED BY: DHN

THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
10836 OLD MILL RD.
OMAHA, NE 68154
(402) 330 - 8860

122-191

B122191A.DWG

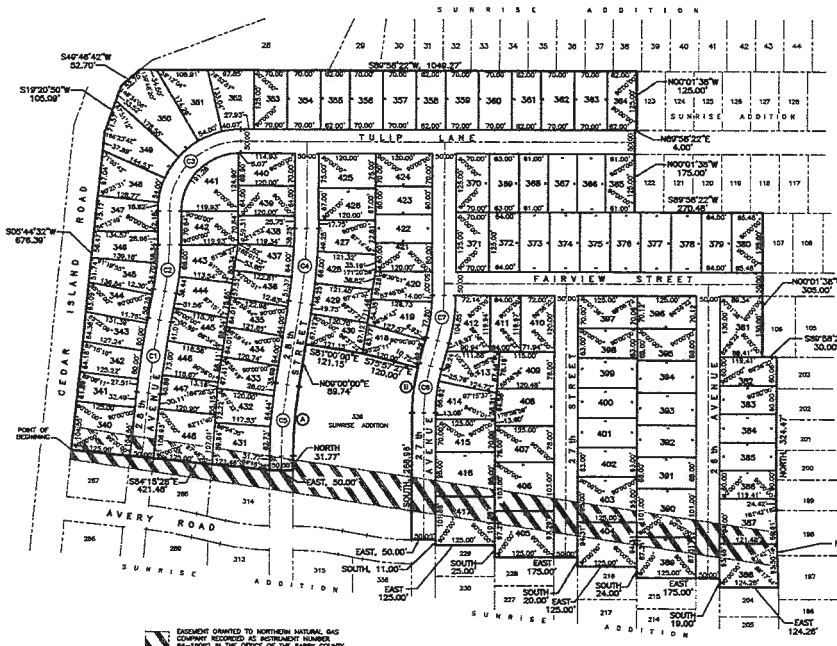
2003-10845

SUNRISE ADDITION

LOTS 340 THRU 448, INCLUSIVE

BEING A PLATTING OF PART OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA

CENTERLINE CURVE INFORMATION				
CURVE	DELTA	TANGENT	ARC LENGTH	RADIUS
C1	5°00'00"	78.56'	157.08'	1800.00'
C2	10°46'10"	49.01'	97.74'	520.00'
C3	90°00'00"	150.00'	235.62'	150.00'
C4	9°01'38"	78.94'	157.50'	1000.00'
C5	9°00'00"	75.79'	151.27'	963.00'
C6	15°37'05"	50.06'	99.46'	365.00'
C7	15°38'43"	49.32'	98.07'	358.98'



EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY RECORDED AS INSTRUMENT NUMBER 96-109063 IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS. (SEE DETAIL A & B)

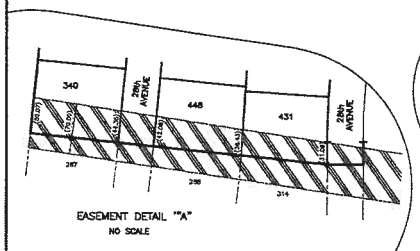
Counter K
Verify AK RH
D.E.
Proof
Fee $ 69.50
Ck ☐ Cash ☐ Chg ☒
TD

NOTES:

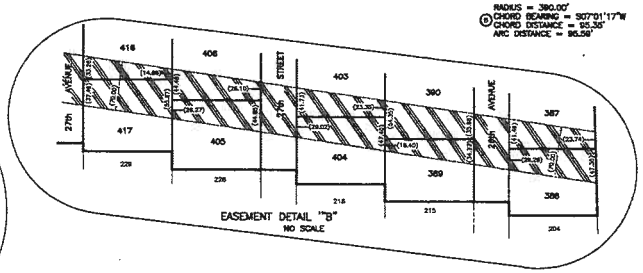
1. DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
2. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
3. THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE WEST LINES OF LOTS 340 THRU 350, INCLUSIVE, ONTO CEDAR ISLAND ROAD.

Ⓐ RADIUS = 938.00'
CHORD BEARING = N04°30'00"E
CHORD DISTANCE = 147.18'
ARC DISTANCE = 147.34'

Ⓑ RADIUS = 380.00'
CHORD BEARING = S07°01'17"W
CHORD DISTANCE = 95.35'
ARC DISTANCE = 95.66'



EASEMENT DETAIL "A"
NO SCALE



EASEMENT DETAIL "B"
NO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS SUNRISE, LOTS 340 THRU 448, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M., SARPY COUNTY NEBRASKA, LYING EAST OF CEDAR ISLAND ROAD AND NORTH AND WEST OF SUNRISE, A SUBDIVISION IN SAID SARPY COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW CORNER OF LOT 287, SAID SUNRISE, THENCE EASTERLY AND NORTHERLY ON THE NORTHERLY AND WESTERLY LINES OF SAID SUNRISE ON THE FOLLOWING DESCRIBED 28 COURSES; THENCE S8°16'25"E (ASSUMED BEARING) 421.48 FEET; THENCE EAST 30.00 FEET; THENCE NORTH 31.77 FEET; THENCE NORTHEASTERLY ON A 938.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N04°30'00"E, CHORD DISTANCE 147.19 FEET, AN ARC DISTANCE OF 147.34 FEET; THENCE N09°00'00"E 89.74 FEET; THENCE S81°00'00"E 121.15 FEET; THENCE S70°57'27"E 120.00 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT 380.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S07°01'17"W, CHORD DISTANCE 95.35 FEET, AN ARC DISTANCE OF 95.59 FEET; THENCE SOUTH 268.94 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 11.00 FEET; THENCE EAST 125.00 FEET; THENCE SOUTH 25.00 FEET; THENCE EAST 175.00 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 125.00 FEET; THENCE SOUTH 24.00 FEET; THENCE EAST 175.00 FEET; THENCE SOUTH 19.00 FEET; THENCE EAST 124.26 FEET; THENCE N01°42'16"W 163.11 FEET; THENCE NORTH 324.47 FEET; THENCE S89°58'22"W 30.00 FEET; THENCE N00°01'38"W 305.00 FEET; THENCE S89°58'22"W 270.48 FEET; THENCE N00°01'38"W 175.00 FEET; THENCE N89°58'22"E 4.00 FEET; THENCE N00°01'38"W 125.00 FEET TO THE NORTH LINE OF SAID SW 1/4; THENCE S89°58'22"W 1049.27 FEET ON THE NORTH LINE OF SAID SW 1/4 TO THE EAST LINE OF CEDAR ISLAND ROAD; THENCE S46°46'42"W 52.70 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD; THENCE S19°20'50"W 105.09 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD; THENCE S05°44'32"W 676.39 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD TO THE POINT OF BEGINNING.

Filed for Record March 3 2003 10:00 AM
Instrument # 2003 - 10845
Linda J. Dunning Register of Deeds Sarpy Cty, NE

AUGUST 30, 2002
DATE

DAVID M. HOFF
NEBRASKA RLS 405

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, AND THAT WE, GREAT WESTERN BANK, 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 STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION, 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 STREETS AS SHOWN ON THIS PLAT AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, 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 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 LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING ALL REAR BOUNDARY LINES. 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. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES WHETHER PUBLIC OR PRIVATE.

BENCHMARK HOMES, INC., A NEBRASKA CORPORATION
BY: JACK CZDWINSKI, PRESIDENT

GREAT WESTERN BANK
BY: PAUL T. FRIESEN, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF December 2002 BY JACK CZDWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

GENERAL NOTARY-State of Nebraska
SANDRA K. OKEEFE
My Comm. Exp. April 23, 2004

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF December 2002 BY PAUL T. FRIESEN, SENIOR VICE PRESIDENT OF GREAT WESTERN BANK ON BEHALF OF SAID BANK.

ANGELA M. MURPHY
MY COMMISSION EXPIRES
April 11, 2004

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE HAS BEEN NO REGULAR OR SPECIAL TAXES OR ANY DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE THIS 12 DAY OF Dec 2002

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NOT YET DUE OR PAID. TREASURER'S CERTIFICATE IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR

COUNTY TREASURER

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 19TH DAY OF December 2002

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 10TH DAY OF February 2003. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

MAYOR

PRESIDENT

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 12 DAY OF March 2003

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

CITY OF BELLEVUE
INCORPORATED
FEB. 22, 1935
SARPY COUNTY, NEBRASKA

Scale	AS SHOWN
Date	AUG. 30, 2002
Drawn By	RJR
Checked By	DMH
Job No.	

SUNRISE ADDITION

FINAL PLAT

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

122-191

B:\22191B.DWG