

92-06029

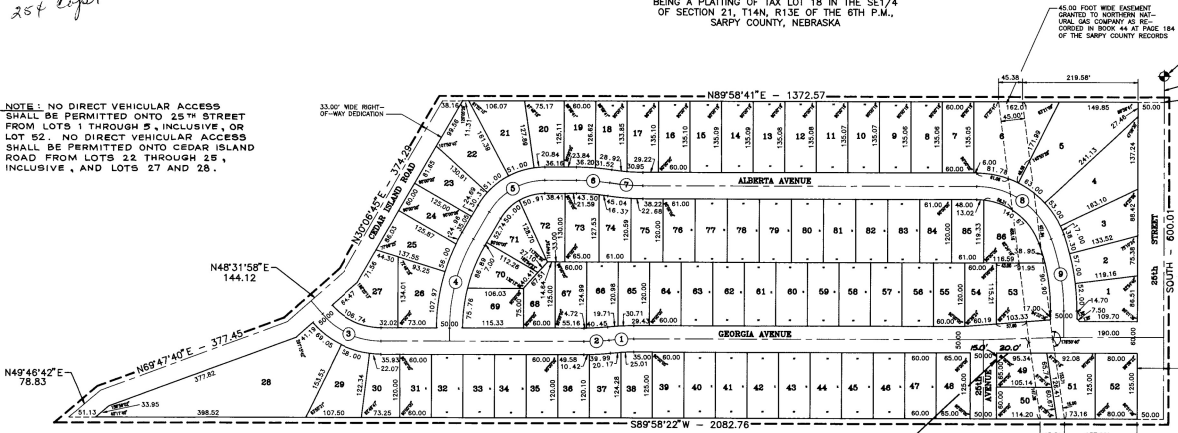
# SUNRISE ADDITION

LOTS 1 THRU 86, INCLUSIVE  
BEING A PLATTING OF TAX LOT 18 IN THE SE1/4  
OF SECTION 21, T14N, R13E OF THE 6TH P.M.,  
SARPY COUNTY, NEBRASKA.

58 5/8  
254 eja

92-06029

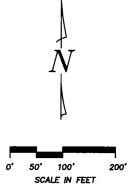
NOTE: NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ONTO 25TH STREET FROM LOTS 1 THROUGH 9, INCLUSIVE, OR LOT 52. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED ONTO CEDAR ISLAND ROAD FROM LOTS 22 THROUGH 28, INCLUSIVE, AND LOTS 27 AND 28.



NE CORNER OF SE1/4 OF SECTION 21, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA  
POINT OF BEGINNING  
SOUTH - 49.50'

CENTERLINE CURVE DATA

1. DELTA = 87°00'00" L = 23.92' R = 458.58'	4. DELTA = 37°08'00" L = 89.89' R = 159.81'	7. DELTA = 87°00'00" L = 23.92' R = 458.58'
2. DELTA = 87°00'00" L = 23.92' R = 458.58'	5. DELTA = 89°51'33" L = 25.92' R = 157.03'	8. DELTA = 70°00'00" L = 103.58' R = 184.23'
3. DELTA = 48°33'34" L = 48.09' R = 150.64'	6. DELTA = 87°00'00" L = 23.92' R = 458.58'	9. DELTA = 32°00'00" L = 75.00' R = 138.58'



STORM SEWER EASEMENT TO S.I.D. 155, SARPY COUNTY, AS RECORDED IN BOOK 92, PAGE 06030, SARPY COUNTY RECORDS.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOOK WILL BE POSTED WITH THE CITY OF BELLEVUE, NEBRASKA, TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SUNRISE ADDITION, LOTS 1 THRU 86, INCLUSIVE, BEING A PLATTING OF TAX LOT 18 IN THE SE1/4 OF SECTION 21, T14N, R13E, OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE1/4, THENCE SOUTH (ASSUMED BEARING) 49.50 FEET ON THE EAST LINE OF SAID SE1/4 TO THE NE CORNER OF SAID TAX LOT 18 AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'33" 25.92 FEET ON THE SOUTH LINE OF SAID TAX LOT 18 TO THE SW CORNER OF SAID TAX LOT 18; THENCE NORTHWESTERLY ON THE CORNER OF CEDAR ISLAND ROAD ON THE FOLLOWING DESCRIBED FOUR COURSES, THENCE N48°47'40"E 377.45 FEET, THENCE N68°47'40"E 377.45 FEET, THENCE N48°47'40"E 144.12 FEET, THENCE N49°46'42"E 78.83 FEET TO THE POINT OF BEGINNING.

DECEMBER 16, 1992  
DATE  
*William P. Dorner*  
WILLIAM P. DORNER, NEBR. PLS. 27

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF Douglas  
I, William P. Dorner, Notary Public in and for the State of Nebraska, do hereby certify that the foregoing dedication was acknowledged before me this 20th day of December, 1992, by Donald M. Zurewke, the person whose name appears as grantor in the foregoing instrument.

### 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 ANNEXED IN THIS PLAT, AS SHOWN IN THE RECORDS OF THIS OFFICE, THIS 20th DAY OF December, 1992.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DONALD M. ZUREWKE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBODIED WITHIN THIS PLAT HAVE SAVED 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 I DO HEREBY WAIVE AND APPROVE TO THE DISPOSITION OF MY PROPERTY HEREIN AND I DO 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 COMMON PUBLIC POWER, TELEPHONE, 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 DIRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN SPOTS AND ARCHES, 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 SOUNDING OF ALL KINDS AND THE RECEIPTER 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 ADJACENT ALL FRONT AND SIDE BOUNDARY LINES OF SAID LOTS AND THE 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 ADJUT EXISTING SURVEYED, PLATTED AND RECORDED LOTS. THE TERM EXTERIOR LOTS IS HEREN 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. SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUIRED 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 GARAGES, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT TRUCK OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

*Donald M. Zurewke*  
DONALD M. ZUREWKE

### APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 20th DAY OF December, 1992.

### APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 20th DAY OF December, 1992. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

DECEMBER 16, 1992  
DATE  
*Thomas J. Ryan*  
THOMAS J. RYAN, NEBR. PLS. 27  
MAYOR  
*Bernie Kelly*  
BERNIE KELLY, NEBR. PLS. 27  
CITY CLERK

### INDEX BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION IS INDEXED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS 20th DAY OF December, 1992.

*Thomas J. Ryan*

SUNRISE ADDITION

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



880-101

(16029)