

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. *[Signature]*
Verify
Film
Checked
Fee \$ 38.50

94-17894
MAY 10 AM 9:50

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.



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. Vervecke
DONALD M. VERVAECKE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA))
COUNTY OF Douglas)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF APRIL, 1994,
BY DONALD M. VERVAECKE.

Joseph C. Franer
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 2 DAY OF May, 1994.

DEPUTY COUNTY TREASURER
APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 26th DAY OF May, 1994.

Donald M. Vervecke
CHAIRMAN

SUNRISE ADDITION

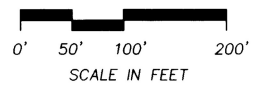
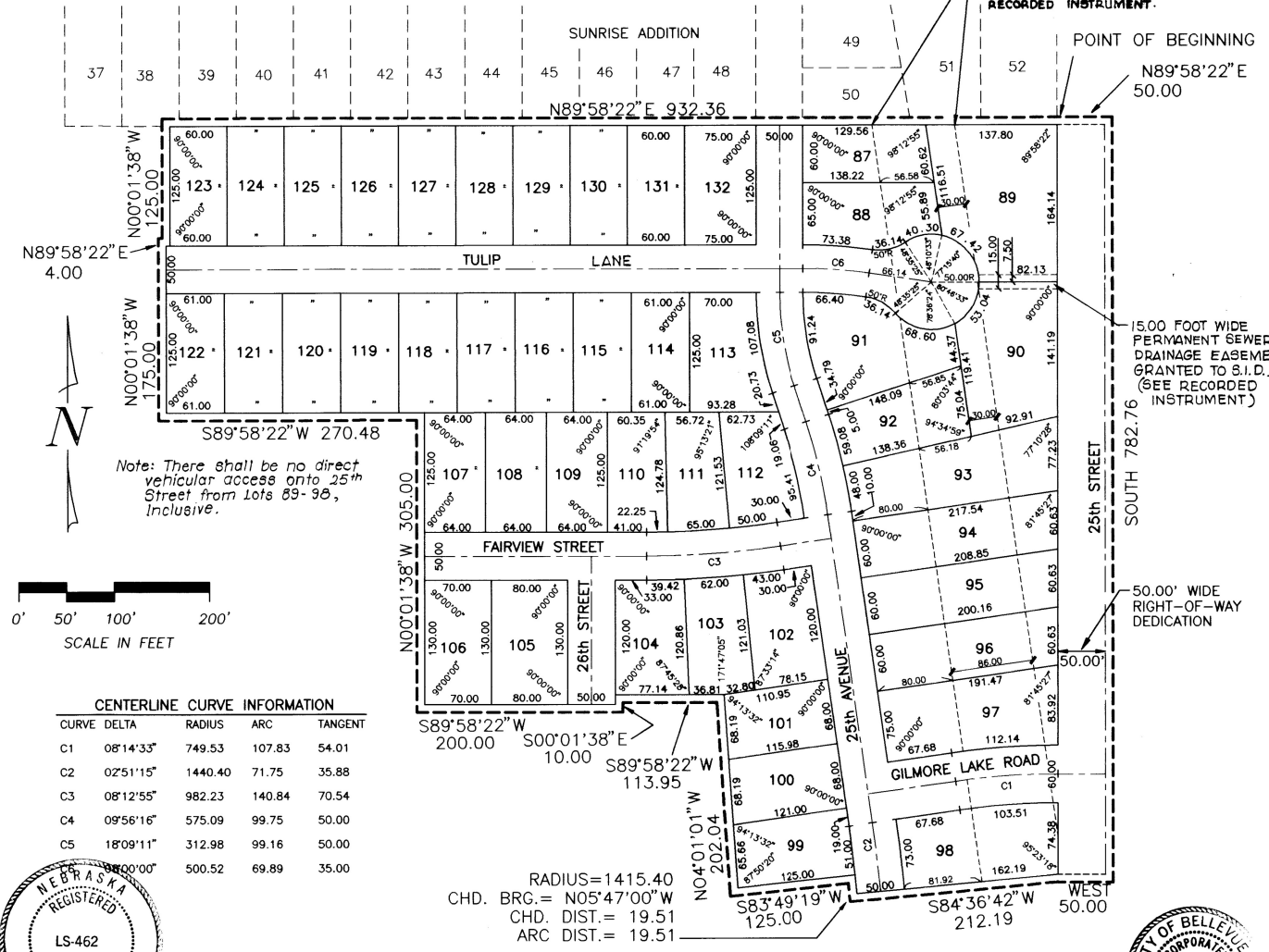
2 THOMPSON, DREESEN & DORNER, INC.
Consulting Engineers & Land Surveyors

10836 OLD MILL ROAD
OMAHA, NE 68154
(402) 330 - 8860

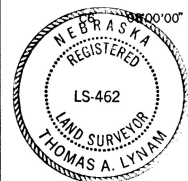


880-102

A880102.DWG



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
	00°00'00"	500.52	69.89	35.00



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.

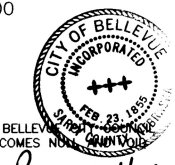
Thomas A. Lynn
SARPY COUNTY SURVEYOR

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.

Shirley M. Boyd
MAYOR

PRESIDENT



Beverly Hardy
CITY CLERK