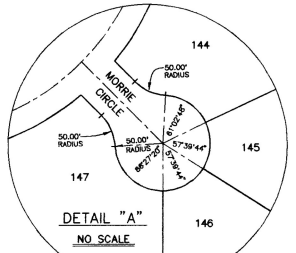
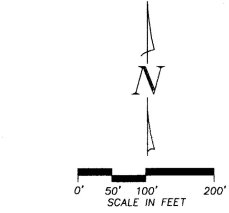


SUNRISE ADDITION

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

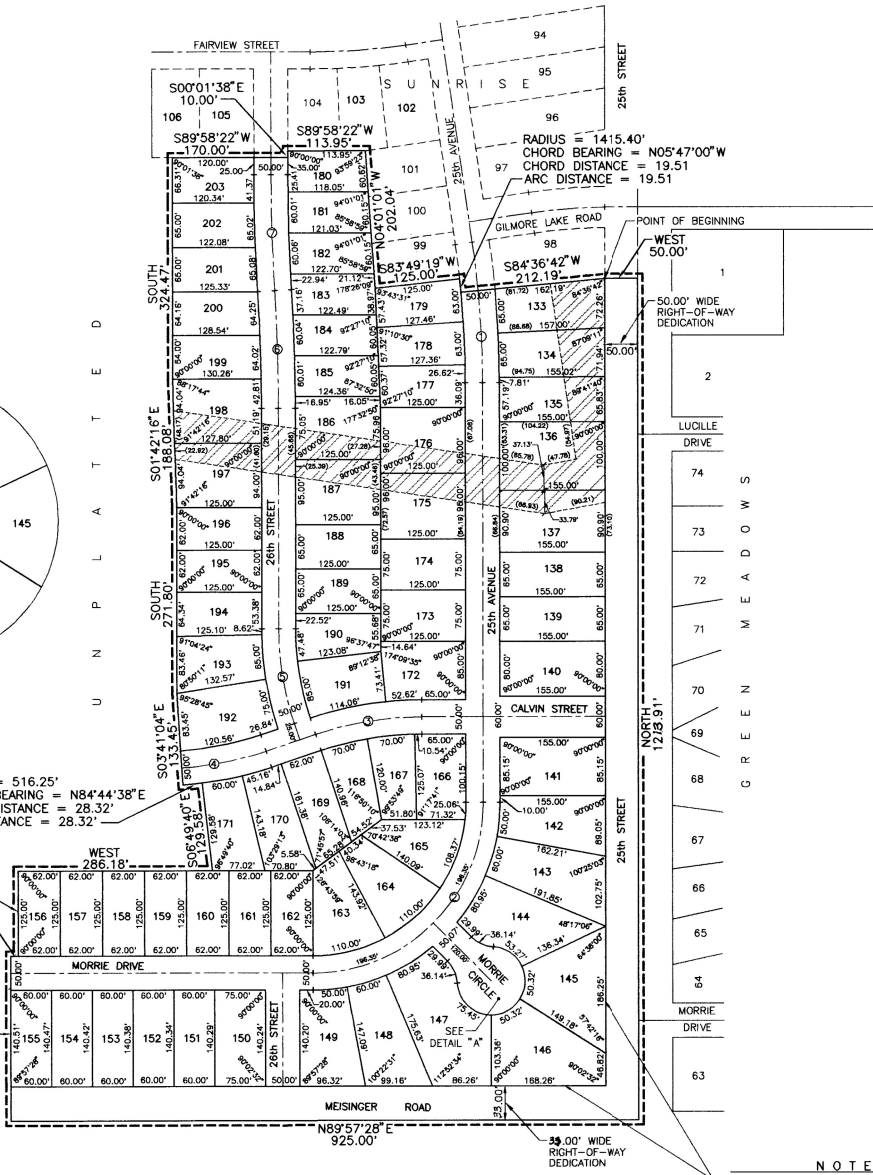
96-05997



RADIUS = 516.25'
CHORD BEARING = N84°44'38"E
CHORD DISTANCE = 28.32'
ARC DISTANCE = 28.32'

SOUTH 125.00'
WEST 11.00'

SOUTH 223.51'



CURVE	CENTERLINE	CURVE	INFORMATION
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'	158.61' 18°29'56"
4	491.25'	63.87'	127.02' 14°48'53"
5	435.32'	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:

- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
- ALL DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.

EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY RECORDED AS INSTRUMENT NUMBER 94-19092 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 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 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, AN ARC DISTANCE OF 19.51 FEET; THENCE S85°49'19"W 125.00 FEET; THENCE N04°01'01"W 202.04 FEET; THENCE S88°58'22"W 113.95 FEET; THENCE S00°01'38"E 10.00 FEET; THENCE S89°58'22"W 170.00 FEET; THENCE S88°58'22"W 170.00 FEET; THENCE SOUTH 324.47 FEET; THENCE S01°42'16"E 188.08 FEET; THENCE SOUTH 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 S00°49'40"E 133.45 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 1215.91 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 2:08 P.M.
Instrument # 96-05997
Lloyd J. Cowling Register of Deed Sarpy Co, NE

Scale: 1" = 50.00'
Date: SEPT. 20, 1995
Drawn by: [Signature]
Checked by: [Signature]
Revised: [Signature]
254 STAMP
TDD



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

SEPTEMBER 20, 1995
DATE

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 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 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 ACROSS 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. Verveacke
DONALD M. VERVAECKE, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
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 TRUST.



Joseph C. Franco
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 ON THE 10 DAY OF Oct, 1995.

Shawn Doherty
DEPUTY



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.

John J. O'Connell
CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 22nd DAY OF January, 1996. APPROVAL OF THIS PLAT BECOMES LEVIED UPON MAY 1ST AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Shawn Doherty
MAYOR

PRESIDENT

Brenda Hedy
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. Lynn
SARPY COUNTY SURVEYOR



SUNRISE ADDITION

FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10898 OLD MILL ROAD
OMAHA, NE 68154
(402) 336-6860

