

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

CURVE	DELTA	TANGENT	ARC LENGTH	RADIUS
C1	57°00'00"	75.59'	157.08'	1800.00'
C2	107°48'10"	49.01'	97.74'	520.00'
C3	90°00'00"	150.00'	235.62'	150.00'
C4	90°13'38"	78.94'	157.56'	1000.00'
C5	90°00'00"	75.79'	151.27'	963.00'
C6	153°37'05"	50.06'	99.49'	365.00'
C7	153°36'43"	49.32'	98.02'	358.98'

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 S84°15'28"E (ASSUMED BEARING) 421.48 FEET; THENCE EAST 50.00 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 S79°57'22"E 120.00 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT 390.00 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 268.96 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 124.26 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 S89°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 S49°46'42"W 52.70 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD; THENCE S19°20'50"W 105.08 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.

March 3, 2003 at 10:00 AM
Instrument # 2003-10845
Lloyd Dowling, Registrar of Deeds, Sarpy City, NE



DAVID H. NEEF,
NEBRASKA RLS 475

AUGUST 30, 2002
DATE

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 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 GREAT 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 ERRECT, 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 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 ERRECT, INSTALL, 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; 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: *[Signature]*
JACK CZERWINSKI, PRESIDENT

GREAT WESTERN BANK
BY: *[Signature]*
PAUL T. FRIESEN, SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
I, JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION, DO HEREBY ACKNOWLEDGE BEFORE ME THIS 17 DAY OF December, 2002 BY JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)
I, ANGELA M. MURPHY, MY COMMISSION EXPIRES April 11, 2004
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.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE IS 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 18 DAY OF February, 2003.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE PAID. TREASURER'S 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 19 DAY OF December, 2002.

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.

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 12th DAY OF February, 2003.

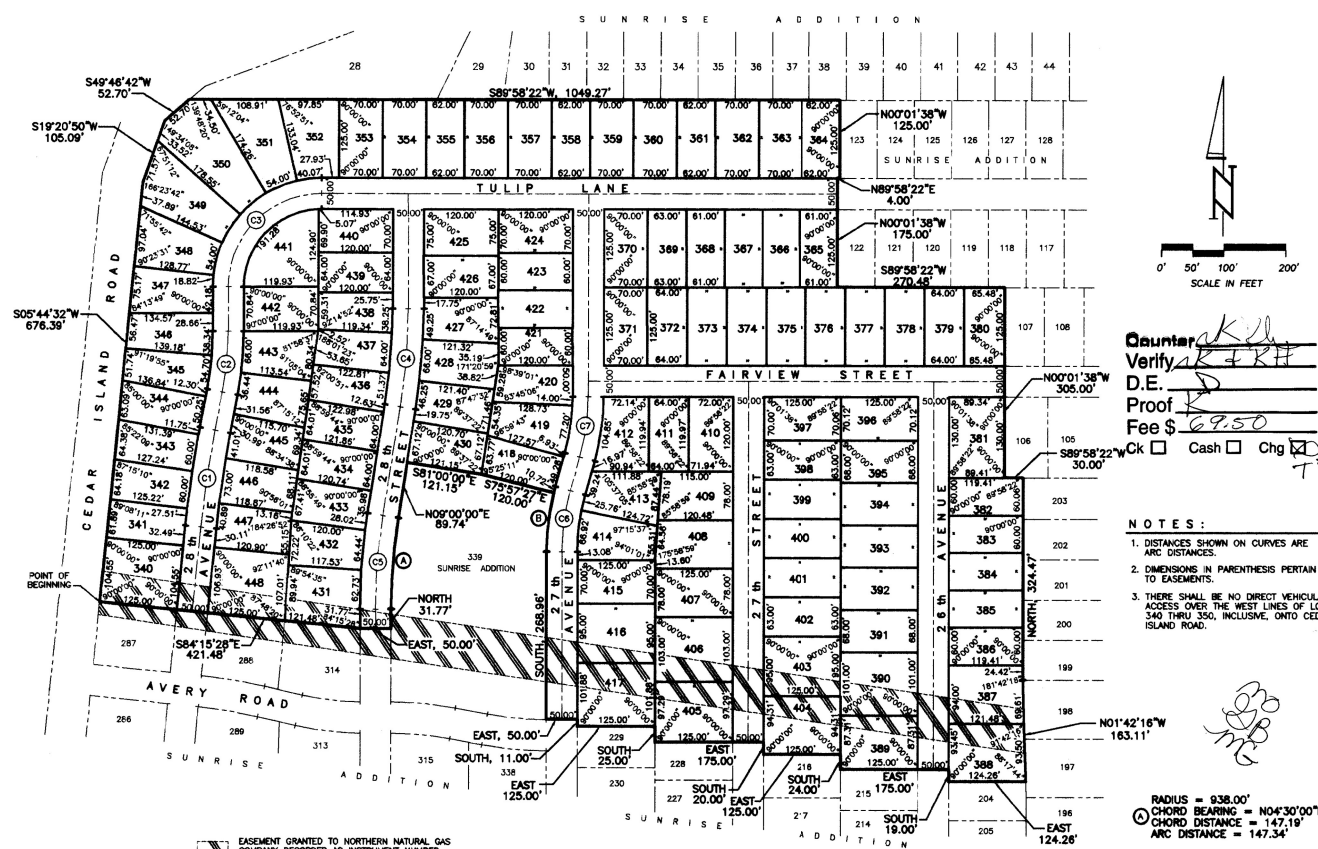


THOMAS A. LYMAN
SURVEYOR
SARPY COUNTY, NEBRASKA

AS SHOWN	AUG. 30, 2002
DATE	
BY	DAVID H. NEEF
BY	DAVID H. NEEF
BY	DAVID H. NEEF
BY	DAVID H. NEEF

SUNRISE ADDITION
FINAL PLAT

THOMPSON, DREBSSEN & DORNER, INC.
Engineers & Land Surveyors
10808 OLD MILL ROAD
OMAHA, NE 68164
(402) 551-6880



Counter *[Handwritten]*
Verify *[Handwritten]*
D.E. *[Handwritten]*
Proof *[Handwritten]*
Fee \$ *69.50*
Ok Cash Chg

NOTES:

- DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- 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 = 147.19'
ARC DISTANCE = 147.34'
- RADIUS = 390.00'
CHORD BEARING = S07°01'17"W
CHORD DISTANCE = 95.35'
ARC DISTANCE = 95.59'

