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

Counter KD
Verify
D.E.
Proof
Fee $ 16.00
Ck ☐ Cash ☐ Chg ☒ TD

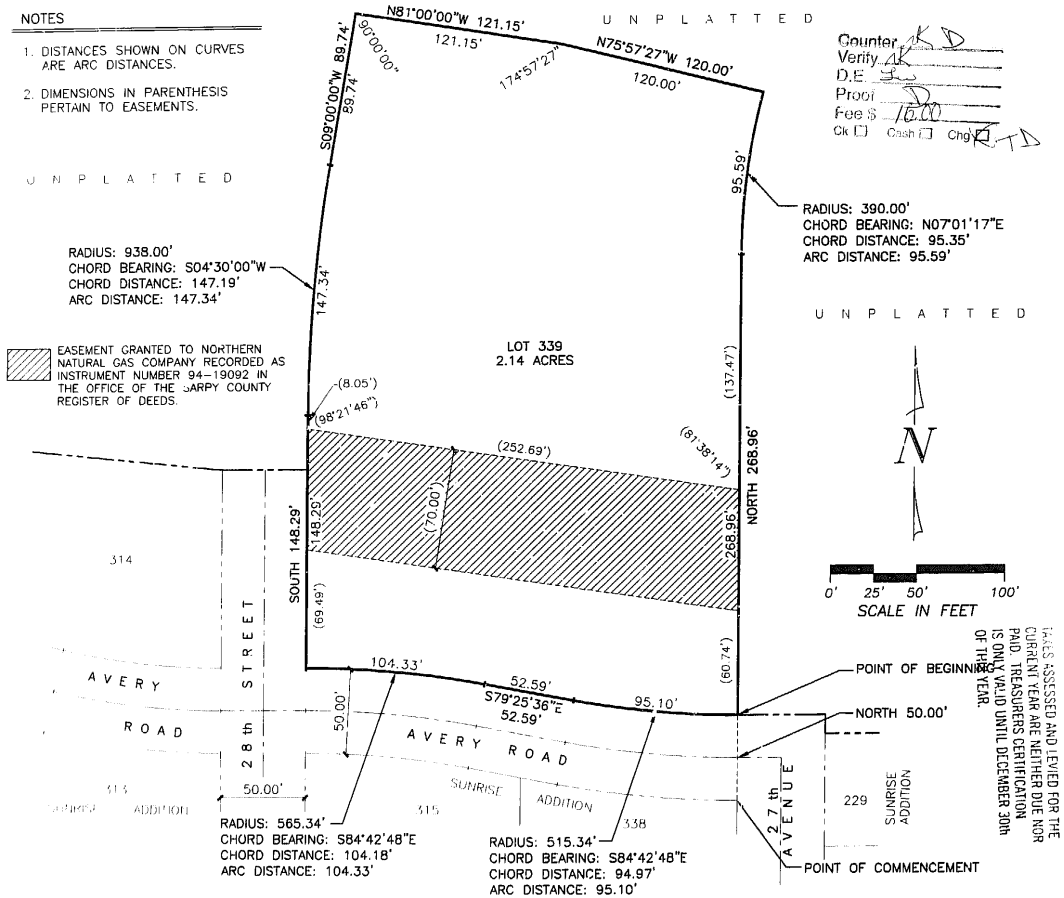
SUNRISE ADDITION

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

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.

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 L.S. 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. Oster
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. Oster
Vice President OF COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, ON BEHALF OF SAID BANK.

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

Irene Drelling
DEPUTY

COUNTY TREASURER Seal SARPY COUNTY

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE CITY COUNCIL

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

MAYOR

Beverly Hedg
CITY CLERK

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. SMITH SURVEYOR SARPY COUNTY, NEBRASKA

SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 14th DAY OF February, 2000.

Carol Lynne Sprague
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