

# SUNRISE ADDITION

1999-27662

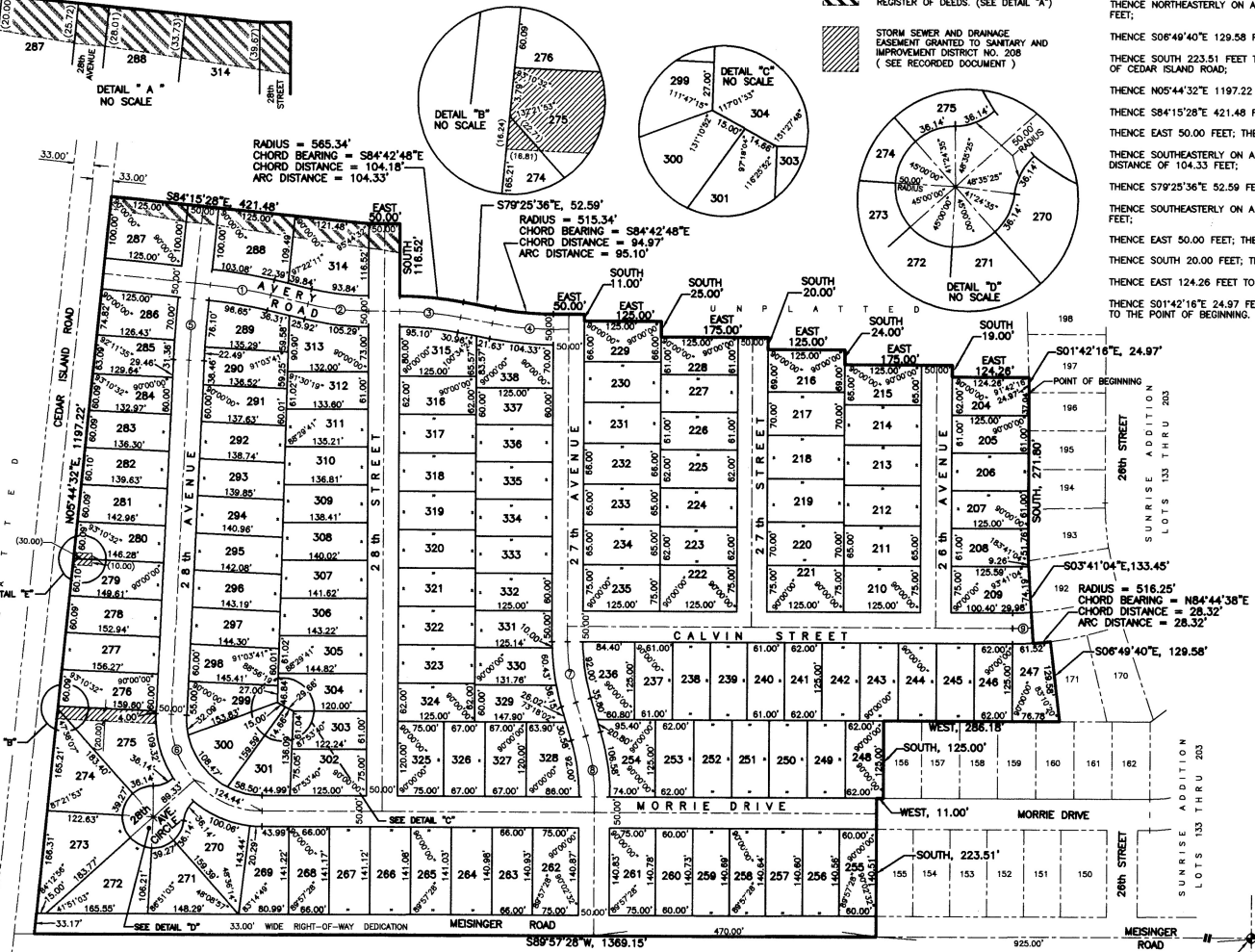
Counter 228  
 Verify S  
 D.E. 9  
 Proof Fee \$ 300  
 Qik  Cash  9187 FD  
 plus 254  
 Stamp 209

FILED SARP COUNTY, NE.  
 INSTRUMENT NUMBER  
99-027662  
 99 SEP - PM 2:01  
 Gary J. ...  
 REGISTER OF DEEDS

LOTS 204 THRU 338, INCLUSIVE  
 BEING A PLATTING OF PART OF THE SE 1/4 OF  
 SECTION 21, T14N, R13E OF THE 6TH P.M. SARP COUNTY, NEBRASKA

EASEMENT GRANTED TO NORTHERN  
 NATURAL GAS COMPANY RECORDED  
 AS INSTRUMENT NUMBER 94-19062  
 IN THE OFFICE OF THE SARP COUNTY  
 REGISTER OF DEEDS. (SEE DETAIL "A")

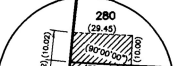
STORM SEWER AND DRAINAGE  
 EASEMENT GRANTED TO SANITARY AND  
 IMPROVEMENT DISTRICT NO. 208  
 (-SEE RECORDED DOCUMENT)



RADIUS = 565.34'  
 CHORD BEARING = S84°42'48"E  
 CHORD DISTANCE = 104.18'  
 ARC DISTANCE = 104.33'

RADIUS = 515.34'  
 CHORD BEARING = S84°42'48"E  
 CHORD DISTANCE = 94.97'  
 ARC DISTANCE = 95.10'

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



CURVE NO.	DELTA	TANGENT	ARC LENGTH	RADIUS
1	7°22'11"	50.00	99.86'	776.38'
2	1°30'43"	50.00	99.56'	435.07'
3	10°34'24"	50.00	99.72'	640.34'
4	3°10'32"	90.00	99.97'	1803.81'
5	92°34'00"	155.00	239.44'	148.21'
7	16°41'57"	50.00	99.29'	340.67'
8	3°41'04"	15.80	31.59'	491.25'

- NOTES:
- ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES.
  - ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE SOUTH LINES OF LOTS 285 THRU 273, INCLUSIVE, ONTO MEISINGER ROAD.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS OVER THE WEST LINES OF LOTS 273 THRU 287, INCLUSIVE, ONTO CEDAR ISLAND ROAD.

REVIEW BY SARP COUNTY SURVEYOR  
 THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARP COUNTY SURVEYOR'S OFFICE THIS 10th DAY OF June, 1999.  
  
 Thomas A. Lyman  
 SARP COUNTY SURVEYOR

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., SARP 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 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 ADDITION, LOTS 204 THRU 338, INCLUSIVE, BEING A PLATTING OF THAT PART OF SAID SE 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 196, SUNRISE ADDITION, (LOTS 133 THRU 203), INCLUSIVE A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID SARP COUNTY;

THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE) ON THE FOLLOWING DESCRIBED EIGHT COURSES:  
 THENCE SOUTH (ASSUMED BEARING) 271.80 FEET; THENCE S03°41'04"E, 133.45 FEET;  
 THENCE NORTHEASTERLY ON A 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 S06°49'40"E 129.58 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 S89°57'28"W 1369.15 FEET ON THE SOUTH LINE OF SAID SE 1/4 TO THE EAST LINE OF CEDAR ISLAND ROAD;  
 THENCE N05°44'32"E 1197.22 FEET ON THE EAST LINE OF CEDAR ISLAND ROAD;  
 THENCE S84°15'28"E 421.48 FEET;  
 THENCE EAST 50.00 FEET; THENCE SOUTH 116.52 FEET;  
 THENCE SOUTHEASTERLY 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;  
 THENCE SOUTHEASTERLY 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;  
 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 125.00 FEET; THENCE SOUTH 24.00 FEET; THENCE EAST 175.00 FEET; THENCE SOUTH 18.00 FEET;  
 THENCE EAST 124.26 FEET TO THE WEST LINE OF LOT 197 SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE);  
 THENCE S01°42'16"E 24.97 FEET ON THE WEST LINE OF SAID SUNRISE ADDITION (LOTS 133 THRU 203, INCLUSIVE) TO THE POINT OF BEGINNING.

CONTAINING 35.19 ACRES MORE OR LESS.

JANUARY 25, 1999  
 DATE  
 JAMES W. WARNER  
 NEBRASKA RLS 508

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS, THAT WE, BENCHMARK HOMES, INC., A NEBRASKA CORPORATION, BEING THE OWNERS, AND THAT I DONALD M. VERVAECKE, TRUSTEE OF THE MAURICE M. VERVAECKE FAMILY TRUST AND TRUSTEE OF THE VERVAECKE IRREVOCABLE TRUST DATED MAY 24, 1994, 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 AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUNRISE ADDITION, LOTS 204 THRU 338, 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, 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 ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW CABLES, 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 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 HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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.

BENCHMARK HOMES, INC., A NEBRASKA CORPORATION  
 BY: Jack Czerwinski  
 JACK CZERWINSKI, PRESIDENT

MAURICE M. VERVAECKE FAMILY TRUST  
 AND  
 THE VERVAECKE IRREVOCABLE TRUST  
 DATED MAY 24, 1994  
 BY: Donald M. Verveacke  
 DONALD M. VERVAECKE, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA )  
 COUNTY OF SARP ) SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June, 1999 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.  
James Warner  
 NOTARY PUBLIC  
 My Comm. Exp. Feb. 1, 2002

ACKNOWLEDGEMENT OF NOTARY  
 STATE OF NEBRASKA )  
 COUNTY OF SARP ) SS  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 1999 BY JACK CZERWINSKI, PRESIDENT OF BENCHMARK HOMES, INC., A NEBRASKA CORPORATION ON BEHALF OF SAID CORPORATION.  
James Warner  
 NOTARY PUBLIC  
 My Comm. Exp. Feb. 1, 2002

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 THAT THE RECORDS OF THIS OFFICE THIS 10th DAY OF June, 1999.  
Carol Lynne Swartz  
 DEPUTY  
 COUNTY CLERK

TAXES ASSESSED AND LEVIED FOR THE  
 CURRENT YEAR ARE NEITHER DUE NOR  
 PAID. TREASURER'S CERTIFICATION  
 IS ONLY VALID UNTIL DECEMBER 30th  
 OF THIS YEAR.  
 THIS PLAT OF SUNRISE ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION THIS 25th DAY OF June, 1999.  
Carol Lynne Swartz  
 CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL  
 THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS 14th DAY OF June, 1999. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 30 DAYS OF THE ABOVE DATE.  
James Warner  
 MAYOR  
Carol Lynne Swartz  
 PRESIDENT  
 CITY CLERK

AS SHOWN  
 JUN. 12, 1999  
 RLR  
 JDW

BOOK  
 DATE  
 BY  
 CHECKED BY  
 PREPARED BY

SUNRISE ADDITION  
 FINAL PLAT

2 THOMPSON, DRESSSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10638 OLD HILL ROAD  
 OMAHA, NE 68154  
 (402) 330-8880

122-191

A122191A.DWG