

I

SID 144 Two Springs II

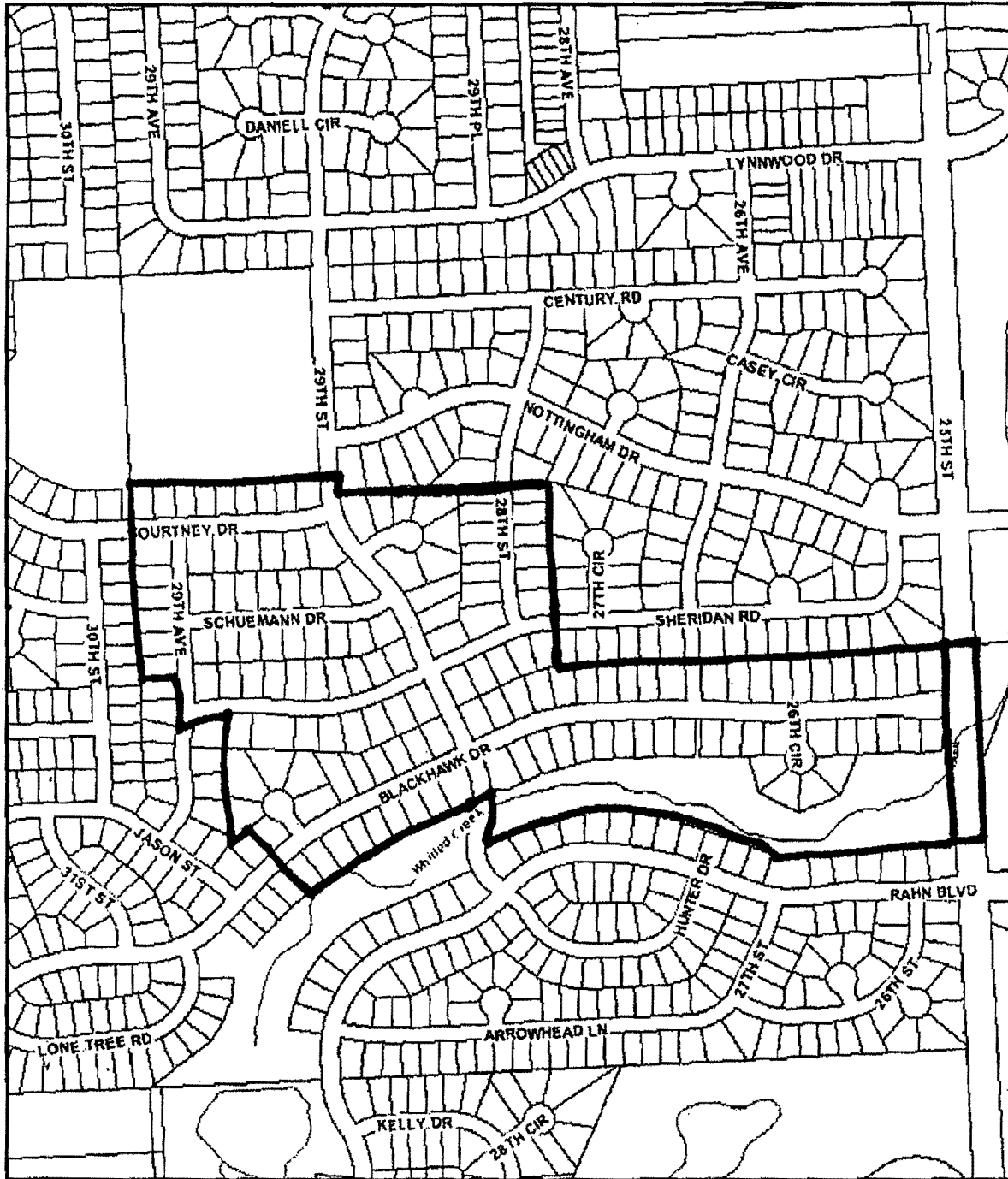


Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 436 feet

4

SID 147 Blackhawk



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Map Scale
1 inch = 470 feet

K

SID 154 Oakridge



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Map Scale
1 Inch = 381 feet

L

SID 168 Sunrise (Phase II)

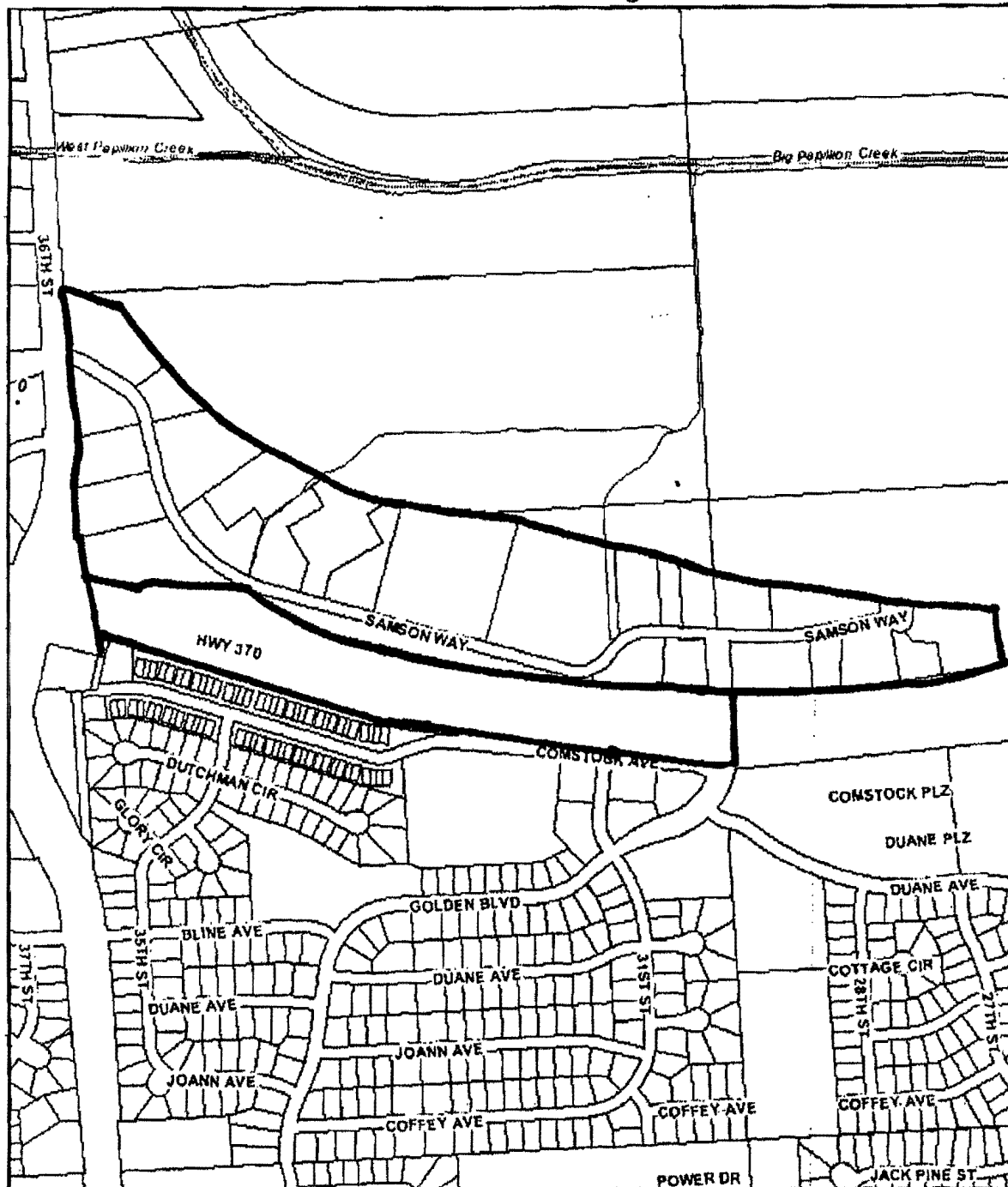


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Map Scale
1 inch = 550 feet

M

SID 201 Daniell Crossing



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Map Scale
1 inch = 597 feet

N

CITY OF BELLEVUE ANNEXATION**SID 85 (365 lots)**

Quail Creek

Lots 1 - 214, 217 - 245, 265 - 281, 283 - 348,
Outlots A - L

Quail Creek Replat I

Lot 1

Replat II Quail Creek

Lots 1 - 22

Replat III Quail Creek

Lots 349 - 350

Quail Creek Replat IV

Lots 1 - 2

SID 113 (90 lots)

Offutt Towers

Lot 4

Offutt Towers Replat

Lot 1

Offutt Towers Replat Two

Lots 1 - 14, 16, Outlots A2 - A14

Offutt Towers Replat Three

Lots 1 - 2

Offutt Towers Replat Four

Lots 1 - 2

Offutt Towers Replat 5

Lots 1 - 11

Leawood Oaks Townhomes

Lots 1 - 18, 30

Leawood Oaks Townhomes Replat

Lots 1 - 10

Woodland Oaks

Lots 2 and 8

Woodland Oaks Replat 1

Lots 1 - 2

Woodland Oaks Replat 2

Lots 1 - 2

Woodland Oaks Replat 3

Lots 1 - 2

Woodland Oaks Replat 4

Lots 1 - 2

Woodland Oaks Replat 5

Lots 1 - 2

Woodland Oaks Replat 6

Lots 1 - 2

Tax Lots 2A and 2B1 in Section 9-13-13

SID 110 (254 lots)

Stonecroft

Lots 1 - 244

Village Green

Lots 2 - 11

SID 112 (169 lots)

Leawood Oaks III

Lots 1 - 122, 124 - 128, 130 - 169

Stites Addition

Lots 1 - 2

SID 147 (151 lots)

Blackhawk

Lots 1 - 97, 101 - 152

Whitfield's Blackhawk

Lot 1

Oakhurst Replat One

Lot 2

SID 136 (111 lots)

Lookingglass Heights II

Lots 1 - 111

2008-31087 0

SID 154 (133 lots)

Oakridge

Lots 1 - 132, 134

SID 142 (165 lots)

Fairview

Lots 1 - 163, Outlot A

Fairview Estates

Lot 1

SID 168 (117 lots)

Sunrise

Lots 87 - 203

SID 122 and SID 144 (435 lots)

Two Springs

Lots 1 - 187, 209 - 211, 223 - 225, 296 - 297, 348 - 413, 420 - 430, 472 - 476

Two Springs Replat I

Lots 1 - 105

Two Springs Replat II

Lots 12 - 53

Two Springs Replat III

Lots 1 - 11

SID 201 (27 lots)

Daniell Crossing

Lots 6 - 8, 10 - 17, 20, Outlot A

Daniell Crossing Replat 1

Lots 1 - 2

Daniell Crossing Replat 2

Lot 1

Daniell Crossing Replat 3

Lots 1 - 2

Daniell Crossing Replat 4

Lots 1 - 3

Daniell Crossing Replat 6

Lots 1 - 2

Daniell Crossing Replat 7

Lots 1 - 2

Daniell Crossing Replat 8

Lots 1 - 2

TOTAL NUMBER OF LOTS 2,017

Recorder Note:

- Quail Creek OL H has been indexed in Replat III Quail Creek Lots 349 and 350.
- Quail Creek OL K has been indexed in Replat II Quail Creek Lots 1-22
- Two Springs Lot 474 has been indexed in Two Springs Replat I Lots 1-105

FILED SARPY CO. NE.
 INSTRUMENT NUMBER ah PRINTER ah C.E. ah
 2008-33672 VERIFY ah D.E. LAA
 PROOF _____
 2008 DEC 23 P 3:29 FEES \$ _____ 196.00
 CHECK # 1217
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT 50¢ NCR _____
 REGISTER OF DEEDS

After recording, please return to:
 Kevin J. McCoy
 Smith, Gardner, Slusky,
 Lazer, Pohren & Rogers, LLP
 8712 W. Dodge Road, Suite 400
 Omaha, NE 68114

**SECOND AMENDMENT TO THE AMENDED AND RESTATED
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR LOTS 87 THROUGH 448, INCLUSIVE, SUNRISE ADDITION,
 A SUBDIVISION IN SARPY COUNTY, NEBRASKA**

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the date hereinafter set forth by the SUNRISE HOMEOWNERS ASSOCIATION, a Nebraska Nonprofit Corporation, hereinafter referred to as the "Association."

WITNESSETH:

WHEREAS, a certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lots 87 through 338, inclusive, Sunrise Addition, a Subdivision in Sarpy County, Nebraska (hereinafter "Covenants") was filed for record in the office of the Register of Deeds of Sarpy County, Nebraska on June 18, 2002, at Instrument Number 2002-22721; and

WHEREAS, a certain First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions was filed for record in the office of the Register of Deeds of Sarpy County, Nebraska on June 24, 2003, at Instrument Number 2003-34510, making the Covenants specifically applicable as well to Lots 340 through 448, inclusive, in Sunrise Addition, a Subdivision as surveyed platted and recorded in Sarpy County, Nebraska; and

WHEREAS the Association was incorporated in 1995 as a Nebraska Nonprofit Corporation for the purpose of operation, maintenance, preservation and architectural control of the Lots and Common Facilities within Sunrise Addition, and was subsequently designated by Benchmark Homes Inc. (hereinafter "Declarant") pursuant to the Covenants as the entity entitled to further amend the Covenants, and which Declarant also previously made effective the terms and provisions of Articles II and III of the Covenants; and

WHEREAS the Sunrise Homeowners Association as designee has determined to further amend the Covenants to specify that the Enforcement provisions of Article VI, Section 1 of the Covenants are specifically vested in the Association, in addition to the

A

manner in which future amendments to the Covenants may be undertaken after January 1, 2009;

NOW THEREFORE, the Association declares that the Covenants are hereafter amended as follows:

1. The following sentence is removed from Page 3 of the Covenants: "After January 1, 2009, this Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the Owners, and such instrument must be properly recorded."

2. In its place is added the following provision as Section 6 of Article VI:

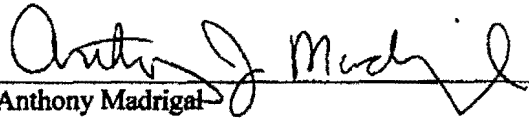
ARTICLE VI.

Section 6. Amendment. This Declaration may be amended at any annual meeting or special meeting of the Association called for such purpose, or by a petition signed and presented to the Board of Directors by at least seventy-five percent of all lot owners. Any amendment proposed by resolution of the Board of Directors or by petition shall require that notice be mailed, delivered or left at the front door by the Association to all lot owners, at least ten (10) but not more than twenty (20) days prior to such meeting, stating the time, place, and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

Each lot owner present in person, or by proxy designated in writing to the Board of Directors, shall have one vote either in favor of or in opposition to any resolution or petition seeking to amend any provision of this Declaration. A vote of two-thirds (2/3) of all lot owners present in person or by proxy shall serve to adopt any proposed amendment, which shall then be duly recorded with the Register of Deeds. No vote shall be valid unless a quorum of at least twenty (20) lot owners vote either in person or by proxy at such meeting.

IN WITNESS WHEREOF, the undersigned Association has executed this Amendment to Declaration this _____ day of December, 2008.

SUNRISE HOMEOWNERS ASSOCIATION,
A Nebraska Nonprofit Corporation

By: 
Anthony Madrigal
Designee of the Board of Directors

2008-33672 B

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this ^{December} 23 day of September, 2008, by ANTHONY MADRIGAL, Director of the Sunrise Homeowners Association, a Nebraska Nonprofit Corporation, on behalf of the corporation.



Monica Gerhart

Notary Public

After recording, please return to:

Kevin J. McCoy
Smith, Gardner, Slusky,
Lazer, Pohren & Rogers, LLP
8712 W. Dodge Road, Suite 400
Omaha, NE 68114

COUNTER	<i>ah</i>	C.E.	<i>ah</i>
VERIFY	<i>ah</i>	D.E.	<i>LM</i>
PROOF			
INSTRUMENT NUMBER	<i>2008-33673</i>	FEE \$	<i>191.00</i>
CHECK #	<i>1217</i>		
CHG		CASH	
FUND		CREDIT	
SHORT	<i>500</i>	NMR	

2008 DEC 23 P 3:29

Steve Slusky
REGISTER OF DEEDS

**THIRD AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LOTS 87 THROUGH 448, INCLUSIVE, SUNRISE ADDITION,
A SUBDIVISION IN SARPY COUNTY, NEBRASKA**

THIS THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made on the date hereinafter set forth by the SUNRISE HOMEOWNERS ASSOCIATION, a Nebraska Nonprofit Corporation, hereinafter referred to as the "Association."

WITNESSETH:

WHEREAS, a certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lots 87 through 338, inclusive, Sunrise Addition, a Subdivision in Sarpy County, Nebraska (hereinafter "Covenants") was filed for record in the office of the Register of Deeds of Sarpy County, Nebraska on June 18, 2002, at Instrument Number 2002-22721; and

WHEREAS, a certain First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions was filed for record in the office of the Register of Deeds of Sarpy County, Nebraska on June 24, 2003, at Instrument Number 2003-34510, making the Covenants specifically applicable as well to Lots 340 through 448, inclusive, in Sunrise Addition, a Subdivision as surveyed platted and recorded in Sarpy County, Nebraska; and

WHEREAS the Association, as designated successor to the original Declarant, Benchmark Homes, Inc., has determined to further amend the Covenants to change the manner in which future amendments to the Covenants may be undertaken after January 1, 2009;

NOW THEREFORE, the Association declares that the Covenants are hereafter amended as follows:

1. The following sentence is removed from Page 3 of the Covenants: "After January 1, 2009, this Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the Owners, and such instrument must be properly recorded."

2. In its place is added the following provision as Section 6 of Article VI:

ARTICLE VI.

2008-33673A

Section 6. **Amendment.** This Declaration may be amended at any annual meeting or special meeting of the Association called for such purpose, or by a petition signed and presented to the Board of Directors by at least seventy-five percent of all lot owners. Any amendment proposed by resolution of the Board of Directors or by petition shall require that notice be mailed, delivered or left at the front door by the Association to all lot owners, at least ten (10) but not more than twenty (20) days prior to such meeting, stating the time, place, and purpose of the meeting. No business shall be transacted at a special meeting except as stated in the notice.

Each lot owner present in person, or by proxy designated in writing to the Board of Directors, shall have one vote either in favor of or in opposition to any resolution or petition seeking to amend any provision of this Declaration. A vote of two-thirds (2/3) of all lot owners present in person or by proxy shall serve to adopt any proposed amendment, which shall then be duly recorded with the Register of Deeds. No vote shall be valid unless a quorum of at least twenty (20) lot owners vote either in person or by proxy at such meeting.

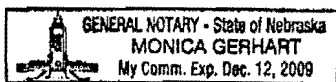
IN WITNESS WHEREOF, the undersigned Association has executed this Amendment to Declaration this 23 day of December, 2008.

SUNRISE HOMEOWNERS ASSOCIATION,
A Nebraska Nonprofit Corporation

By: Anthony J. Madrigal
Anthony Madrigal
Designee of the Board of Directors

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 23 day of ~~September~~ ^{December}, 2008, by ANTHONY MADRIGAL, Director of the Sunrise Homeowners Association, a Nebraska Nonprofit Corporation, on behalf of the corporation.



Monica Gerhart
Notary Public

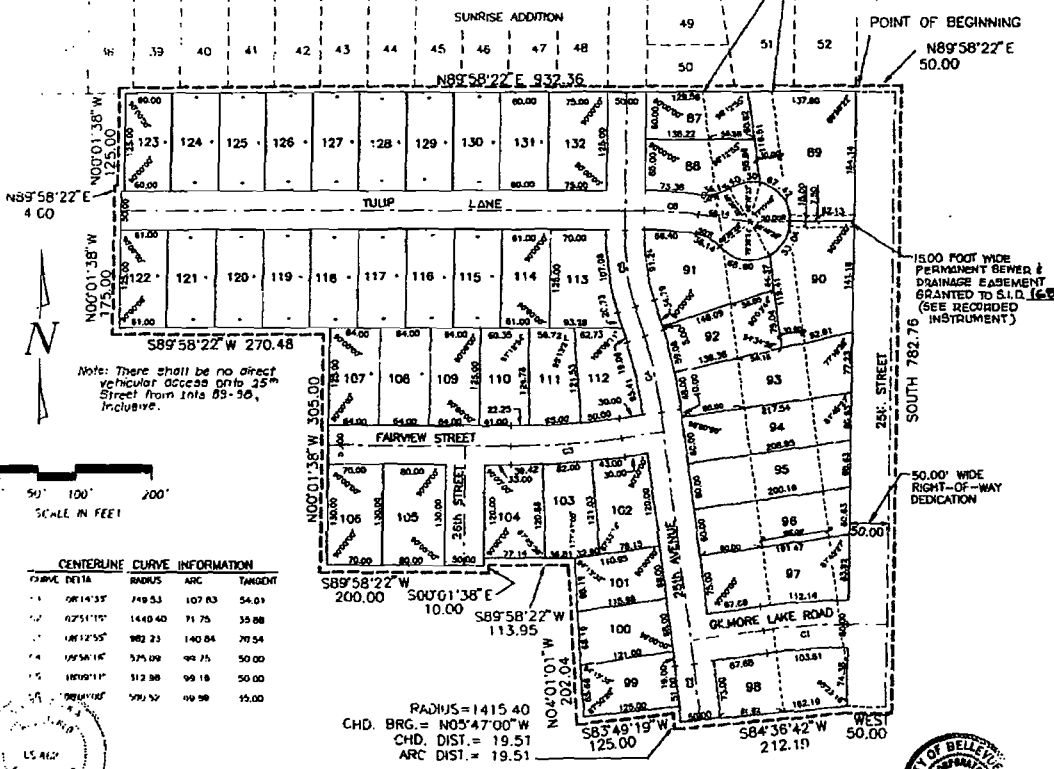
SUNRISE ADDITION

LOTS 87 THRU 132, INCLUSIVE

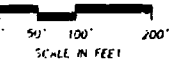
BEING A PLATTING OF PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 21, T14N, R13E OF THE 6th P.M. SARPY COUNTY, NEBRASKA

Proof of D.E. Verity Film Check: Fee \$ 2.00

NO. 4058
44-17584
50 MAR 10 AM 9:50



Note: There shall be no direct vehicular access onto 25th Street from lots 89-96, inclusive.



CENTERLINE CURVE INFORMATION			
CHORD BEARING	RADIUS	ARC	TANGENT
1. 06°14'33"	719.53	107.83	54.01
2. 02°51'15"	1440.40	11.75	35.58
3. 06°12'55"	982.23	140.84	20.54
4. 06°54'14"	575.09	99.75	50.00
5. 05°09'11"	512.88	99.16	50.00
6. 08°04'18"	570.52	99.59	15.00

RADIUS=1415.40
CHD. BRG.= N05°47'00"W
CHD. DIST.= 19.51
ARC DIST.= 19.51



REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF SUNRISE ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THE 22nd DAY OF APRIL, 1994

Thomas A. Lyman
SARPY COUNTY SURVEYOR

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF SUNRISE ADDITION WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL ON THE 23rd DAY OF APRIL, 1994. APPROVAL OF THIS PLAT BECOMES EFFECTIVE IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

Mayor: Bruce R. Beyer
CITY CLERK: Beverly Haly



94-17894

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 TOWN LOTS 117 AND 118 TOGETHER WITH THE WEST 1/2 OF THE SE 1/4 OF SAID SECTION 21 LYING EAST OF CEDAR ISLAND ROAD EXCEPT TAX LOTS 115 AND 116 THEREOF, POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT ROW PERKS ARE SET AT ALL CORNERS, ANGLE POINTS, THE ENDS OF ALL CURVES AND AT ALL BOUNDARY CORNERS OF THE SUBDIVISION LYING WITHIN THE EAST 1/2 OF THE SE 1/4 BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 82, SUNRISE ADDITION, AS SURVEYED, PLATTED AND RECORDED IN SAID SARPY COUNTY, THENCE N 89°58'22" E (ASSUMED BEARING) 50.00 FEET ON THE EASTERN EXTENSION OF THE SOUTH LINE OF SAID LOT 82 TO THE EAST LINE OF SAID SE 1/4; THENCE SOUTH 782.78 FEET ON THE EAST LINE OF SAID SE 1/4; THENCE WEST 439.49' W 125.00 FEET; THENCE N 02°47'00" W 202.04 FEET; THENCE N 02°47'00" W 113.95 FEET; THENCE S 00°01'30" W 10.00 FEET; THENCE N 89°58'22" W 202.04 FEET; THENCE N 00°01'30" W 305.00 FEET; THENCE S 89°58'22" W 270.48 FEET; THENCE N 00°01'30" W 175.00 FEET; THENCE N 89°58'22" E 4.00 FEET; THENCE N 00°01'30" W 125.00 FEET TO THE SOUTH LINE OF SUNRISE ADDITION LOTS 1 THRU 80 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. VERNECKE, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SURVEYED AND STREETS AND LOTS TO BE MAILED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREIN 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 RELOCATE 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 SOUND AND OF ALL KINDS AND THE RECESSION THEREOF, INCLUDING THE SERVICE PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJACENT ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJACENT THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJACENT THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT DO NOT ADJUT EXISTING SURVEYED, PLATTED AND RECORDED LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ARCHIVE 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 THE UTILITY FACILITIES AND IF REQUESTED BY THE OWNER, NO PERMANENT BUILDINGS, WALLS, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SEWERLINES, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RESEW, PIPELINES, HYDRAULIC, 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 ADJACENT ALL STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SEWERLINES, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT OR LATER UNREASONABLY INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Donald M. Vernecke
DONALD M. VERNECKE

STATE OF NEBRASKA
COUNTY OF SARPY

ACKNOWLEDGEMENT OF NOTARY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF APRIL, 1994.

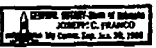
Joseph C. Franzen
NOTARY PUBLIC

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 TREASURER'S CERTIFICATION THIS 22nd DAY OF APRIL, 1994.

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 22nd DAY OF APRIL, 1994.

Chairman: Donald M. Vernecke

SUNRISE ADDITION

FINAL PLAT

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

10836 OLD MILL ROAD
OMAHA, NE 68164
(402) 330-6640



660-102

A88C102.DWG