

TIPPERY'S 1ST ADDITION

LOTS 1 THROUGH 3 INCLUSIVE
 BEING A REPLATTING OF LOTS 4, 5 & 6 BLOCK 3, CITY OF BELLEVUE, AS SURVEYED, PLATTED
 AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH THE SOUTH 1/2 OF VACATED
 12TH AVENUE ADJOINING SAID LOT 6 ON THE NORTH.

FILED FOR RECORD 11-5-75 BY Carl J. Hillis 6 Plates 4/50
 REGISTER OF DEEDS, SARPY COUNTY, NEB.



SURVEYOR'S CERTIFICATE

I, JAMES D. WARNER, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY FOR THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT THE CORNER OF ALL LOTS IN TIPPERY'S 1ST ADDITION, LOTS 1 THROUGH 3, INCLUSIVE, BEING A REPLATTING OF LOTS 4, 5 AND 6, BLOCK 3, CITY OF BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; TOGETHER WITH THE SOUTH 1/2 OF VACATED 12TH AVENUE ADJOINING SAID LOT 6 ON THE NORTH AND THAT PART OF VACATED BLUFF STREET ADJOINING SAID LOTS 4, 5 AND 6 ON THE WEST ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 BLOCK 3, CITY OF BELLEVUE, SAID CORNER BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 3, TIPPERY'S 1ST ADDITION; THENCE S 89° 55' 20" W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 3, CITY OF BELLEVUE, 198.00 FEET; THENCE NORTH, ON THE WESTERLY R.O.W. LINE OF VACATED BLUFF STREET AS IT NOW EXISTS, 187.67 FEET TO THE CENTERLINE OF VACATED 12TH AVENUE; THENCE N 89° 52' 22" E ON THE CENTERLINE OF VACATED 12TH AVENUE, 198.00 FEET; THENCE SOUTH 187.84 FEET TO THE POINT OF BEGINNING.

DATE November 19, 1975

James D. Warner
 REGISTERED LAND SURVEYOR

308
 REGISTRATION NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, BERNIECE Q. HEYDORN TIPPERY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TIPPERY'S 1ST ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. 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 THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USED OR RIGHTS HEREIN GRANTED.

Berniece Heydorn
 BERNIECE HEYDORN

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
 COUNTY OF SARPY)

ON THIS 19 DAY OF November, 1975, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DEDICATION ON THIS PLAT AND SHE DID ACKNOWLEDGE THE SIGNING OF SAME TO BE HER OWN VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES March 23, 1977

NOTARY PUBLIC Richard J. ...

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE APPEARS ON THIS PLAT AS OF THE 10 DAY OF November, 1975.

SARPY COUNTY TREASURER James G. ...

APPROVAL OF SARPY COUNTY SURVEYOR

THIS PLAT OF TIPPERY'S 1ST ADDITION WAS APPROVED BY THE SARPY COUNTY SURVEYOR THIS 19 DAY OF November, 1975.

SARPY COUNTY SURVEYOR Norman Whitney

APPROVAL OF BELLEVUE CITY PLANNING DEPARTMENT

THIS PLAT OF TIPPERY'S 1ST ADDITION WAS APPROVED BY THE BELLEVUE CITY PLANNING DEPARTMENT THIS 4 DAY OF December, 1975.

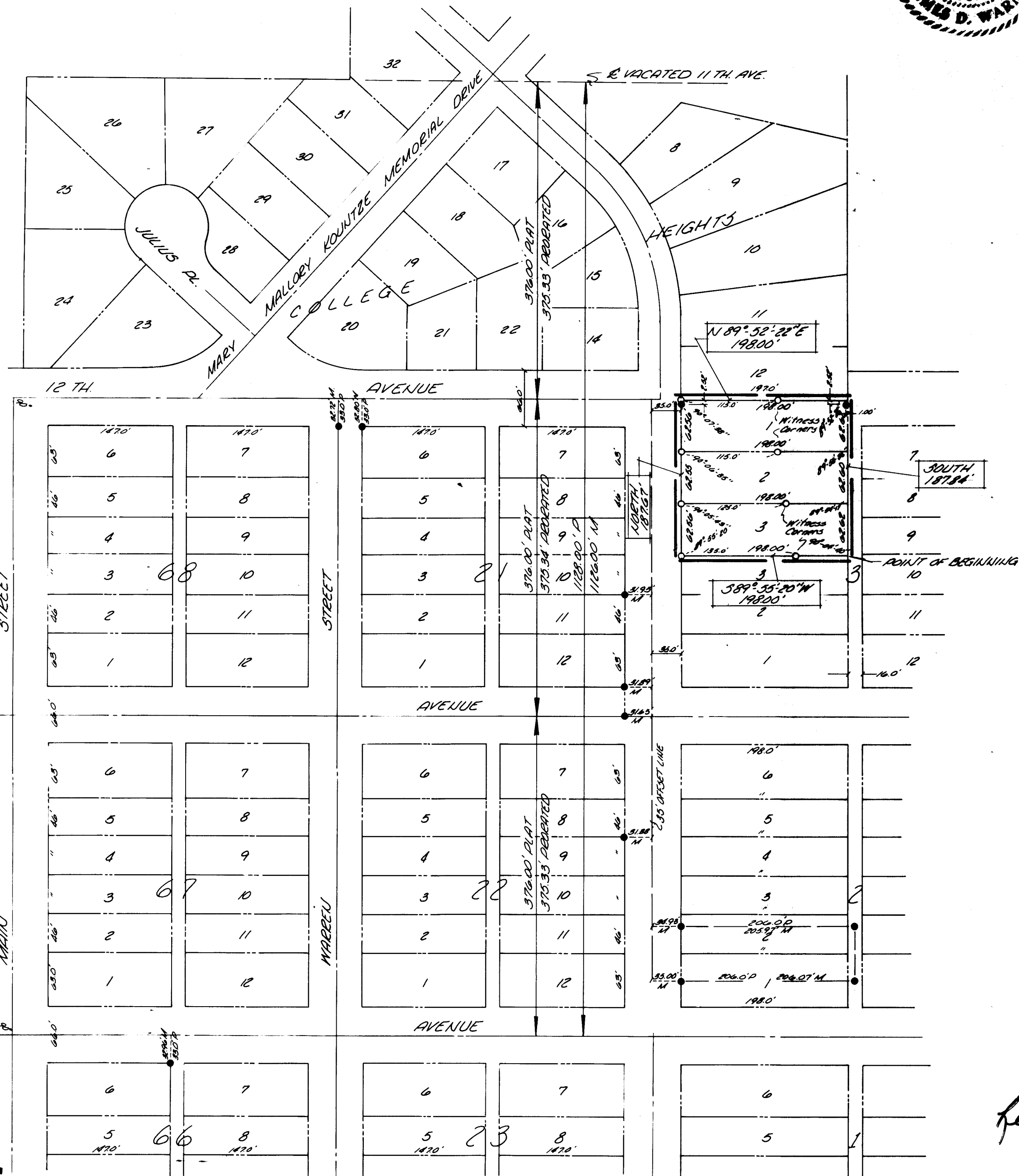
CHAIRMAN J. E. Postema, Jr.

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF TIPPERY'S 1ST ADDITION WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS 24 DAY OF November, 1975.

Acting Mayor Bruce A. Saeman

PRESIDENT Mary Stricklett
 CITY CLERK



SCALE: 1" = 100'
 DATE: NOV. 12, 1975
 DRAWN BY: E.S.H.
 CHECKED BY:
 REVISION:

TIPPERY'S 1ST ADDITION
 BELLEVUE NEBRASKA
 FINAL PLAT

THOMPSON, DRESSEN & DORR
 Consulting Engineers & Land Surveyors

fee # 50615

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