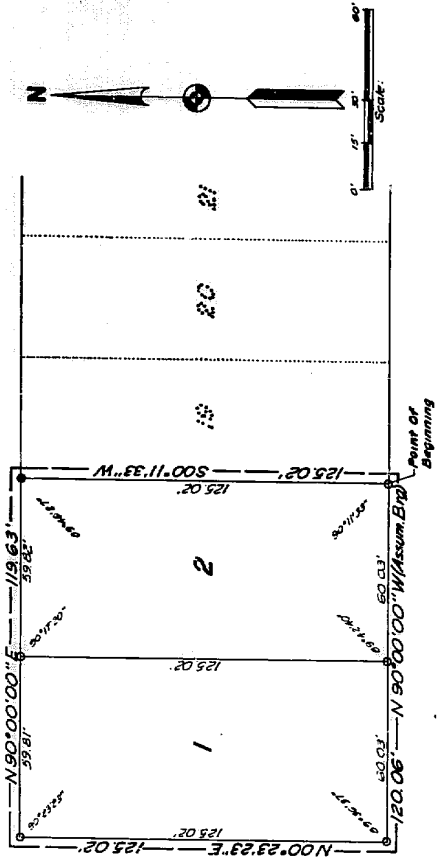
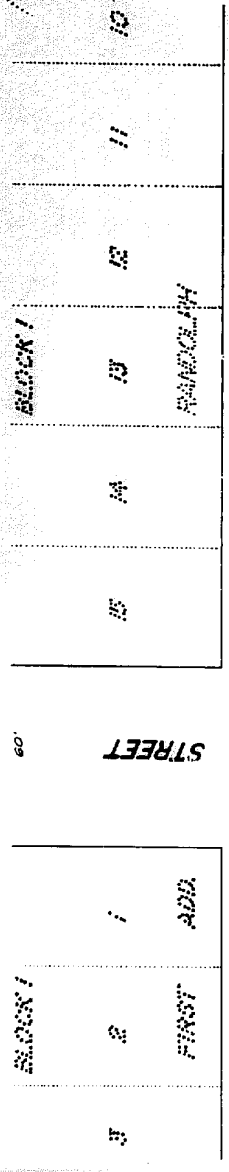


FILED SHARPY COUNTY REGISTER OF DEEDS
 INSTRUMENT NUMBER
 89-15450
 1989 NOV - 6 AM 11:46

LANG AND TIPPERY

LOTS 1 AND 2, INCLUSIVE, BEING A REPLAT OF LOTS 16, 17 AND 18, BLOCK 1, RANDOLPH PLACE, A SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE SIXTH P.M., SARRY COUNTY, NEBRASKA.



OLIVE STREET

RANDOLPH PLACE

SURVEYOR'S CERTIFICATE

I, WAYNE W. WHEELER, THE UNDERSIGNED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH 1/2" X 24" IRON PINS ALL CORNERS OF SAID LAND AND HAVE PLACED THEREON TIPPERY, LOTS 1 AND 2, INCLUSIVE, AN ADDITIONAL BEING LOTS 16, 17 AND 18, BLOCK 1, RANDOLPH PLACE, A PLATED SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARRY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 1, RANDOLPH PLACE; THENCE NORTH 90°00'00" WEST (ASSUMED BEARING) 120.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 00°00'00" WEST 125.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00°23'23" EAST ALONG THE EAST BOUNDARY OF SAID LOT 16, 17 AND 18, A DISTANCE OF 120.06 FEET TO THE WEST LINE OF SAID LOT 16; THENCE NORTH 90°00'00" EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 125.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 16, 17 AND 18, A DISTANCE OF 119.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 00°11'33" WEST, ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14,983 SQUARE FEET, MORE OR LESS.

OCT 3 1989 DATE
 WAYNE W. WHEELER, LS 211

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JEFFREY A. LANG AND TODD TIPPERY, BEING THE SOLE OWNERS OF THE PROPERTY 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 ADDITION TO BE HERINAFTER KNOWN AS LANG AND TIPPERY, LOTS 1 THRU 2, INCLUSIVE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT PERPETUAL EASEMENTS TO THE CHAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATION, INC., AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE AND MAINTAIN CABLE TELEVISION SYSTEMS, WIRES, CABLES, WIRES OR CABLES FOR THE CARRYING, TRANSMISSION AND CONVEYANCE OF CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND RECEPTION ON, OVER, THROUGH UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOT LINES. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WHEN THE ADJACENT LAND IS USED FOR RESIDENTIAL PURPOSES SHALL BE PERMANENT BUILDINGS OR RETAINING 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 USES OR RIGHTS HEREIN DESCRIBED.

IN WITNESS WHEREOF WE DO HEREBY SET OR HANDS THIS 12 DAY OF OCTOBER 1989.
 JEFFREY A. LANG
 TODD TIPPERY

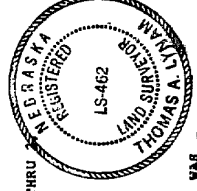
ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SAREY) SS.

ON THIS 12 DAY OF Oct 1989, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME JEFFREY A. LANG AND TODD TIPPERY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THESE VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON April 30, 1991
 NOTARY PUBLIC
 SHARON KAY GRAMER
 SAREY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE Oct 3 1989

WHEELER SURVEYING CO.
 634 SOUTH 17TH STREET
 OMAHA, NEBRASKA 68107



LEGEND
 Found for O.T. Iron Pipe
 O Set 18" center from Top

APPROVAL OF SAREY COUNTY SURVEYOR
 I HEREBY APPROVE THIS PLAT OF LANG AND TIPPERY, LOTS 1 THRU 2, INCLUSIVE, ON THIS 12 DAY OF OCTOBER 1989

APPROVAL OF BELLEVUE PUBLIC WORKS DIRECTOR
 THIS PLAT OF LANG AND TIPPERY, LOTS 1 THRU 2, INCLUSIVE, WAS APPROVED BY THE BELLEVUE PUBLIC WORKS DIRECTOR ON THIS 12 DAY OF OCTOBER 1989

APPROVAL OF BELLEVUE PLANNING DIRECTOR
 THIS PLAT OF LANG AND TIPPERY, LOTS 1 THRU 2, INCLUSIVE, WAS APPROVED BY THE BELLEVUE PLANNING DIRECTOR ON THIS 12 DAY OF OCTOBER 1989

15450