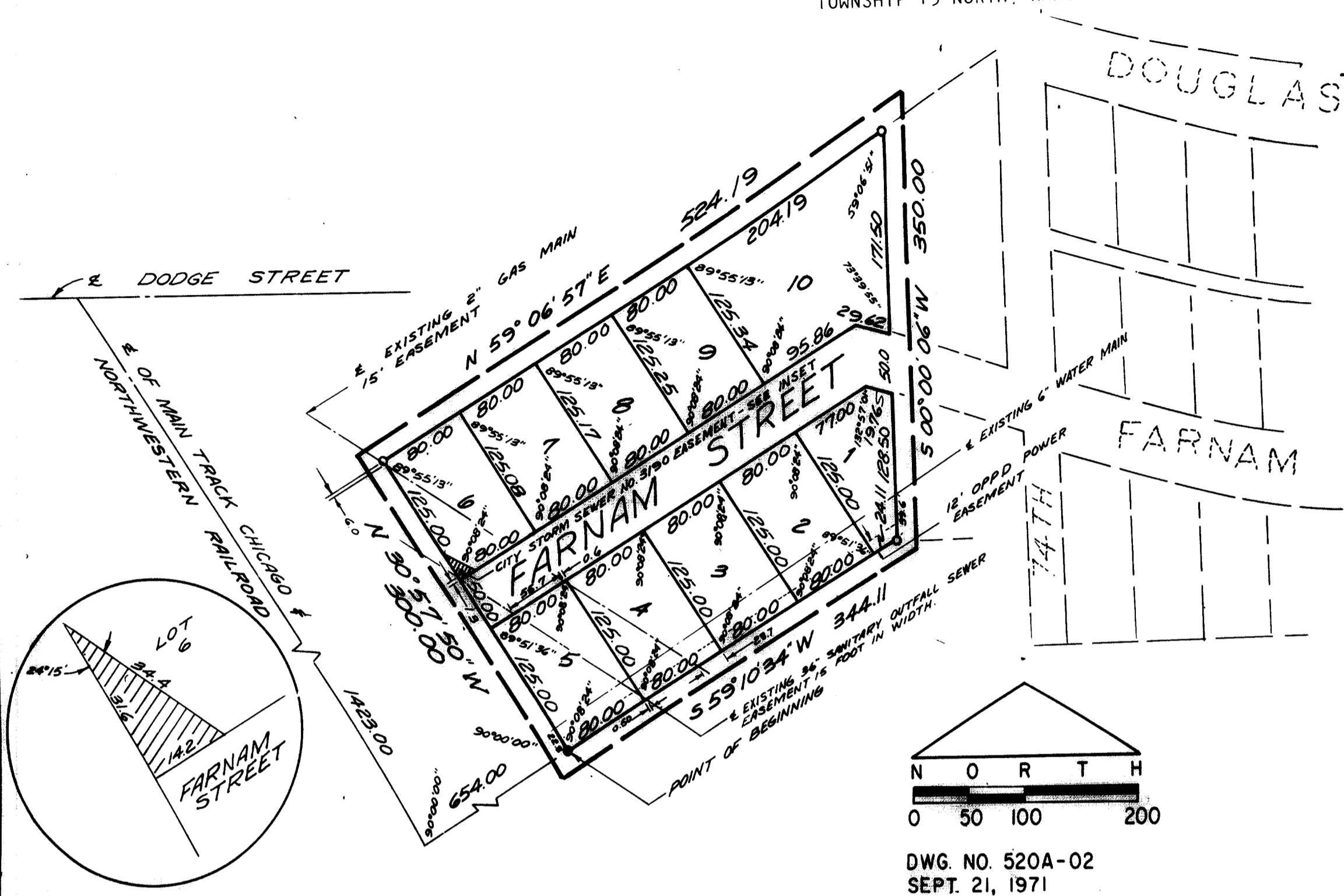


TOBIAS FIRST ADDITION

A SUBDIVISION LOCATED IN A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT KEITH H. TOBIAS (OWNER) AND FIRST WESTSIDE BANK (MORTGAGEE) BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID PLAT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN SAID SUBDIVISION TO BE HEREAFTER KNOWN AS TOBIAS FIRST ADDITION AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT; WE DO FURTHER GRANT A PERPETUAL LICENSE IN FAVOR OF AND GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND THE NORTHWESTERN BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW POLES WITHIN THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES AND TO EXTEND THEREON WIRES FOR THE CARRYING AND TRANSMISSION OF THE ELECTRIC CURRENT FOR LIGHTS, HEAT AND POWER, AND FOR ALL TELEPHONE AND TELEGRAPH AND MESSAGE SERVICE OVER UPON OR UNDER A FIVE FOOT STRIP OF LAND ADJOINING THE REAR AND SIDE BOUNDARY LINES OF SAID LOTS (THESE EASEMENTS APPLY ONLY TO LAND WITHIN SAID ADDITION); SAID LICENSE BEING GRANTED FOR THE USE AND BENEFIT FOR ALL PRESENT AND FUTURE OWNERS OF LOTS IN SAID ADDITION, PROVIDED HOWEVER THAT SAID SIDE LOT LINE EASEMENT IS GRANTED UPON THE SPECIFIC CONDITION THAT IF BOTH SAID UTILITIES COMPANY FAIL TO CONSTRUCT POLES AND WIRES ALONG ANY OF SAID SIDE LOT LINES WITHIN 36 MONTHS OF THE DATE HEREOF OR IF ANY POLE OR WIRES ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPLACEMENT WITHIN SIXTY DAYS AFTER THEIR REMOVED, THEN THIS SIDELINE EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS

IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS THIS 20 DAY OF Dec A D. 19 71
 KEITH H. TOBIAS
 FIRST WESTSIDE BANK
 J. A. IRVING, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS
 ON THIS 20 DAY OF Dec A D. 19 71 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME J. A. IRVING, PRESIDENT OF FIRST WESTSIDE BANK, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND HE ACKNOWLEDGED THAT HE EXECUTED SAID DEDICATION AS HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID BANK AND THE SEAL OF SAID BANK WAS THERETO AFFIXED BY ITS AUTHORITY

WITNESS MY HAND AND NOTARIAL SEAL AT Omaha, NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID
 NOTARY PUBLIC
 MY COMMISSION EXPIRES ON THE 25 DAY OF May A D. 19 73

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS
 ON THIS 20 DAY OF Dec A D. 19 71 BEFORE ME A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME KEITH H. TOBIAS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED
 WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY, THE DATE LAST AFORESAID
 NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 25 DAY OF May A D. 19 73

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE OF THIS PLAT OF TOBIAS FIRST ADDITION (LOTS 1-10) INCLUSIVE THIS 20th DAY OF Dec A D. 19 71
 CITY ENGINEER

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED WITH IRON PIPE ALL CORNERS OF ALL LOTS, STREETS, AVENUES; ANGLE POINTS, AND ENDS OF ALL CURVES IN TOBIAS FIRST ADDITION A SUBDIVISION LOCATED IN A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD AND THE CENTERLINE OF DODGE STREET; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID MAIN TRACK FOR A DISTANCE OF 1423.0 FEET; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 90°00' WITH LAST NAMED COURSE FOR 654.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°57'50" WEST (ASSUMED BEARING) PARALLEL WITH SAID MAIN TRACK FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 59°06'57" EAST A DISTANCE OF 524.19 FEET; THENCE SOUTH 00°00'06" WEST A DISTANCE OF 350.00 FEET; THENCE SOUTH 59°10'34" WEST A DISTANCE OF 344.11 FEET TO THE POINT OF BEGINNING

DATE: 20 DECEMBER, 1971
 LAND SURVEYOR L.S. - 286

GRADING ACKNOWLEDGEMENT
 I HEREBY CERTIFY THAT THE STREETS WITHIN TOBIAS FIRST ADDITION WERE GRADED THE FULL WIDTH OF DEDICATED RIGHT OF WAY TO AN APPROVED GRADE OF THE CITY ENGINEER
 DATE: DECEMBER 20, 1971
 REGISTERED ENGINEER E- 2976

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 WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE
 DATE: Dec 20, 1971
 COUNTY TREASURER

OMAHA CITY COUNCIL ACCEPTANCE
 THIS PLAT OF TOBIAS FIRST ADDITION (LOTS 1-10 INCLUSIVE) WAS APPROVED BY THE CITY COUNCIL OF OMAHA, ON THIS 15th DAY OF FEBRUARY A D. 19 72
 PRESIDENT OF COUNCIL
 MAYOR

APPROVAL OF OMAHA CITY PLANNING BOARD
 THIS PLAT OF TOBIAS FIRST ADDITION (LOTS 1-10 INCLUSIVE) WAS APPROVED BY THE CITY PLANNING BOARD ON THIS 15th DAY OF December A.D., 19 71
 CHAIRMAN OF CITY PLANNING BOARD

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
 ARCHITECTS — ENGINEERS — PLANNERS
 OMAHA, NEBRASKA DAVENPORT, IOWA