

REPLAT NO.	1	2	3	4
DATE	11-22-2004	11-22-2004	11-22-2004	11-22-2004
SCALE	1" = 200'	1" = 200'	1" = 200'	1" = 200'
DATE	11-22-2004	11-22-2004	11-22-2004	11-22-2004
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DATE	11-22-2004	11-22-2004	11-22-2004	11-22-2004
DATE	11-22-2004	11-22-2004	11-22-2004	11-22-2004

DOUGLAS COUNTY ENGINEER

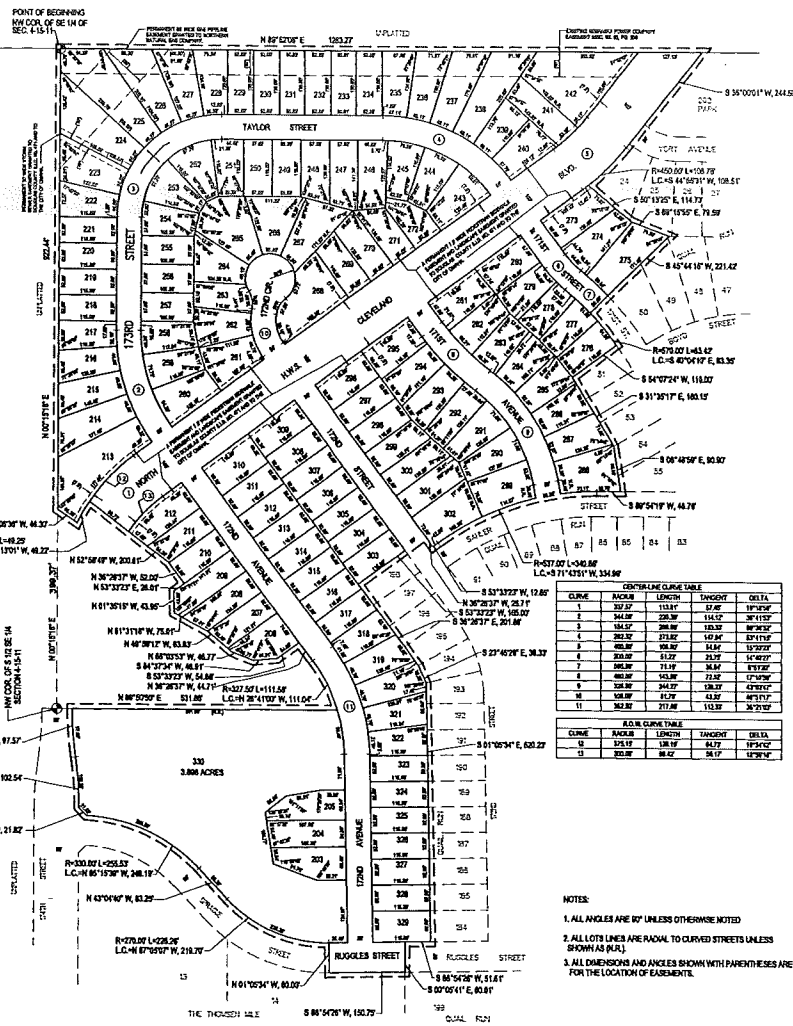
156TH & W. MAPLE RD. OMAHA, NE. 68116

NORTH



S.E. 1/4 SEC. 04-15-11

QUAIL RUN L-203-330



- NOTES: 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. 2. ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN OTHERWISE. 3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

APPROVAL OF CITY ENGINEER OF OMAHA. I hereby approve this plat of QUAIL RUN (lots numbered as shown) as to the Design Standards in 7.1 day of 2002.

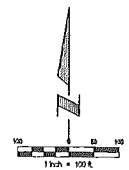
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

REVIEW OF DOUGLAS COUNTY ENGINEER. This plat of QUAIL RUN (lots numbered as shown) was reviewed by the office of the Engineer on this 23 day of 2002.

APPROVAL OF OMAHA CITY PLANNING BOARD. This plat of QUAIL RUN (lots numbered as shown) was approved by the City Planning Board on this 23 day of 2002.

QUAIL RUN
LOTS 203 THRU 330 INCLUSIVE.

Being a replat of part of Lot 11, The Thomson Mile, a subdivision located in the SE 1/4 of Section 4; and also being a replat of all of Lot 12, said The Thomson Mile, and also being a replat of the included street right-of-way of Sprague Street; and also being a replat of part of said SE 1/4 of Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.



PETITION TO VACATE A PART OF THE THOMSON MILE a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and to replat and dedicate said area as QUAIL RUN, Lots 203 thru 330 inclusive. The undersigned petition that the portion of said THE THOMSON MILE being herein replatted, the plat thereof, and the dedication of the streets, easements and other areas for public use be set aside, vacated, and held for naught and to replat said tract as QUAIL RUN, Lots 203 thru 330, inclusive, and in connection therewith make the following dedication:

DEDICATION. Know all men by these presents that we, Celebrity Homes, Inc., owner of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as QUAIL RUN (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Oneet 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 renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception of, over, through, under and across a five-foot (5) wide strip of land abutting all front and side boundary lot 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 lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16) wide easement will be reduced to an eight-foot (8) wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, 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-foot (5) wide strip of land abutting all out-of-lot streets. No 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 in fact interfere with the aforesaid uses or rights herein granted.

In witness whereof, we set our hands. CELEBRITY HOMES, INC. Gale L. Larsen, President

ACKNOWLEDGEMENT OF NOTARY. STATE OF NEBRASKA, COUNTY OF DOUGLAS. On this 23 day of August, 2002, before me, the undersigned, a Notary Public in and for said County, personally came Gale L. Larsen, President of Celebrity Homes, Inc., who to personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said Inc.

Witness my hand and Notarial Seal the day and year last above written. Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Quail Run (lots numbered as shown) being a replat of part of Lot 11, The Thomson Mile, a subdivision located in the SE 1/4 of Section 4; and also being a replat of all of Lot 12, said The Thomson Mile, and also being a replat of the included street right-of-way of Sprague Street; and also being a replat of part of said SE 1/4 of Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 4; thence N89°52'08"E (assumed bearing) along the North line of said SE 1/4 of Section 4, a distance of 1283.27 feet to the Northwest corner of Lot 202, Quail Run (Lots 1 thru 202, inclusive), a subdivision located in said SE 1/4 of Section 4; thence along the West line of said Quail Run, (Lots 1 thru 202, inclusive) on the following described courses, thence S33°02'01"W, a distance of 244.59 feet; thence Southeastwesterly on a curve to the right with a radius of 450.00 feet, a distance of 108.78 feet; said curve having a long chord which bears S44°53'31"W, a distance of 108.51 feet; thence S50°12'25"E, a distance of 114.73 feet; thence S69°15'55"E, a distance of 79.59 feet; thence S45°44'18"W, a distance of 221.42 feet; thence Southeastwesterly on a curve to the right with a radius of 870.00 feet, a distance of 83.42 feet; said curve having a long chord which bears S40°04'10"E, a distance of 83.35 feet; thence S51°07'24"W, a distance of 110.03 feet; thence S31°35'17"E, a distance of 100.15 feet; thence S08°48'59"E, a distance of 53.00 feet; thence S26°51'07"W, a distance of 48.78 feet; thence Southeastwesterly on a curve to the left with a radius of 537.00 feet, a distance of 340.68 feet; said curve having a long chord which bears S71°43'51"W, a distance of 334.98 feet; thence S53°32'23"W, a distance of 124.55 feet; thence N39°28'37"W, a distance of 26.71 feet; thence S53°32'23"W, a distance of 165.00 feet; thence S38°32'37"E, a distance of 201.88 feet; thence S23°45'29"E, a distance of 38.33 feet; thence S01°55'23"E, a distance of 520.23 feet; thence S88°54'26"W, a distance of 51.61 feet; thence S20°02'41"E, a distance of 60.01 feet to a point on the South right-of-way line of said Sprague Street and Rogues Street, said point also being the Northwest corner of Lot 199, said Quail Run, (Lots 1 thru 202, inclusive), said point also being the Northeast corner of Lot 14, said The Thomson Mile, thence S05°54'28"W along said South right-of-way line of Sprague Street, said line also being the North line of said Lot 14, The Thomson Mile, a distance of 150.75 feet; thence N01°53'34"W, a distance of 80.00 feet to a point on the Northwesterly right-of-way line of said Sprague Street, said point also being on the Southerly line of said Lot 11, The Thomson Mile; thence along said Northwesterly right-of-way line of Sprague Street, said line also being said Southerly line of Lot 11, The Thomson Mile and the Southerly line of said Lot 12, The Thomson Mile, on the following described courses, thence Northwestwesterly on a curve to the right with a radius of 270.00 feet, a distance of 228.28 feet; said curve having a long chord which bears N67°03'07"W, a distance of 219.70 feet; thence N43°04'40"W, a distance of 83.25 feet; thence Northwestwesterly on a curve to the left with a distance of 330.00 feet, a distance of 255.53 feet; said curve having a long chord which bears N65°15'39"W, a distance of 248.19 feet to the Southeastwesterly corner of said Lot 12, The Thomson Mile, said point also being the point of intersection of said Northwesterly right-of-way line of Sprague Street and the Easterly right-of-way line of 174th Street; thence along said Easterly right-of-way line of 174th Street, said line also being the West line of said Lot 12, The Thomson Mile, on the following described courses; thence N43°09'36"W, a distance of 21.82 feet; thence Northwesterly on a curve to the left with a radius of 102.63 feet, a distance of 102.63 feet; said curve having a long chord which bears N03°59'44"W, a distance of 102.54 feet; thence Northwesterly on a curve to the right with a radius of 700.00 feet, a distance of 97.65 feet; said curve having a long chord which bears N04°08'57"W, a distance of 87.57 feet to the Northwest corner of said Lot 12, The Thomson Mile, said point also being the point of intersection of said Easterly right-of-way line of 174th Street and the North right-of-way line of said 174th Street, said point also being on the North line of the South 1/2 of said SE 1/4 of Section 4; thence N89°50'50"E along the North line of said Lots 11 and 12, The Thomson Mile, said line also being said North line of the South 1/2 of the SE 1/4 of Section 4, a distance of 531.88 feet; thence Northwestwesterly on a curve to the left with a radius of 327.50 feet, a distance of 111.58 feet; said curve having a long chord which bears N26°41'00"W, a distance of 111.04 feet; thence N36°28'37"W, a distance of 44.71 feet; thence S53°32'23"W, a distance of 54.68 feet; thence S84°37'34"W, a distance of 48.91 feet; thence N68°07'53"W, a distance of 46.77 feet; thence N49°59'19"W, a distance of 43.83 feet; thence N61°53'16"W, a distance of 75.01 feet; thence N01°53'15"W, a distance of 43.85 feet; thence N53°32'23"E, a distance of 28.01 feet; thence N89°29'27"W, a distance of 53.00 feet; thence N52°58'49"W, a distance of 200.61 feet; thence Southeastwesterly on a curve to the left with a radius of 375.15 feet, a distance of 49.25 feet; said curve having a long chord which bears S30°17'01"W, a distance of 49.22 feet; thence N88°05'36"W, a distance of 48.30 feet to a point on the West line of said SE 1/4 of Section 4; thence N00°19'18"E along said West line of the SE 1/4 of Section 4, a distance of 922.44 feet to the point of beginning.

Said tract of land contains an area of 33.512 acres, more or less. Robert Clark, LS-419, 8-1-02, Notary Public

COUNTY TREASURER'S CERTIFICATE. This is to certify that I find no regular or irregular taxes or delinquent against the property described in the Surveyor's Certificate on this plat as shown by the records of this office. County Treasurer

OMAHA CITY COUNCIL ACCEPTANCE. This plat of QUAIL RUN (lots numbered as shown) was approved by the City Council of Omaha on this 11th day of February, 2002. Mayor, City Clerk, President of Council

E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS. QUAIL RUN OMAHA, NEBRASKA. FINAL PLAT. Includes a checklist for review and a title block.

THE THOMSEN MILE

LOTS 1 THRU 20 INCLUSIVE

BEING A PART OF PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 4, AND ALSO PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, AND ALSO PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, ALL IN RANGES 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

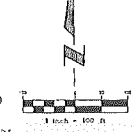
SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the block and that a bond has been furnished to the City of Omaha to secure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in THE THOMSEN MILE (lots 1 thru 20 inclusive) and also a copy of the plat of said subdivision in accordance with the provisions of the City Ordinance of the City of Omaha, Nebraska, more particularly described as follows:

NOTES:
1. DRIVE ACCESS TO LOTS 8 AND 17 ONTO 17TH STREET SHALL BE A MINIMUM OF 200 FEET FROM WEST MAPLE ROAD AND SHALL BE RIGHT-IN RIGHT-OUT.
2. LOTS 11 AND 20 MAY HAVE A COMMON DRIVE ONTO 17TH STREET LOCATED AT THEIR COMMON LOT LINE. AN ADDITIONAL FOR LOT 20 SHALL BE A MINIMUM OF 200 FEET FROM WEST MAPLE ROAD AND SHALL BE RIGHT-IN RIGHT-OUT.

S 00°00'02" E, 365.00'

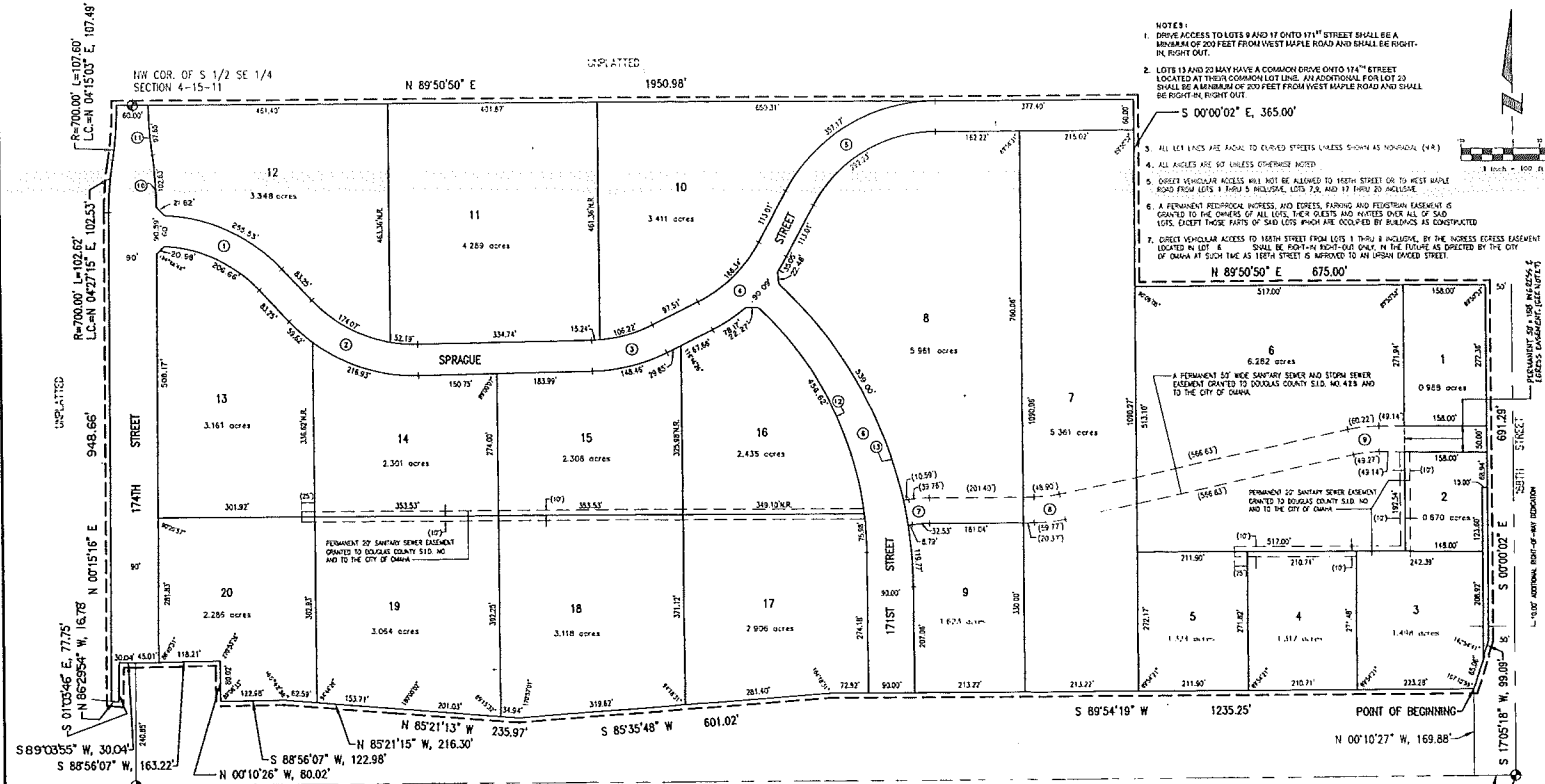
- ALL LOT LINES ARE ADJACENT TO CURVED STREETS UNLESS SHOWN AS NON-CURVED (N/C).
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DRIVE VEHICULAR ACCESS WILL NOT BE ALLOWED TO 17TH STREET OR TO WEST MAPLE ROAD FROM LOTS 1 THRU 5 INCLUSIVE, LOTS 7, 8, AND 17 THRU 20 INCLUSIVE.
- A PERMANENT RETROGRADE EASEMENT, AND FOREST, FARMING AND FORESTRY EASEMENT IS GRANTED TO THE OWNERS OF ALL LOTS, THEIR HEIRS AND WHOMSOEVER THEY MAY BE, TO USE, ENJOY AND TRAVEL THOSE PARTS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- DRIVE VEHICULAR ACCESS TO 17TH STREET FROM LOTS 1 THRU 8 INCLUSIVE, BY THE ACCESS EGRESS EASEMENT LOCATED IN LOT 8, SHALL BE RIGHT-IN RIGHT-OUT ONLY. IN THE FUTURE AS DIRECTED BY THE CITY OF OMAHA AT SUCH TIME AS 17TH STREET IS IMPROVED TO AN URBAN DIVIDED STREET.



N 89°50'50" E, 675.00'

Commencing at the Southwest corner of said Section 4, thence S89°49'33" (assumed bearing) along the South line of said SE 1/4 of Section 4, a distance of 78.80 feet thence S02°12'17" E, a distance of 189.80 feet to the point of beginning, said point also being the point of intersection of the North right-of-way line of West Maple Road and the West right-of-way line of 16TH Street; thence S89°51'13" along said North right-of-way line of West Maple Road, a distance of 1235.25 feet; thence S55°51'13" along said North right-of-way line of West Maple Road, a distance of 401.02 feet; thence N05°21'13" along said North right-of-way line of West Maple Road, a distance of 218.33 feet; thence S02°58'07" along said North right-of-way line of West Maple Road, a distance of 225.87 feet; thence N09°12'15" along said North right-of-way line of West Maple Road, a distance of 812.72 feet; thence S89°50'50" along said North right-of-way line of West Maple Road, a distance of 183.22 feet to a point on the West line of said SE 1/4 of Section 4; thence S09°03'40" along said North right-of-way line of West Maple Road, a distance of 77.75 feet; thence N09°25'16" along said North right-of-way line of West Maple Road, a distance of 18.78 feet; thence N02°15'16" E, a distance of 842.62 feet; thence Northwesterly on a curve to the right with a radius of 7000.00 feet, a distance of 102.82 feet, said curve having a long chord which bears N02°12'17" E, a distance of 101.49 feet to a point on the Western extension of the North line of said SE 1/4 of the SE 1/4 of Section 4; thence Northwesterly on a curve to the left with a radius of 7000.00 feet, a distance of 107.80 feet, said curve having a long chord which bears N02°12'17" E, a distance of 101.49 feet to a point on the Western extension of the North line of said SE 1/4 of the SE 1/4 of Section 4; thence S02°07'02" along said West right-of-way line of 16TH Street, a distance of 305.50 feet; thence N02°07'02" E, a distance of 870.00 feet to a point on said West right-of-way line of 16TH Street; thence S02°07'02" along said West right-of-way line of 16TH Street, a distance of 99.29 feet to the point of beginning.

Said tract of land contains an area of 64,353 acres, more or less.
Robert Clark 7-28-97
Robert Clark, LS-415
REGISTERED PROFESSIONAL SURVEYOR



SW COR. OF SE 1/4 OF SECTION 4-15-11
S 89°03'55" W, 30.04'
S 88°56'07" W, 163.22'
S 00°10'26" E, 71.78'
N 08°25'04" W, 16.76'
N 00°15'16" E, 948.66'
UNPLATTED

CURVE	ADIUS	LENGTH	WANGENT	BEARING
1	700.00	248.41	128.44	86°03'04"
2	700.00	251.41	132.44	86°03'04"
3	700.00	134.87	68.84	39°14'30"
4	700.00	144.87	72.84	39°14'30"
5	700.00	324.79	162.31	62°06'50"
6	700.00	816.68	408.34	48°08'36"
7	700.00	36.15	18.08	89°15'28"
8	700.00	54.53	27.27	121°47'04"
9	700.00	54.79	27.40	121°47'04"

CURVE	ADIUS	LENGTH	WANGENT	BEARING
10	700.00	103.88	51.94	99°05'01"
11	700.00	87.85	43.93	67°26'50"
12	700.00	633.60	316.80	47°59'04"
13	700.00	658.77	329.39	47°00'00"

DEEDITION
Know all men by these presents that Mr. Thomas B. Thomsen and Sandra D. Thomsen, husband and wife, Daniel W. Thomsen and Doris Thomsen, husband and wife, John A. Thomsen and Mary Thomsen, husband and wife, Vera M. Thomsen, Thelma and Raymond C. Thomsen, Trustee, of the property described in the Certificate of Survey and endorsed said plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, and subdivision to be hereinafter known as THE THOMSEN MILE (lots 1 thru 20 inclusive) and we do hereby certify and approve of the disposition of our property as shown on the plat, and we do hereby dedicate to the public for public use the streets, corners and areas, and we do further grant a perpetual easement to the Omaha Public Power Board, 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, locate, install, repair and renew poles, wires, cables, conduits and other related facilities, and to install 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 including signals provided by a cable television system, and the erection on, over, through, under and across a fee-hold (5) side strip of land abutting said street and side boundary line, on an eight-foot (8) wide strip of land abutting the rear boundary line of all lots, and a side-strip (15) wide strip of land abutting the rear boundary line of all lots, the term "rear" lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said side-strip (8) wide easement shall be reduced to an eight-foot (8) wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Westgrove, Inc., their successors and assigns, to install, locate, maintain, repair and renew pipes, hydrants and other related facilities, and to install thereon pipes for the transmission of gas and water, on, over, through, under and across a fee-hold (5) wide strip of land abutting all side-way streets. No permanent buildings or structures 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 intended uses of either herein granted.

In witness whereof, we do set our hands:
Thomas B. Thomsen Sandra D. Thomsen
Daniel W. Thomsen Doris Thomsen
John A. Thomsen Mary Thomsen
Vera M. Thomsen Raymond C. Thomsen

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 28th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas B. Thomsen and Sandra D. Thomsen, husband and wife, personally known by me to be the intended persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.
Notary Public

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 28th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Daniel W. Thomsen and Doris Thomsen, husband and wife, personally known by me to be the intended persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.
Notary Public

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 28th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John A. Thomsen and Mary Thomsen, husband and wife, personally known by me to be the intended persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.
Notary Public

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 28th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Vera M. Thomsen, personally known by me to be the intended person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be her voluntary act and deed.
Notary Public

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
On this 28th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Raymond C. Thomsen, personally known by me to be the intended person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed.
Notary Public

OMAHA CITY COUNCIL ACCEPTANCE
This plat of THE THOMSEN MILE (lots numbered as shown) was approved by the City Council of Omaha on the 28th day of August, 1997.
Mayor
City Clerk
President of Council

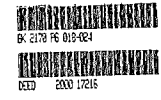
COUNTY TREASURER'S CERTIFICATE
This is to certify that I had no regular or irregular tax liens or delinquencies against the property described in the Surveyor's Certificate of Subdivision as set forth in this plat as shown by the records of this office.
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of THE THOMSEN MILE (lots numbered as shown) as to the Design Standards in the City Ordinance of August 1997.
City Engineer

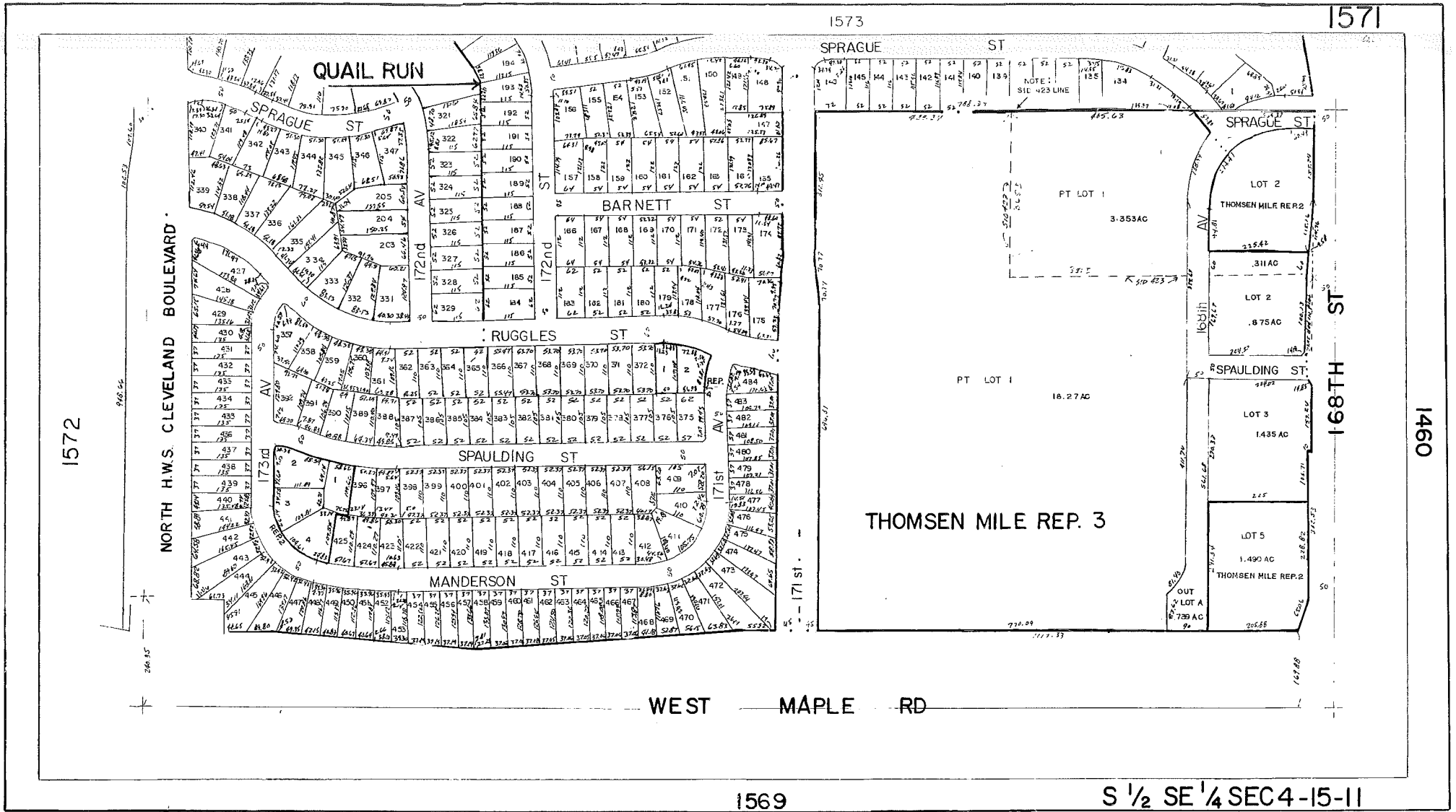
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the City Ordinance of August 1997.
For City Engineer

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of THE THOMSEN MILE (lots numbered as shown) was reviewed by the City Planning Board on the 28th day of August, 1997.
Chairman of City Planning Board

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of THE THOMSEN MILE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on the 28th day of August, 1997.
Douglas County Engineer



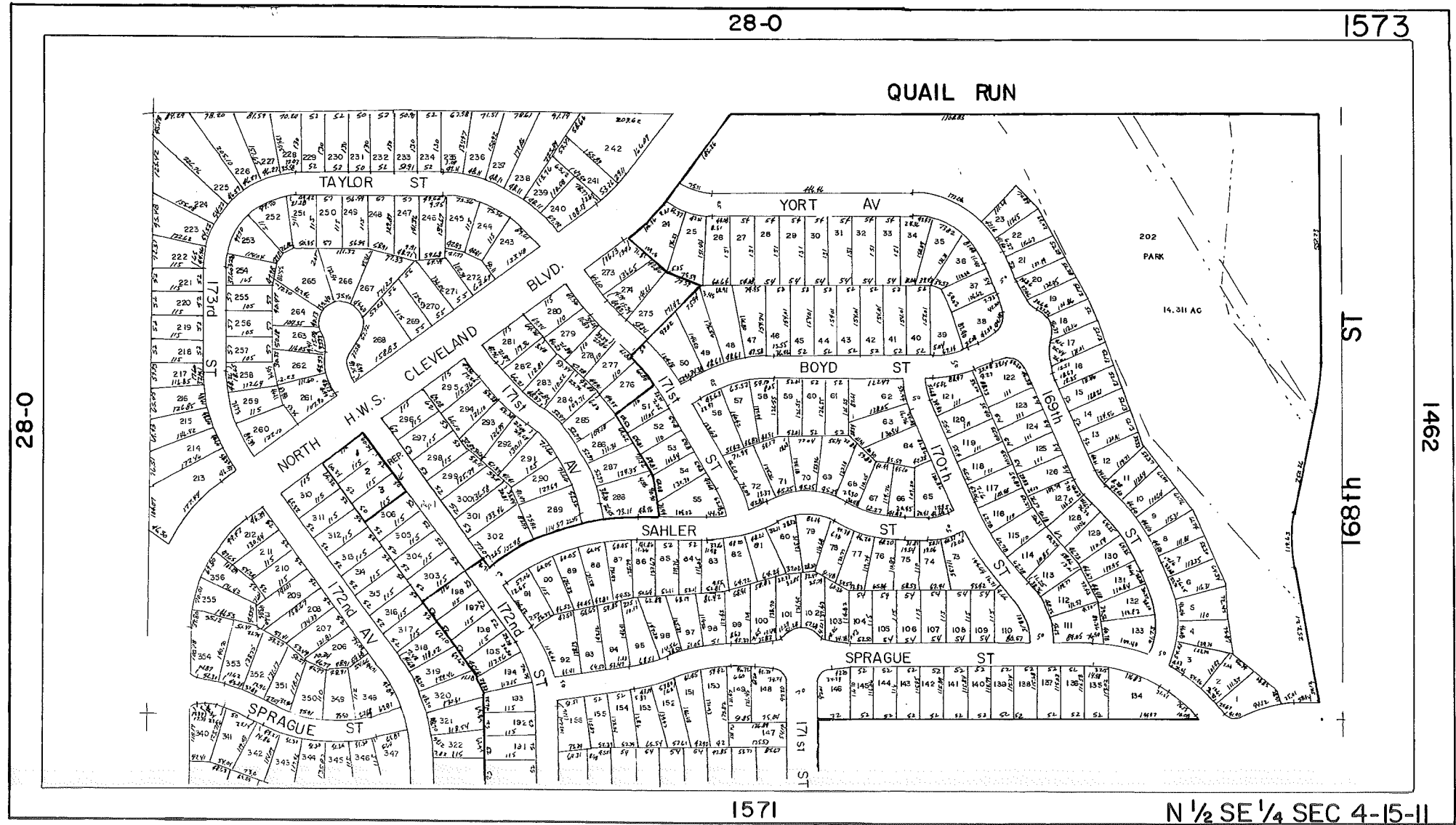
DEC 15 PM 3:35



28-0

1573

QUAIL RUN



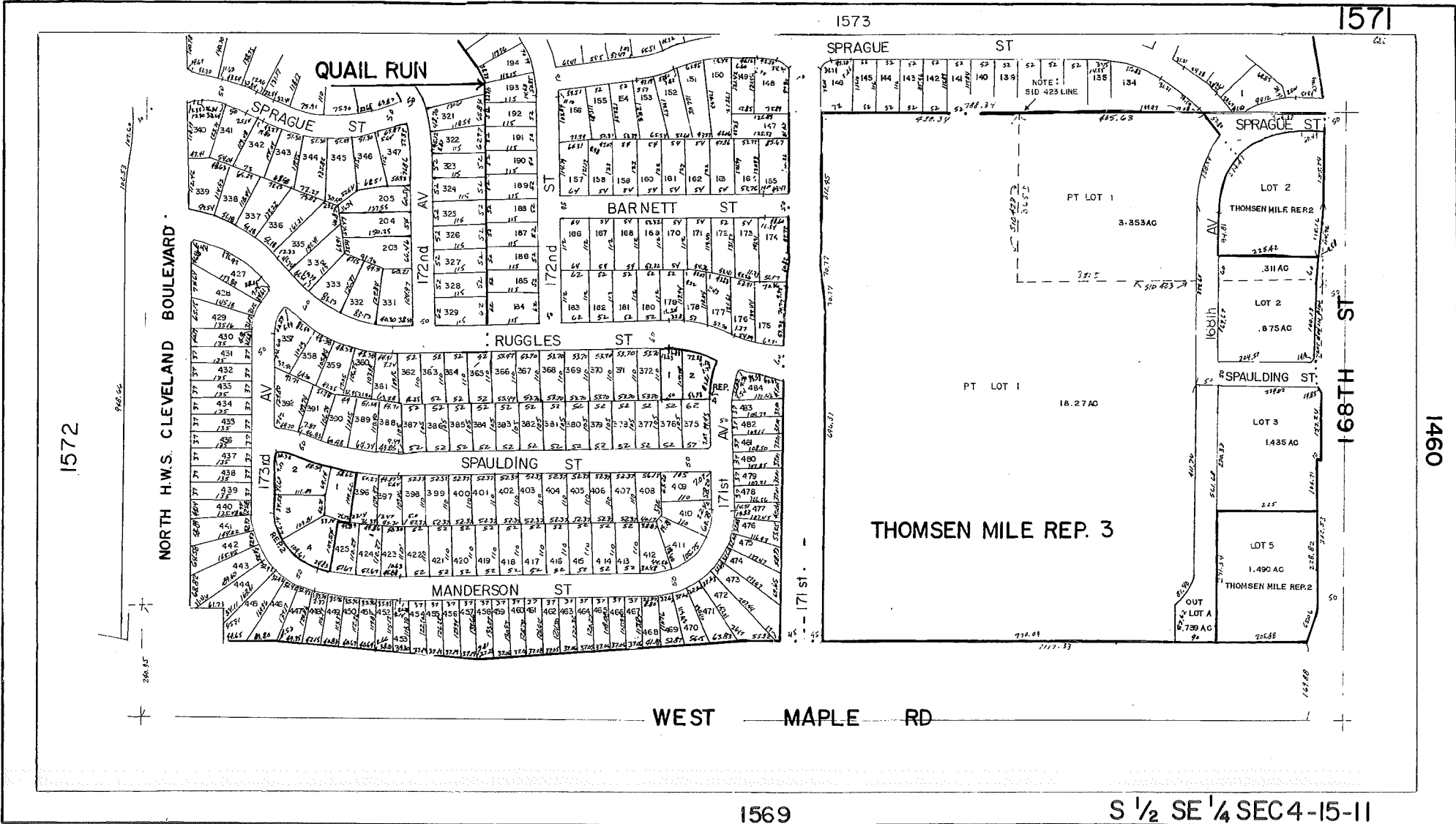
28-0

1573
1462
14891

1462

1571

N 1/2 SE 1/4 SEC 4-15-11



QUAIL RUN

SPRAGUE ST

BARNETT ST

RUGGLES ST

SPAULDING ST

MANDERSON ST

SPRAGUE ST

SPRAGUE ST

SPAULDING ST

WEST MAPLE RD

NORTH H.W.S. CLEVELAND BOULEVARD

1572

1573

1571

1569

S 1/2 SE 1/4 SEC 4-15-11

ST H1891

1460

NOTE:
SID 423 LINE

PT LOT 1

LOT 2

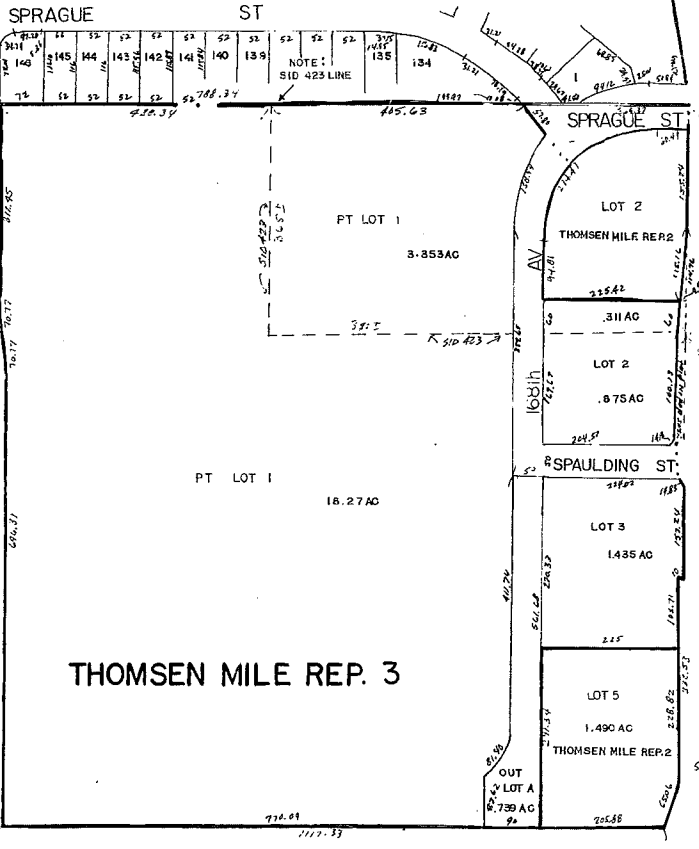
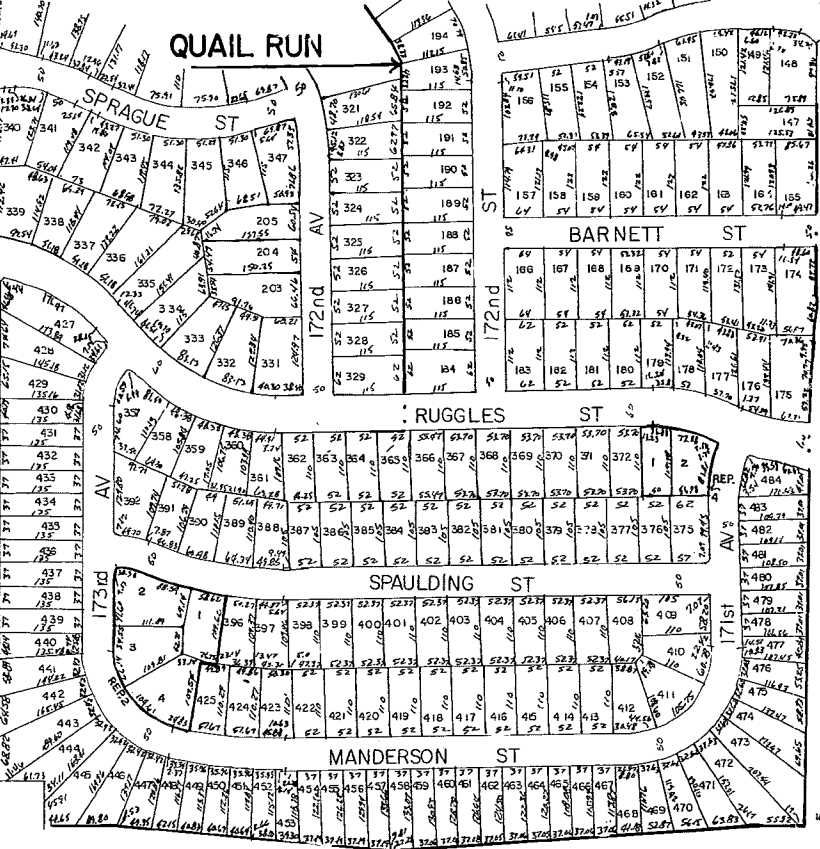
PT LOT 1

LOT 2

LOT 3

LOT 5

OUT LOT A



THE THOMSEN MILE

LOTS 1 THRU 20 INCLUSIVE

BEING A PLATING OF PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 4 AND ALSO PART OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, IN TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SUPPLYER'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure posting of permanent monuments and placed at the corners of all lots, streets, range points and ends of all corners in THE THOMSEN MILE (the lots numbered as shown) being a platting of part of the South 1/2 of the SE 1/4 of Section 4, and one part of the East 1/2 of the SW 1/4 of said Section 4, all in Township 13 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 4, thence S89°49'33" W (assumed bearing) along the South line of said SE 1/4 of Section 4, a distance of 78.80 feet; thence N00°10'27" E, a distance of 169.88 feet to the point of beginning, said point also being the point of intersection of the North right-of-way line of West Maple Road and the West right-of-way line of 18th Street; thence S00°00'02" E, a distance of 675.00 feet along said North right-of-way line of West Maple Road, a distance of 1235.25 feet; thence S85°35'48" W along said North right-of-way line of West Maple Road, a distance of 601.02 feet; thence N00°10'27" E along said North right-of-way line of West Maple Road, a distance of 235.97 feet; thence N00°10'27" E along said North right-of-way line of West Maple Road, a distance of 216.30 feet; thence N00°10'27" E along said North right-of-way line of West Maple Road, a distance of 122.98 feet; thence N00°10'27" E along said North right-of-way line of West Maple Road, a distance of 80.02 feet; thence N00°10'27" E along said North right-of-way line of West Maple Road, a distance of 163.22 feet to a point on the West line of said SE 1/4 of Section 4; thence S00°00'02" E, a distance of 109.55 feet along said North right-of-way line of West Maple Road, a distance of 77.35 feet; thence S01°02'49" E along said North right-of-way line of West Maple Road, a distance of 10.74 feet; thence S01°02'49" E along said North right-of-way line of West Maple Road, a distance of 10.74 feet; thence N00°10'27" E, a distance of 146.63 feet; thence North on a curve to the right with a radius of 700.00 feet, a distance of 102.82 feet, and come having a long chord which bears N00°10'27" E, a distance of 107.80 feet, to a point on the West extension of the North line of said South 1/2 of the SE 1/4 of Section 4; thence N00°10'27" E along said West extension of the North line of the South 1/2 of the SE 1/4 of Section 4, a distance of 190.55 feet; thence S00°00'02" E, a distance of 360.00 feet; thence N00°10'27" E, a distance of 875.00 feet to a point on said West right-of-way line of 18th Street; thence S00°00'02" E along said West right-of-way line of 18th Street, a distance of 89.29 feet; thence S17°05'18" W along said West right-of-way line of 18th Street, a distance of 59.29 feet to the point of beginning.

Said tract of land contains an area of 64.355 acres, more or less.

Robert Clark 7-28-97
Robert Clark, Surveyor

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plat of THE THOMSEN MILE (lots numbered as shown) as to the design, standards and the City of Omaha, Nebraska, 1997.

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of THE THOMSEN MILE (lots numbered as shown) was approved by the City Planning Board on this 27th day of September, 1997.

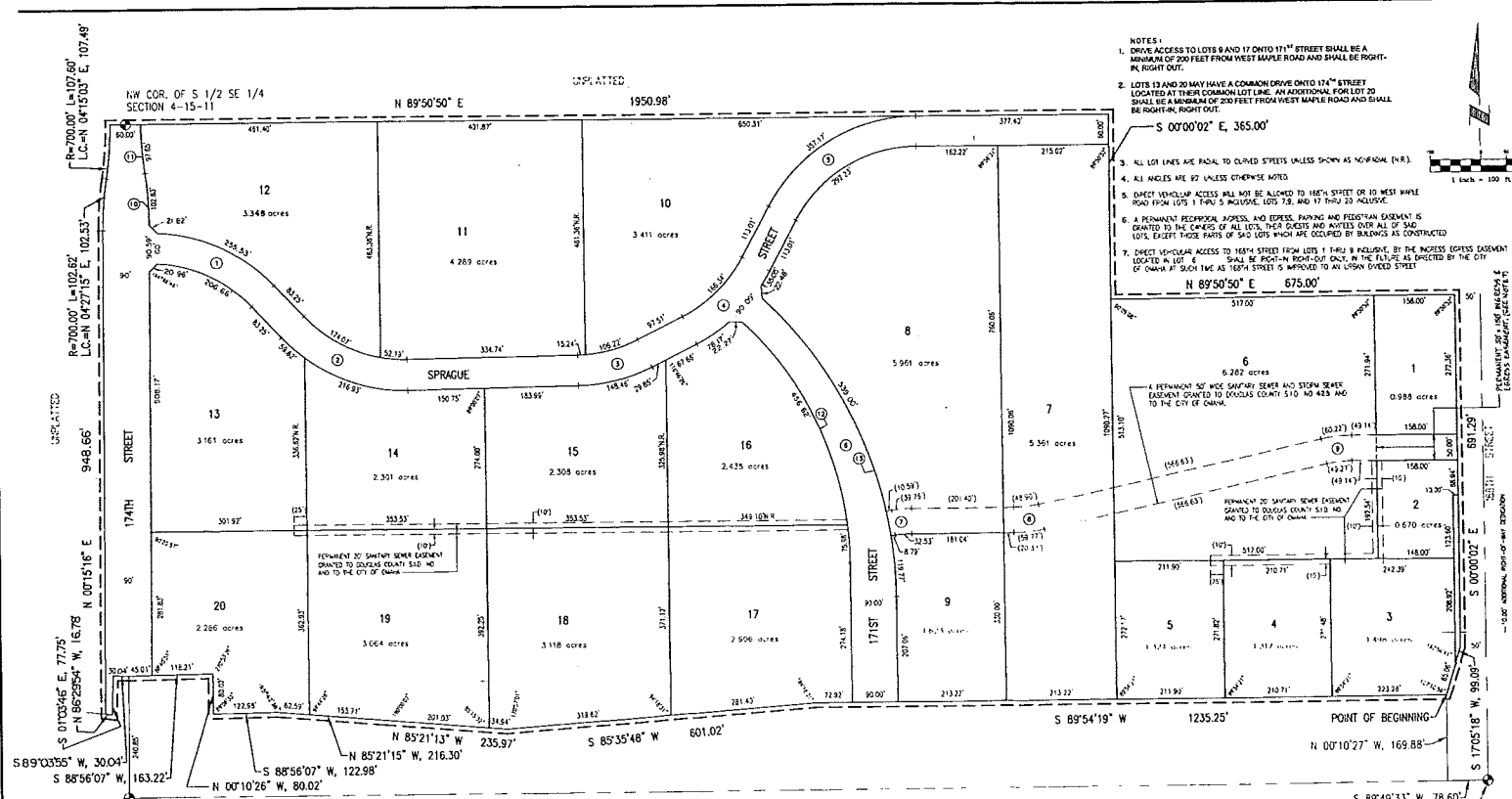
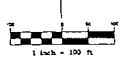
REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of THE THOMSEN MILE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 27th day of September, 1997.

OMAHA CITY COUNCIL ACCEPTANCE
This plat of THE THOMSEN MILE (lots numbered as shown) was approved by the City Council of Omaha on this 27th day of September, 1997.

ATTEST:
CITY CLERK
PRESIDENT OF COUNCIL

COUNTY TREASURER'S CERTIFICATE
I do hereby certify that the fee for recording of this plat has been deposited in the office of the County Treasurer and that the same has been received by me to the order of the City of Omaha, Nebraska.

- NOTES:
1. DRIVE ACCESS TO LOTS 8 AND 17 ONTO 11th STREET SHALL BE A MINIMUM OF 200 FEET FROM WEST MAPLE ROAD AND SHALL BE RIGHT-ON, RIGHT-OFF.
2. LOTS 13 AND 20 MAY HAVE A COMMON DRIVE ONTO 17th STREET LOCATED AT THEIR COMMON LOT LINE. AN ADDITIONAL FRONT-TO-SIDE DRIVE ACCESS TO LOTS 8 AND 17 ONTO 11th STREET SHALL BE A MINIMUM OF 200 FEET FROM WEST MAPLE ROAD AND SHALL BE RIGHT-ON, RIGHT-OFF.



SW COR. OF SE 1/4 OF SECTION 4-15-11

Table with columns: CURVE, BEARS, LENGTH, PERCENT, BEARS, SELL. Contains data for curves 1 through 9.

Table with columns: CURVE, BEARS, LENGTH, PERCENT, BEARS, SELL. Contains data for curves 10 through 13.

DECLARATION
I, the undersigned, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Nebraska.

THOMAS R. THOMSEN, DONALD W. THOMSEN, DIANE THOMSEN, JOHN A. THOMSEN, MARY THOMSEN, DONALD W. THOMSEN, RICHARD C. THOMSEN

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas R. Thomsen and Donald W. Thomsen, husband and wife, personally known to me to be the intended persons whose names are set out in the declaration on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Donald W. Thomsen and Diane Thomsen, husband and wife, personally known to me to be the intended persons whose names are set out in the declaration on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Donald W. Thomsen and Mary Thomsen, husband and wife, personally known to me to be the intended persons whose names are set out in the declaration on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Donald W. Thomsen and Diane Thomsen, husband and wife, personally known to me to be the intended persons whose names are set out in the declaration on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert Clark, personally known to me to be the intended person whose name is set out in the declaration on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

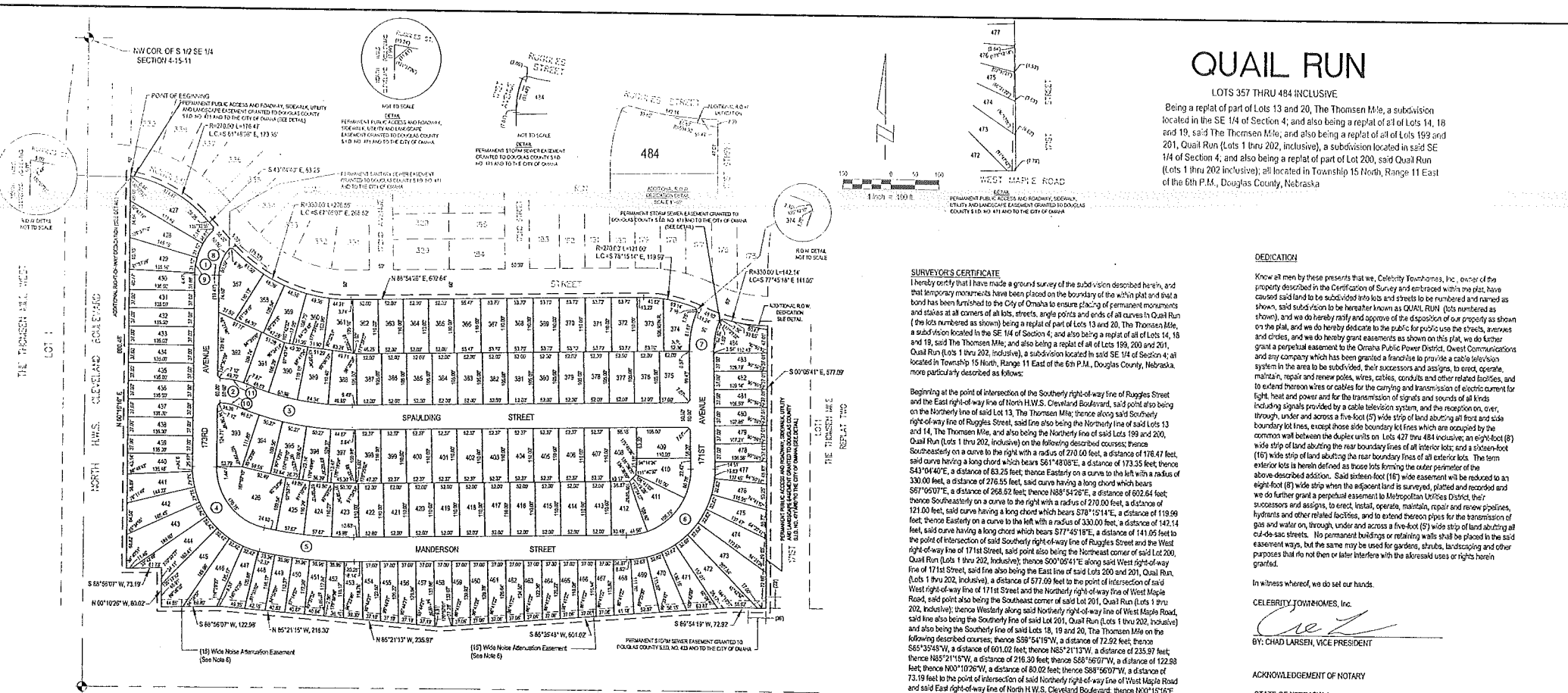
ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert Clark, personally known to me to be the intended person whose name is set out in the declaration on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert Clark, personally known to me to be the intended person whose name is set out in the declaration on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

ACKNOWLEDGMENT OF NOTICE
STATE OF NEBRASKA
COUNTY OF DOUGLAS
On this 27th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Robert Clark, personally known to me to be the intended person whose name is set out in the declaration on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

E&A CONSULTING GROUP
THE THOMSEN MILE
FINAL PLAT

Table with columns: DATE, BY, FOR, CHECKED, DATE, BY, FOR. Contains recording information.



QUAIL RUN

LOTS 357 THRU 484 INCLUSIVE
 Being a replat of part of Lots 13 and 20, The Thomsen Mte, a subdivision located in the SE 1/4 of Section 4; and also being a replat of lots 14, 18 and 19, said The Thomsen Mte; and also being a replat of all of Lots 199 and 201, Quail Run (Lots 1 thru 202, inclusive), a subdivision located in said SE 1/4 of Section 4; and also being a replat of part of Lot 200, said Quail Run (Lots 1 thru 202 inclusive); all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska

DEDICATION

Know all men by these presents that we, Celebrity Townhomes, Inc., owner of the property described in the Certification of Survey and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereinafter known as QUAIL RUN (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, avenues and drives, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest 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 renew poles, wires, 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, including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines, except those side boundary lot lines which are occupied by the common wall between the duplex units on Lots 427 thru 484 inclusive; 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 lots. The term exterior lots to herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, their successors and assigns, to erect, 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-foot (5') wide strip of land abutting all out-of-lot streets. No 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 granted.

In witness whereof, we do set our hands.

CELEBRITY TOWNHOMES, INC.

BY: CHAD LARSEN, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF DOUGLAS

On this 17 day of May, 2004, before me, the undersigned, a Notary Public in and for said County, personally came Chad Larsen, Vice President of Celebrity Townhomes, Inc., who is personally known to me the Notarial person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

OMAHA CITY COUNCIL ACCEPTANCE

This plat of QUAIL RUN (lots numbered as shown) was approved by the City Council of Omaha.

Nicki Jeleny Mayor DATE September 14, 2004

ATTEST: City Clerk DATE President of Council

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein, and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angles points and ends of all curves in Quail Run (the lots numbered as shown) being a replat of part of Lots 13 and 20, The Thomsen Mte, a subdivision located in the SE 1/4 of Section 4; and also being a replat of all of Lots 14, 18 and 19, said The Thomsen Mte; and also being a replat of all of Lots 199, 200 and 201, Quail Run (Lots 1 thru 202, inclusive), a subdivision located in said SE 1/4 of Section 4; all located in Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Southerly right-of-way line of Ruggles Street and the East right-of-way line of North H.W.S. Cleveland Boulevard, said point also being on the Northerly line of said Lot 13, The Thomsen Mte; thence along said Southerly right-of-way line of Ruggles Street, said line also being the Northerly line of said Lots 13 and 14, The Thomsen Mte, and also being the Northerly line of said Lots 199 and 200, Quail Run (Lots 1 thru 202, inclusive) on the following described courses: thence Southeasterly on a curve to the right with a radius of 270.00 feet, a distance of 118.47 feet, said curve having a long chord which bears S61°48'08"E, a distance of 173.35 feet; thence S43°04'40"E, a distance of 83.25 feet; thence Easterly on a curve to the left with a radius of 330.00 feet, a distance of 276.55 feet, said curve having a long chord which bears S67°00'07"E, a distance of 258.52 feet; thence N48°54'26"E, a distance of 602.84 feet; thence Southeasterly on a curve to the right with a radius of 270.00 feet, a distance of 121.00 feet, said curve having a long chord which bears S78°15'14"E, a distance of 119.99 feet; thence Easterly on a curve to the left with a radius of 330.00 feet, a distance of 147.14 feet, said curve having a long chord which bears S77°45'19"E, a distance of 141.05 feet to the point of intersection of said Southerly right-of-way line of Ruggles Street and the West right-of-way line of 171st Street, said point also being the Northeast corner of said Lot 200, Quail Run (Lots 1 thru 202, inclusive); thence S00°09'41"E, along said West right-of-way line of 171st Street, said line also being the East line of said Lots 200 and 201, Quail Run (Lots 1 thru 202, inclusive), a distance of 577.09 feet to the point of intersection of said West right-of-way line of 171st Street and the Northerly right-of-way line of West Maple Road; said point also being the Southeast corner of said Lot 201, Quail Run (Lots 1 thru 202, inclusive); thence Westerly along said Northerly right-of-way line of West Maple Road, said line also being the Southerly line of said Lot 201, Quail Run (Lots 1 thru 202, inclusive) and also being the Southerly line of said Lots 18, 19 and 20, The Thomsen Mte on the following described courses: thence S59°54'19"W, a distance of 72.92 feet; thence S45°35'49"W, a distance of 601.02 feet; thence N45°21'13"W, a distance of 235.97 feet; thence N45°21'19"W, a distance of 216.29 feet; thence S88°59'07"W, a distance of 122.88 feet; thence N00°10'26"W, a distance of 80.02 feet; thence S88°56'07"W, a distance of 73.19 feet to the point of intersection of said Northerly right-of-way line of West Maple Road, said East right-of-way line of North H.W.S. Cleveland Boulevard, thence N00°15'16"E, along said East right-of-way line of North H.W.S. Cleveland Boulevard, a distance of 600.48 feet to the point of beginning.

Said tract of land contains an area of 20.384 acres, more or less.

Robert Clark - LS 419 DATE MAY 17 2004



COUNTY TREASURER'S CERTIFICATE

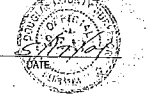
This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer DATE 10-9-04

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of QUAIL RUN (lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

Douglas County Engineer DATE



APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of QUAIL RUN (lots numbered as shown) as to the Design Standards.

City Engineer DATE 5/19/04

I hereby certify that adequate provisions have been made for compliance with Chapter 63 of the Omaha Municipal Code.

Michael J Mackina 10/20/04
 City Engineer DATE

APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of QUAIL RUN (lots numbered as shown) was approved by the City Planning Board.

Chairman of City Planning Board DATE 6/2/04

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	105.53	85.92	45.62	45°40'54"
2	145.00	47.87	24.29	21°59'24"
3	870.00	232.17	117.71	23°20'13"
4	150.00	204.30	102.09	78°16'39"
6	840.00	181.70	90.32	1°20'48"
8	159.38	250.30	159.38	60°40'00"
7	165.56	72.62	36.77	22°25'02"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	62.57	60.62	31.81	43°00'29"
9	130.63	101.32	53.36	44°22'22"
10	100.00	38.38	19.43	21°59'24"
11	150.00	57.87	29.14	21°59'24"

BEED 2004137428
 OCT 20 2004 10:52 P 7

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.)
3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 171ST STREET, WEST MAPLE ROAD OR TO NORTH H.W.S. CLEVELAND BOULEVARD FROM ANY LOTS ABUTTING SAID STREETS.
5. THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A PERMANENT NOISE ATTENUATION EASEMENT IS HEREBY GRANTED TO S.D. NO. 471 AND TO THE CITY OF OMAHA. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, ETC. AS FAR AWAY FROM TRAFFIC NOISE OF WEST MAPLE ROAD AS THE PLAT WILL ALLOW. THIS EASEMENT AREA MAY BE USED FOR THE CONSTRUCTION OF A NOISE ATTENUATION BARRIER (NOISE WALL) IN THE FUTURE. IF THE OWNERS OF SUCH LOTS SUBJECT TO THE EASEMENT EVER REQUEST THE CITY TO CONSTRUCT A NOISE WALL, THEY WILL BE REQUIRED TO CONFORM TO THE THEN EXISTING CITY POLICY FOR NOISE WALL CONSTRUCTION AND PAYMENT.

QUAIL RUN (Lots 357-484)
 621-31

E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS

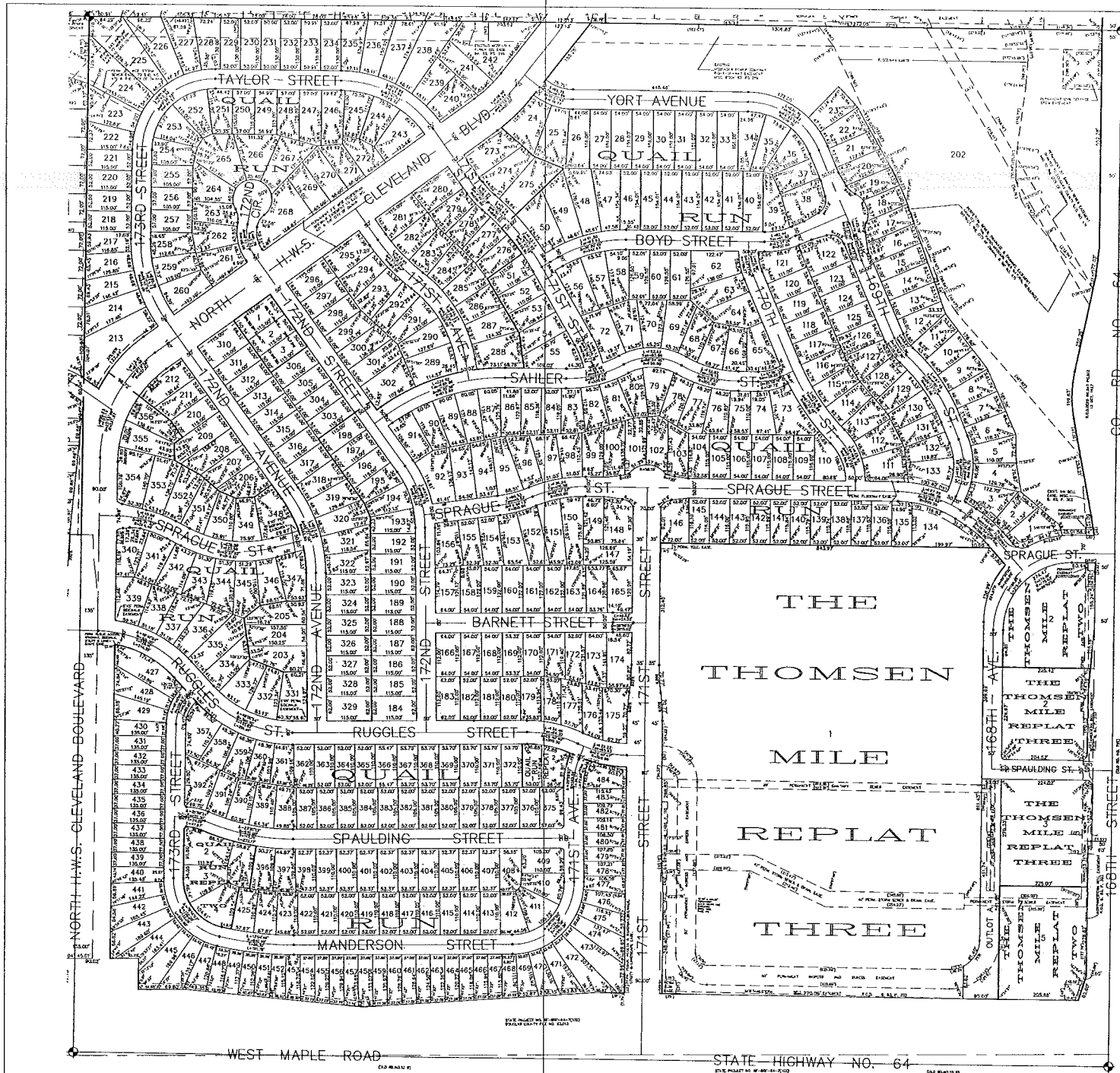
QUAIL RUN
 LOTS 357 THRU 484 INCLUSIVE
 OMAHA, NEBRASKA

FINAL PLAT

Revisions
 No. Date

Proj No: 2000195.01
 Date: 5-10-04
 Designed By: TRH
 Drawn By: TRH
 Checked By:
 Scale: 1" = 100'

Sheet 1 of 1



CO. RD. NO. 64

171ST STREET

STATE HIGHWAY NO. 64

S.E. 1/4 SEC. 04-15-11

	INFORMATION ON THE PLAT, MAP, OR RECORD HEREON IS TO BE KEPT FOR THE YEAR 2024.	ENGINEER NE. 68116 OMAHA 156TH & W. MAPLE RD.	NORTH SCALE 1" = 100'
	DRAWN BY: DATE:		
	CALC. BY: DATE:		
	U.L.B. BY: DATE:		

