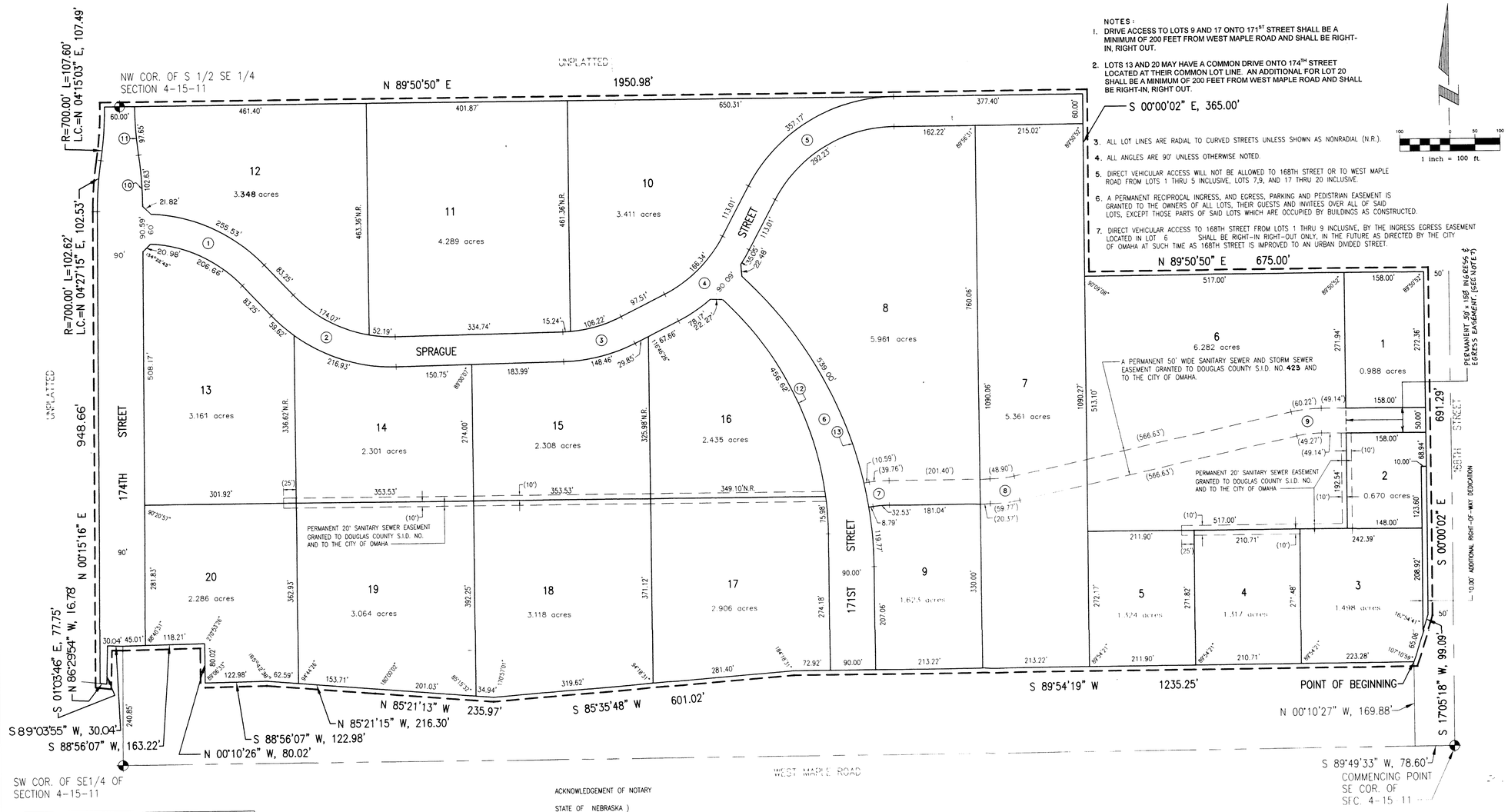
THE THOMSEN MILE

LOTS 1 THRU 20 INCLUSIVE

BEING A PLATTING 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, ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTES:

1. DRIVE ACCESS TO LOTS 9 AND 17 ONTO 171ST STREET SHALL BE A MINIMUM OF 200 FEET FROM WEST MAPLE ROAD AND SHALL BE RIGHT-IN, RIGHT OUT.
2. LOTS 13 AND 20 MAY HAVE A COMMON DRIVE ONTO 174TH 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.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 168TH STREET OR TO WEST MAPLE ROAD FROM LOTS 1 THRU 5 INCLUSIVE, LOTS 7,9, AND 17 THRU 20 INCLUSIVE.
6. A PERMANENT RECIPROCAL INGRESS, AND EGRESS, PARKING AND PEDISTRIAN EASEMENT IS GRANTED TO THE OWNERS OF ALL LOTS, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS, EXCEPT THOSE PARTS OF SAID LOTS WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
7. DIRECT VEHICULAR ACCESS TO 168TH STREET FROM LOTS 1 THRU 9 INCLUSIVE, BY THE INGRESS EGRESS EASEMENT LOCATED IN LOT 6 SHALL BE RIGHT-IN RIGHT-OUT ONLY, IN THE FUTURE AS DIRECTED BY THE CITY OF OMAHA AT SUCH TIME AS 168TH STREET IS IMPROVED TO AN URBAN DIVIDED STREET.



CURVE	RADIUS	LENGTH	TANGENT	DELTA
℄ CURVE DATA				
1	300.00'	244.35'	129.41'	46°40'04"
2	300.00'	251.41'	133.62'	48°00'54"
3	300.00'	134.96'	68.64'	25°46'33"
4	300.00'	184.82'	95.45'	35°17'52"
5	300.00'	324.70'	180.31'	62°00'49"
6	726.44'	610.68'	324.69'	48°09'58"
7	250.00'	36.15'	18.11'	08°17'05"
8	250.00'	54.33'	27.27'	12°27'08"
9	250.00'	54.74'	27.48'	12°32'47"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
R.O.W. CURVE DATA				
10	700.00'	102.63'	51.41'	08°24'01"
11	700.00'	97.65'	48.91'	07°59'35"
12	651.39'	532.60'	283.00'	46°85'04"
13	801.48'	658.77'	349.27'	47°05'38"

DEDICATION

Know all men by these presents that we, Thomas R. Thomsen and Sandra D. Thomsen, husband and wife; Daniel W. Thomsen and Diane Thomsen, husband and wife; John A. Thomsen and Mary Thomsen, husband and wife, owners, and Vera M. Thomsen, Trustee and Raymond C. Thomsen, Trustee, 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 hereafter known as THE THOMSEN MILE (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, 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 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; an eight-foot (8') wide strip of land abutting the rear boundary lines of all 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 cul-de-sac 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.

Thomas R. Thomsen — Sandra D. Thomsen
Daniel W. Thomsen — Diane Thomsen
John A. Thomsen — Mary Thomsen
Vera M. Thomsen — Raymond C. Thomsen

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26 day of Aug, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas R. Thomsen and Sandra D. Thomsen, husband and wife, personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

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

Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26 day of Aug, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Daniel W. Thomsen and Diane Thomsen, husband and wife, personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

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

Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26 day of Aug, 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 identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be their voluntary act and deed.

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

Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26 day of Aug, 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 identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be her voluntary act and deed.

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

Notary Public — Seal

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 26 day of Aug, 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 identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed.

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

Notary Public — Seal

OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE THOMSEN MILE (lots numbered as shown) was approved by the City Council of Omaha on this 16 day of December, 1997.

MAYOR

ATTEST: CITY CLERK — PRESIDENT OF COUNCIL

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 12-7-00

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 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 also part of the East 1/2 of the SW 1/4 of said Section 4, all in Township 15 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 78.60 feet; thence N00°10'27"W, 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 168th Street; thence S89°54'19"W 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 N85°21'13"W along said North right-of-way line of West Maple Road, a distance of 235.97 feet; thence N85°21'15"W along said North right-of-way line of West Maple Road, a distance of 216.30 feet; thence S88°56'07"W along said North right-of-way line of West Maple Road, a distance of 122.98 feet; thence N00°10'26"W along said North right-of-way line of West Maple Road, a distance of 80.02 feet; thence S88°56'07"W 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 S89°03'55"W along said North right-of-way line of West Maple Road, a distance of 30.04 feet; thence S01°03'46"E along said North right-of-way line of West Maple Road, a distance of 77.75 feet; thence N86°29'54"W along said North right-of-way line of West Maple Road, a distance of 16.78 feet; thence N00°15'16" E, a distance of 948.66 feet; thence Northerly on a curve to the right with a radius of 700.00 feet, a distance of 102.62 feet, said curve having a long chord which bears N04°27'15"E, a distance of 102.53 feet; thence Northerly on a curve to the left with a radius of 700.00 feet, a distance of 107.60 feet, said curve having a long chord which bears N04°15'03"E, a distance of 107.49 feet to a point on the Westerly extension of the North line of said South 1/2 of the SE 1/4 of Section 4; thence N89°50'50"E along said Westerly extension of the North line of the South 1/2 of the SE 1/4 of Section 4, a distance of 1950.98 feet; thence S00°00'02"E, a distance of 365.00 feet; thence N89°50'50"E, a distance of 675.00 feet to a point on said West right-of-way line of 168th Street; thence S00°00'02"E along said West right-of-way line of 168th Street, a distance of 691.29 feet; thence S17°05'18"W along said West right-of-way line of 168th Street, a distance of 99.09 feet to the point of beginning.

Said tract of land contains an area of 64.353 acres, more or less.

Robert Clark 7-23-97
Robert Clark, LS-419 Date

NEBRASKA REGISTERED LS-419 ROBERT CLARK

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE THOMSEN MILE (lots numbered as shown) as to the Design Standards this 5th day of September, 1997.

CITY ENGINEER

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

FOR CITY ENGINEER — Date

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 3rd day of September, 1997.

CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of the THE THOMSEN MILE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 13TH day of AUGUST, 1997.

DOUGLAS COUNTY ENGINEER

BK 2170 PG 018-024

DEED 2000 17216

REGISTER OF DEEDS DOUGLAS COUNTY NE
00 DEC 15 PM 3:35

E&A CONSULTING GROUP
10201 "Q" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

THE THOMSEN MILE
OMAHA, NEBRASKA

FINAL PLAT

PROJECT NO.	97046
SCALE	1"=100'
SHEET	1 of 1
DATE	7-11-97
DRAWN BY	MW
CHECKED BY	TRH
REVISED BY	HRH