

THE THOMSEN MILE REPLAT TWO

LOTS 1 THRU 5 INCLUSIVE, AND OUTLOT "A"



BEING A REPLATTING OF ALL OF LOTS 1 THRU 7 INCLUSIVE, THE THOMSEN MILE, A SUBDIVISION LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 4; AND ALSO BEING A REPLATTING OF ALL OF LOT 9, SAID THE THOMSEN MILE; AND ALSO BEING A REPLATTING OF PART OF LOT 10, SAID THE THOMSEN MILE; AND ALSO BEING A REPLATTING OF ALL OF LOT 2, THE THOMSEN MILE REPLAT ONE, A SUBDIVISION LOCATED IN SAID SOUTH 1/2 OF THE SE 1/4 OF SECTION 4; AND ALSO BEING A REPLATTING OF THE INCLUDED STREET RIGHTS-OF-WAY OF SPRAGUE STREET AND 171ST STREET; AND ALSO BEING A PLATTING OF PART OF SAID SOUTH 1/2 OF THE 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 THOMSEN MILE AND THE THOMSEN MILE REPLAT ONE, subdivisions as surveyed, platted and dedicated to Douglas County, Nebraska, and to replat and dedicate said areas as THE THOMSEN MILE REPLAT TWO, Lots 1 thru 5, inclusive and outlot "A". The undersigned petition that the portion of said THE THOMSEN MILE AND THE THOMSEN MILE REPLAT ONE, 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 THE THOMSEN MILE REPLAT TWO, Lots 1 thru 5, inclusive, and outlot "A", and in connection therewith make the following dedication:

DEDICATION

Know all men by these presents that we, The Thomsen Mile, L.L.C., owners 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 REPLAT TWO (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. 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.

THE THOMSEN MILE, L.L.C.

By: *Jerry M. Skusky*
Jerry M. Skusky, Manager

By: *Trenton B. Magid*
Trenton B. Magid, Manager

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5th day of June, 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Jerry M. Skusky, Manager of West Maple, L.L.C., 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 as manager of said L.L.C.

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

By: *Thomas R. Hunt*
Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 5th day of June, 2001, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Trenton B. Magid, Manager of TM Associates, L.L.C., 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 as manager of said L.L.C.

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

By: *Thomas R. Hunt*
Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of THE THOMSEN MILE REPLAT TWO (lots numbered as shown) as to the Design Standards this 2nd day of August, 2001.

By: *[Signature]*
CITY ENGINEER

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

By: *Shirley Kressner* 12-14-01
CITY ENGINEER Date

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 Replat Two (the lots numbered as shown) being a replatting of all of Lots 1 thru 7, inclusive, The Thomsen Mile, a subdivision located in the South 1/2 of the SE 1/4 of Section 4 and also being a replatting of all of Lot 9, said The Thomsen Mile; and also being a replatting of part of Lot 10, said The Thomsen Mile; and also being a replatting of all of Lot 2, The Thomsen Mile Replat One, a subdivision located in said South 1/2 of the SE 1/4 of Section 4; and also being a replatting of the included street rights-of-way of Sprague Street and 171st Street; and also being a plating of part of said South 1/2 of the 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 North right-of-way line of West Maple Road and the Westerly right-of-way line of 188th Street, said point also being the Southeast corner of said Lot 3, The Thomsen Mile; thence S89°54'19"W (assumed bearing) along said North right-of-way line of West Maple Road; said line also being the South line of said Lots 3, 4, 5, 7, and 9, The Thomsen Mile, and the Westerly extension thereof, a distance of 1117.33 feet to the point of intersection of said North right-of-way line of West Maple Road and the Southerly extension of said West line of Lot 2, The Thomsen Mile Replat One, said point also being the point of intersection of said North right-of-way line of West Maple Road and the center line of said 171st Street right-of-way; thence N00°05'41"W along said Southerly extension of the West line of Lot 2, The Thomsen Mile Replat One, and said West line of Lot 2, The Thomsen Mile Replat One and the Northerly extension of said West line of Lot 2, The Thomsen Mile, a distance of 1149.80 feet to a point on the North line of said Lot 10, The Thomsen Mile, said point also being on the North line of the South 1/2 of the SE 1/4 of Section 4; thence N89°50'50"E along said North line of the South 1/2 of the SE 1/4 of Section 4, said line also being the North line of said Lot 10, The Thomsen Mile, and also along the North right-of-way line of said Sprague Street and the Easterly Extension thereof, a distance of 1148.34 feet to a point on said Westerly right-of-way line of 188th Street; thence along said Westerly right-of-way line of 188th Street, said line also being the East line of said Lot 1, and the Northerly extension thereof, The Thomsen Mile, and also the Easterly line of said Lots 2 and 3, The Thomsen Mile, on the following described courses; thence S00°00'02"E, a distance of 756.29 feet; thence S89°59'58"W, a distance of 10.00 feet; thence S00°00'02"E, a distance of 332.53 feet; thence S17°05'18"W, a distance of 65.06 feet to the point of beginning.

Said tract of land contains an area of 30.197 acres, more or less.

By: *Robert Clark*
Robert Clark, LS-419

6-5-01
Date



OMAHA CITY COUNCIL ACCEPTANCE

This plat of THE THOMSEN MILE REPLAT TWO (lots numbered as shown) was approved by the City Council of Omaha on this 20th day of September, 2001.

By: *Maria Joley*
MAYOR

By: *[Signature]*
CITY CLERK

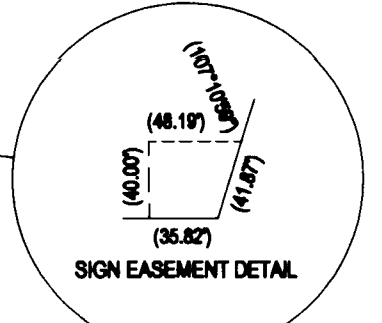
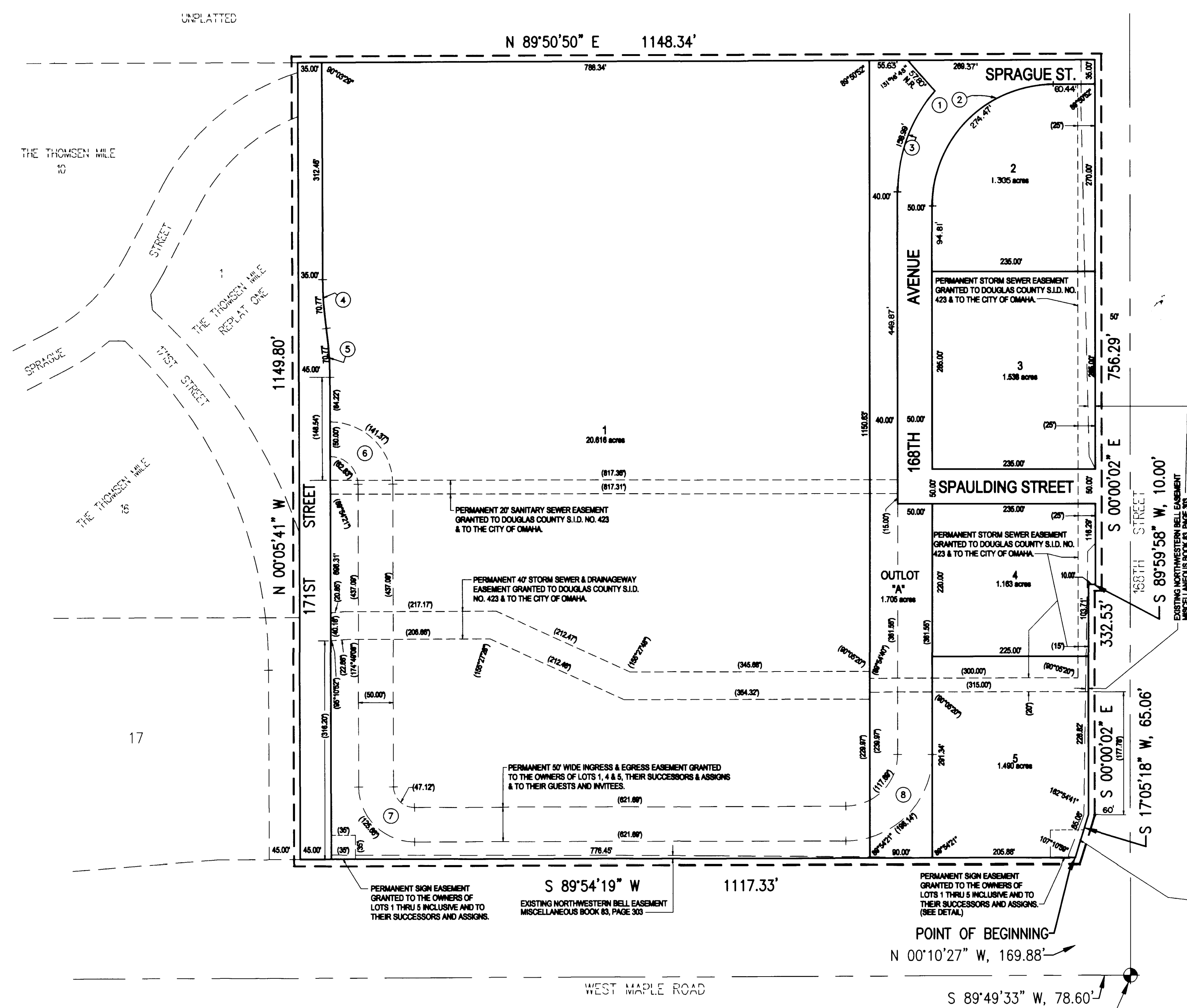
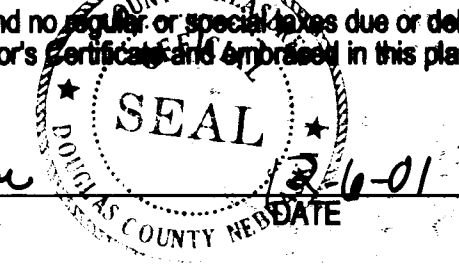
By: *Clark Segerson*
PRESIDENT OF COUNCIL



COUNTY TREASURER'S CERTIFICATE

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

By: *Carol Hobbe*
COUNTY TREASURER



CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	313.63'	199.47'	89°50'52"

ROW CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
2	175.03'	274.47'	174.56'	89°50'52"
3	224.97'	158.90'	82.96'	40°29'25"
4	500.00'	70.77'	35.44'	8°08'35"
5	500.00'	70.77'	35.44'	8°08'35"

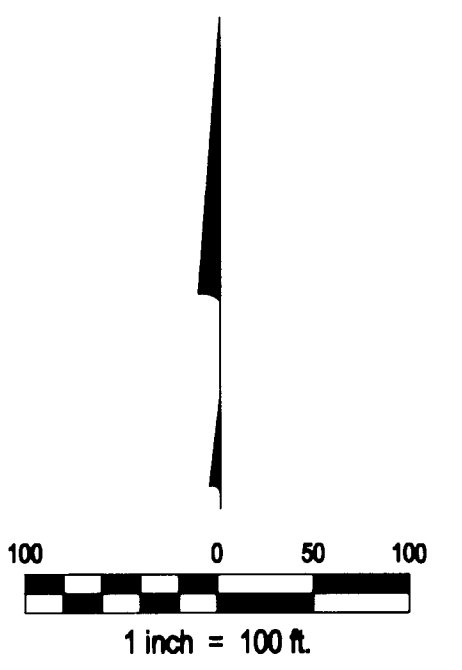
CENTER-LINE CURVE TABLE INGRESS EGRESS EASEMENT

CURVE	RADIUS	LENGTH	TANGENT	DELTA
6	65.00'	102.10'	65.00'	90°00'00"
7	55.00'	86.39'	55.00'	90°00'00"
8	100.00'	156.62'	66.64'	89°54'21"

- NOTES:**
- DIRECT VEHICULAR ACCESS TO 171ST STREET FROM LOT 1 WILL BE LIMITED TO THE 50.00' WIDE INGRESS & EGRESS EASEMENT AS SHOWN IN SAID LOT 1.
 - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 188TH STREET OR TO WEST MAPLE ROAD FROM ANY LOT ABUTTING SAID STREETS.
 - A PERMANENT RECIPROCAL INGRESS, AND EGRESS, PARKING AND PEDESTRIAN 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.
 - A PERMANENT SANITARY SEWER, STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 423 & TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A".

APPROVAL OF OMAHA CITY PLANNING BOARD
This plat of THE THOMSEN MILE REPLAT TWO (lots numbered as shown) was approved by the City Planning Board on this 5th day of September, 2001.
By: *John L. Hoel*
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of THE THOMSEN MILE REPLAT TWO (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 20th day of September, 2001.
By: *[Signature]*
DOUGLAS COUNTY ENGINEER
NEBRASKA



G-13 to 2-5
THE THOMSEN MILE REPLAT TWO (2001)

Revisions

No.	Date

Proj No: 97046
Date: 5-11-01
Designed By: MAW
Drawn By: TRH
Checked By:
Scale: 1" = 100'
Sheet 1 of 1