

CITY OF OMAHA, NEBRASKA
 ADMINISTRATIVE SUBDIVISION

LOTS 1 THRU 3 & OUTLOT "A" INCLUSIVE, THE THOMSEN MILE REPLAT 4
 BEING A REPLATTING OF PART OF LOT 2, THE THOMSEN MILE REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF SE1/4 OF SECTION 04, AND PART OF LOT 2, THE THOMSEN MILE REPLAT THREE, A SUBDIVISION LOCATED IN SAID SE1/4 OF THE SE1/4 OF SECTION 04, ALL LOCATED IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGEND

- 5/8" REBAR SET W/CAP LS-787
- PINS FOUND AS NOTED
- BOUNDARY LINE
- LOT LINE
- EXIST. PROPERTY LINES
- EASEMENTS
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- RIGHT-OF-WAY DEDICATION (SEE NOTE 3)

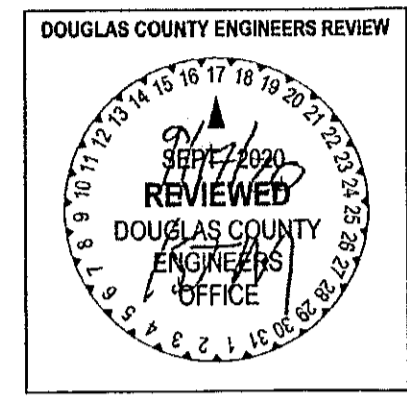
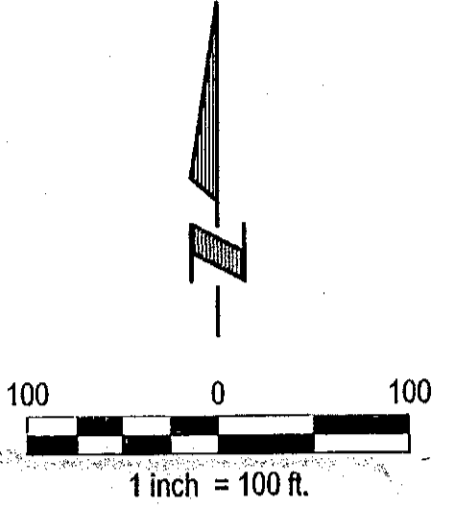
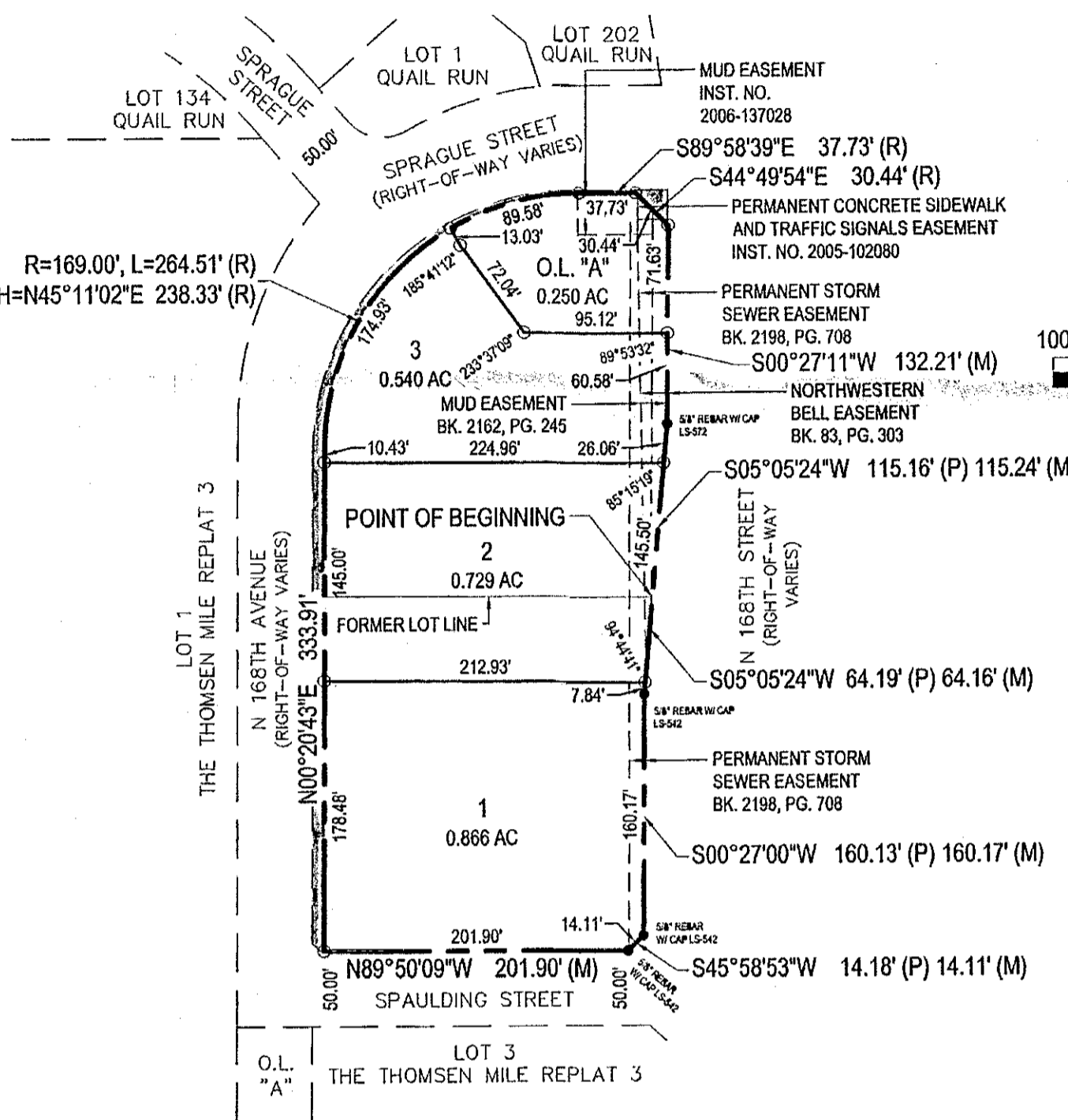
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED A TRACT OF LAND LOCATED IN PART OF LOT 2, THE THOMSEN MILE REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 04, ALSO TOGETHER WITH PART OF LOT 2, THE THOMSEN MILE REPLAT THREE, A SUBDIVISION LOCATED IN SAID SE1/4 OF THE SE1/4 OF SECTION 04, 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 NORTHEAST CORNER OF SAID LOT 2, THE THOMSEN MILE REPLAT THREE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT TWO, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT THREE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S05°05'24"W (ASSUMED BEARING), A DISTANCE OF 64.16 FEET; (2) THENCE S00°27'00"W, A DISTANCE OF 160.17 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SPAULDING STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT THREE, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SPAULDING STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S45°58'53"W, A DISTANCE OF 14.11 FEET; (2) THENCE N89°50'09"W, A DISTANCE OF 201.90 FEET; THENCE N00°20'43"E ALONG A LINE 7.80 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF LOT 2, THE THOMSEN MILE REPLAT TWO, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT THREE, A DISTANCE OF 333.91 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 169.00 FEET, A DISTANCE OF 264.51 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°11'02"E, A DISTANCE OF 238.33 FEET; THENCE S89°58'39"E ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT TWO, A DISTANCE OF 37.73 FEET; THENCE S44°49'54"E, A DISTANCE OF 30.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, THE THOMSEN MILE REPLAT TWO, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET; THENCE S00°27'11"W ALONG SAID EASTERLY LINE OF LOT 2, THE THOMSEN MILE REPLAT TWO, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET, A DISTANCE OF 132.21 FEET; THENCE S05°05'24"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 168TH STREET, A DISTANCE OF 115.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 103,885 SQUARE FEET OR 2.385 ACRES, MORE OR LESS.

Brian L. Haverkamp 9/17/2020
 BRIAN L. HAVERKAMP LS-787 DATE



OWNER'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNER'S OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

THE THOMSEN MILE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY
 BY: TM ASSOCIATES, LLC., A NEBRASKA LIMITED LIABILITY COMPANY

Trenton B. Magid 9/18/20
 TRENTON B. MAGID, MANAGER MEMBER DATE

BY: WEST MAPLE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY

Jerry M. Slusky 9-18-2020
 JERRY M. SLUSKY, MANAGER MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 18th DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TRENTON B. MAGID, MANAGER MEMBER OF TM ASSOCIATES, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF THE THOMSEN MILE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Michelle Czerwinski 9/18/20
 NOTARY PUBLIC DATE



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

ON THIS 18th DAY OF September, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JERRY M. SLUSKY, MANAGER MEMBER OF WEST MAPLE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF THE THOMSEN MILE, LLC., A NEBRASKA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Heather Czerwinski 9/18/2020
 NOTARY PUBLIC DATE



APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF THE THOMSEN MILE REPLAT 4 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

Todd Pitzer 12/1/20
 OMAHA CITY ENGINEER DATE



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 AS SHOWN BY THE RECORDS OF THIS OFFICE.

Susan Bereschud 9-18-20
 DOUGLAS COUNTY TREASURER DATE

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08 HOME RULE CHARTER OF THE CITY OF OMAHA, 1956. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

Michelle K. Czerwinski 12/11/20
 OMAHA PLANNING DIRECTOR DATE

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 168TH STREET FROM LOTS 1 THRU 3 & OUTLOT "A".
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - A PORTION OF 168TH AVENUE RIGHT-OF-WAY HAS BEEN DEDICATED AND RECORDED WITH DOUGLAS COUNTY REGISTER OF DEEDS OFFICE, INSTRUMENT NO. 2020-100573.

EASEMENT DEDICATION

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-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 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-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.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING ALL 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.

Revisions	
No.	Description

Proj No: P2019.180.002
 Date: 09/15/2020
 Designed By: JRS
 Drawn By: EHN
 Scale: 1" = 100'
 Sheet: 1 of 1

ADMINISTRATIVE SUBDIVISION

THE THOMSEN MILE REPLAT 4
 LOTS 1 THRU 3 & OUTLOT "A"
 OMAHA, NEBRASKA



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
 Phone: 402.895.4700 • Fax: 402.895.3599
 www.eacg.com

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