



BK 2170 PG 018-024



DEED 2000 17216

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Date	ex 04
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RICHARD N JANECH
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE
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Handwritten: ^{BR} 12-15-00
 61-60000000
 FILE 45 FB
 EXP 4.15.11 CO COMP MB
 DEL MB SCAN US FY

THE THOMSEN MILE

LOTS 1 THRU 20 INCLUSIVE

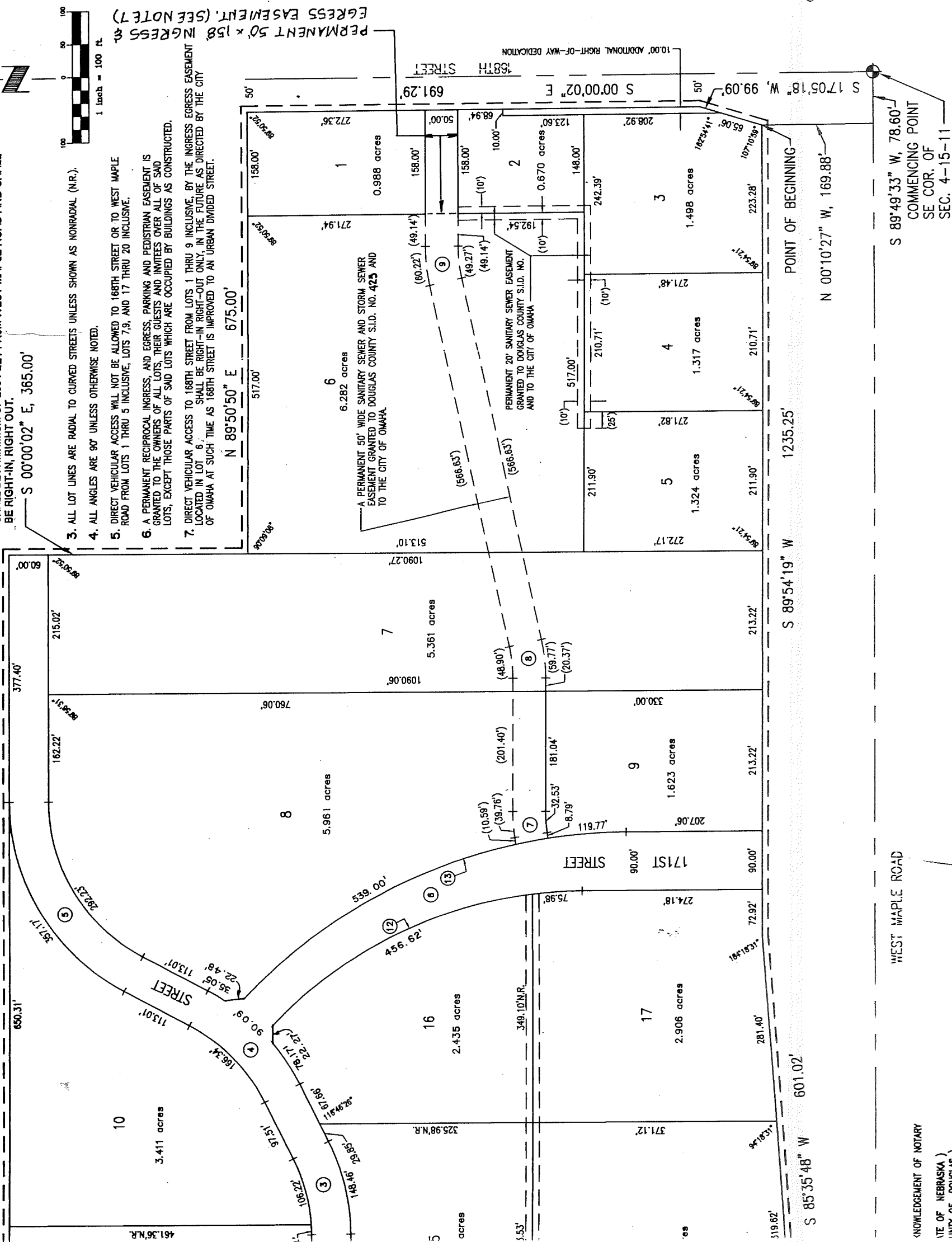
BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 4, AND ALSO PART OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

E&A CONSULTING GROUP

12001 Q STREET • OMAHA, NE 68137 • (402) 885-4700 • FAX (402) 885-3599

THE THOMSEN MILE

OMAHA, 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 171ST 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 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.
 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.

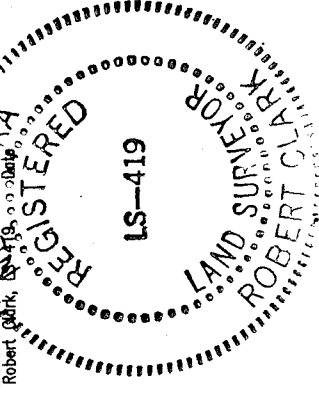
SURVEYOR'S CERTIFICATE

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 plat 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°21'13"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°03'48"E along said North right-of-way line of West Maple Road, a distance of 77.75 feet; thence N06°23'48"E along said North right-of-way line of West Maple Road, a distance of 16.78 feet; thence N00°15'18"E, a distance of 948.66 feet; thence Northerly on a curve to the left with a radius of 700.00 feet, a distance of 102.53 feet, said curve having a long chord which bears N04°27'15"E, a distance of 107.60 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 acreage of 64.353 acres, more or less.

Robert Clark 7-28-97



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 8th day of September, 1997.

Robert J. Deeman
CITY ENGINEER

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

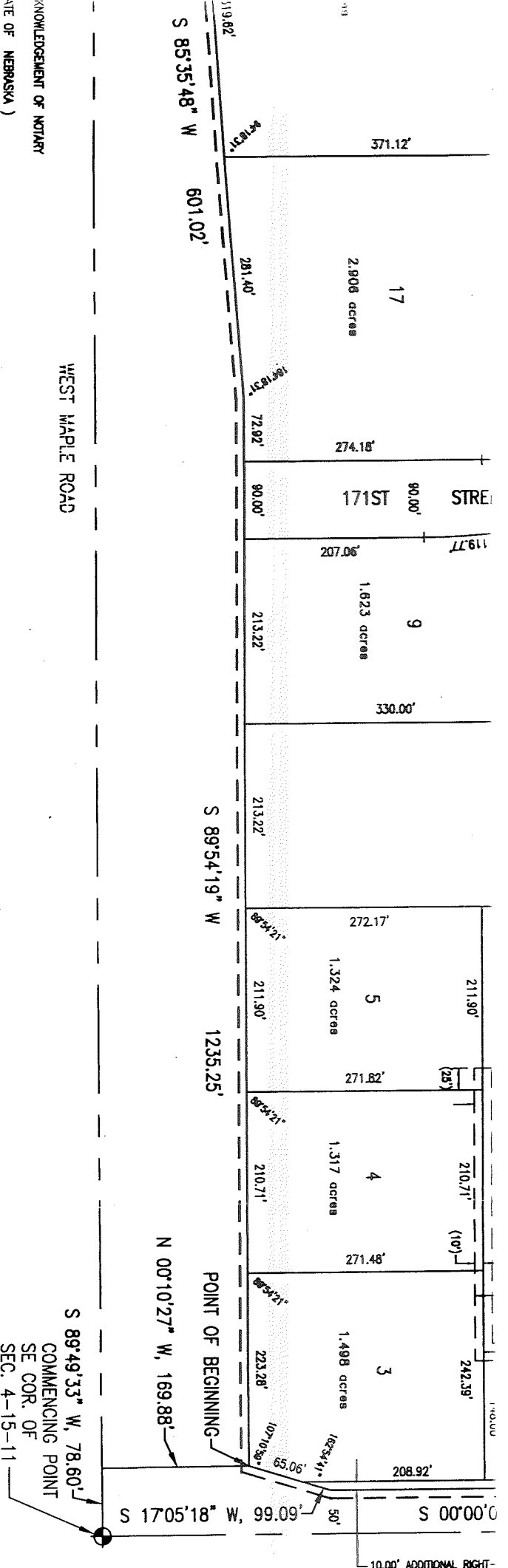
W. Scott 12/15/00
Date

FOR CITY ENGINEER

S 89°49'33" W, 78.60'
COMMENCING POINT
SE COR. OF
SEC. 4-15-11

WEST MAPLE ROAD

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

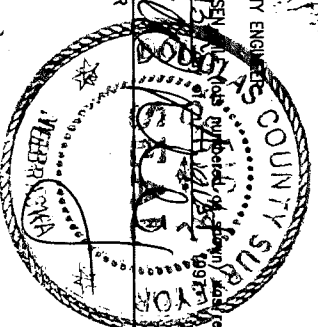


ROBERT CLARK
SURVEYOR

APPROVAL OF CITY ENGINEER OF OMAHA
I hereby approve this plot of THE THOMSEN MILE (lots numbered as shown) as to the Design Standards this day of December 1997.
Darrell J. Logemann
CITY ENGINEER
I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
W. Stewart
CITY ENGINEER
Date 12/15/00

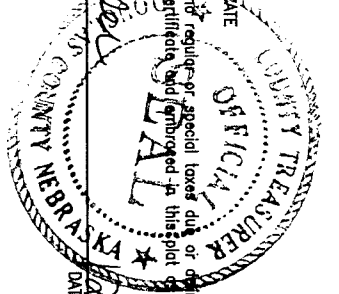
APPROVAL OF OMAHA CITY PLANNING BOARD
This plot of THE THOMSEN MILE (lots numbered as shown) was approved by the City Planning Board on this day of December 1997.
Jackie Lee
CHAIRMAN OF CITY PLANNING BOARD

REVIEW OF DOUGLAS COUNTY ENGINEER
This plot of the THE THOMSEN MILE (lots numbered as shown) was reviewed by the office of the Douglas County Engineer on this 12/15/00 day of December 1997.
Michael J. Miller
DOUGLAS COUNTY ENGINEER

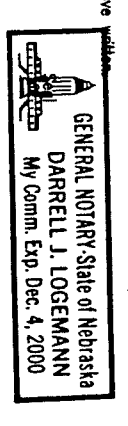


OMAHA CITY COUNCIL ACCEPTANCE
This plot of THE THOMSEN MILE (lots numbered as shown) was approved by the City Council of Omaha on this 12/15/00 day of December 1997.
Michael J. Miller
MAYOR
David J. Pappas
CITY CLERK
David J. Pappas
PRESIDENT OF COUNCIL

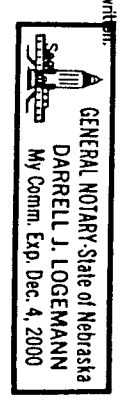
COUNTY TREASURER'S CERTIFICATE
This is to certify that I find no requirement of special taxes due or delinquent against the property described in the Surveyor's Certificate and embodied in this plot as shown by the records of this office.
Darrell J. Logemann
COUNTY TREASURER
DATE 12-15-00



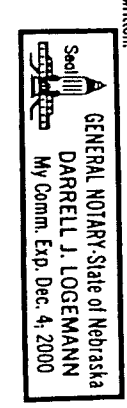
KNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
I, the day of Aug 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Thomas R. Thomsen and Sandra D. Thomsen, husband and wife, personally known by me to be the identical persons whose names are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



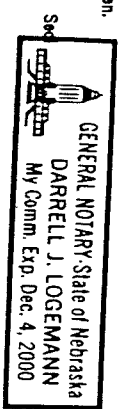
KNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
I, the day of Aug 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Darrell W. Thomsen and Diane Thomsen, husband and wife, personally known by me to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to their voluntary act and deed.



KNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
I, the day of Aug 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John W. 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 their voluntary act and deed.



KNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
I, the day of Aug 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Vern 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.

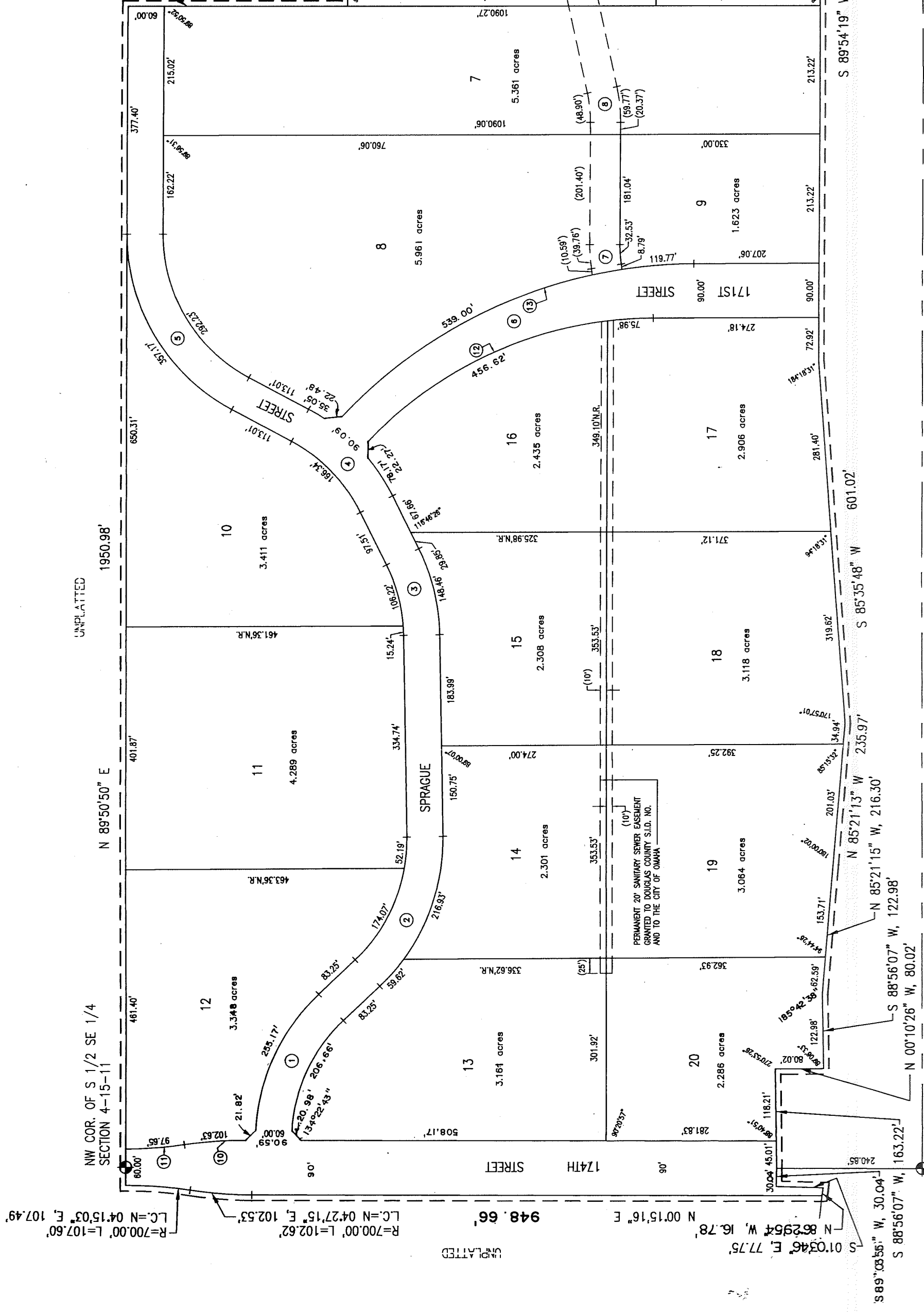


PROJECT NO.	7-11-97
97046	
DRAWN BY	MAW
CHECKED BY	TRH
SCALE	1"=100'
SHEET	1 of 1

FINAL PLAT

THE THOMSEN MILE
OMAHA, NEBRASKA

- NOTES:**
1. DRIVE ACCE MINIMUM OF IN, RIGHT OI
 2. LOTS 13 AND LOCATED A SHALL BE A BE RIGHT-IN
 3. ALL LOT LINES
 4. ALL ANGLES AR
 5. DIRECT VEHICUL ROAD FROM LOT
 6. A PERMANENT I GRANTED TO THE LOTS, EXCEPT T
 7. DIRECT VEHICUL LOCATED IN LOT OF OMAHA AT S



NW COR. OF S 1/2 SE 1/4 SECTION 4-15-11
 R=700.00' L=107.60' L.C.=N 04°15'03" E, 107.49'
 R=700.00' L=102.62' L.C.=N 04°27'15" E, 102.53'
 R=700.00' L=102.62' L.C.=N 04°27'15" E, 102.53'

UNPLATTED

SW COR. OF SE 1/4 OF SECTION 4-15-11
 S 88°56'07" W, 163.22'
 N 00°10'26" W, 80.02'
 S 88°56'07" W, 30.04'
 N 86°29'54" W, 16.78'
 S 01°03'46" E, 77.75'
 N 00°15'16" E, 948.66'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	244.35'	128.41'	46°40'04"
2	300.00'	244.35'	128.41'	46°40'04"

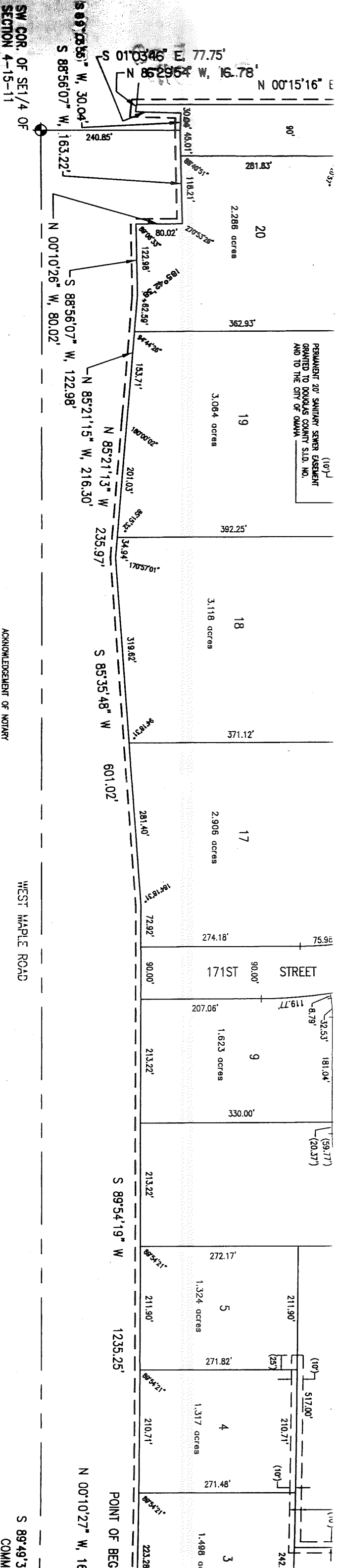
WEST MAPLE ROAD

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 16 day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for the State of Nebraska, appeared Qua, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

ACKNOWLEDGEMENT OF NOTARY



CHORD	LENGTH	TANGENT	DELTA
300.00'	24.35'	129.41'	48.40'04"
300.00'	251.41'	133.62'	48'00'54"
300.00'	134.96'	68.64'	28'46'33"
300.00'	194.82'	85.45'	35'17'52"
300.00'	324.70'	180.31'	62'00'49"
778.44'	610.68'	324.69'	48'09'38"
250.00'	36.15'	18.11'	08'17'05"
250.00'	54.35'	27.27'	12'27'08"
250.00'	54.74'	27.48'	12'32'47"

R.D.V. CURVE DATA	LENGTH	TANGENT	DELTA
700.00'	102.63'	51.41'	08'24'01"
700.00'	97.65'	48.91'	07'58'35"
851.38'	532.60'	283.00'	46'50'48"
801.48'	658.77'	349.27'	47'05'38"

Witnessed by these presents that we, Thomas R. Thomsen and Sandra D. Thomsen, husband and wife, Daniel W. Thomsen and Raymond C. Thomsen, husband and wife, John A. Thomsen and Mary Thomsen, husband and wife, Vera M. Thomsen, Trustee and Roymond 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 this plat, and we do hereby dedicate to the public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a franchise to provide a utility system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, power and for the transmission of signals and sounds by a cable television system, and the franchise shall include all rights and interests in and to the land and structures thereon, including the right to install, operate, maintain, repair and renew, 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 lots forming the outer perimeter of the above-described addition. Said franchise shall be perpetual and shall run with the land and shall be subject to the provisions of the Metropolitan Utilities District, their successors and assigns, to erect, install, operate, maintain, repair and renew, 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 on such streets, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the use of such streets or rights herein granted.

we do set our hands

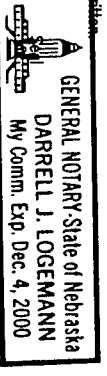
Thomas R. Thomsen
Sandra D. Thomsen
Daniel W. Thomsen
Raymond C. Thomsen
John A. Thomsen
Mary Thomsen
Vera M. Thomsen
Roymond C. Thomsen

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 26th day of August, 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.

Darrell J. Logemann
Notary Public

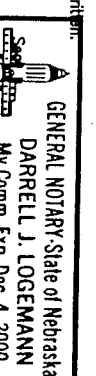


ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 26th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Daniel W. 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.

Darrell J. Logemann
Notary Public

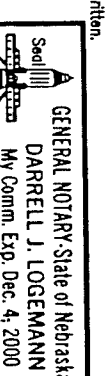


ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 26th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared John 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.

Darrell J. Logemann
Notary Public

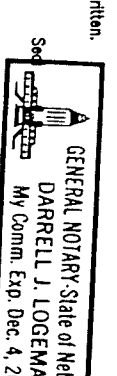


ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 26th 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 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.

Darrell J. Logemann
Notary Public

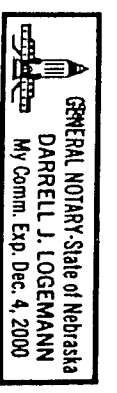


ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS)

On this 26th day of August, 1997, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Roymond 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.

Darrell J. Logemann
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 this 26th day of August, 1997.

MAYOR
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 returned in this plat as shown by the records of this office.

County Treasurer
DATE

