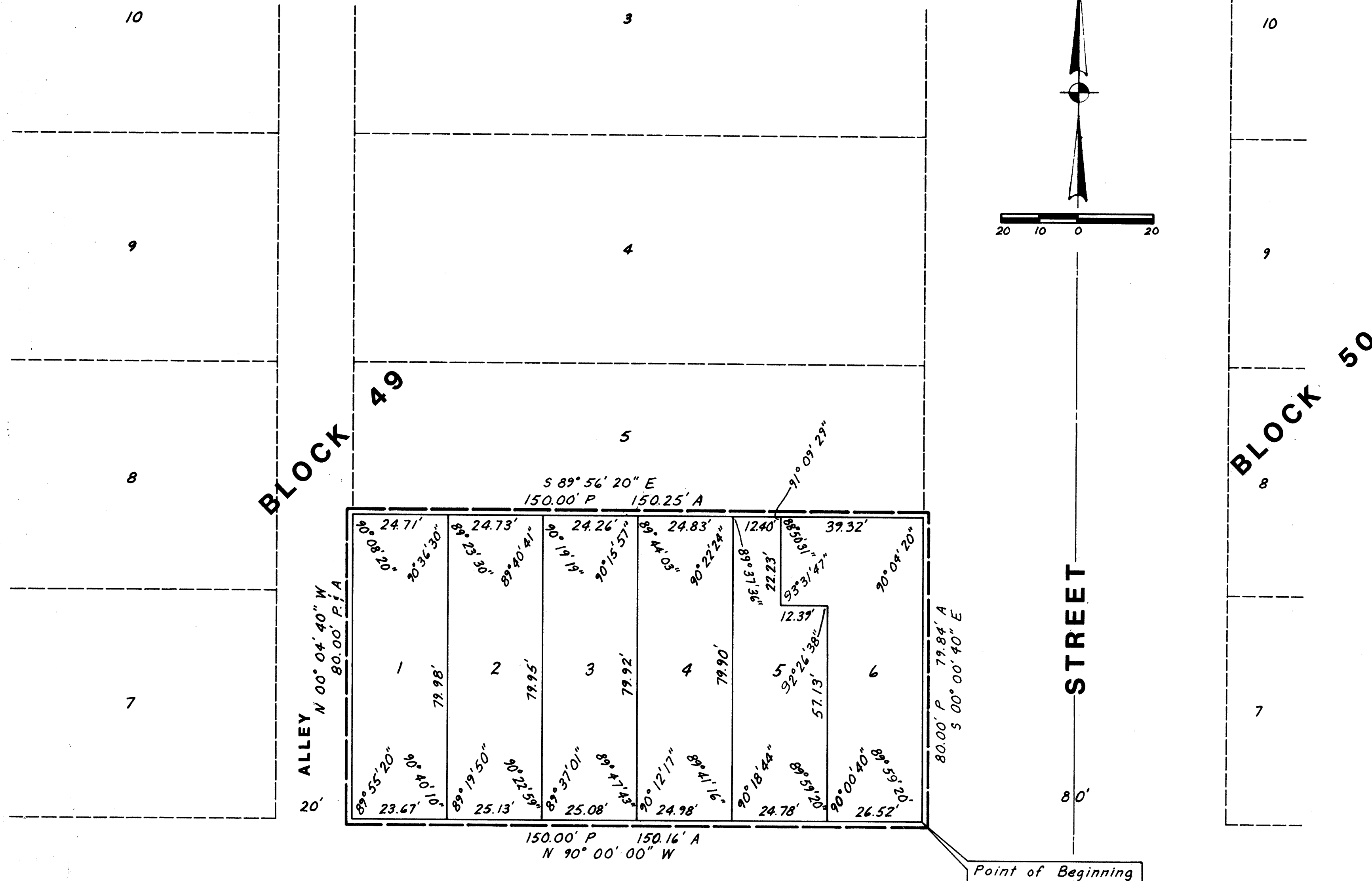


THOMSEN ADDITION

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(LOTS 1 THRU 6 INCLUSIVE)

BEING A REPLATTING OF LOT 6 AND THE SOUTH 20.0 FEET OF LOT 5, BLOCK 49, SOUTH OMAHA, NOW A PART OF THE CITY OF OMAHA, A SUBDIVISION IN THE NE 1/4 OF SECTION 4, T14N, R13E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that iron pins have been placed at all angle points on the boundary of the plat and at all lot corners and angle points; said subdivision to be known as THOMSEN ADDITION (lots 1 through 6 inclusive), being a replatting of Lot 6 and the South 20.0 feet of Lot 5, Block 49, South Omaha, now a part of the City of Omaha, a subdivision in the NE 1/4 of Section 4, T14N, R13E of the 6th P.M., as surveyed, platted and recorded, Douglas County, Nebraska, said replatting boundary being more particularly described as follows: Beginning at the Southeast corner of said Lot 6, Block 49, South Omaha; thence N 00°00'00" W for 80.00 feet along the West line of said Lot 6 and 5; thence S 89°56'20" E for 150.25 feet along the North line of the South 20.0 feet of said Lot 6, to the Point of Beginning; thence S 00°00'40" E for 79.84 feet along the East line of said Lots 5 and 6, to the Point of Beginning.

Date 1-13-84
 Gary D. Tinkham, Registered Land Surveyor No. 365

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That we, ROBERT McMAHON, Owner; Tower Financial Inc., a subsidiary of Commercial Federal Savings and Loan (a Nebraska corporation); and MAUDE A. THOMSEN; Mortgagees, being respectively, the sole owner and mortgage holders of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as THOMSEN ADDITION and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and any successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, downguy and anchors, 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 for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception thereon, over, through, under, and across an eight (8') foot wide strip of land adjoining the north line of Lots 1 thru 6 inclusive. No permanent buildings, trees, retaining walls, or loose rock 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. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company 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 and maintain service lines over and across Lots 1 thru 6 inclusive, as necessary to provide service from the primary sources, located in the above described eight (8') foot strip of land, to individual lots.

ROBERT McMAHON
 MAUDE A. THOMSEN
 RICK A. CAMPBELL, 1st VICE PRESIDENT
 LOAN SERVICING, TOWER FINANCIAL INC.

ACKNOWLEDGEMENTS OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 On this 18 day of January, 1984, before me, a Notary Public, duly commissioned and qualified for said County, appeared ROBERT McMAHON, who is personally know to me, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.
 My Commission expires on 11/24/86
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 21st day of January, 1984, before me, a Notary Public, duly commissioned and qualified for said County, appeared RICK A. CAMPBELL, who is personally know to me to be the 1st Vice President of Loan Servicing, Tower Financial Inc., (a Nebraska corporation) and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed and the voluntary act and deed of said Corporation.

Witness my hand and official seal the date last aforesaid.
 My Commission expires on 8-10-85
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)

On this 18 day of January, 1984, before me, a Notary Public, duly commissioned and qualified for said County, appeared MAUDE A. THOMSEN, who is personally know to me, and she did acknowledge her execution of the foregoing Dedication to be her voluntary act and deed.

Witness my hand and official seal the date last aforesaid.
 My Commission expires on 11/24/86
 APPROVAL OF CITY PLANNING BOARD
 This plat of THOMSEN ADDITION was approved by the City Planning Board of the City of Omaha this 8 day of FEBR., 1984.

APPROVAL OF OMAHA CITY COUNCIL
 This plat of THOMSEN ADDITION was approved and accepted by the City Council of Omaha on this 21st day of March, 1984.
 Bernie Simon, President
 Michael Boyle, Mayor

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY that I find no regular or special taxes due or delinquent against the property described in Surveyor's Certificate and embraced in the plat, as shown by the records of this office, this 2 day of FEB., 1984.
 Deputy
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE this plat of THOMSEN ADDITION (Lots 1 thru 6 inclusive) as to the design standard this 1st day of Feb., 1984.
 Larry D. Hermann, City Engineer

I HEREBY CERTIFY that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.
 April 24, 1984
 Larry D. Hermann, City Engineer

34 Quad
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Legend: P - Plat Dimension
 A - Actual Dimension



FINAL PLAT

lamp, ryneason & associates, inc.
 architects, engineers, planners, surveyors
 9290 west dodge road omaha, nebraska 68114
 402.397.3008
 THOMSEN ADDITION, 25TH & 'H' STREETS
 OMAHA, NEBRASKA

designer
 draftman AFH
 revisions
 job number 840001-02
 date 11 JAN. 84
 sheet 1 of 1

NEA 4-14-83