



DEED 2008058659



JUN 13 2008 12:17 P 7

Deed  
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 FEEL 43.00  
 REC 20-16-12  
 DEL \$0  
 OK-31956 -new  
 PL 01-60000-dl  
 VSB  
 COMP  
 M18  
 SCAN

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 6/13/2008 12:17:22.41



2008058659

THIS PAGE INCLUDED FOR INDEXING

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NW  
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} NE DEK

Return To: Thompson Dreeson + Dorner  
Dave Neef  
402 330-8860

Check Number

# RAINWOOD POINTE

LOTS 1 THROUGH 13 AND OUTLOTS A AND B  
BEING A PLATTING OF THAT PART OF THE NE 1/4 OF  
SECTION 20, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA,  
LYING NORTH OF MCKINLEY STREET AND EAST OF STATE HIGHWAY 133

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS RAINWOOD POINTE, LOTS 1 THROUGH 13, AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE NE 1/4 OF SECTION 20, T16N, R12E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MCKINLEY STREET AND EAST OF STATE HIGHWAY 133, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID NE 1/4;  
THENCE S00°09'46"W (ASSUMED BEARING) 1894.27 FEET ON THE EAST LINE OF SAID NE 1/4 TO THE NORTH LINE OF MCKINLEY STREET;  
THENCE S89°49'35"W 477.05 FEET ON THE NORTH LINE OF MCKINLEY STREET;  
THENCE S62°25'50"W 191.47 FEET ON THE NORTH LINE OF MCKINLEY STREET TO THE EAST LINE OF STATE HIGHWAY 133;  
THENCE NORTHWESTERLY ON THE EAST LINES OF STATE HIGHWAY 133 ON THE FOLLOWING DESCRIBED 5 COURSES;  
THENCE N38°13'23"W 1447.17 FEET;  
THENCE N31°29'23"W 830.13 FEET;  
THENCE N76°54'19"E 129.50 FEET;  
THENCE N88°03'04"E 275.52 FEET;  
THENCE N62°42'28"E 221.42 FEET TO THE NORTH LINE OF SAID NE 1/4;  
THENCE S89°58'15"E 1382.91 FEET ON THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING.



NOVEMBER 19, 2007  
DATE:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RAINWOOD POINTE, LLC, BEING THE OWNER AND MUTUAL OF OMAHA BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS RAINWOOD POINTE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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, CROSSARMS, DOWN GUYS 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 AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

RAINWOOD POINTE, LLC  
BY: *Scott B. Seaton*  
SCOTT B. SEATON, MANAGER  
MUTUAL OF OMAHA BANK  
BY: *Steve K. Sorenson*  
STEVE K. SORENSON, SENIOR VICE PRESIDENT

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
I, JAMES WARNER, )  
NOTARY PUBLIC, )  
DO HEREBY CERTIFY THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF JANUARY, 2008 BY SCOTT B. SEATON, MANAGER OF RAINWOOD POINTE, LLC ON BEHALF OF SAID LLC.

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
I, JAMES WARNER, )  
NOTARY PUBLIC, )  
DO HEREBY CERTIFY THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF JANUARY, 2008 BY STEVE K. SORENSON, SENIOR VICE PRESIDENT OF MUTUAL OF OMAHA BANK, ON BEHALF OF SAID BANK.

## 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 WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 13<sup>TH</sup> DAY OF JANUARY, 2008.

APPROVAL OF OMAHA CITY ENGINEER  
I HEREBY APPROVE THIS PLAT OF RAINWOOD POINTE ON THIS 29<sup>TH</sup> DAY OF JANUARY, 2008.

I HEREBY CERTIFY THAT THE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.  
DATE: JUNE 13<sup>TH</sup>, 2008

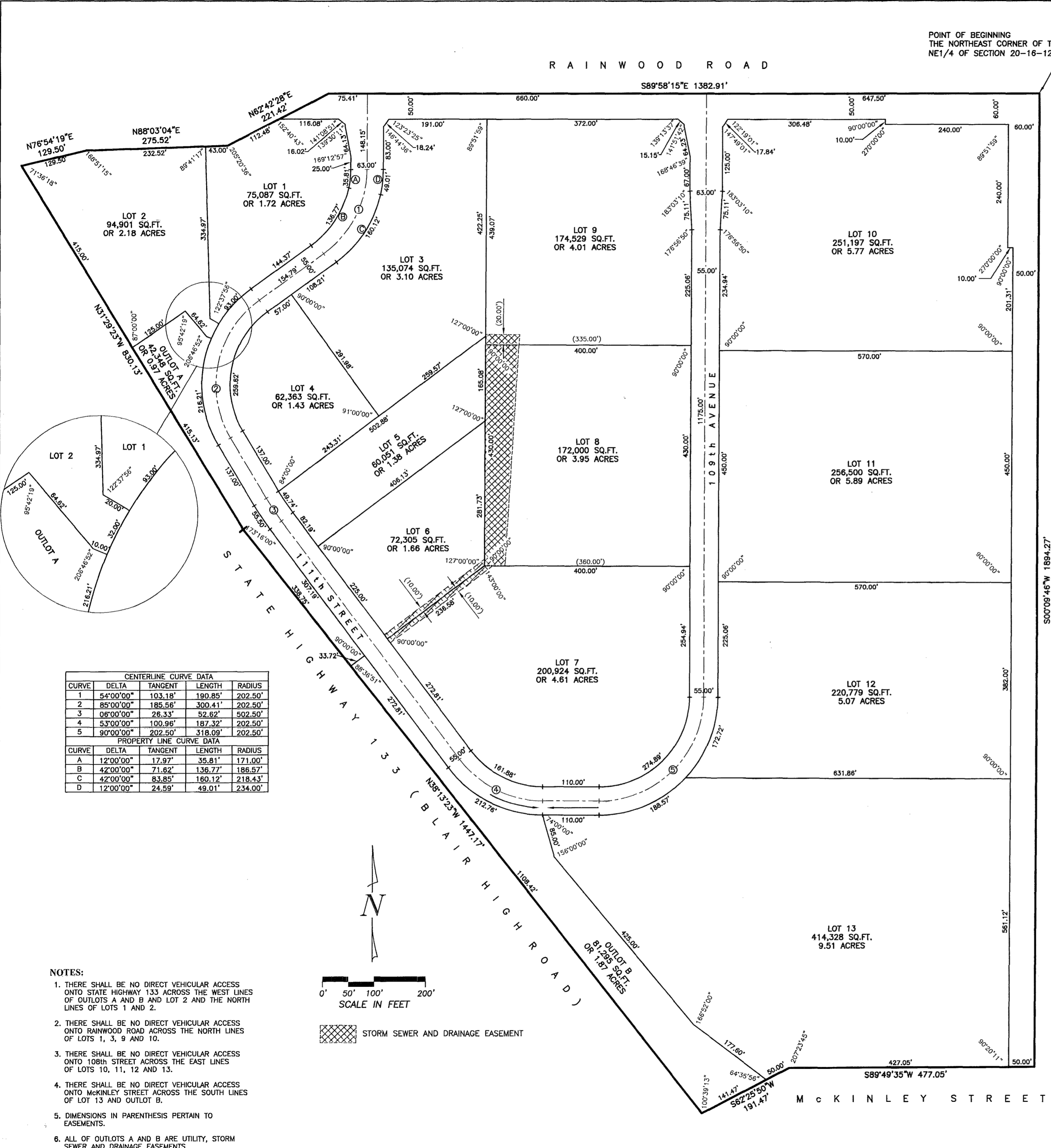
APPROVAL OF OMAHA CITY PLANNING BOARD  
THIS PLAT OF RAINWOOD POINTE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2008.

APPROVAL OF OMAHA CITY COUNCIL  
THIS PLAT OF RAINWOOD POINTE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 22<sup>ND</sup> DAY OF APRIL, 2008.

APPROVAL BY DOUGLAS COUNTY ENGINEER  
THIS PLAT OF RAINWOOD POINTE WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DATE: 1/22/2008

DATE: 1/22/2008

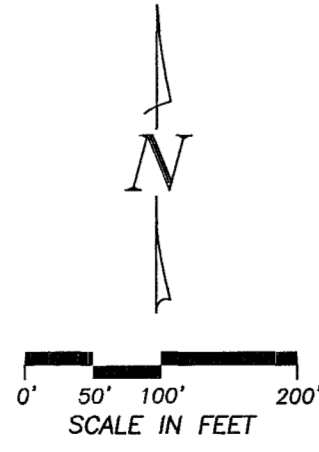


CENTERLINE CURVE DATA			
CURVE	DELTA	TANGENT	RADIUS
1	54°00'00"	103.18'	190.85'
2	85°00'00"	185.56'	300.41'
3	08°00'00"	26.33'	52.82'
4	53°00'00"	100.96'	187.32'
5	90°00'00"	202.50'	202.50'

PROPERTY LINE CURVE DATA			
CURVE	DELTA	TANGENT	RADIUS
A	12°00'00"	17.97'	35.81'
B	42°00'00"	71.62'	136.77'
C	42°00'00"	83.85'	160.12'
D	12°00'00"	24.59'	49.01'

- NOTES:
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO STATE HIGHWAY 133 ACROSS THE WEST LINES OF OUTLOTS A AND B AND LOT 2 AND THE NORTH LINES OF LOTS 1 AND 2.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO RAINWOOD ROAD ACROSS THE NORTH LINES OF LOTS 1, 3, 9 AND 10.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO 108TH STREET ACROSS THE EAST LINES OF LOTS 10, 11, 12 AND 13.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO MCKINLEY STREET ACROSS THE SOUTH LINES OF LOT 13 AND OUTLOT B.
  - DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
  - ALL OF OUTLOTS A AND B ARE UTILITY, STORM SEWER AND DRAINAGE EASEMENTS



STORM SEWER AND DRAINAGE EASEMENT

SCALE: 1"=100'  
DATE: NOV. 19, 2007  
DRAWN BY: MRS  
CHECKED BY: DHN  
REVISION:

RAINWOOD POINTE  
FINAL PLAT

THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154  
PHONE: 402-330-8860 FAX: 402-330-8860 EMAIL: TD2MAIL@TD2CO.COM  
WEBSITE: WWW.TD2CO.COM

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