

RAINWOOD POINTE

LOTS 1 THROUGH 13 AND OUTLOTS A AND B
BEING A PLATTING OF THAT PART OF THE NE 1/4 OF
SECTION 28, 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 SUBDIVISION AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITH 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 28, 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:

BEING AT THE NORTHWEST 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 CURVES;
THENCE N08°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 226.52 FEET;
THENCE N82°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 RATEY 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, GUEST 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 ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSINGS, DOWN GUYS AND ANCHORS, 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

MUTUAL OF OMAHA BANK

BY: *Scott B. Seaton*
SCOTT B. SEATON, MANAGER

BY: *Steve K. Sorensen*
STEVE K. SORESEN, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JANUARY 2008 BY SCOTT B. SEATON, MANAGER OF RAINWOOD POINTE, LLC ON BEHALF OF SAID LLC.

James Warner
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JANUARY 2008 BY STEVE K. SORESEN, SENIOR VICE PRESIDENT OF MUTUAL OF OMAHA BANK, ON BEHALF OF SAID BANK.

James Warner
NOTARY PUBLIC

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 22ND DAY OF JANUARY 2008.



David C. Douglas
DOUGLAS COUNTY TREASURER

APPROVAL OF OMAHA CITY ENGINEER

I HEREBY APPROVE THIS PLAT OF RAINWOOD POINTE THIS 24TH DAY OF January 2008.

Charles Kerguel
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

Charles Kerguel
CITY ENGINEER

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF RAINWOOD POINTE WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS 6TH DAY OF February 2008.

John T. ...
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF RAINWOOD POINTE WAS APPROVED AND ACCEPTED BY THE OMAHA CITY COUNCIL THIS 22ND DAY OF APRIL 2008.

David ...
MAYOR
David ...
CITY CLERK



David ...
PRESIDENT

REVIEW BY DOUGLAS COUNTY ENGINEER

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

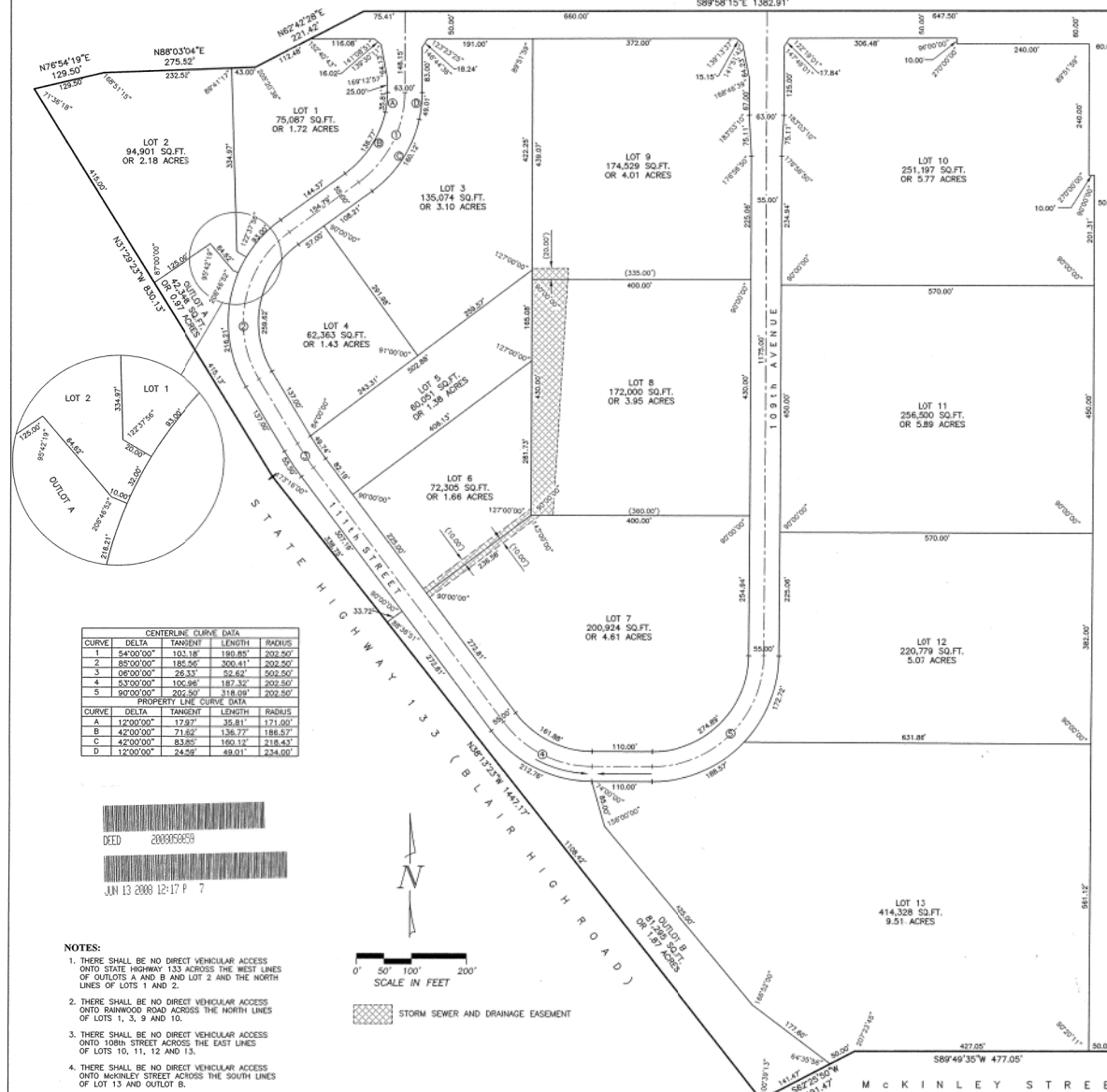


DATE: 1/22/2008

RAINWOOD ROAD

S89°58'15"E 1382.91'

POINT OF BEGINNING
THE NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 20-16-12



CENTERLINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
1	84°30'00"	161.16'	180.89'	202.50'
2	88°00'00"	184.86'	206.41'	202.50'
3	06°00'00"	26.53'	52.62'	202.50'
4	53°30'00"	105.86'	187.52'	202.50'
5	80°00'00"	202.50'	218.09'	202.50'

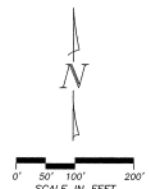
PROPERTY LINE CURVE DATA				
CURVE	DELTA	TANGENT	LENGTH	RADIUS
A	12°00'00"	17.97'	35.81'	171.00'
B	42°00'00"	71.62'	136.77'	186.57'
C	42°00'00"	83.60'	150.71'	218.43'
D	12°00'00"	14.52'	29.01'	224.00'



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STORM SEWER AND DRAINAGE EASEMENT

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

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

RAINWOOD POINTE
FINAL PLAT

2 THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10938 OLD MILL ROAD OMAHA, NEBRASKA 68154
PHONE: 402.336.8865 FAX: 402.336.8866 EMAIL: TD@DDO.COM
WEBSITE: WWW.TDDO.COM

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G24 #39
RAINWOOD POINTE
1/15