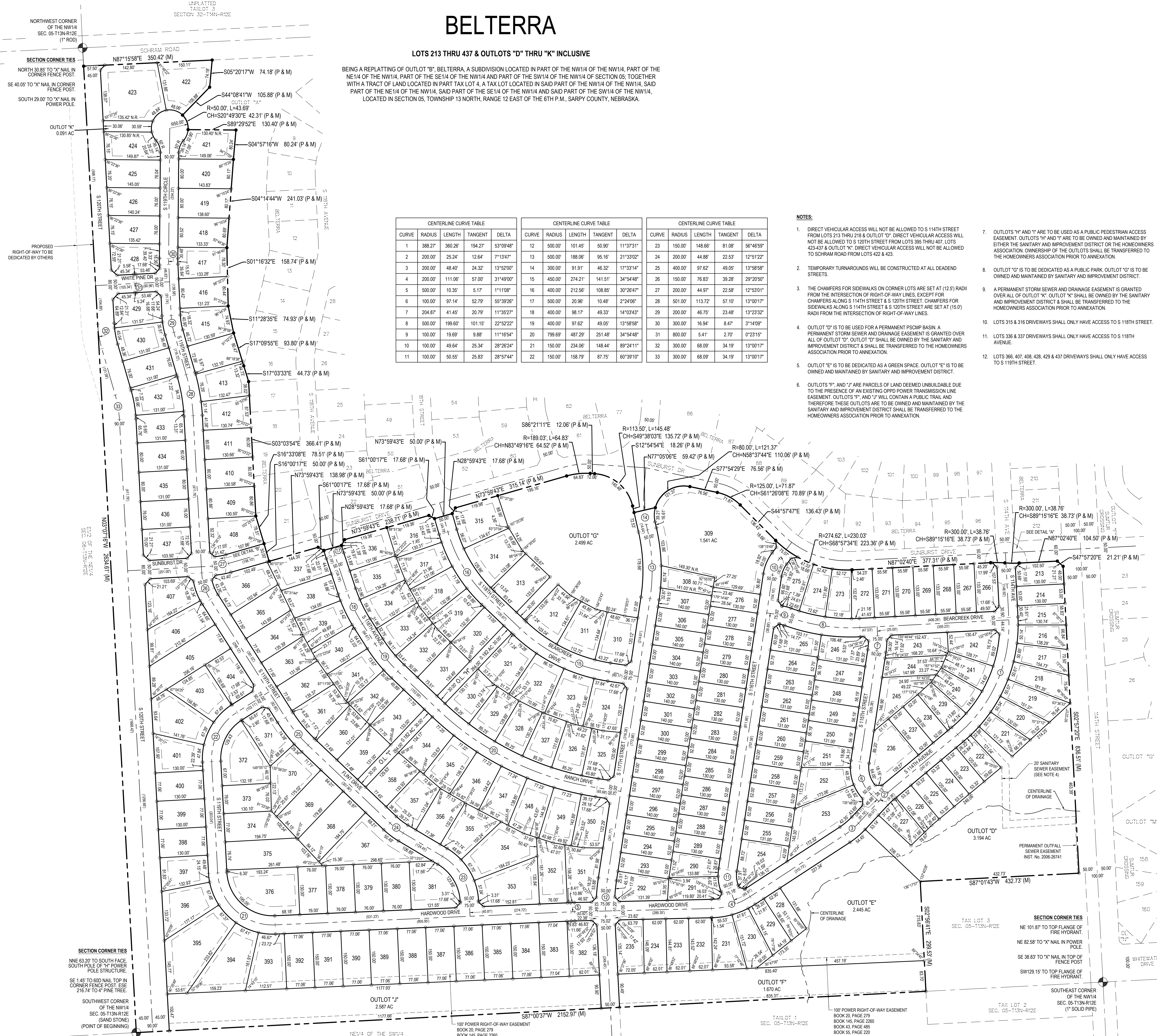


BELTERRA

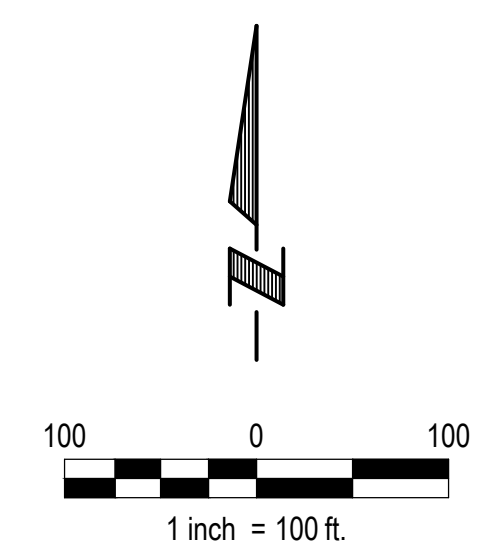
LOTS 213 THRU 437 & OUTLOTS "D" THRU "K" INCLUSIVE

BEING A REPLATTING OF OUTLOT "B", BELTERRA, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



CENTERLINE CURVE TABLE					CENTERLINE CURVE TABLE					CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	388.27	360.26	194.27	53°09'48"	12	500.00	101.45	50.90	11°37'31"	23	150.00	148.66	81.08	56°46'59"
2	200.00	25.24	12.64	7°13'47"	13	500.00	188.06	95.16	21°33'02"	24	200.00	44.88	22.53	12°51'22"
3	200.00	48.40	24.32	13°52'00"	14	300.00	91.91	46.32	17°33'14"	25	400.00	97.62	49.05	13°58'58"
4	200.00	111.06	57.00	31°49'00"	15	450.00	274.21	141.51	34°54'48"	26	150.00	76.83	39.28	29°20'50"
5	500.00	199.60	101.15	22°52'22"	16	400.00	212.56	108.85	30°26'47"	27	200.00	44.97	22.58	12°53'01"
6	100.00	97.14	52.79	55°39'26"	17	500.00	20.96	10.48	2°24'06"	28	501.00	113.72	57.10	13°00'17"
7	204.87	41.45	20.79	11°35'27"	18	400.00	98.17	49.33	14°03'43"	29	200.00	46.75	23.48	13°23'32"
8	500.00	199.60	101.15	22°52'22"	19	400.00	97.62	49.05	13°58'58"	30	300.00	16.94	8.47	3°14'09"
9	100.00	19.69	9.88	11°16'54"	20	799.69	487.29	251.48	34°54'48"	31	800.00	5.41	2.70	0°23'15"
10	100.00	49.64	25.34	28°28'24"	21	150.00	234.06	148.44	89°24'11"	32	300.00	68.09	34.19	13°00'17"
11	100.00	50.55	25.83	28°57'44"	22	150.00	158.79	87.75	60°39'10"	33	300.00	68.09	34.19	13°00'17"

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM LOTS 213 THRU 216 & OUTLOT "D". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 120TH STREET FROM LOTS 395 THRU 407, LOTS 423-437 & OUTLOT "K". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 423 & 425.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
 - THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR CHAMFERS ALONG S 114TH STREET & S 120TH STREET. CHAMFERS FOR SIDEWALKS ALONG S 114TH STREET & S 120TH STREET ARE SET AT (15.0) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
 - OUTLOT "D" IS TO BE USED FOR A PERMANENT PSCM BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "D". OUTLOT "D" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - OUTLOT "E" IS TO BE DEDICATED AS A GREEN SPACE. OUTLOT "E" IS TO BE OWNED AND MAINTAINED BY SANITARY AND IMPROVEMENT DISTRICT.
 - OUTLOTS "F" AND "J" ARE PARCELS OF LAND DEEMED UNBLINDABLE DUE TO THE PRESENCE OF AN EXISTING OPD POWER TRANSMISSION LINE EASEMENT. OUTLOTS "F" AND "J" WILL CONTAIN A PUBLIC TRAIL AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT. THESE OUTLOTS SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - OUTLOTS "H" AND "I" ARE TO BE USED AS A PUBLIC PEDESTRIAN ACCESS EASEMENT. OUTLOTS "H" AND "I" ARE TO BE OWNED AND MAINTAINED BY EITHER THE SANITARY AND IMPROVEMENT DISTRICT OR THE HOMEOWNERS ASSOCIATION. OWNERSHIP OF THE OUTLOTS SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - OUTLOT "G" IS TO BE DEDICATED AS A PUBLIC PARK. OUTLOT "G" IS TO BE OWNED AND MAINTAINED BY SANITARY AND IMPROVEMENT DISTRICT.
 - A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "K". OUTLOT "K" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
 - LOTS 315 & 316 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH STREET.
 - LOTS 336 & 337 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH AVENUE.
 - LOTS 366, 407, 408, 428, 429 & 437 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 119TH STREET.



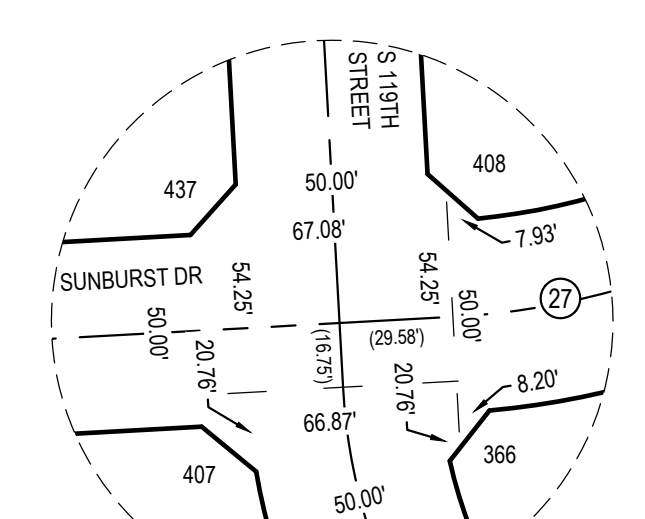
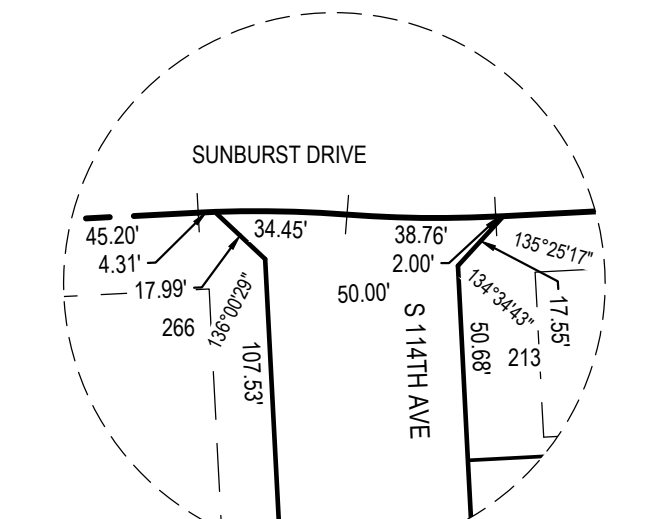
- LEGEND**
- 5/8" REBAR SET W/ CAP LS-579
 - MONUMENTS FOUND (5/8" REBAR)
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES
 - SETBACK LINE
 - (P) PLATTED DISTANCE
 - (M) MEASURED DISTANCE

R-4-PUD ZONING SETBACK TABLE
(LOTS 213 THRU 437 & OUTLOTS "D" THRU "K")

FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

R-4 ZONING SETBACK TABLE
(LOTS 310 THRU 437 & OUTLOTS "G" THRU "K")

FRONT YARD	25'
SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'



SECTION CORNER TIES
N1E 63.20' TO SOUTH FACE, SOUTH POLE OF "F" POWER POLE STRUCTURE.
SE 38.83' TO "X" NAIL IN TOP IN CORNER FENCE POST, ESE 216.74' TO "4" PINE TREE.

SOUTHWEST CORNER OF THE NW1/4
SEC. 05-T13N-R12E
(SAND STONE)
(POINT OF BEGINNING)

SECTION CORNER TIES
NE 101.87' TO TOP FLANGE OF FIRE HYDRANT.
NE 82.58' TO "X" NAIL IN POWER POLE.
SE 38.83' TO "X" NAIL IN TOP OF FENCE POST.
SW129.15' TO TOP FLANGE OF FIRE HYDRANT.

SOUTHEAST CORNER OF THE NW1/4
SEC. 05-T13N-R12E
SEC. 05-T13N-R12E
(1" SLOD PIPE)

NE1/4 OF THE SW1/4
SEC. 05-T13N-R12E
BOOK 20, PAGE 279
BOOK 145, PAGE 280
BOOK 43, PAGE 485
BOOK 55, PAGE 220
INST. NO. 2018-28775

100' POWER RIGHT-OF-WAY EASEMENT
BOOK 20, PAGE 279
BOOK 145, PAGE 280
BOOK 43, PAGE 485
BOOK 55, PAGE 220
INST. NO. 2018-28775

100' POWER RIGHT-OF-WAY EASEMENT
BOOK 20, PAGE 279
BOOK 145, PAGE 280
BOOK 43, PAGE 485
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Engineering Answers

BELTERRA
PAPILLON, NEBRASKA
LOTS 213 THRU 437 & OUTLOTS "D" THRU "K"

FINAL PLAT

File No.	P2017-550026
Date	07/12/2022
Designed By	KCH
Drawn By	ENH
Scale	1" = 100'
Sheet	1 of 2

Revisions:

Date	Description
08/10/21	REVISED PER PLANNING COMMISSION COMMENTS

9/13/2021 8:58 AM K:\Projects\2017\550026\Planning\Final\PLAT\OUT-PRS-BL004.dwg

