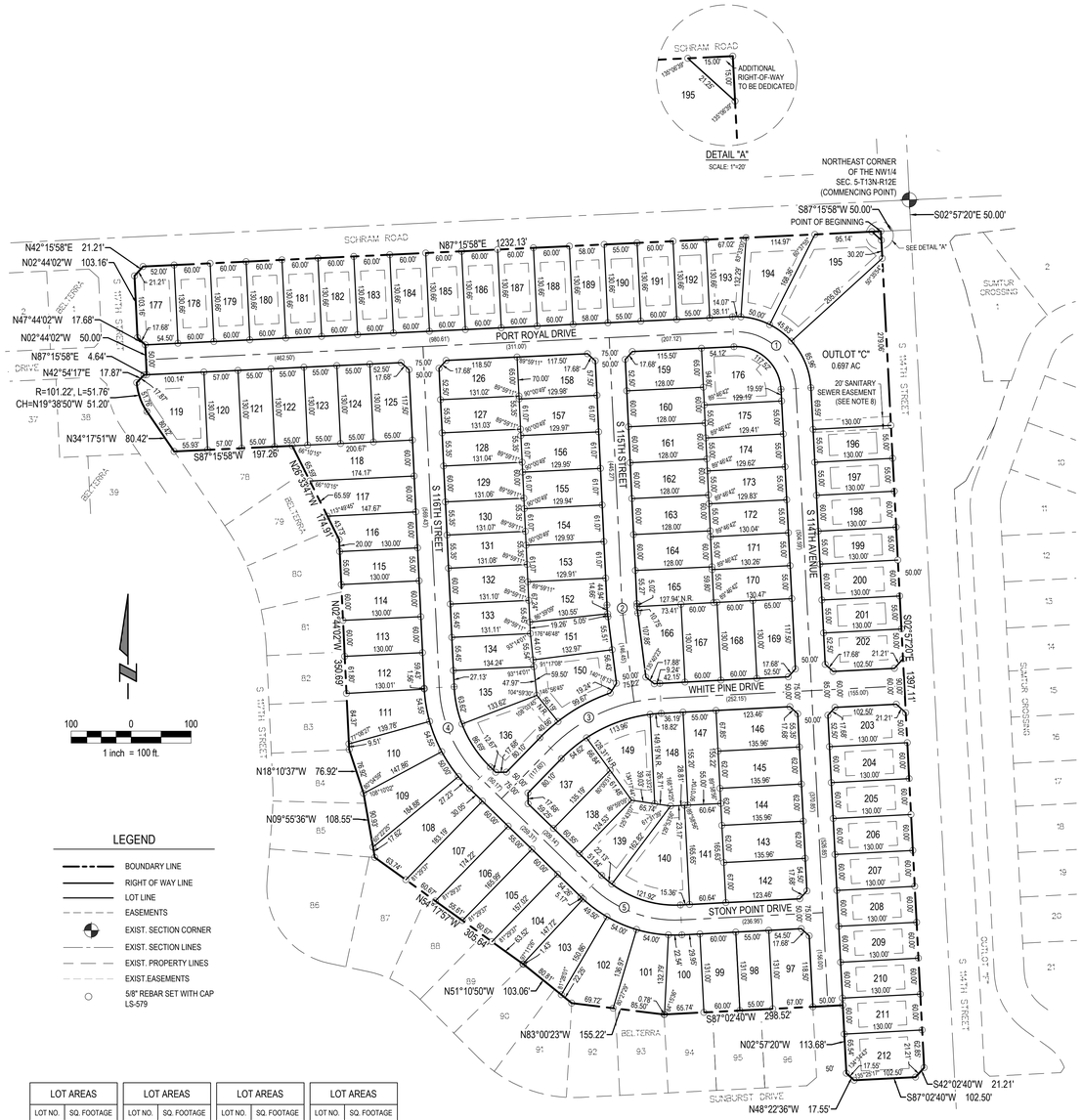
BELTERRA

LOTS 97 THRU 212 & OUTLOT "C" INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF TAX LOT 4, A TAX LOT LOCATED IN THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST.EASEMENTS
- 5/8" REBAR SET WITH CAP LS-579

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
97	8,699	126	8,437	155	7,936	184	7,840
98	7,205	127	7,252	156	7,936	185	7,840
99	7,860	128	7,253	157	7,937	186	7,840
100	7,758	129	7,863	158	9,021	187	7,840
101	9,323	130	7,254	159	8,242	188	7,840
102	10,504	131	7,255	160	7,680	189	7,578
103	9,714	132	7,865	161	7,680	190	7,186
104	9,318	133	7,269	162	7,680	191	7,840
105	9,690	134	7,356	163	7,680	192	7,186
106	9,356	135	9,359	164	7,680	193	7,795
107	10,722	136	11,139	165	7,686	194	11,571
108	12,719	137	9,966	166	8,873	195	16,866
109	10,937	138	7,863	167	7,800	196	7,150
110	10,063	139	9,348	168	7,800	197	7,150
111	9,212	140	13,175	169	8,372	198	7,800
112	7,982	141	10,045	170	7,170	199	7,150
113	7,800	142	9,031	171	7,158	200	7,800
114	7,800	143	8,429	172	7,147	201	7,150
115	7,150	144	8,429	173	7,135	202	8,259
116	8,153	145	8,429	174	7,123	203	8,259
117	9,655	146	9,147	175	7,111	204	7,800
118	11,245	147	8,537	176	11,001	205	7,800
119	11,885	148	8,462	177	8,564	206	7,800
120	7,410	149	10,325	178	7,840	207	7,800
121	7,150	150	11,188	179	7,840	208	7,800
122	7,150	151	8,176	180	7,840	209	7,800
123	7,150	152	8,242	181	7,840	210	7,800
124	7,150	153	7,934	182	7,840	211	7,800
125	8,372	154	7,935	183	7,840	212	9,931

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	100.00'	156.69'	99.61'	89°46'42"
2	225.00'	17.75'	8.88'	4°31'09"
3	275.66'	206.10'	108.13'	42°50'14"
4	225.00'	169.09'	88.76'	43°03'33"
5	200.00'	164.63'	87.30'	47°09'46"

R-4 ZONING SETBACK TABLE	
FRONT YARD	25'
SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DUBOIS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, FELKER FAMILY FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND PBPM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS 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 BELTERRA (LOTS TO BE 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 FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO CITY OF PAPILLION AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

DUBOIS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

STEVE M. CHAMPOUX, DATE
MEMBER / MANAGER

FELKER FAMILY FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PETER W. KATT, DATE
MEMBER / MANAGER

PBPM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BENJAMIN A. KATT, DATE
MEMBER / MANAGER

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF BELTERRA WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS _____DAY OF _____20___.

JEFFREY L. THOMPSON, PE, CPESC, CFM
PAPILLION CITY ENGINEER

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET FROM LOTS 195 THRU 212 AND OUTLOT "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SCHRAM ROAD FROM LOTS 177 THRU 195.
2. LOTS 202, 203, 212 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 114TH AVENUE.
3. LOT 177 DRIVEWAY SHALL ONLY HAVE ACCESS TO PORT ROYAL DRIVE.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR CHAMFERS ALONG SCHRAM ROAD & S 114TH STREET. CHAMFERS FOR SIDEWALKS ALONG SCHRAM ROAD & S 114TH STREET ARE SET AT FIFTEEN FEET (15.0') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
7. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
8. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
9. OUTLOT "C" IS TO BE USED FOR A PERMANENT PSCMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "C". OUTLOT "C" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVE M. CHAMPOUX, MEMBER / MANAGER OF DUBOIS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PETER W. KATT, MEMBER / MANAGER OF FELKER FAMILY FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BENJAMIN A. KATT, MEMBER / MANAGER OF PBPM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELTERRA (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND LOCATED IN PART OF TAX LOT 4, A TAX LOT LOCATED IN THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4 OF SECTION 05; THENCE S02°57'20"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 05, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 4, A DISTANCE OF 50.00 FEET; THENCE S87°15'58"W, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE S02°57'20"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET, A DISTANCE OF 1397.11 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE, THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE S42°02'40"W, A DISTANCE OF 21.21 FEET; (2) THENCE S87°02'40"W, A DISTANCE OF 102.50 FEET; (3) THENCE N48°22'36"W, A DISTANCE OF 17.55 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH AVENUE; THENCE N02°57'20"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH AVENUE, A DISTANCE OF 113.68 FEET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 87 THRU 96, BELTERRA, A SUBDIVISION LOCATED IN PART OF THE NW1/4, SECTION 05, ON THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) THENCE S87°02'40"W, A DISTANCE OF 298.52 FEET; (2) THENCE N83°00'23"W, A DISTANCE OF 155.22 FEET; (3) THENCE N51°10'50"W, A DISTANCE OF 103.06 FEET; (4) THENCE N54°17'57"W, A DISTANCE OF 305.64 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 78 THRU 85, SAID BELTERRA ON THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) THENCE N09°55'36"W, A DISTANCE OF 108.55 FEET; (2) THENCE N18°10'37"W, A DISTANCE OF 76.92 FEET; (3) THENCE N02°44'02"W, A DISTANCE OF 350.69 FEET; (4) THENCE N26°33'47"W, A DISTANCE OF 174.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 78, BELTERRA; THENCE S87°15'58"W ALONG THE NORTH LINE OF SAID LOT 78, BELTERRA, A DISTANCE OF 197.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 78, BELTERRA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 117TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 117TH STREET ON THE FOLLOWING SEVEN (7) DESCRIBED COURSES; (1) THENCE N34°17'51"W, A DISTANCE OF 80.42 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 101.22 FEET, A DISTANCE OF 51.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°38'50"W, A DISTANCE OF 51.20 FEET; (3) THENCE N42°54'17"E, A DISTANCE OF 17.87 FEET; (4) THENCE N87°15'58"E, A DISTANCE OF 4.64 FEET; (5) THENCE N02°44'02"W, A DISTANCE OF 50.00 FEET; (6) THENCE N47°44'02"W, A DISTANCE OF 17.68 FEET; (7) THENCE N02°44'02"W, A DISTANCE OF 103.16 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 117TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD ON THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) THENCE N42°15'58"E, A DISTANCE OF 21.21 FEET; (2) THENCE N87°15'58"E, A DISTANCE OF 1232.13 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,249,611 SQUARE FEET OR 28.687 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN LS-579 DATE

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF BELTERRA WAS APPROVED BY THE PAPILLION PLANNING COMMISSION.

REBECCA HOCH DATE
CHAIRPERSON, PAPILLION PLANNING COMMISSION

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF BELTERRA WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

ATTEST_____
NICOLE L. BROWN, CITY CLERK

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 IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELTERRA WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS

_____ DAY OF _____, 20_____.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com
E & A CONSULTING GROUP, INC.
Engineering Answers

FINAL PLAT

BELTERRA
LOTS 97 THRU 212 & OUTLOT "C" INCLUSIVE
PAPILLION, NEBRASKA

Revisions		
	Date	Description

Proj No:	P2017.560.002
Date:	05/11/2020
Designed By:	JRS
Drawn By:	RP
Scale:	1" = 100'
Sheet:	1 of 1

Jeff Stoll 7/7/2020 9:24 AM K:\Projects\2017\560\01\Planning & Platting\Final Plat\FINAL\VOUT-PHS-S-000.dwg