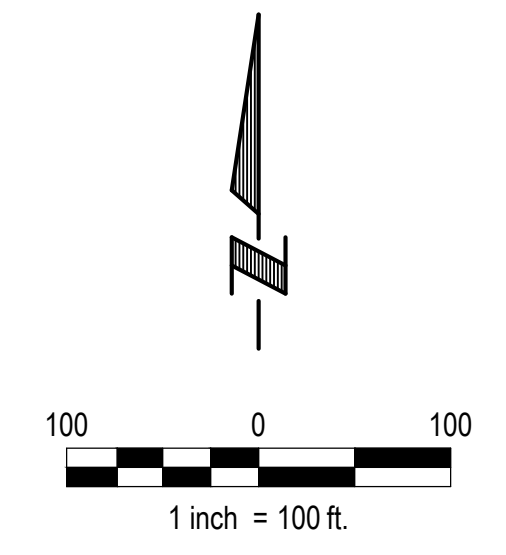


BELTERRA

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

A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT 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 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
- CHANGE OF ZONE LINE
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

R-4-PUD ZONING SETBACK TABLE
(LOTS 213 THRU 309)

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

R-4 ZONING SETBACK TABLE
(LOTS 310 THRU 437)

FRONT YARD	25'
SIDE YARD	17'
STREET SIDE YARD	15'
REAR YARD	22'

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT 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 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NW1/4 OF SECTION 05, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 4; THENCE N03°07'16"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 05; SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 4, A DISTANCE OF 2634.61 FEET TO A POINT ON THE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, SAID POINT ALSO BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID NW1/4 OF SECTION 05; THENCE N27°15'58"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHRAM ROAD, SAID LINE ALSO BEING A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NW1/4 OF SECTION 05, A DISTANCE OF 350.42 FEET TO THE NORTHWEST CORNER OF OUTLOT "A"; BELTERRA, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 05; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 16 THRU 21 AND OUTLOT "A"; SAID BELTERRA ON THE FOLLOWING TWELVE (12) DESCRIBED COURSES: (1) THENCE S29°20'17"W, A DISTANCE OF 74.18 FEET; (2) THENCE S44°08'41"W, A DISTANCE OF 105.88 FEET; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 43.69 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S20°48'02"E, A DISTANCE OF 42.21 FEET; (4) THENCE S89°22'02"E, A DISTANCE OF 130.40 FEET; (5) THENCE S65°16'19"W, A DISTANCE OF 80.24 FEET; (6) THENCE S04°44'44"W, A DISTANCE OF 241.03 FEET; (7) THENCE S01°16'32"E, A DISTANCE OF 158.74 FEET; (8) THENCE S1°28'35"E, A DISTANCE OF 14.93 FEET; (9) THENCE S37°59'57"E, A DISTANCE OF 50.80 FEET; (10) THENCE S17°03'35"E, A DISTANCE OF 44.73 FEET; (11) THENCE S63°03'54"E, A DISTANCE OF 366.41 FEET; (12) THENCE S16°33'08"E, A DISTANCE OF 78.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; BELTERRA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE; THENCE S18°07'07"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE ON THE FOLLOWING TWENTY FOUR (24) DESCRIBED COURSES: (1) THENCE N23°38'04"E, A DISTANCE OF 138.88 FEET; (2) THENCE S51°00'17"E, A DISTANCE OF 17.68 FEET; (3) THENCE N03°49'45"E, A DISTANCE OF 50.00 FEET; (4) THENCE N28°59'43"E, A DISTANCE OF 17.68 FEET; (5) THENCE N73°59'49"E, A DISTANCE OF 287.71 FEET; (6) THENCE S81°00'17"E, A DISTANCE OF 17.68 FEET; (7) THENCE N73°59'49"E, A DISTANCE OF 50.00 FEET; (8) THENCE N03°49'45"E, A DISTANCE OF 17.68 FEET; (9) THENCE N23°38'04"E, A DISTANCE OF 138.88 FEET; (10) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 189.03 FEET, A DISTANCE OF 64.83 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N83°49'16"E, A DISTANCE OF 64.83 FEET; (11) THENCE S89°21'17"E, A DISTANCE OF 12.06 FEET; (12) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 113.50 FEET, A DISTANCE OF 145.48 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S49°38'02"E, A DISTANCE OF 132.72 FEET; (13) THENCE S12°54'54"E, A DISTANCE OF 18.25 FEET; (14) THENCE N70°50'09"E, A DISTANCE OF 54.22 FEET; (15) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 121.37 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N83°37'49"E, A DISTANCE OF 110.00 FEET; (16) THENCE S77°54'29"E, A DISTANCE OF 75.86 FEET; (17) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 71.87 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°28'08"E, A DISTANCE OF 70.89 FEET; (18) THENCE S44°57'46"E, A DISTANCE OF 136.43 FEET; (19) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 274.62 FEET, A DISTANCE OF 230.03 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S66°57'37"E, A DISTANCE OF 223.36 FEET; (20) THENCE N67°02'40"E, A DISTANCE OF 37.31 FEET; (21) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 38.76 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°19'16"E, A DISTANCE OF 38.76 FEET; (22) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET, A DISTANCE OF 38.76 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°19'16"E, A DISTANCE OF 38.76 FEET; (23) THENCE N07°02'40"E, A DISTANCE OF 104.60 FEET; (24) THENCE S47°37'02"E, A DISTANCE OF 21.21 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF 14TH STREET; SAID POINT ALSO BEING 50 FEET WEST OF THE EAST LINE OF SAID NW1/4 OF SECTION 05; THENCE S02°57'20"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH STREET; SAID LINE ALSO BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW1/4 OF SECTION 05, A DISTANCE OF 385.61 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 4; SAID POINT ALSO BEING ON THE NORTH LINE OF TAX LOT 3, A TAX LOT LOCATED IN PART OF SAID SE1/4 OF THE NW1/4, SECTION 05; THENCE S87°16'14"W ALONG SAID SOUTH LINE OF TAX LOT 4, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 3, A DISTANCE OF 42.73 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 3; THENCE S02°56'14"E ALONG SAID SOUTH LINE OF TAX LOT 4, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 3, A DISTANCE OF 269.93 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 3; SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 05; THENCE S87°03'07"W ALONG SAID SOUTH LINE OF TAX LOT 4, SAID LINE ALSO BEING SAID SOUTH LINE OF NW1/4 OF SECTION 05, A DISTANCE OF 215.97 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,722,390 SQUARE FEET OR 85.454 ACRES, MORE OR LESS.

DEVELOPER/OWNER	OWNER	OWNER
FELKER FAMILY FARMS, LLC PO BOX 555 BEATRICE, NE 68310	DUBOIS, LLC PO BOX 555 BEATRICE, NE 68310	PEPPL, LLC PO BOX 6469 OMAHA, NE 68106

ZONING:

EXISTING:	AG	
PROPOSED:	R-4-PUD, LOTS 213 THRU 309	19,081 AC
	R-4, LOTS 310 THRU 437	35,825 AC
	R-4, OUTLOTS "D" THRU "K"	12,850 AC
	PROPOSED RIGHT-OF-WAY	17,301 AC
	TOTAL	85,454 AC



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10000 MA Valley Road, Suite 110 • Omaha, NE 68154
Phone: 402.626.5399
www.eag.com

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Engineering Answers

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

CHANGE OF ZONE EXHIBIT

Revisions	Description	Date