

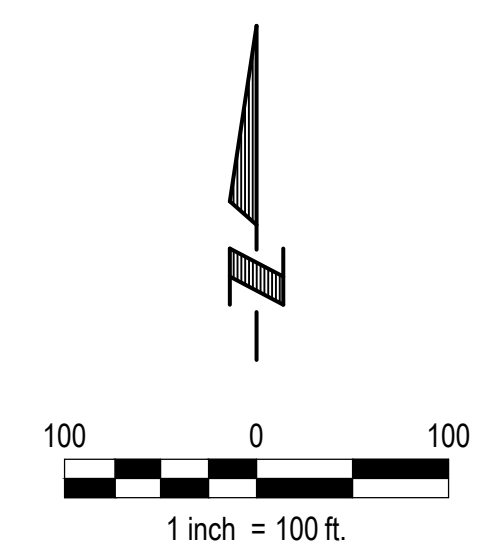
# BELTERRA

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 SECTION 05; TOGETHER WITH A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT LOCATED IN SAID PART OF THE NW1/4 OF THE NW1/4, SAID PART OF THE NE1/4 OF THE NW1/4, SAID PART OF THE SE1/4 OF THE NW1/4 AND SAID PART OF THE SW1/4 OF THE NW1/4, LOCATED IN 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	10.35	5.17	1°11'08"	16	400.00	212.56	108.85	30°26'47"	27	200.00	44.88	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	9.89	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°26'24"	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 218 & 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 422 & 423.
  - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
  - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR CHAMBERS ALONG S 114TH STREET & S 120TH STREET. CHAMBERS FOR SIDEWALKS ALONG S 114TH STREET & S 120TH STREET ARE SET AT (15.0') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
  - OUTLOT "D" IS TO BE USED FOR A PERMANENT PSCMP 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.
  - OUTLOTS "F" AND "J" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPDP 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.
  - OUTLOTS "H" AND "I" IS 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.
  - OUTLOT "G" IS TO BE DEDICATED AS A PUBLIC PARK. OUTLOT "G" IS TO BE OWNED AND MAINTAINED BY SANITARY AND IMPROVEMENT DISTRICT.
  - 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, 426, 429 & 437 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 119TH STREET.



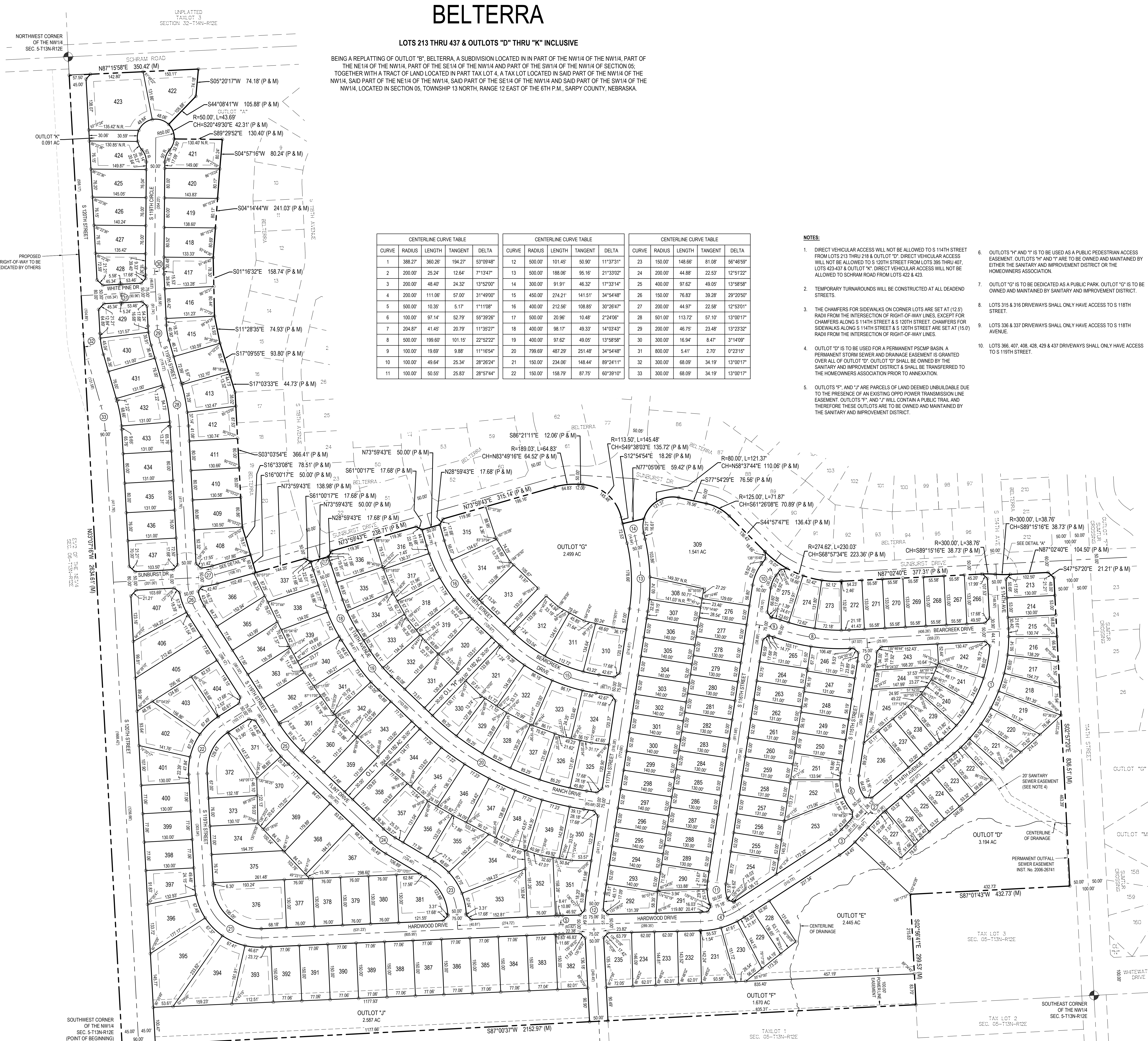
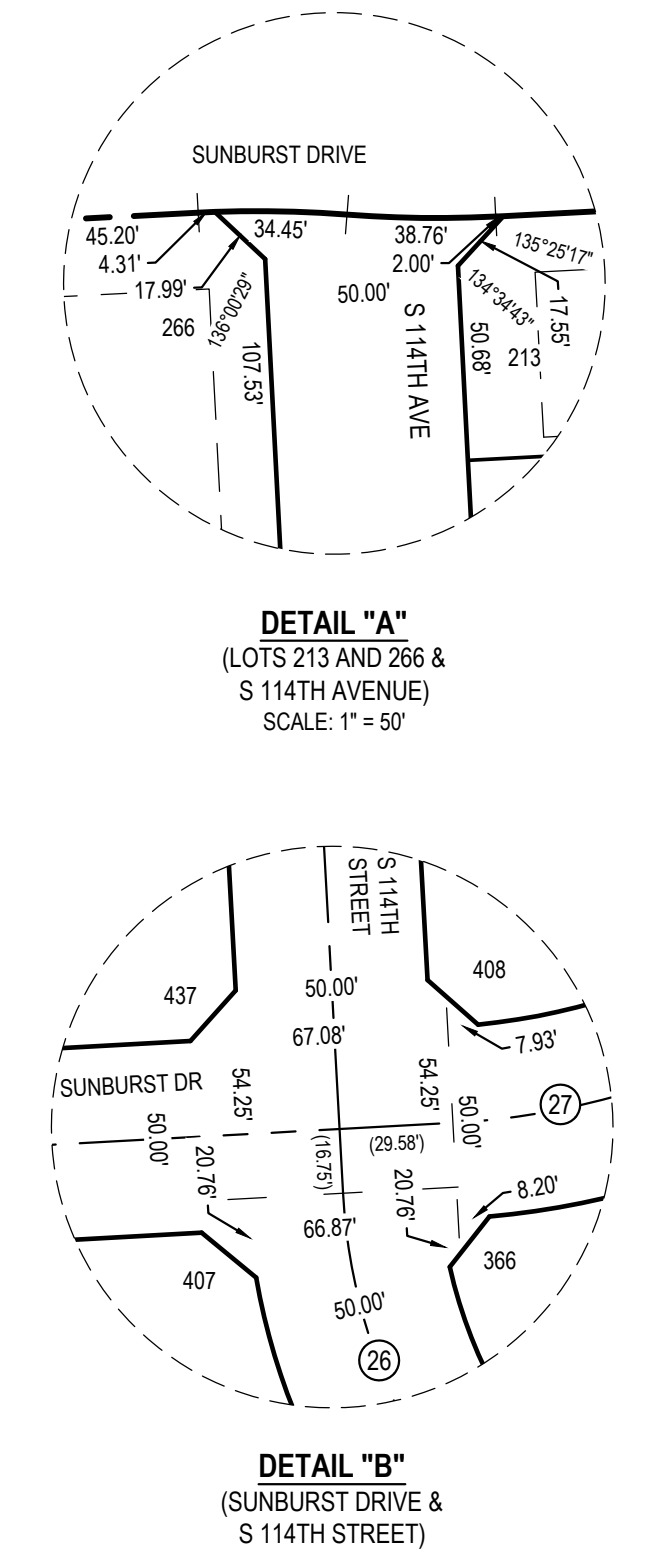
- LEGEND**
- 5/8" REBAR SET W/ CAP LS-579
  - MONUMENTS FOUND (5/8" REBAR)
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENTS
  - ⊕ EXIST. SECTION CORNER
  - ⊕ EXIST. SECTION LINES
  - ⊕ EXIST. PROPERTY LINES
  - SETBACK LINE
  - (P) PLATTED DISTANCE
  - (M) MEASURED DISTANCE

**R-4-PUD ZONING SETBACK TABLE (LOTS 213 THRU 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	10'
STREET SIDE YARD	15'
REAR YARD	20'



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**E & A CONSULTING GROUP, INC.**  
 Engineering Answers

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

**FINAL PLAT**

Revisions	Description	Date
1	DESIGNED	07/12/2024
2	DRAWN	07/12/2024
3	CHECKED	07/12/2024
4	APPROVED	07/12/2024

Proj No: P2017-550102  
 Date: 07/12/2024  
 Design By: KCH  
 Drawn By: EHL  
 Scale: 1" = 100'  
 Sheet: 1 of 2



# BELTERRA

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

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

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
213	8,001	251	8,298	289	6,760	327	10,265	367	20,940	405	18,233
214	6,890	252	11,535	290	7,831	329	10,077	368	15,310	406	15,470
215	7,210	253	20,030	291	8,681	330	10,054	369	14,908	407	14,296
216	7,797	254	12,588	292	9,996	332	10,281	370	14,654	408	13,032
217	8,685	255	6,812	293	7,280	333	10,713	371	11,442	409	10,556
218	10,170	256	6,812	294	7,280	334	10,782	372	16,699	410	10,450
219	10,041	257	6,812	295	7,280	335	10,216	373	9,967	411	10,456
220	8,338	258	6,812	296	7,280	336	10,847	374	12,507	412	10,859
221	7,349	259	6,812	297	7,280	337	12,403	375	17,770	413	11,518
222	6,709	260	6,812	298	7,280	338	11,077	376	21,761	414	12,007
223	6,399	261	6,812	299	7,280	339	11,201	377	9,880	416	10,636
224	6,399	262	6,812	300	7,280	340	10,347	378	9,880	417	10,985
225	6,399	263	6,812	301	7,280	341	11,093	379	9,880	418	10,947
226	6,427	264	6,910	302	7,280	342	10,674	380	9,880	419	11,297
227	7,246	265	8,648	303	7,280	343	10,334	381	14,985	420	11,716
228	7,102	266	8,087	304	7,280	344	11,120	382	12,089	421	11,428
229	7,942	267	7,392	305	7,280	345	11,368	383	11,556	422	15,932
230	9,682	268	7,392	306	7,280	346	11,281	384	11,559	423	24,928
231	10,868	269	7,392	307	7,291	347	11,365	385	11,559	424	11,011
232	8,659	270	7,392	308	7,994	348	11,986	386	11,559	425	11,213
233	8,938	271	7,392	309	67,114	349	12,144	387	11,559	426	10,841
234	9,018	272	7,931	310	12,147	350	11,564	388	11,559	427	10,475
235	10,813	273	8,207	311	12,706	351	13,430	389	11,559	428	10,914
236	14,329	274	8,264	312	12,546	352	12,789	390	11,559	429	11,388
237	6,656	275	9,247	313	12,559	353	17,117	391	11,559	430	10,881
238	6,656	276	6,756	314	14,364	354	18,274	392	11,559	431	9,956
239	7,566	277	6,760	315	13,776	355	12,368	393	13,902	432	11,648
240	7,894	278	6,760	316	10,816	356	10,176	394	19,977	433	10,119
241	7,927	279	6,760	317	10,798	357	11,815	395	26,046	434	10,480
242	10,362	280	6,760	318	10,969	358	10,214	396	14,489	435	10,480
243	10,298	281	6,760	319	10,538	359	10,150	397	10,778	436	9,956
244	8,314	282	6,760	320	9,704	360	10,204	398	10,018	437	10,944
245	11,463	283	6,760	321	13,192	361	11,927	399	10,018		
246	9,404	284	6,760	322	13,123	362	10,343	400	10,018		
247	7,361	285	6,760	323	13,045	363	10,301	401	11,765		
248	7,361	286	6,760	324	13,112	364	10,813	402	15,838		
249	7,361	287	6,760	325	10,810	365	11,506	403	13,175		
250	7,361	288	6,760	326	10,253	366	14,346	404	10,580		

### 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 BPBM, 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 PAPPILLON 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 CHAMPOUX, MEMBER/MANAGER DATE

FELKER FAMILY FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PETER W. KATT, MEMBER/MANAGER DATE

BPBM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BENJAMIN A. KATT, MEMBER/MANAGER DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVE 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 \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BENJAMIN A. KATT, MEMBER/MANAGER OF BPBM, 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 \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BENJAMIN A. 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 \_\_\_\_\_

### 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 \_\_\_\_\_

### 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 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, 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 N07°15'08"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 250.42 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 S05°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°49'30"E, A DISTANCE OF 42.31 FEET; (4) THENCE S89°29'32"E, A DISTANCE OF 130.40 FEET; (5) THENCE S04°57'16"W, A DISTANCE OF 80.24 FEET; (6) THENCE S04°14'44"W, A DISTANCE OF 241.03 FEET; (7) THENCE S01°16'32"E, A DISTANCE OF 158.74 FEET; (8) THENCE S11°28'35"E, A DISTANCE OF 74.93 FEET; (9) THENCE S17°09'55"E, A DISTANCE OF 93.80 FEET; (10) THENCE S17°03'33"E, A DISTANCE OF 44.73 FEET; (11) THENCE S03°03'54"E, A DISTANCE OF 386.41 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 S16°00'17"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 N73°59'43"E, A DISTANCE OF 138.98 FEET; (2) THENCE S61°00'17"E, A DISTANCE OF 17.68 FEET; (3) THENCE N73°59'43"E, A DISTANCE OF 50.00 FEET; (4) THENCE N28°59'43"E, A DISTANCE OF 238.71 FEET; (5) THENCE N73°59'43"E, A DISTANCE OF 238.71 FEET; (6) THENCE S61°00'17"E, A DISTANCE OF 17.68 FEET; (7) THENCE N73°59'43"E, A DISTANCE OF 50.00 FEET; (8) THENCE N28°59'43"E, A DISTANCE OF 17.68 FEET; (9) THENCE N73°59'43"E, A DISTANCE OF 315.14 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 N82°49'16"E, A DISTANCE OF 64.52 FEET; (11) THENCE S86°21'11"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°38'03"E, A DISTANCE OF 135.72 FEET; (13) THENCE S12°54'54"E, A DISTANCE OF 18.26 FEET; (14) THENCE N77°05'06"E, A DISTANCE OF 59.42 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°37'47"E, A DISTANCE OF 110.05 FEET; (16) THENCE S77°54'29"E, A DISTANCE OF 76.56 FEET; (17) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 71.87 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S61°26'08"E, A DISTANCE OF 70.89 FEET; (18) THENCE S44°57'47"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 220.03 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°57'34"E, A DISTANCE OF 223.36 FEET; (20) THENCE N87°02'40"E, A DISTANCE OF 377.21 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°15'16"E, A DISTANCE OF 38.73 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°15'16"E, A DISTANCE OF 38.73 FEET; (23) THENCE N87°02'40"E, A DISTANCE OF 104.50 FEET; (24) THENCE S47°57'20"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 114TH STREET, SAID POINT ALSO BEING 50 FEET WEST OF THE EAST LINE OF SAID NW1/4 OF SECTION 05; THENCE S02°37'29"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 114TH 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 836.51 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°04'57"W ALONG SAID SOUTH LINE OF TAX LOT 4, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 3, A DISTANCE OF 432.73 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 3; THENCE S02°59'41"E ALONG SAID SOUTH LINE OF TAX LOT 4, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 3, A DISTANCE OF 298.53 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°03'37"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 2152.97 FEET TO THE POINT OF BEGINNING.

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

JOHN W. VON DOLLEN, LS-579 \_\_\_\_\_ DATE \_\_\_\_\_

### APPROVAL OF PAPPILLON CITY ENGINEER

THIS SUBDIVISION OF BELTERRA WAS APPROVED BY THE PAPPILLON CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JEFFREY L. THOMPSON, PE, CPESC, CFM \_\_\_\_\_ DATE \_\_\_\_\_

PAPPILLON CITY ENGINEER

### APPROVAL OF PAPPILLON PLANNING COMMISSION

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

REBECCA HOCH \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRPERSON, PAPPILLON PLANNING COMMISSION

### APPROVAL BY PAPPILLON CITY COUNCIL

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

DAVID P. BLACK, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

NICOLE L. BROWN, CITY CLERK

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELTERRA WAS REVIEWED BY THE THE SARPY COUNTY SURVEYORS OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER \_\_\_\_\_

