

VICINITY MAP

# 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, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

**LEGAL DESCRIPTION**

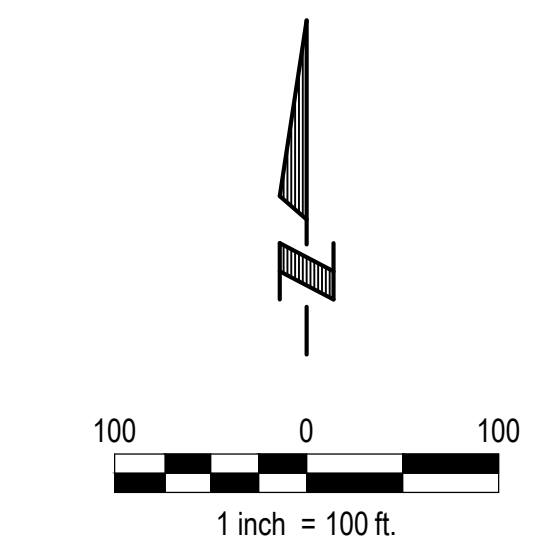
A TRACT OF LAND LOCATED IN PART TAX LOT 4, A TAX LOT LOCATED IN PART OF THE NW1/4 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NW1/4, LOCATED IN SECTION 05, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAD 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	PEPM, LLC PO BOX 6469 OMAHA, NE 68106

**ZONING:**

EXISTING:	AG	19.081 AC
PROPOSED:	R-4-PUD, LOTS 213 THRU 309	35.825 AC
	R-4, LOTS 310 THRU 437	12.850 AC
	R-4-OUTLOTS "D" THRU "K"	17.701 AC
	PROPOSED RIGHT-OF-WAY	85.454 AC
<b>TOTAL:</b>		<b>85.454 AC</b>



**LEGEND**

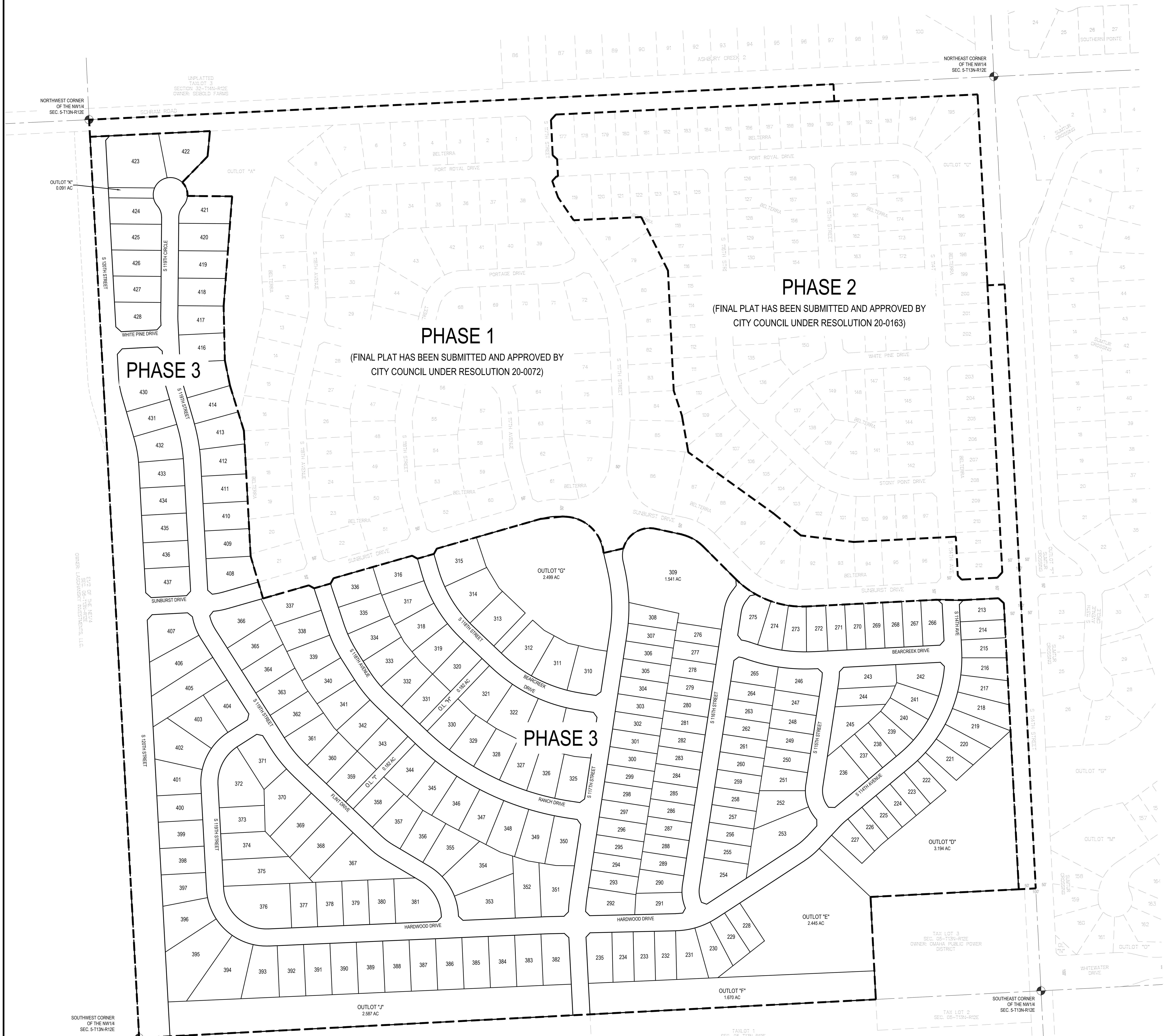
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - PHASE LINE
- ⊕ EXIST. SECTION CORNER
- - - EXIST. SECTION LINES
- - - EXIST. PROPERTY LINES

**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	10'
STREET SIDE YARD	15'
REAR YARD	20'



**PHASE 1**  
(FINAL PLAT HAS BEEN SUBMITTED AND APPROVED BY CITY COUNCIL UNDER RESOLUTION 20-0072)

**PHASE 2**  
(FINAL PLAT HAS BEEN SUBMITTED AND APPROVED BY CITY COUNCIL UNDER RESOLUTION 20-0163)

**PHASE 3**

NORTHWEST CORNER OF THE NW1/4 SEC. 5-T13N-R12E

NORTHEAST CORNER OF THE NW1/4 SEC. 5-T13N-R12E

E1/4 OF THE NE1/4 SEC. 05-T13N-R12E OWNER: LAGSHANSKY INVESTMENTS, LLC

NE1/4 OF THE SW1/4 SEC. 05-T13N-R12E OWNER: LAGSHANSKY INVESTMENTS, LLC

TAX LOT 3 SEC. 05-T13N-R12E OWNER: NEBRASKA CHRISTIAN COLLEGE

TAX LOT 3 SEC. 05-T13N-R12E OWNER: OMAHA PUBLIC POWER DISTRICT

TAX LOT 2 SEC. 05-T13N-R12E



Rev.	Description	Date
1	AS SHOWN	08/20/2021

Preparer: EAG  
 Designer: KAH  
 Drafter: EBN  
 Scale: 1" = 100'  
 Sheet: 1 of 1