

BELTERRA

LOTS 97 THRU 348 & OUTLOTS "C" THRU "F" INCLUSIVE

A TRACT OF LAND BEING PART OF TAX LOT 4, A TAX LOT LOCATED IN THE NW1/4 OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARRY COUNTY, NEBRASKA.

LEGAL DESCRIPTION
 EXISTING: AC 62.872 AC
 PROPOSED: R-4 LOTS 97 THRU 348, 28.584 AC
 R-4 OUTLOTS "C" THRU "F", 20.117 AC
 PROPOSED RIGHT-OF-WAY TOTAL: 111.563 AC

SAID TRACT OF LAND CONTAINS AN AREA OF 4,860,555 SQUARE FEET OR 111.563 ACRES, MORE OR LESS.
 DEVELOPER: FELKER FAMILY FARMS, LLC
 OWNER: FELKER FAMILY FARMS, LLC
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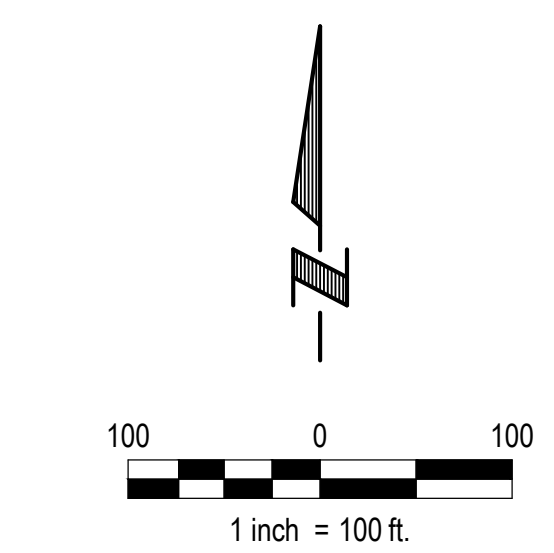
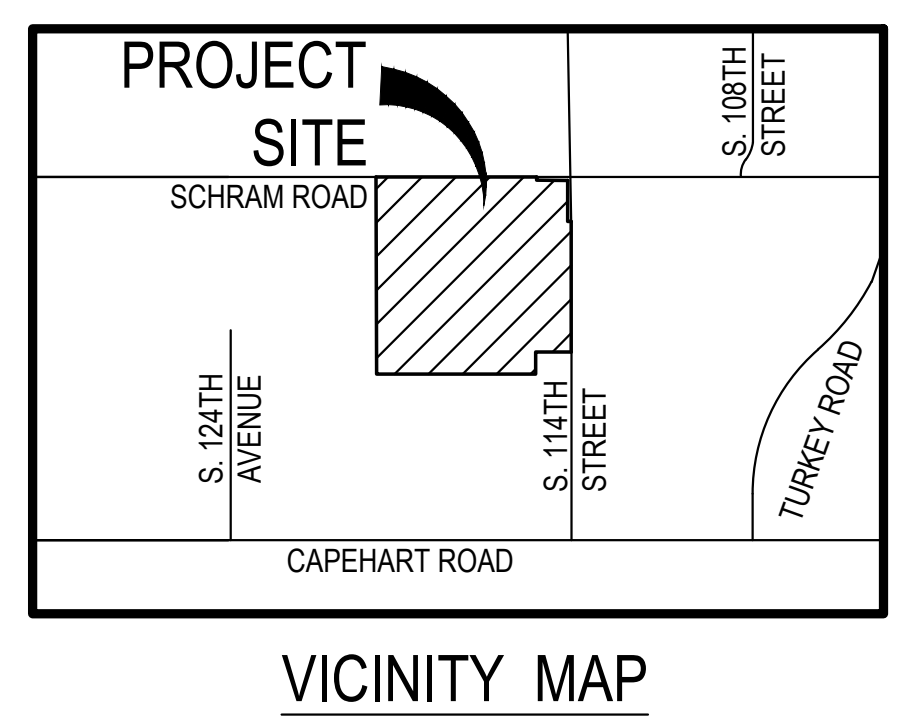
ZONING:

EXISTING	AC	PROPOSED	AC
AG	62.872	R-4 LOTS 97 THRU 348	28.584
		R-4 OUTLOTS "C" THRU "F"	20.117
		PROPOSED RIGHT-OF-WAY	2.863
		TOTAL	111.563

CENTERLINE CURVE TABLE		CENTERLINE CURVE TABLE		CENTERLINE CURVE TABLE	
CURVE	RADIUS	CURVE	RADIUS	CURVE	RADIUS
1	300.00'	12	150.00'	23	500.00'
2	300.00'	13	150.00'	24	400.00'
3	800.00'	14	200.00'	25	400.00'
4	300.00'	15	739.54'	26	400.00'
5	200.00'	16	799.69'	27	100.00'
6	501.00'	17	400.00'	28	225.00'
7	150.00'	18	400.00'	29	225.00'
8	400.00'	19	450.00'	30	275.66'
9	200.00'	20	400.00'	31	200.00'
10	150.00'	21	400.00'		
11	100.00'	22	400.00'		

LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
97	8,699	139	9,348	181	7,840	223	12,838	265	13,790	307	11,882
98	7,205	140	13,175	182	7,840	224	13,166	266	13,513	308	12,094
99	7,860	141	10,045	183	7,840	225	13,528	267	14,564	309	15,192
100	7,758	142	9,031	184	7,840	226	11,233	268	16,151	310	15,304
101	9,323	143	8,429	185	7,840	227	11,402	269	20,032	311	19,069
102	10,504	144	8,429	186	7,840	228	12,797	270	13,880	312	10,417
103	9,714	145	8,429	187	7,840	229	13,032	271	13,535	313	13,307
104	9,318	146	9,147	188	7,840	230	13,488	272	11,073	314	16,084
105	9,690	147	8,537	189	7,578	231	13,675	273	11,061	315	11,868
106	9,356	148	8,462	190	7,186	232	13,860	274	12,074	316	10,688
107	10,722	149	10,325	191	7,840	233	13,812	275	11,665	317	10,688
108	12,719	150	11,188	192	7,186	234	12,608	276	11,018	318	10,717
109	10,937	151	8,376	193	7,795	235	12,647	277	11,251	319	13,118
110	10,063	152	8,242	194	11,571	236	12,960	278	12,367	320	20,733
111	9,212	153	7,934	195	16,866	237	12,235	279	15,204	321	26,098
112	7,980	154	7,325	196	7,150	238	12,490	280	13,022	322	16,124
113	7,800	155	7,936	197	7,150	239	12,245	281	10,444	323	12,009
114	7,800	156	7,936	198	7,800	240	11,746	282	10,450	324	12,009
115	7,150	157	7,937	199	7,150	241	11,722	283	10,456	325	12,010
116	8,153	158	9,021	200	7,800	242	11,693	284	10,851	326	12,010
117	9,655	159	8,242	201	7,150	243	11,616	285	11,331	327	12,011
118	11,245	160	7,680	202	8,259	244	11,805	286	10,575	328	12,012
119	11,885	161	7,680	203	8,259	245	11,862	287	12,007	329	12,012
120	7,410	162	7,680	204	7,800	246	10,739	288	10,580	330	12,014
121	7,150	163	7,680	205	7,800	247	10,796	289	11,041	331	12,014
122	7,150	164	7,680	206	7,800	248	10,842	290	10,876	332	12,014
123	7,150	165	7,686	207	7,800	249	11,420	291	11,294	333	14,400
124	7,150	166	8,873	208	7,800	250	11,551	292	11,790	334	14,337
125	8,372	167	7,800	209	7,800	251	12,942	293	11,428	335	10,475
126	8,437	168	7,800	210	7,800	252	12,634	294	17,003	336	10,475
127	7,262	169	8,372	211	7,800	253	11,942	295	24,831	337	10,475
128	7,263	170	7,170	212	9,931	254	12,373	296	11,455	338	10,475
129	7,863	171	7,158	213	21,716	255	11,866	297	11,967	339	18,848
130	7,254	172	7,147	214	12,734	256	11,893	298	11,462	340	14,364
131	7,255	173	7,135	215	11,690	257	11,212	299	11,057	341	12,107
132	7,865	174	7,123	216	11,261	258	12,763	300	11,452	342	10,400
133	7,269	175	7,111	217	10,649	259	11,538	301	12,687	343	15,205
134	7,356	176	11,001	218	10,649	260	11,635	302	12,153	344	12,307
135	9,145	177	8,564	219	10,972	261	12,294	303	11,750	345	16,290
136	11,363	178	7,840	220	12,851	262	12,404	304	11,887	346	15,607
137	9,966	179	7,840	221	14,167	263	12,259	305	11,528	347	19,038
138	7,863	180	7,840	222	19,925	264	15,175	306	11,862	348	20,870

- NOTES:
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 114TH STREET, S 120TH STREET, OR TO SCHRAM ROAD FROM ANY LOTS ABUTTING SAID STREETS.
 - TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
 - THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5) FEET RADIUS FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. EXCEPT FOR CHAMBERS ALONG SCHRAM ROAD, S 114TH STREET, & S 120TH STREET. CHAMBERS FOR SIDEWALKS ALONG SCHRAM ROAD, S 114TH STREET, & S 120TH STREET ARE SET AT (15.0) FEET RADIUS FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
 - TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
 - OUTLOT "C" IS TO BE USED FOR A PERMANENT PSCMB 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.
 - OUTLOT "D" SHALL BE RESERVED FOR FUTURE DEVELOPMENT. OUTLOT "D" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
 - OUTLOTS "E" AND "F" ARE PARCELS OF LAND DEEMED UNBUILDABLE DUE TO THE PRESENCE OF AN EXISTING OPPO POWER TRANSMISSION LINE EASEMENT. OUTLOTS "E" AND "F" WILL CONTAIN A PUBLIC TRAIL, AND THEREFORE THESE OUTLOTS ARE TO BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT.
 - LOTS 202, 203 & 212 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 114TH AVENUE.
 - LOT 213 DRIVEWAY SHALL ONLY HAVE ACCESS TO S 117TH STREET.
 - LOTS 250 & 251 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH AVENUE.
 - LOTS 229 & 230 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH STREET.
 - LOTS 279, 280, 300, 301, 308 & 309 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 119TH STREET.
 - LOT 177 DRIVEWAY SHALL ONLY HAVE ACCESS TO PORT ROYAL DRIVE.



- LEGEND
- BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENTS
 - EXIST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES
 - EXIST. EASEMENTS

PHASE 1

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



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BELTERRA
 PHASE 1
 LOTS 97 THRU 348 & OUTLOTS "C" THRU "F" INCLUSIVE
 PAVILION, NEBRASKA

DATE: 05/20/2024
 DRAWN BY: K.A.S.
 CHECKED BY: J.S.
 SCALE: 1" = 100'
 SHEET: 1 of 1