BELTERRA

LOTS 1 THRU 96 INCLUSIVE & OUTLOTS "A" AND "B"

A TRACT OF LAND 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.

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 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 NORTHWEST CORNER OF SAID NW1/4 OF SECTION 05, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 4; THENCE N87°15'58"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 05, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 4, A DISTANCE OF 2175.00 FEET; THENCE S02°44'02"E, A DISTANCE OF 50.00 FEET; THENCE S87°15'58"W, A DISTANCE OF 813.39 FEET; THENCE S42°15'58"W, A DISTANCE OF 21.21 FEET; THENCE S02°44'02"E, A DISTANCE OF 103.16 FEET; THENCE S47°44'02"E, A DISTANCE OF 17.68 FEET; THENCE S02°44'02"E, A DISTANCE OF 50.00 FEET; THENCE S87°15'58"W, A DISTANCE OF 4.64 FEET; THENCE S42°54'17"W, A DISTANCE OF 17.87 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 101.22 FEET, A DISTANCE OF 51.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°38'50"E, A DISTANCE OF 51.20 FEET; THENCE S34°17'51"E, A DISTANCE OF 80.42 FEET; THENCE N87°15'58"E, A DISTANCE OF 197.26 FEET; THENCE S26°33'47"E, A DISTANCE OF 174.91 FEET; THENCE S02°44'02"E, A DISTANCE OF 350.69 FEET; THENCE S18°10'37"E, A DISTANCE OF 76.92 FEET; THENCE S09°55'36"E, A DISTANCE OF 108.55 FEET; THENCE S54°17'57"E, A DISTANCE OF 305.64 FEET; THENCE S51°10'50"E, A DISTANCE OF 103.06 FEET; THENCE S83°00'23"E, A DISTANCE OF 155.22 FEET; THENCE N87°02'40"E, A DISTANCE OF 298.52 FEET; THENCE S02°57'20"E, A DISTANCE OF 113.68 FEET; THENCE S48°22'36"E, A DISTANCE OF 17.55 FEET; THENCE N87°02'40"E, A DISTANCE OF 102.50 FEET; THENCE S02°57'20"E, A DISTANCE OF 1196.47 FEET; THENCE S87°01'43"W, A DISTANCE OF 50.00 FEET; THENCE N02°57'20"W, A DISTANCE OF 1196.41 FEET; THENCE N87°02'40"E, A DISTANCE OF 104.50 FEET; THENCE N47°57'20"W, A DISTANCE OF 21.21 FEET; THENCE N42°02'40"E, A DISTANCE OF 113.68 FEET; THENCE N87°02'40"E, A DISTANCE OF 377.31 FEET; THENCE S02°44'02"E, A DISTANCE OF 50.00 FEET; THENCE S87°15'58"W, A DISTANCE OF 813.39 FEET; THENCE N03°07'16"W, A DISTANCE OF 50.00 FEET; THENCE S87°15'58"W, A DISTANCE OF 350.42 FEET; THENCE N05°20'17"E, A DISTANCE OF 74.18 FEET; THENCE N44°08'41"E, A DISTANCE OF 105.88 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°15'16"E, A DISTANCE OF 70.71 FEET; THENCE N89°29'52"W, A DISTANCE OF 130.40 FEET; THENCE N04°57'16"E, A DISTANCE OF 80.24 FEET; THENCE N04°14'44"E, A DISTANCE OF 241.03 FEET; THENCE N11°28'35"W, A DISTANCE OF 74.93 FEET; THENCE N17°09'55"W, A DISTANCE OF 93.80 FEET; THENCE N17°03'33"W, A DISTANCE OF 44.73 FEET; THENCE N04°14'44"E, A DISTANCE OF 241.03 FEET; THENCE N04°57'16"E, A DISTANCE OF 80.24 FEET; THENCE N89°29'52"W, A DISTANCE OF 130.40 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 43.69 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N20°49'30"W, A DISTANCE OF 42.31 FEET; THENCE N44°08'41"E, A DISTANCE OF 105.88 FEET; THENCE N05°20'17"E, A DISTANCE OF 74.18 FEET; THENCE S87°15'58"W, A DISTANCE OF 350.42 FEET TO A POINT ON THE WEST LINE OF SAID NW1/4 OF SECTION 05, SAID POINT ALSO BEING ON THE WEST LINE OF SAID TAX LOT 4; THENCE N03°07'16"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 05, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,014,343 SQUARE FEET OR 46.243 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN LS - 579 — DATE

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, MEMBER / MANAGER — DATE

FELKER FAMILY FARMS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

PETER W. KATT, MEMBER / MANAGER — DATE

PBPM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BENJAMIN A. KATT, MEMBER / MANAGER — DATE

APPROVAL OF PAPILLION PLANNING COMMISSION

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

REBECCA HOCH, CHAIRPERSON, PAPILLION PLANNING COMMISSION — DATE

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

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

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

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

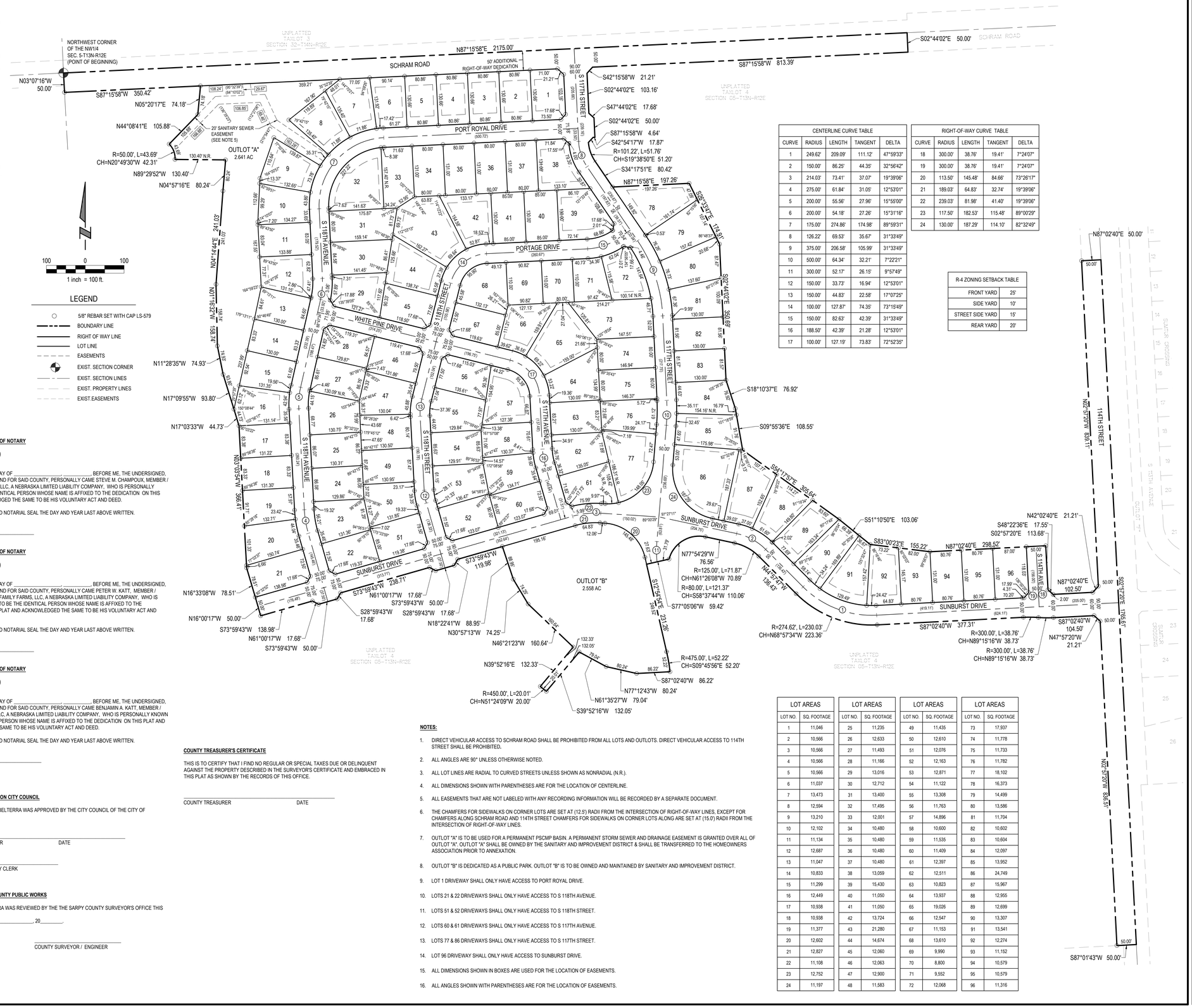
_____ DAY OF _____, 20_____.

COUNTY SURVEYOR / ENGINEER

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



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	249.62'	209.09'	111.12'	47°59'33"
2	150.00'	86.25'	44.35'	32°56'42"
3	214.03'	73.41'	37.07'	19°39'06"
4	275.00'	61.84'	31.05'	12°53'01"
5	200.00'	55.56'	27.96'	15°55'00"
6	200.00'	54.18'	27.26'	15°31'16"
7	175.00'	274.86'	174.98'	89°59'31"
8	126.22'	69.53'	35.67'	31°33'49"
9	375.00'	206.58'	105.99'	31°33'49"
10	500.00'	64.34'	32.21'	7°22'21"
11	300.00'	52.17'	26.15'	9°57'49"
12	150.00'	33.73'	16.94'	12°53'01"
13	150.00'	44.83'	22.58'	17°07'25"
14	100.00'	127.87'	74.35'	73°15'49"
15	150.00'	82.63'	42.39'	31°33'49"
16	188.50'	42.39'	21.28'	12°53'01"
17	100.00'	127.19'	73.83'	72°52'35"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
18	300.00'	38.76'	19.41'	7°24'07"
19	300.00'	38.76'	19.41'	7°24'07"
20	113.50'	145.48'	84.66'	73°26'17"
21	189.03'	64.83'	32.74'	19°39'06"
22	239.03'	81.98'	41.40'	19°39'06"
23	117.50'	182.53'	115.48'	89°00'29"
24	130.00'	187.29'	114.10'	82°32'49"

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

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	11,046	25	11,235	49	11,435	73	17,937
2	10,566	26	12,633	50	12,610	74	11,778
3	10,566	27	11,493	51	12,076	75	11,733
4	10,566	28	11,166	52	12,163	76	11,782
5	10,566	29	13,016	53	12,871	77	18,102
6	11,037	30	12,712	54	11,122	78	16,373
7	13,473	31	13,400	55	13,308	79	14,499
8	12,594	32	17,495	56	11,763	80	13,586
9	13,210	33	12,001	57	14,896	81	11,704
10	12,102	34	10,480	58	10,600	82	10,602
11	11,134	35	10,480	59	11,535	83	10,604
12	12,687	36	10,480	60	11,409	84	12,097
13	11,047	37	10,480	61	12,397	85	13,952
14	10,833	38	13,059	62	12,511	86	24,749
15	11,299	39	15,430	63	10,823	87	15,967
16	12,449	40	11,050	64	13,937	88	12,955
17	10,938	41	11,050	65	19,026	89	12,699
18	10,938	42	13,724	66	12,547	90	13,307
19	11,377	43	21,280	67	11,153	91	13,541
20	12,602	44	14,674	68	13,610	92	12,274
21	12,827	45	12,060	69	9,990	93	11,152
22	11,108	46	12,063	70	8,800	94	10,579
23	12,752	47	12,900	71	9,552	95	10,579
24	11,197	48	11,583	72	12,068	96	11,316

NOTES:

1. DIRECT VEHICULAR ACCESS TO SCHRAM ROAD SHALL BE PROHIBITED FROM ALL LOTS AND OUTLOTS. DIRECT VEHICULAR ACCESS TO 114TH STREET SHALL BE PROHIBITED.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, EXCEPT FOR CHAMFERS ALONG SCHRAM ROAD AND 114TH STREET CHAMFERS FOR SIDEWALKS ON CORNER LOTS ALONG ARE SET AT (15.0') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES.
7. OUTLOT "A" IS TO BE USED FOR A PERMANENT PSCMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE OWNED BY THE SANITARY AND IMPROVEMENT DISTRICT & SHALL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION PRIOR TO ANNEXATION.
8. OUTLOT "B" IS DEDICATED AS A PUBLIC PARK. OUTLOT "B" IS TO BE OWNED AND MAINTAINED BY SANITARY AND IMPROVEMENT DISTRICT.
9. LOT 1 DRIVEWAY SHALL ONLY HAVE ACCESS TO PORT ROYAL DRIVE.
10. LOTS 21 & 22 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH AVENUE.
11. LOTS 51 & 52 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 118TH STREET.
12. LOTS 60 & 61 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 117TH AVENUE.
13. LOTS 77 & 86 DRIVEWAYS SHALL ONLY HAVE ACCESS TO S 117TH STREET.
14. LOT 96 DRIVEWAY SHALL ONLY HAVE ACCESS TO SUNBURST DRIVE.
15. ALL DIMENSIONS SHOWN IN BOXES ARE USED FOR THE LOCATION OF EASEMENTS.
16. ALL ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

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

BELTERRA
LOTS 1 THRU 96 INCLUSIVE & OUTLOTS "A" AND "B"
PAPILLION, NEBRASKA

FINAL PLAT

Revisions		
	Date	Description
1	10/28/19	Revisions per City Comments
2	11/14/19	Revisions per Name Change
3	11/20/19	Revisions per Planning Commission Report
4	02/27/20	Revisions per Planning Commission Report

Proj No: P2017.550.001
Date: 10/25/2019
Designed By: KJH
Drawn By: JRS
Scale: 1" = 100'
Sheet: 1 of 1

K:\Projects\2017\550\p01\Planning & Platting\Final Plat\FP-LAYOUT-PHS 1-000.dwg
Rigo Perez
3/27/2020 11:59 AM