

# BEAVER LAKE PLAT VIII

BEING A SUBDIVISION OF PART OF SECTIONS 17 & 18, TOWNSHIP 11 NORTH, RANGE 14 EAST,

6<sup>TH</sup> PRINCIPAL MERIDIAN  
CASS COUNTY, NEBRASKA

### COVENANTS AND RESTRICTIONS

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF THE SAME. FURTHER, WE, IN CONSIDERATION OF THE APPROVAL THEREOF HEREBY AGREE FOR OURSELVES, OUR SUCCESSORS AND/OR ASSIGNS TO THE FOLLOWING STIPULATIONS

1. NO DWELLING UNIT, PERMANENT OR SEASONAL, CONTAINING LESS THAN 1200 SQUARE FEET OF LIVING SPACE CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "A".
2. NO DWELLING UNIT, PERMANENT OR SEASONAL, CONTAINING LESS THAN 1040 SQUARE FEET OF LIVING SPACE CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "B".
3. NO DWELLING UNIT, PERMANENT OR SEASONAL, CONTAINING LESS THAN 880 SQUARE FEET OF LIVING SPACE CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "C".
4. NO BUILDING UNIT OF ANY TYPE CONTAINING LESS THAN THE SQUARE FOOTAGE AS INDICATED ON THE RECORD PLAT CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "D" OR "SPECIAL USE".
5. MOBILE HOMES WILL BE PERMITTED ONLY IN AREAS IDENTIFIED BY THE SUFFIX LETTER "M" AND DESIGNATED FOR SUCH USE AND MUST COMPLY WITH LOCAL ZONING ORDINANCES AND SUBDIVISION REGULATIONS. ALL UNITS MUST BE SKIRTED WITHIN 90 DAYS AFTER PLACING PICTURE OF MOBILE UNIT WITH PLAT PLAN SHOWING LOCATION ON LOT MUST BE SUBMITTED TO BUILDING COMMITTEE FOR APPROVAL BEFORE INSTALLATION.
6. LOTS MARKED R.L. 1, 2, 3, ETC., OR RESERVED LOTS AND A L 1, 2, 3, ETC OR ACCESS LOTS ARE RESERVED FOR COMMUNITY AREAS, BEACHES, PLAYGROUNDS, DOCKING FACILITIES, PARKS, ETC., AND ARE FOR THE EXCLUSIVE USE OF MEMBERS OF THE BEAVER LAKE ASSOCIATION.
7. WE, THE OWNERS, HEREBY ACCEPT, RESERVE AND RETAIN PERMANENT UTILITY AND ACCESS EASEMENTS 15 FEET ALONG BOTH SIDES OF THE ROADWAYS, 10 FEET ALONG THE REAR AND EACH SIDE OF EACH LOT, AND 20 FEET ALONG THE ENTIRE SHORELINE OF BEAVER LAKE. NO STRUCTURE MAY BE CONSTRUCTED WITHIN AN EASEMENT.
8. UNLESS SELLER SHALL GIVE PERMISSION IN WRITING, NO PART OF ANY BUILDING SHALL BE BUILT, MAINTAINED OR SUPPORTED TO EXIST WITHIN 30 FEET OF THE FRONTAGE ROAD RIGHT OF WAY, 10 FEET OF THE SIDE BOUNDARY OR CONTIGUOUS LOT, 30 FEET OF ANY REAR LOT LINE OR WITHIN 50 FEET FROM THE NORMAL WATER LINE OF BEAVER LAKE.
9. AND, ALL OTHER COVENANTS AND RESTRICTIONS, TERMS, STIPULATIONS, CONDITIONS, ETC., AS SET FORTH IN THE PURCHASE AGREEMENT, AND ALL COVENANTS AND RESTRICTIONS LISTED IN VOLUME "B", PAGES 195 AND 196 OF MISCELLANEOUS RECORDS OF CASS COUNTY, NEBRASKA.

BEAVER LAKE CORPORATION

BY Roy Melton  
Chairman of the Board

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY ACCEPT THIS PLAT AND OFFER THE STREETS SHOWN HEREIN IN YELLOW SHADE FOR THE EXCLUSIVE USE OF BEAVER LAKE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AND THEIR GUESTS

BEAVER LAKE CORPORATION  
PRESIDENT Roy Melton VICE-PRESIDENT

STATE OF NEBRASKA } S S BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE COUNTY OF CASS } BEFORENAMED

BEAVER LAKE CORPORATION - WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT SUCH SIGNING WAS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS, THE FREE AND CORPORATE ACT AND DEED OF BEAVER LAKE CORPORATION IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT THIS DAY OF June, 1971

D. J. Harris  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov 21, 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 28<sup>th</sup> DAY OF May, 1971

Francis J. Potter  
ZONING ADMINISTRATOR

### LEGAL DESCRIPTION - Beaver Lake Plat VIII

A tract of land in Section 17 and Section 18, Township 11 North, Range 14 East, Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows

Starting at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 17,

Thence North 0° 00' 18" West, a distance of 33.00 feet,

Thence North 89° 35' 51" West, a distance of 325.71 feet to the Point of Beginning,

Thence North 0° 24' 09" East, a distance of 137.84 feet to a point,

Thence North 29° 16' 00" West, a distance of 729.51 feet to a point,

Thence North 15° 21' 30" East, a distance of 291.24 feet to a point,

Thence North 72° 50' 32" East, a distance of 174.48 feet to a point,

Thence North 34° 50' 22" East, a distance of 201.62 feet to a point,

Thence North 65° 07' 53" West, a distance of 155.00 feet to a point on a curve having a radius of 250.00 feet; to a point,

Thence Northeast, along the arc of a curve deflecting to the left, a distance of 90.04 feet, said curve having a radius of 250.00 feet and a chord which bears North 14° 33' 04" East, a distance of 89.55 feet to a point,

Thence North 85° 46' 00" West, a distance of 60.00 feet to a point,

Thence Southwest, along the arc of a curve deflecting to the right, a distance of 354.83, said curve having a radius of 190.00 feet and a chord which bears South 57° 44' 00" West, a distance of 305.47 feet to a point of tangency,

Thence North 68° 46' 00" West, a distance of 55.00 feet, to a point of curvature,

Thence Northwest, along the arc of a curve deflecting to the left, a distance of 141.46 feet, to a point of reverse curve, said curve having a radius of 394.06 feet and a chord which bears North 79° 03' 02" West, a distance of 140.70 feet,

Thence Northwest, along the arc of a curve deflecting to the right, a distance of 175.87 feet, said curve having a radius of 165.00 feet and chord which bears North 63° 29' 52" West, a distance of 169.97 feet to a point,

Thence South 52° 20' 20" West, a distance of 60.00 feet to a point of curvature,

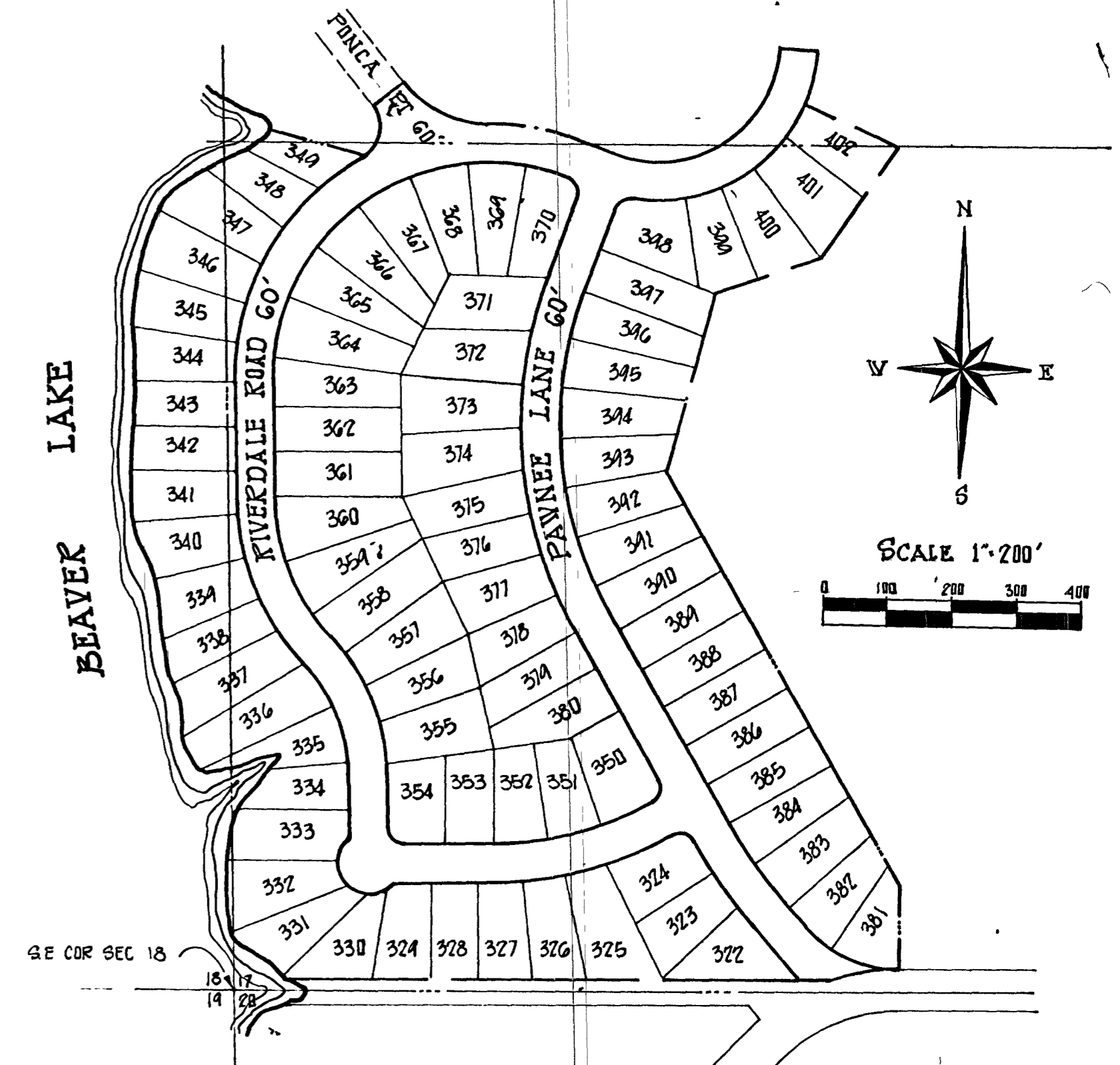
Thence Southwest, along the arc of a curve deflecting to the right, a distance of 87.12 feet to a point, said curve having a radius of 50.30 feet and a chord which bears South 11° 57' 43" West, a distance of 76.63 feet,

Thence North 75° 00' 00" West, about 167.6 feet to its intersection with the 1050 contour line as based on the U. S. Geodetic Surveys dated 1927,

Thence South along the meandering line of the 1050 contour line a distance of about 1670.0 feet to a point 20.0 feet North of the South line of Section 17,

Thence South 89° 35' 51" East, a distance of 849.55 feet to a point in a curve having a radius of 322.99 feet,

Thence along the arc of a curve deflecting to the right a distance of 91.96 feet, said curve having a radius of 322.99 feet and a chord which bears North 82° 14' 54" East, a distance of 91.65 feet to the Place of Beginning and further known as the perimeter boundary of Beaver Lake Plat VIII.



STREET LENGTHS	NUMBER OF SUBLOTS
PAWNEE LANE	1588 37
RIVERDALE ROAD	2443 83
PONCA POINT	107 63
TOTAL	3848 53 075 71

DONALD O. HEDRICK, Surveyor  
TO:  
PUBLIC

State of Nebraska } ss  
Cass County } ss

Entered on numerical index and filed for record in register of deeds office this 10<sup>th</sup> day of June 1971 at 1:20 o'clock P.M. in Book 11, Plat Bk#6, pg. 69 & 70 on page 507. Fee \$ 11.40

Betty Philpot  
Register of Deeds  
Deputy

By D. O. Hedrick  
COMPARED

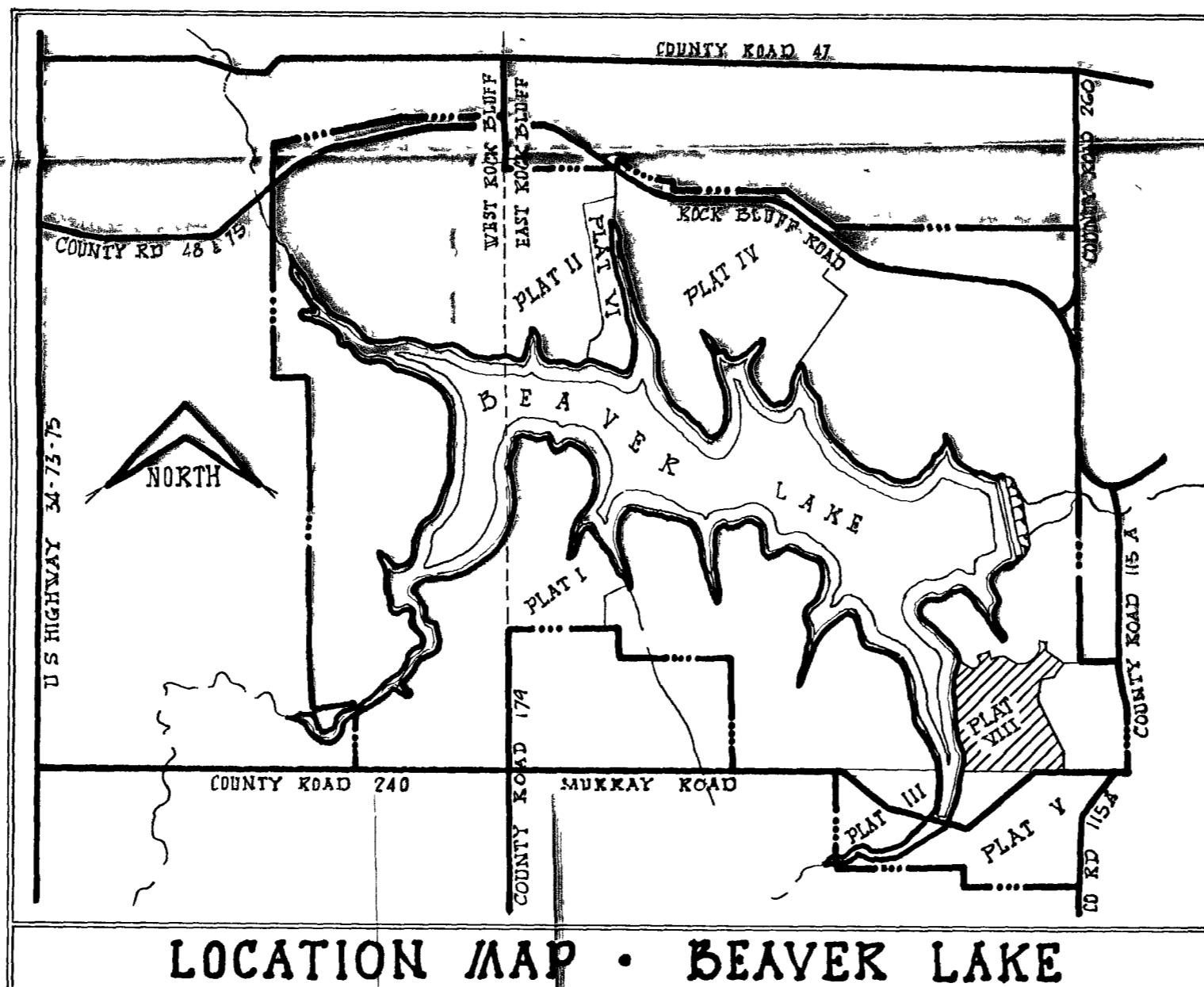
OWNER - SUBDIVIDER  
**BEAVER LAKE CORP.**  
P.O. BOX 489 PLATTSMOUTH, NEBRASKA - 68048

**HEDRICK · COX · ASSOCIATES, Inc.**  
ENGINEERS SURVEYORS

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT

- DENOTES IRON PIN SET
- ▲ DENOTES TACKED HUB SET
- DENOTES PERMANENT CONCRETE MONUMENT

Donald Hedrick  
REGISTERED SURVEYOR L.S. 245

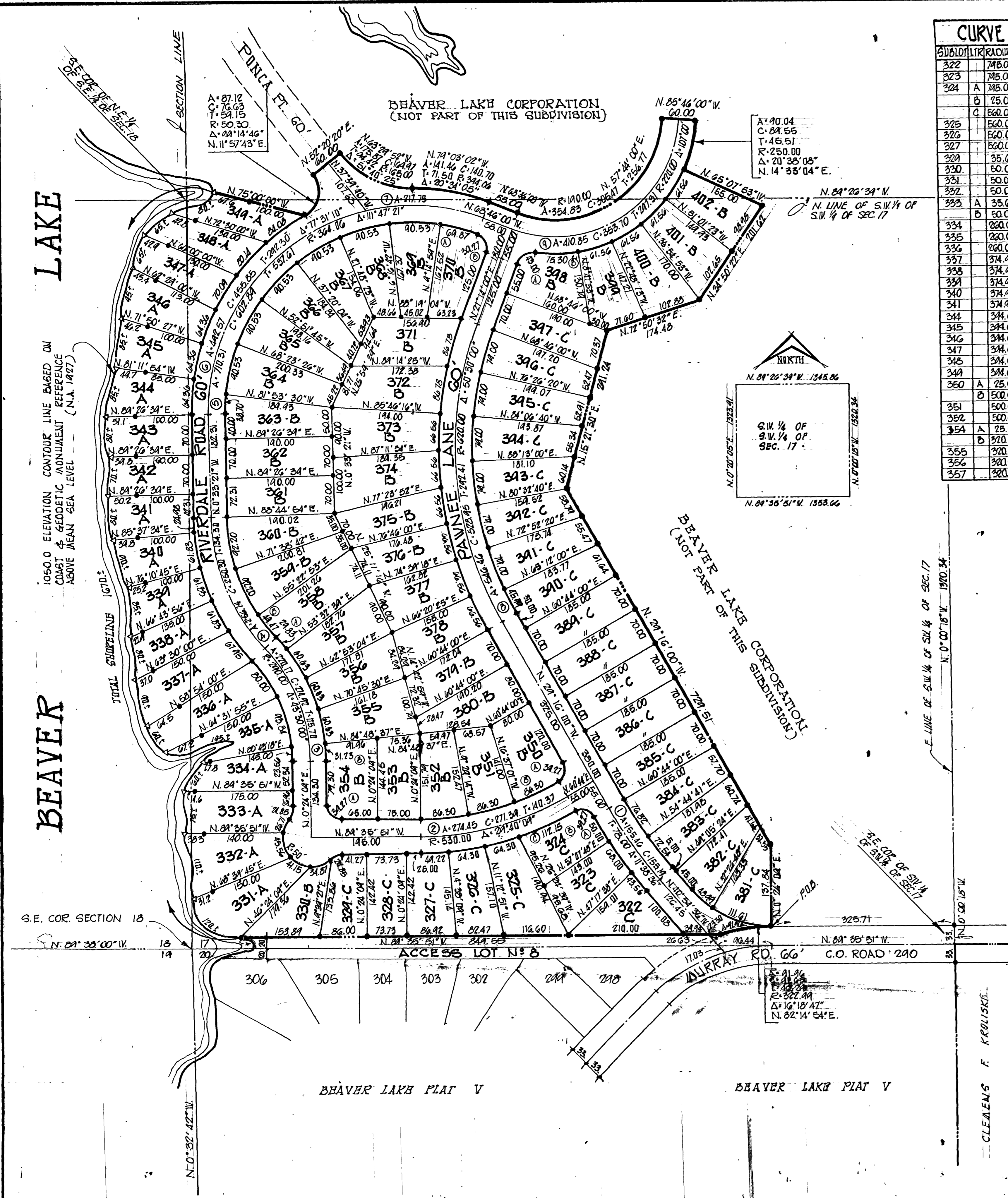


LAKE

BEAVER

BEAVER LAKE CORPORATION  
(NOT PART OF THIS SUBDIVISION)

BEAVER LAKE CORPORATION  
(NOT PART OF THIS SUBDIVISION)



CURVE SCHEDULE - SUBLOTS

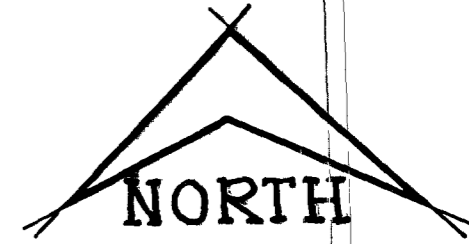
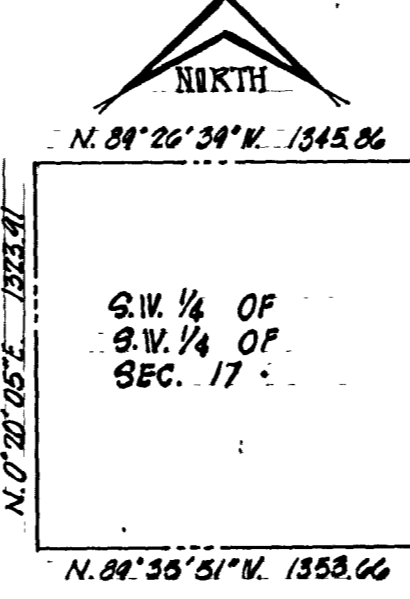
SUBLOT	LT	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
322	A	745.00	43.56	43.56		3° 08' 17"	N. 39° 20' 25" W.
323	B	745.00	43.56	43.56		4° 54' 07"	N. 35° 14' 13" W.
324	A	745.00	50.00	44.44		3° 36' 12"	N. 31° 04' 06" W.
	B	75.00	34.27	35.36		40° 07' 00"	N. 74° 16' 00" W.
	C	560.00	112.15	111.46		11° 28' 27"	N. 66° 28' 13" E.
325		560.00	64.30	64.26		6° 34' 42"	N. 75° 29' 48" E.
326		560.00	64.30	64.26		6° 34' 42"	N. 82° 04' 30" E.
327		560.00	44.22	44.22		5° 02' 15"	N. 81° 53' 07" E.
328		35.02	24.85	24.35	12.45	34° 57' 58"	N. 70° 25' 04" E.
329		50.00	34.87	34.17		34° 57' 58"	N. 70° 25' 10" E.
330		50.00	41.15	40.00		47° 04' 22"	N. 66° 01' 10" W.
331		50.00	45.54	44.00		52° 12' 27"	N. 16° 20' 15" W.
332	A	35.02	24.85	24.35	12.45	34° 57' 58"	N. 20° 23' 12" E.
	B	50.00	26.71	26.69		30° 32' 26"	N. 25° 04' 11" E.
333		260.00	23.56	23.55		5° 11' 24"	N. 2° 11' 35" W.
334		260.00	43.84	43.53		20° 40' 45"	N. 15° 07' 42" W.
335		260.00	43.84	43.53		17° 37' 46"	N. 34° 16' 56" W.
336		260.00	80.00	74.64		10° 22' 58"	N. 37° 54' 22" W.
337		374.45	61.83	61.76		4° 26' 44"	N. 27° 59' 28" W.
338		374.45	61.83	61.76		4° 26' 44"	N. 15° 32' 40" W.
339		374.45	61.83	61.76		4° 26' 44"	N. 4° 05' 50" W.
340		374.45	24.48	24.48		3° 49' 05"	N. 4° 27' 55" W.
341		374.45	24.48	24.48		4° 21' 27"	N. 4° 07' 22" E.
342		374.45	24.48	24.48		4° 21' 27"	N. 13° 25' 44" W.
343		374.45	24.48	24.48		4° 21' 27"	N. 22° 50' 16" E.
344		374.45	24.48	24.48		4° 21' 27"	N. 32° 36' 44" E.
345		374.45	24.48	24.48		11° 34' 07"	N. 43° 32' 02" E.
346		374.45	24.48	24.48		12° 15' 30"	N. 55° 28' 21" E.
347		374.45	24.48	24.48		40° 00' 00"	N. 15° 44' 00" E.
348	A	500.00	86.30	86.20		4° 53' 23"	N. 65° 40' 42" E.
	B	500.00	86.30	86.20		4° 53' 23"	N. 75° 34' 04" E.
349		500.00	86.30	86.20		4° 53' 23"	N. 85° 27' 31" E.
350	A	25.00	24.27	25.35	25.00	40° 00' 00"	N. 44° 35' 51" W.
	B	270.00	24.23	24.22		5° 35' 33"	N. 2° 24' 07" W.
351		270.00	60.63	60.54		10° 51' 14"	N. 10° 36' 47" W.
352		270.00	60.63	60.54		10° 51' 14"	N. 21° 28' 21" W.
353		270.00	60.63	60.54		10° 51' 14"	N. 32° 14' 40" W.

CURVE SCHEDULE - SUBLOTS

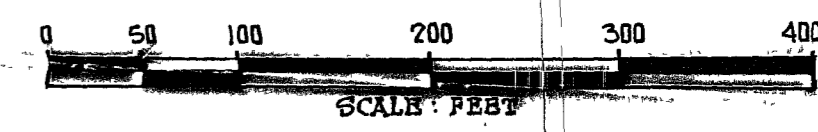
SUBLOT	LT	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
354	A	320.00	24.85	24.85		5° 20' 38"	N. 40° 25' 28" W.
	B	314.48	24.47	24.42		8° 54' 54"	N. 38° 35' 54" W.
359		314.48	24.20	24.17		16° 46' 18"	N. 25° 42' 48" W.
360		314.48	24.20	24.17		16° 46' 18"	N. 8° 56' 30" W.
363		334.04	38.70	38.65		6° 38' 14"	N. 2° 45' 46" E.
364		334.04	40.53	40.26		15° 31' 35"	N. 13° 50' 44" E.
365		334.04	40.53	40.26		15° 31' 35"	N. 24° 22' 24" E.
366		334.04	40.53	40.26		15° 31' 35"	N. 44° 54' 05" E.
367		334.04	40.53	40.26		15° 31' 35"	N. 60° 25' 46" E.
368		334.04	40.53	40.26		15° 31' 35"	N. 75° 57' 27" E.
369		334.04	40.53	40.26		15° 31' 35"	N. 85° 30' 52" W.
370	A	334.04	24.81	24.75		11° 54' 20"	N. 74° 45' 44" W.
	B	25.00	24.27	25.35	25.00	40° 00' 00"	N. 23° 46' 00" W.
371		650.00	26.78	26.72		7° 34' 00"	N. 17° 24' 30" W.
372		650.00	26.78	26.72		7° 34' 00"	N. 4° 45' 30" E.
373		650.00	26.78	26.72		5° 52' 00"	N. 3° 00' 00" E.
374		650.00	26.78	26.72		5° 52' 00"	N. 2° 52' 00" W.
375		650.00	26.78	26.72		5° 52' 00"	N. 8° 44' 00" W.
376		650.00	26.78	26.72		5° 52' 00"	N. 14° 36' 00" W.
377		650.00	26.78	26.72		5° 52' 00"	N. 20° 28' 00" W.
378		650.00	26.78	26.72		5° 52' 00"	N. 26° 20' 00" W.
381		188.44	111.61	110.00		33° 50' 12"	N. 72° 40' 45" W.
382		188.44	48.44	48.85		14° 51' 05"	N. 45° 20' 04" W.
383		735.00	72.54	72.51		5° 34' 17"	N. 35° 04' 58" W.
384		735.00	76.82	76.74		5° 54' 14"	N. 32° 15' 34" W.
389		540.00	45.44	45.48		4° 20' 00"	N. 27° 02' 00" W.
391		540.00	74.00	78.45		7° 40' 20"	N. 20° 57' 50" W.
392		540.00	74.00	78.45		7° 40' 20"	N. 13° 17' 20" W.
393		540.00	74.00	78.45		7° 40' 20"	N. 5° 37' 15" W.
394		540.00	74.00	78.45		7° 40' 20"	N. 2° 03' 10" E.
395		540.00	74.00	78.45		7° 40' 20"	N. 4° 43' 30" E.
396		540.00	74.00	78.45		7° 40' 20"	N. 11° 23' 50" E.
398	A	31.86	43.00	34.81		77° 18' 15"	N. 54° 52' 14" E.
	B	250.00	75.30	75.01		17° 15' 25"	N. 84° 55' 48" E.
399		250.00	61.56	61.40		14° 06' 30"	N. 74° 14' 52" E.
400		250.00	61.56	61.40		14° 06' 30"	N. 60° 05' 22" E.
401		250.00	61.56	61.40		14° 06' 30"	N. 46° 01' 52" E.
402		250.00	61.56	61.40		14° 06' 30"	N. 31° 55' 22" E.

CURVE SCHEDULE - CENTERLINES

CURVE NO.	RADIUS	ARC (CHORD)	TAN.	DELTA	BEARING
1	765.00	155.44 (155.14)	78.00	11° 38' 36"	N. 25° 05' 18" W.
2	530.00	224.45 (221.34)	140.57	24° 40' 06"	N. 75° 24' 05" E.
3	240.00	220.17 (214.42)	115.70	43° 30' 00"	N. 21° 20' 51" W.
4	344.48	256.14 (250.30)	134.30	42° 32' 30"	N. 22° 22' 57" W.
5	364.04	710.31 (602.84)	537.61	111° 47' 22"	N. 55° 20' 14" E.
6	364.04	442.57 (455.85)	242.30	77° 31' 10"	N. 38° 12' 18" E.
7	364.04	217.75 (214.52)	112.24	34° 16' 12"	N. 85° 54' 08" W.
8	220.00	546.44 (528.45)	242.41	50° 30' 00"	N. 4° 01' 00" W.
9	220.00	410.85 (353.70)	247.31	107° 00' 00"	N. 57° 44' 00" E.



SCALE: 1" = 100'



BEAVER LAKE PLAT VIII

PREPARED BY:  
**HEDRICK·COX·ASSOCIATES, Inc.**  
 CONSULTING ENGINEERS SURVEYORS  
 6900 GRANGER ROAD CLEVELAND, OHIO 44131  
 PHONE: 216 624-8800

SHEET 2 OF 2

D70400-114

30027—REDFIELD &amp; COMPANY, INC., OMAHA

PLAT NO. VIII

Donald O. Hedrick, Surveyor

COMPARED

Filed: 1 June 1971 at 1:20 P. M.

Betty Philpot, Register of Deeds

\$ 11.40

To:

Public

(PLAT FILED IN BOOK 6, PAGE 69 &amp; 70 )

## BEAVER LAKE PLAT VIII

BEING A SUBDIVISION OF PART OF SECTIONS 17 & 18,  
TOWNSHIP 11 NORTH, RANGE 14 EAST,  
6TH PRINCIPAL MERIDIAN  
CASS COUNTY, NEBRASKA

## COVENANTS AND RESTRICTIONS

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY ACCEPT THIS PLAT AND SUBDIVISION OF THE SAME. FURTHER, WE, IN CONSIDERATION OF THE APPROVAL THEREOF HEREBY AGREE FOR OURSELVES, OUR SUCCESSORS AND/OR ASSIGNS TO THE FOLLOWING STIPULATIONS.

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2. NO DWELLING UNIT, PERMANENT OR SEASONAL, CONTAINING LESS THAN 1040 SQUARE FEET OF LIVING SPACE CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "B".
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4. NO BUILDING UNIT OF ANY TYPE CONTAINING LESS THAN THE SQUARE FOOTAGE AS INDICATED ON THE RECORD PLAT CAN BE CONSTRUCTED UPON THOSE LOTS IDENTIFIED BY THE SUFFIX LETTER "D" OR "SPECIAL USE".
5. MOBILE HOMES WILL BE PERMITTED ONLY IN AREAS IDENTIFIED BY THE SUFFIX LETTER "M" AND DESIGNATED FOR SUCH USE AND MUST COMPLY WITH LOCAL ZONING ORDINANCES AND SUBDIVISION REGULATIONS. ALL UNITS MUST BE SKIRTED WITHIN 90 DAYS AFTER PLACING. PICTURE OF MOBILE UNIT WITH PLOT PLAN SHOWING LOCATION ON LOT MUST BE SUBMITTED TO BUILDING COMMITTEE FOR APPROVAL BEFORE INSTALLATION.
6. LOTS MARKED R.L. 1, 2, 3, ETC., OR RESERVED LOTS AND A.L. 1, 2, 3, ETC. OR ACCESS LOTS ARE RESERVED FOR COMMUNITY AREAS, BEACHES, PLAYGROUNDS, DOCKING FACILITIES, PARKS, ETC., AND ARE FOR THE EXCLUSIVE USE OF MEMBERS OF THE BEAVER LAKE ASSOCIATION.
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9. AND, ALL OTHER COVENANTS AND RESTRICTIONS, TERMS, STIPULATIONS, CONDITIONS, ETC., AS SET

Blue Border  
100% LINEN LEDGER

FLEXIBLE HINGE  
PATENTED  
L. L. BROWN & COMPANY  
LINEN PAPER CO.  
LINEN LEDGER



30027-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE PATENTED L. L. BROWN & SONS PAPER CO. LINEN & ALKALINE

Blue Border 100% LINEN LEDGER

Thence Northeast, along the arc of a curve deflecting to the left, a distance of 90.04 feet, said curve having a radius of 250.00 feet and a chord which bears North 14° 33' 04" East, a distance of 89.55 feet to a point;

Thence North 85° 46' 00" West, a distance of 60.00 feet to a point;

Thence Southwest, along the arc of a curve deflecting to the right, a distance of 354.83, said curve having a radius of 190.00 feet and a chord which bears South 57° 44' 00" West, a distance of 305.47 feet to a point of tangency;

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OWNER - SUBDIVIDER

BEAVER LAKE CORP.

P.O. BOX 489 PLATTSMOUTH, NEBRASKA - 68048

HEDRICK . COX . ASSOCIATES, Inc. ENGINEERS SURVEYORS

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

Donald O. Hedrick REGISTERED SURVEYOR # L.S. 295

(NEBRASKA REGISTERED LAND SURVEYOR ) (L S-295 ) (DONALD O. HEDRICK )

NUMBER OF SUBLOTS 81

- DENOTES IRON PIN SET.
Δ DENOTES TACKED HUB SET.
■ DENOTES PERMANENT CONCRETE MONUMENT.

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