

BEAVER LAKE

PLAT XI

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.

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 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.
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 SUFFERED 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: *Jesse E. Dutton*
ASST. SECRETARY

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

BY: *Jesse E. Dutton* ASST. SECRETARY
VICE PRESIDENT *Gene Bastian*
STATE OF NEBRASKA } S.S.
COUNTY OF CASS }

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 PLATTSMOUTH, NEBRASKA THIS DAY OF 20th July, 1971.

NOTARY PUBLIC *D.O. Fairis*
MY COMMISSION EXPIRES 26th day November 1974

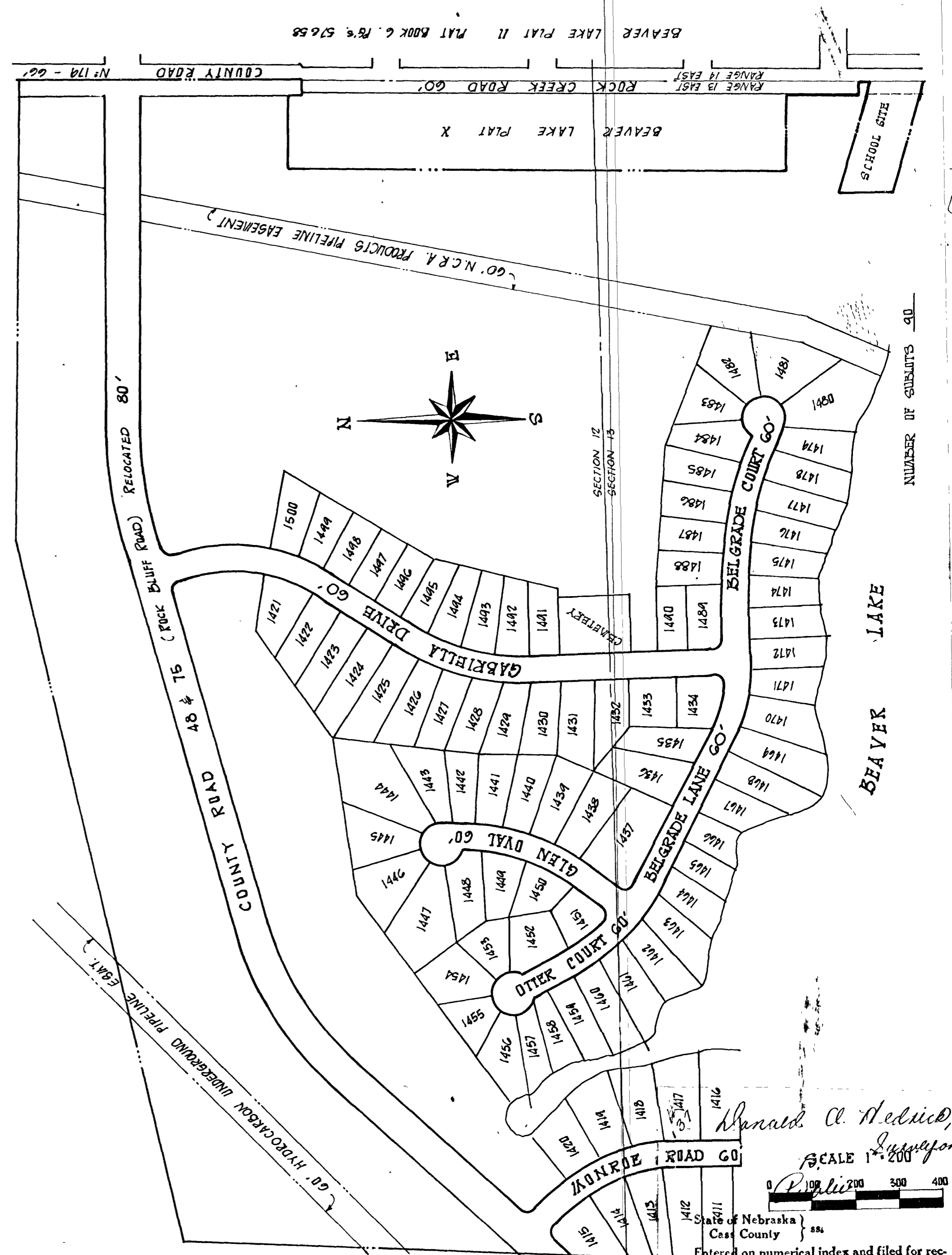
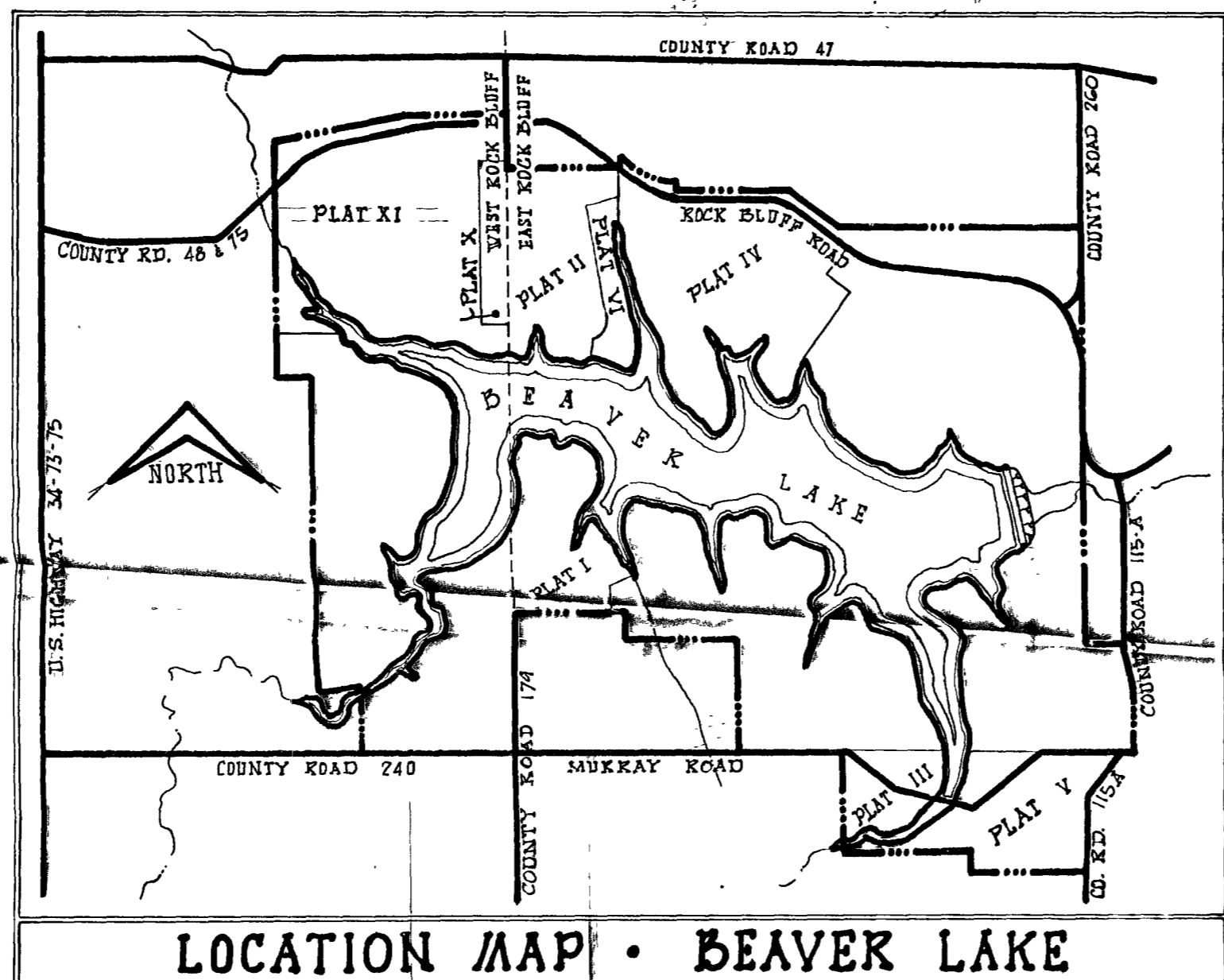
APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 21st DAY July 1971

F. L. Rutter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION of Beaver Lake Plat XI

A tract of land lying in Sections 12 and Section 13, Township 11 North, Range 13 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows:

- Beginning at a point in the East line of Section 12, a distance of 664.92 feet North of the Southeast corner of said Section;
- Thence continuing North, along the East line of Section 12 a distance of 664.91 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 12;
- Thence South 89° 33' 10" West, 1031.37 feet to a point;
- Thence South 75° 24' 06" West, a distance of 1665.17 feet to a point;
- Thence South 0° 57' 57" West, along the West line of the Southwest quarter of the Southeast quarter of Section 12, a distance of 924.00 feet to the South quarter corner of said Section 12;
- Thence South 0° 16' 09" West, along the West line of the Northwest quarter of the Northeast quarter of Section 13, a distance of 204.14 feet;
- Thence South 89° 43' 51" East, a distance of 201.83 feet;
- Thence South 0° 16' 09" West, a distance of 15.00 feet;
- Thence South 89° 43' 51" East, a distance of about 260 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;
- Thence Northwardly and Eastwardly along the Meanderings of the 1050 contour line about 3550 feet, to its intersection with the East line of Section 13;
- Thence North, along said Section line a distance of about 1.5 feet to the Southeast corner of an existing school site;
- Thence North 74° 25' 00" West, a distance of 264.00 feet;
- Thence North, a distance of 123.42 feet;
- Thence South 74° 25' 00" East, a distance of 264.00 feet to the Northeast corner of the school site;
- Thence North, along the East line of Section 13, a distance of 30.34 feet;
- Thence West, a distance of 30.00 feet to the West Right-of-way line of Rock Creek Road;
- Thence North, a distance of 173.56 feet, to the Southeast corner of Beaver Lake Plat X;
- Thence West, a distance of 175.00 feet;
- Thence North, a distance of 1120.00 feet to a point in Section 12, said point being the Northwest corner of Plat X;
- Thence East, a distance of 172.00 feet to the West line of Rock Creek Road;
- Thence South, a distance of 35.31 feet;
- Thence North 89° 34' 14" East, a distance of 33.00 feet to the Place of Beginning, and further known as the perimeter boundary of Plat XI.



STREET	LENGTH
GABRIELLA DRIVE	1424.73
BELGRADE COURT	583.20
BELGRADE LANE	640.36
GLEN OVAL	526.36
OTTER COURT	335.03
MONROE ROAD	547.73
TOTAL	4057.41 + 0.76 PI
PLUS COUNTY RD 241 (ROCK BLUFF RD)	2425.86
GRAND TOTAL	6483.27 + 1.32 PI.

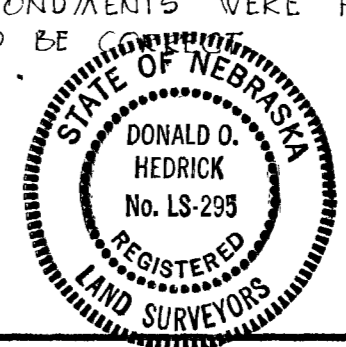
OWNER - SUBDIVIDER
BEAVER LAKE CORP. COMPARED

P.O. BOX 489 PLATTSMOUTH, NEBRASKA 68048

HEDRICK · COX · ASSOCIATES, Inc.
ENGINEERS SURVEYORS

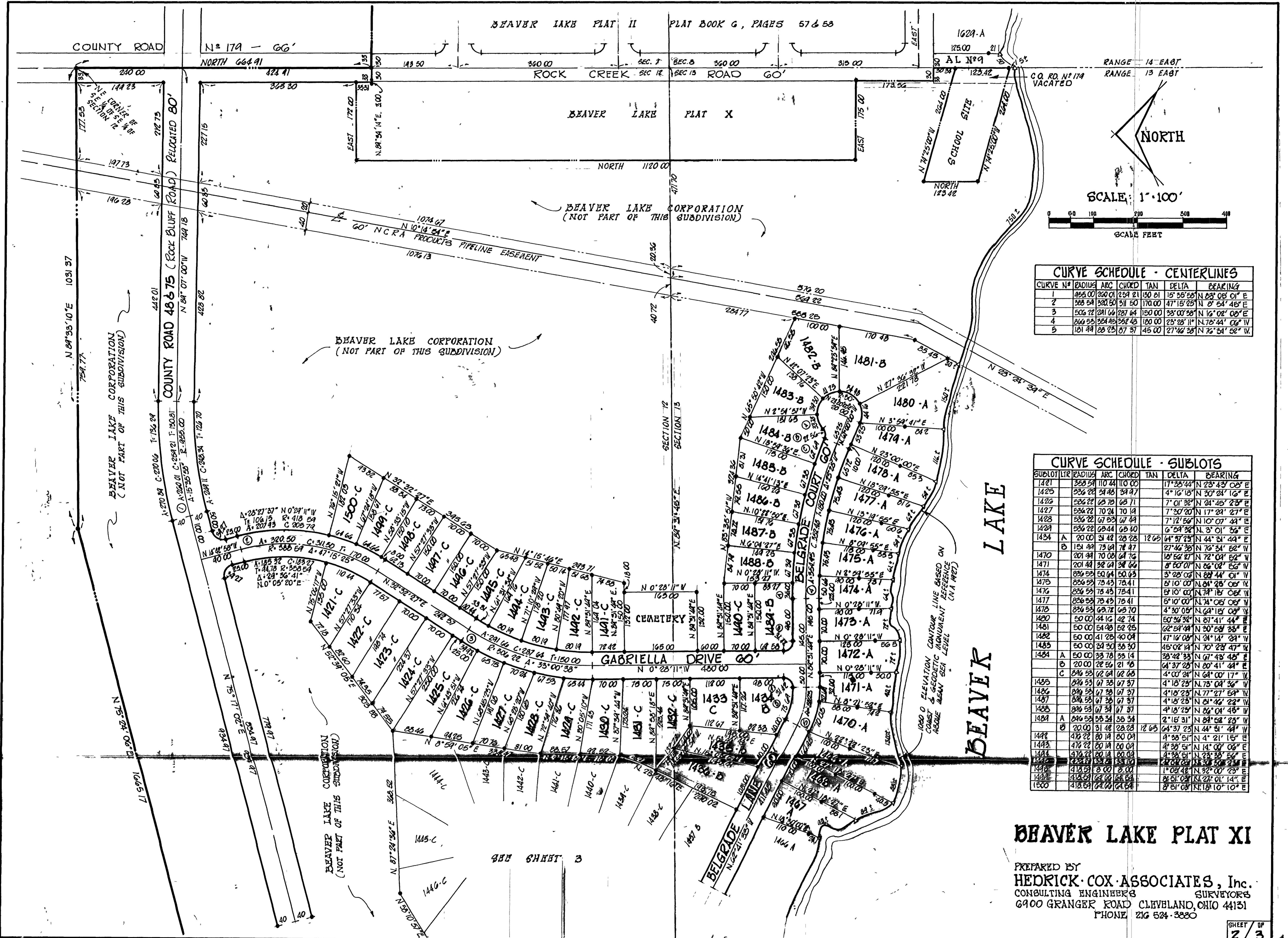
DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE

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



Donald O. Hedrick
REGISTERED SURVEYOR P.L.S. 245

Donald O. Hedrick
SCALE 1" = 200'
Entered on numerical index and filed for record in register of deeds office the 21st day of July 1971 at 1:55 o'clock P.M. in Book 11, Plat 11, page 11 on page 533. Fee \$ 11.90.
Patty Philpot
Register of Deeds, Deputy



CURVE SCHEDULE - CENTERLINES

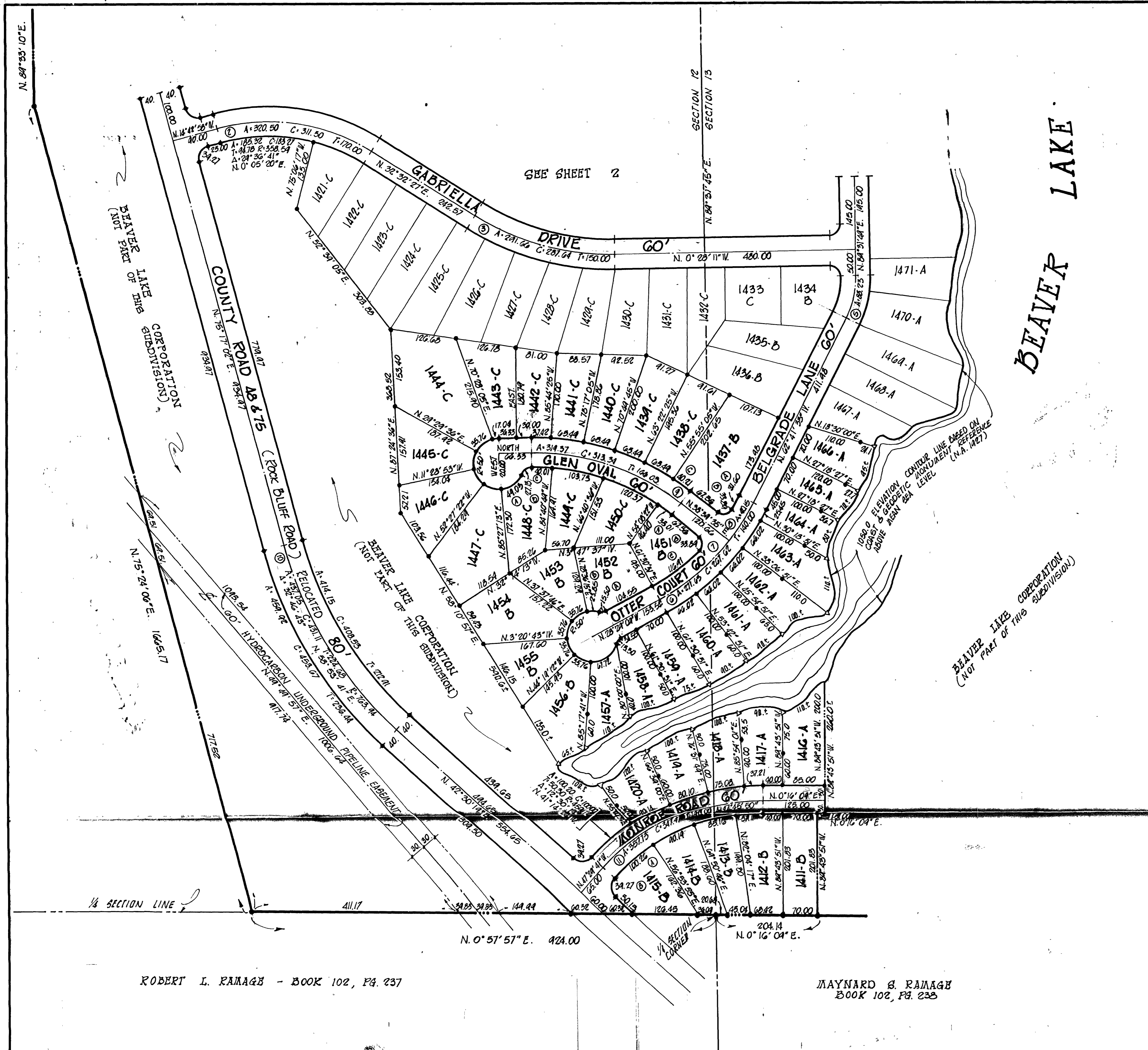
CURVE NO	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
1	455.00	260.01	254.21	130.81	15° 35' 55"	N 83° 08' 01" E
2	388.54	320.50	311.50	170.00	47° 15' 25"	N 8° 54' 48" E
3	506.72	241.66	237.64	150.00	33° 00' 58"	N 16° 02' 08" E
4	866.55	354.45	352.43	180.00	23° 28' 11"	N 78° 44' 06" W
5	181.44	88.23	87.37	45.00	27° 46' 35"	N 76° 54' 52" W

CURVE SCHEDULE - SUBLOTS

SUBLOT	LR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
1421	A	358.54	110.44	110.00		17° 35' 44"	N 23° 43' 08" E
1425	B	526.22	24.46	24.97		4° 16' 18"	N 30° 24' 16" E
1426	B	526.22	65.78	65.71		7° 01' 38"	N 24° 45' 23" E
1427	B	526.22	70.24	70.14		7° 20' 20"	N 17° 24' 27" E
1428	B	526.22	67.82	67.74		7° 12' 56"	N 10° 07' 44" E
1429	B	526.22	69.44	69.40		6° 54' 32"	N 3° 01' 36" E
1434	A	20.00	31.42	28.28	12.65	64° 37' 23"	N 44° 51' 49" E
	B	151.44	73.64	78.47		27° 46' 35"	N 70° 34' 52" W
1470	A	201.44	70.08	64.76		18° 56' 27"	N 72° 04' 52" W
1471	A	201.44	32.64	34.66		8° 50' 07"	N 66° 08' 56" W
1474	A	826.55	50.64	50.63		3° 28' 08"	N 88° 44' 01" W
1475	A	826.55	75.43	75.41		5° 10' 00"	N 84° 28' 08" W
1476	A	826.55	75.43	75.41		5° 10' 00"	N 74° 18' 08" W
1477	A	826.55	75.43	75.41		5° 10' 00"	N 74° 05' 08" W
1478	A	826.55	69.78	69.70		4° 30' 05"	N 64° 18' 08" W
1480	A	50.00	44.16	42.74		50° 36' 32"	N 87° 41' 44" E
1481	A	50.00	64.88	62.25		62° 54' 34"	N 80° 58' 23" E
1482	A	50.00	41.28	40.04		47° 16' 08"	N 24° 14' 24" W
1483	A	50.00	34.30	33.50		45° 02' 14"	N 70° 23' 47" W
1484	A	50.00	33.78	33.14		33° 42' 33"	N 67° 43' 48" E
	B	20.00	22.56	21.76		64° 37' 23"	N 80° 41' 44" E
	C	816.55	62.64	62.65		4° 00' 24"	N 64° 00' 17" W
1485	A	826.55	67.38	67.37		4° 18' 23"	N 75° 04' 36" W
1486	A	826.55	67.38	67.37		4° 18' 23"	N 77° 27' 59" W
1487	A	826.55	67.38	67.37		4° 18' 23"	N 81° 46' 22" W
1488	A	826.55	67.38	67.37		4° 18' 23"	N 86° 04' 48" W
1489	A	826.55	33.34	33.34		2° 15' 31"	N 89° 58' 23" W
	B	20.00	31.42	28.28	12.65	64° 37' 23"	N 44° 51' 44" E
1492	A	476.22	80.14	80.04		4° 38' 51"	N 4° 21' 15" E
1493	A	476.22	80.14	80.04		4° 38' 51"	N 14° 00' 06" E
1494	A	476.22	80.14	80.04		4° 38' 51"	N 23° 38' 56" E
1495	A	476.22	80.14	80.04		4° 38' 51"	N 32° 58' 23" E
1496	A	476.22	80.14	80.04		1° 08' 48"	N 32° 00' 23" E
1497	A	476.22	80.14	80.04		26° 51' 03"	N 22° 00' 14" E
1500	A	476.22	80.14	80.04		8° 51' 08"	N 18° 10' 10" E

BEAVER LAKE PLAT XI

PREPARED BY
HEDRICK COX ASSOCIATES, Inc.
 CONSULTING ENGINEERS SURVEYORS
 6900 GRANGER ROAD CLEVELAND, OHIO 44131
 PHONE 216 524-3880



CURVE SCHEDULE - CENTERLINES

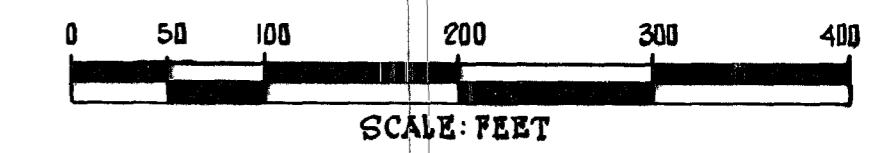
CURVE NO.	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
6	454.98	271.63	267.62	140.00	34°12'31"	N.45°25'21"W.
7	454.98	181.49	180.28	41.46	22°51'16"	N.34°54'50"W.
8	454.98	40.18	40.00	45.22	11°21'08"	N.57°00'52"W.
9	473.32	314.57	313.34	106.03	35°34'35"	N.14°14'48"E.
10	763.44	437.95	431.11	224.68	32°42'43"	N.58°53'41"E.
11	424.12	357.73	347.47	140.00	47°45'50"	N.23°36'46"W.

CURVE SCHEDULE - SUBLOTS

SUBLOT	TR.	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
1412		344.12	57.11	57.06		8°11'53"	N.3°50'05"W.
1413		344.12	65.16	65.00		12°13'31"	N.14°02'24"W.
1414		344.12	90.14	90.00		12°56'51"	N.28°27'34"W.
1415	A	344.12	100.26	100.00		14°23'35"	N.40°17'45"W.
	B	26.00	34.27	36.36	25.00	20°00'00"	N.87°30'14"E.
1417		454.12	27.21	27.20		4°38'34"	N.2°03'28"W.
1418		454.12	75.03	75.00		4°22'16"	N.4°03'35"W.
1419		454.12	80.10	80.00		4°54'47"	N.18°44'34"W.
1420		454.12	140.14	140.00		11°14'54"	N.24°21'57"W.
1437	A	424.48	31.20	31.54		4°16'32"	N.60°35'15"W.
	B	20.00	33.88	24.48		47°08'52"	N.4°58'01"W.
	C	503.32	40.21	40.20		4°34'40"	N.36°22'34"E.
1438		503.32	65.44	65.45		7°27'20"	N.30°21'15"E.
1439		503.32	65.44	65.45		7°27'20"	N.22°53'58"E.
1440		503.32	65.44	65.45		7°27'20"	N.18°26'35"E.
1441		503.32	65.44	65.45		7°27'20"	N.7°54'18"E.
1442		503.32	37.48	37.41		4°15'35"	N.2°07'27"E.
1443		50.00	17.04	16.46		14°31'55"	N.4°45'58"W.
1444		50.00	36.73	36.00		40°58'24"	N.40°01'10"W.
1445		50.00	36.73	36.00		40°58'24"	N.80°54'34"W.
1446		50.00	36.73	36.00		40°58'24"	N.58°01'53"E.
1447		50.00	36.00	37.04		45°32'38"	N.18°46'14"E.
1448	A	50.00	44.08	47.04		56°10'51"	N.34°05'35"W.
	B	25.00	27.13	25.82		62°10'51"	N.31°05'26"W.
	C	443.32	40.01	40.00		5°10'17"	N.2°34'50"E.
1449		443.32	103.73	103.50		13°24'24"	N.11°52'21"E.
1450		443.32	120.57	120.00		15°33'25"	N.26°21'24"E.
1451	A	443.32	35.01	35.00		4°31'24"	N.36°24'12"E.
	B	20.00	33.24	24.47		47°08'52"	N.87°12'08"E.
	C	424.48	116.41	116.55		15°45'45"	N.36°22'04"W.
1452	A	20.00	15.50	15.11	8.17	44°24'56"	N.6°16'41"W.
	B	50.00	23.65	23.62		27°14'31"	N.2°16'00"E.
1453		50.00	35.76	35.00		40°58'24"	N.31°53'00"W.
1454		50.00	35.76	35.00		40°58'24"	N.72°51'21"W.
1455		50.00	35.76	35.00		40°58'24"	N.66°10'02"E.
1456		50.00	35.76	35.00		40°58'24"	N.25°11'33"E.
1457		50.00	67.72	62.64		77°36'23"	N.34°08'52"W.
1458		20.00	15.50	15.11	8.17	44°24'56"	N.50°41'37"W.
1460		484.48	66.02	65.97		7°48'00"	N.32°23'04"W.
1461		484.48	66.02	65.97		7°48'00"	N.40°11'04"W.
1462		484.48	66.02	65.97		7°48'00"	N.47°54'04"W.
1463		484.48	66.02	65.97		7°48'00"	N.55°47'04"W.
1464		484.48	25.46	25.45		3°00'24"	N.61°11'21"E.

NORTH

SCALE: 1"=100'



BEAVER LAKE PLAT XI

PREPARED BY:
HEDRICK COX ASSOCIATES, Inc.
 CONSULTING ENGINEERS SURVEYORS
 6900 GRANGER ROAD CLEVELAND, OHIO 44131
 PHONE: 216 524-3880

ROBERT L. RAMAGE - BOOK 102, PG. 237

MAYNARD S. RAMAGE
 BOOK 102, PG. 233

30027-RENFIELD & COMPANY, INC., OMAHA

SURVEY
Darrel W. Simonds, Surveyor **COMPARED**
To:
Public

Filed: 19 July 1971 at: 2:30 P.M.
Betty Philpot, Register of Deeds
\$ 4.50

(PLAT FILED IN PLAT BOOK 6, PAGE ~~4~~A) 51

SURVEY RECORD

CASS County, Nebraska

OFFICE PH. 466-3637
MOBIL PH. 478-1813

Darrel W. Simonds & Associates, Inc.
Surveying and Mapping
6900 Leighton Avenue -:- Lincoln, Nebraska 68507

Survey of LOTS 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606 AND 607; IN THE ORIGINAL TOWN OF GREENWOOD; CASS COUNTY; NEBRASKA IN Section 32 T 12 N, R 9 E of 6th P.M.

Survey No. _____ (To be assigned by Co. Surveyor) Date JULY 1971 Weather FAIR

PARCEL "A"
THE WEST HALF OF LOTS 602, 603, 604, 605, 606, 607 IN THE ORIGINAL TOWN OF GREENWOOD, CASS COUNTY NEBRASKA. IN SECTION 32, TOWNSHIP 12 NORTH; RANGE 9 EAST OF THE 6th P.M.

PARCEL "B"
THE EAST HALF OF LOTS 602, 603, 604, 605, 606, 607 IN THE ORIGINAL TOWN OF GREENWOOD, CASS COUNTY, NEBRASKA. IN SECTION 32, TOWNSHIP 12 NORTH; RANGE 9 EAST OF THE 6th P.M.

PARCEL "C"
THE WEST HALF OF LOTS 596, 597, 598, 599, 600, 601, IN THE ORIGINAL TOWN OF GREENWOOD, CASS COUNTY, NEBRASKA, IN SECTION 32, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6th P.M.

PARCEL "D"
THE EAST HALF OF LOTS 596, 597, 598, 599, 600, 601, IN THE ORIGINAL TOWN OF GREENWOOD, CASS COUNTY, NEBRASKA. IN SECTION 32, TOWNSHIP 12 NORTH; RANGE 9 EAST OF THE 6th P.M.

LINCOLN, NEBRASKA
SURVEYORS CERTIFICATE

I hereby certify that I have accurately surveyed the property in the above plat. Iron PIPE were set at points marked o. All dimensions are in feet and decimals of a foot.

Signed this 16th day of July 1971

Name Darrel W. Simonds

Surveyor's License No. L.S. 161

(NEBRASKA REGISTERED LAND SURVEYOR)
(LS-161)
(DARREL W. SIMONDS)

PLAT # XI
Donald O. Hedrick, Surveyor **COMPARED**
To:
Public

Filed: 21 July 1971 at: 1:55 P.M.
Betty Philpot, Register of Deeds
\$ 11.90

(PLAT FILED IN PLAT BOOK NO. 6, PAGES 71, 72 & 73)

BEAVER LAKE
PLAT XI
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.

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

Blue Border
100% LINEN LEDGER

FLEXIBLE HINGE
L.L. BROWN & SONS
PAPER CO.
LEADERS

MISCELLANEOUS RECORD, No. 11

30027-Resfield & Company, Inc., Omaha

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".

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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 SUFFERED 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: Jesse E. Sutton
Asst. Secretary

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

~~XXXXXXXX~~ Asst. Secretary
Jesse E. Sutton

VICE PRESIDENT
Gene Bastian

(BEAVER LAKE CORPORATION)
(CORPORATE SEAL)
(NEBRASKA)

STATE OF NEBRASKA)

)S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
COUNTY OF CASS)
APPEARED THE 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 Plattsmouth, Nebraska THIS DAY OF 20th July, 1971.

(D. A. FARRIS)
(GENERAL NOTARY)
(COMMISSION EXPIRES)
(NOV. 26, 1974)
(STATE OF NEBRASKA)

D. A. Farris
NOTARY PUBLIC

MY COMMISSION EXPIRES 26 day November 1974

FLEXIBLE HINGE
LL BROWN & COMPANY
LAWRENCE, MO. 64504

Blue Border
100% LINEN LEADER

30027—REDFIELD & COMPANY, INC., OMAHA

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 21ST DAY July, 1971.

F. L. Rotter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION of Beaver Lake Plat XI

A tract of land lying in Sections 12 and Section 13, Township 11 North, Range 13 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows:

Beginning at a point in the East line of Section 12, a distance of 664.92 feet North of the Southeast corner of said Section.

Thence continuing North, along the East line of Section 12 a distance of 664.91 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of Section 12;

Thence South $89^{\circ} 33' 10''$ West, 1031.37 feet to a point;

Thence South $75^{\circ} 24' 06''$ West, a distance of 1665.17 feet to a point;

Thence South $0^{\circ} 57' 57''$ West, along the West line of the Southwest quarter of the Southeast quarter of Section 12, a distance of 924.00 feet to the South quarter corner of said Section 12;

Thence South $0^{\circ} 16' 09''$ West, along the West line of the Northwest quarter of the Northeast quarter of Section 13, a distance of 204.14 feet;

Thence South $89^{\circ} 43' 51''$ East, a distance of 201.83 feet;

Thence South $0^{\circ} 16' 09''$ West, a distance of 15.00 feet;

Thence South $89^{\circ} 43' 51''$ East, a distance of about 260 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Northwardly and Eastwardly along the Meanderings of the 1050 contour line about 3550 feet, to its intersection with the East line of Section 13;

Thence North, along said Section line a distance of about 1.5 feet to the Southeast corner of an existing school site;

Thence North $74^{\circ} 25' 00''$ West, a distance of 264.00 feet;

Thence North, a distance of 123.42 feet;

Thence South $74^{\circ} 25' 00''$ East, a distance of 264.00 feet to the Northeast corner of the school site;

Thence North, along the East line of Section 13, a distance of 30.34 feet;

Thence West, a distance of 30.00 feet to the West Right-of-way line of Rock Creek Road;

Thence North, a distance of 173.56 feet, to the Southeast corner of Beaver Lake Plat X;

Thence West, a distance of 175.00 feet;

Thence North, a distance of 1120.00 feet to a point in Section 12, said point being the Northwest corner of Plat X;

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LINEN PAPER CO.
LEDGER

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Thence East, a distance of 172.00 feet to the West line of Rock Creek Road;

Thence South, a distance of 35.31 feet;

Thence North 89° 34' 14" East, a distance of 33.00 feet to the Place of Beginning, and further known as the perimeter boundary of Plat XI.

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 O. Hedrick
Registered Surveyor # L.S. 295

(STATE OF NEBRASKA)
(DONALD O. HEDRICK)
(NO. LS-295)
(REGISTERED)
(LAND SURVEYORS)

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

PLAT NO. IX
Donald O. Hedrick, Surveyor
To:
Public

COMPARED

Filed: 30 July 1971 at: 2:55 P.M.
Betty Philpot, Register of Deeds
\$ 11.40

(PLAT IX FILED IN PLAT BOOK # 6, PAGES 74 & 75

B E A V E R L A K E P L A T I X

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 AGREED 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 FOTTAGE 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.

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LL BROWN & PAPER CO.
LINCOLN, NEB.

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