

BEAVER LAKE PLAT XVI

BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 13 EAST, 6TH PRINCIPAL MERIDIAN,
CASS COUNTY, NEBRASKA

LEGAL DESCRIPTION - BEAVER LAKE PLAT XVI

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

Beginning at the Southeast corner of Section 13;

Thence due North, a distance of 1662.64 feet;

Thence North 89° 32' 39" West, a distance of 30.00 feet;

Thence due North, a distance of 450.00 feet to a point of curvature;

Thence Northwardly by a curve to the right an arc distance of 273.97 feet to a point, said curve having a radius of 372.21, and a chord which bears North 21° 05' 12" East, 267.83 feet;

Thence North 47° 49' 36" West, a distance of about 217.6 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Westwardly along the meanderings of the 1050 contour line, a distance of about feet;

Thence North 72° 32' 56" West, a distance of about 297.2 feet;

Thence South 16° 27' 04" West, a distance of 15.00 feet;

Thence North 73° 32' 56" West, a distance of 150.41 feet;

Thence South 16° 27' 04" West, a distance of 363.94 feet to its intersection with a curve;

Thence Eastwardly by a curve to the right an arc distance of 59.79 feet to a point of tangency, said curve having a radius of 452.07 feet and a chord which bears South 77° 20' 01" East;

Thence South 16° 27' 04" West, a distance of 60.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 392.07 feet, an arc distance of 110.73 feet, the chord which bears North 81° 38' 23" West, a distance of 110.36 feet;

Thence North 89° 43' 50" West, a distance of 78.00 feet;

Thence South 4° 52' 49" West, a distance of 122.44 feet;

Thence South 16° 27' 04" West, a distance of 300.00 feet;

Thence North 89° 43' 50" West, a distance of 269.40 feet;

Thence South 0° 16' 10" West, a distance of 660.26 feet;

Thence South 89° 44' 53" West, a distance of 10.00 feet;

Thence South 5° 37' 29" East, a distance of 555.42 feet;

Thence South 15° 40' 57" East, a distance of 104.40 feet;

Thence North 39° 23' 03" East, a distance of 153.05 feet;

Thence South 15° 40' 57" East, a distance of 104.40 feet;

Thence North 58° 28' 00" East, a distance of 278.79 feet;

Thence North 48° 08' 16" East, a distance of 191.05 feet;

Thence South 1° 44' 00" East, a distance of 719.25 feet;

Thence North 89° 57' 00" East, a distance of 1666.90 feet to the place of beginning and further known as the perimeter of Plat XVI.

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 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 LOT PLANS 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. Sutton

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

VICE PRESIDENT Jesse E. Sutton

ASSISTANT SECRETARY Hazel Haver

STATE OF NEBRASKA

COUNTY OF CASS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE
S.S. Jesse E. Sutton
and Hazel Haver

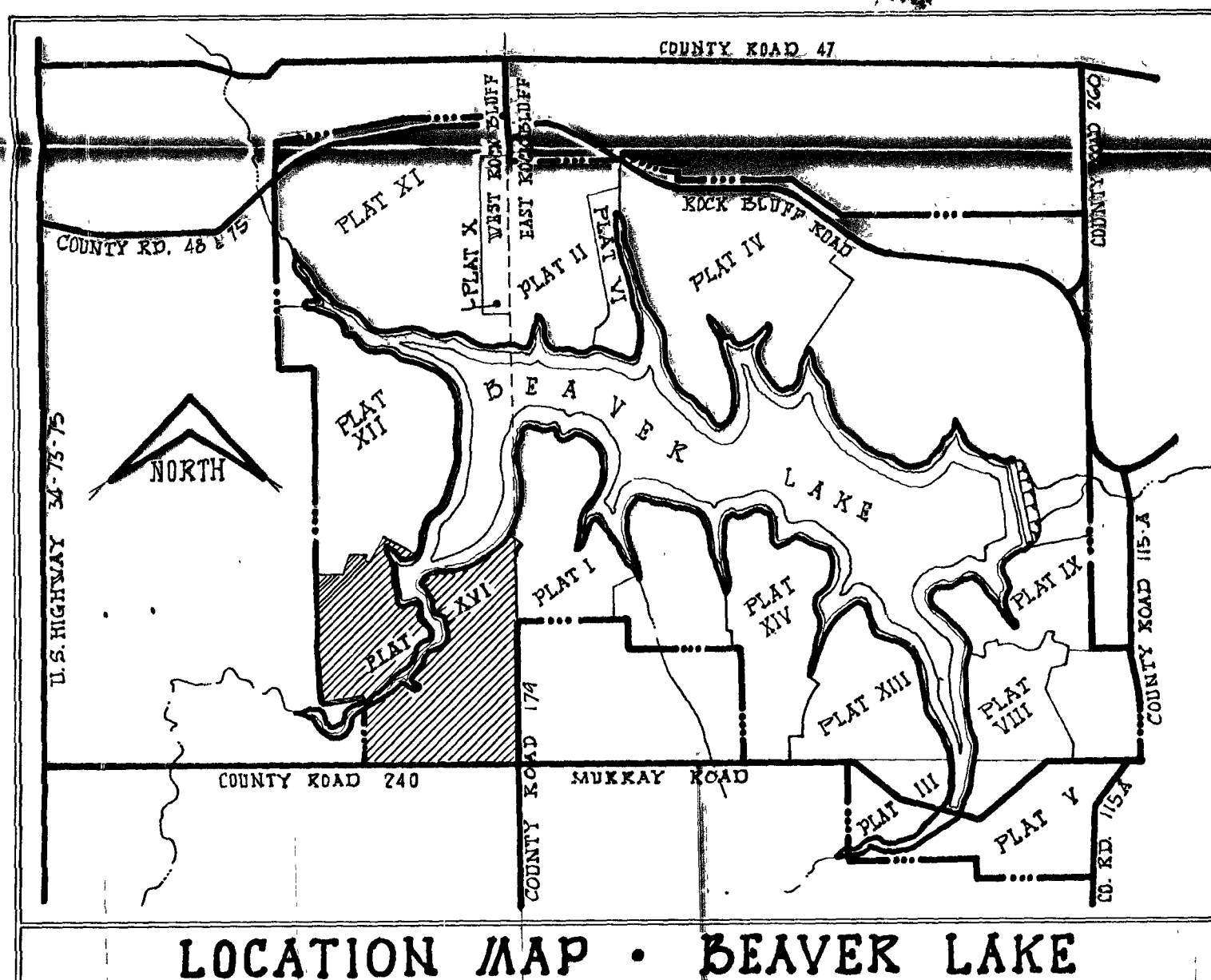
BEAVER LAKE CORPORATION - WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT SUCH SIGNING WAS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS, THE FREE AND CORPORATE ACT AND DEED OF BEAVER LAKE CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Plattsmouth, Neb. THIS DAY OF December 14, 1972.

NOTARY PUBLIC

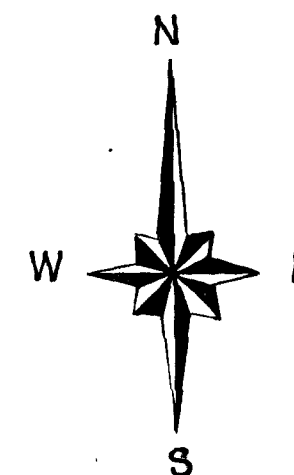
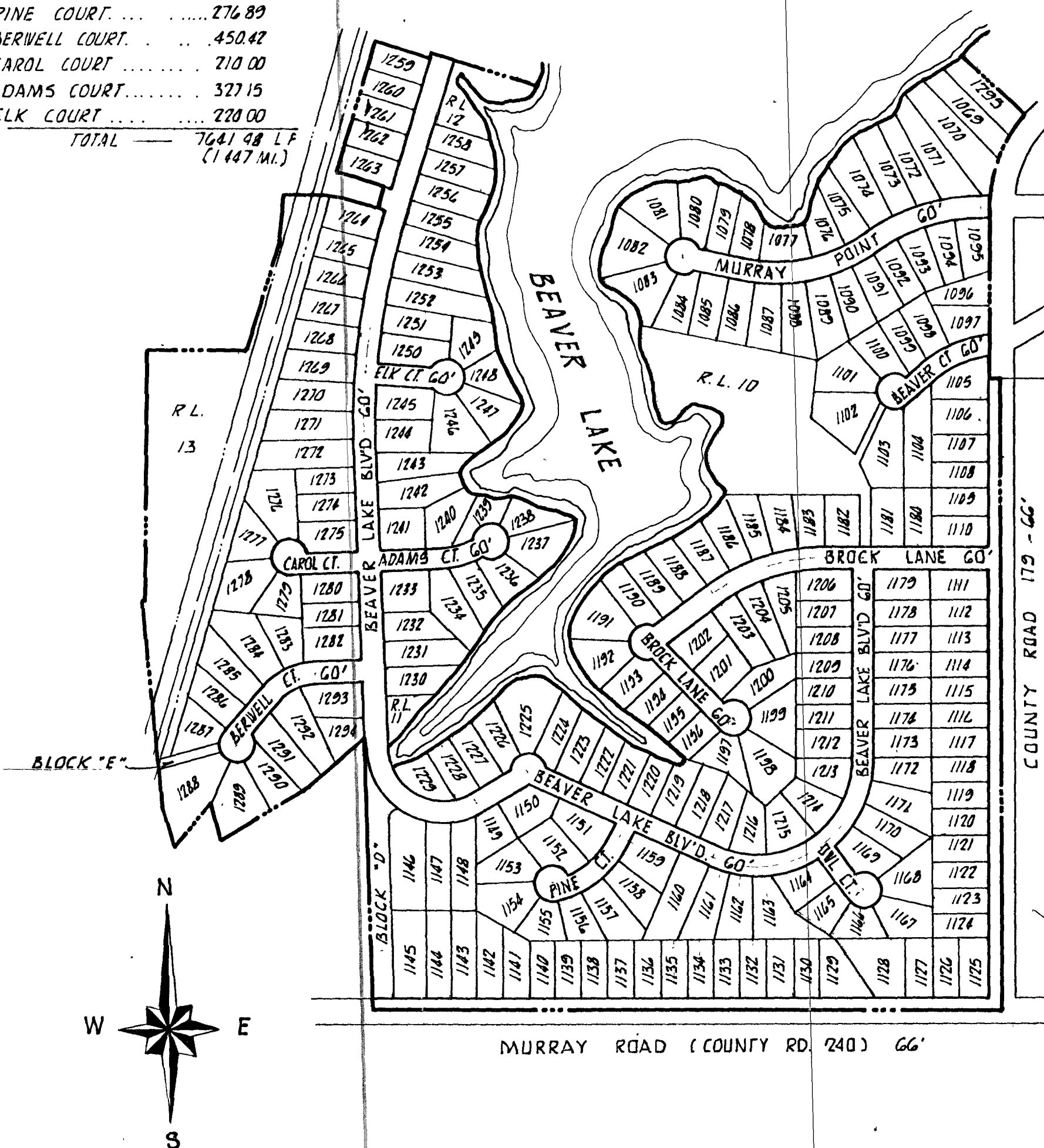
MY COMMISSION EXPIRES September 6, 1975

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 24th DAY OF December, 1972.

ZONING ADMINISTRATOR



STREET	LENGTH
MURRAY POINT	826.71
BEAVER COURT	318.02
BROCK LANE	1796.02
BEAVER LAKE BLVD.	3535.67
OWL COURT	160.00
PINE COURT	276.89
BERVELL COURT	450.42
CAROL COURT	210.00
ADAMS COURT	327.15
ELK COURT	220.00
TOTAL	7641.48 L.F. (1.47 MI.)



SCALE: 1" = 300'

0 150 300 500

NUMBER OF SUBLOTS — 227
NUMBER OF RESERVE LOTS — 4
NUMBER OF BLOCKS — 2

#113

State of Nebraska

Cass County

Entered on numerical index and filed for record in register of deeds office the 16th day of December, 1972 at 2:34 o'clock P.M. in Book 11 Page 87, 88, 89

on page 605 Fee \$ 16.40

By Betty Phillips Register of Deeds.

By Dwaine G. Steward Deputy

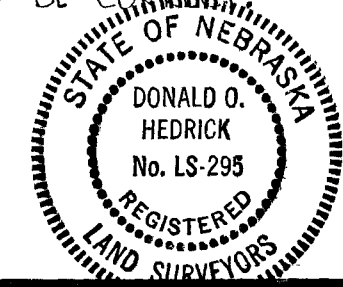
COMPARED

OWNER - SUBDIVIDER
BEAVER LAKE CORP.
P.O. BOX 489 PLATTSMOUTH, NEBRASKA 68040

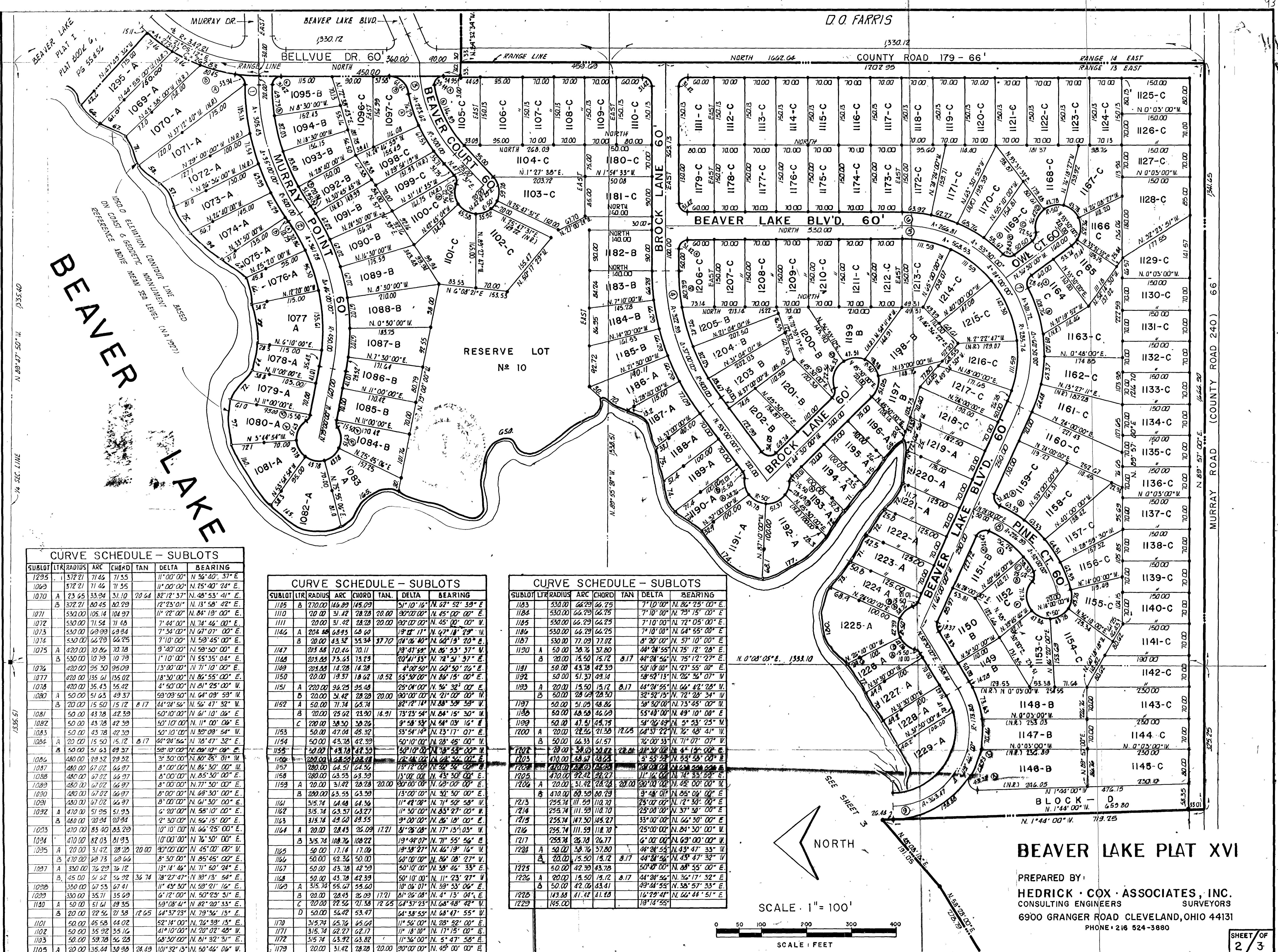
HEDRICK · COX · ASSOCIATES, Inc.
ENGINEERS SURVEYORS

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



BEAVER LAKE

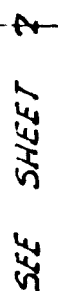
CURVE SCHEDULE - SUBLOTS

SUBLOT	LT	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
1295	A	372.21	71.46	71.55		11°00'00"	N 36°40'37" E
1069	B	372.21	71.46	71.55		11°00'00"	N 25°40'24" E
1070	A	23.65	33.94	31.10	70.64	82°12'37"	N 48°53'41" E
1071	B	372.21	80.45	80.29		12°25'01"	N 13°58'42" E
1072	A	530.00	105.14	104.97		11°12'00"	N 84°19'00" E
1073	A	530.00	69.99	69.84		7°44'00"	N 74°46'00" E
1074	A	530.00	69.99	69.84		7°34'00"	N 67°01'00" E
1075	A	420.00	10.86	10.78		9°40'00"	N 59°50'00" E
1076	A	530.00	10.79	10.79		1°10'00"	N 55°35'04" E
1077	A	420.00	95.30	95.09		13°00'00"	N 71°10'00" E
1078	A	420.00	135.61	135.02		18°30'00"	N 86°55'00" E
1079	A	420.00	35.43	35.42		4°50'00"	N 81°25'00" W
1080	A	50.00	51.63	49.37		59°09'50"	N 64°09'59" W
1081	B	50.00	15.50	15.12	8.17	44°24'56"	N 78°47'32" E
1082	A	50.00	43.78	42.39		50°10'00"	N 61°10'00" E
1083	A	50.00	43.78	42.39		50°10'00"	N 59°09'54" W
1084	A	20.00	15.50	15.12	8.17	44°24'56"	N 78°47'32" E
1085	A	50.00	51.63	49.37		59°09'50"	N 64°09'59" W
1086	A	480.00	29.32	29.32		3°30'00"	N 80°45'01" W
1087	A	480.00	67.02	66.97		8°00'00"	N 86°30'00" W
1088	A	480.00	67.02	66.97		8°00'00"	N 85°30'00" E
1089	A	480.00	67.02	66.97		8°00'00"	N 77°30'00" E
1090	A	480.00	67.02	66.97		8°00'00"	N 69°30'00" E
1091	A	480.00	67.02	66.97		8°00'00"	N 61°30'00" E
1092	A	470.00	51.95	51.95		2°20'00"	N 58°10'00" E
1093	A	480.00	20.24	20.24		2°30'00"	N 56°15'00" E
1094	A	470.00	83.40	83.29		10°10'00"	N 46°25'00" E
1095	A	470.00	82.03	81.93		10°00'00"	N 36°50'00" E
1096	A	470.00	49.73	49.64		8°30'00"	N 85°45'00" E
1097	A	330.00	76.29	76.12		13°14'46"	N 71°50'24" E
1098	B	45.00	61.52	54.92	34.74	78°27'47"	N 39°13'54" E
1099	A	330.00	67.53	67.41		11°43'30"	N 50°21'16" E
1100	A	330.00	35.71	35.69		6°12'00"	N 50°23'31" E
1101	A	50.00	51.61	49.35		59°08'44"	N 82°20'33" E
1102	A	50.00	22.56	21.38	12.65	64°37'23"	N 79°36'13" E
1103	A	50.00	45.58	44.02		52°18'00"	N 76°39'13" E
1104	A	50.00	35.92	35.16		41°10'00"	N 70°02'45" W
1105	A	50.00	59.78	56.28		68°30'00"	N 61°32'31" E
1106	A	20.00	35.44	30.98	24.49	101°32'13"	N 50°46'06" W

CURVE SCHEDULE - SUBLOTS


SUBLOT	LTR	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
1105	B	270.00	146.89	145.09		51°10'16"	N 02°52'39" E
1110		20.00	31.42	28.28	20.00	90°00'00"	N 45°00'00" E
1111			31.42	28.28	20.00	90°00'00"	N 45°00'00" E
1146	A	203.88	68.93	68.60		19°08'17"	N 67°18'29" W
	B	20.00	43.32	35.34	37.70	128°46'40"	N 60°19'20" E
1147		203.88	70.46	70.11		19°41'59"	N 66°53'37" E
1148		203.88	73.63	73.23		20°41'33"	N 72°51'37" E
1149		203.88	14.28	14.28		4°00'50"	N 60°50'26" E
1150		20.00	19.37	18.62	10.52	55°30'00"	N 86°15'00" E
1151	A	220.00	94.25	95.48		25°04'00"	N 36°32'00" E
	B	20.00	31.42	28.28	20.00	90°00'00"	N 21°00'00" W
1152	A	50.00	71.74	65.74		82°12'13"	N 88°53'53" W
	B	70.00	25.62	23.90	14.91	73°23'54"	N 84°15'30" W
	C	220.00	38.30	39.26		9°58'33"	N 93°03'16" E
1153		50.00	47.04	45.32		53°54'14"	N 23°17'07" E
1154		50.00	43.78	42.39		50°10'00"	N 28°45'00" W
1155		50.00	43.78	42.39		50°10'00"	N 28°45'00" W
1156		280.00	64.51	62.83		12°48'00"	N 62°36'00" E
1157		280.00	64.51	64.56		13°12'00"	N 59°36'00" E
1158		280.00	63.53	63.28		13°00'00"	N 43°50'00" E
1159	A	20.00	31.42	28.28	20.00	90°00'00"	N 69°00'00" E
	B	220.00	63.53	63.39		13°00'00"	N 30°30'00" E
1161		315.74	64.48	64.36		11°42'00"	N 71°50'58" W
1162		315.74	63.57	63.27		11°50'00"	N 83°27'27" W
1163		315.74	49.60	49.55		9°00'00"	N 86°18'00" E
1164	A	20.00	28.45	26.09	17.21	81°28'28"	N 77°15'03" E
	B	315.74	108.76	108.22		19°44'07"	N 71°55'56" E
1165		50.00	17.14	17.06		19°38'27"	N 64°19'16" W
1166		50.00	52.36	50.00		68°00'00"	N 86°08'27" W
1167		50.00	43.78	42.39		50°10'00"	N 39°46'33" E
1168		50.00	43.78	42.39		50°10'00"	N 11°23'27" W
1169	A	315.74	58.67	55.60		10°06'07"	N 39°53'06" E
	B	20.00	28.45	26.09		81°26'28"	N 4°13'04" E
	C	20.00	22.61	21.58	12.65	64°37'23"	N 68°48'42" W
	D	50.00	54.42	53.47		64°38'55"	N 68°47'55" W
1170		315.74	65.76	65.64		11°56'00"	N 28°52'00" E
1171		315.74	62.27	62.17		11°18'00"	N 71°15'00" E
1172		315.74	63.92	63.82		11°36'00"	N 5°47'58" E
1173		20.00	31.42	28.28	20.00	90°00'00"	N 45°00'00" E

10500 ELEVATION CONTOUR LINE BASED
ON COAST & GEODETIC MONUMENT
REFERENCE: ABOVE MEAN SEA LEVEL (N.A. 1927)



CURVE SCHEDULE - SUBLOTS							
SUBLOT	LTR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
		1941.26	72.31	72.30		2° 08' 00"	N 15° 15' 04" E
1252		1941.26	72.31	72.30		2° 08' 00"	N 15° 15' 23" E
1253		1941.26	72.31	72.30		2° 08' 00"	N 15° 15' 23" E
1254		1941.26	72.31	72.30		2° 08' 00"	N 15° 15' 23" E
1263	A	2020.31	31.42	28.28	20.00	30° 00' 00"	N 61° 27' 04" E
	B	452.07	59.79	59.74		7° 34' 38"	N 17° 20' 01" E
1264	A	392.07	59.84	59.79		8° 44' 43"	N 77° 55' 18" W
	B	2020.31	31.42	28.28	20.00	30° 00' 00"	N 28° 32' 56" W
	C	2020.31	10.50	10.50		2° 01' 04"	N 15° 26' 40" E
1265		2020.31	75.71	75.70		2° 10' 00"	N 13° 21' 00" E
1266		2020.31	75.71	75.70		2° 10' 00"	N 11° 11' 00" E
1267		2020.31	75.71	75.70		2° 10' 00"	N 9° 01' 00" E
1268		2020.31	75.71	75.70		2° 10' 00"	N 6° 51' 00" E
1269		2020.31	75.71	75.70		2° 10' 00"	N 4° 41' 00" E
1270		2020.31	75.71	75.70		2° 10' 00"	N 2° 31' 00" E
1271		2020.31	75.71	75.70		2° 10' 00"	N 0° 21' 00" E
1272		2020.31	34.94	34.94		1° 00' 00"	N 1° 14' 17" W
1275	A	20.00	31.42	28.28	20.00	30° 00' 00"	N 45° 16' 00" E
	B	20.00	22.64	21.38	12.65	64° 37' 25"	N 59° 25' 17" W
	C	50.00	35.82	35.06		41° 02' 41"	N 37° 57' 59" W
1276		50.00	42.36	50.00		60° 00' 00"	N 81° 50' 41" E
1277		50.00	48.87	46.95		50° 00' 00"	N 23° 50' 42" E
1278		50.00	43.78	42.39		50° 10' 00"	N 29° 14' 19" W
1279		50.00	32.65	32.07		37° 24' 41"	N 73° 01' 40" W
1280		20.00	31.42	28.28	20.00	30° 00' 00"	N 46° 44' 00" W

CURVE SCHEDULE - RESERVED LOTS						
LOT NO	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
10	50.00	20.58	20.43		73° 34' 42"	N 57° 25' 08" W
13	392.07	50.89	50.85		7° 26' 11"	N 86° 02' 46" W
BLK "D"	203.88	198.88	191.09		55° 53' 21"	N 28° 40' 40" W
BLK "E"	50.00	32.17	31.62		36° 52' 11"	N 3° 34' 21" E



NORTH



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

605

30027-REDFIELD & COMPANY, INC., OMAHA

07

Thence North 0°/05" East, a distance of 330.00 feet to a point;
Thence North 89° 32' 39" West, a distance of 12.86 feet to a point;
Thence North 0° 27' 21" East, a distance of 210.00 feet to a point;
Thence North 89° 32' 39" West, a distance of 65.00 feet to a point of curvature;
Thence Northwest by a curve deflecting to the right, an arc distance of 31.42 feet, said curve having a radius of 20.00 feet and a chord which bears North 44° 32' 39" West, a distance of 28.28 feet to a point of tangency;
Thence North 0° 27' 21" East, a distance of 165.00 feet to a point of curvature;
Thence Northwest by a curve deflecting to the left, an arc distance of 31.37 feet, said curve having a radius of 134.60 feet and a chord which bears North 6° 13' 12" West, a distance of 31.30 feet to a point;
Thence North 70° 24' 14" East, a distance of about 170.0 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;
Thence along the meandering line of the 1050 contour line a distance of about 2970 feet to a point;
Thence South 2° 00' 00" West, a distance of about 160.0 feet to a point;
Thence South 0° 27' 01" West, a distance of 265.00 feet;
Thence South 83° 32' 59" East, a distance of 5.00 feet;
Thence South 0° 27' 01" West, a distance of 180.00 feet to the principal place of Beginning and further known as the perimeter Boundary of Plat XV.

NUMBER OF SUBLOTS - 94
NUMBER OF RESERVE LOTS - 1

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

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)

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

PLAT NO. 16
Donald O. Hedrick, Surveyor
To: Public
Public
Filed: 16 December 1971 at: 2:34 P.M.
Betty Philpot, Register of Deeds
\$ 16.40
COMPARED
(PLAT FILED IN PLAT BOOK NO. 6, PAGES 87, 88, & 89)

BEAVER LAKE PLAT XVI
BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 13 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

FLEXIBLE HINGE
PATENTED
LL BROWN & SONS
PAPER CO
LINEN
LEADER

Blue Border
100% LINEN LEDGER

FLEXIBLE HINGE
LL BROWN & BARTON
NEW YORK

STATE OF NEBRASKA)
) S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE
COUNTY OF CASS)

Blue Borden

30027—REDFIELD & COMPANY, INC., OMAHA

PERSONALLY APPEARED THE BEFORENAMED. Jesse E. Sutton and Hazel Haner 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, Neb. THIS DAY OF December 14, 1971.

	(DAN H. HUEBNER)
Dan H. Huebner	(GENERAL NOTARY)
NOTARY PUBLIC	(COMMISSION EXPIRES)
	(SEPT. 6, 1975)
MY COMMISSION EXPIRES September 6, 1975	(STATE OF NEBRASKA)

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 14th DAY OF December, 1971.

F. L. Rotter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION - BEAVER LAKE PLAT XVI

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

Beginning at the Southeast corner of Section 13;

Thence due North, a distance of 1662.64 feet;

Thence North 89° 32' 39" West, a distance of 30.00 feet;

Thence due North, a distance of 450.00 feet to a point of curvature;

Thence Northwardly by a curve to the right an arc distance of 273.97 feet to a point, said curve having a radius of 372.21, and a chord which bears North 21° 05' 12" East, 267.83 feet;

Thence North 47° 49' 36" West, a distance of about 217.6 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Westwardly along the meanderings of the 1050 contour line, a distance of aboutfeet;

Thence North 72° 32' 56" West, a distance of about 297.2 feet;

Thence South 16° 27' 04" West, a distance of 15.00 feet;

Thence North 73° 32' 56" West, a distance of 150.41 feet;

Thence South 16° 27' 04" West, a distance of 363.94 feet to its intersection with a curve;

Thence Eastwardly by a curve to the right an arc distance of 59.79 feet to a point of tangency, siad curve having a radius of 452.07 feet and a chord which bears South 77° 20' 01" East;

Thence South 16° 27' 04" West, a distance of 60.00 feet to a point of curvature;

Thence along a curve to the left having a radius of 392.07 feet, an arc distance of 110.73 feet, the chord which bears North 81° 38' 23" West, a distance of 110.36 feet;

Thence North 89° 43' 50" West, a distance of 78.00 feet;

Thence South 4° 52' 49" West, a distance of 122.44 feet;

Thence South 16° 27' 04" West, a distance of 300.00 feet;

Thence North 89° 43' 50" West, a distance of 269.40 feet;

Thence South 0° 16' 10" West, a distance of 660.26 feet;

Thence South 89° 44' 53" West, a distance of 10.00 feet;

Thence South 5° 37' 29" East, a distance of 555.42 feet;

Thence South 15° 40' 57" East, a distance of 104.40 feet;

Thence North 39° 23' 03" East, a distance of 153.05 feet;

Thence South 15° 40' 57" East, a distance of 104.40 feet;

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MISCELLANEOUS RECORD, No. 11

30027-REDFIELD & COMPANY, INC., OMAHA

Thence North 58° 28' 00" East, a distance of 278.79 feet;
Thence North 48° 08' 16" East, a distance of 191.05 feet;
Thence South 1° 44' 00" East, a distance of 719.25 feet;
Thence North 89° 57' 00" East, a distance of 1666.90 feet to the place of beginning and further known as the perimeter of Plat XVI.

NUMBER OF SUBLOTS - 227
NUMBER OF RESERVE LOTS - 4
NUMBER OF BLOCKS - 2

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

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

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

LEASE
Wa Con Da Lake, Inc. COMPARED Filed 21 December 1971 at 10:00 A. M.
To: Book 11 page 608
Gene E. Malone et ux Betty Philpot, Register of Deeds
\$6.25

LEASE

THIS AGREEMENT made and entered into this 5th day of August 1966, between WA CON DA LAKE, INC., a Nebraska Corporation, hereinafter referred to as "Lessor", and Gene E. Malone & Donna L. Malone, 3122 South 106th Street, Omaha, husband and wife, with full rights of survivorship, hereinafter referred to as "Lessee".

WITNESSETH, that the Lessor does hereby lease and demise to the Lessee Cabin Lot No.(s) 222, located upon the Lessor's property which is commonly referred to as WA CON DA LAKE, located in the:

Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Eight (8), Township Ten (10), North, Range Fourteen (14), East of the 6th P.M., in Cass County Nebraska, according to the plat of said property, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

NOW, THEREFORE, in consideration of the premises and the rental hereinafter provided, the Lessor has leased unto Lessee, and Lessee leases from the Lessor said Cabin Lots for the period commencing August 15th 1966 and terminating on the 14th day of August 19 2060.

The Lessee hereby agrees to pay as rental for said described leased premises the sum of \$600.00 per year, in advance, commencing August 15th 1966, and a like sum on the same day of each year, which rental shall continue for a period of 94 years from August 15th 1966, and to be paid to said Lessor, or its duly authorized agent or assignee, The rent hereinabove provided for shall be adjusted in the years 1965, 1970, and in eabh year ending in "5" and "0" during the duration

Blue Border
100% LINEN LEDGER