

BEAVER LAKE PLAT I

BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 13 EAST,
AND OF SECTION 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:

- 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".
- 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".
- 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".
- 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".
- 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.
- WE, THE OWNERS, HEREBY EXCEPT, 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.
- 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.
- 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: Kenneth Gorman
Leo Joseph

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

BEAVER LAKE CORPORATION

PRESIDENT Kenneth Gorman VICE PRESIDENT Leo Joseph

STATE OF NEBRASKA) S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE BEFORE NAMED, Kenneth Gorman and Leo Joseph

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 November 20, 1970.

Donna Schuyman
NOTARY PUBLIC

MY COMMISSION EXPIRES October 29, 1974

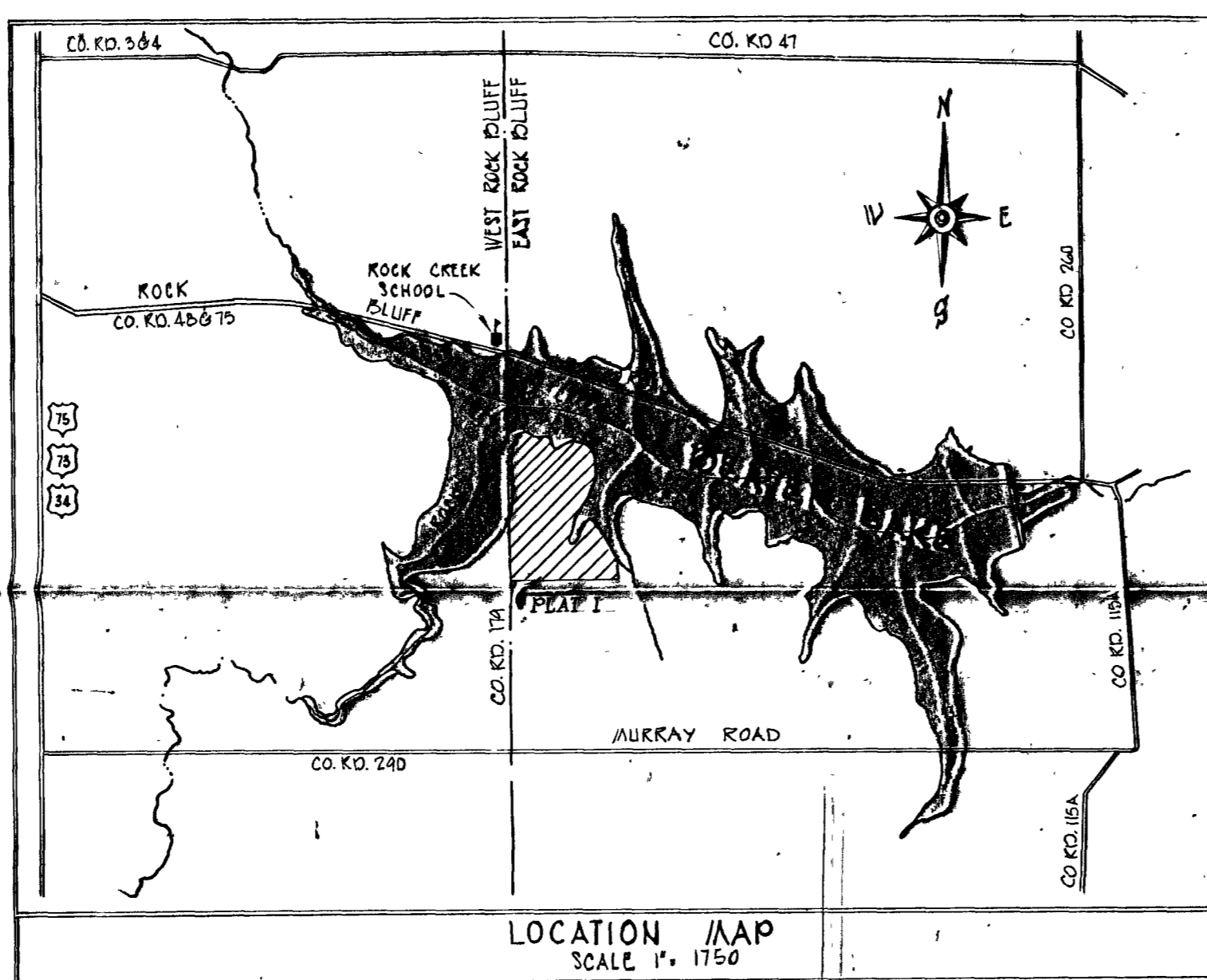
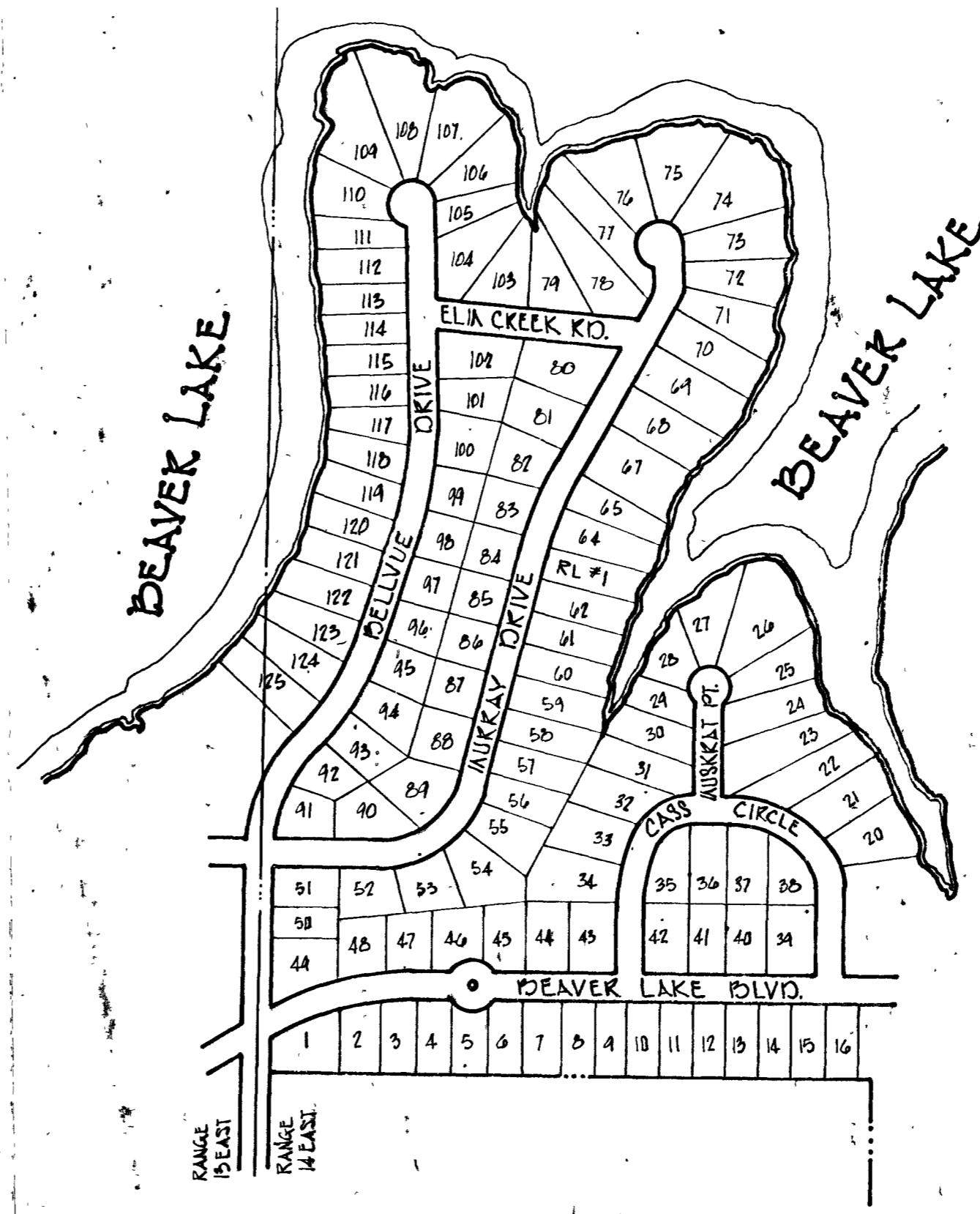
APPROVED BY THE CASS COUNTY ZONING ADMINISTRATION THIS 20th DAY OF NOVEMBER, 1970.

Francis L. Rotter
ZONING ADMINISTRATION

LEGAL DESCRIPTION OF BEAVER LAKE PLAT I

A tract of land lying in Section 13, Township 11 North, Range 13 East and Section 18, Township 11 North, Range 14 East of the Sixth Prime Meridian, Cass County, Nebraska, and being more particularly bounded and described as follows:

- Beginning at a point on the Easterly line of said Section 13, distant North 1662.64 feet from the Southeast corner of said Section 13;
- Thence South 89° 32' 39" East, a distance of 1279.55 feet to a point;
- Thence North 00° 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 curve;
- Thence Northwesterly 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 tangent;
- Thence North 00° 27' 21" East, a distance of 165.00 feet to a point of curvature;
- Thence Northwesterly along the arc of 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 06° 13' 12" West, a distance of 31.30 feet to a point.
- Thence North 77° 06' 14" East, a distance of about 208.00 feet to its intersection with the 1050 contour line as based on the U. S. Geodetic Surveys dated 1927;
- Thence along the meandering line of the 1050 contour line a total distance of about 4,695.00 feet to a point;
- Thence South 37° 30' 00" East, a distance of 317.00 feet to a point;
- Thence South along a line parallel to a distant 30.00 feet by rectangular measurement from the Easterly line of said Section 13, a distance of 510.00 feet to a point;
- Thence South 89° 32' 39" East, a distance of 30.00 feet to the place of beginning and being further known as the perimeter boundary of Beaver Lake Plat I.



#22
Francis L. Rotter, Surveyor
Public
State of Nebraska }
Cass County }
Entered on numerical index and filed for record in register of deeds office the 20th day of December, 1970. \$11.00
Vol. 47, Page 11. Plat 1 of 2 - 56
Page 45
Betty P. Hilpert, Register of Deeds
By: Francis L. Rotter Deputy
Sheet 83
Beaver Lake Corp.

OWNER & SUBDIVIDER
BEAVER LAKE CORP.
PLATTSMOUTH, NEBRASKA

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. ■ INDICATES PERMANENT MONUMENT

HEDRICK · COX · DANCILL & ASSOCIATES
ENGINEERS SURVEYORS

Francis L. Rotter
REGISTERED SURVEYOR #LS.253

NUMBER OF SUBLOTS 120
NUMBER OF RESERVED LOTS 1

- DENOTES IRON PIN SET
- △ DENOTES TACKED HUB SET
- DENOTES PERMANENT CONCRETE MONUMENT. (SEE NOTE ABOVE)

30027—REDFIELD & COMPANY, INC., OMAHA

PLAT
Francis L. Rotter, Surveyor
To:
Public

COMPARED

Filed: 3 December 1970
Betty Philpot, Register of Deeds
\$ 11.25

(PLAT FILED IN PLAT BOOK NO. 6, PAGE 55 & 56)

BEAVER LAKE - PLAT I
BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 13 EAST,
AND OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 14 EAST
6TH PRINCIPAL MERIDIAN
CASS COUNTY, NEBRASKA

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BEAVER LAKE CORPORATION

BY: Kenneth F Gorman

Leo Joseph

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

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BEAVER LAKE CORPORATION

PRESIDENT Kenneth F Gorman VICE PRESIDENT Leo Joseph

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

STATE OF NEBRASKA) S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE
COUNTY OF CASS) BEFORE NAMED. Kenneth Gorman and Leo Joseph 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 November 20, 1970.

(DAWN SCHRYNEMAKERS)
(GENERAL NOTARY)
(STATE OF NEBRASKA)

Dawn Schrynemakers
NOTARY PUBLIC

MY COMMISSION EXPIRES October 29, 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATION THIS 20th DAY OF November, 1970

Francis L. Rotter
ZONING ADMINISTRATION

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Blue Border
100% LINEN LEDGER

426

MISCELLANEOUS RECORD, No. 11

30027-REDFIELD & COMPANY, INC., OMAHA

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OWNER & SUBDIVIDER

BEAVER LAKE CORP.
PLATTSMOUTH, NEBRASKA

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.
■ indicated permanent monument

NUMBER OF SUBLOTS 120

NUMBER OF RESERVED LOTS 1

HEDRICK-COX-DANCULL & ASSOCIATES
Engineers Surveyors

(NEBRASKA REGISTERED)
(LAND SURVEYOR LS-253)
(FRANCIS L ROTTER)

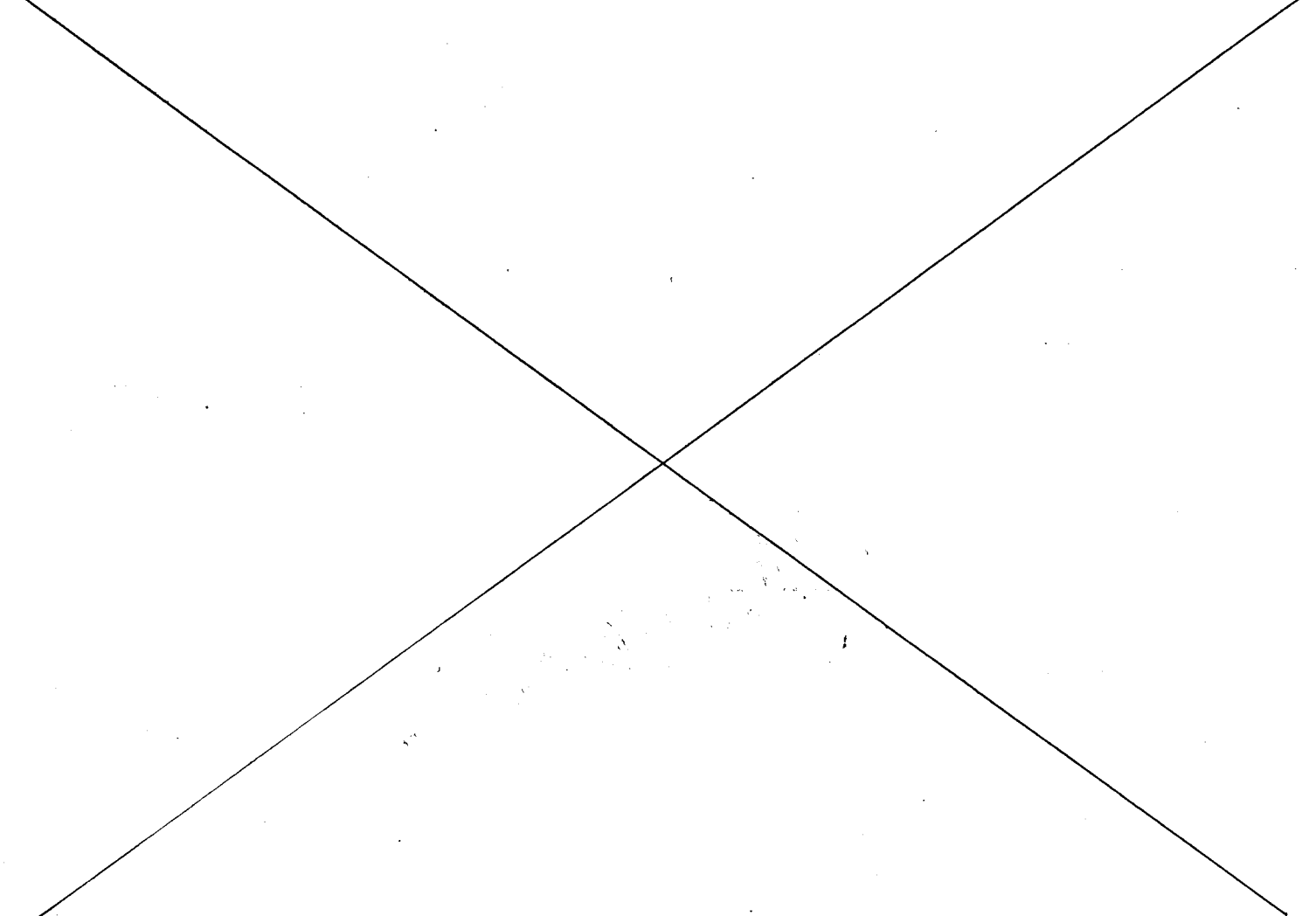
Francis L. Rotter
REGISTERED SURVEYOR # L.S. 253

SHEET 1 OF 2

BEAVER LAKE - PLAT I

Prepared By HEDRICK-COX-DANCULL & ASSOCIATES
Engineers & Surveyors
6900 Granger Road
Cleveland, Ohio 44131

SHEET 2 OF 2



Blue Border
100% LINEN LEDGER