

# BEAVER LAKE PLAT II

BEING A SUBDIVISION OF PART OF SECTION 7 & 18, TOWNSHIP 11 NORTH, RANGE 14 EAST,  
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.
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. 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.
  6. 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.
  7. 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.
  8. 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.

**LEGAL DESCRIPTION OF BEAVER LAKE PLAT II**

A tract of land lying in Section 7 and Section 18, Township 11 North, Range 14 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows:

Beginning at the Southwest corner of Section 7,

Thence North along the westerly line of said Section 7, a distance of 664.32 feet to a point,

Thence South 89° 09' 33" East, a distance of 1306.34 feet to a point on the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 7;

Thence South 00° 09' 06" West, a distance of 322.68 feet to a point,

Thence South 79° 11' 52" West, a distance of 174.24 feet to a point,

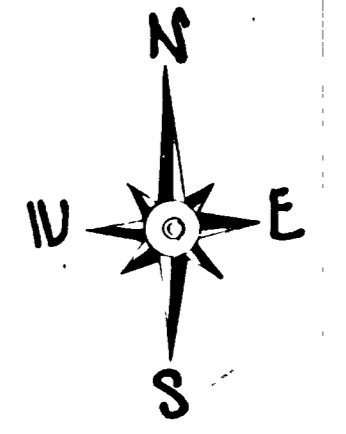
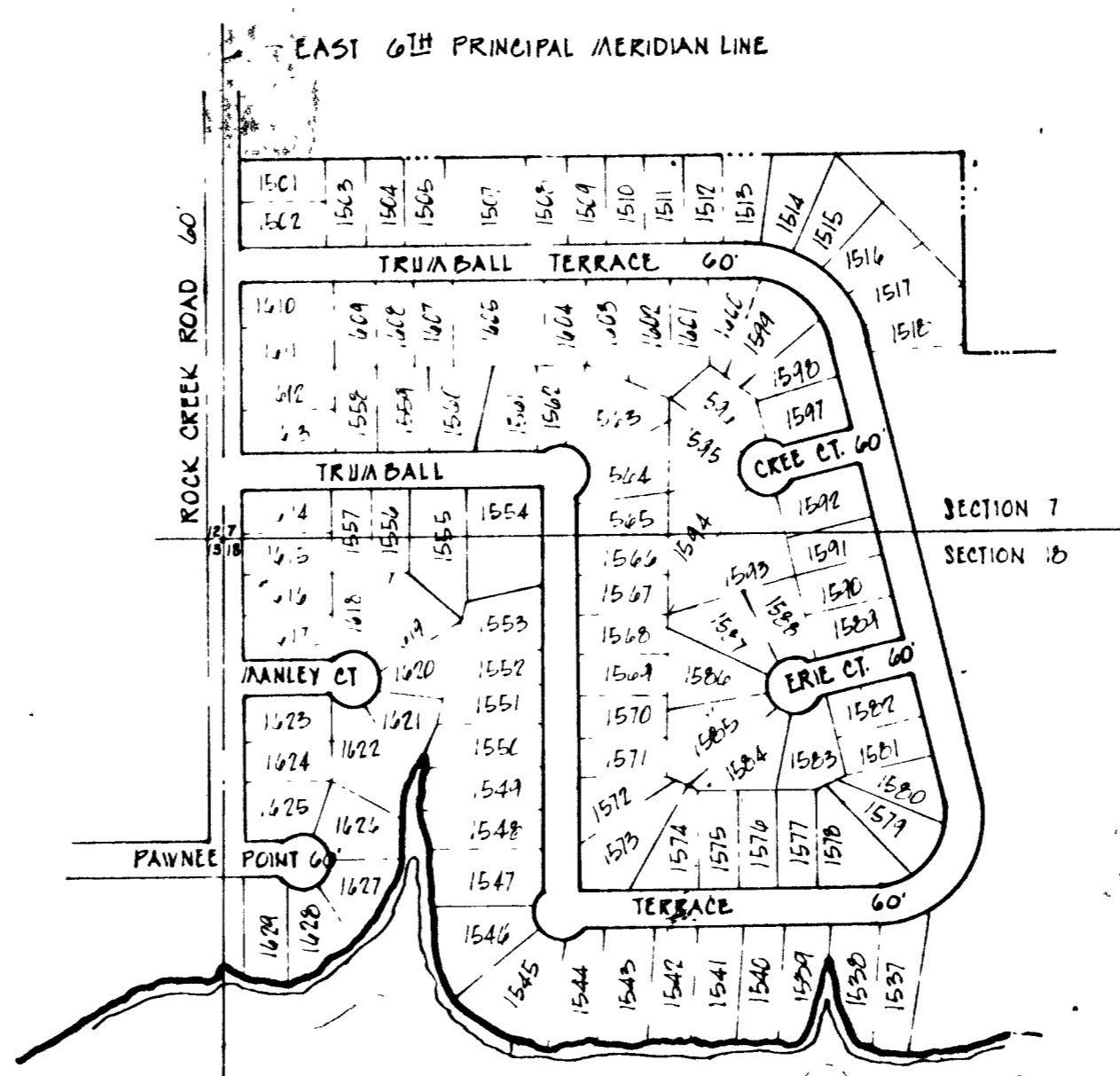
Thence South 10° 48' 08" East, a distance of 773.55 feet to a point of curvature,

Thence Southwesterly along a curve deflecting to the right, an arc distance of 246.58 feet, said arc has a radius of 184.01 feet and a chord which bears South 27° 35' 13" West, a distance of 224.54 feet to a point,

Thence South 09° 00' 00" West, a distance of about 242.00 feet to its intersection with the 1050 contour line based on the U.S. Geodetic Surveys dated 1913,

Thence generally westerly along the meandering 1050 contour line, a total distance of about 2051.00 feet to the intersection of said contour line with the westerly line of Section 18;

Thence North along said westerly line of Section 18, a distance of about 875.00 feet to the place of beginning and being further known as a perimeter boundary of Beaver Lake Plat II.



SCALE: 1" = 300'  
SCALE: FEET

BEAVER LAKE CORPORATION  
BY: Kenneth F. Souman  
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 F. Souman VICE PRESIDENT Leo Joseph

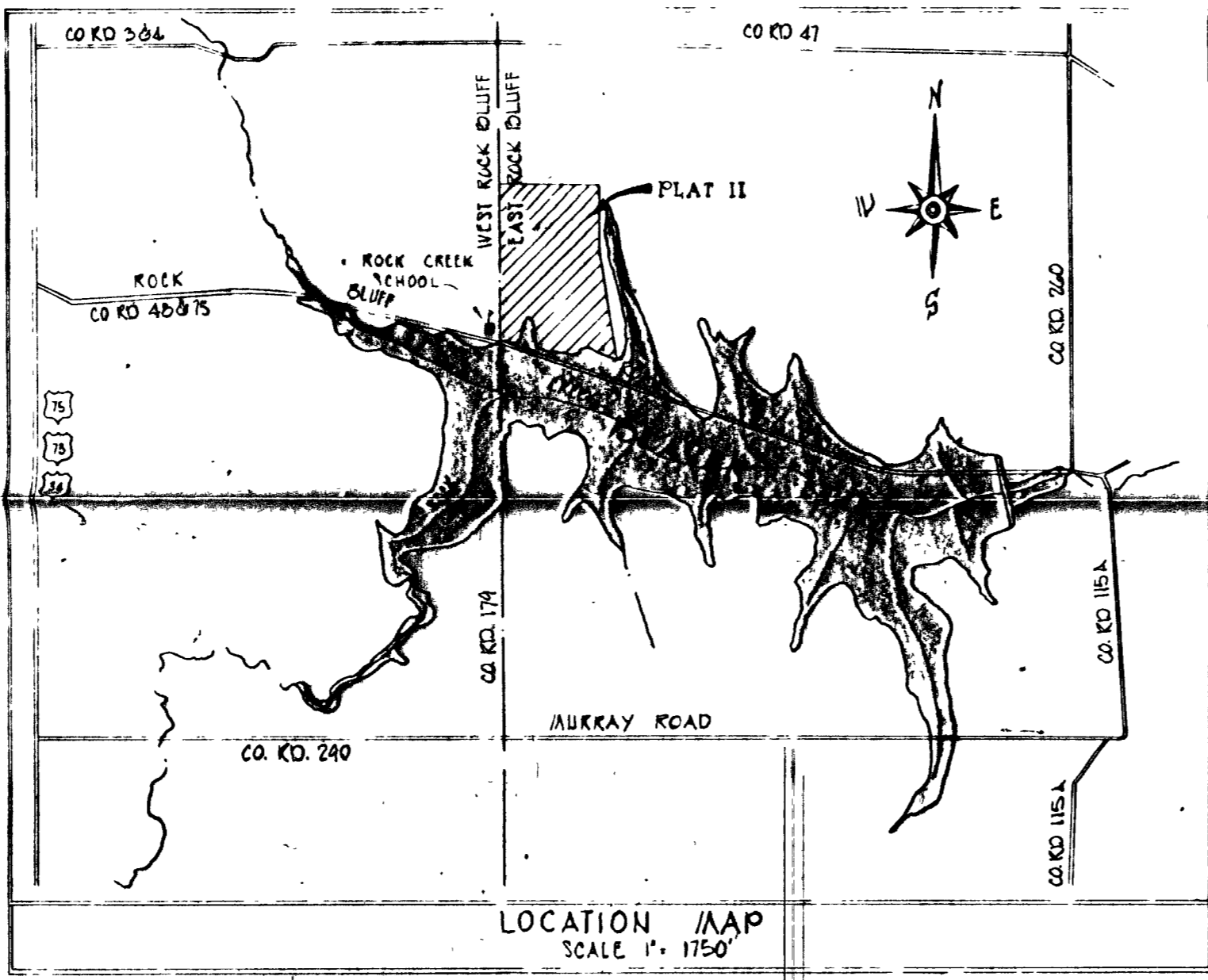
STATE OF NEBRASKA } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE BEFORE NAMED: Kenneth F. Souman & Leo Joseph

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, 1972.

Dawn Schymanski  
NOTARY PUBLIC  
October 29, 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATION THIS 20th DAY OF NOVEMBER, 1972.

Francis L. Potter  
ZONING ADMINISTRATION



NUMBER OF SUBLOTS 104  
NUMBER OF RESERVED LOTS 0

#23  
Francis L. Potter, Surveyor  
Public's COMPARED  
State of Nebraska }  
Cass County }  
Entered on numerical index and filed for record in register of deeds office the 20th day of November, 1972, at 11:46 a.m. in Book 11, 657-58 on page 441. Fee \$ 10.20.  
Betty R. Peltz  
Register of Deeds.  
By \_\_\_\_\_ Deputy

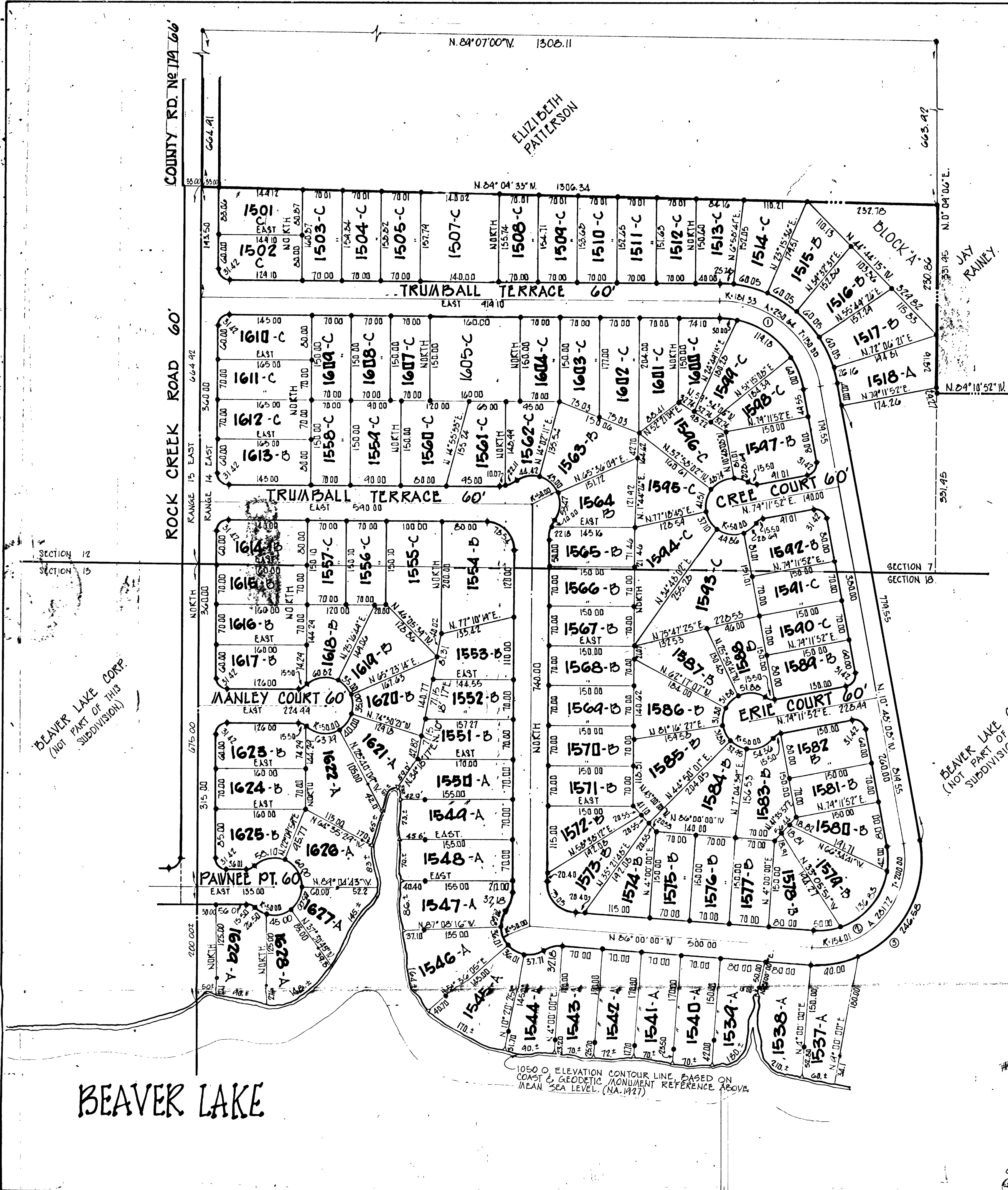
OWNER & SUBDIVIDER  
**BEAVER LAKE CORP.**  
PLATTSMOUTH, NEBRASKA

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS ARE SHOWN OR SET AS NOTED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT. ■ INDICATES PERMANENT MONUMENT

**HEDRICK COX DANCULL & ASSOCIATES**  
ENGINEERS SURVEYORS  
Francis L. Potter  
REGISTERED SURVEYOR # LS 255

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





**CURVE SCHEDULE - SUBLOTS**

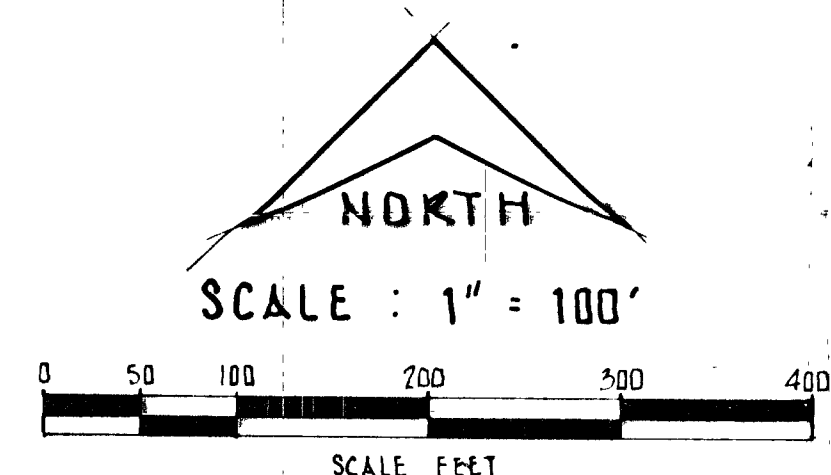
SUBLOT	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING	
1502	20.00	31.42	28.20	20.00	40°00'00"	N.45°00'00" W.	
1515	211.55	25.74	25.72		6°58'41"	N.86°31'14" W.	
1514	211.55	20.05	59.85		16°16'55"	N.74°52'52" W.	
1515	211.55	60.05	59.85		16°16'55"	N.58°55'57" W.	
1516	211.55	60.05	59.85		16°16'55"	N.42°19'02" W.	
1517	211.55	60.05	59.85		16°16'55"	N.26°02'07" W.	
1518	211.55	26.16	26.14	15.10	7°05'31"	N.14°20'21" W.	
1537	154.01	40.00	89.11		28°01'25"	N.74°59'07" E.	
1544	A	50.00	57.6	31.62		36°52'12"	N.75°33'54" E.
1544	B	50.00	57.1	36.82		43°12'36"	N.78°44'07" E.
1545	50.00	36.01	35.23		41°15'40"	N.59°01'45" W.	
1546	50.00	36.01	35.23		41°15'34"	N.17°46'06" W.	
1547	A	50.00	24.65	24.24		34°08'27"	N.14°51'58" E.
1547	B	50.00	52.15	31.62		36°52'12"	N.18°26'06" W.
1554	50.00	76.54	70.71	50.00		40°00'00"	N.45°00'00" W.
1561	50.00	10.07	10.05		11°52'13"	N.84°13'54" E.	
1562	50.00	27.11	21.45		25°14'52"	N.65°47'48" E.	
1563	50.00	44.42	42.46		50°54'22"	N.78°35'00" E.	
1565	50.00	45.00	43.50		51°33'58"	N.50°10'50" W.	
1564	A	50.00	63.47	50.35		61°16'02"	N.6°14'10" E.
1564	B	50.00	10.00	4.28		11°27'33"	N.31°08'28" E.
1565	50.00	22.16	22.00		25°24'59"	N.12°42'20" E.	
1573	50.00	75.05	68.20		86°00'00"	N.49°00'00" W.	
1576	124.01	50.00	49.66		23°04'05"	N.82°28'38" E.	
1574	124.01	136.65	138.00		63°13'11"	N.59°17'20" E.	
1580	124.01	40.00	39.85		18°25'52"	N.1°33'17" W.	
1582	A	20.00	31.42	28.20		40°00'00"	N.55°48'08" W.
1583	B	20.00	15.50	15.12		44°24'56"	N.57°00'34" E.
1583	C	50.00	54.36	51.72		62°11'47"	N.68°55'24" E.

**CURVE SCHEDULE - SUBLOTS**

SUBLOT	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING	
1584	50.00	52.95	32.58		37°45'22"	N.64°02'40" W.	
1585	50.00	31.80	31.27		36°26'26"	N.76°56'48" W.	
1586	50.00	31.80	31.27		36°26'26"	N.9°29'48" E.	
1587	50.00	31.80	31.27		36°26'26"	N.48°58'06" E.	
1588	A	50.00	51.88	49.54		59°27'33"	N.86°08'37" W.
1588	B	20.00	15.50	15.12	8.17	44°24'56"	N.78°56'50" W.
1589	A	20.00	31.42	28.20		40°00'00"	N.34°11'52" E.
1592	A	20.00	31.42	28.20		40°00'00"	N.55°48'08" W.
1592	B	20.00	15.50	15.12	8.17	44°24'56"	N.57°00'34" E.
1592	C	50.00	28.69	28.50		32°52'46"	N.51°12'41" E.
1593	50.00	44.66	47.82		57°05'25"	N.83°46'10" W.	
1594	50.00	37.10	36.25		42°58'45"	N.53°56'37" W.	
1595	50.00	41.51	40.35		47°34'10"	N.11°05'30" E.	
1596	50.00	46.74	46.85		55°51'10"	N.62°48'30" E.	
1597	A	50.00	28.69	28.50		32°52'46"	N.72°48'57" W.
1597	B	20.00	15.50	15.12	8.17	44°24'56"	N.78°56'50" W.
1597	C	20.00	31.42	28.20		40°00'00"	N.34°11'52" E.
1598	50.00	60.00	59.61		22°45'00"	N.22°04'25" W.	
1599	50.00	114.18	116.12		49°07'21"	N.56°04'44" W.	
1600	50.00	50.00	24.45		11°21'51"	N.84°19'48" W.	
1610	40.00	30.00	28.20	20.00		40°00'00"	N.45°00'00" E.
1615	20.00	31.42	28.20	20.00		40°00'00"	N.45°00'00" W.
1614	20.00	31.42	28.20	20.00		40°00'00"	N.45°00'00" E.
1617	A	20.00	31.42	28.20		40°00'00"	N.45°00'00" E.
1617	B	20.00	15.50	15.12	8.17	44°24'56"	N.67°48'42" E.
1618	50.00	60.82	57.14		61°41'44"	N.88°25'40" E.	
1619	50.00	35.00	34.24		40°06'25"	N.44°34'54" W.	
1620	50.00	35.00	34.24		40°06'25"	N.4°33'34" W.	
1621	50.00	40.00	38.44		46°50'12"	N.38°24'45" E.	
1622	50.00	63.74	59.54		73°05'04"	N.82°07'21" W.	
1623	A	20.00	15.50	15.12	8.17	44°24'56"	N.67°48'42" E.
1623	B	20.00	31.42	28.20		40°00'00"	N.45°00'00" E.
1625	A	20.00	31.42	28.20		40°00'00"	N.45°00'00" W.
1625	B	50.00	58.10	54.89		66°34'54"	N.78°52'14" E.
1626	50.00	60.00	56.46		68°45'10"	N.33°27'22" W.	
1627	50.00	45.00	43.50		51°33'58"	N.26°42'16" E.	
1628	50.00	45.00	43.50		51°33'58"	N.78°16'14" E.	
1629	A	50.00	26.50	26.14		30°21'47"	N.68°45'16" W.
1629	B	20.00	15.50	15.12	8.17	44°24'56"	N.67°48'42" W.

**CURVE SCHEDULE - CENTERLINES**

CURVE NO	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
1	181.35	260.64	231.16	150.00	77°11'52"	N.50°24'04" W.
2	154.01	221.72	244.05	200.00	04°48'08"	N.41°35'56" W.
3	184.01	246.58	228.54	145.74	76°46'48"	N.21°35'15" E.

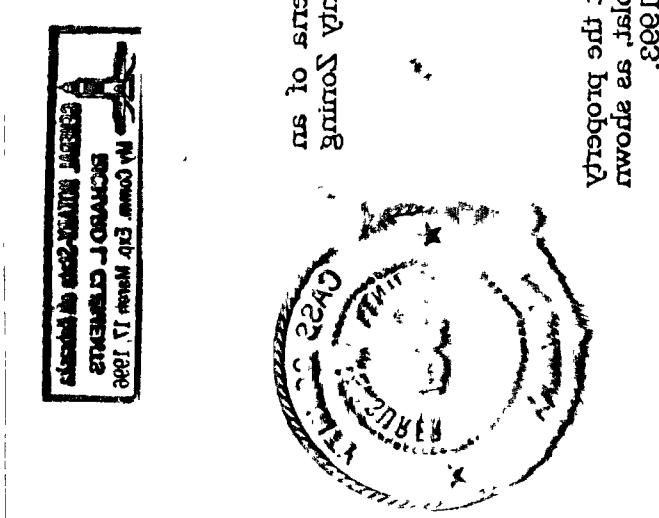


**BEAVER LAKE - PLAT II**  
 PREPARED BY: HEDRICK-COX-DANULL & ASSOCIATES  
 ENGINEERS & SURVEYORS  
 6400 GRANGER ROAD  
 CLEVELAND, OHIO 44131

By the State of Ohio, I, *Marcus S. Rother*, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the office of the Surveyor General of Ohio, at Columbus, Ohio, this 10th day of December, 1930.

By *Marcus S. Rother*, Surveyor.

By *John A. M. in Book N. Plat. 6. 523. 58.*  
 in page 422. F. 3. 10. 20.  
 P. M. *John A. M.*  
 9-10-31 Register of Deeds, Deputy



**JORDAN SURVEYING COMPANY**  
 2000 BROADVIEW AVENUE  
 CLEVELAND, OHIO 44115  
 (405) 598-2120

FOR THE FUTURE

30027-REDFIELD & COMPANY, INC., OMAHA

PLAT  
Francis L. Rotter, Surveyor  
To:  
Public

COMPARED

Filed: 3 December 1970  
Betty Philpot, Register of Deeds  
\$ 10.20

(PLAT FILED IN PLAT BOOK NO. 6, PAGE 57 & 58

BEAVER LAKE - PLAT II  
BEING A SUBDIVISION OF PART OF SECTION 7 & 18, TOWNSHIP 11 NORTH, RANGE 14 EAST,  
EAST 6TH PRINCIPAL MERIDIAN  
CASS COUNTY, NEBRASKA

COVENANTS AND RESTRICTIONS

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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  
COUNTY OF CASS ) THE BEFORE NAMED, Kenneth Gorman & 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 ) Dawn Schrynemakers  
(GENERAL NOTARY ) NOTARY PUBLIC  
(STATE OF NEBRASKA )

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 II

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Beginning at the Southwest corner of Section 7,

Thence North along the Westerly line of said Section 7, a distance of 664.92 feet to a point;

Thence South 89° 09' 33" East, a distance of 1306.34 feet to a point on the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7;

Blue Border  
100% LINEN LEDGER

FLEXIBLE HINGE  
L.L. BROWN & SONS  
PAPER CO.  
LINEN & LEDGER

30027-REDFIELD & COMPANY, INC., OMAHA

Thence South 00° 09' 06" West, a distance of 322.68 feet to a point;

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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.  
■ indicates permanent monument

NUMBER OF SUBLOTS 109

NUMBER OF RESERVED LOTS 0

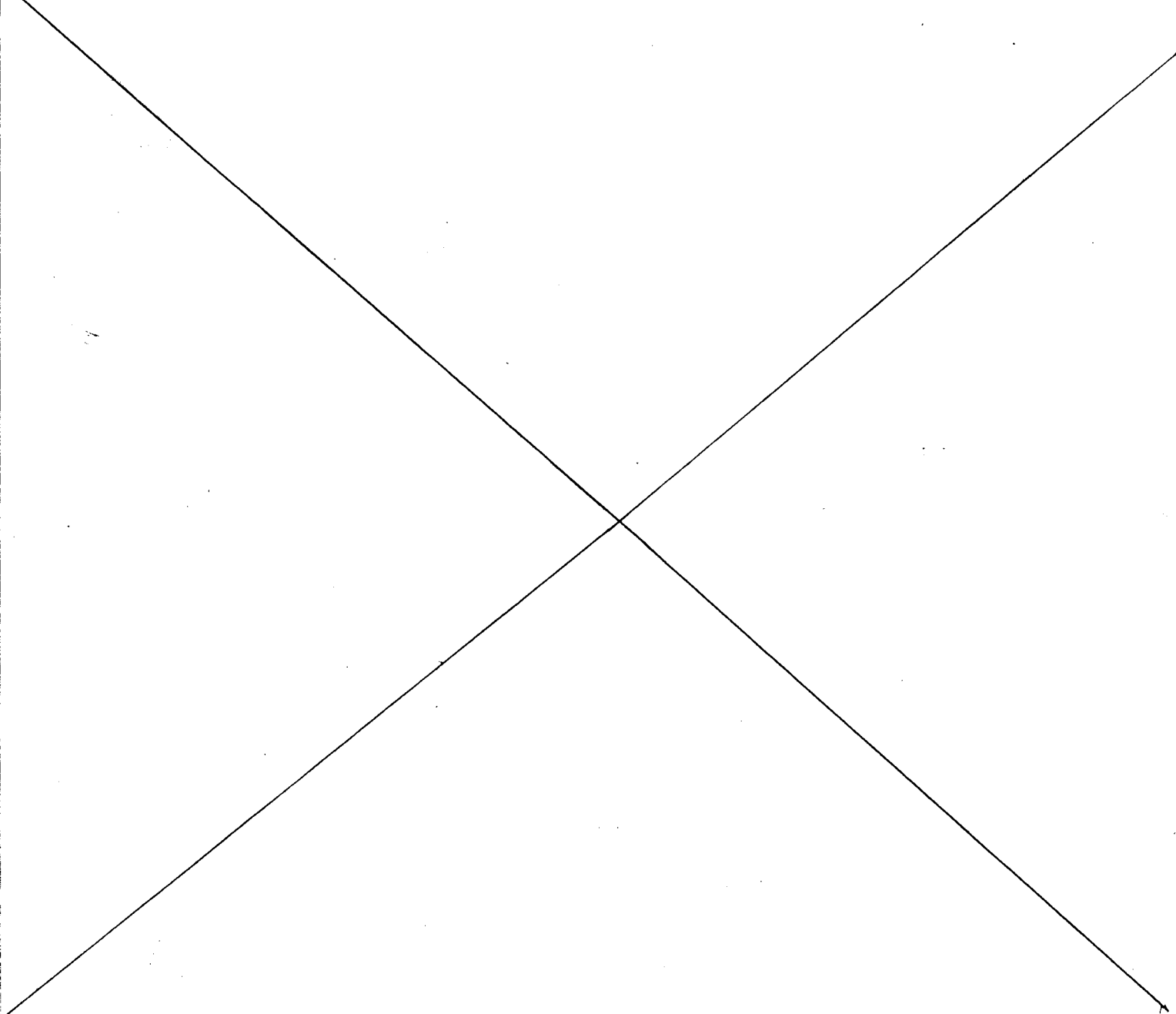
HEDRICK-COX-DANCULL & ASSOCIATES  
Engineers Surveyors

(NEBRASKA REGISTERED ) Francis L. Rotter  
(LAND SURVEYOR LS-253 ) Registered Surveyor # L.S. 253  
(FRANCIS L ROTTER )

BEAVER LAKE - PLAT II  
Prepared By: HEDRICK-COX-DANCULL & ASSOCIATES  
Engineers & Surveyors  
6900 Granger Road  
Cleveland, Ohio 44131

SHEET 2 OF 2

\*\*\*\*\*



FLEX-FILE  
11 RINGS

Blue Border  
100% LINEN LEDGER