

BEAVER LAKE

PLAT XII

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 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: *Ray M. Nelson*
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

VICE-PRESIDENT *Ray M. Nelson* Chairman of the Board ASSISTANT SECRETARY

STATE OF NEBRASKA }
COUNTY OF CASS } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE FORENAMED: *Ray M. Nelson*

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 OF THE FREE AND CORPORATE A.L. AND DEED OF BEAVER LAKE CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Lincoln* THIS DAY OF *August* 1977.

Don J. Farris
NOTARY PUBLIC

MY COMMISSION EXPIRES *26 Nov - 1974*

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS *4th* DAY OF *Aug*, 1977.

P. L. Rutter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION: Beaver Lake Plat XII

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

Beginning at a point in the West line of the Northeast quarter of Section 13, South 0° 16' 09" West, a distance of 204.14 feet, from the North quarter corner of said Section;

Thence South 0° 16' 09" West along said quarter line a distance of 1458.09 feet;

Thence North 89° 44' 53" East, a distance of 410.00 feet;

Thence South 0° 16' 10" West, a distance of 1921.00 feet to a point in the Northwest quarter of the Southeast quarter of Section 13;

Thence South 89° 43' 50" East, a distance of 269.40 feet;

Thence North 16° 27' 04" East, a distance of 300.00 feet;

Thence North 4° 52' 29" East, a distance of 122.44 feet;

Thence South 89° 43' 50" East, a distance of 78.00 feet to a point of curvature;

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

Thence South 73° 32' 56" East, a distance of 70.80 feet, to a point of curvature;

Thence along a curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet, the chord of which bears South 28° 32' 56" East, a distance of 28.28 feet;

Thence South 73° 32' 56" East, a distance of 60.00 feet;

Thence North 16° 27' 04" East, a distance of 455.00 feet;

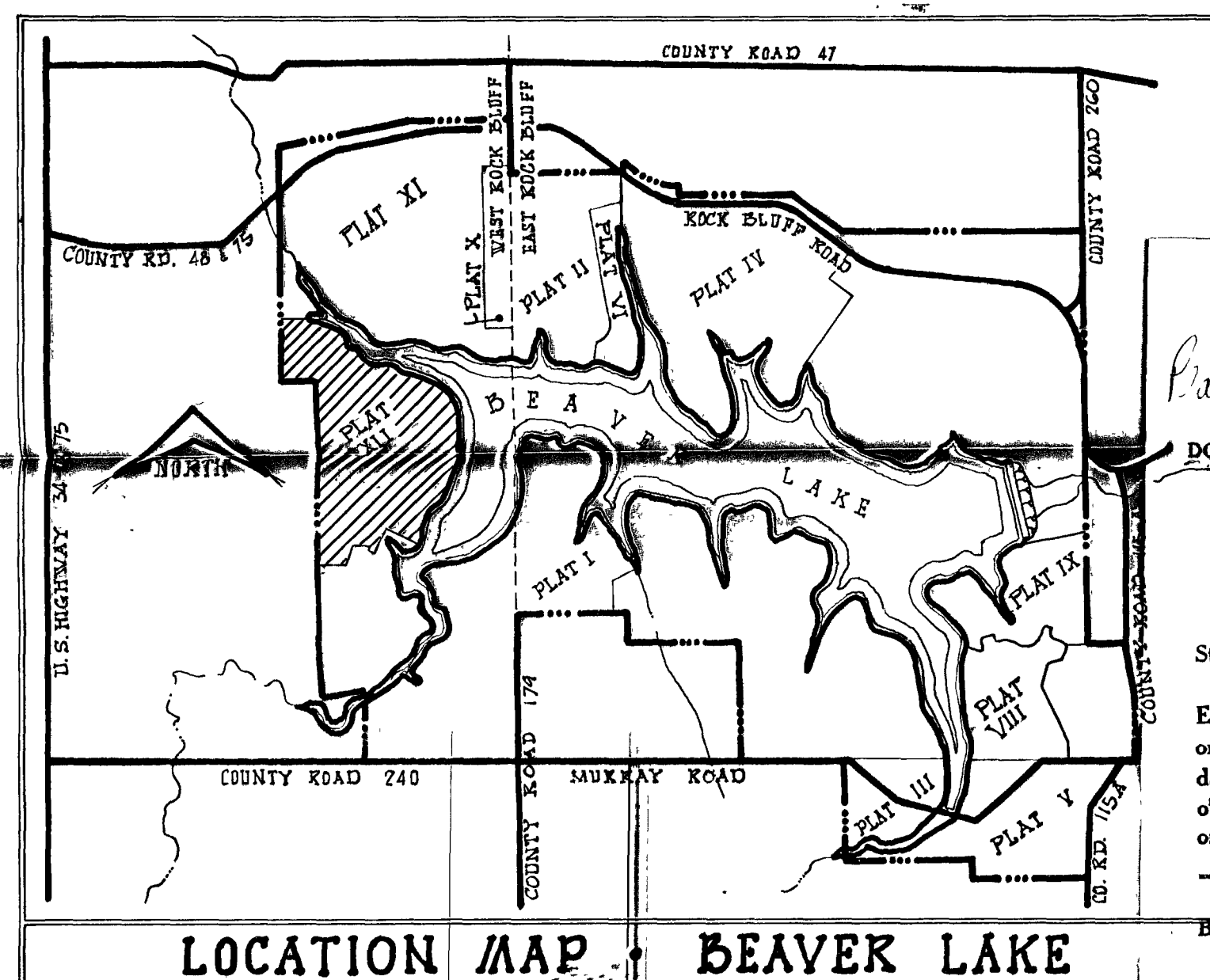
Thence South 72° 32' 56" East, a distance of about 237.2 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Northwardly along the meanderings of the 1050 contour line, a distance of about 3990 feet;

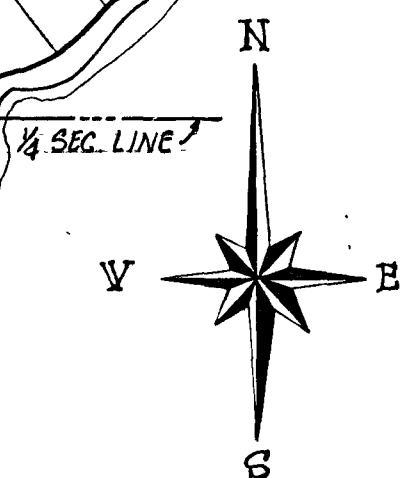
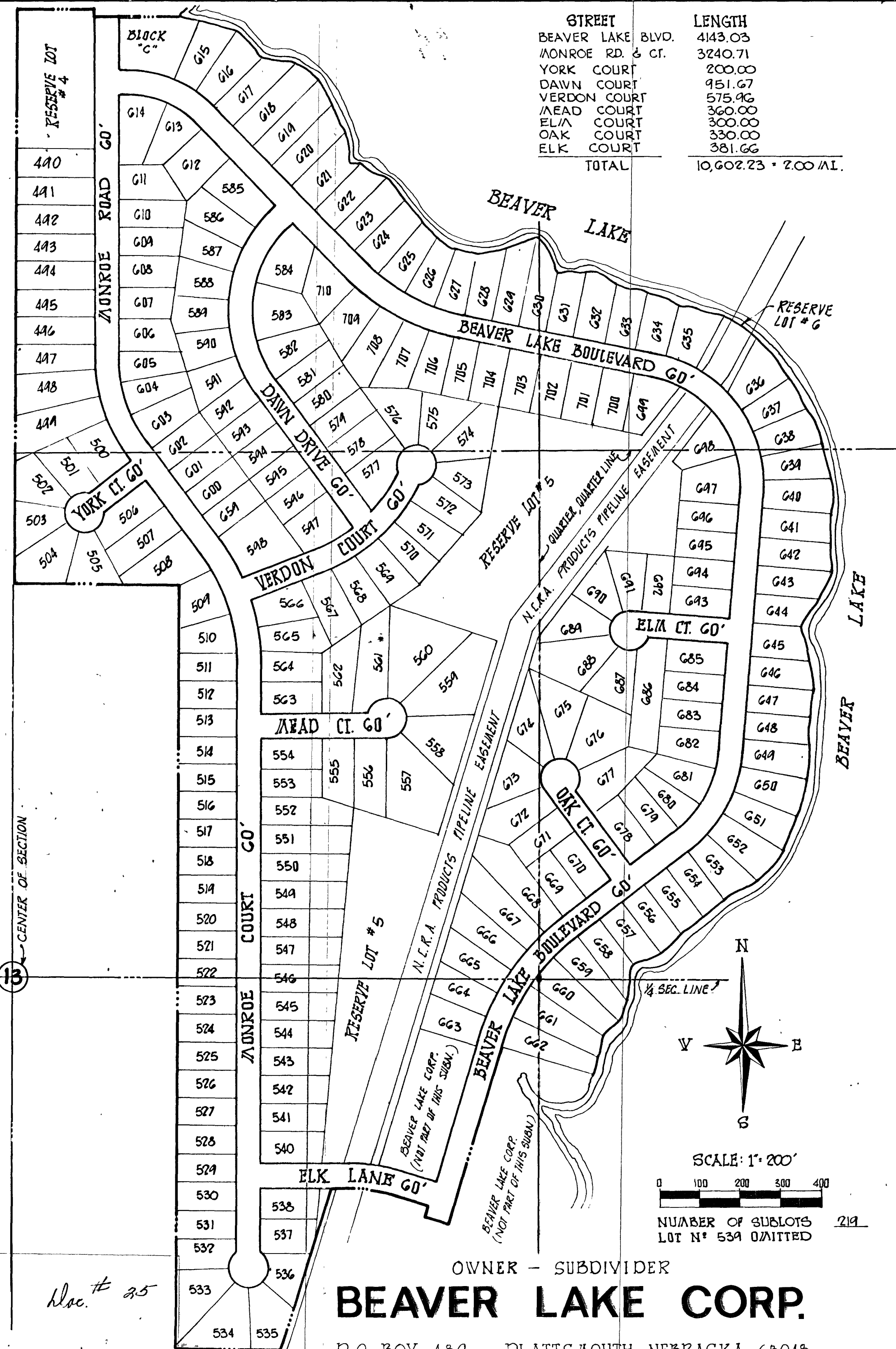
Thence North 89° 43' 51" West, a distance of about 204.00 feet;

Thence North 0° 16' 09" East, a distance of 15.00 feet;

Thence North 89° 43' 51" West, a distance of 201.83 feet to the place of beginning, and further known as the perimeter boundary of Plat XII.



LOCATION MAP - BEAVER LAKE



SCALE: 1" = 200'
NUMBER OF SUBLOTS
LOT N° 534 OMITTED

OWNER - SUBDIVIDER

BEAVER LAKE CORP.

P.O. BOX 489 PLATTSBOURNE, NEBRASKA 68046

Donald O. Hedrick, Surveyor

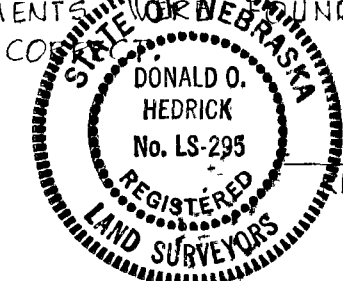
TO:
PUBLIC

State of Nebraska }
Cass County }
Entered on numerical index and filed for record in register of deeds office the *4th* day of *August* 1977 at *4:00* o'clock P.M. in Book *11*, Plat *12*, p. *74, 77* on page *534* Fee \$ *12.15*

By *Manuel C. W. DeNotre* Deputy Register of Deeds.

HEDRICK · COX · ASSOCIATES, Inc.
ENGINEERS SURVEYORS

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



Donald O. Hedrick
REGISTERED SURVEYOR #LS-295

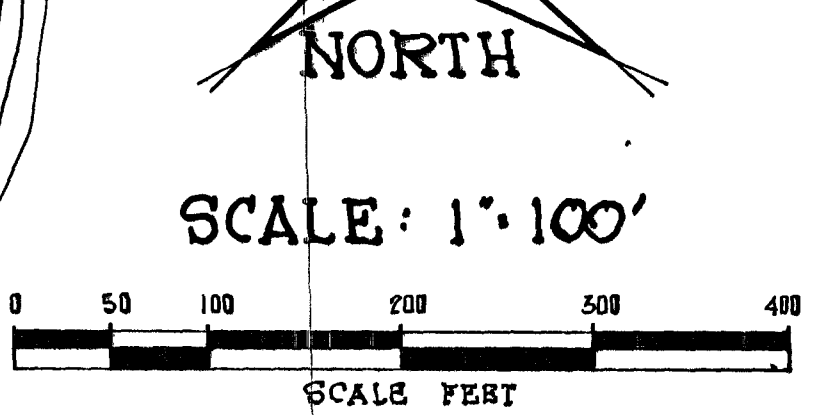
● DENOTES TACKED HUB SET.
● DENOTES PERMANENT CONCRETE MONUMENT.

CURVE SCHEDULE - SUBLOTS							
SUBLOT	LTR	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
502		50.00	35.76	35.00		40°58'24"	N 27°28'12" E
503		50.00	35.76	35.00		40°58'24"	N 13°30'16" E
504		50.00	35.76	35.00		40°58'24"	N 54°28'45" W
505		50.00	35.76	35.00		40°58'24"	N 84°32'45" E
506	A	50.00	48.17	46.33		56°12'06"	N 36°27'28" E
	B	20.00	15.50	15.12	8.17	44°24'56"	N 31°03'52" E
	C	20.00	31.42	28.28	20.00	90°00'00"	N 84°44'10" W

CURVE SCHEDULE					- SUBLOTS		
SUBLOT	LTR	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
572	B	20.00	15.50	15.12	8.17	44°24'56"	N 50°01'55"E
	C	20.00	30.12	24.67		34°31'03"	N 54°58'50"E
573		50.00	35.76	35.00		40°58'24"	N 17°14'05"E
574		50.00	35.76	35.00		40°58'24"	N 23°44'25"E
575		50.00	35.03	34.32		40°08'28"	N 64°17'54"E
576		50.00	36.06	35.25		41°14'02"	N 74°58'21"E
577	A	50.00	61.88	58.00		70°54'16"	N 18°51'41"E

CURVE SCHEDULE - SUBLOTS						
SUBLOT	LINE	RADIUS	ARC	CHORD	TAN	DELTA BEARING
540	A	20.00	24.34	26.43		84° 57' 04" N 64° 20' 34" W
	B	515.07	86.81	86.70		4° 41' 38" N 31° 52' 59" W
603		343.62	76.87	76.71		12° 44' 01" N 30° 14' 13" W
604		343.62	85.00	84.78		14° 10' 22" N 16° 44' 28" W
605		343.62	60.02	59.04		10° 07' 22" N 41° 44' 00" W

CURVE SCHEDULE - SUBLOTS									
SUBLOT	LIT	RADIAL	ARC	CHORD	TAN	DELTA	BEARING		
540	A	20.00	24.54	22.43		24° 57' 04"	N	64° 20' 34"	W
	B	51.5	26.51	26.70		4° 41' 38"	N	31° 52' 59"	W
603		343.62	76.87	76.71		12° 44' 01"	N	30° 14' 13"	W
604		343.62	85.00	84.78		14° 10' 22"	N	16° 44' 00"	W
605		343.62	60.02	59.94		10° 00' 26"	N	4° 44' 23"	W
613		240.24	40.33	40.00		21° 33' 15"	N	56° 03' 14"	W
614	A	280.24	45.47	45.33		22° 53' 00"	N	78° 17' 21"	W
	B	22.57	35.45	31.72		40° 00' 00"	N	45° 15' 57"	E
615		300.34	62.12	62.01		11° 51' 10"	N	63° 02' 22"	W
616		300.24	62.12	62.01		11° 51' 10"	N	51° 11' 10"	W
624		482.54	43.42	43.40		5° 04' 18"	N	47° 50' 12"	W
625		482.54	80.00	79.91		4° 24' 53"	N	55° 04' 48"	W
626		482.54	80.00	79.91		4° 24' 53"	N	64° 54' 42"	W
627		482.54	80.00	79.91		4° 24' 53"	N	74° 04' 38"	W
634		328.36	36.00	36.00		3° 24' 35"	N	77° 10' 33"	W
635		328.36	87.72	87.46		18° 18' 26"	N	67° 45' 53"	W
636		328.36	55.06	55.00		4° 36' 30"	N	37° 24' 41"	W
637		328.36	63.36	63.26		11° 03' 15"	N	27° 01' 49"	W
638		328.36	63.36	63.26		11° 03' 16"	N	16° 06' 24"	W
639		20.00	31.42	28.23	20.00	40° 00' 00"	N	34° 57' 15"	W
646	A	20.00	22.56	21.38		64° 37' 23"	N	63° 04' 01"	E
	B	50.00	24.58	24.15		33° 54' 00"	N	47° 42' 44"	E
647		50.00	58.05	58.04		66° 31' 04"	N	47° 42' 43"	E
648		50.00	35.76	35.00		40° 58' 24"	N	28° 20' 26"	W
649		50.00	35.76	35.00		40° 58' 24"	N	12° 38' 03"	E
640		50.00	35.76	35.00		40° 58' 24"	N	53° 36' 32"	E
641		50.00	18.57	18.47		21° 16' 54"	N	84° 44' 15"	E
643		20.00	31.42	28.23	20.00	40° 00' 00"	N	50° 22' 45"	E
647		268.36	47.50	46.97		20° 49' 08"	N	5° 01' 36"	W
646		268.36	121.74	120.72		25° 54' 46"	N	28° 26' 11"	W
644		268.36	74.82	74.67		15° 54' 42"	N	70° 54' 53"	W
705		542.54	54.00	50.00		2° 06' 43"	N	77° 51' 12"	W
706		542.54	65.78	65.74		6° 56' 48"	N	73° 19' 24"	W
707		542.54	65.78	65.74		6° 56' 46"	N	66° 12' 36"	W
708		542.54	65.78	65.74		6° 56' 46"	N	54° 23' 48"	W
704		542.54	75.00	74.94		7° 55' 10"	N	51° 59' 49"	W
710		542.54	26.51	26.50		2° 46' 40"	N	46° 38' 53"	W
634		328.36	63.36	63.26		11° 03' 15"	N	5° 03' 11"	W
640		328.36	83.11	83.10		4° 54' 17"	N	2° 56' 12"	E



BEAVER LAKE PLAT XII

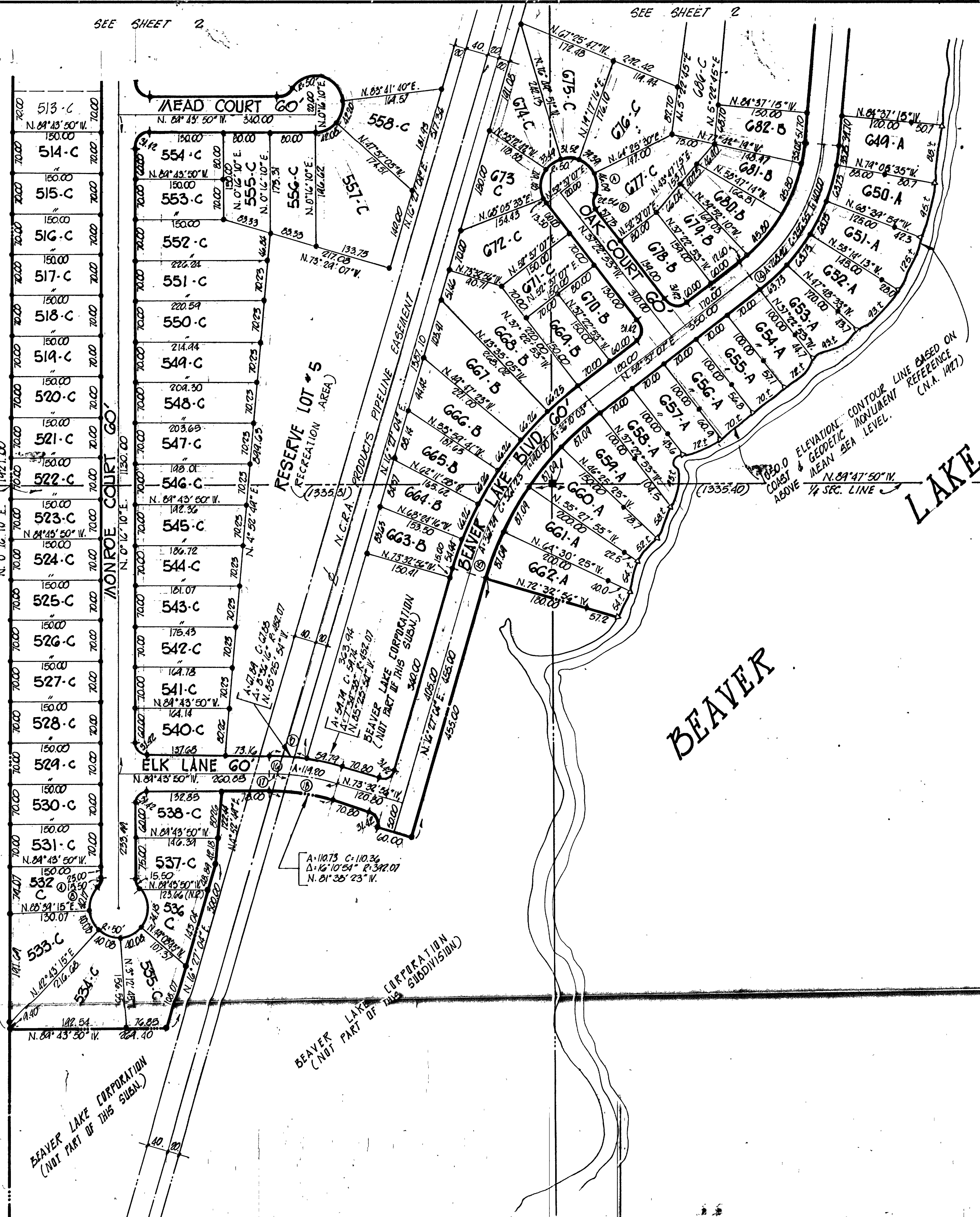
PREPARED BY
HEDRICK·COX·ASSOCIATES, Inc.
CONSULTING ENGINEERS SURVEYORS
6400 GRANGER ROAD CLEVELAND, OHIO 44131
PHONE 216 524-3880

SEE SHEET 2

SEE SHEET 2

N. 0° 16' 10" E. 2633.40
 DIV. COR. OF SW 1/4 OF NE 1/4
 ALSO CENTER OF SECTION

MAYNARD S. RANAGE
 (BOOK 102, PG. 235)



CURVE SCHEDULE - SUBLOTS

SUBLOT	TR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
532	A	20.00	18.50	15.12	2.17	44° 24' 56"	N. 22° 28' 38" E.
	B	50.00	40.17	39.10		46° 01' 50"	N. 21° 40' 10" E.
533		50.00	40.08	39.08		45° 56' 00"	N. 24° 18' 45" W.
534		50.00	40.08	39.08		45° 56' 00"	N. 70° 14' 45" W.
535		50.00	40.08	39.08		45° 56' 00"	N. 63° 44' 15" E.
536		50.00	74.18	67.52		85° 00' 00"	N. 1° 38' 45" W.
537		20.00	18.50	15.12	8.17	44° 24' 56"	N. 21° 40' 10" W.
538		20.00	31.42	28.28	20.00	40° 00' 00"	N. 45° 16' 10" E.
540		20.00	31.42	28.28	20.00	40° 00' 00"	N. 44° 43' 50" W.
554		20.00	31.42	28.28	20.00	40° 00' 00"	N. 45° 16' 10" E.
557		50.00	42.08	40.88		48° 13' 15"	N. 66° 04' 32" E.
558		50.00	42.08	40.88		48° 13' 15"	N. 17° 52' 18" E.
644		350.15	38.78	38.77		5° 31' 40"	N. 8° 08' 16" E.
650		350.15	38.78	38.77		10° 25' 41"	N. 16° 07' 12" E.
681		350.15	63.73	63.64		10° 25' 41"	N. 28° 22' 56" E.
682		350.15	63.73	63.64		10° 25' 41"	N. 36° 58' 37" E.
683		350.15	63.73	63.64		10° 25' 41"	N. 47° 24' 27" E.
684		350.15	63.73	63.64		10° 25' 41"	N. 48° 05' 41" E.
660		551.84	87.04	87.00		4° 02' 32"	N. 34° 03' 20" E.
661		551.84	87.04	87.00		4° 02' 32"	N. 30° 00' 50" E.
662		551.84	87.04	87.00		4° 02' 32"	N. 20° 58' 30" E.
663		611.84	54.44	54.42		5° 08' 40"	N. 14° 01' 41" E.
664		611.84	54.44	54.42		6° 12' 18"	N. 24° 41' 53" E.
665		611.84	54.44	54.42		6° 12' 18"	N. 30° 54' 11" E.
666		611.84	54.44	54.42		6° 12' 18"	N. 37° 06' 28" E.
667		611.84	54.44	54.42		6° 12' 18"	N. 43° 18' 46" E.
668		611.84	54.44	54.42		6° 12' 18"	N. 49° 30' 47" E.
670		60.00	31.42	28.28	20.00	40° 00' 00"	N. 7° 37' 07" E.
672		50.00	13.50	13.46		15° 28' 26"	N. 84° 58' 40" W.
673		50.00	49.48	47.48		56° 41' 45"	N. 6° 26' 06" E.
674		50.00	33.41	32.87		38° 22' 51"	N. 53° 58' 44" E.
675		50.00	31.42	31.00		36° 07' 07"	N. 88° 46' 17" W.
676		50.00	31.41	38.38		45° 08' 14"	N. 48° 08' 27" W.
677	A	50.00	46.04	44.48		52° 41' 06"	N. 0° 41' 46" W.
	B	20.00	22.50	21.38	12.65	64° 32' 23"	N. 5° 04' 04" W.
678		20.00	31.42	28.28	20.00	40° 00' 00"	N. 82° 22' 53" W.
679		20.00	12.60	12.60		2° 24' 17"	N. 81° 23' 14" E.
680		20.00	22.50	21.38		18° 55' 04"	N. 40° 40' 18" E.
681		20.00	18.64	18.64	4.32	2° 31' 52"	N. 88° 28' 36" W.
682		20.00	35.02	35.00		6° 54' 56"	N. 8° 44' 55" E.

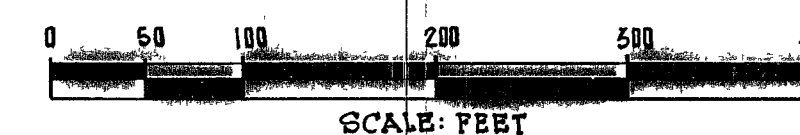
CURVE SCHEDULE - CENTERLINES

CURVE	TR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
14		320.15	83.44	256.55	140.00	47° 14' 22"	N. 28° 54' 56" E.
15		551.84	367.24	361.23	140.00	36° 10' 03"	N. 34° 32' 05" E.
16		422.07	114.20	115.81	60.00	16° 10' 54"	N. 81° 38' 23" W.
17		422.07	18.64	18.64	4.32	2° 31' 52"	N. 88° 28' 36" W.
18		422.07	100.56	100.32	50.52	13° 34' 02"	N. 80° 22' 14" W.

LOT N° 534 OMITTED

NORTH

SCALE: 1"=100'



BEAVER LAKE PLAT XII

PREPARED BY:
HEORICK COX ASSOCIATES, Inc.
 CONSULTING ENGINEERS & SURVEYORS
 6400 GRANGER ROAD CLEVELAND, OHIO 44131
 PHONE: 216-524-3880

SHEET 3/3

D 70400-144

30027-REDFIELD & COMPANY, INC., OMAHA

Donald O. Hedrick
REGISTERED SURVEYOR L.S. 295

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

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

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

PLAT NO. XII Filed: 4 August 1971 at: 4:00 P.M.
Donald O. Hedrick, Surveyor COMPARED Betty Philpot, Register of Deeds
To: \$13.15
Public

(PLAT FILED IN PLAT BOOK 6, PAGE 76, 77 & 78)

BEAVER LAKE
PLAT XII

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. ALL UNITS MUST BE SKIRTED WITHIN 90 DAYS AFTER PLACING. PICTURE OF MOBILE UNIT WITH PLOT PLANS SHOWING LOCATION ON LOT MUST BE SUBMITTED TO BUILDING COMMITTEE FOR APPROVAL BEFORE INSTALLATION.
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FLEXIBLE HINGE
L.L. BROWN & SONS
PAPER CO.
LINEN & LEDGER

Blue Border
100% LINEN LEDGER

30027-REDFIELD & COMPANY, INC., OMAHA

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: Ray 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

VICE-PRESIDENT Ray Melton, Chair of the Board ASSISTANT-SECRETARY _____

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

APPEARED THE BEFORENAMED. Ray Melton _____ BEAVER LAKE

CORPORATION - WHO ACKNOWLEDGED THAT ~~THEY~~ he DID SIGN THE FOREGOING INSTRUMENT AND THAT SUCH SIGNING WAS THEIR his 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 _____ 2nd THIS DAY OF August, 1971.

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

D. A. Farris
NOTARY PUBLIC

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 4TH DAY OF Aug., 1971.

F. L. Rotter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION : Beaver Lake Plat XII

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 a point in the West line of the Northeast quarter of Section 13, South 0° 16' 09" West, a distance of 204.14 feet, from the North quarter corner of said Section;

Thence South 0° 16' 09" West along said quarter line a distance of 1458.09 feet;

Thence North 89° 44' 53" East, a distance of 410.00 feet;

Thence South 0° 16' 10" West, a distance of 1921.00 feet to a point in the Northwest quarter of the Southeast Quarter of Section 13;

Blue Border
100% LINEN LEDGER

30027-REDFIELD & COMPANY, INC., OMAHA

Thence South 89° 43' 50" East, a distance of 269.40 feet;

Thence North 16° 27' 04" East, a distance of 300.00 feet;

Thence North 4° 52' 29" East, a distance of 122.44 feet;

Thence South 89° 43' 50" East, a distance of 78.00 feet to a point of curvature;

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

Thence South 73° 32' 56" East, a distance of 70.80 feet, to a point of curvature;

Thence along a curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet, the Chord which bears South 28° 32' 56" East, a distance of 28.28 feet;

Thence South 73° 32' 56" East, a distance of 60.00 feet;

Thence North 16° 27' 04" East, a distance of 455.00 feet;

Thence South 72° 32' 56" East, a distance of about 237.2 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Northwardly along the meanderings of the 1050 contour line, a distance of about 3990 feet;

Thence North 89° 43' 51" West, a distance of about 204.00 feet;

Thence North 0° 16' 09" East, a distance of 15.00 feet;

Thence North 89° 43' 51" West, a distance of 201.83 feet to the place of beginning, and further known as the perimeter boundary of Plat XII.

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

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

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

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

NUMBER OF SUBLOTS 219
LOT NO. 539 OMITTED

FLEXIBLE HINGE
24x12x10
LL BROWN & CO. PAPER CO.
LINEN & LEXON

Blue Border
100% LINEN LEDGER