

BEAVER LAKE PLAT XIII

BEING A SUBDIVISION OF PART OF SECTIONS 18 & 19, TOWNSHIP 11 NORTH, RANGE 14 EAST,

6TH PRINCIPAL MERIDIAN
CASS COUNTY, NEBRASKA

Thence Southwest 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 South 45° 22' 00" West, a distance of 28.28 feet;

Thence North 89° 38' 00" West, a distance of 90.00 feet;

Thence South 0° 22' 00" West, a distance of 393.00 feet to a point in the South line of Section 18;

Thence South 89° 38' 00" East, along the South line of said Section 18 and the center line of Murray Road, a distance of 802.11 feet to the Place of Beginning and further known as the Perimeter boundary of Plat XIII.

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 RESTRICTIONS:

1. NO BUILDING 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 BUILDING 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 BUILDING 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 PLANS SHOWING LOCATION OF 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, BOATING 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 SUPPORTED 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 HEIRS.

BEAVER LAKE CORPORATION
VICE PRESIDENT *Ann Bastian* ASSISTANT SECRETARY *Jesse Sutton*

STATE OF NEBRASKA } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE

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 HERETO SET MY HAND AND OFFICIAL SEAL AT Plattsmouth, Neb. THIS DAY OF Sept. 1971.

W. J. Faus
NOTARY PUBLIC

MY COMMISSION EXPIRES *16 Day November 1974*
APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS *2nd* DAY OF *Sept.* 1971.

F. L. Faus
ZONING ADMINISTRATOR

LEGAL DESCRIPTION OF BEAVER LAKE PLAT XIII
A tract of land lying in Section 18 and 19, 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 the Southeast quarter of the Southeast quarter of said Section 18;

Thence North 0° 17' 03" East, a distance of 33.00 feet;
Thence South 89° 38' 00" East, a distance of 103.24 feet;

Thence Southeast by a curve deflecting to the right, an arc distance of 213.67 feet to a point of tangency, said curve having a radius of 360.40 feet and a chord which bears South 72° 38' 55" East, a distance of 210.56 feet to a point of Reverse Curve;

Thence Northeast by a curve deflecting to the left, an arc distance of 31.42 feet, said curve having a radius of 20.00 feet and a chord which bears North 79° 20' 10" East a distance of 28.28 feet;

Thence South 55° 39' 50" East, a distance of 60.00 feet;
Thence North 34° 20' 10" East, a distance of 35.00 feet;

Thence Northeast by a curve deflecting to the left an arc distance of 57.13 feet, said curve having a radius of 269.38 feet and a chord which bears North 28° 16' 12" East, a distance of 57.02 feet;

Thence South 89° 38' 00" East, a distance of about 650 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;

Thence Northwesterly and westerly along the meanderings of the 1050 contour line about 3456 feet;

Thence South 41° 16' 32" East, a distance of about 110 feet;
Thence South 48° 43' 28" West, a distance of 120.00 feet to a point of curvature;

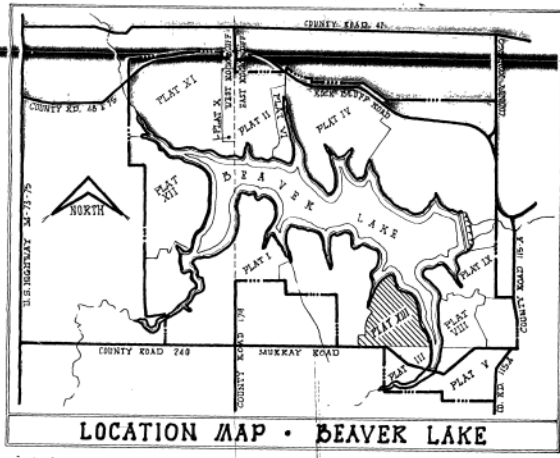
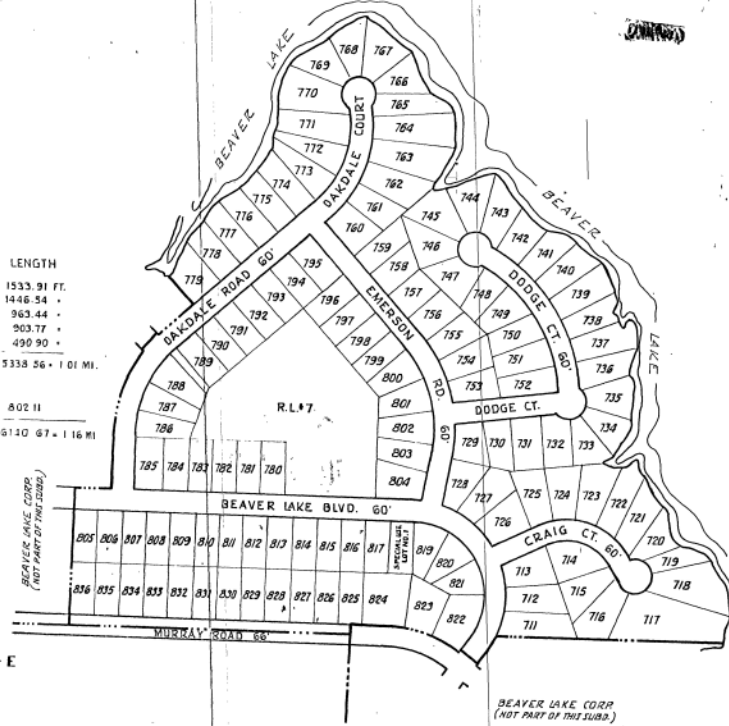
Thence Northwest by a curve deflecting to the right an arc distance of 29.02 feet, said curve having a radius of 20.00 feet and a chord which bears North 89° 42' 39" West, a distance of 26.53 feet;

Thence South 41° 51' 15" West, a distance of 60.00 feet;
Thence Southeast by a curve deflecting to the right an arc distance of 29.02 feet, to a point of Reverse Curvature, said curve having a radius of 20.00 feet and a chord which bears South 6° 34' 54" East, a distance of 26.54 feet;

Thence Southwest by a curve deflecting to the left an arc distance of 240.43 feet, said curve having a radius of 397.95 feet and a chord which bears South 17° 40' 50" West, a distance of 236.79 feet to a point of tangency;

Thence South 0° 22' 00" West, a distance of 145.00 feet to a point of curvature;
NOTE: DESCRIPTION CONTINUED - SEE UPPER LEFT - THIS SHEET.

STREET	LENGTH
BEAVER LAKE BLVD.	1533.91 FT.
DAKDALE RD. CT.	1446.54 "
EMERSON RD.	963.44 "
DODGE COURT	963.77 "
CRAIG CT.	490.90 "
TOTAL	5338.56 + 1.01 MI.
MURRAY RD. (CO RD 230)	802.11
GRAND TOTAL	6140.67 + 1.16 MI.

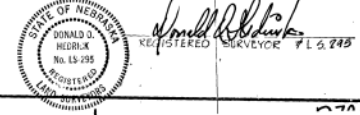


OWNER - SUBDIVIDER
BEAVER LAKE CORP.
P.O. BOX 404 PLATTSMOUTH, NEBRASKA 68040

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.



30027-REDFIELD & COMPANY, INC., OMAHA

RECEIPT is hereby acknowledged of the following items, to-wit:

1. Executed copy of the Installment Contract for Sale and Purchase of REal and Chattel Property above set forth.
2. Deed of Conveyance running from Dorothy A. Greek, Widow, to Ralph H. Fuoss and Darlene R. Fuoss, husband and wife, covering the property set forth in this contract.
3. Bill of Sale running from Dorothy A. Greek, Widow, to Ralph H. Fuoss and Darlene R. Fuoss, husband and wife, covering the property set forth in this contract.
4. Abstracts to the named real estate.

Dated this 1st day of Sept , 1971.

STATE BANK OF PLATTSMOUTH, NEBRASKA

By R. D. Schneider VP

(7)

 PLAT NO. XIII Filed: 3 September 1971 at: 1:10 P.M.
 Donald O. Hedrick, Surveyor COMPARED Betty Philpot, Register of Deeds
 To: \$ 35.75
 Public
 (PLAT FILED IN PLAT BOOK NO. 6, PAGES 79 & 80)

BEAVER LAKE PLAT XIII

BEING A SUBDIVISION OF PART OF SECTIONS 18 & 19,

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 SUB-DIVISION 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 IDENTIFIELD 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.
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.

FLEXIBLE FINES
LEAFLET

Blue Border
100% LINEN LEDGER

30027-REVISED & COMPANY, INC., OMAHA

FLEXIBLE HINGE
L.L. BROWN & COMPANY, INC.
PAPER CO.
WWW.LLBCOM.COM

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 Gene Bastian ASSISTANT SECRETARY Jesse E. Sutton

STATE OF NEBRASKA)
)S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
COUNTY OF CASS)
 APPEARED THE BEFORENAMED Jesse E. Sutton and Gene Bastian

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 SEPT 1, 1971.

(D. A. FARRIS) D. A. Farris
(GENERAL NOTARY) NOTARY PUBLIC
(COMMISSION EXPIRES)
(NOV. 26, 1974)
(STATE OF NEBRASKA) MY COMMISSION EXPIRES 26 Day November 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 2ND DAY OF Sept., 1971.

F. L. Rotter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION OF BEAVER LAKE PLAT XIII

A tract of land lying in Section 18 and 19, 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 the Southeast quarter of the Southeast quarter of said Section 18;

Thence North 0° 17' 03" East, a distance of 33.00 feet;

Thence South 89° 38' 00" East, a distance of 103.24 feet;

Thence Southeast by a curve deflecting to the right, an arc distance of 213.67 feet to a point of tangency, said curve having a radius of 360.40 feet and a chord which bears South 72° 38' 55" East, a distance of 210.56 feet to a point of Reverse Curve;

Thence Northeast by a curve deflecting to the left, an arc distance of 31.42 feet, said curve having a radius of 20.00 feet and a chord which bears North 79° 20' 10" East a distance of 28.28 feet;

Blue Border
100% LINEN LEDGER

30027-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
L. B. ...
C. ...

Thence South 55° 39' 50" East, a distance of 60.00 feet;
 Thence North 34° 20' 10" East, a distance of 35.00 feet;
 Thence Northeast by a curve deflecting to the left an arc distance of 57.13 feet, said curve having a radius of 269.38 feet and a chord which bears North 28° 16' 12" East, a distance of 57.02 feet;
 Thence South 89° 38' 00" East, a distance of about 650 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;
 Thence Northwardly and westwardly along the meanderings of the 1050 contour line about 3456 feet;
 Thence South 41° 16' 32" East, a distance of about 110 feet;
 Thence South 48° 43' 28" West, a distance of 120.00 feet to a point of curvature;
 Thence Northwest by a curve deflecting to the right an arc distance of 29.02 feet, said curve having a radius of 20.00 feet and a chord which bears North 89° 42' 39" West, a distance of 26.53 feet;
 Thence South 41° 51' 15" West, a distance of 60.00 feet;
 Thence Southeast by a curve deflecting to the right an arc distance of 29.02 feet, to a point of Reverse Curvature, said curve having a radius of 20.00 feet and a chord which bears South 6° 34' 54" East, a distance of 26.54 feet;
 Thence Southwest by a curve deflecting to the left an arc distance of 240.43 feet, said curve having a radius of 397.95 feet and a chord which bears South 17° 40' 29" West, a distance of 236.79 feet to a point of tangency;
 Thence South 0° 22' 00" West, a distance of 145.00 feet to a point of curvature;

NOTE: DESCRIPTION CONTINUED - SEE UPPER LEFT - THIS SHEET

Thence Southwest 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 South 45° 22' 00" West, a distance of 28.28 feet;
 Thence North 89° 38' 00" West, a distance of 90.00 feet;
 Thence South 0° 22' 00" West, a distance of 393.00 feet to a point in the South line of Section 18;
 Thence South 89° 38' 00" East, along the South line of said Section 18 and the centerline of Murray Road, a distance of 802.11 feet to the Place of Beginning and furhter known as the Perimeter boundary of Plat XIII.

NUMBER OF SUBLOTS 125

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

OWNER - SUBDIVIDER

BEAVER LAKE CORP.

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

P.O. BOX 489 PLATTSMOUTH, NEBRASKA - 68048

HEDRICK - COX - ASSOCIATES, Inc.

ENGINEERS SURVEYORS

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

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

Blue Border
 100% LINEN LEDGER
