

BEAVER LAKE PLAT VII

— BEING A SUBDIVISION OF PART OF SECTION 7 & 18 TOWNSHIP 11 NORTH, RANGE 14 EAST, 6TH PRIME 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 PLAT 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 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
Margaret Shields

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 Margaret Shields

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

Margaret Shields
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 27 October, 1972.

Walter J. Schuchman
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 6, 1975

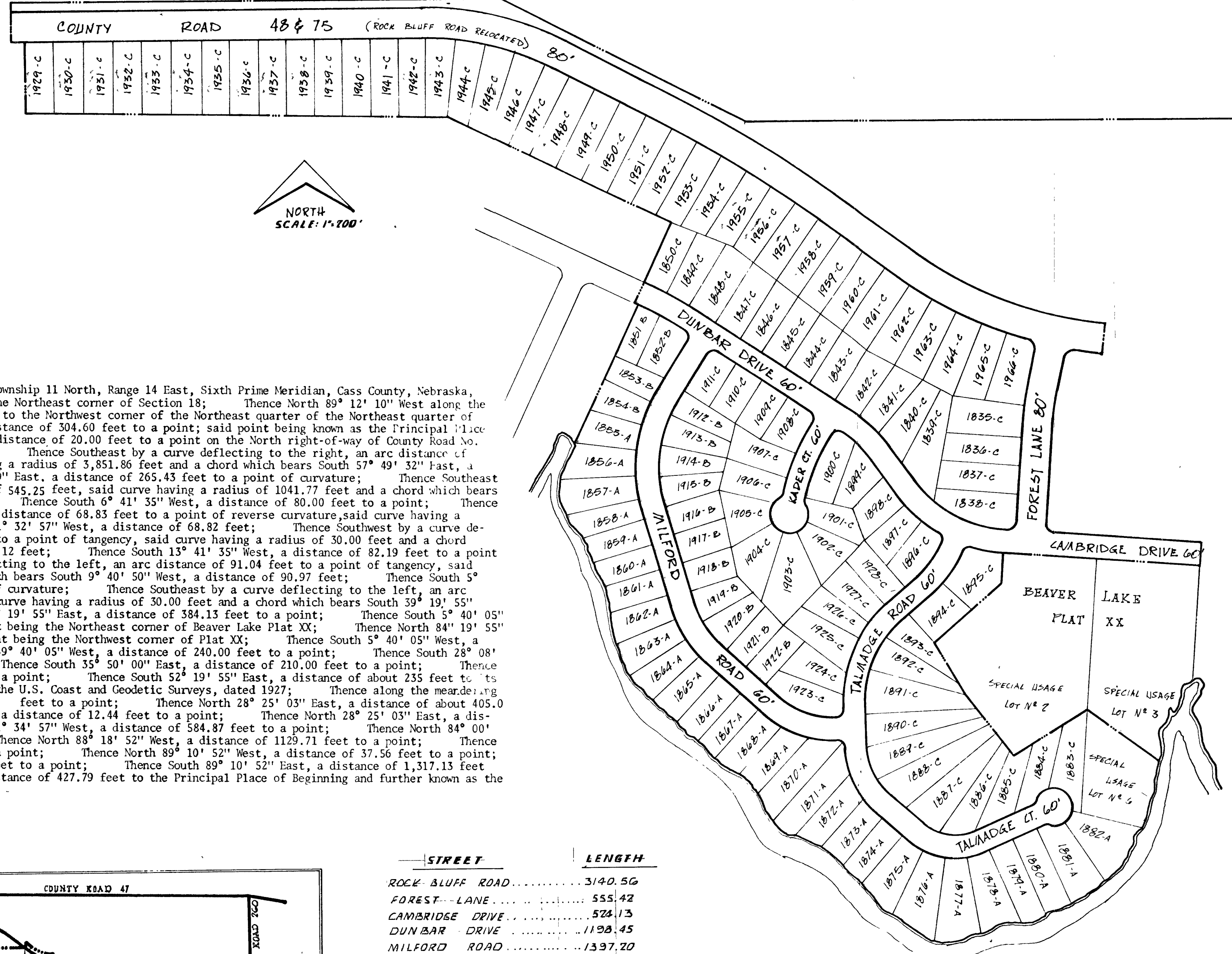
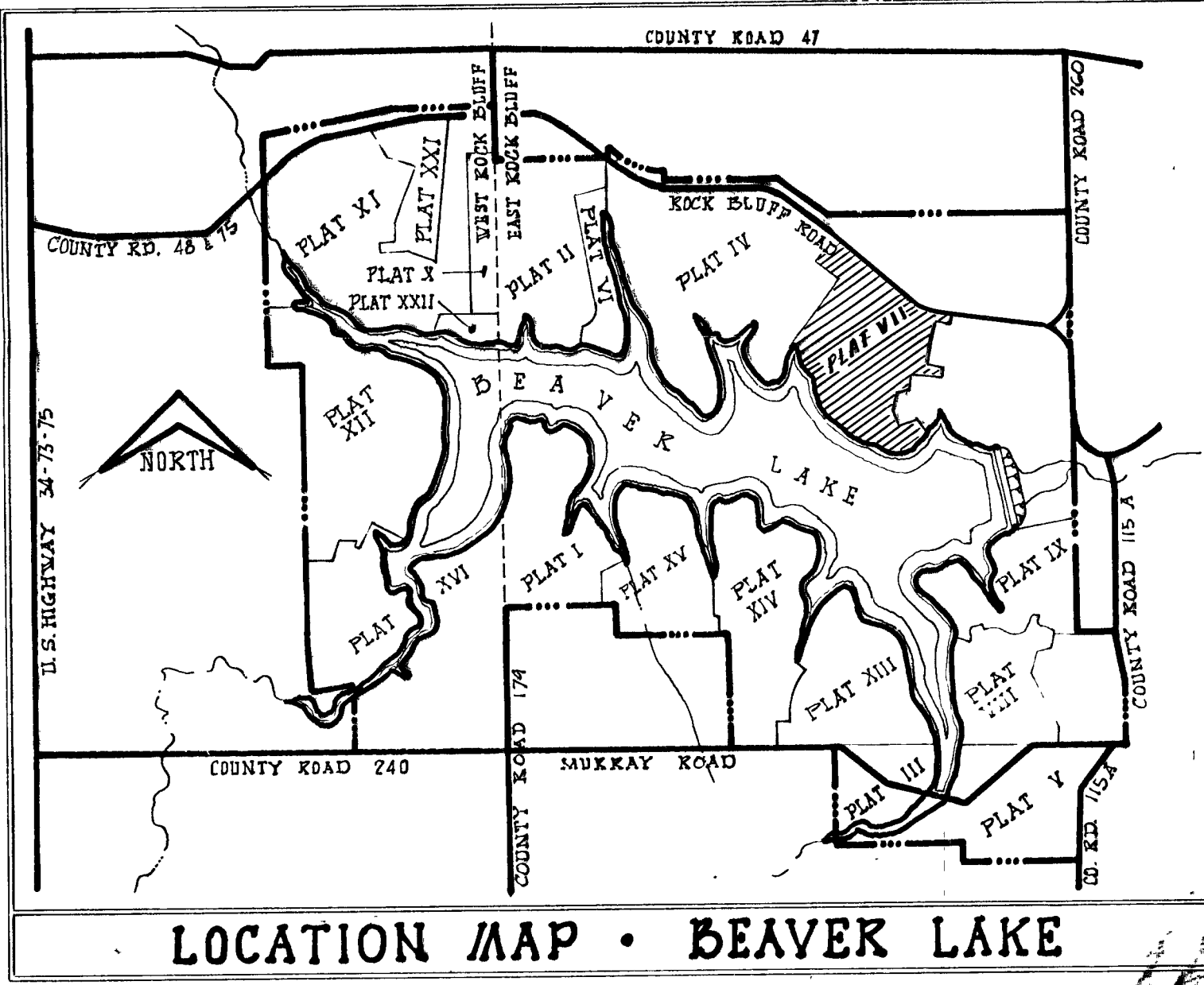
APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 9th DAY OF November, 1972.

Katherine Spidell
Acting ZONING ADMINISTRATOR

#171
Donald O. Hedrick
S.S.
State of Nebraska }
Cass County } ss.
Entered on numerical index and filed for record in register of deeds office the 17 day of November 1972 at 11:50 o'clock A.M. in Book 12 Plat VII page 24 on page 389 Fee \$ 44.50
Betty Philpot
Register of Deeds.
By _____ Deputy

LEGAL DESCRIPTION - Beaver Lake Plat VII

A tract of land lying in Section 7 and Section 18, Township 11 North, Range 14 East, Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows: Starting at the Northeast corner of Section 18; Thence North 89° 12' 10" West along the North line of Section 18 a distance of 1,323.10 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 18; Thence North 62° 19' 55" West, a distance of 304.60 feet to a point; said point being known as the Principal Place of Beginning; Thence South 27° 40' 05" West, a distance of 20.00 feet to a point on the North right-of-way of County Road No. 48 and 75 (Rock Bluff Road) relocated 80 feet wide; Thence Southeast by a curve deflecting to the right, an arc distance of 605.91 feet to a point of tangency, said curve having a radius of 3,851.86 feet and a chord which bears South 57° 49' 32" East, a distance of 605.28 feet; Thence South 53° 19' 09" East, a distance of 265.45 feet to a point of curvature; Thence Southeast by a curve deflecting to the left, an arc distance of 545.25 feet, said curve having a radius of 1041.77 feet and a chord which bears south 68° 18' 47" East, a distance of 539.05 feet; Thence South 6° 41' 35" West, a distance of 80.00 feet to a point; Thence Northwest by a curve deflecting to the right, an arc distance of 68.83 feet to a point of reverse curvature, said curve having a radius of 1121.77 feet and chord which bears North 81° 32' 57" West, a distance of 68.82 feet; Thence Southwest by a curve deflecting to the left, an arc distance of 45.30 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord which bears South 56° 57' 03" West, a distance of 41.12 feet; Thence South 13° 41' 35" West, a distance of 82.19 feet to a point of curvature; Thence Southwest by a curve deflecting to the left, an arc distance of 91.04 feet to a point of tangency, said curve having a radius of 650.00 feet and a chord which bears South 9° 40' 50" West, a distance of 90.97 feet; Thence South 5° 40' 05" West, a distance of 248.72 feet to a point of curvature; Thence Southeast by a curve deflecting to the left, an arc distance of 47.12 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord which bears South 39° 19' 55" East, a distance of 42.43 feet; Thence South 84° 19' 55" East, a distance of 384.13 feet to a point; Thence South 5° 40' 05" West, a distance of 60.00 feet to a point, said point being the Northeast corner of Beaver Lake Plat XX; Thence North 84° 19' 55" West, a distance of 524.13 feet to a point, said point being the Northwest corner of Plat XX; Thence South 5° 40' 05" West, a distance of 80.00 feet to a point; Thence South 49° 40' 05" West, a distance of 240.00 feet to a point; Thence South 28° 08' 00" East, a distance of 156.00 feet to a point; Thence South 35° 50' 00" East, a distance of 210.00 feet to a point; Thence North 60° 21' 02" East, a distance of 232.74 feet to a point; Thence South 52° 19' 55" East, a distance of about 235 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Surveys, dated 1927; Thence along the meandering line of the 1050 contour line, a distance of about feet to a point; Thence North 28° 25' 03" East, a distance of about 405.0 feet to a point; Thence North 61° 34' 57" West, a distance of 12.44 feet to a point; Thence North 28° 25' 03" East, a distance of 210.00 feet to a point; Thence North 61° 34' 57" West, a distance of 584.87 feet to a point; Thence North 84° 00' 49" West, a distance of 89.56 feet to a point; Thence North 88° 18' 52" West, a distance of 1129.71 feet to a point; Thence North 0° 49' 08" East, a distance of 190.85 feet to a point; Thence North 89° 10' 52" West, a distance of 37.56 feet to a point; Thence North 0° 49' 08" East, a distance of 100.00 feet to a point; Thence South 89° 10' 52" East, a distance of 1,317.13 feet to a point; Thence South 62° 19' 55" East, a distance of 427.79 feet to the Principal Place of Beginning and further known as the perimeter boundary of Beaver Lake Plat VII.



| STREET | LENGTH |
|-----------------|--------------------------|
| ROCK BLUFF ROAD | 3140.56 |
| FOREST LANE | 555.42 |
| CAMBRIDGE DRIVE | 524.13 |
| DUNBAR DRIVE | 1128.45 |
| MILFORD ROAD | 1397.20 |
| KADER COURT | 297.96 |
| TALMADGE ROAD | 617.48 |
| TALMADGE COURT | 726.33 |
| TOTAL | 8457.53 L.F. = 1.602 MI. |

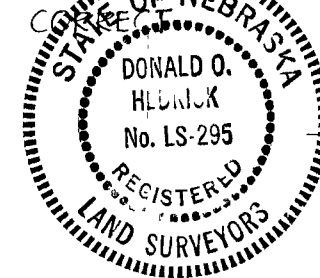
| | |
|---------------------|------|
| NUMBER SUBLOTS | 137 |
| NUMBER RESERVE LOTS | 0 |
| LOT NUMBERS OMITTED | 1833 |
| | 1834 |

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

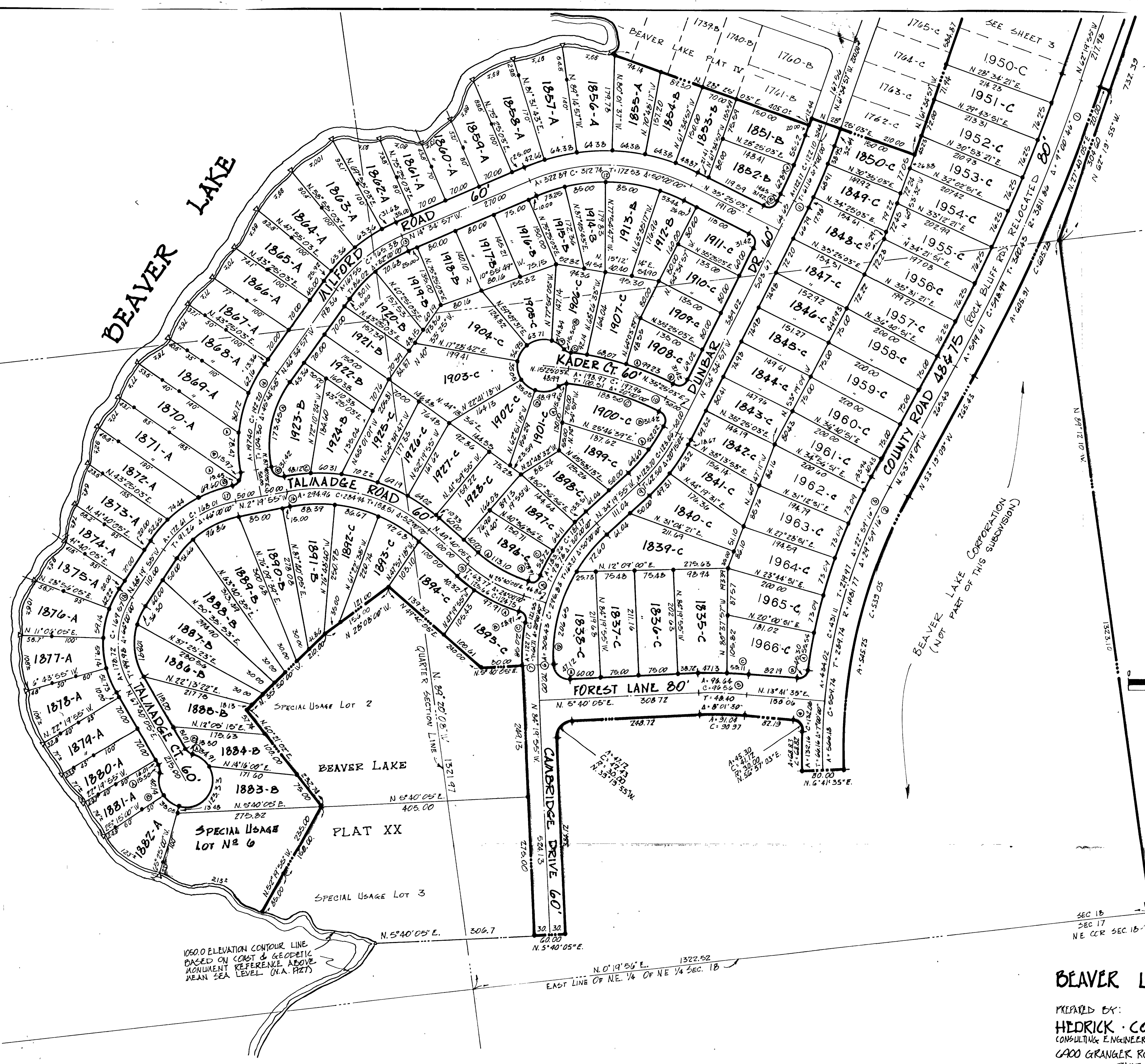
HEDRICK • COX • ASSOCIATES, Inc.
ENGINEERS SURVEYORS

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

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



Donald O. Hedrick
REGISTERED SURVEYOR No. LS-295

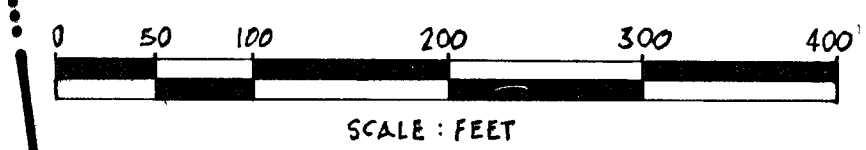


25
JAY M. RAINEY

HOWARD E. VILES

NORTH

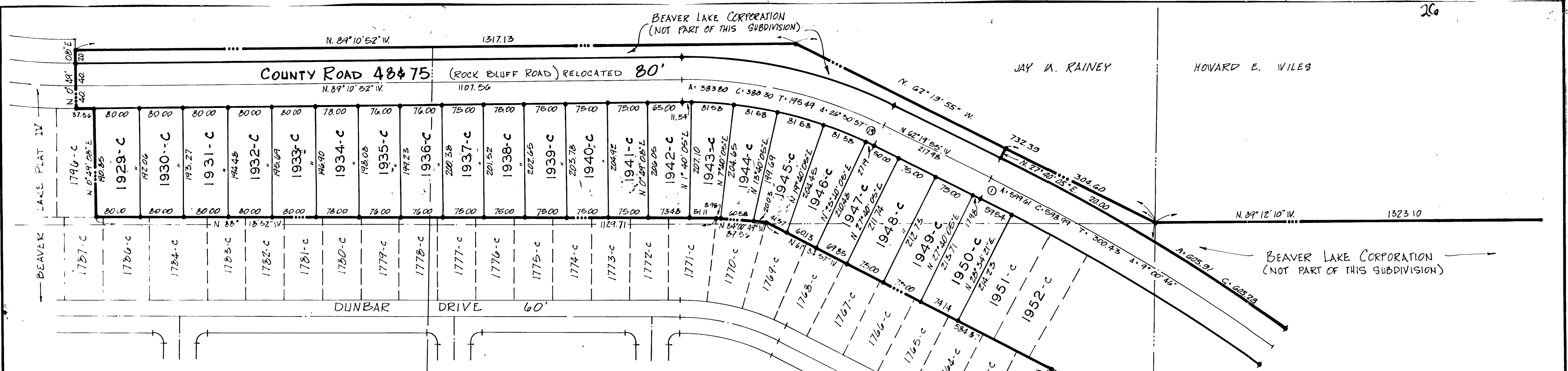
SCALE: 1" = 100'



1050.0 ELEVATION CONTOUR LINE
BASED ON COAST & GEODETIC
MONUMENT REFERENCE ABOVE
MEAN SEA LEVEL (N.A. 827)

BEAVER LAKE PLAT VII

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



| CURVE SCHEDULE - SUBLOTS | | | | | | | | | |
|--------------------------|----------|--------|--------|-------|--------------|-------------------|---------|--|--|
| SUBLOT | LR | RADIUS | ARC | CHORD | TAN. | DELTA | BEARING | | |
| 1942 | 779.02 | 11.54 | 11.54 | | 0° 50' 51" | N. 88° 45' 24" W. | | | |
| 1943 | 779.02 | 81.58 | 81.54 | | 0° 00' 00" | N. 88° 19' 55" W. | | | |
| 1944 | 779.02 | 81.58 | 81.54 | | 6° 00' 00" | N. 74° 19' 55" W. | | | |
| 1945 | 779.02 | 81.58 | 81.54 | | 6° 00' 00" | N. 73° 19' 55" W. | | | |
| 1946 | 779.02 | 81.58 | 81.54 | | 6° 00' 00" | N. 67° 19' 55" W. | | | |
| 1947 | 779.02 | 27.14 | 27.14 | | 2° 00' 00" | N. 63° 19' 55" W. | | | |
| 1950 | 3771.86 | 59.54 | 59.54 | | 0° 54' 16" | N. 61° 52' 41" W. | | | |
| 1951 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 60° 50' 54" W. | | | |
| 1952 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 58° 31' 54" W. | | | |
| 1953 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 57° 22' 24" W. | | | |
| 1954 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 56° 12' 54" W. | | | |
| 1955 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 55° 03' 24" W. | | | |
| 1956 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 53° 53' 54" W. | | | |
| 1957 | 3771.86 | 76.25 | 76.25 | | 1° 04' 30" | N. 52° 44' 24" W. | | | |
| 1961 | 1121.77 | 33.94 | 33.94 | | 1° 44' 00" | N. 34° 11' 04" W. | | | |
| 1962 | 1121.77 | 73.09 | 73.08 | | 3° 44' 00" | N. 36° 55' 04" W. | | | |
| 1963 | 1121.77 | 73.09 | 73.08 | | 3° 44' 00" | N. 60° 39' 04" W. | | | |
| 1964 | 1121.77 | 73.09 | 73.08 | | 3° 44' 00" | N. 64° 23' 04" W. | | | |
| 1965 | 1121.77 | 73.09 | 73.08 | | 3° 44' 00" | N. 68° 07' 04" W. | | | |
| 1966 | A 30.00 | 45.30 | 41.12 | 28.23 | 26° 30' 56" | N. 29° 33' 53" W. | | | |
| | B 73.00 | 55.11 | 55.10 | | 4° 19' 32" | N. 11° 31' 49" E. | | | |
| | C 73.00 | 47.13 | 47.13 | | 3° 41' 58" | N. 7° 31' 04" E. | | | |
| 1835 | A 30.00 | 47.12 | 42.43 | 30.00 | 40° 00' 00" | N. 50° 40' 05" E. | | | |
| | B 320.00 | 206.65 | 203.07 | | 37° 00' 00" | N. 65° 41' 55" W. | | | |
| 1839 | 320.00 | 72.60 | 72.45 | | 13° 00' 00" | N. 40° 49' 05" W. | | | |
| 1840 | 320.00 | 72.60 | 72.45 | | 7° 26' 07" | N. 38° 02' 59" W. | | | |
| 1841 | 320.00 | 66.32 | 66.24 | | 10° 00' 00" | N. 46° 46' 02" W. | | | |
| 1842 | 320.00 | 18.67 | 18.67 | | 2° 48' 55" | N. 53° 10' 30" W. | | | |
| 1843 | 1030.00 | 17.98 | 17.98 | | 1° 00' 00" | N. 55° 04' 57" W. | | | |
| 1844 | 1030.00 | 68.91 | 68.90 | | 3° 50' 00" | N. 57° 28' 57" W. | | | |
| 1850 | 1030.00 | 38.95 | 38.95 | | 2° 10' 00" | N. 60° 28' 57" W. | | | |
| 1851 | 470.00 | 58.62 | 58.61 | | 3° 17' 08" | N. 59° 56' 23" W. | | | |
| 1852 | A 470.00 | 62.89 | 62.88 | | 3° 42' 52" | N. 56° 26' 23" W. | | | |
| | B 20.00 | 31.42 | 28.28 | 20.00 | 10° 00' 00" | N. 4° 34' 57" W. | | | |
| 1853 | 400.00 | 48.87 | 48.84 | | 7° 00' 00" | N. 31° 55' 03" E. | | | |
| 1854 | 400.00 | 64.36 | 64.31 | | 9° 13' 20" | N. 23° 48' 23" E. | | | |
| 1855 | 400.00 | 64.36 | 64.31 | | 9° 13' 20" | N. 14° 35' 03" E. | | | |
| 1856 | 400.00 | 64.36 | 64.31 | | 9° 13' 20" | N. 8° 21' 43" E. | | | |
| 1857 | 400.00 | 64.36 | 64.31 | | 9° 13' 20" | N. 3° 51' 37" E. | | | |
| 1858 | 400.00 | 42.64 | 42.64 | | 6° 06' 40" | N. 11° 31' 37" W. | | | |
| 1862 | 330.00 | 31.68 | 31.66 | | 5° 30' 00" | N. 17° 19' 57" W. | | | |
| 1863 | 330.00 | 63.36 | 63.26 | | 11° 00' 00" | N. 25° 34' 57" W. | | | |
| 1864 | 330.00 | 63.36 | 63.26 | | 11° 00' 00" | N. 36° 34' 57" W. | | | |
| 1865 | 330.00 | 25.92 | 25.91 | | 4° 30' 00" | N. 44° 19' 57" W. | | | |
| 1868 | 277.23 | 62.16 | 62.03 | | 12° 50' 52" | N. 53° 00' 23" W. | | | |
| 1869 | 277.23 | 80.72 | 80.44 | | 10° 41' 01" | N. 67° 46' 20" W. | | | |
| 1870 | A 277.23 | 78.47 | 78.21 | | 16° 13' 05" | N. 84° 13' 23" W. | | | |
| | B 20.00 | 15.97 | 15.55 | 8.44 | 48° 44' 58" | N. 69° 27' 26" W. | | | |
| 1871 | A 20.00 | 15.45 | 15.06 | 8.13 | 44° 15' 02" | N. 24° 27' 26" W. | | | |
| | B 245.00 | 69.61 | 69.37 | | 16° 16' 41" | N. 10° 28' 16" W. | | | |
| 1872 | 245.00 | 74.44 | 74.15 | | 17° 24' 34" | N. 27° 15' 52" W. | | | |
| 1873 | 245.00 | 62.65 | 62.55 | | 12° 18' 45" | N. 42° 10' 31" W. | | | |
| 1875 | 190.00 | 42.22 | 42.14 | | 12° 44' 00" | N. 54° 41' 55" W. | | | |
| 1876 | 190.00 | 59.14 | 58.90 | | 17° 50' 00" | N. 69° 58' 55" W. | | | |
| 1877 | 190.00 | 59.14 | 58.90 | | 17° 50' 00" | N. 67° 48' 55" W. | | | |
| 1878 | 190.00 | 51.73 | 51.57 | | 15° 36' 00" | N. 75° 28' 05" E. | | | |
| 1881 | A 20.00 | 15.50 | 15.12 | 8.16 | 44° 24' 55" | N. 89° 52' 32" E. | | | |
| | B 50.00 | 41.31 | 40.14 | | 47° 20' 00" | N. 88° 25' 00" E. | | | |
| 1882 | 50.00 | 35.05 | 34.34 | | 40° 10' 00" | N. 44° 40' 00" E. | | | |
| 1883 | 50.00 | 123.33 | 123.36 | | 141° 19' 50" | N. 46° 04' 55" W. | | | |
| 1884 | A 50.00 | 34.91 | 34.20 | | 40° 00' 00" | N. 43° 15' 10" E. | | | |
| | B 20.00 | 15.50 | 15.12 | 8.16 | 44° 24' 55" | N. 15° 27' 38" E. | | | |
| 1886 | 130.00 | 108.91 | 105.75 | | 48° 00' 00" | N. 88° 19' 55" W. | | | |
| 1887 | 130.00 | 36.30 | 36.18 | | 16° 00' 00" | N. 50° 19' 55" W. | | | |

| CURVE SCHEDULE - SUBLOTS | | | | | | | | | |
|--------------------------|----------|--------|--------|-------|-------------|-------------------|---------|--|--|
| SUBLOT | LR | RADIUS | ARC | CHORD | TAN. | DELTA | BEARING | | |
| 1888 | 185.00 | 51.66 | 51.49 | | 16° 00' 00" | N. 40° 19' 55" W. | | | |
| 1889 | 185.00 | 46.86 | 46.74 | | 30° 00' 00" | N. 17° 19' 55" W. | | | |
| 1891 | 245.00 | 88.34 | 88.06 | | 17° 10' 00" | N. 6° 15' 05" E. | | | |
| 1892 | 245.00 | 86.67 | 86.36 | | 16° 50' 00" | N. 23° 15' 05" E. | | | |
| 1893 | 245.00 | 42.68 | 42.30 | | 18° 00' 00" | N. 40° 40' 05" E. | | | |
| 1894 | 330.00 | 40.32 | 40.29 | | 7° 00' 00" | N. 46° 10' 05" E. | | | |
| 1895 | A 330.00 | 47.91 | 47.55 | | 17° 00' 00" | N. 34° 10' 05" E. | | | |
| | B 20.00 | 28.91 | 26.46 | 17.64 | 82° 44' 10" | N. 67° 04' 40" W. | | | |
| | C 380.00 | 85.02 | 84.84 | | 12° 49' 10" | N. 77° 55' 20" W. | | | |
| 1896 | A 270.00 | 113.10 | 112.27 | | 24° 00' 00" | N. 37° 40' 05" E. | | | |
| | B 20.00 | 28.91 | 26.46 | 17.64 | 82° 44' 10" | N. 16° 44' 30" W. | | | |
| | C 380.00 | 53.72 | 53.68 | | 8° 06' 00" | N. 53° 06' 04" W. | | | |
| 1897 | 380.00 | 64.11 | 64.04 | | 9° 40' 00" | N. 44° 13' 04" W. | | | |
| 1898 | 380.00 | 33.51 | 33.50 | | 5° 03' 09" | N. 36° 51' 30" W. | | | |
| 1899 | 320.00 | 64.60 | 64.49 | | 11° 33' 57" | N. 31° 04' 47" W. | | | |
| 1900 | A 320.00 | 52.02 | 51.96 | | 9° 18' 52" | N. 61° 08' 36" W. | | | |
| | B 20.00 | 31.42 | 28.28 | 20.00 | 40° 00' 00" | N. 80° 25' 05" E. | | | |
| | C 540.00 | 188.50 | 187.54 | | 20° 00' 00" | N. 25° 25' 05" E. | | | |
| 1901 | A 20.00 | 15.50 | 15.12 | 8.16 | 44° 24' 55" | N. 6° 47' 25" W. | | | |
| | B 50.00 | 48.99 | 47.06 | | 56° 08' 34" | N. 0° 55' 35" W. | | | |
| 1902 | 50.00 | 35.05 | 34.34 | | 40° 10' 00" | N. 47° 13' 42" E. | | | |
| 1903 | 50.00 | 35.05 | 34.34 | | 40° 10' 00" | N. 87° 23' 42" E. | | | |
| 1904 | 50.00 | 36.96 | 36.12 | | 42° 20' 50" | N. 51° 20' 54" W. | | | |
| 1905 | 50.00 | 63.71 | 59.49 | | 73° 00' 27" | N. 6° 19' 45" E. | | | |
| 1906 | A 50.00 | 14.84 | 14.78 | | 17° 00' 00" | N. 61° 19' 58" E. | | | |
| | B 20.00 | 15.50 | 15.12 | 8.16 | 44° 24' 55" | N. 37° 37' 30" E. | | | |
| | C 600.00 | 42.14 | 42.14 | | 4° 01' 28" | N. 17° 25' 47" E. | | | |
| 1907 | 600.00 | 68.07 | 68.03 | | 6° 30' 00" | N. 22° 41' 31" E. | | | |
| 1908 | A 600.00 | 49.23 | 49.11 | | 9° 28' 32" | N. 30° 40' 47" E. | | | |
| | B 20.00 | 31.42 | 28.28 | 20.00 | 40° 00' 00" | N. 42° 40' 05" E. | | | |
| 1911 | 20.00 | 31.42 | 28.28 | 20.00 | 40° 00' 00" | N. 80° 25' 05" E. | | | |
| 1912 | 340.00 | 53.44 | 53.38 | | 9° 00' 00" | N. 30° 54' 55" E. | | | |
| 1913 | 340.00 | 85.01 | 84.78 | | 14° 19' 30" | N. 19° 14' 58" E. | | | |
| 1914 | 340.00 | 85.01 | 84.78 | | 14° 19' 30" | N. 4° 55' 28" E. | | | |
| 1915 | 340.00 | 73.25 | 73.11 | | 12° 20' 40" | N. 8° 24' 57" W. | | | |
| 1919 | 270.00 | 70.68 | 70.48 | | 15° 00' 00" | N. 22° 04' 57" W. | | | |
| 1920 | 270.00 | 80.11 | 79.82 | | 17° 00' 00" | N. 38° 04' 57" W. | | | |
| 1923 | A 217.23 | 173.45 | 168.88 | | 45° 44' 58" | N. 69° 27' 26" W. | | | |
| | B 20.00 | 31.42 | 28.28 | 20.00 | 40° 00' 00" | N. 42° 40' 05" E. | | | |
| | C 355.00 | 48.12 | 48.08 | | 7° 46' 00" | N. 1° 33' 05" E. | | | |
| 1924 | 355.00 | 60.31 | 60.23 | | 9° 44' 00" | N. 10° 18' 05" E. | | | |
| 1925 | 355.00 | 70.22 | 70.11 | | 11° 20' 00" | N. 20° 50' 05" E. | | | |
| 1926 | 355.00 | 69.19 | 69.08 | | 11° 10' 00" | N. 32° 05' 05" E. | | | |
| 1927 | 355.00 | 64.02 | 63.94 | | 10° 20' 00" | N. 42° 50' 05" E. | | | |
| 1928 | 355.00 | 10.33 | 10.33 | | 1° 40' 00" | N. 48° 50' 05" E. | | | |

| CURVE SCHEDULE - CENTERLINES | | | | | | | | | |
|------------------------------|---------|--------|--------|--------|-------------|-------------------|--|--|--|
| CURVE NO. | RADIUS | ARC | CHORD | TAN. | DELTA | BEARING | | | |
| 1 | 3811.86 | 599.61 | 598.99 | 500.43 | 9° 00' 46" | N. 57° 49' 32" W. | | | |
| 2 | 1081.77 | 566.18 | 559.74 | 289.74 | 24° 59' 16" | N. 68° 18' 47" W. | | | |
| 3 | 1081.77 | 434.02 | 431.11 | 219.97 | 22° 59' 16" | N. 64° 48' 47" W. | | | |
| 4 | 1081.77 | 132.16 | 132.08 | 66.16 | 7° 00' 00" | N. 79° 48' 25" W. | | | |
| 5 | 640.00 | 46.64 | 46.56 | 48.40 | 8° 01' 30" | N. 9° 40' 50" E. | | | |
| 6 | 350.00 | 305.43 | 295.83 | 163.21 | 20° 00' 00" | N. 54° 19' 55" W. | | | |
| 7 | 350.00 | 122.17 | 121.55 | 61.71 | 20° 00' 00" | N. 74° 19' 55" W. | | | |
| 8 | 350.00 | 133.26 | 131.17 | 93.78 | 30° 00' 00" | N. 49° 19' 55" W. | | | |
| 9 | 350.00 | 123.70 | 123.06 | 62.50 | 20° 15' 02" | N. 44° 27' 26" W. | | | |
| 10 | 570.00 | 198.97 | 197.96 | 100.51 | 20° 00' 00" | N. 25° 25' 05" E. | | | |
| 11 | 1000.00 | 122.17 | 122.10 | 61.16 | 7° 00' 00" | N. 58° 04' 57" W. | | | |
| 12 | 370.00 | 322.89 | 312.74 | 172.53 | 50° 00' 00" | N. 10° 25' 03" E. | | | |
| 13 | 300.00 | 167.55 | 165.38 | 86.02 | 32° 00' 00" | N. 30° 34' 57" W. | | | |

| CURVE SCHEDULE - CENTERLINES | | | | |
|------------------------------|--|--|--|--|
|------------------------------|--|--|--|--|

40066-REDFIELD & COMPANY, INC., OMAHA

names of "Railway Street and/or "Wagon Road" which may appear of record.

Dated this 11th day of September 1972.

UNITED MINERAL PRODUCTS COMPANY

BY David C. Myers

David C. Myers, Vice President

ATTEST: Harold S. Myers

Harold S. Myers, Secretary

(UNITED MINERAL PRODUCTS COMPANY)
(CORPORATE SEAL)
(OMAHA, NEBR.)

Gay Coster

Gay Coster

Marie Coster

Marie Coster

CITY OF WEEPING WATER, NEBRASKA

BY Byron Baker

Byron Baker, Mayor

ATTEST: Ruth Norris

Ruth Norris, City Clerk

(CITY OF WEEPING WATER)
(SEAL)
CASS COUNTY, NEBRASKA)

ACCEPTANCE OF CITY COUNCIL

This Street "SCENIC DRIVE" as described herein was accepted and approved by the City Council of Weeping Water Nebraska on the 11th day of September 1972.

(CITY OF WEEPING WATER)
(SEAL)
(CASS COUNTY, NEBRASKA)

Byron Baker
Byron Baker, Mayor
ATTEST: Ruth Norris
Ruth Norris, City Clerk

A C K N O W L E D G M E N T

STATE OF NEBRASKA)
COUNTY OF CASS)

Before me, a notary public qualified in and for said county, personally came David C. Myers, Vice President and Harold S. Myers, Secretary of United Minerals Products Company, a Corporation, known to me to be Vice President and Secretary of said Corporation; Gay Coster and Marie Coster, husband and wife; Byron Baker, Mayor and Ruth Norris, City Clerk of Weeping Water, Nebraska, who are personally known to me to be the identical perons whose names are affixed to the above instrument and they have acknowledged said instrument to be their voluntary act and deed.

Dated this 11th day of September 1972.

My commission expires August 22, 1973
(RONALD D. SVOBODA)
(GENERAL NOTARY)
(COMMISSION EXPIRES)
(AUG. 22, 1973)
(STATE OF NEBRASKA)

Ronald D. Svoboda
Notary Public

PLAT # 7
Donald O. Hedrick, Surveyor
To:
Public

COMPARED

Filed 17 November 1972 at 11:50 A. M.
Book 12 page 389
Betty Philpot, Register of Deeds
\$49.50

(PLAT FILED IN PLAT BOOK NO. 8, PAGES 24, 25 & 26)

BEAVER LAKE PLAT VII

BEING A SUBDIVISION OF PART OF SECTION 7 & 18 TOWNSHIP 11 NORTH, RANGE 14 EAST, 6th PRIME 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 DEWELLING UNIT, PERMANENT OR SEASONAL, CONTAINING LESS THAT 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 THAT 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".

Blue Border
100% LINEN LEDGER

40066-REDFIELD & COMPANY, INC., OMAHA

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 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
Margaret Shields

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 Margaret Shields

STATE OF NEBRASKA)) S.S.
COUNTY OF CASS) BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE BEFORENAMED. Jesse E. Sutton & Margaret Shields 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 27th October, 1972.

(DAN H. HUEBNER)
(GENERAL NOTARY)
(COMMISSION EXPIRES) MY COMMISSION EXPIRES Sept. 6, 1975
(SEPT. 6, 1975)
(STATE OF NEBRASKA)

Dan H. Huebner
NOTARY PUBLIC

Katherine Spidell
Acting ZONING ADMINISTRATOR

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 8th DAY OF November, 1972.

LEGAL DESCRIPTION - Beaver Lake Plat VII

A tract of land lying in Section 7 and Section 18, Township 11 North, Range 14 East, Sixth Prime

Blue Border
100% LINEN LEDGER

40066—REDFIELD & COMPANY, INC., OMAHA

Meridian, Cass County, Nebraska, bounded and described as follows: Starting at the Northeast corner of Section 18; Thence North $89^{\circ} 12' 10''$ West along the North line of Section 18 a distance of 1,323.10 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of Section 18; Thence North $62^{\circ} 19' 55''$ West, a distance of 304.60 feet to a point; said point being known as the Principal Place of Beginning; Thence South $27^{\circ} 40' 05''$ West, a distance of 20.00 feet to a point on the North right-of-way of County Road No. 48 and 75 (Rock Bluff Road) re-located 80 feet wide; Thence Southeast by a curve deflecting to the right, an arc distance of 605.91 feet to a point of tangency, said curve having a radius of 3,851.86 feet and a chord which bears South $57^{\circ} 49' 32''$ East, a distance of 605.28 feet; Thence South $53^{\circ} 19' 09''$ East, a distance of 265.43 feet to a point of curvature; Thence Southeast by a curve deflecting to the left, an arc distance of 545.25 feet, said curve having a radius of 1041.77 feet and a chord which bears South $68^{\circ} 18' 47''$ East, a distance of 539.05 feet; Thence South $6^{\circ} 41' 35''$ West, a distance of 80.00 feet to a point; Thence Northwest by a curve deflecting to the right, an arc distance of 68.83 feet to a point of reverse curvature, said curve having a radius of 1121.77 feet and chord which bears North $81^{\circ} 32' 57''$ West, a distance of 68.82 feet; Thence Southwest by a curve deflecting to the left, an arc distance of 45.30 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord which bears South $56^{\circ} 57' 03''$ West, a distance of 41.12 feet; Thence South $13^{\circ} 41' 35''$ West, a distance of 82.19 feet to a point of curvature; Thence Southwest by a curve deflecting to the left, an arc distance of 91.04 feet to a point of tangency, said curve having a radius of 650.00 feet and a chord which bears South $9^{\circ} 40' 50''$ West, a distance of 90.97 feet; Thence South $5^{\circ} 40' 05''$ West, a distance of 248.72 feet to a point of curvature; Thence Southeast by a curve deflecting to the left, an arc distance of 47.12 feet to a point of tangency, said curve having a radius of 30.00 feet and a chord which bears South $39^{\circ} 19' 55''$ East, a distance of 42.43 feet; Thence South $84^{\circ} 19' 55''$ East, a distance of 384.13 feet to a point; Thence South $5^{\circ} 40' 05''$ West, a distance of 60.00 feet to a point, said point being the Northeast corner of Beaver Lake Plat XX; Thence North $84^{\circ} 19' 55''$ West, a distance of 524.13 feet to a point, said point being the Northwest corner of Plat XX; Thence South $5^{\circ} 40' 05''$ West, a distance of 80.00 feet to a point; Thence South $49^{\circ} 40' 05''$ West, a distance of 240.00 feet to a point; Thence South $28^{\circ} 08' 00''$ East, a distance of 156.00 feet to a point; Thence South $35^{\circ} 50' 00''$ East, a distance of 210.00 feet to a point; Thence North $60^{\circ} 21' 02''$ East, a distance of 232.74 feet to a point; Thence South $52^{\circ} 19' 55''$ East, a distance of about 235 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Surveys, dated 1927; Thence along the meandering line of the 1050 contour line, a distance of about _____ feet to a point; Thence North $28^{\circ} 25' 03''$ East, a distance of about 405.0 feet to a point; Thence North $61^{\circ} 34' 57''$ West, a distance of 12.44 feet to a point; Thence North $28^{\circ} 25' 03''$ East, a distance of 210.00 feet to a point; Thence North $61^{\circ} 34' 57''$ West, a distance of 584.87 feet to a point; Thence North $84^{\circ} 00' 49''$ West, a distance of 89.56 feet to a point; Thence North $88^{\circ} 18' 52''$ West, a distance of 1129.71 feet to a point; Thence North $0^{\circ} 49' 08''$ East, a distance of 190.85 feet to a point; Thence North $89^{\circ} 10' 52''$ West, a distance of 37.56 feet to a point; Thence North $0^{\circ} 49' 08''$ East, a distance of 100.00 feet to a point; Thence South $89^{\circ} 10' 52''$ East, a distance of 1,317.13 feet to a point; Thence South $62^{\circ} 19' 55''$ East, a distance of 427.79 feet to the Principal Place of Beginning and further

Blue Border
100% LINEN LEDGER

FLEXIBLE HINGE
L.L. BROWN & CO. PAPER CO.
LINEN & LITHO

40066-REDFIELD & COMPANY, INC., OMAHA

known as the perimeter boundary of Beaver Lake Plat VII.

| STREET | LENGTH |
|----------------------|---------|
| ROCK BLUFF ROAD..... | 3140.56 |
| FOREST LANE..... | 555.42 |
| CAMBRIDGE DRIVE..... | 524.13 |
| DUNBAR DRIVE..... | 1198.45 |
| MILFORD ROAD..... | 1397.20 |
| KADER COURT..... | 297.96 |
| TALMADGE ROAD..... | 617.48 |
| TALMADGE COURT..... | 726.33 |

TOTAL

8457.53 L.F.*
1.602 MI.

NUMBER SUBLOT

132

NUMBER RESERVE LOTS

0

LOT NUMBERS OMITTED

1833

1834

OWNER -- SUBDIVIDER

BEAVER LAKE CORP. P.O. BOX 489

PLATTSMOUTH, NEBRASKA 68048

HEDRICK - COX - ASSOCIATES, INC. SURVEYORS ENGINEERS
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.

(STATE OF NEBRASKA)

(DONALD O. HEDRICK)

(NO. LS-295)

(REGISTERED LAND SURVEYORS)

(NEBRASKA REGISTERED)

(LAND SURVEYOR)

(LS-295)

(DONALD O. HEDRICK)

CERTIFICATE OF DEATH

David T. Sjogren

To:

Public

Filed: 5 January 1973 at: 9:00 A.M.

Betty Philpot, Register of Deeds

\$ 3.50

COMPARED

(Indexed Against: Lots 768, 769, 273 & 274, Louisville, Nebr.

per Harvey Koop)

PHS-798(VS)REV. 4-48

STATE OF NEBRASKA

FEDERAL SECURITY AGENCY

DEPARTMENT OF HEALTH

54 003652

PUBLIC HEALTH SERVICE

Bureau of Vital Statistics

BIRTH NO. 126....

CERTIFICATE OF DEATH

STATE FILE NO.

1. Place of Death a. County Douglas S-265
- b. City(If outside corporate limits , write Rural)
- or Town Omaha, Nebraska
- c. Length of Stay 2 weeks
- d. Full Name of Hospital or Institution (If not in hospital or institution, give street address)
- Methodist Hospital
2. Usual Residence (Where deceased lived. If institution: residence before admission).
- A. State Nebraska b. County Cass
- c. City or Town (If outside corporate limits, write Rural) Louisville
- d. Street Address (If rural, give location)
3. Name of Deceased a. (First) David b. (Middle) T. c. (Last) Sjogren
- (Type or Print)
4. Date of Death (Month) April (Day) 2 (Year) 1954
5. Sex Male
6. Color or Race White
7. Married, Never Married, Widowed, Divorced (Specify) Married
8. Date of Birth May 24, 1900
9. Age (In yrs. last birthday) 53 If Under 1 Yr. If Under 24 Hrs.
- Mon. Days Hours Min.
- 10a. Usual Occupation (Give kind of work done during most of working life, even if retired)
- Service Station Operator
- 10b. Kind of Business or Industry 290 Gas & Oil
11. Birthplace (City, town or county) (State or foreign country) Louisville, Nebr.)
12. Citizen of what Country? USA
13. Father's Name Martin Sjogren
- 14a. Mother's Maiden name Charolette Gustafson
- 14b. Name of Husband or Wife Clara Sjogren
15. Was Deceased Ever in U.S. Armed Forces? (Yes, No, or unknown) No
- (If yes, give war or dates of service)
16. Social Security No. 505-40-7971
17. Informant's Name or Signature & Address Mrs. Clara Sjogren, Louisville

MEDICAL CERTIFICATION

Blue Border
100% LINEN LEADER