

BEAVER LAKE PLAT XVII

BEING A SUBDIVISION OF PART OF SECTIONS 17 & 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 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 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, 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, 30 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 "D", PAGE 125 AND 126 OF MISCELLANEOUS RECORDS OF CASS COUNTY, NEBRASKA.

BEAVER LAKE CORPORATION
BY: *James E. Smith*
Patricia Bussene

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: *James E. Smith* ASSISTANT SECRETARY: *Patricia Bussene*

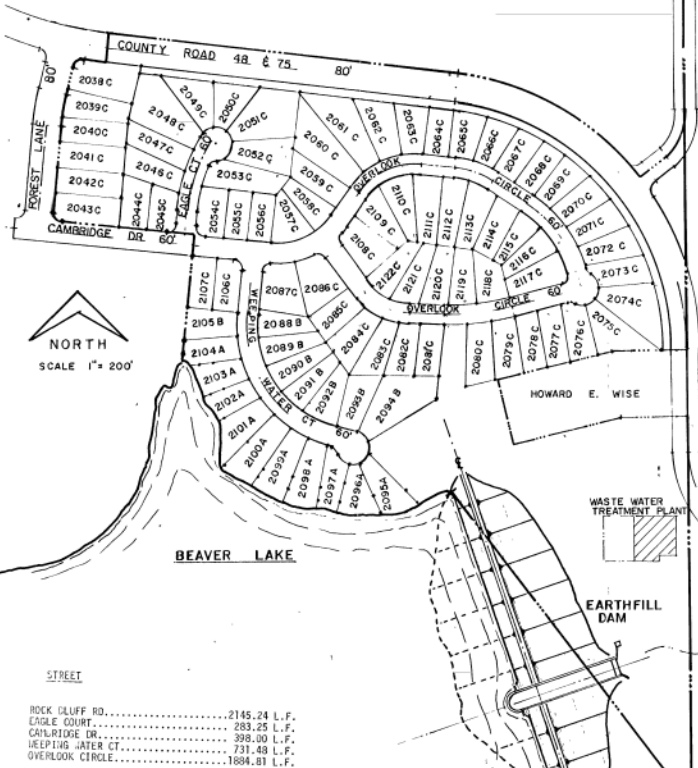
STATE OF NEBRASKA)
) S.S.
COUNTY OF CASS)
) *James E. Smith*
BEAVER LAKE CORPORATION - WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT SUCH SIGNING WAS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS, THE FREE AND CORPORATE ACT AND DEED OF BEAVER LAKE CORPORATION. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT PLATTSMOUTH, NEB. THIS DAY OF AUGUST 10, 1973.
James E. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 6, 1975

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 10 DAY OF August, 1973.

Wanda Peterson
ZONING ADMINISTRATOR

LEGAL DESCRIPTION BEAVER LAKE PLAT 17
A tract of land lying in Section 17 and 18, Township 11 North, Range 14 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows: Starting at a point in the East line of the Northwest Quarter of the Southwest Quarter of said Section 17, said point being distant North 00° 19' West, 1252.38 feet from the Southeast Corner of said Northwest Quarter of the Southwest Quarter of Section 17; said point also being the Northwest Corner of Beaver Lake Plat 3 as recorded in Plat Book 6, Page 74 and 75 of Cass County Map Records; Thence North 09° 20' 18" West along said East line of the Northwest Quarter of the Southwest Quarter of Section 17 and the East line of the Southwest Quarter of the Northwest Quarter of Section 17, also being the centerline of County Road 48 and 75 (Rock Bluff Road relocated) 80 feet wide, a distance of 1066.04 feet to the Southeast Corner of a 2,500 acre parcel of land owned by Howard E. Wise; Thence South 89° 59' 42" West along the South line of said parcel, a distance of 326.12 feet to the Southwest Corner thereof; Thence North 13° 20' 18" West along the West line of said parcel, a distance of 200.00 feet to the Northwest Corner thereof; Thence North 76° 39' 42" East along the North line of said parcel, a distance of 349.50 feet to an angle point therein; Thence corner thereof, said point also being in the East line of the Southwest Quarter of the Northwest Quarter of said Section 17, and also being a point of curvature in said centerline of County Road 48 and 75; Thence North 00° 19' West along said East line of the Southwest Quarter of the Northwest Quarter of Section 17 and the East line of the Northwest Quarter of the Southwest Quarter of said Section 17, a distance of 703.65 feet to a point of curvature in the centerline of County Road 260, 66 feet wide; Thence Southerly along said centerline of County Road 260 by a curve to the right, an arc distance of 120.00 feet to a point of tangency, said curve having a radius of 163.70 feet and a chord which bears South 22° 44' 42" West, a distance of 120.44 feet to a point in the Southeastern prolongation of the curved North right-of-way line of said County Road 48 and 75; Thence Northerly along said South-easterly prolongation and the North right-of-way line of said County Road 48 and 75 by a curve to the left, an arc distance of 630.73 feet to a point of tangency, said curve having a radius of 803.24 feet and a chord which bears North 60° 49' 53" West, a distance of 614.68; Thence North 83° 18' 25" West continuing along said North right-of-way line of County Road 48 and 75, a distance of 1034.86 feet to a point of curvature therein; Thence South 6° 41' 35" West a distance of 80.00 feet to a point of curvature in the South right-of-way line of said County Road 48 and 75; Thence westerly continuing along the South right-of-way line of County Road 48 and 75 by a curve 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 a chord which bears North 01° 32' 57" West, a distance of 68.82 feet; Thence Southwesterly along a curved turnout between which bears North 01° 32' 57" West, a distance of 80.00 feet to the East right-of-way line of Forest Lane, 90 feet wide as shown on Beaver Lake Plat 7, recorded in Plat Book 8, Page 24, 25 and 26 of Cass County Map Records, 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° 03' 03" West, a distance of 41.12 feet; Thence South 13° 41' 35" West along said East right-of-way line of Forest Lane, a distance of 82.19 feet to a point of curvature; Thence Southerly continuing along said East right-of-way line of Forest Lane by a curve to the left, an arc distance of 31.04 feet to a point of tangency said curve having a radius of 650.00 feet and a chord which bears South 39° 40' 05" West, a distance of 30.97 feet; Thence South 5° 40' 05" West, continuing along said East right-of-way line of Forest Lane, a distance of 248.72 feet to a point of curvature; Thence Southeasterly along a curved turnout between said East right-of-way line of Forest Lane and the North right-of-way line of Cambridge Drive, 60 feet wide, as shown in said Beaver Lake Plat 7, an arc distance of 47.12 feet to a point of tangency, said curve having a radius of 20.00 feet and a chord which bears South 39° 19' 55" East, a distance of 42.43 feet; Thence South 84° 19' 55" East along said North right-of-way line of Cambridge Drive a distance of 324.13 feet to the most Easterly corner of said Beaver Lake Plat 7; Thence South 5° 40' 05" West along the East line of said Beaver Lake Plat 7 and the East line of Beaver Lake Plat 20 as recorded in Plat Book 6, Page 83 and 84 of Cass County Map Records, a distance of 369.7 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic surveys, dated 1927; Thence Southeasterly along the meandering 1050 contour line, a distance of about 1378 feet to a point; Thence South 39° 00' 30" East, a distance of 1303.09 feet to a point in the North line of said Beaver Lake Plat 2; Thence North 76° 39' 42" West along said North line of Beaver Lake Plat 9, a distance of 42.30 feet to the place of beginning and further known as the northern boundary of Beaver Lake Plat 17.

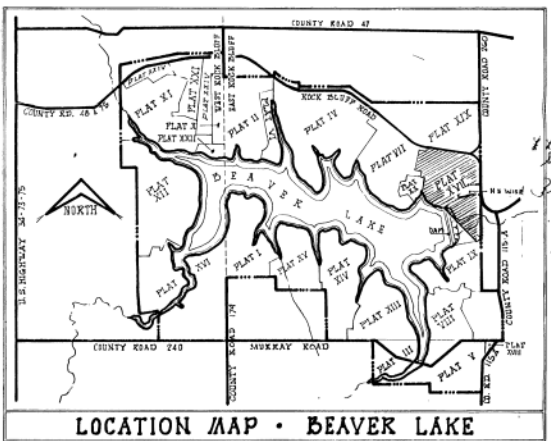


ROCK BLUFF RD.....	2145.24 L.F.
ENGINE COURT.....	283.25 L.F.
CAMBRIDGE DR.....	388.00 L.F.
HELPING WATER CT.....	731.48 L.F.
OVERLOOK CIRCLE.....	1884.81 L.F.

5442.78 L.F. = 1.031 MILES

NUMBER OF SUBLOTS 85
NUMBER OF RESERVE LOTS 2
NUMBER OF SPECIAL USAGE LOTS 2

OWNER - SUBDIVIDER
BEAVER LAKE CORP.
P.O. BOX 464 PLATTSMOUTH, NEBRASKA 68040

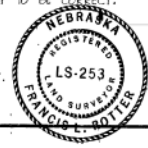


LOCATION MAP - BEAVER LAKE

HEDRICK · COX · ASSOCIATES, Inc.
ENGINEERS SURVEYORS

DIMENSIONS SHOWN HEREIN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT ADJUSTMENTS 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 ADJUSTMENT.



J.P. Koller
REGISTERED SURVEYOR P.L.S. 253