

# BEAVER LAKE PLAT IV

BEING A SUBDIVISION OF PART OF SECTIONS 7 & 18, TOWNSHIP 11 NORTH, RANGE 14 EAST,

6<sup>TH</sup> 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. 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 PLAN 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: Jack E. Allis

Joe Joseph Vice President

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 Joe Joseph VICE-PRESIDENT Jack E. Allis

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE FORENAMED.

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 THIS DAY OF March, 1971.

D.A. Fawcett  
NOTARY PUBLIC

MY COMMISSION EXPIRES 26 Nov 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 26th DAY OF MAR., 1971.

L.L. Potter  
ZONING ADMINISTRATOR

## LEGAL DESCRIPTION - Beaver Lake Plat IV

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 Southwest corner of Section 7;

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

Thence South 89° 09' 33" East, a distance of 1306.34 feet to the Point of Beginning, said point being the Southeast corner of the North half of the Southwest quarter of the Southwest quarter of said Section 7;

Thence North 0° 09' 10" East, a distance of 80.64 feet to a point;

Thence South 44° 07' 00" East, a distance of 262.51 feet to a point of curvature;

Thence Southeast by a curve deflecting to the left, an arc distance of 553.66 feet to a point of tangency, said curve having a radius of 703.94 feet and a chord which bears South 66° 38' 56" East, a distance of 539.48 feet;

Thence South 0° 49' 08" West, a distance of 20.00 feet to a point;

Thence South 89° 10' 52" East, a distance of 1317.37 feet to a point;

Thence South 62° 19' 55" East, a distance of 432.71 feet to a point;

Thence South 27° 40' 05" West, a distance of 300.00 feet to a point;

Thence South 62° 19' 55" East, a distance of 243.06 feet to a point;

Thence South 27° 40' 05" West, a distance of 210.00 feet to a point;

Thence South 62° 19' 55" East, a distance of 12.44 feet to a point;

Thence South 27° 40' 05" West, a distance of about 405 feet to its intersection with the 1050 contour line as based on the U.S. Geodetic Surveys, dated 1927;

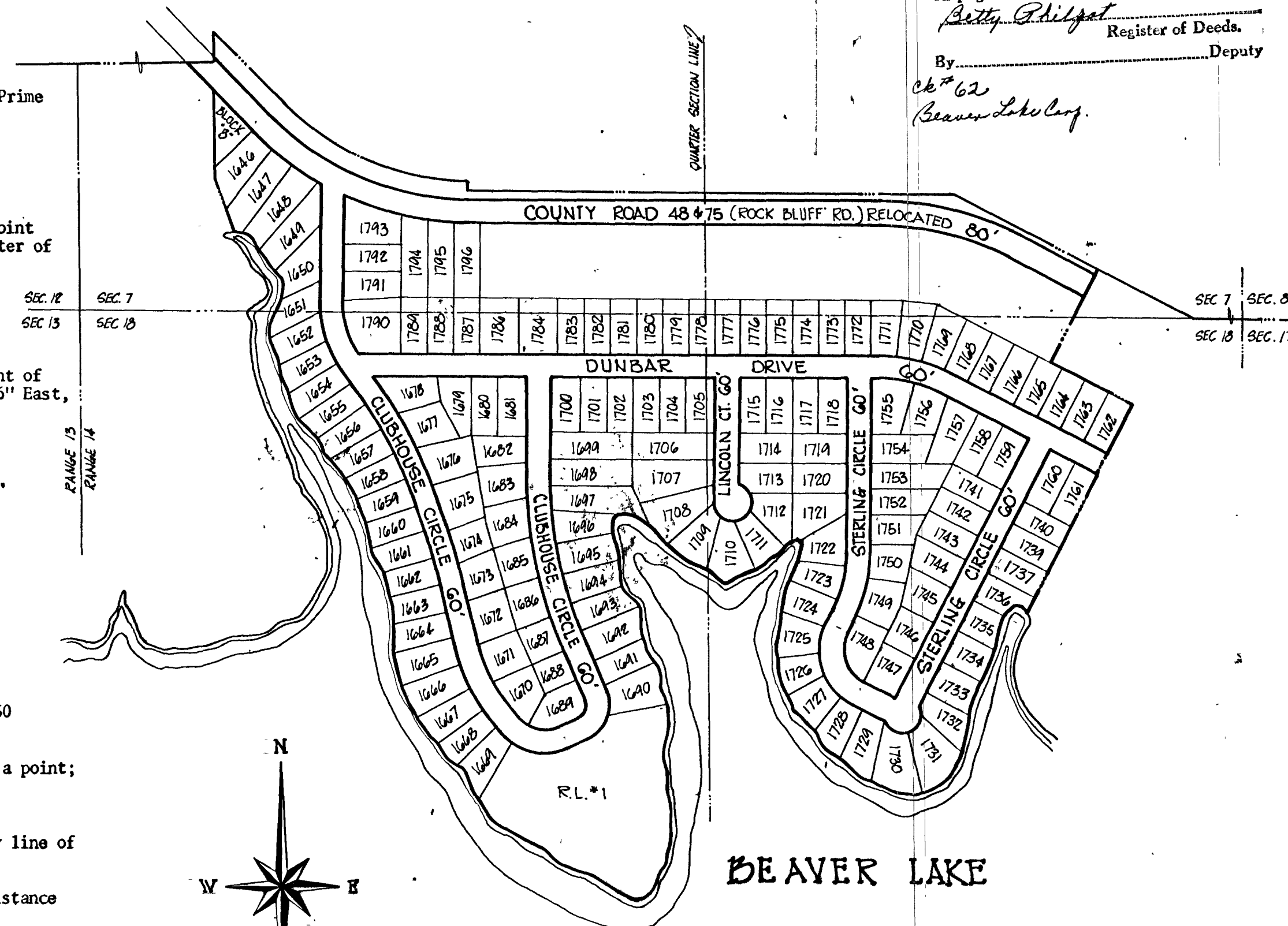
Thence along the meandering line of the 1050 contour line, a distance of about 5470 feet to a point;

Thence North 18° 08' 13" West, a distance of about 150.7 feet to a point;

Thence North 0° 09' 06" East, a distance of 231.40 feet to a point in the South Right-of-Way line of Rock Bluff Road (Relocated) 80 feet wide;

Thence North 44° 07' 00" West, along the Southerly line of Rock Bluff Road, (Relocated) a distance of 128.97 feet;

Thence South 89° 09' 33" East, a distance of 90.03 feet to the place of beginning and further known as the perimeter boundary of Beaver Lake Plat IV.



## STREET LENGTHS

DUNBAR DRIVE	2,047.21 FT.
CLUBHOUSE CIRCLE	2,728.15 FT.
STERLING CIRCLE	1,865.27 FT.
LINCOLN COURT	450.00 FT.
TOTAL	7,160.43 FT. 1.356 MI.

NUMBER OF SUBLOTS - 144  
NUMBER OF RESERVED LOTS - 1

## SUBLOT NO. QUITTED

SUBLOT 1735  
1785

OWNER - SUBDIVIDER

**BEAVER LAKE CORP.**

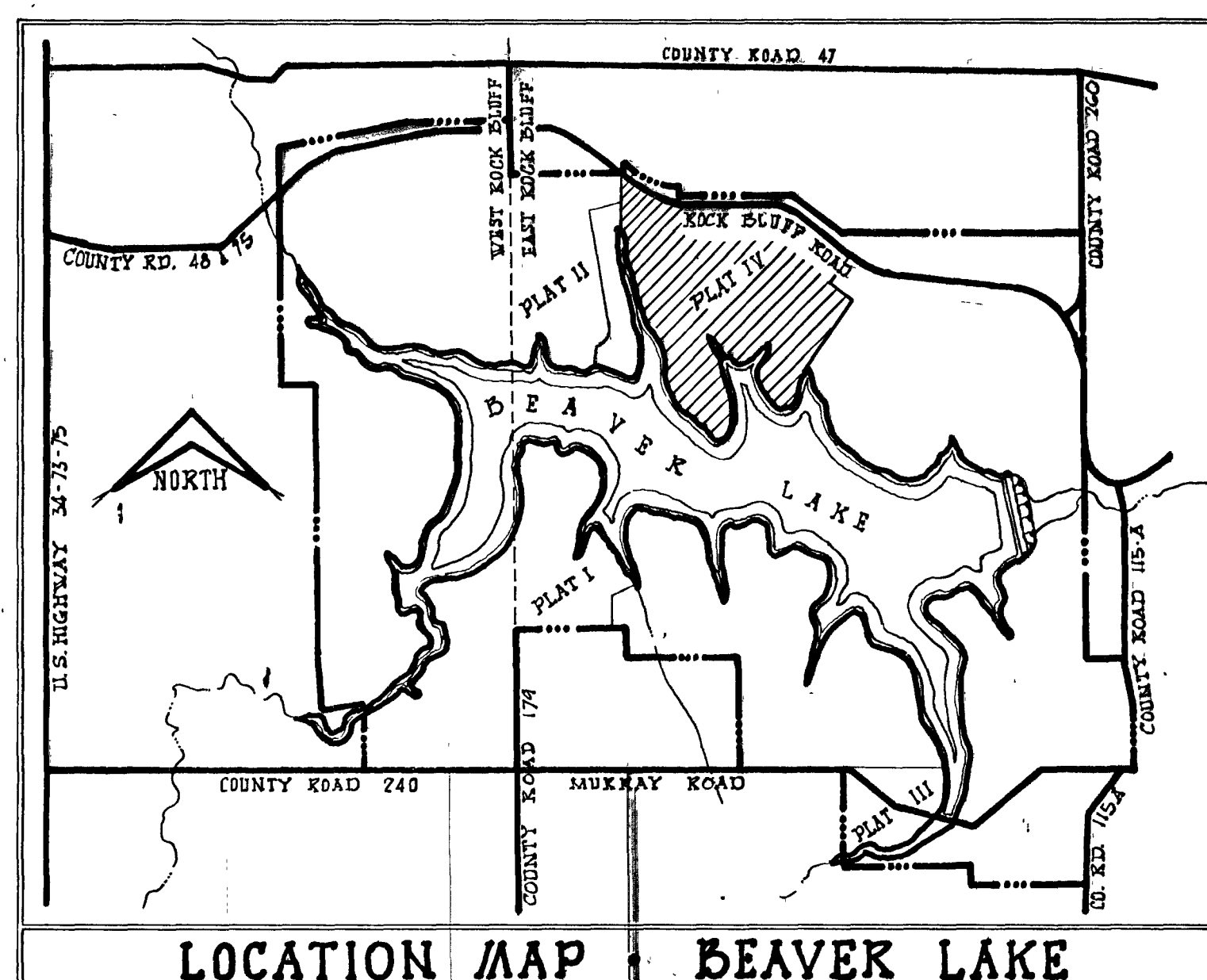
P.O. BOX 489 PLATTSMOUTH, NEBRASKA - 68040

**HEDRICK · COX · ASSOCIATES**  
ENGINEERS SURVEYORS

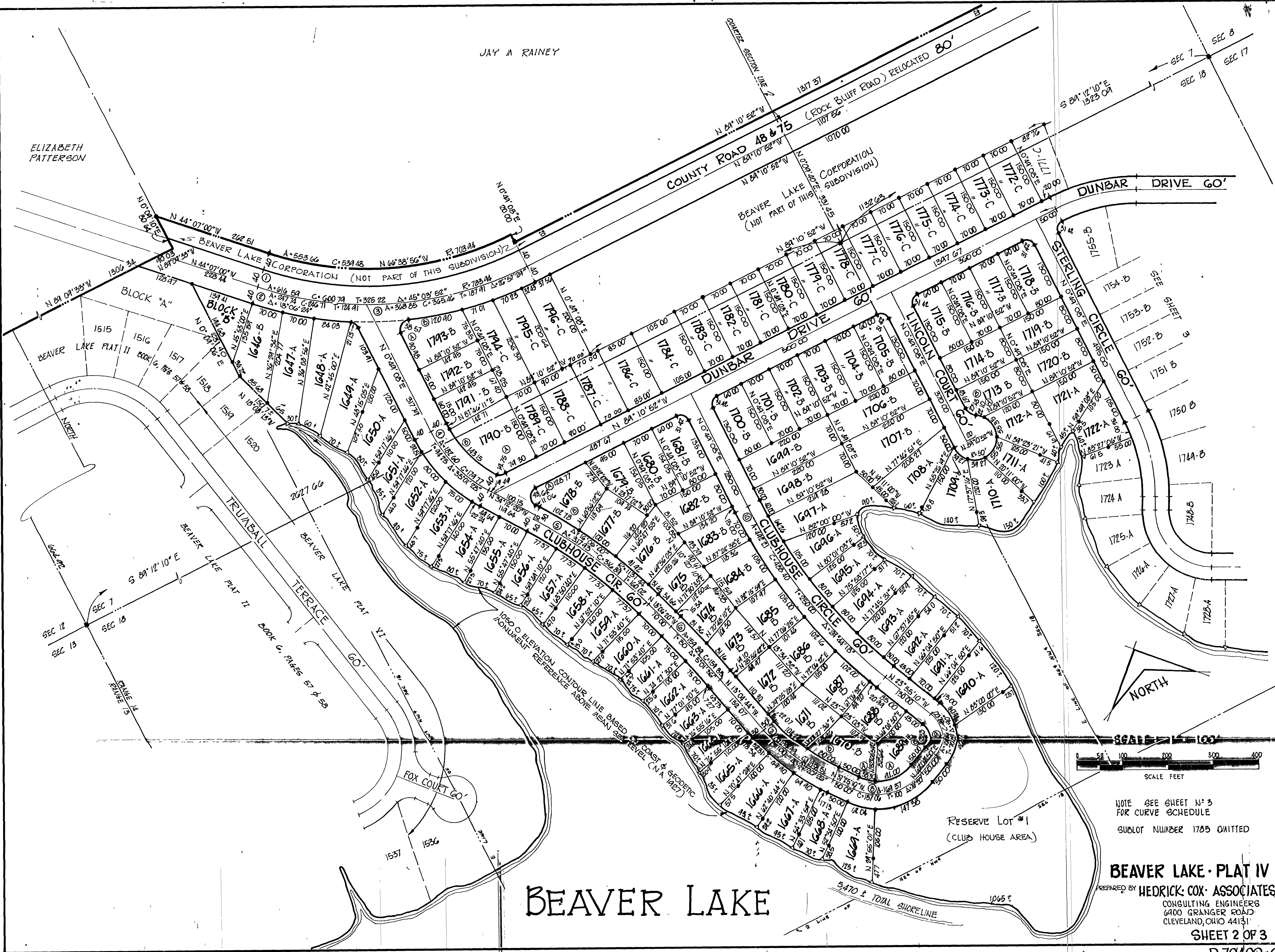
DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

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

L.L. Potter  
REGISTERED SURVEYOR #L.S. 253



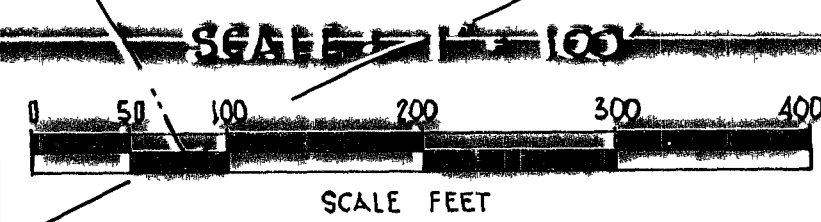
LOCATION MAP BEAVER LAKE



JAY A. RAINEY

ELIZABETH PATTERSON

# BEAVER LAKE



NOTE SEE SHEET N° 3  
FOR CURVE SCHEDULE  
SUBLOT NUMBER 1785 OMITTED

**BEAVER LAKE - PLAT IV**  
PREPARED BY **HEDRICK COX ASSOCIATES**  
CONSULTING ENGINEERS  
6400 GRANGER ROAD  
CLEVELAND, OHIO 44131  
**SHEET 2 OF 3**

D 70400-68

JAY M. RAINEY

HOWARD E. WILES

BEAVER LAKE CORPORATION  
(NOT PART OF THIS SUBDIVISION)

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(NOT PART OF THIS SUBDIVISION)

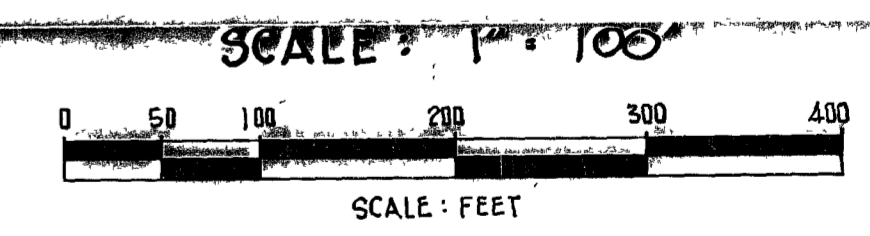
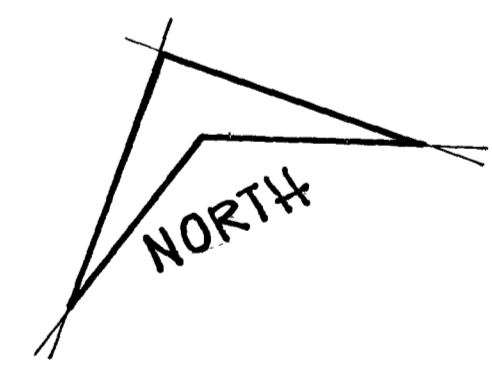
BEAVER LAKE CORPORATION  
(NOT PART OF THIS SUBDIVISION)

CURVE SCHEDULE - SUBLOTS						
SUBLOT	LR	RADIUS	ARC	CHORD	TAN.	DELTA
1646		823.44	70.00	64.48	-	4°52'04"
1647		823.44	70.00	64.48	-	4°52'04"
1648		823.44	84.03	84.01	-	5°50'35"
1649		25.00	21.13	20.16	11.67	60°31'46"
1651		338.71	24.81	24.80	-	5°02'33"
1652		338.71	80.00	74.81	-	13°31'58"
1653		338.71	75.00	74.86	-	12°41'12"
1654		338.71	22.24	22.23	-	3°45'43"
1656		1101.44	77.37	77.35	-	4°01'30"
1657		1101.44	77.37	77.35	-	4°01'30"
1658		1101.44	77.37	77.35	-	4°01'30"
1659		1101.44	77.37	77.35	-	4°01'30"
1661		1102.57	75.00	74.94	-	2°23'50"
1662		1102.57	75.00	74.94	-	2°23'50"
1663		1102.57	7.27	7.24	-	0°13'55"
1665		443.70	52.81	52.74	-	6°07'42"
1666		443.70	64.40	64.84	-	8°06'43"
1667		443.70	64.40	64.84	-	8°06'43"
1668		443.70	17.13	17.13	-	1°54'16"
1669		156.85	62.04	61.64	-	22°34'44"
1670	A	46.85	38.31	38.06	-	22°34'46"
1671	B	433.70	104.24	103.44	-	13°46'16"
1673		1852.57	81.16	81.16	-	2°30'57"
1674		1852.57	81.36	81.35	-	2°30'57"
1675		1161.44	31.65	31.65	-	1°33'41"
1676		1161.44	41.42	41.84	-	4°32'04"
1677		1161.44	100.00	100.47	-	4°55'54"
1678	A	20.00	43.64	35.48	-	125°01'10"
1678	B	1161.44	102.78	102.75	-	5°04'12"
1681		20.00	31.42	28.28	20.00	90°00'00"
1683		1170.00	70.00	64.44	-	3°25'34"
1684		1170.00	106.00	104.46	-	5°08'30"
1685		1170.00	105.00	104.46	-	5°08'30"
1686		1170.00	102.16	102.13	-	5°00'04"
1687		1170.00	102.00	101.47	-	4°54'40"
1688		1170.00	20.44	20.44	-	1°01'40"
1689	A	40.85	41.00	87.64	-	63°50'04"
1689	B	40.00	62.85	56.57	40.00	90°00'00"
1690		100.00	60.44	60.00	-	34°54'58"
1692		1110.00	30.00	24.44	-	1°32'55"
1693		1110.00	80.00	74.48	-	4°07'46"
1694		1110.00	80.00	74.48	-	4°07'46"
1695		1110.00	80.00	74.48	-	4°07'46"
1696		1110.00	105.00	104.46	-	5°25'12"
1697		1110.00	64.26	64.26	-	3°14'01"
1698		1110.00	40.00	40.00	-	2°03'53"
1700		20.00	31.42	28.28	20.00	90°00'00"
1705		20.00	31.42	28.28	20.00	90°00'00"
1706		50.00	34.27	38.27	-	45°00'00"
1710		50.00	34.27	38.27	-	45°00'00"
1711		50.00	55.35	52.57	-	63°25'35"
1712		50.00	55.35	52.57	-	63°25'35"
1713	A	50.00	22.10	21.41	-	25°14'25"
1713	B	25.00	27.13	25.82	15.08	62°10'55"
1715		20.00	31.42	28.28	20.00	90°00'00"
1718		20.00	31.42	28.28	20.00	90°00'00"
1722		360.00	36.00	35.38	-	5°43'46"
1723		360.00	40.00	34.76	-	14°14'24"
1724	A	360.00	42.70	42.68	-	6°47'47"
1724	B	154.20	12.22	12.21	-	4°32'34"

CURVE SCHEDULE - RESERVED LOTS						
LOT NO.	LR	RADIUS	ARC	CHORD	TAN.	DELTA
1	A	156.85	147.38	142.02	74.64	53°50'10"
2	B	100.00	46.14	42.43	52.15	55°05'03"

CURVE SCHEDULE - SUBLOTS						
SUBLOT	LR	RADIUS	ARC	CHORD	TAN.	DELTA
1725		154.20	65.00	64.52	-	24°04'07"
1726		154.20	65.00	64.52	-	24°04'07"
1727		154.20	65.00	64.52	-	24°04'07"
1728		154.20	35.00	34.93	-	13°00'16"
1729		35.63	24.85	24.35	12.05	34°57'58"
1730		50.00	71.13	65.23	-	81°30'20"
1731		50.00	52.36	50.00	-	60°00'00"
1732	A	50.00	24.80	24.55	-	28°25'07"
1732	B	35.63	24.85	24.35	-	34°57'57"
1747		25.00	34.27	35.36	-	20°00'00"
1748	A	44.20	147.47	133.25	-	90°00'00"
1748	B	420.00	28.03	28.03	-	3°44'22"
1749		420.00	100.00	104.76	-	13°33'30"
1750		420.00	68.77	68.70	-	4°22'54"
1755	A	20.00	31.42	28.28	-	20°00'00"
1755	B	34.42	100.00	104.70	-	15°31'34"
1756		364.02	72.45	72.81	-	11°14'24"
1759		20.00	31.42	28.28	-	40°00'00"
1760		20.00	31.42	28.28	-	40°00'00"
1768		424.02	25.38	25.37	-	3°23'21"
1769		424.02	64.72	64.66	-	8°33'35"
1770		424.02	64.72	64.66	-	8°33'35"
1771		424.02	46.33	46.32	-	6°11'17"
1774	A	20.41	14.75	14.02	-	54°06'16"
1774	B	258.71	43.15	41.33	-	31°42'10"
1791		258.71	15.00	14.44	-	3°14'17"
1793	A	20.00	38.57	32.86	28.81	110°28'15"
1793	B	823.44	120.87	120.74	-	8°24'19"
1794		823.44	71.01	71.00	-	4°56'16"
1795		823.44	70.23	70.23	-	4°53'02"
1796		823.44	32.43	32.45	-	2°15'14"

CURVE SCHEDULE - CENTERLINES						
CURVE NO.	RADIUS	ARC	CHORD	TAN.	DELTA	BEARING
1	783.44	616.54	600.74	325.22	45°03'52"	N. 66° 38' 56" W.
2	783.44	247.74	246.71	124.41	18°06'24"	N. 53° 10' 12" W.
3	783.44	348.85	345.44	187.41	26°57'31"	N. 75° 42' 07" W.
4	248.71	182.60	174.77	44.25	35°01'28"	N. 10° 41' 36" W.
5	1131.44	317.43	316.84	160.02	16°06'00"	N. 82° 04' 20" W.
6	1822.57	154.84	154.85	80.00	5°01'36"	N. 15° 35' 32" W.
7	443.70	104.44	104.51	100.00	24°30'26"	N. 25° 14' 57" W.
8	126.85	164.37	164.00	100.00	76°30'00"	N. 75° 40' 10" W.
9	70.00	104.46	44.00	70.00	40°00'00"	N. 21° 04' 50" E.
10	1140.00	447.21	448.40	250.00	24°44'18"	N. 11° 33' 01" W.
11	344.02	186.48	185.28	95.24	26°50'57"	N. 75° 45' 24" W.
12	340.00	182.76	181.04	93.04	26°50'57"	N. 14° 14' 37" E.
13	124.20	145.04	175.45	124.20	40°00'00"	N. 17° 14' 55" W.



BEAVER LAKE

BEAVER LAKE PLAT IV  
PREPARED BY: HEDRICK COX ASSOCIATES  
CONSULTING ENGINEERS  
6400 GRANGER ROAD  
CLEVELAND, OHIO 44131  
SHEET 3 OF 3

D 70400-69

30027—REDYIELD & COMPANY, INC., OMAHA

PLAT # IV  
F. L. Rotter, Surveyor  
To:  
Public

COMPARED

Filed 29 March 1971 at: 1:15 P.M.  
Betty Philpot, Register of Deeds  
\$ 14.65

(PLAT FILED IN PLAT BOOK 6, PAGES 63, 64 & 65)

B E A V E R L A K E P L A T I V

BEING A SUBDIVISION OF PART OF SECTIONS 7 & 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 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. MOBILE HOMES WILL BE PERMITTED ONLY IN AREAS IDENTIFIED BY THE SUFFIX LETTER "M" AND  
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ALL UNITS MUST BE SKIRTED WITHIN 90 DAYS AFTER PLACING. PICTURE OF MOBILE UNIT WITH PLOT PLAN  
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,  
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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  
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Blue Border  
100% LINEN LINDER

30027—REDFIELD & COMPANY, INC., OMAHA

195 AND 196 OF MISCELLANEOUS RECORDS OF CASS COUNTY, NEBRASKA.

BEAVER LAKE CORPORATION

BY: Jack E. Allio \_\_\_\_\_

Leo Joseph Vice President

(BEAVER LAKE CORPORATION )  
(CORPORATE SEAL )  
(NEBRASKA )

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 Leo Joseph VICE-PRESIDENT ASS'T SEC. Jack E. Allio

STATE OF NEBRASKA )  
 ) S.S.  
COUNTY OF CASS )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE BEFORENAMED.

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 26 THIS DAY OF March, 1971.

D. A. Farris  
NOTARY PUBLIC

MY COMMISSION EXPIRES 26 NOV 1974

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 26th DAY OF MAR., 1971.

(D. A. FARRIS )  
(GENERAL NOTARY )  
(COMMISSION EXPIRES ) F. L. Rotter  
(NOV. 26, 1974 ) ZONING ADMINISTRATOR  
(STATE OF NEBRASKA )

LEGAL DESCRIPTION - Beaver Lake Plat IV

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 Southwest corner of Section 7;  
Thence North along the West line of Section 7, a distance of 664.92 feet to a point;  
Thence South 89° 09' 33" East, a distance of 1306.34 feet to the Point of Beginning, said point being the Southeast corner of the North half of the Southwest quarter of the Southwest quarter of said Section 7;  
Thence North 0° 09' 10" East, a distance of 80.64 feet to a point;  
Thence South 44°, 07' 00" East, a distance of 262.51 feet to a point of curvature;  
Thence Southeast by a curve deflecting to the left, an arc distance of 553.66 feet to a point of tangency, said curve having a radius of 703.94 feet and a chord which bears South 66° 38' 56" East, a distance of 539.48 feet;  
Thence South 0° 49' 08" West, a distance of 20.00 feet to a point;  
Thence South 89° 10' 52" East, a distance of 1317.37 feet to a point;

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Thence South 62° 19' 55" East, a distance of 432.71 feet to a point;  
Thence South 27° 40' 05" West, a distance of 300.00 feet to a point;  
Thence South 62° 19' 55" East, a distance of 243.06 feet to a point;  
Thence South 27° 40' 05" West, a distance of 210.00 feet to a point;  
Thence South 62° 19' 55" East, a distance of 12.44 feet to a point;  
Thence South 27° 40' 05" West, a distance of about 405 feet to its intersection with the 1050 contour line as based on the U.S. Geodetic Surveys, dated 1927;  
Thence along the meandering line of the 1050 contour line, a distance of about 5470 feet to a point;  
Thence North 18° 08' 13" West, a distance of about 150.7 feet to a point;  
Thence North 0° 09' 06" East, a distance of 231.40 feet to a point in the South Right-of-Way Line of Rock Bluff Road (Relocated) 80 feet wide;  
Thence North 44° 07' 00" West, along the Southerly line of Rock Bluff Road, (Relocated) a distance of 128.97 feet;  
Thence South 89° 09' 33" East, a distance of 90.03 feet to the place of beginning and further known as the perimeter boundary of Beaver Lake Plat IV.

NUMBER OF SUBLOTS - 149	OWNER - SUBDIVIDER
NUMBER OF RESERVED LOTS - 1	BEAVER LAKE CORP.
(NEBRASKA REGISTERED )	P.O. BOX 489 PLATTSMOUTH, NEBRASKA 68048
(LAND SURVEYOR LS-253 )	
(FRANCIS L. ROTTER )	HEDRICK - COX - ASSOCIATES
<u>SUBLOT NOS. OMITTED</u>	ENGINEERS SURVEYORS
<u>SUBLOT 1738</u>	
1785	

DENOTES IRON PIN SET.

DENOTES TACKED HUB SET.

DENOTES PERMANENT CONCRETE  
MONUMENT

OWNER - SUBDIVIDER

BEAVER LAKE CORP.

P.O. BOX 489 PLATTSMOUTH, NEBRASKA 68048

HEDRICK - COX - ASSOCIATES  
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.

F. L. Rotter  
REGISTERED SURVEYOR #L.S. 253

\*\*\*\*\*  
 SURVEYOR'S CERTIFICATE  
 Chester F. Harris  
 To: \_\_\_\_\_  
 Public \_\_\_\_\_  
 COMPARED \_\_\_\_\_  
 Filed 2 April 1971 at: 3:45 P.M.  
 Betty Philpot, Register of Deeds  
 \$ 4.75

# SURVEYORS CERTIFICATE

I hereby certify that I have accurately surveyed a subdivision known to me as Christian Heights, an addition to Murray, Nebraska, and located in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 15, Township 11 North, Range 13 East of the 6th P.M., Cass County, Nebraska, more particularly described as follows:

Beginning at a point 624 feet north and 183 feet west of the SE corner of Sec. 15, Twp 11 N., Rge 13 E. of 6th P.M.; thence West 691.63 feet; thence South 591 feet; thence west 60 feet; thence North 1291 feet; thence East 751.63 feet; thence South 700 feet to the point of beginning.

Dated this 3rd day of March, 1971.

Chester F. Harris  
L.S. 169

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L. BROWN & SONS  
LONDON

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