

BEAVER LAKE PLAT XIV

BEING A SUBDIVISION OF PART OF SECTION 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, 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* - 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 *Jesse E. Sutton* ASSISTANT SECRETARY *Hazel Hanes*

STATE OF NEBRASKA } BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE COUNTY OF CASS } S.S. BEFORENAMED: *Hazel Hanes & Jesse E. Sutton*

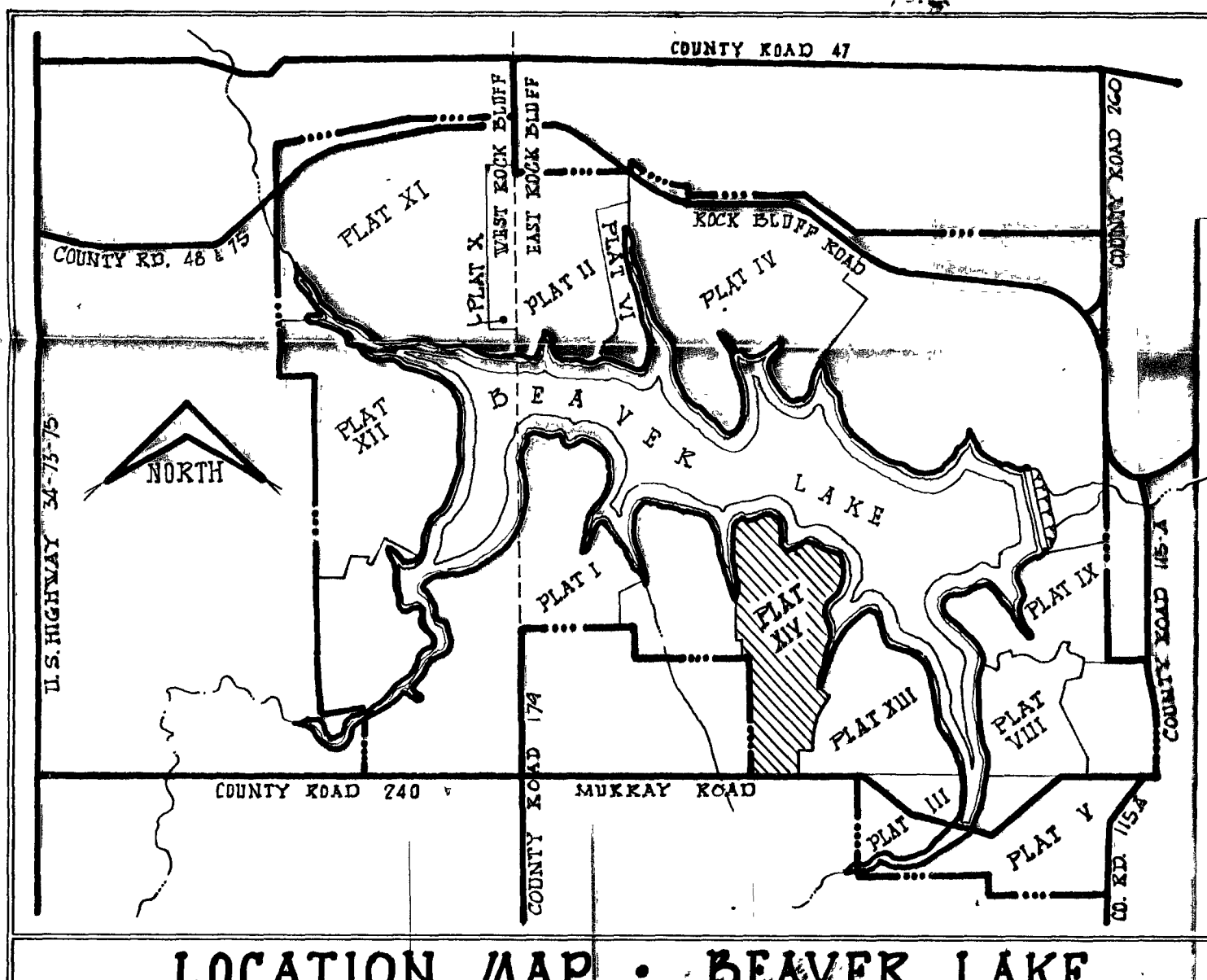
BEAVER LAKE CORPORATION - WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT SUCH SIGNING WAS THEIR FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICERS, THE FREE AND CORPORATE ACT AND DEED OF BEAVER LAKE CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Plattsmouth, Neb.* THIS DAY OF *Oct.* *22nd*, 1971.

Jesse E. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES *6 Sept 1975*

APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS *22nd* DAY OF *Oct*, 1971.

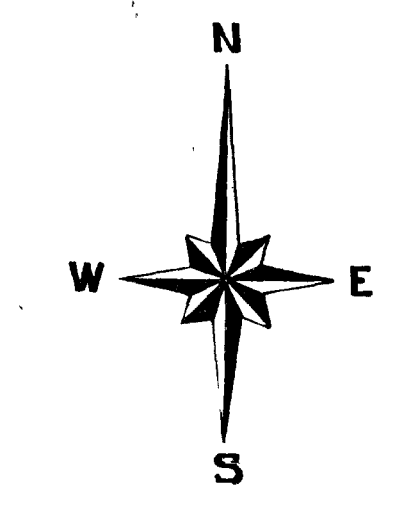
F. L. Potter
ZONING ADMINISTRATOR



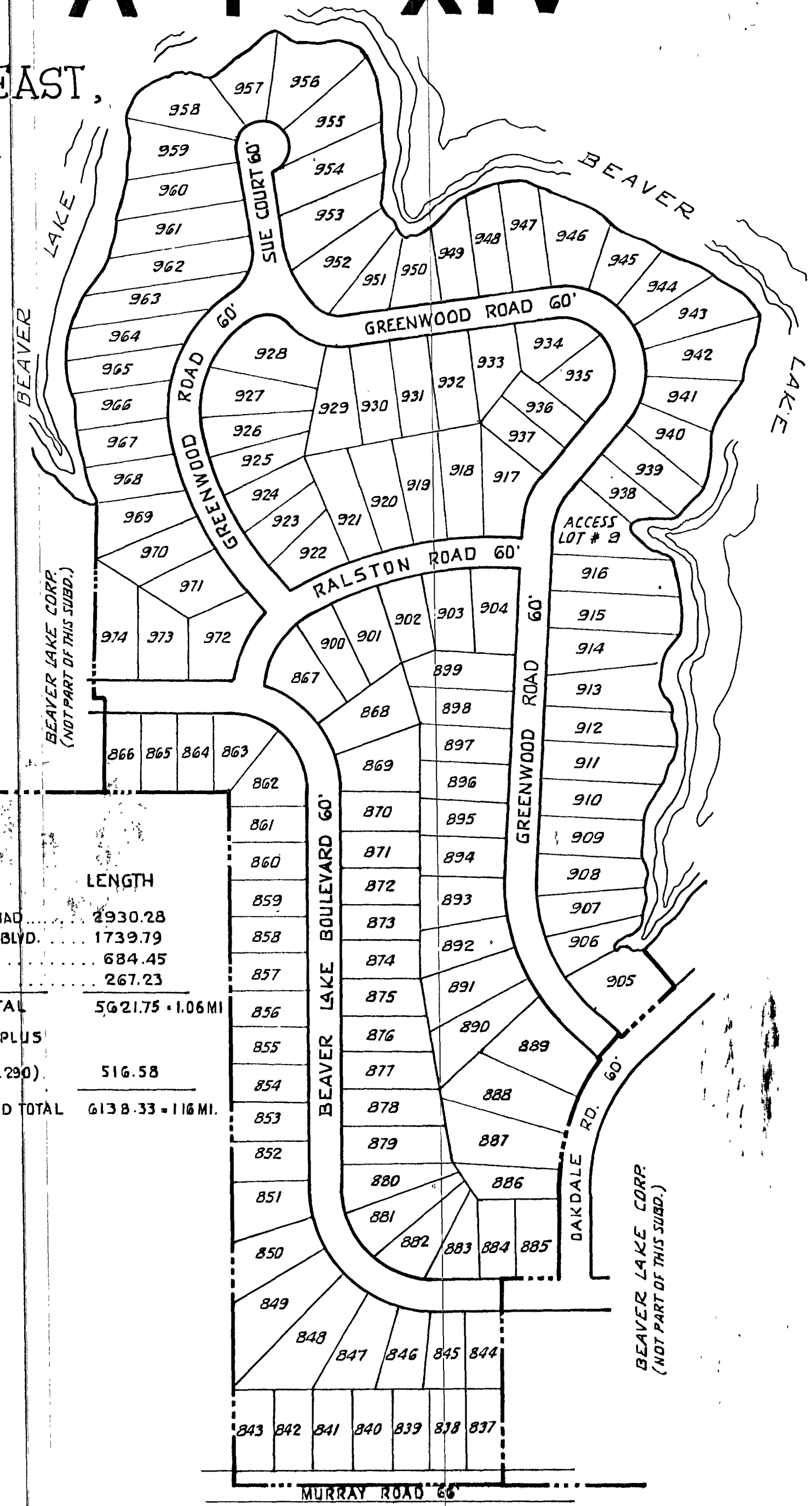
LOCATION MAP - BEAVER LAKE

LEGAL DESCRIPTION OF BEAVER LAKE PLAT XIV
A tract of land lying in Section 18, Township 11 North, Range 14 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows:
Beginning at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 18;
Thence North 0° 14' 10" East, a distance of 1328.53 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 18;
Thence North 89° 32' 59" West, a distance of 235.00 feet;
Thence North 0° 27' 01" East, a distance of 180.00 feet;
Thence North 89° 32' 59" West, a distance of 5.00 feet;
Thence North 0° 27' 01" East, a distance of 265.00 feet;
Thence North 2° 00' 00" East, a distance of about 170 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927;
Thence Northwardly and Eastwardly along the meanderings of the 1050 contour line about 3500 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;
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 North 89° 38' 00" West, along the South line of said Section 18 and the centerline of Murray Road, a distance of 516.58 feet to the place of beginning and further known as the Perimeter boundary of Plat XIV.

STREET	LENGTH
GREENWOOD ROAD	2930.28
BEAVER LAKE BLVD.	1739.79
RALSTON RD.	684.45
SUE COURT	267.23
TOTAL	5621.75 = 1.06 MI.
PLUS	
MURRAY RD. (CO. RD. 290)	516.58
GRAND TOTAL	6138.33 = 1.16 MI.



SCALE: 1"=200'
0 100 200 300 400
NUMBER OF SUBLOTS 138



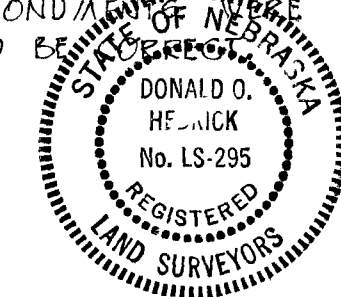
OWNER - SUBDIVIDER
BEAVER LAKE CORP.
P.O. BOX 489 PLATTSMOUTH, NEBRASKA - 68048

Donald O. Hedrick, Surveyor
TO:
Public COMPARED

State of Nebraska }
Cass County }
Entered on numerical index and filed for record in register of deeds office the *22* day of *October* 1971 at *11:00* o'clock *A.M.* in Book *11* Page *518* on page *289* Fee \$ *11.90*
Donald O. Hedrick
REGISTERED SURVEYOR
By *Maureen S. Hedrick* DEPUTY

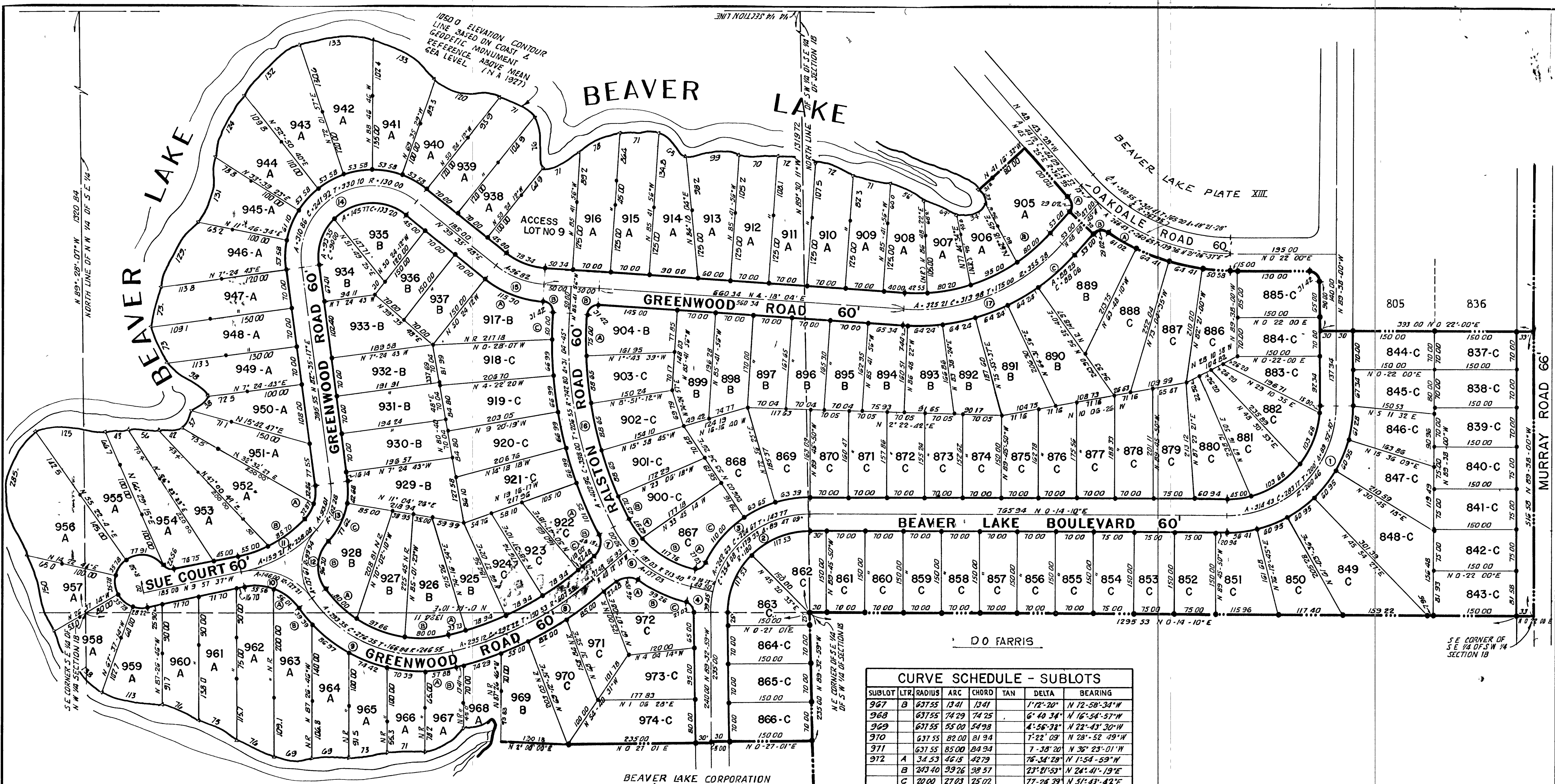
HEDRICK · COX · ASSOCIATES, Inc.
ENGINEERS SURVEYORS

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



Donald O. Hedrick
REGISTERED SURVEYOR #LS-295

■ DENOTES PERMANENT CONCRETE MONUMENT.



SUBLOT	LTR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
846		230.46	61.28	61.10		15° 14' 49"	N 82° 01' 08" W
847		230.46	60.95	60.77		15° 09' 09"	N 66° 49' 17" W
848		230.46	60.95	60.77		15° 09' 09"	N 51° 40' 08" W
849		230.46	60.95	60.77		15° 09' 09"	N 36° 30' 58" W
850		230.46	60.95	60.77		15° 09' 09"	N 21° 21' 49" W
851		230.46	56.41	56.27		14° 01' 25"	N 6° 45' 19" W
862		150.00	117.53	114.35		44° 53' 35"	N 22° 12' 38" W
863		150.00	117.53	114.35		44° 53' 35"	N 6° 06' 12" W
867		20.00	27.03	25.02		77° 28' 39"	N 75° 42' 58" W
A		183.40	117.76	115.75		36° 41' 25"	N 31° 24' 05" E
B		210.00	110.00	109.75		36° 41' 25"	N 49° 25' 55" W
C		210.00	63.65	63.41		17° 21' 59"	N 25° 44' 35" W
869		210.00	63.39	63.15		17° 17' 45"	N 8° 24' 43" W
880		170.46	45.00	44.86		18° 07' 32"	N 7° 19' 19" W
881		170.46	103.68	102.09		34° 51' 04"	N 32° 18' 53" W
882		170.46	103.68	102.09		34° 51' 04"	N 17° 09' 57" W
883		170.46	15.00	15.00		5° 02' 31"	N 87° 07' 30" W
885		20.00	31.42	28.28		30° 00' 00"	N 45° 22' 00" E
886		397.95	50.59	50.55		7° 17' 00"	N 4° 00' 30" E
887		397.95	64.41	64.34		9° 16' 25"	N 12° 17' 12" E
888		397.95	64.41	64.34		9° 16' 25"	N 21° 33' 37" E
889		397.95	61.02	60.98		8° 47' 08"	N 30° 35' 24" E
A		20.00	29.02	26.54		89° 07' 43"	N 6° 34' 54" W
B		385.28	88.25	88.06		10° 07' 32"	N 41° 35' 07" W
C		385.28	64.24	64.17		9° 33' 14"	N 30° 14' 41" W
890		385.28	64.24	64.17		9° 33' 14"	N 20° 41' 27" W
891		385.28	64.24	64.17		9° 33' 14"	N 11° 08' 13" W
892		385.28	64.24	64.17		9° 33' 14"	N 1° 34' 59" W
893		385.28	7.44	7.44		1° 06' 26"	N 3° 45' 12" E
894		385.28	7.44	7.44		1° 06' 26"	N 3° 45' 12" E

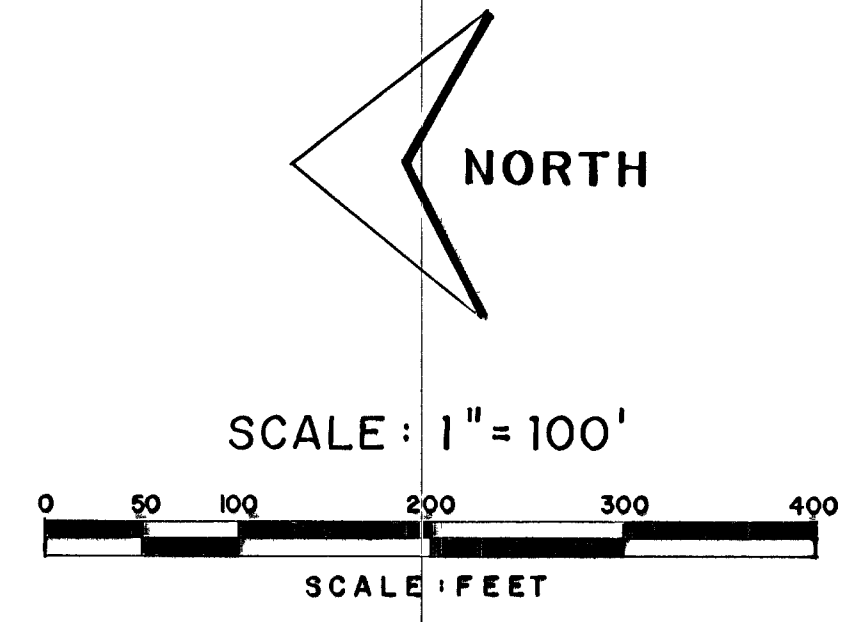
SUBLOT	LTR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
900		183.40	47.97	47.88		13° 23' 31"	N 56° 30' 31" E
A		712.80	45.70	45.69		3° 40' 23"	N 65° 03' 53" E
901		712.80	88.63	88.59		7° 07' 33"	N 70° 27' 28" E
902		712.80	88.63	88.59		7° 07' 33"	N 77° 35' 02" E
903		712.80	88.63	88.59		7° 07' 33"	N 84° 48' 35" E
904		712.80	74.96	74.96		6° 01' 43"	N 88° 48' 48" E
A		20.00	31.42	28.28		30° 00' 00"	N 40° 41' 56" W
905		20.00	29.02	26.54		83° 07' 41"	N 89° 42' 39" W
B		325.28	80.00	79.80		14° 05' 29"	N 41° 06' 06" W
906		325.28	95.00	94.66		16° 44' 01"	N 25° 41' 15" W
907		325.28	80.00	80.00		14° 05' 29"	N 41° 06' 06" W
908		325.28	42.55	42.52		7° 29' 42"	N 0° 33' 17" E
917		187.17	115.50	113.49		35° 17' 44"	N 21° 56' 56" E
A		20.00	31.42	28.28		30° 00' 00"	N 49° 18' 04" E
920		712.80	50.00	49.99		3° 48' 25"	N 81° 33' 10" W
918		712.80	66.99	66.97		4° 57' 59"	N 88° 08' 40" E
919		712.80	66.99	66.97		4° 57' 59"	N 87° 07' 30" E
920		712.80	66.99	66.97		4° 57' 59"	N 78° 10' 42" E
921		712.80	66.99	66.97		4° 57' 59"	N 71° 12' 43" E
922		712.80	101.75	101.78		7° 30' 24"	N 66° 58' 32" E
A		34.53	46.15	42.79		78° 34' 26"	N 78° 29' 31" W
B		577.55	10.00	10.00		0° 59' 51"	N 39° 42' 12" W
923		577.55	78.94	78.88		7° 49' 52"	N 35° 17' 46" W
924		577.55	78.94	78.88		7° 49' 52"	N 27° 27' 54" W
925		577.55	78.94	78.88		7° 49' 52"	N 19° 38' 02" W
926		577.55	33.73	33.72		3° 20' 40"	N 14° 02' 45" W
A		216.55	80.00	79.55		21° 10' 00"	N 1° 47' 12" W
B		216.55	97.66	96.83		25° 50' 18"	N 1° 34' 59" E
927		216.55	97.66	96.83		25° 50' 18"	N 1° 34' 59" E
928		216.55	80.00	79.55		21° 10' 00"	N 45° 12' 51" E

SUBLOT	LTR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
928		69.94	96.30	88.88		78° 53' 39"	N 84° 45' 11" W
A		132.28	77.02	76.51		39° 37' 10"	N 62° 06' 47" W
929		132.28	42.68	42.49		18° 29' 10"	N 88° 10' 27" W
934		100.00	93.35	90.00		53° 29' 14"	N 70° 40' 06" W
935		100.00	145.77	133.20		80° 31' 17"	N 42° 09' 50" W
940		180.00	53.59	53.33		19° 11' 17"	N 20° 00' 10" E
941		180.00	53.59	53.33		19° 11' 17"	N 10° 48' 52" E
942		180.00	53.59	53.33		19° 11' 17"	N 8° 22' 25" W
943		180.00	53.59	53.33		19° 11' 17"	N 27° 33' 41" W
944		180.00	53.59	53.33		19° 11' 17"	N 46° 44' 59" W
945		180.00	53.59	53.33		19° 11' 17"	N 68° 17' 08" W
946		180.00	53.59	53.33		19° 11' 17"	N 87° 49' 04" W
951		72.28	32.86	32.58		26° 03' 10"	N 84° 29' 33" W
952		72.28	32.86	32.58		26° 03' 10"	N 58° 19' 33" W
A		228.08	80.70	80.20		21° 31' 47"	N 34° 32' 27" W
B		228.08	53.00	54.87		13° 48' 38"	N 16° 52' 11" W
954		20.00	22.56	21.38		64° 37' 29"	N 29° 20' 05" E
955		50.00	77.91	70.27		89° 17' 02"	N 10° 01' 15" E
956		50.00	35.78	35.02		41° 00' 00"	N 55° 07' 16" W
957		50.00	35.78	35.02		41° 00' 00"	N 33° 58' 45" E
958		50.00	35.78	35.02		41° 00' 00"	N 42° 52' 46" E
959		50.00	28.22	27.84		32° 20' 21"	N 6° 12' 34" E
962		97.21	55.55	54.80		32° 44' 42"	N 6° 24' 31" E
963		97.21	56.01	55.24		33° 00' 53"	N 39° 17' 45" E
A		278.55	39.39	39.35		8° 09' 35"	N 51° 42' 56" E
B		278.55	86.97	86.60		18° 01' 04"	N 39° 37' 50" E
965		278.55	74.42	74.19		15° 25' 06"	N 21° 54' 42" E
966		278.55	70.39	70.20		14° 35' 02"	N 6° 54' 41" E
967		278.55	57.88	57.78		11° 59' 30"	N 6° 22' 23" W

CURVE SCHEDULE - SUBLOTS							
SUBLOT	LTR	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
967		637.55	13.41	13.41		1° 12' 20"	N 12° 58' 34" W
968		637.55	74.29	74.25		6° 40' 34"	N 16° 54' 57" W
969		637.55	55.00	54.98		4° 56' 38"	N 22° 43' 30" W
970		637.55	82.00	81.94		7° 22' 09"	N 28° 52' 49" W
971		637.55	85.00	84.94		7° 39' 20"	N 36° 23' 01" W
972		34.53	46.15	42.79		76° 34' 28"	N 1° 54' 59" W
A		243.40	99.26	99.57		23° 21' 53"	N 24° 41' 13" E
C		20.00	27.03	25.02		77° 28' 39"	N 51° 43' 42" E

CURVE SCHEDULE - CENTERLINES						
CURVE NO	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
1	280.36	314.43	283.17	280.00	89° 52' 10"	N 41° 41' 55" W
2	180.00	282.07	254.08	179.33	89° 41' 02"	N 44° 39' 25" W
3	180.00	242.63	224.67	143.77	77° 13' 48"	N 38° 72' 44" W
4	180.00	39.45	39.37	19.80	12° 32' 21"	N 33° 16' 19" W
5	213.40	181.03	181.10	100.00	50° 18' 57"	N 38° 06' 51" E
6	213.40	181.03	181.68	70.97	56° 47' 25"	N 31° 24' 05" E
7	213.40	50.00	49.89	25.12	13° 25' 28"	N 56° 30' 31" E
8	607.55	295.12	292.72	150.53	21° 49' 53"	N 26° 17' 16" W
9	228.55	293.35	168.84	68.10	18° 10' 18"	N 21° 42' 49" E
10	272.21	146.00	138.12	82.23	63° 45' 35"	N 22° 55' 11" E
11	258.05	159.21	156.70	82.23	35° 20' 46"	N 21° 38' 00" W
12	99.94	131.61	127.00	82.23	78° 53' 39"	N 84° 45' 12" W
13	102.28	93.01	89.84	50.00	52° 06' 26"	N 71° 21' 53" W
14	130.00	310.86	241.92	330.10	137° 00' 31"	N 28° 54' 28" W
15	157.17	96.82	95.20	50.00	35° 17' 44"	N 21° 56' 56" E
16	742.80	482.92	398.00	288.55	51° 04' 45"	N 78° 45' 42" E
17	335.28	325.21	313.98	175.00	52° 26' 49"	N 21° 55' 21" W

CURVE SCHEDULE - ACCESS LOT						
LOT NO	RADIUS	ARC	CHORD	TAN	DELTA	BEARING
9	127.17	78.34	77.11	40.46	35° 17' 44"	N 21° 56' 56" E



BEAVER LAKE PLAT XIV

PREPARED BY:
HEDRICK · COX · ASSOCIATES, INC.
 CONSULTING ENGINEERS SURVEYORS
 6900 GRANGER ROAD CLEVELAND, OHIO 44131
 PHONE 216 524-3880

30027-REDFIELD & COMPANY, INC., OMAHA

Maxine Yelick

Subscribed in my presence and sworn to before me this 20 day of October, 1971.

(HAROLD R. LEBENS)
(GENERAL NOTARY)
(STATE OF NEBRASKA)

Harold R. Lebens
Notary Public
My Commission Expires: May 1, 1974

PLAT NO. 14
Donald O. Hedrick, Surveyor
To:
Public

Filed: 28 October 1971 at: 11:10 A.M.
Betty Philpot, Register of Deeds
\$ 11.90 v

COMPARED

(Plat Filed in Plat Book # 6, Pages 81 & 82)

BEAVER LAKE PLAT XIV

BEING A SUBDIVISION OF PART OF SECTION 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 SEASONABLE, 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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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

FLEXIBLE HINGE

L. L. BROWN & SONS PAPER CO. LINEN 142068

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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 - 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 Jesse E. Sutton

ASSISTANT SECRETARY Hazel Haner

STATE OF NEBRASKA)

)S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

COUNTY OF CASS)

PERSONALLY APPEARED THE BEFORENAMED. Hazel Haner & Jesse E. Sutton 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 OCT. 22nd, 1971.

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

Dan H. Huebner
NOTARY PUBLIC

MY COMMISSION EXPIRES 6 Sept. 1975 APPROVED BY THE CASS COUNTY ZONING ADMINISTRATOR THIS 22nd DAY OF Oct., 1971.

F. L. Rotter
ZONING ADMINISTRATOR

LEGAL DESCRIPTION OF BEAVER LAKE PLAT XIV

A tract of land lying in Section 18, Township 11 North, Range 14 East of the Sixth Prime Meridian, Cass County, Nebraska, bounded and described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 18;
Thence North 0° 14' 10" East, a distance of 1328.53 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 18;
Thence North 89° 32' 59" West, a distance of 235.00 feet;
Thence North 0° 27' 01" East, a distance of 180.00 feet;
Thence North 89° 32' 59" West, a distance of 5.00 feet;
Thence North 0° 27' 01" East, a distance of 265.00 feet;
Thence North 2°00'00" East, a distance of about 170 feet to its intersection with the 1050 contour line as based on the U.S. Coast and Geodetic Survey dated 1927.;
Thence Northwardly and Eastwardly along the meanderings of the 1050 contour line about 3500 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

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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;

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 North 89° 38' 00" West, along the South line of said Section 18 and the centerline of Murray Road, a distance of 516.58 feet to the place of beginning and further known as the Perimeter boundary of Plat XIV.

OWNER - SUBDIVIDER

NUMBER OF SUBLOTS 138

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.

Donald O. Hedrick
REGISTERED SURVEYOR # LS 295

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

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

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

EASEMENT
 Village of Louisville (COMPARED)
 To:
 Omaha Public Power District et al

Filed 29 October, 1971 at 9:00 A.M.
 Book 11 (Plat # 6 page 15A) Page 585
 Betty Philpot, Register of Deeds
 \$6.25

oppd Form No. 9-71-1

Distribution

E A S E M E N T

I,
We, VILLAGE OF LOUISVILLE Owner(s) of (agent for) the real estate described as follows, and hereafter referred to as "Grantor":

Part of Lot Thirty-eight (38) containing Twenty (20) acres, more or less, in the Northeast Quarter (NE¼) of Section Twenty-two (22), Township Twelve (12)

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