



Welcome Beaver Lake Association

+

Public meeting

Lot Changes

Welcome Everyone!

- + Speaker: Russ Parmer (Board of Directors President)
- + Please hold all questions until the end of the Presentation.

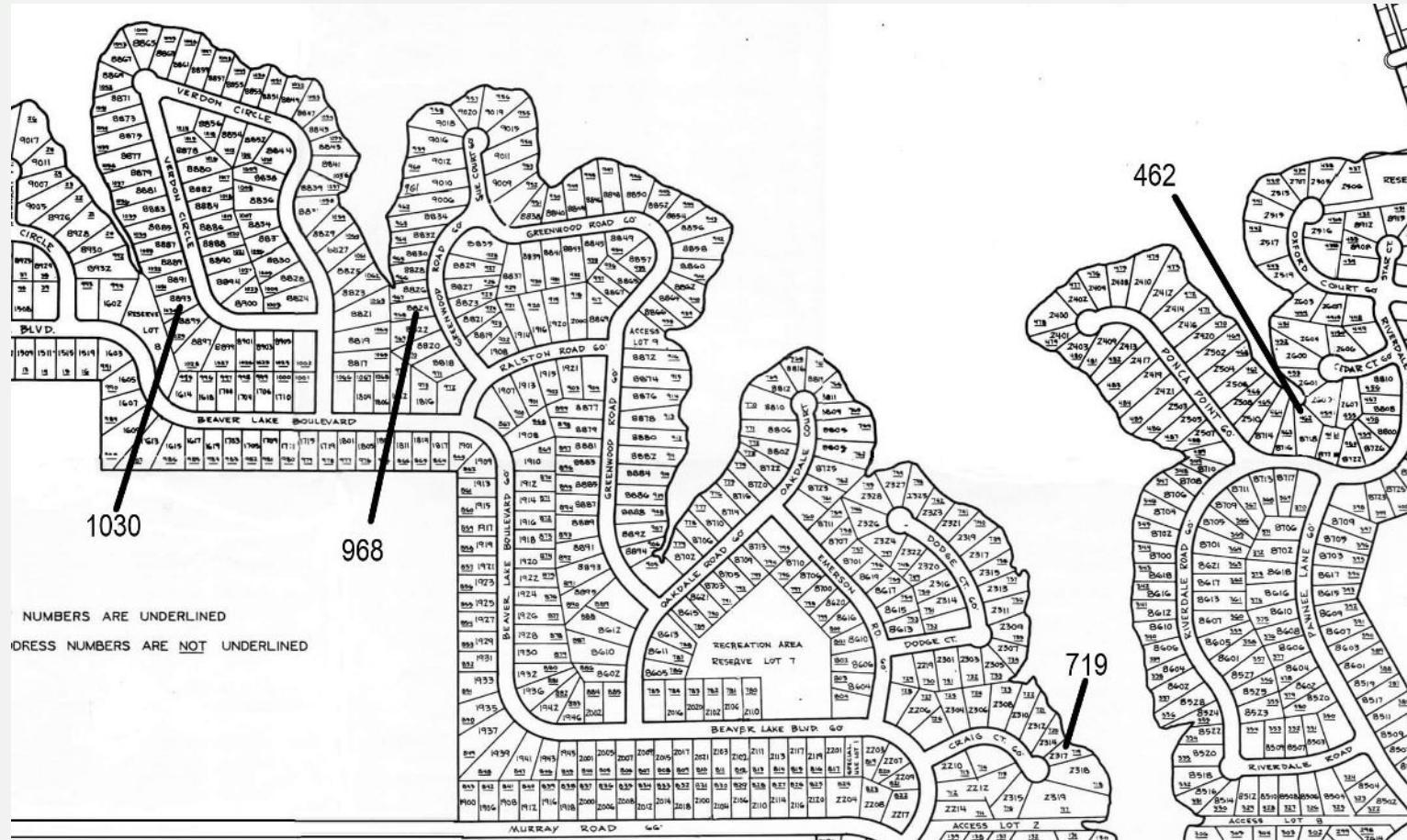
Why are the Board of Directors proposing the sale of lots?

- + 1. Years of budget expenses primarily going to maintenance projects, roads, repairs.
 - + a. Major modernization efforts can't be funded.
 - + b. There is no end in sight where repairs aren't consuming the budget.
- + 2. The Board identified lots that were deemed excess to the association and association members.
 - + a. Criteria: marketable, buildable, and lightly used if used at all.

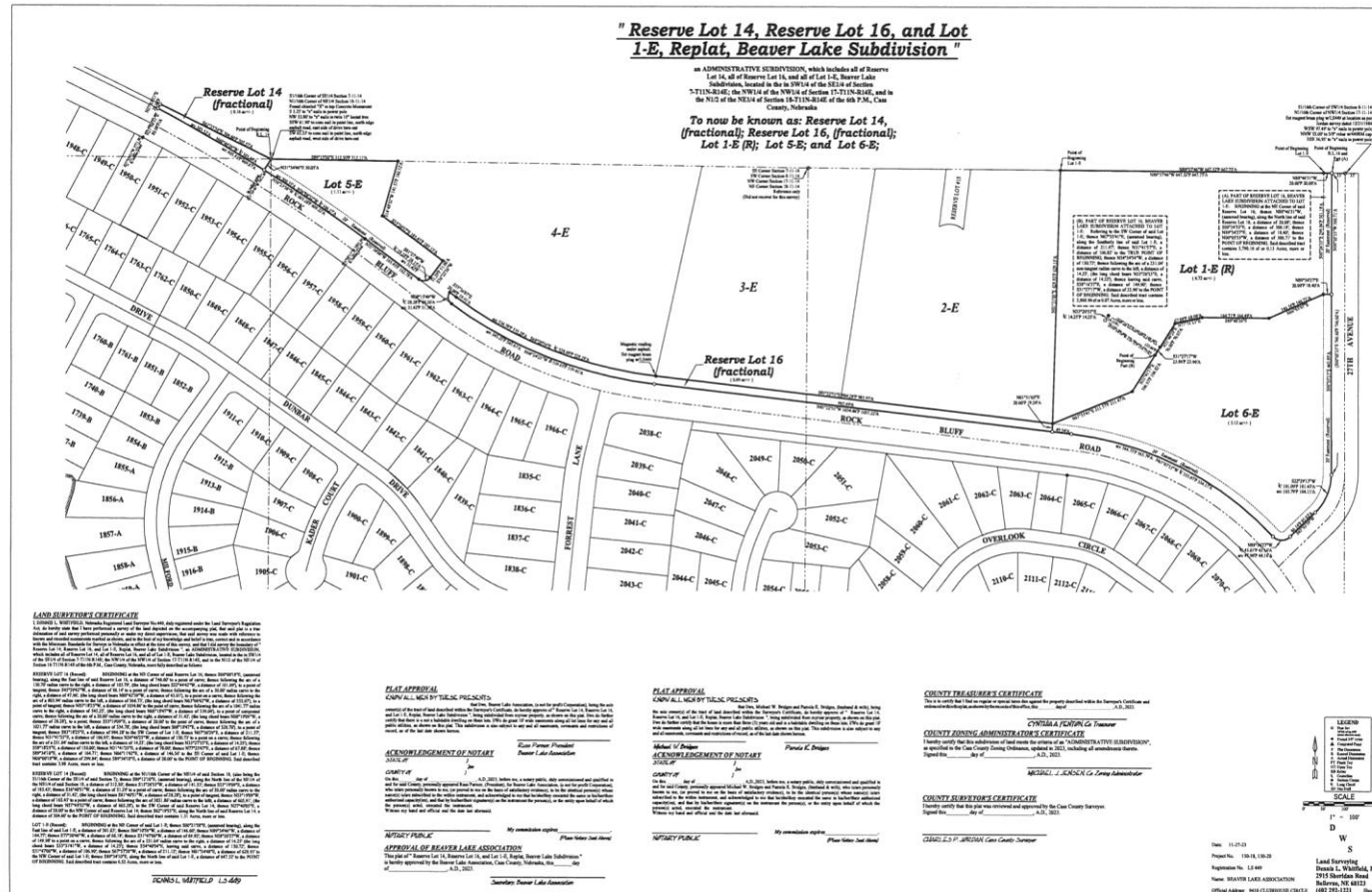
Which lots are being proposed to sell?

- +1. Reserve Lots 14 and 16.
 - + a. Replatting from reserve lots to residential (located near the equestrian lots on Rock Bluff Rd.
- +2. Lots 462, 719, 968, & 1030 all zoned residential.
 - + a. Replat lots 453 & 454 on Cedar Ct. to form an access lot.

Prospective lots for sale



Replat of Reserve lots 14 and 16 to Equestrian lots 5E and 6E



Replat of lots 453 and 454 to Access Lot #1

LAND SURVEYOR'S CERTIFICATE

I, DENNIS L. WHITFIELD, Nebraska Registered Land Surveyor No. 449, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska as effect, and at the time of this survey, and that I did survey the boundary of " Lot 453-A, 454-A and 462-A, Replat, Beaver Lake Subdivision ", an ADMINISTRATIVE SUBDIVISION, which includes all of Lot 453-A, all of Lot 454-A, and all of Lot 462-A, Beaver Lake Subdivision, located in NW1/4 of the SW1/4 of Section 17-T11N-R14E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

BEGINNING at the NE Corner of said Lot 454-A; thence S09°55'14"W, (assumed bearing), along the East line of said Lot 454-A, a distance of 174.53' to the SE Corner of said Lot 454-A; thence N76°21'21"W, a distance of 30.33' to the NE Corner of said Lot 462-A; thence S13°50'10"W, a distance of 140.00' to the SE Corner of said Lot 462-A; thence following the arc of a 394.00 non-tangent radius curve to the left, a distance of 70.00', (the long chord bears N73°49'02"W, a distance of 70.00'), to the SW Corner of said Lot 462-A; thence N00°21'21"E, a distance of 217.00' to the NW Corner of said Lot 462-A, (said point also being on the 1050 elevation contour line, as per 1929 Datum); thence following said 1050 elevation contour line the next five (5) courses: 1) S47°38'46"E, a distance of 19.50'; 2) N76°11'26"E, a distance of 18.85'; 3) N29°00'49"E, a distance of 17.74'; 4) N17°41'32"W, a distance of 13.91'; 5) N41°11'03"W, a distance of 90.85' to the SW Corner of said Lot 453-A; thence N85°16'01"E, a distance of 103.60' to the NW Corner of said Lot 453-A; thence following the arc of a 50.00' non-tangent curve to the left, a distance of 107.37', (the long chord bears S66°42'59"E, a distance of 87.90'), to the POINT OF BEGINNING. Said described tract contains 35,313.34 square feet, more or less.

Signed this _____ day of _____, A.D., 2023.

DENNIS L. WHITFIELD LS 449

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that I, we, Beaver Lake Association, (a not for profit Corporation), being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of " Lot 453-A, 454-A and 462-A, Replat, Beaver Lake Subdivision ", being subdivided from my/our property, as shown on this plat. I/we do further certify that there is a not a habitable dwelling on these lots. I/we do grant 10' wide easements along all lot lines for any and all public utilities, as shown on this plat. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____

COUNTY OF _____

On this _____ day of _____, A.D., 2023, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared Russ Farmer, (President), for Beaver Lake Association, (a not for profit Corporation), who is/are personally known to me, (or proved to me on the basis of satisfactory evidence), to be the identical person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal the date last aforesaid.

Russ Farmer, President
Beaver Lake Association

NOTARY PUBLIC

My commission expires _____
(Place Notary Seal Above)

APPROVAL OF BEAVER LAKE ASSOCIATION

This plat of " Lot 453-A, 454-A and 462-A, Replat, Beaver Lake Subdivision " is hereby approved by the Beaver Lake Association, Cass County, Nebraska, this _____ day of _____, A.D., 2023.

Secretary: Beaver Lake Association

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due against the property described within the Surveyor's Certificate and embraced within this plat, as shown by the records of this office, this _____ day of _____, A.D., 2023.

CYNTHIA A. FENTON Co. Treasurer

COUNTY ZONING ADMINISTRATOR'S CERTIFICATE

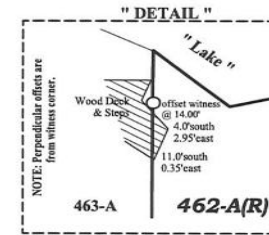
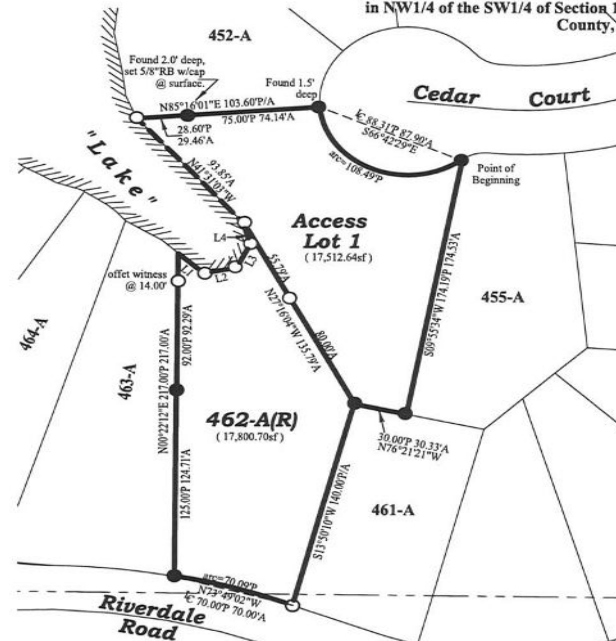
I hereby certify that this subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION", as specified in the Cass County Zoning Ordinance, updated in 2023, including all amendments thereto.

Signed this _____ day of _____, A.D., 2023.

MICHAEL J. JENSEN Co. Zoning Administrator

" Lot 453-A, 454-A and 462-A, Replat, Beaver Lake Subdivision "

an ADMINISTRATIVE SUBDIVISION, which includes all of Lot 453-A, all of Lot 454-A, and all of Lot 462-A, Beaver Lake Subdivision, located in NW1/4 of the SW1/4 of Section 17-T11N-R14E of the 6th P.M., Cass County, Nebraska



Line Schedule

L1:	S47°38'46"E	19.50'A
L2:	N76°11'26"E	18.85'A
L3:	N29°00'49"E	17.74'A
L4:	N17°41'32"W	13.91'A

- LEGEND
- Plus Set
 - 10' to Cap nail (unless otherwise noted)
 - Found 5.0" rebar
 - ▲ Computed Point
 - P Plat Dimension
 - R Record Dimension
 - A Actual Dimension
 - PT Pinch Top
 - OT Open Top
 - RB Rebar
 - E Centerline
 - Section Corner
 - ⊥ Long Chord
 - SD Star Drill



D
W
S

Date: 10-30-23
Project No. 130-14
Registration No. LS 449
Name: BEAVER LAKE ASSOCIATION
Official Address: 9410 CLUBHOUSE CIRCLE

Land Surveying
Dennis L. Whitfield, PE, LS
2915 Sheridan Road
Bellevue, NE 68123
(402 292-1221) Sheet 1 of 1

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that this plat was reviewed and approved by the Cass County Surveyor.

Signed this _____ day of _____, A.D., 2023.

CHARLES P. JORDAN, Cass County Surveyor

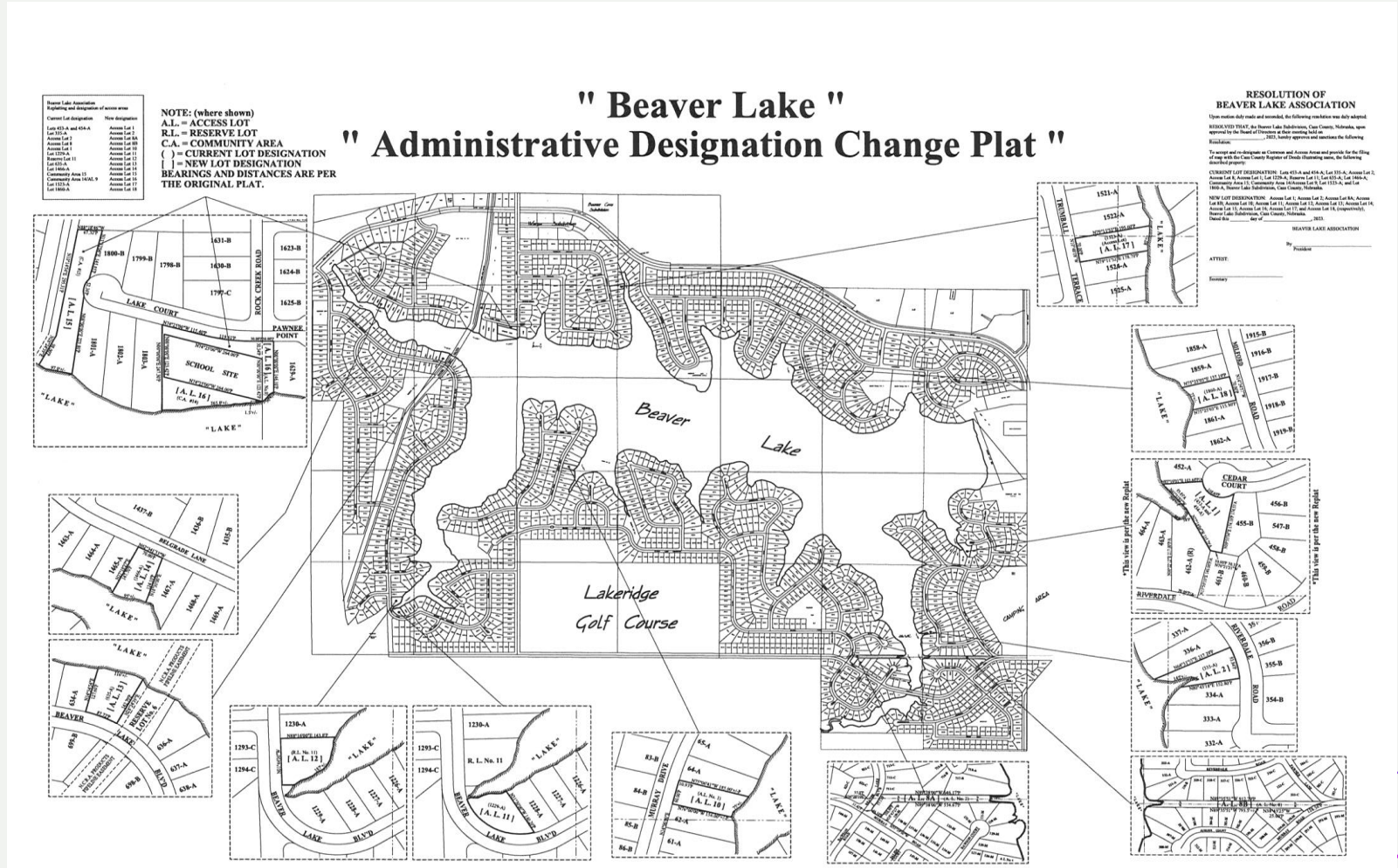
What will the revenue be used for?

- + 1. Modernization, improvements, NOT maintenance
 - + a. Clubhouse complex modernization/improvements
 - + b. Access lot improvements
 - + c. Boat ramp improvements, docks, and wave breaks.

How is the Board protecting membership's access and property?

- + 1. The process identified many access lots are actually zoned residential.
 - + a. Rezone access lots that were zoned residential to actual access areas.
 - + b. Logically update access area numbering clockwise around the lake starting in the SE area of the development.

Administrative Renumeration of Access areas



Question and Answers

+ Thank you for your attendance and patience.