## RELEASE OF EASEMENT

IN CONSIDERATION of unneeded easement, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, a Delaware Corporation, do hereby forever release and terminate all right, title, lien and interest of said party, their successors and assigns, in and to the hereinafter described easement for underground telephone facilities in, through, over, upon and under the premises hereinafter described:

A ten ft. wide strip of land either side of the lot line common to Lots 1845C and 1846C of Beaver Lake, Cass County, Nebraska.

Said easement was granted on January 15, 1973, and recorded in Cass County Register of Deeds Office in Book 15 of Miscellaneous, Page 30 on February 20, 1973, at 1:45 P.M.

This release of easement in no way releases any other easement rights over any portion of the above-described property, or any easement granted by any other instrument except those

specifically described herein.	
Dated this 23 al day of June	, 199 <del>/</del> .
ATTEST:	THE LINCOLN TELEPHONE & TELEGRAPH COMPANY, a Delaware Corporation
Muhod Mark	Senior Vice President-Network Operations
Secretary 7923	Senior Vice President-Network Operations
STATE OF NEBRASKA AWARE Lancaster COUNTY	
came Charles P Arnold & Michael J	2, before me Norma J. Somerheiser a ualified for and residing in said County, personally . Taylin to me known to be the identical foregoing release of easement and acknowledged said eed.
Witness my hand and Notarial seal the da	y and year last above written.
A GENERAL NOTARY-State of Nebraska NORMA J. SOMERHEISER My Comm. Exp. Febr. 21, 1995	Morma Jamesheesin Notary Public
My Commission expires the 21st day of	February, 1995.
Please Return 10:8 Lincoln Telephone Company 1440 M Street PO Box 81309 Lincoln, Nebraska 68501-1309	FILED FOR RECORD 2-6.92 AT 9:34 A.M.  IN BOOK 42 OF Miss PAGE 173  REGISTER OF DEEDS, CASS CO., NE Patricio Maisings  Occ. #63 *600

PLAT
Lake Ridge Corporation
to
Public
(Filed in Tube #5)

FILED: 18 August 1998 9:10 A.M. Patricia Meisinger, Register of Deeds \$ 50.00 Doc.#397

## LAKE RIDGE CORP.

## FINAL SUBDIVISION PLAT

## SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked "Lake Ridge Subdivision" as shown on this plat.

## LEGAL DESCRIPTION ....

A tract of land located in the SW½ of the SW½, the NW½ of the SW½ and the SE½ of the SW½ of section 18-T11N-R14E of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the SW corner said Section 18; thence N 0°00'00" E, (assumed bearing), along the West line of the SW½, 1662.54' to the SW Corner of Beaver Lake Plat 1; thence S 89°44'53" E, along the South line of said Plat 1, 1291.72'; thence S 0°06'09" E, 329.83'; thence S 89°19'35" E, 1317.40' to a point on the East line of the SW¼, thence S 0°13'44" W, along said East line, 370.23'; thence S 0°08'43" W, 958.22' to the S½ Corner of said Section 18; thence N 89°37'42" W, along the South line of the SW½, 637.81'; thence N 0°20'27" E, 250.73' to the NE Corner of Lot 13; thence N 89°37'42" W, 180.18' to the NW Corner of Lot 12; thence N 0°20'27" E, 249.27'; thence N 89°37'42" W, 875.56'; thence S 0°20'27" W, 500.00' to a point on the South line of the SW½; thence N 89°37'42" W, along said South line, 912.22' to the point of beginning. Contains 78.48 Acres, more or less.

Signed this 11th day of August, 1998.

(NEBRASKA REGISTERED LAND SURVEYOR )
(LS-420 )
(CHARLES P. JORDAN )

Charles P. Jordan CHARLES P. JORDAN LS 420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that, John Collins, President, being the same owner of the tract of land described within the Surveyor's Certificate, do hereby approve of "Lake Ridge Subdivision", being subdivided, as shown on this plat. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

John Collins, Pres. President, Lake Ridge Corporation

#### ACKNOWLEDGEMENT OF NOTARY

State of Nebraska ) )ss County of Cass )

On this 10 day of August, 1998, before me, a notary public, duly commissioned and qualified in and for said County, did appear John M. Collins, (President, Lake Ridge Corporation), who is personally known by me to be the identical person whose name appears on this plat, and he did acknowledge his execution of the foregoing plat approval to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

(GENERAL NOTARY-State of Nebraska )
(CYNTHIA A. FENTON )
(My Comm. Exp. Sept. 23, 2001 )
My commission expires 9-23-01

Cynthia A. Fenton NOTARY PUBLIC

## 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 10th day of August , 1998

(CASS COUNTY (COUNTY TREASURER SEAL (NEBRASKA Richard Wassinger RICHARD WASSINGER, CO. TREASURER

## APPROVAL OF CASS COUNTY BOARD OF COMMISSIONERS

This plat of "Lake Ridge Subdivision", is hereby approved by the Board of Commissioners of Cass County, Nebraska, this 18th day of August, 1998.

Barbara E. Wohlers COUNTY CLERK

ATTEST:

Hilton Rogers HILTON ROGERS, CHAIRMAN

## APPROVAL OF CASS COUNTY PLANNING BOARD

This plat of "Lake Ridge Subdivision" is hereby approved by the Planning Board of the Cass County, this 18th day of August, 1998.

Randy Wilkins Secretary

		4.4	155
Delmar	Farris	F	~ () ~ ()
Esther	L. Farr		

# RIGHT OF WAY EASEMENT

In consideration of the mutual benefits to be derived, the undersigned grantors do hereby grant, sell, and convey to RURAL WATER DISTRICT NO. 1, CASS COUNTY, NEBRASKA, a perpetual easement with the right to construct, install, use, operate, inspect, maintain, replace, and remove water lines and water facilities over, across, and through the following described real estate situated in Cass County, Nebraska: (Describe Real Estate)

across, and through the following described real estate situated in Cass County, Nebraska: (Describe Real Estate) The south 1/2 of the SW 1/4 of Sec. 18, Twp. 11 N., Rge. 14 E of the 6th P.M., Cass County, Nebraska. FILED FOR RECORD/-2-74 AT A. M. IN BOOK 16. OF Maccon Page 112

REGISTER OF DEEDS, CASS CO., NEBR. Setty Philpst # 3.25 .COMPARED together with rights of ingress and egress. This easement shall be thirty (30) feet in width, the center line of which shall be the water facility as constructed. The consideration herein recited shall be full consideration for any and all damages incurred by grantor by reason of the installation, operation, and maintenance of the above improvements. Grantee agrees to maintain the easement in good repair so that no unreasonable damage will result therefrom to grantor. This easement shall run with the land for the benefit of grantee, its successors and assigns and all provisions hereof shall be binding on grantors, their heirs, personal representatives, successors, or assigns. Executed on December 3 STATE OF NEBRASKA COUNTY OF CASS On this 3rd day of December , 1972, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally came Delmar A. Farris and Esther L. Farris, husband and wife, the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written. Darothea Boardman DOROTHEA DOARDMAN GENERAL HOWARY Siato of Nobreska My Commission Expires
May 11, 1976 My-Commission-Expires: STATE OF NEBRASKA COUNTY OF. On this \_\_day of , 1972 before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally came

the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public