

Miscellaneous Record No. 4

the said seal is hereto affixed; and that the foregoing attestation is in due form and according to the laws of the State of Nebraska.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the County Court of Cass County, Nebraska, at Plattsmouth, this 16th day of December A. D. 1957.

(SEAL OF THE COUNTY COURT)
(OFFICE OF CASS COUNTY, NEBRASKA)

Raymond J. Case
County Judge and Ex-officio Clerk of the
County Court of Cass County, Nebraska
By Estella L Rutherford
Clerk of the County Court.

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RETURN OF APPRAISERS
The State of Nebraska
To
Joseph Myron Wiles et al

COMPARED

Filed December 23, 1957 at 1:00 P.M.
Lucille Horn Gaines, Register of Deeds
By: Polly Saltmarsh, Deputy
\$9.60

BEFORE THE COUNTY JUDGE OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS
vs
Joseph Myron Wiles and Jennie L. Wiles,
husband and wife and joint tenants;
James Elbert Wiles and Oglia Opal Wiles,
husband and wife;
School District No. 3, of Plattsmouth Town-
ship, Cass County, Nebraska;
Carl J. Schneider and Kermit Schneider,
husband and wife;
Leonard Peterson, tenant (Schneider land);

RETURN OF APPRAISERS

FILED
IN COUNTY COURT
CASS COUNTY, NEBR.
DEC 5 1957

RAYMOND J. CASE
COUNTY JUDGE

TO HONORABLE RAYMOND J. CASE, COUNTY JUDGE, CASS COUNTY, NEBRASKA:

We, the undersigned Appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers", duly served upon us by the Sheriff of Cass County, Nebraska, on the 4th day of November, A.D., 1957, and after having taken and signed an oath to support the Constitutions of the United States of America and the State of Nebraska, to faithfully and impartially discharge our duties as required by law, and to honestly and truly assess the damages which the owners of the real estate, described in said "Appointment of Appraisers", will sustain by reason of the taking of permanent easement to certain lands for right of way, for the purpose of relocating, shortening and straightening a part of Highway U.S. No. 73, and also for damages due to limitation of egress and ingress to said highway; that we did inspect the real estate herein described at the time and place designated and did at said time and place sit as a Board of Appraisers and did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the Department of Roads of the State of Nebraska, for right of way purposes, and also damages due to limitation of egress and ingress to said highway; the real estate referred to above being described as follows:

CONDEMNATION

Land Owner: Joseph Myron Wiles and Jennie L. Wiles, husband and wife,
Joint Tenants, each as his or her own interest may appear.

Project: F-475 (1) AFE R-722a Cass County, Nebraska.

A strip of land for highway right of way located in the western part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the southwest corner of said Section 24; thence northerly on the West line of the Southwest Quarter of the Southwest Quarter of said Section 24 a distance of 1,041.7 feet;

thence continuing northerly a distance of 288.0 feet, more or less, to a point on the North line of said Southwest Quarter of the Southwest Quarter, said point being 24.1 feet easterly from the northwest corner of said Southwest Quarter of the Southwest Quarter; thence easterly on said North line a distance of 245.9 feet; thence southerly 95 degrees 00 minutes right a distance of 557.9 feet to point of curvature; thence continuing southerly on an 11,299.16 foot radius curve to the left (initial tangent of which coincides with the last described course produced) a distance of 774.3 feet, more or less, to a point on the South line of the Southwest Quarter of the Southwest Quarter; thence westerly on said South line a distance of 178.4 feet to the point of beginning, containing 6.50 acres, more or less.

Also, a strip of land for highway right of way located in the eastern part of Lot 12 in the Southeast Quarter of the Southeast Quarter of Section 23, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the southeast corner of said Section 23; thence northerly on the East line of Lot 12 of the Southeast Quarter of the Southeast Quarter of said Section 23 a distance of 1,041.7 feet; thence southerly 174 degrees 48 minutes left a distance of 248.5 feet; thence easterly 90 degrees left a distance of 20.0 feet to a point 0.9 feet westerly from said East line; thence southerly on an 11,524.16 foot radius curve to the left (initial tangent of which forms an angle of 90 degrees right with the last described course produced) a distance of

CONDEMNATION (cont)

Page 2

Land Owner: Joseph Myron Wiles and Jennie L. Wiles, husband and wife  
Joint Tenants, each as his or her own interest may appear.

Project: F-475 (1) AFE R-722a Cass County, Nebraska.

793.0 feet, more or less, to a point on the South line of said Lot 12; thence easterly on said South line a distance of 46.6 feet to the point of beginning, containing 0.63 acre, more or less.

Also, a strip of land for highway right of way located in the eastern part of Lot 1 of the Northeast Quarter of the Northeast Quarter of Section 26, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the northeast corner of said 26; thence southerly on the East line of Lot 1 in the Northeast Quarter of the Northeast Quarter of said Section 26 a distance of 958.1 feet, more or less, to the southeast corner of said Lot 1 in the Northeast Quarter of the Northeast Quarter; thence westerly on said South line a distance of 48.0 feet; thence northerly a distance of 785.7 feet to point of curvature; thence continuing northerly on an 11,524.16 foot radius curve to the right (initial tangent of which coincides with the last described course produced) a distance of 172.4 feet, more or less, to a point on the North line of said Lot 1 in the Northeast Quarter of the Northeast Quarter; thence easterly on said North line a distance of 46.6 feet to the point of beginning, containing 1.05 acres, more or less,

Also, a strip of land for highway right of way located in the western part of Tax Lot 7 in the Northwest Quarter of the Northwest Quarter of Section 25, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Beginning at the northwest corner of said Section 25; thence southerly on the West line of Tax Lot 7 in the Northwest Quarter of the Northwest Quarter of said Section 25 a distance of 951.3 feet, more or less to the southwest corner of said Tax Lot 7; thence easterly on the South line of Tax Lot 7 a distance of 177.0 feet; thence northerly a distance of 778.9 feet to point of curvature; thence continuing northerly on an 11,299.16 foot radius curve to the right (initial tangent of which coincides with the last described course produced) a distance of 172.3 feet, more or less, to a point on the North line of said Tax Lot 7; thence westerly on said North line a distance of 178.4 feet to the point of beginning, containing 3.88 acres, more or less.

There will be no ingress and egress from the above described lands onto the remaining

property of the condemnee.

C O N D E M A T I O N

Land Owner: James Elbert Wiles and Ogla Opal Wiles, husband and wife.

Project: F-475 (1) AFE R-722a Cass County, Nebraska.

A strip of land for highway right of way located in the western part of the West Half of the Southwest Quarter of Section 25, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the southwest corner of said Section 25; thence easterly on the South line of the West Half of the Southwest Quarter of said Section 25 a distance of 33.0 feet; thence northerly on a line 33.0 feet easterly from and parallel to the West line of said West Half of the Southwest Quarter a distance of 33.0 feet to the point of beginning; thence continuing northerly on the last described course produced a distance of 2,610.3 feet, more or less, to a point on the North line of the West Half of the Southwest Quarter; thence easterly on said North line a distance of 138.6 feet; thence southerly a distance of 1,319.0 feet to a point 165.7 feet easterly from said West line; thence easterly 90 degrees left a distance of 10.0 feet; thence southerly a distance of 487.3 feet to a point 173.5 feet easterly from said West line; thence continuing southerly a distance of 804.0 feet, more or less, to a point 33.0 feet northerly from said South line; thence westerly on a line 33.0 feet northerly from and parallel to said South line a distance of 140.4 feet to the point of beginning, containing 8.28 acres, more or less.

Also, a strip of land for highway right of way located in the western part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the west quarter corner of said Section 25; thence easterly on the South line of the Southwest Quarter of the Northwest Quarter of said Section 25 a distance of 33.0 feet to the point of beginning; thence continuing easterly on said South line a distance of 138.6 feet thence northerly a distance of 1,325.4 feet, more or less, to a point on the North line of the Southwest Quarter of the Northwest Quarter; thence westerly on said North line a distance of 140.4 feet to a point 33.0 feet easterly from the northwest corner of said Southwest

CONDEMNATION CONTINUED

Page 2

Land Owner: James Elbert Wiles and Ogla Opal Wiles, husband and wife,

Project: F-475-(1) AFE R-722a Cass County, Nebraska.

Quarter of the Northwest Quarter; thence southerly on a line 33.0 feet easterly from and parallel to the West line of said Southwest Quarter of the Northwest Quarter a distance of 1,325.4 feet, more or less, to the point of beginning, containing 4.38 acres, more or less.

And, also a strip of land for highway right of way located in the western part of Tax Lot 8 in the Northwest Quarter of the Northwest Quarter of Section 25, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the west quarter quarter corner in the Northwest Quarter of said Section 25; thence easterly on the South line of the Northwest Quarter of the Northwest Quarter of said Section 25 a distance of 120.1 feet to the point of beginning, said point being the southwest corner of Tax Lot 8 of said Northwest Quarter of the Northwest Quarter; thence continuing easterly on said South line a distance of 61.3 feet; thence northerly a distance of 308.2 feet to a point on the North line of said Tax Lot 8; thence westerly on said North line, said line also being the southerly 33 foot right of way line of the County Road, a distance of 57.4 feet to the northwest corner of said Tax Lot 8; thence southerly on the West line of said Tax Lot 8 a distance of 308.2 feet to the point of beginning, containing 0.42 acre, more or less.

There will be no ingress and egress from the above described lands onto the remaining property of the condemnee except over one graded driveway, not to exceed 20 feet in width, to be used

as a farmstead entrance, the center line of which to be located 2,396.3 feet northerly from the South line of said Section 25.

CONDEMNATION

Land Owner: 1. School District # 3, Plattsmouth Township, Cass County, Nebraska, occupying following described land under instrument conveying land to School District for school purposes only, with clause providing reversion in case of abandonment of land for school purposes.

2. James Elbert Wiles, reversionary interest.

Project: F-475 (1) AFE R-722a Cass County, Nebraska.

~~The following described land is occupied under instrument conveying land to School District for school purposes only, with clause providing reversion in case of abandonment of land for school purposes.~~

A tract of land for highway right of way located in the western part of part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the west quarter quarter corner in the Northwest Quarter of said Section 25; thence easterly on the South line of the Northwest Quarter of the Northwest Quarter of said Section 25 a distance of 33.0 feet to the point of beginning; thence continuing easterly on said South line a distance of 87.1 feet to the Southeast property corner; thence northerly on the East property line, said line also being the West line of Tax Lot 8 in said Northwest Quarter of the Northwest Quarter, a distance of 308.2 feet to the Northeast property corner; thence westerly on the North property line, said line also being the southerly 33 foot right of way line of the County Road, a distance of 87.1 feet to a point 33.0 feet easterly from the West line of the Northwest Quarter of the Northwest Quarter; thence southerly on a line 33.0 feet easterly from and parallel to said West line a distance of 308.2 feet to the point of beginning, containing 0.62 acre, more or less.

C O N D E M N A T I O N

Land Owner: Carl J. Schneider and Kermit Schneider, husband and wife

Tenant: Leonard Peterson

Project: F-475 (1) AFE R-722a Cass County, Nebraska.

A strip of land for highway right of way located in the North Half of the Southwest Quarter of Section 24, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the west quarter corner of said Section 24; thence easterly on the North line of the North Half of the Southwest Quarter of said Section 24 a distance of 162.2 feet to the point of beginning; thence continuing easterly on said North line a distance of 215.8 feet; thence southerly 95 degrees 12 minutes right a distance of 678.7 feet; thence easterly 90 degrees left a distance of 30.0 feet; thence southerly 90 degrees right a distance of 654.3 feet, more or less, to a point on the South line of said North Half of the Southwest Quarter; thence westerly on said South line a distance of 266.0 feet to a point 24.1 feet easterly from the Southwest corner of said North Half of the Southwest Quarter; thence northerly 95 degrees 00 minutes right a distance of 377.4 feet; thence easterly 90 degrees right a distance of 20.0 feet; thence northerly 90 degrees left a distance of 959.1 feet, more or less, to the point of beginning, containing 7.21 acres, more or less.

Also, a strip of land for highway right of way located in the South Half of the Northwest Quarter of Section 24, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, described as follows:

Referring to the west quarter corner of said Section 24; thence easterly on the South line of the South Half of the Northwest Quarter of said Section 24 a distance of 162.2 feet to the point of beginning; thence continuing easterly on said South line a distance of 215.8 feet;

thence northerly 84 degrees 48 minutes left a distance of 1,333.5 feet, more or less, to a point on the North line of said South Half of the Northwest Quarter; thence westerly on said North line a distance of 215.8 feet to a point 279.8 feet easterly from the northwest corner of said South Half of the Northwest Quarter; thence southerly 84 degrees 49 minutes left a distance of 1,333.5 feet, more or less, to the point of beginning, containing 6.58 acres, more or less.

There will be no ingress and egress from the above described land onto the remaining property of the condemnee except two graded driveways, not to exceed 20 feet in width, to be used as a farm cross-over, the center lines of which shall extend easterly and westerly from a point 10.0 feet northerly from, measured along the center line of the highway, the East, West Quarter Section line of said Section 24.

Now, therefore, we, as Appraisers aforesaid, do hereby find and appraise the damages that will be suffered by reason of the taking of easement to said lands for right of way purposes by the Department of Roads of The State of Nebraska, and also damages due to limitation of egress and ingress to said Highway, in amounts of:

Joseph Myron Wiles and Jennie L. Wiles

12.6 acres land @ \$300	3618.00
280 Rds New Fence	990.00
Controlled access	840.00
Segregation <del>XXXXXXXXXXXXXXXXXXXX</del>	<u>4180.00</u>
	\$ 9628.00

James Elbert Wiles and

Olga Opal Wiles

13.70 acres \$300	4110.00
Controlled access	780.00
260 rds replace fence	530.00
Wheat damage	<u>50.00</u>
	\$ 5470.00

Carl J. Schneider & Kermit Schneider

13.79 acres @ \$300	4137.00
323 Rods fence	1150.50
Controlled access	969.00
Segregation damage	<u>2628.00</u>
	\$8884.50

School District #3

Building, well, toilets & Equipment	3730.00
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All of which is hereby respectfully submitted.

Dated this 5th day of ~~XXXXXXXX~~ December, A.D., 1957.

William Jorgensen

Charles M. Read

A.W. Propst

Appraisers

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA )  
COUNTY OF CASS ) ss

CERTIFICATE OF TRANSCRIPT

I, Raymond J. Case County Judge of Cass County, Nebraska, do hereby certify the foregoing to be a true, perfect and complete copy of State of Nebraska, Department of Roads vs Joseph Myron Wiles, and Jennie L. Wiles, husband and wife and joint tenants, et al, as the same appears on file and of record in the County Court of Cass County, Nebraska.

I further certify that I am ex-officio Clerk of said Court; that I have legal custody and control of the records of said Court; that said Court is a Court of Record, has a seal, and the said seal is hereto affixed; and that the foregoing attestation is in due form and according to the laws of the State of Nebraska.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the County Court of Cass County, Nebraska, at Plattsmouth, this 23rd day of December A.D., 1957.

Raymond J. Case

(SEAL OF THE COUNTY COURT)  
(OF CASS COUNTY, NEBRASKA)

County Judge and Ex-officio Clerk of the  
County Court of Cass County, Nebraska

BY Estella L. Rutherford

Clerk of the County Court.

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RETURN OF APPRAISERS  
The State of Nebraska  
to  
C.A. Ruse et al  
COMPARED  
Filed December 23, 1957 at 1:01 P.M.  
Lucille Horn Gaines, Register of Deeds  
By: Polly Saltmarsh, Deputy  
\$5.60 ^

BEFORE THE COUNTY JUDGE OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA  
DEPARTMENT OF ROADS

vs

RETURN OF APPRAISERS

C.A. Ruse and Nettie Ruse, husband  
and wife;

Nellie Spangler, a widow; Richard E.  
Spangler and Marjorie Ann Spangler,  
husband and wife;

A.B. Rogers and Irma Rogers, husband  
and wife and joint tenants;

Laura Belle Barnes, a widow;

B.L. Evans, tenant (Ruse land);

Richard E. Spangler, tenant  
(Spangler land);

Carl Ulrich, tenant (Rogers land);

Reinhardt Gwahn, tenant (Barnes land);

The Mutual Benefit Life Insurance  
Company a New Jersey corporation  
mortgagee (Rogers land);

TO HONORABLE RAYMOND J. CASE, COUNTY JUDGE, CASS COUNTY, NEBRASKA:

We, the undersigned Appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers", duly served upon us by the Sheriff of Cass County, Nebraska, on the 4th day of November A.D., 1957, and after having taken and signed an oath to support the Constitutions of the United States of America and the State of Nebraska, to faithfully and impartially discharge our duties as required by law, and to honestly and truly assess the damages which the owners of the real estate, described in said "Appointment of Appraisers", will sustain by reason of the taking of permanent easement to certain lands for right of way, for the purpose of relocating, shortening and straightening a part of Highway U.S. No. 73, under Department of Roads Project No. F-475 (1), and also for damages due to limitation of egress and ingress to said highway; that we did inspect the real estate herein described at the time and place designated and did at said time and place sit as a Board of Appraisers and did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the Department of Roads of the State of Nebraska, for right of way purposes, and also damages due to limitation of egress and ingress to said highway; the real estate referred to above being described as follows:

C O N D E M N A T I O N

Land Owner: C.A. Ruse and Nettie Ruse, husband and wife