

4388

FILED FOR RECORD 4-29-97 AT 9:16AM
 IN BOOK 50 OF 1222 PAGE 32
 REGISTER OF DEEDS, CASS CO., NE *Roberta Manning*
Dee 588 \$1250

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. 3, OTTOE COUNTY, NEBRASKA**, Grantee, a perpetual easement with the right to construct, install, use, operate, inspect, maintain, replace, remove, and extend water lines and water facilities over, across, and through the following-described real estate situated in Cass County, Nebraska:

Lots 1, 2, 5, 8, and 9, O'Connor Subdivision, a minor subdivision of Lots 1, 2, 3, and 4, Johnson Subdivision, located in the South 1/2 of the Northeast 1/4 of Section 27, Township 12 North, Range 11 East of the 6th P.M., Cass County, Nebraska,

together with rights of ingress and egress.

This easement shall be 40 feet in width and shall traverse the above-described lots parallel to and contiguous with the public right-of-way known as 156th Street and Kiser Road as shown in the shaded area depicted on Exhibit A which is attached hereto and made a part hereof.

The consideration herein recited shall be full consideration for any and all damages incurred by Grantors by reason of the installation, operation, maintenance, or extension of the above improvements. Grantee agrees to maintain the easement in good repair so that no unreasonable damage will result therefrom to Grantors. Grantors agree not to erect or place any buildings or other improvements in the easement area and further agree not to interfere with said water line facility in any way.

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 and their heirs, personal representatives, successors, and assigns.

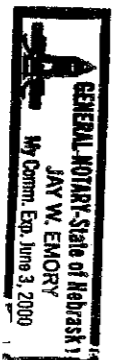
Executed this 23 day of April, 1997.

Patrick A. O'Connor, Grantor

Valerie A. O'Connor, Grantor

STATE OF NEBRASKA)
)
 COUNTY OF Cass) ss.

On this 23 day of April, 1997, before me, the undersigned, a Notary Public, personally came Patrick A. O'Connor and Valerie A. O'Connor, husband and wife, Grantors, the identical persons whose names are affixed to the foregoing instrument and acknowledge the execution thereof to be their voluntary act and deed.



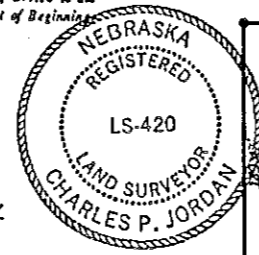
Notary Public

SURVEYOR'S CERTIFICATE
 I hereby certify that I have accurately surveyed and staked the boundary of "O'CONNOR SUBDIVISION", located in the S1/2 of the NE1/4 of Section 27-T12N-R11E of the 6th P.M., Cass County, Nebraska, being described as follows:

Beginning at the SE Corner of Lot 1, Johnson Subdivision; thence N 89°48'39" W, along the South line of Johnson Subdivision, 901.48' to the SW Corner of Lot 4, Johnson Subdivision; thence N 00°00'00" E, along the West line of said Lot 4, 627.47' to the NW Corner of said Lot 4; thence S 89° 53'54" E, along the North line of Johnson Subdivision, 624.32' to the NE Corner of Lot 2, Johnson Subdivision; thence S 0°00'00" W, along the East line of said Lot 2, 314.21' to the NW Corner of Lot 1, Johnson Subdivision; thence S 89°50'59" E, along the North line of said Lot 1, 277.16' to the NE Corner of said Lot 1; thence S 0°00'00" W, along the East line of said Lot 1, 314.40' to the Point of Beginning. Contains 11.00 Acres, more or less.

Signed this 17th day of December, 1996.

Charles P. Jordan
 CHARLES P. JORDAN LS#420



"O'Connor Subdivision"

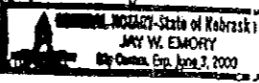
a MINOR SUBDIVISION of Lots 1, 2, 3 and 4-Johnson Subdivision, located in the S1/2 of the NE1/4 of Section 27-T12N-R11E of the 6th P.M., Cass County, Nebraska

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that we, PATRICK A. O'CONNOR and VALERIE A. O'CONNOR, (husband & wife), being the sole owners of Lots 1, 2, 3 and 4 Johnson Subdivision, do hereby approve of our land being replatted, as shown on this plat, to now be known as "O'CONNOR SUBDIVISION". We dedicate to the public, the street right of way, as shown hereon, for public use and we do also grant 5' wide easements along all lot lines for the placement and maintenance of any and all public utilities, on, over, through, under and across said easements. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF _____)
) ss
 COUNTY OF _____)
 On this 17th day of December, 1996, before me, a notary public, duly commissioned and qualified in and for said County, did appear PATRICK A. O'CONNOR and VALERIE A. O'CONNOR, (husband & wife), who are personally known by me to be the identical persons whose names appears on this plat, and they did acknowledge their execution of the foregoing plat approval to be their voluntary act and deed.
 Witness my hand and official seal the date last aforesaid.

Patrick A. O'Connor
 PATRICK A. O'CONNOR
Valerie A. O'Connor
 VALERIE A. O'CONNOR

Jay W. Emory
 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 17th day of December, 1996.

Richard Wassinger
 RICHARD WASSINGER, CO. TREASURER



APPROVAL OF CHAIRMAN AND BOARD OF TRUSTEES
 This plat of "O'CONNOR SUBDIVISION", is hereby approved by the Chairman and the Board of Trustees of the Village of Louisville, Nebraska, this 17th day of December, 1996.

James M. Dennis
 VILLAGE CLERK
Thomas R. Steeter
 CHAIRMAN, Board of Trustees

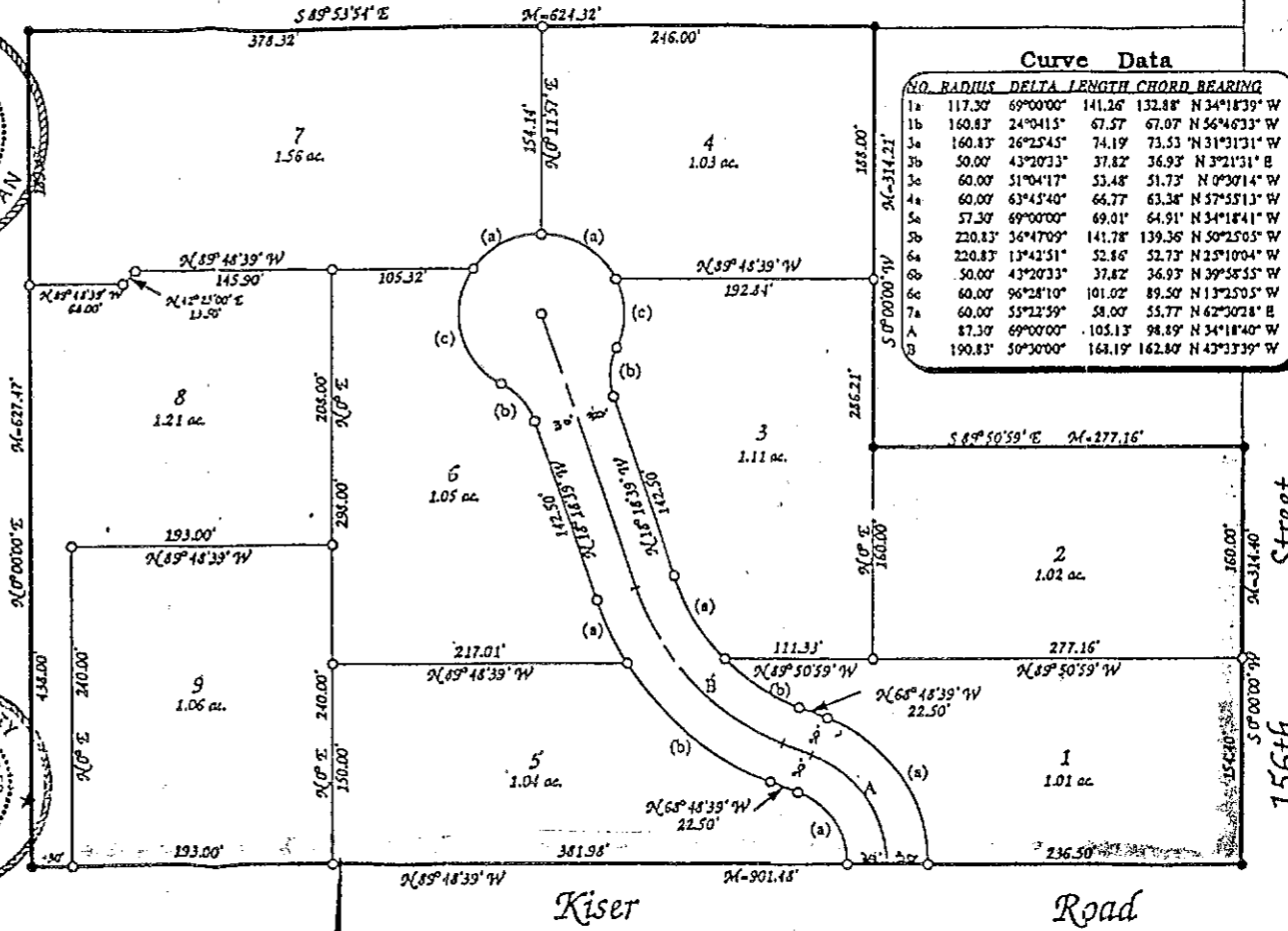
APPROVAL OF VILLAGE PLANNING BOARD
 This plat of "O'CONNOR SUBDIVISION", is hereby approved by the Planning Board of the Village of Louisville, Nebraska, this 17th day of December, 1996.

Larry Griffin
 CHAIRMAN, Planning Board



APPROVAL OF VILLAGE ADMINISTRATING OFFICIAL
 This plat of "O'CONNOR SUBDIVISION", is hereby approved by the Village Adminstrating Official of the Village of Louisville, Nebraska, this 17th day of December, 1996.

Thomas R. Steeter
 VILLAGE ADMINISTRATING OFFICIAL



Curve Data

NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING
1a	117.30	69°00'00"	141.26	132.88	N 34°18'39" W
1b	160.83	24°04'15"	67.57	67.07	N 56°46'33" W
2a	160.83	26°25'45"	74.19	73.53	N 31°31'31" W
2b	50.00	43°20'33"	37.82	36.93	N 32°15'1" E
2c	60.00	31°04'17"	53.48	51.73	N 0°30'14" W
2d	60.00	63°45'40"	64.77	63.34	N 57°55'13" W
2e	57.30	69°00'00"	69.01	64.91	N 34°18'41" W
2f	220.83	36°47'09"	141.78	139.36	N 50°25'05" W
2g	220.83	13°42'51"	52.86	52.73	N 23°10'04" W
2h	50.00	43°20'33"	37.82	36.93	N 39°58'53" W
2i	60.00	96°28'10"	101.02	89.50	N 13°25'05" W
2j	60.00	53°12'59"	58.00	55.77	N 62°30'28" E
2k	87.30	69°00'00"	103.13	98.89	N 34°18'40" W
2l	190.83	50°30'00"	164.19	162.80	N 47°33'39" W



- Scale 1" = 100'
 P=Plat distance
 M=Measured dist.
 R=Record dist.
 C=Computed dist.
 ● = Found rebar
 ○ = Set 5/8"x24" rebar
 ○ = Found pt pipe
 ○ = Found corner

JORDAN SURVEYING COMPANY
 LAND SURVEYORS
 PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750
 Drawn by: K Jordan
 Project No. 080996
 Field Book-page 28, 47
 Date: 1/6



588

This plat is on a plat of 'O'Connor Subdivision'

EXHIBIT
A