

EVERY HILLS

CHECK YOUR LOT FOR SPECIFIC WRITTEN EASEMENTS GRANTED TO THE SID.

BOOK 8 AT PAGE 36 / PLAT FOR LOTS 1 - 148  
BOOK 57 AT PAGE 229 / COVENANTS FOR LOTS 1 148

~~BOOK 57 AT PAGE 229~~  
~~BOOK 57 AT PAGE 229~~  
~~BOOK 57 AT PAGE 229~~

BOOK 49 AT PAGE 580 EASEMENT FOR LOTS 77 AND 78  
Book 13 AT Page 387 Easement for Lots 17-48 63-69  
Book 15 AT Page 63 101-124  
Book 43 AT Page 485 Assignment for Easements (same lots as above)

Book 55 At Page 200 Assignment  
Book 162 At Page 176 Warrant & Deed Lots 24-41

Book 60 At Page 167 Lots 35-39

Book 57 - 1046

Book 58 - 873

57-465

LOTS 22 + 23 - EASEMENT

CORRIDOR RESTRICTION

LOTS 7+8

UNACCESS RESTRICTION

With Easements  
in Covenants  
+ Plat Survey  
several easements  
Non Spec. Area

IN MATTER OF APPLICATION  
OF  
LOUP RIVER PUBLIC POWER DIST.  
Reg. App. \$1.80 P.C.

Filed September 23, 1947 at 10:30 o'clock A.M.  
County Clerk

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

In the matter of the Application of  
LOUP RIVER PUBLIC POWER DISTRICT, a  
Public Corporation, of Columbus, Ne-  
braska, to acquire title to lands in  
Sarpy County, Nebraska, by eminent  
domain for the purpose of construct-  
ing, operating and maintaining a high  
voltage transmission line for the  
transmission of electricity.  
Re: JOSEPH F. MURPHY, et al  
State of Nebraska )  
County of Sarpy ) SS.

Doc. No. Page 111.  
Case No. 111  
REPORT OF APPRAISERS.

The undersigned duly appointed commissioners by the County Judge in the above entitled cause to inspect the premises hereinafter described and appraise the damages accruing to the owners and others claiming to be interested therein by reason of the appropriation of an easement over said lands for the construction, operation and maintenance of a transmission line across the same, hereby appraise said damages as follows:

TRACT NO. 1  
Owned by Joseph F. Murphy and Catherine A. Murphy, husband and wife, as Joint Tenants, described as follows:  
That part of the East half of the Southwest Quarter of Section 21, Township 14, Range 13, Sarpy County, Nebraska, lying east of the Rock Island Railroad right-of-way; also described and known as Tax Lot 741, Tax Lot 742, Tax Lot 743 described in Tax Lot Record No. 2, at page 122, as the East Half of Southwest Quarter East of the C.R.I. & P. Railway right-of-way, except North 3 rods, containing 19 acres. Also the West Half of the Southeast Quarter, except Tax Lot 15, in Section 21, Township 14, Range 13, Sarpy County, Nebraska. Tax Lot 15 is described in Tax Lot Record No. 2 at page 122, as the North 3 rods of the Northwest Quarter of Southeast Quarter in Section 21, Township 14, Range 13, Sarpy County, Nebraska.  
Joseph F. Murphy and Catherine A. Murphy, husband and wife \$ 275.00  
Henry Lamprecht and Emma Lamprecht, husband and wife, Tenants \$

TRACT NO. 7

Owned by Hall Investment Company, Omaha, Nebraska, a Corporation, described as follows:  
Tax Lots 5 and 7 in Section 27, Township 14, Range 13, in Sarpy County, Nebraska. Tax Lot 5 described in Tax Lot Record No. 2, at page 143, as follows: Commencing on Old Claim line 9.91 chains south of the quarter corner on the north of Section 27-14-13, thence south 120.36 rods to center of said Section 27, thence east 149.50 rods to a point 10.90 rods west on quarter corner, thence northerly 119.12 rods to Old Claim line at a point 9.90 rods west of the east line of said Section 27, thence westerly along old Claim line 150.20 rods to the place of beginning, except railroad right-of-way, containing 109.74 acres.  
Hall Investment Company, a corporation \$825.00

Lawrence Anderson and Bernice Anderson, husband and wife, Tenants \$  
The respective amounts awarded herein do not include damage to the fences and crops during construction, nor damage due to re-entry and maintenance and reconstruction. All such damages are reserved to the owners, and the applicants remain obligated to pay the same when such damages occur. This should include all damage to tenants interest in each of the above described tracts.  
Dated September 22, 1947.

Respectfully submitted,  
W. C. Flanbeck  
Ernest Nielsen  
Fred Schneekloth  
Fred Peters  
Elmer Fricke  
Appraisers

Expense of Appraisers:

Ernest Nielsen	2 days @ \$12.50
Fred Schneekloth	2 days @ \$12.50
William Flanbeck	2 days @ \$12.50 Plus \$3.00
Fred Peters	2 days @ \$12.50
Elmer Fricke	2 days @ \$12.50 Plus \$3.00
W. C. Flanbeck	use of car 1 day - 30 miles \$3.00
Elmer Fricke	use of car 1 day - 30 miles \$3.00
Total \$151.00	

IN THE COUNTY COURT, OF THE COUNTY OF SARPY, STATE OF NEBRASKA

(Certified Copy of Record)

STATE OF NEBRASKA ) ss.  
County of Sarpy )

I, Harvey A. Collins, Judge of the County Court of the County of Sarpy, State of Nebraska, do hereby certify that I have compared the foregoing copies of

REPORT OF APPRAISERS

In Re:

Application of LOUF RIVER PUBLIC POWER DISTRICT, a Public Corporation, of Columbus, Nebraska, to acquire title to lands in Sarpy County, Nebraska, by eminent domain for the purpose of constructing, operating and maintaining a high voltage transmission line for the transmission of electricity.

Re: JOSEPH F. MURPHY, et al

with the original records thereof, now remaining in said Court; that the same are correct transcripts thereof, and of the whole of said original records.

In witness whereof I have hereunto set my hand and affixed the seal of said County Court in Papillion, County of Sarpy, State of Nebraska, on this 23 day of September, A.D. 1947.

Harvey A. Collins,  
Judge of the County Court  
By Inez C. Risor  
Clerk of the County Court

SEAL OF THE COUNTY COURT  
SARPY COUNTY, NEBRASKA

MARY E. WEST

TO

WHOM IT MAY CONCERN :  
AFF. \$1.00 Pd.

Filed September 25, 1947 at 9 o'clock A.M.

*Bessie J. Miller*  
County Clerk

A F F I D A V I T

State of Nebraska ) ss.  
County of Sarpy )

Mary E. West, being first duly sworn, deposes and says that she has resided in Papillion, Nebraska for the past 77 years, and during this time she was well and personally acquainted with Dr. Jacob C. Klingeman to whom on or about May 1, 1901, James R. Wilson and Anna K., his wife, conveyed Lot 6, and the South 1/3 of Lot 7, in Block 12, and other lots, in Papillion, Nebraska, and with Mary Klingeman, wife of Dr. Jacob C. Klingeman. That the said Jacob C. Klingeman was a physician and resided in Papillion, Nebraska for many years prior to his death on March 20, 1906.

Affiant further states that Mary Klingeman, widow of Jacob C. Klingeman, married James K. Robinson on or about the year 1912, and following their marriage they resided on this property until the death of Mary Robinson on or about August 20, 1932; and affiant positively knows of her own knowledge that Mary Klingeman and Mary C. Robinson were one and the same person, notwithstanding the discrepancies in the names.

Affiant further states that she is well and personally acquainted with James L. Klingeman, devisee in the last Will and Testament of Mary C. Robinson, deceased; and with James Klingeman to whom James K. Robinson, surviving husband of Mary C. Robinson, conveyed his undivided one-half interest in the above described real estate by Warranty Deed dated July 1, 1933, and recorded July 1, 1933, in Book 57, at page 43 of the Deed Records of Sarpy County, Nebraska, and Affiant knows of her own knowledge that James L. Klingeman, devisee under said last Will and Testament of Mary C. Robinson, deceased, and James Klingeman, grantee in said Deed, are one and the same person notwithstanding the discrepancies in the names.

Affiant further states that to her knowledge she said Mary Klingeman, Mary C. Robinson, James Robinson and James L. Klingeman have had the open, notorious, uninterrupted and exclusive

## MISCELLANEOUS RECORD NO. 15

open, indisputable, peaceable, exclusive and adverse.

W.L. COCKRELL

SUBSCRIBED in my presence and sworn to before me this 11 day of Sept., 1951.

F.H. FREEMAN, Notary Public

STATE OF NEBRASKA

COMM. EXPIRES APRIL 29, 1955

My commission expires April 29th, 1955.

LOUP RIVER PUBLIC POWER DISTRICT :

Filed September 15, 1951 at 8:30 o'clock A.M.

JOSEPH F. MURPHY, JR. vs. AL

Report of Appraisers \$3,400.00

County Clerk

By Authority of the Court

IN THE COUNTY COURT OF SARY COUNTY, NEBRASKA

In the matter of the Application of Loup River Public Power District, a Public Corporation, of Columbus, Nebraska, to acquire a right of way easement across lands in Sary County, Nebraska, by eminent domain for the purpose of constructing, operating and maintaining a high voltage transmission line for the transmission of electricity.

REPORT  
OF  
APPRAISERS

LOUP RIVER PUBLIC POWER DISTRICT, Petitioner,

vs.  
JOSEPH F. MURPHY, JR., et al, Defendants.

STATE OF NEBRASKA ) ss.

COUNTY OF SARY )

The undersigned duly appointed appraisers by the County Judge in the above entitled cause to inspect the premises hereinafter described and appraise the damages accruing to the owners and others claiming to be interested therein by reason of the appropriation of an easement over said lands for the construction, operation and maintenance of a transmission line across the same do hereby certify that, after being duly qualified and sworn as such appraisers, they did each personally and in a body carefully inspect and view said lands and premises, and do hereby appraise said damages as follows:

TRACT NO. 1.

This tract is described as follows:

That part of the East  $\frac{1}{2}$  of the Southwest Quarter of Section 21, Township 14, Range 13, Sary County, Nebraska, lying East of the Rock Island Railroad right of way. Also described and known as Tax Lot 7A1. Tax Lot 7A1 described in Tax Lot Record No. 2, at Page 122, as the East  $\frac{1}{2}$  of the Southwest Quarter, East of C. R. & P. Railway right of way, except North 3 rods, containing 19 acres, also the West  $\frac{1}{2}$  of the Southeast Quarter, except Tax Lot 15, in Section 21, Township 14, Range 13, Sary County, Nebraska. Tax Lot 15 is described in Tax Lot Record No. 2, at Page 122, as the North 3 rods of the Northwest Quarter of the Southeast Quarter in Section 21, Township 14, Range 13, Sary County, Nebraska.

To Joseph F. Murphy, Jr. and \_\_\_\_\_ Murphy, his wife, owners, and Francis L. Dauner and Rosie Dauner, husband and wife, tenants, all collectively, as their interests may appear, the sum of:

\$500.00

TRACT NO. 2.

This tract is described as follows:

All that part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 14, North, Range 13, East of the 6th P.M., lying East of the Public Road running North and South through said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , containing 31 acres, more or less, in Sary County, Nebraska.

To Earle W. Weisinger and Fred Gerald Weisinger, both single men, owners, and Fred Weisinger and Cora Weisinger, husband and wife, tenants, all collectively, as their interests may appear, the sum of:

\$800.00

TRACT NO. 3.

This tract is described as follows:

Lots 1, 2, 3, 4, 5, 6 & 7, Truward's Subdivision, of and being the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 14, North, Range 13, East of the 6th P.M., in Sary County, Nebraska.

## MISCELLANEOUS RECORD NO. 15

To Raymond A. Weisinger and Bessie A. Weisinger, husband and wife, owners, and tenants in possession, collectively, as their interests may appear, the sum of: \$350.00

## TRACT NO. 1.

This tract is described as follows:

The Southeast 1/4 of the Northeast 1/4, and other lands, all in Section 28, Township 14, North, Range 13, East of the 6th P.M., Sary County, Nebraska, containing 240 acres, more or less, according to the government survey.

To Dana B. Van Dusen and Elise S. Van Dusen, husband and wife, owners, and Derrell Ruffcorn and Naomi Ruffcorn, husband and wife, tenants in possession, and Ada B. Eysman, widow, mortgagee, all collectively, as their interests may appear, the sum of: \$1050.00

## TRACT NO. 2.

This tract is described as follows:

Commencing on the section line at a point 9.37 chains South of the Northwest corner of Section 27, Township 14, North, Range 13, East of the 6th P.M., Sary County, Nebraska, and running thence South on said line 30.63 chains to the quarter section line, thence East on the said line 40 chains to the center of said Section 27, thence North on the quarter section line 30.09 chains to the old claim line, thence West on the said line 40 chains to the place of beginning, known as Tax Lot 1. Said land being recorded in the Northwest 1/4 of Section 27, Township 14, North, Range 13 East of the 6th P.M., and containing 121.44 acres according to government survey.

To William H. Pratt and Katherine V. Pratt, owners and tenants in possession, and the Prudential Insurance Company of America, of Newark, New Jersey, a corporation, mortgagee, and Missouri Valley Pipeline Company, a corporation, or its successors or assigns, owner of pipeline easement, all collectively, as their interests may appear, the sum of: \$1050.00

## TRACT NO. 3.

This tract is described as follows:

All that part of Tax Lots 5 and 7, in Section 27, Township 14, Range 13, 1/2 mile West of the Union Pacific Railroad, in Sary County, Nebraska. Tax Lot 5 described in Tax Lot Record No. 2, at page 143, as follows:

Commencing on the old claim line 9.21 chains South of the quarter corner on the North of Section 27-14-13, thence South 120.36 rods to the center of said Section 27, thence East 149.20 rods to a point 10.80 rods West of quarter corner thence northerly 119.12 rods to the old claim line at a point 9.90 rods West of the East line of said Section 27, thence westerly along the old claim line 150.20 rods to the place of beginning, except railroad right of way, containing 109.74 acres.

To Hall Investment Company, a corporation, owner, and Lawrence Anderson, and Bernice Anderson, husband and wife, tenants in possession, all collectively, as their interests may appear, the sum of: \$1650.00

The respective amounts hereinafter awarded for each of said tracts include all damages thereto, including tenants' interests therein, but do not include damages to the fences and crops which may arise during construction, or due to re-entry for maintenance or reconstruction. All such fence and crop damages are reserved to the owners thereof, and the petitioner remains obligated to pay the same when and if they occur.

We recommend that the foregoing sums be paid into court to be disposed of under the direction of the court.

Given under our hands, this 12th day of September, 1951.

( HOWARD WAGGONER  
 APPRAISERS ( ALICIA T. GRAMICH  
 ( ERIN E. BROWN

IN THE COUNTY COURT, OF THE COUNTY OF SARY, STATE OF NEBRASKA  
 (Certified Copy of Record)

STATE OF NEBRASKA )  
 COUNTY OF SARY ) ss.

I, Victor H. Schmidt, Judge of the County Court of the County of Sary, State of Nebraska, do hereby certify that I have compared the foregoing copies of

ORDER OF APPRAISERS

BY: PL:

LEON DAVID WELLS POWER DISTRICT, Petitioner

vs.

JOSEPH F. MURPHY JR., et al, Defendants

with the original records thereof, now remaining in said Court; that the same are correct transcripts thereof, and of the whole of said original records.

In Witness whereof I have hereunto set my hand and affixed the seal of said County Court in Papillion, County of Sarpy, State of Nebraska, on this 12 day of September A.D. 1951.

VICTOR H. SCHMIDT,  
Judge of the County Court  
By INEZ C. RISOR  
Clerk of the County Court

\*\*\*\*\*  
SEAL OF THE COUNTY COURT \*  
SARPY COUNTY, NEBRASKA \*  
\*\*\*\*\*

IN THE MATTER OF THE ESTATE

OF

PETER ANDERSEN

Will and Decree \$3.50pd.

: : Filed September 17, 1951 at 9:00 o'clock A.M.

: : *Victor H. Schmidt*  
: : *by Dorothy Suggs, Deputy*  
: : County Clerk

KNOW ALL MEN BY THESE PRESENTS: That I, Peter Andersen, being of sound mind and disposing memory, do hereby make, publish and declare this, my last will and testament, as follows:

1. I hereby revoke all former wills by me made.
2. After the payment of just claims and expenses, for which my estate may be liable, I hereby give, devise and bequeath unto my beloved daughter, Anna Andersen, all of the property and estate, whether real, personal or mixed property, and wherever located or situated, of which I die seized, possessed or entitled to, absolutely.
3. I hereby appoint my said daughter, Anna Andersen, as executrix of this, my last will and testament, and request that she be required to give only such nominal bond as made be necessary to qualify for such trust.

Dated at Papillion, Nebraska, this 30th day of December, 1944.

Peter Andersen

We whose signatures are hereto attached, do hereby certify that Peter Andersen, the above named testator, signed the foregoing instrument in our presence, and in the presence of each of us, at the same time declaring said instrument to be his last will and testament; and we, at his request, in his presence and in the presence of each other, do hereby sign our names hereto as attesting witnesses, the date last above written.

Wm. R. Patrick  
of Papillion, Nebr.,  
Russell P. Andersen  
Merathon, Iowa  
Mary A. Graham  
Ashland, Nebraska

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE )

OF )

PETER ANDERSEN, Deceased )

No. 2605

Doc. 4

Page 557

DECREE IN FINAL ACCOUNT

This cause came on for hearing this 12th day of September, 1951 on the petition of Anna Andersen, executrix of the will of Peter Andersen, deceased, praying for the settlement and allowance of her final account, determining and establishing all rights and heirship and descent herein, the distribution of the estate and the discharge of the petitioner, and upon the evidence submitted the Court finds;

That due notice of the time and place of this hearing was given to all parties interested in the said estate and that the executrix was present in Court with her Attorney, Mr. William R. Patrick.

That since the filing of her final report herein the executrix has received the sum of \$2438.45 paid to her by William R. Patrick, referee, by order of the District Court of Sarpy County, Nebraska, in the case of Andersen, et al, vs. Phelps, et al, No. 6504; that said sum has been expended in the payment of the claim of Anna B. Post, guardian, allowed herein in the sum of \$1264.00 in payment of the claim of Anna Andersen, allowed herein in the sum of \$1110.00 and in payment of the costs of these proceedings taxed at \$64.45; that there are no funds remaining in said estate; that the executrix has waived any claims for her services and has paid her attorney for his service herein, out of her own funds.

That Peter Andersen, died testate on November 17, 1949, and left surviving him as his sole and only heirs-at-law the following named persons: Nora Phelps, daughter; Arthur Andersen, son;