

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

AFFIDAVIT

Herbert D. Miller
to
Public

COMPARED

Filed 18 October, 1966 at 8:45 A.M.
B 10 P 30
Betty Philpot, Register of Deeds
\$2.65

STATE OF NEBRASKA)

) SS

AFFIDAVIT

COUNTY OF CASS)

I, Herbert D. Miller of Omaha, Douglas County, Nebraska, being first duly sworn on oath deposes and states the following:

1. That I am a son of Christian S. Miller and Anna A. Miller, husband and wife, and have knowledge of the following facts.

2. That my father Christian S. Miller and my mother Anna A. Miller, acquired title to Lot 3 in Block 98 in the City of Weeping Water, Cass County, Nebraska as joint tenants with a right of survivorship and not as tenants in common by warranty deed dated September 9, 1948 filed for record and recorded on September 27, 1948 in Book 86 of Deeds on page 220 in the Office of the Register of Deeds of said Cass County, Nebraska. That my parents continued to reside on said property from the date of purchase to the dates of their respective deaths, hereafter stated.

3. That my father Christian S. Miller, the same person named as grantee in the above described deed, died on the 17th day of June, 1952, in Weeping Water, Cass County, Nebraska, and his remains were buried in the Spring Creek Cemetery at Ruskin, Nuckolls County, Nebraska; that all the real and personal property holdings of the said Christian S. Miller were owned jointly with a right of survivorship and not as tenants in common with his wife, Anna A. Miller, who was my mother as aforesaid, and that the total value of all such property was less than the deductions and exemption available to the surviving spouse under the Laws of the State of Nebraska; and that as a result of the foregoing facts no inheritance taxes are due in the estate of my father, Christian S. Miller, deceased.

4. That my mother Anna A. Miller died on the 19th day of November, 1965, and her estate is being probated in the County Court of Cass County, Nebraska; that the gross value of her estate is less than the value of \$6500.00 which is distributable to three children, and that there will be no inheritance tax due in her estate, and no federal estate tax due.

5. Further said affiant sayeth not.

Herbert D. Miller
Herbert D. Miller

Subscribed and sworn to before me this 16 day of October, 1966.

Harold C Elliott
Notary Public

My Commission expires: Nov. 3, 1967.

(HAROLD C. ELLIOTT)
(GENERAL NOTARY SEAL)
(COMMISSION EXPIRES)
(NOV. 3, 1967)
(STATE OF NEBRASKA)

RETURN OF APPRAISERS
Dwight L. Clements et al Appraisers

Filed 21 October 1966 at 4:10 P. M.
Book 10 page 30
Betty Philpot, Register of Deed
\$6.25

To:
Verna H. Pollard et al

COMPARED

BEFORE THE COUNTY JUDGE OF CASS COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF ROADS,)

Condemner,)

Docket _____, Page _____

Blue Border
100% LINEN LEDGER

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
L. L. BROWN & COMPANY, INC.
MADE IN U.S.A.

v.
VERNA H. POLLARD, a widow, Owner;
MARK WIECKHORST, Lessee;

ARTHUR L. WOLPH, Owner; MARGARET
S. WOLPH, wife of ARTHUR L. WOLPH;
FEDERAL LAND BANK OF OMAHA,
Mortgagee;

Condemnees.

RETURN OF APPRAISERS

TO HONORABLE RAYMOND J. CASE, COUNTY JUDGE, CASS COUNTY, NEBR.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by Fred Tesch, Sheriff or Deputy Sheriff of Cass County, Nebraska, on the 26th day of August, 1966, and after having taken and filed the "Oath of Appraisers" that we did carefully inspect and view the property described herein, sought to be appropriated by the State of Nebraska, Department of Roads, and also other property of the condemnees alleged damaged thereby and did hear all parties interested therein in reference to the amount of damages sustained while we were so inspecting and viewing the property herein described and thereafter did assess the damages that the condemnees have sustained or will sustain by such appropriation of the property herein described for State highway purposes and also damage to such other property of the condemnees as in our opinion was damaged by the appropriation of the property herein described:

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

Land Owner: Verna H. Pollard, a widow

Tenants: Mark Wieckhorst and Ellen Wieckhorst, Husband and Wife

Project: F-256-A AFE: R-554 Cass County, Nebraska

Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the West Half of the Northwest Quarter of Section 25, Township 10 North, Range 12 East of the 6th P.M., Cass County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Northwest Corner of said Section 25; thence easterly on the North Line of the West Half of the Northwest Quarter of said Section 25 a distance of 1,323.5 feet to the Northeast Corner of said West Half of the Northwest Quarter; thence southerly on the East Line of said West Half of the Northwest Quarter a distance of 70.7 feet; thence westerly a distance of 734.5 feet to a point 67.6 feet southerly from said North Line; thence continuing westerly a distance of 160.3 feet to a point 76.9 feet southerly from said North Line; thence continuing westerly a distance of 254.8 feet to a point 55.9 feet southerly from said North Line; thence northerly a distance of 10.0 feet to a point 45.9 feet southerly from said North Line; thence westerly a distance of 175.0 feet to a point on the West Line of said West Half of the Northwest Quarter; thence northerly on said West Line a distance of 45.1 feet to the point of beginning, containing 2.00 acres, more or less, which includes 1.00 acre, more or less, previously occupied as a public highway, the remaining 1.00 acre, more or less, being the additional acreage to be secured in this action.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, her heirs, successors or assigns. The Condemnee, her heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose

Blue Border
100% LINEN LEDGER

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

concerning the reserved mineral rights; nor shall the Condemnee, her heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

No. 1 Plat Filed in Plat Book# 6 page 16

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

Land Owners: Arthur L. Wolph and Margaret S. Wolph, husband and wife

Mortgagee: Federal Land Bank of Omaha

Project: F-256-A

AFE: R-554

Cass County, Nebraska

Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the Southeast Quarter of Section 24, Township 10 North, Range 12 East of the 6th P.M., Cass County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Southeast Corner of said Section 24; thence westerly on the South Line of the Southeast Quarter of said Section 24 a distance of 2,651.4 feet to the Southwest Corner of said Southeast Quarter; thence northerly on the West Line of said Southeast Quarter a distance of 74.5 feet; thence easterly a distance of 344.9 feet to a point 104.8 feet northerly from said South Line; thence continuing easterly a distance of 2,308.0 feet to a point on the East Line of said Southeast Quarter; thence southerly on said East Line a distance of 85.7 feet to the point of beginning, containing 5.75 acres, more or less, which includes 2.05 acres, more or less, previously occupied as a public highway, the remaining 3.70 acres, more or less, being the additional acreage to be secured in this action.

Also, Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the East Half of the Northeast Quarter of Section 25, Township 10 North, Range 12 East of the 6th P.M., Cass County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Northeast Corner of said Section 25; thence westerly on the North Line of the East Half of the Northeast Quarter of said Section 25 a distance of 1,325.7 feet to the Northwest Corner of said East Half of the Northeast Quarter; thence southerly on the West Line of said East Half of the Northeast Quarter a distance of 69.6 feet; thence easterly a distance of 598.4 feet to a point 54.2 feet southerly from said North Line; thence continuing easterly a distance of 731.7 feet to a point on the East Line of said East Half of the Northeast Quarter; thence northerly on said East Line a distance of 134.3 feet to the point of beginning, containing 2.42 acres, more or less, which includes 1.08 acres, more or less, previously occupied as a public highway, the remaining 1.34 acres, more or less, being the additional acreage to be secured in this action.

And also, Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 10 North, Range 13 East of the 6th P.M., Cass County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Southwest Corner of said Section 19; thence northerly on the West Line of the Southwest Quarter of the Southwest Quarter of said Section 19 a distance of 60.7 feet; thence easterly a distance of 72.5 feet to a point 60.4 feet northerly from the South Line of said Southwest Quarter of the Southwest Quarter; thence continuing easterly a distance of 255.5

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100% LINEN LEDGER

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
11 BROWN
11 GREEN

feet to a point on the easterly Property Line, said point being 85.1 feet northerly from said South Line; thence southerly on said Property Line a distance of 85.1 feet to a point on said South Line; thence westerly on said South Line a distance of 327.2 feet to the point of beginning, containing 153 acre, more or less, which includes 0.29 acre, more or less, previously occupied as a public highway, the remaining 0.24 acre, more or less, being the additional acreage to be secured in this action.

All mineral rights in the above described tracts shall be retained and reserved to the Condemnees, their heirs, successors or assigns. The Condemnees, their heirs, successors or assigns shall have no right to use or enter the surface of the above described tracts for any purpose concerning the reserved mineral rights; nor shall the Condemnees, their heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tracts.

No. 2 Plat Filed in Book # 6 page 16

Now, therefore, we, as appraisers aforesaid, do hereby find and appraise the damages that will be suffered by reason of the appropriation of title to the said property or any interest therein described for State highway purposes by the State of Nebraska, Department of Roads in the amount of:

To: Verna H. Pollard, a widow, Owner;	\$ 870.00
To: Mark Wieckhorst, Lessee;	\$ 1.00
To: Arthur L. Wolph, Owner; MARGARET S. Wolph, wife of Arthur L. Wolph; Federal Land Bank of Omaha, Mortgagee;	\$3,100.00

All of which is hereby respectfully submitted.

Dated this 19 day of September, L. D., 1966.

Dwight L. Clements

Edwin T. McHugh

A. W. Propst
Appraisers

Subscribed and sworn to before me this 20th day of September, A. D., 1966.

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

Raymond J. Case
County Judge

RLW-649 ENDORSED: FILED IN COUNTY COURT CASS COUNTY, NEBR. SEPT. 20, 1966
RAYMOND J. CASE, COUNTY JUDGE.

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA
THE STATE OF NEBRASKA) ss.
COUNTY OF CASS)

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

RETURN OF APPRAISERS FILED IN THE CASE OF STATE OF NEBRASKA, DEPARTMENT OF ROADS, CONDEMNER, VS VERNA H. POLLARD ET AL, CONDEMNES,

as the same appears on file and of record in the County Court of Cass County, Nebraska.

I further certify 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 21st day of October A. D., 1966.

Blue Border
100% LINEN RIDGER

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

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

Raymond J. Case
County Judge
by: Sarah Cecil
Clerk of The County Court

EASEMENT

Filed 24 October 1966 at 8:30 A.M.

Clara Weber Bergmann

COMPARED

Book 10 page 34

To:

Betty Philpot, Register of Deeds

Williams Brothers Pipe Line Company

\$2.85

1100

REV. 4-66

E A S E M E N T

For and in consideration of the sum of Five and no/100- - - - Dollars (\$5.00) in hand paid by WILLIAMS BROTHERS PIPE LINE COMPANY, A Corporation, of Kansas City Missouri, the receipt of which is hereby acknowledged Clara Weber Bergmann, single hereinafter styled Grantor (s), do(es) hereby grant to WILLIAMS BROTHERS PIPE LINE COMPANY, its successors or assigns, the right to construct, maintain, operate, repair, rebuild, alter and remove at any time a Cathodic Protection System including the necessary rectifier unit, ground bed, and such other facilities and appurtenances as may from time to time be necessary to the proper installation, operation, and maintenance of such system together with the right of ingress and egress to and from the same on that certain tract of land owned by grantor(s) and described as follows: Lot Two (2) of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), Section 3, Township 12, Range 13, Cass County, Nebraska.

It is agreed and understood that system, if constructed, shall be confined to the north 50 feet of above-described land, except present public road right of way, except that if owner of servient tenement makes improvements requiring alteration of system this limitation shall not apply, but in no event shall cost of such alteration be charged to said owner.

It is further agreed and understood that there shall be paid an additional compensation in the amount of One hundred and no/100 Dollars (\$100.00) upon completion of such Cathodic Protection system if and when installed on the above described land.

It is understood that Grantor(s), his (~~their~~) heirs or assigns are to fully use and enjoy said premises except insofar as such use and enjoyment shall conflict with the right herein granted.

It is further understood that the Williams Brothers Pipe Line Company shall pay all damages to growing crops, fences, and present improvements caused by the construction, maintenance, operation, repair, rebuilding, alterations, and removal of said system.

Witness my hand at Plattsmouth, Nebraska this 10th day of October, 1966.

Clara Weber Bergmann
(Clara Weber Bergmann)

STATE OF Nebraska)
)SS.
COUNTY OF Cass)

Before me, the undersigned, a Notary Public in and for the County aforesaid on this 10th day of October, 1966, personally appeared Clara Weber Bergmann to me known to be the identical person ___ who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes set forth.

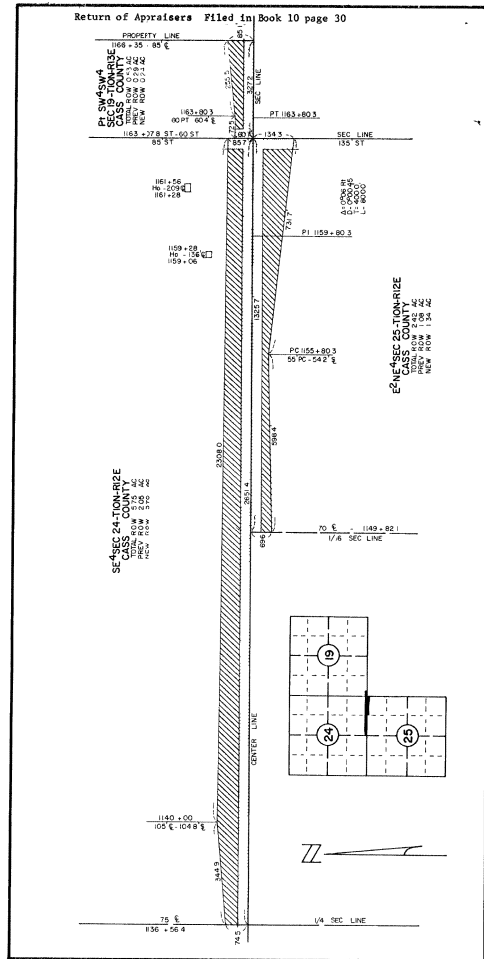
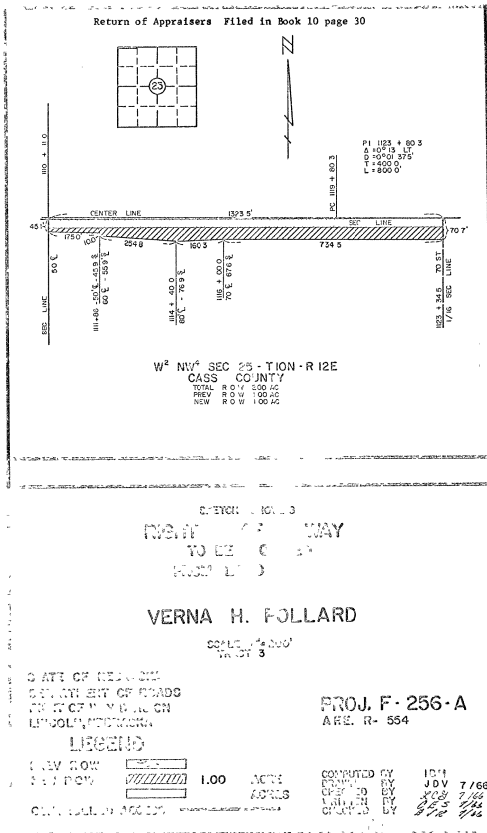
WITNESS my hand and Official Seal.

(SHEILA SPECK)
(NOTARIAL SEAL)
(COMMISSION EXPIRES)
(Dec. 28, 1967)
(CASS COUNTY, NEBRASKA)

Sheila Speck
Notary Public

My commission expires: 12-28-67 Check # 35487 Tract No. 4719-X2

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100% LINEN LEDGER



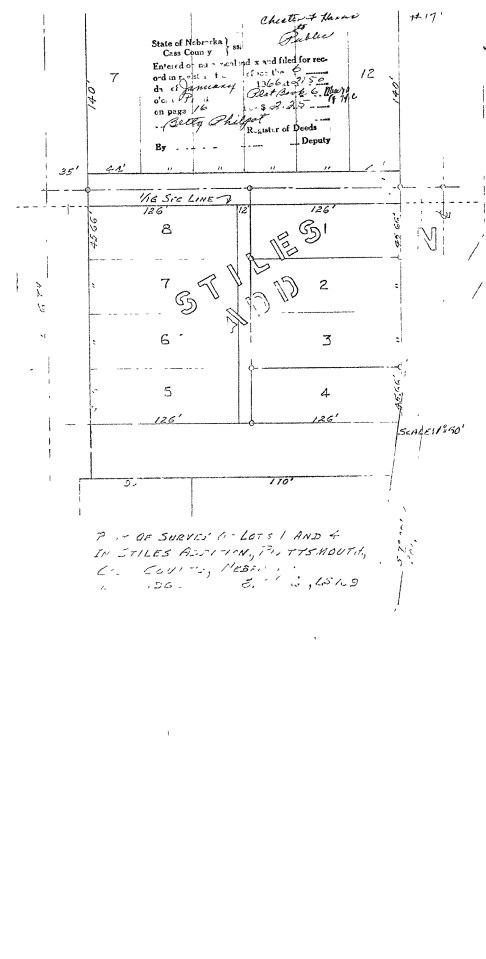
SKETCH SHOWING
RIGHT OF WAY
TO BE ACQUIRED
FROM LAND OWNED
BY
ARTHUR L. WOLPH
SCALE 1" = 200'
TRACT 6

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

PROJ. F-256-A
ARE R-554

LEGEND

PREV. ROW	5.28 ACRES	COMPUTED BY	IBM
NEW ROW	5.28 ACRES	CHECKED BY	DRC 7-66
CONTROLLED ACCESS		WRITTEN BY	W.H.F.
		CHECKED BY	DRC 7-66



16

State of Nebraska
Cass County
Entered on memorial index and filed for record in register of deeds office the 2nd day of February, 1967, at 10:30 AM in Book 10 page 16 of the 1967 volume of the Register of Deeds.

Betty Philpot
Register of Deeds
Deputy

Omaha Public Power Dist
to
Public
State of Nebraska
Cass County
Entered on memorial index and filed for record in register of deeds office the 2nd day of February, 1967, at 10:30 AM in Book 10 page 16 of the 1967 volume of the Register of Deeds.

Betty Philpot
Register of Deeds
Deputy

COMPARED

SCALE 1" = 200'

HIGHWAY 250 LINE

DATE: 1/7/68
DRAWN: J. J. J.
APPROVED: J. J. J.
CHECKED: J. J. J.

OMAHA PUBLIC POWER DISTRICT
OMAHA, NEBRASKA

DATE: 1/7/68
DRAWN: J. J. J.
APPROVED: J. J. J.
CHECKED: J. J. J.