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STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

C97-60011

Douglas County Court, Civil/Small Claims Division
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

I, Joyce A. Riedler, Deputy Clerk of the Douglas
County Court, certify that the attached documents are full, true and complete copies of the original records of
entries identified as follows: Report of Appraisers.

on file and of record in the Douglas County Court, entitled: Sanitary & Improvement District
No. 418 of Douglas County, Nebraska. vs. Dariush Ghaffari, et al

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: Nov. 11, 1997

BY THE COURT:

Joyce A. Riedler

(Deputy Clerk)

(Seal)



Return to:

Joyce A. Riedlers
Room F03 Civic Center

Bill:

John H. Fullenkamp
11440 W. Center Rd.
Omaha NE 68144

Return to court on:

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

SANITARY AND IMPROVEMENT DISTRICT)
NO. 418 OF DOUGLAS COUNTY, NEBRASKA,)

Case No. C97-60011

Condemner,)

v.)

REPORT OF APPRAISERS

DARIUSH GHAFFARI, KATHLEEN D. SCOTT-)
GHAFFARI, AND FIRST AMERICAN SAVINGS)
BANK, Trustee and Beneficiary,)

Condemnees.)

97 NOV - 7 PM 3:33
COUNTY COURT
DOUGLAS COUNTY, NEBRASKA

NOW on this 22 day of October 1997, the undersigned, being the duly appointed, qualified, and acting appraisers in the above entitled matter, do hereby make and file this report, showing unto the Court:

1. The undersigned were duly appointed appraisers in the above entitled matter by the "Order Appointing Appraiser" filed herein.

2. Before entering upon the duties as appraisers in the above entitled matter, the undersigned duly took and subscribed an oath to support the Constitution of the United States and the State of Nebraska and to faithfully and impartially discharge their duties as required by the law.

3. The undersigned appraisers carefully inspect and viewed the real estate hereinafter specified sought to be taken and also any other property of the Condemnees damaged hereby and heard all parties interested therein to the amount of damages while so inspecting and viewing the property. Those appearing were: Larry A. Jobeun and Robert C. Doyle, Attorneys at Law, 11440 West Center Road, Omaha, Nebraska 68144, attorneys for the Condemner, and Mr. Jeffrey Elliott, P.E., E & A Consulting Group, Inc., 12001 "Q" Street, Omaha, Nebraska 68137, the engineer for the condemner, and William Jones, Attorney at Law, 1823 Harney Street, Omaha, Nebraska 68102, attorney for the Condemnee, Dariush Ghaffari, and Dariush Ghaffari, 1130 North 204th Street, Omaha, Nebraska 68022, one of the Condemnees.

4. Said appraisers did meet on the 15th day of October 1995, 9:00 a.m. and at 10:30 a.m., to assess the damages that the Condemnees sustained by the taking of the hereafter specified property by the condemner, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the owner of said real estate. Those appearing were: Larry A.

Jobeun and Robert C. Doyle, Attorneys at Law, 11440 West Center Road, Omaha, Nebraska 68144, attorneys for the Condemner, and Mr. Jeffrey Elliott, P.E., E & A Consulting Group, Inc., 12001 "Q" Street, Omaha, Nebraska 68137, the engineer for the condemner, and William Jones, Attorney at Law, 1823 Harney Street, Omaha, Nebraska 68102, attorney for the Condemnee, Dariush Ghaffari, and Dariush Ghaffari, 1130 North 204th Street, Omaha, Nebraska 68022, one of the Condemnees.

5. The amount of damages that will be sustained by the owner of the real estate by reason of the taking thereof by the condemner for the purposes described in these proceedings is as hereinafter found and assessed.

Now, therefore, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the real estate for purposes described in these proceedings by the condemner as follows:

OWNERS:

Dariush Ghaffari, Husband
Kathleen D. Scott-Ghaffari, Wife
First American Savings Bank, Mortgagee

DESCRIPTION OF EASEMENTS:

- A. PERMANENT EASEMENT: See Attached Exhibit "A"
- B. TEMPORARY CONSTRUCTION EASEMENT: See Attached Exhibit "B"

Damages for taking the permanent Easement:

Dariush Ghaffari and Kathleen D. Scott-Ghaffari
 Julie Haney, Douglas County Treasurer
TOTAL:

\$38,000⁰⁰
0⁰⁰
\$38,000⁰⁰

Damages for taking the temporary construction easement:

Dariush Ghaffari and Kathleen D. Scott-Ghaffari
 Julie Haney, Douglas County Treasurer
TOTAL:

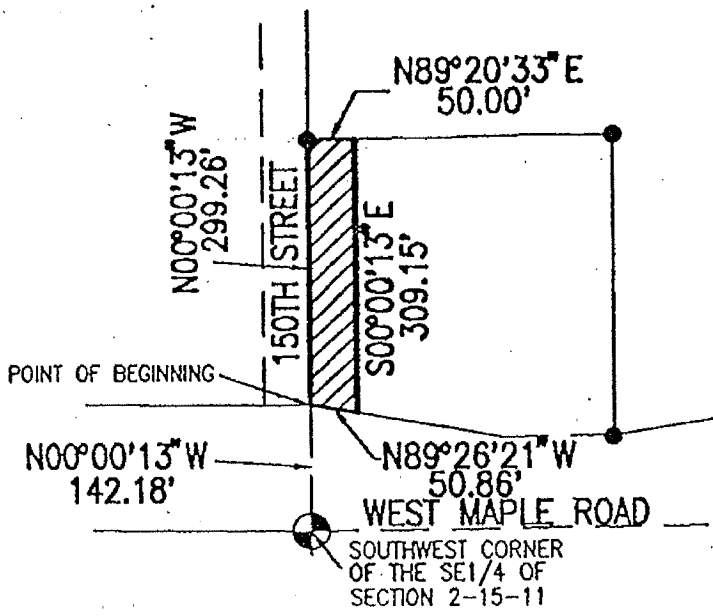
\$1,555⁰⁰
0⁰⁰
\$1,555⁰⁰

APPRAISERS:

Robert E. Wear, Jr.
ROBERT E. WEAR, JR.

Robert V. Herink
ROBERT V. HERINK

Thomas G. Incontro
THOMAS G. INCONTRO



SCALE 1"=200'

EXHIBIT A
PAGE 1 OF 2

LEGAL DESCRIPTION

A tract of land located in the West 1/2 of the SE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of Section 2; thence N00°00'13"W (assumed bearing) along the West line of said SE 1/4 of Section 2, a distance of 142.18 feet to the point of intersection of the East right-of-way line of 150th Street and the Northerly right-of-way line of West Maple Road, said point also being the point of beginning; thence continuing N00°00'13"W along said East right-of-way line of 150th Street, said line also being said West line of the SE 1/4 of Section 2, a distance of 299.26 feet; thence N89°20'33"E, a distance of 50.00 feet; thence S00°00'13"E, a distance of 309.15 feet to a point on said Northerly right-of-way line of West Maple Road; thence N79°26'21"W along said Northerly right-of-way line of West Maple Road, a distance of 50.86 feet to the point of beginning.

Said tract of land contains an area of 15,210 square feet or 0.349 acres, more or less.

#94062.1
4/8/97

SEE SHEET 1 OF 2 FOR 150TH STREET DEDICATION.

E & A CONSULTING GROUP
12001 "Q" STREET
OMAHA, NE 68137

EXHIBIT A
PAGE 2 OF 2

SHEET 2 OF 2

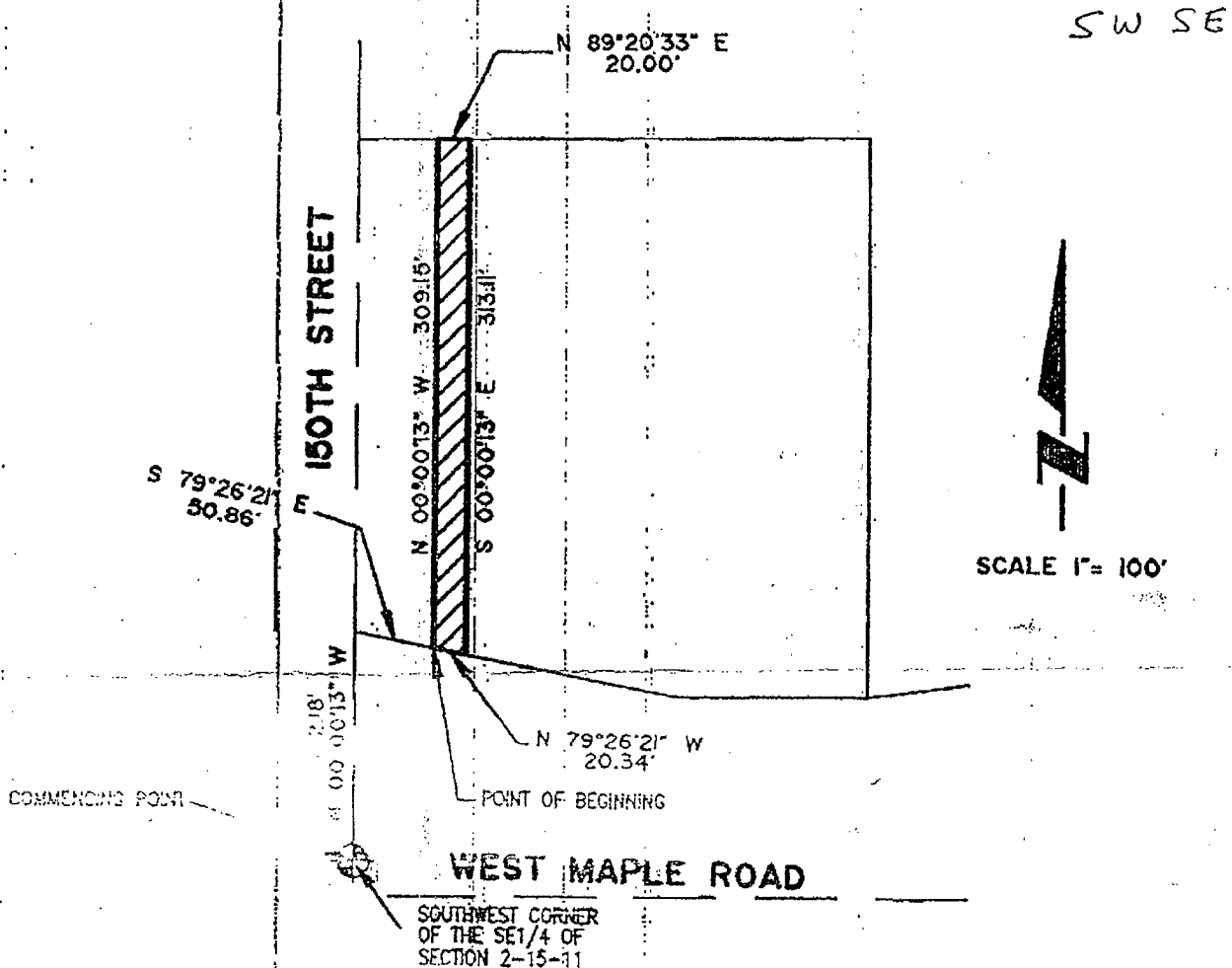
POOR COPY

LEGAL DESCRIPTION
20.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

A 20.00 foot wide temporary construction easement located in the SE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of Section 2; thence N00°00'13"W [assumed bearing] along the West line of said SE 1/4 of Section 2, a distance of 142.18 feet to the point of intersection of the East right-of-way line of 150th Street and the Northerly right-of-way line of West Maple Road; thence S79°26'21"E along said Northerly right-of-way line of West Maple Road, a distance of 50.86 feet to the point of beginning; thence N00°00'13"W, a distance of 309.15 feet; thence N89°20'33"E, a distance of 20.00 feet; thence S00°00'13"E, a distance of 313.11 feet to a point on said Northerly right-of-way line of West Maple Road; thence N79°26'21"W along said Northerly right-of-way line of West Maple Road, a distance of 20.34 feet to the point of beginning.

Said 20.00 foot wide temporary construction easement contains an area of 6,223 square feet or 0.143 acres, more or less.



Attorneys

William Jones Attorney at Law
1823 Harney Street
Omaha NE 68102

Condemnees

Dr Dariush Ghattari
1136 N 209th St
Omaha NE 68022

John Hajek
First American Savings Bank
3540 So 34th St
Omaha NE 68124

Kathleen D Scott - Ghattari
3019 West Stolley Park Road #120
Grand Island NE 68801