



1119 586 MISC



06119 94 586-594

CERTIFICATE

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: Return of Appraisers

on file and of record in the Douglas County Court, entitled: State of Nebraska Dept. of Roads vs.
Elkhorn Housing Mart, Inc., A Nebr. Corp., et al

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

DATE: May 19, 1994 BY THE COURT: Joyce A. Riedler (Deputy Clerk)

(Seal)

IMPRINTED SEAL
REGISTER OF DEEDS

RETURN TO
JOYCE A. RIEDLER
ROOM F03
CIVIC CENTER

BILL:
VOUCHER ATTACHED

RECEIVED

MAY 20 9 46 AM '94

GEORGE J. BUSLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

6/19 No 01-60000
FEE 4500 R 16-15-PA
DEL. C/O COMB
LEGAL PG SCALIN PL 8

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA )  
DEPARTMENT OF ROADS, )  
 )  
Condemner, )  
 )  
v. )  
 )  
ELKHORN HOUSING MART, INC., A )  
Nebraska Corporation, Owner, )  
Trustor; BANK OF PAPILLION, )  
Trustee; SECURITY NATIONAL BANK )  
OF OMAHA, Trustee/Beneficiary; )  
DOUGLAS COUNTY TREASURER; )  
 )  
Condemnees. )

Docket \_\_\_\_\_ Page \_\_\_\_\_ Case C94-60001

RETURN OF APPRAISERS

RECEIVED  
JAN 17 11 3: 31  
CLERK OF DISTRICT COURT  
DOUGLAS COUNTY, NEBRASKA

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by \_\_\_\_\_, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 22 day of February, 1994, 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:

PROJECT: F-6-7(133) C.N.: 20107A DOUGLAS COUNTY  
(PAGE 2)  
OF 2

TRACT: 8A

OF BEGINNING CONTAINING 8.91 ACRES, MORE OR LESS.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 105.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 23 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 1209.79 FEET TO THE POINT OF TERMINATION;

INGRESS AND EGRESS WILL BE PROVIDED VIA A PROPOSED FRONTAGE ROAD TO BE CONSTRUCTED IN CONJUNCTION WITH THE 168TH STREET INTERCHANGE.

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

ELKHORN HOUSING MART, INC., A NEBRASKA CORPORATION, OWNER, TRUSTOR;  
BANK OF PAPIILLION, TRUSTEE; SECURITY NATIONAL BANK OF OMAHA,  
TRUSTEE/BENEFICIARY;

SWSE

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 SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 416.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE NORTH CORNER OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 090 DEGREES, 32 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 33.00 FEET ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 27 MINUTES, 25 SECONDS RIGHT, A DISTANCE OF 67.39 FEET ALONG THE EASTERLY COUNTY ROAD RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 59 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 17.00 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 193.60 FEET ALONG SAID LINE; THENCE SOUTHERLY ON A 99.80 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 157.49 FEET, SUBTENDING A CENTRAL ANGLE OF 090 DEGREES, 25 MINUTES 01 SECONDS ALONG THE EASTERLY COUNTY ROAD RIGHT OF WAY LINE TO A POINT ON THE NORTHERLY WEST DODGE STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 43 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 1056.12 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 086 DEGREES, 31 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 214.66 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE WESTERLY DEFLECTING 093 DEGREES, 14 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 201.00 FEET ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 141.00 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 988.17 FEET ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S) TO THE POINT

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:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 8 \$ 263,000.<sup>00</sup>

Award to be distributed as follows:

To: Elkhorn Housing Mart, Inc., A Nebraska Corporation, Owner, Trustor;	\$ <u>0</u>
Bank of Papillion, Trustee;	\$ <u>0</u>
Security National Bank of Omaha, Trustee/Beneficiary;	\$ <u>254,465.<sup>15</sup></u>
Douglas County Treasurer;	\$ <u>8,534.<sup>85</sup></u>

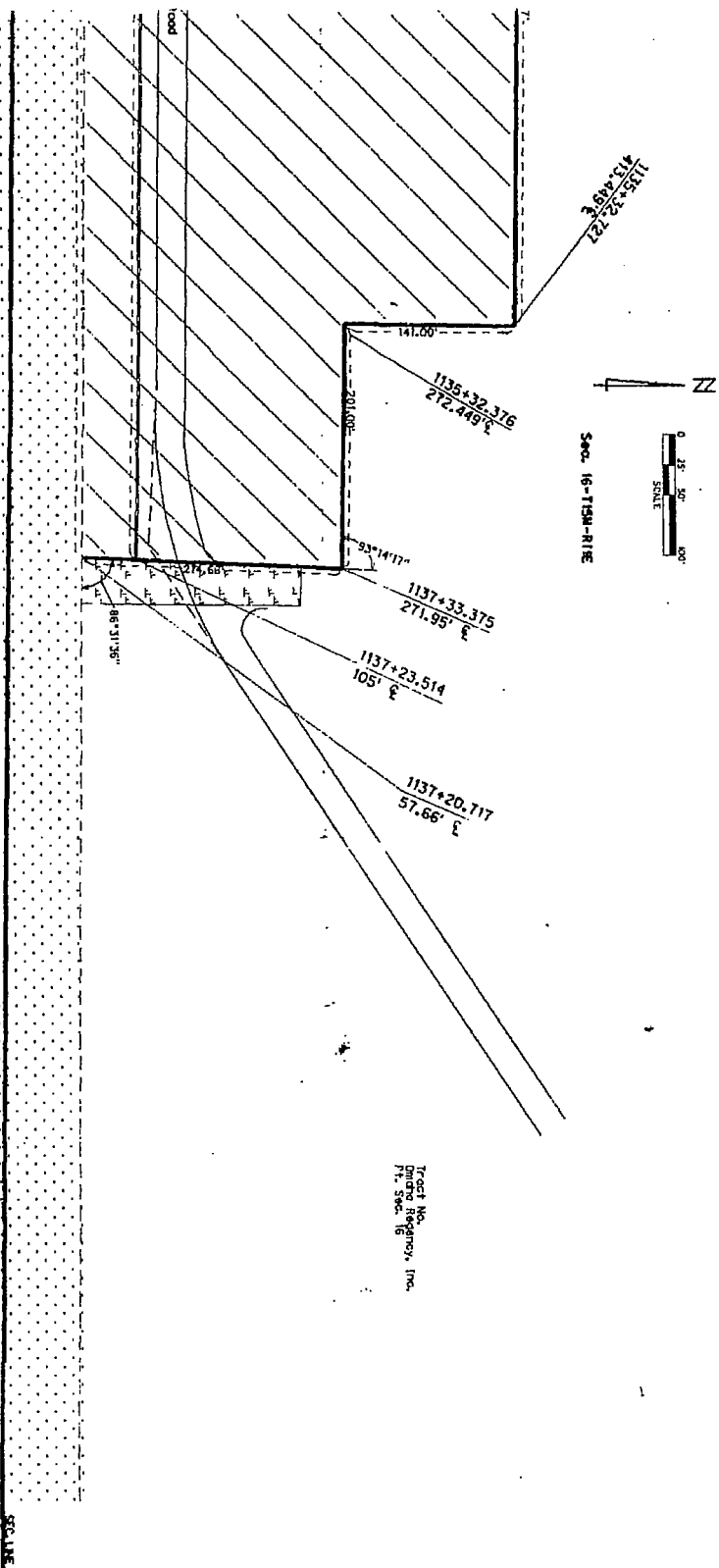
All of which is hereby respectfully submitted.

Dated this 17 day of May, A.D. 1994.

William E. Seidler  
William E. Seidler  
Appraisers

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.  
(SEAL)

\_\_\_\_\_  
County Judge



Tract No.  
Project No.  
P. Sec. 16

Sheet 2 of 2

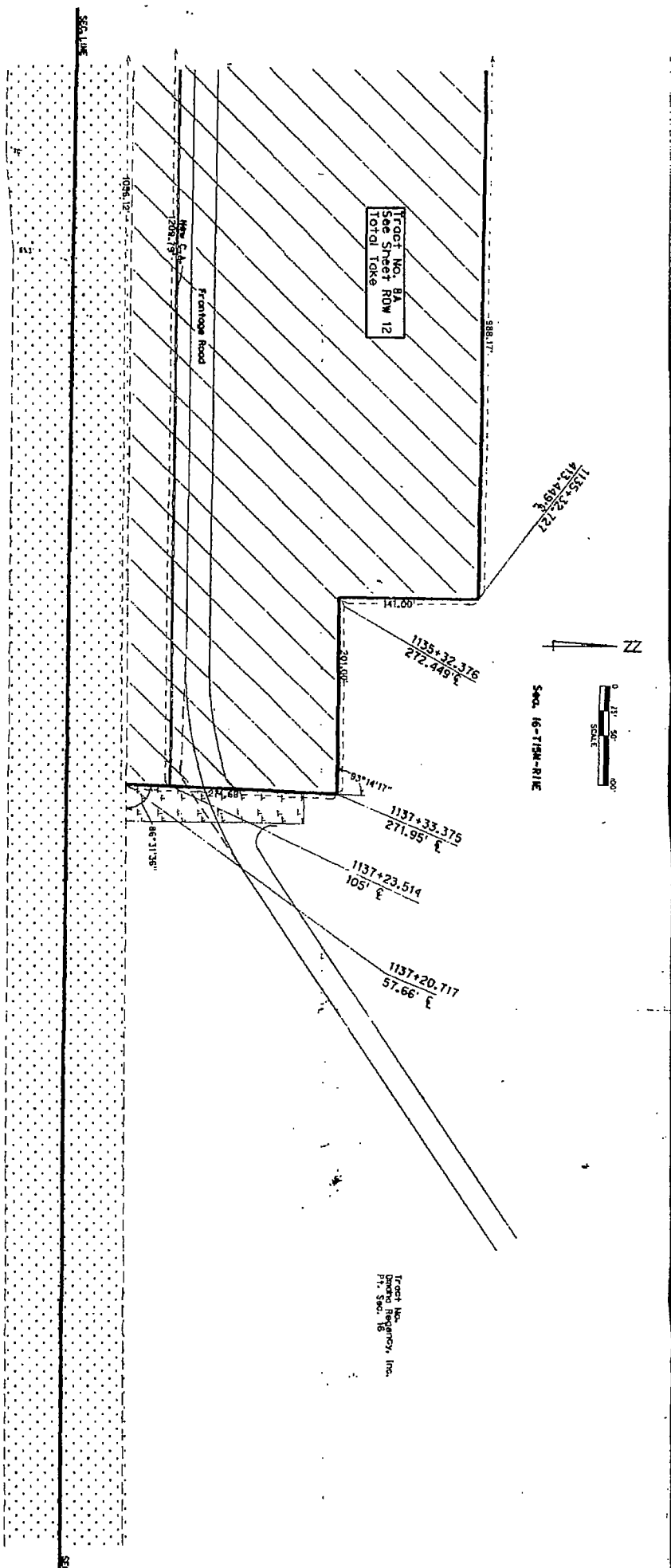
**RIGHT OF WAY  
TO BE ACQUIRED FROM LAND OWNED BY**

ELKHORN HOUSING MART, INC., A NEBRASKA CORPORATION, OWNER, TRUSTOR;  
BANK OF PAPILLION, TRUSTEE; SECURITY NATIONAL BANK OF OMAHA,  
TRUSTEE/BENEFICIARY;

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

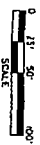
PREV. R.O.W. [diagonal lines]  
NEW R.O.W. [cross-hatch]  
TEMP. EASE. [dotted]  
PERM. EASE. [horizontal lines]  
CONTROLLED ACCESS [vertical lines]

TRACT NO.	8A	SCALE	1"=200'
LOCATION	162ND - 204TH STREET		
PROJECT NO.	F-6-7(133)		
CONTROL NO.	20107A		
	DATE	11-29-93	
	DRAWN BY	B. GREEVER	
	CHECKED BY	B. CLARK	
	COMPUTED BY	R. NAPJE	



Tract No. 8A  
 East 1/2 Sec 12  
 T10N R10E

1135+32.272  
 272.449' E



1" = 50'  
 SCALE  
 S.W. 16-71N-R1E

Tract No.  
 Deeds Registry, Inc.  
 P. 1, Sec. 18



ZZ

TRACT NO. 8A  
EKKHORN HOUSING M  
PT. SE4, SEC. 16  
Total Take

Frontage Road  
NEW C.A.

1126+64.599  
55.95' E

986.17'

105 E  
1125+77.236  
105 E  
105.52+06.2  
105.52+06.2

1125+44.56  
415.91' E

174th ST.  
1/4 SEC. LINE

1125+11.56  
415.99' E

1125+33.121  
105 E

PREV. R.O.M.

PREV. R.O.M.

NEW R.O.M. & C.A.

3.421  
1119.98

Sec. 16-T16N-R11E

SEC. LINE

