

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Docket P-2

Page 246

Condemner

vs.

RETURN OF APPRAISERS

2

ROBERT F. EPSSEN and LILLIAN EPSSEN,
husband and wife, Owners; LLOYD
LAIRD, Holder of Interest; DOUGLAS
COUNTY TREASURER;

~~PENN MUTUAL LIFE INSURANCE COMPANY,
a corporation, Owner; FIRESTONE TIRE
AND RUBBER COMPANY, a corporation,
Lessee; DOUGLAS COUNTY TREASURER;~~

~~TRIANGLE FACILITIES, a Delaware
corporation, Owner; DOUGLAS COUNTY
TREASURER;~~

JOHN C. PEDERSON, Owner; GERTRUDE
L. PEDERSON, wife of JOHN C.
PEDERSON; DOUGLAS COUNTY TREASURER;

Condemnees

TO HONORABLE ROBERT R. TROYER , COUNTY JUDGE, DOUGLAS COUNTY, NEBR.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by *Charles E. Long*, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 13th day of February, 1964, 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 Owners: Robert F. Epsen and Lillian Epsen, husband and wife.

Purchaser on Contract: Lloyd Laird

Project: U-446(7)

AFF:R-122b

Douglas County, Nebraska.

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 Northeast Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 1; thence westerly on the South line of the Northeast Quarter of said Section 1 a distance of 233.0 feet; thence northerly 90 degrees 00 minutes right a distance of 60.0 feet to the point of beginning, said point being on the northerly old highway right of way line; thence continuing northerly on the last described course produced and on the easterly property line a distance of 10.0 feet; thence westerly 90 degrees 00 minutes left a distance of 110.0 feet to a point on the westerly property line; thence southerly 90 degrees 00 minutes left and on said westerly property line a distance of 10.0 feet to a point on said old highway right of way line; thence easterly on said old highway right of way line a distance of 110.0 feet to the point of beginning, containing 1,100.0 square feet, more or less, being the area to be secured in this action.

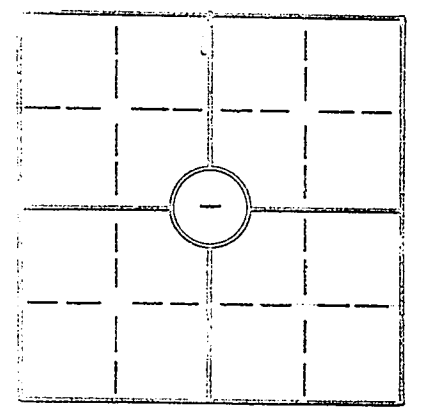
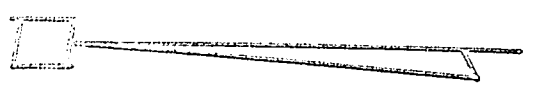
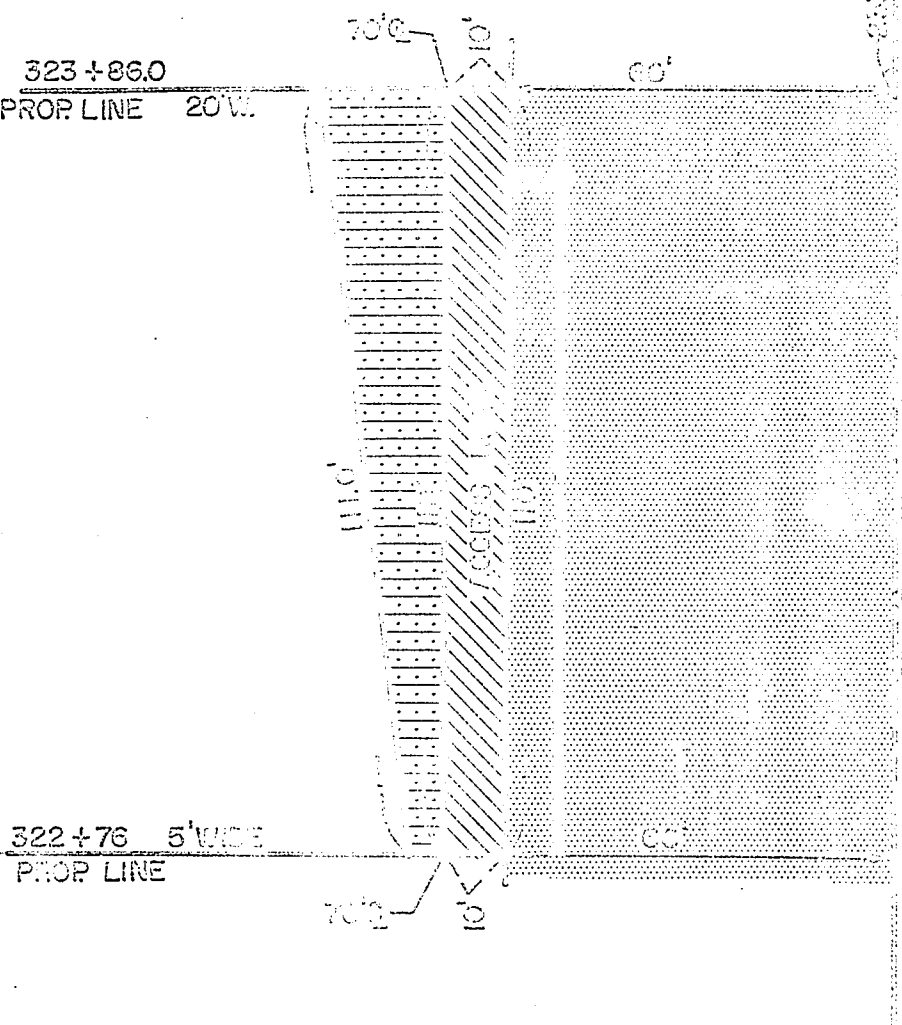
Ingress and egress will be permitted over an access road to be constructed at the completion of the project, as illustrated on the attached plat.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, 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 tract 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 tract.

And also, temporary easement to a tract of land and all improvements thereon, if any, for construction purposes located in part of the Northeast Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 1; thence westerly on the South line of the Northeast Quarter of said Section 1 a distance of 233.0 feet; thence northerly 90 degrees 00 minutes right a distance of 70.0 feet to the point of beginning, said point being on the northerly highway right of way line; thence continuing northerly on the last described course produced and on the easterly property line a distance of 20.0 feet; thence westerly a distance of 111.0 feet to a point on the westerly property line, said point being 75.0 feet northerly from said South line; thence southerly on said westerly property line a distance of 5.0 feet to a point on said highway right of way line; thence easterly a on said highway right of way line a distance of 110.0 feet to the point of beginning, containing 1,375.0 square feet, more or less, being the area to be secured in this action.

PT. NE⁴ SEC. 1-T14N-R12E
DOUGLAS COUNTY



ROBERT F. EPSEN

60'
60'

U-446(7)
122 B

CONST. EDGE. 1111.1 1100.0 SQ. FT.
1575.0 SQ. FT.

APPROVED BY
J.G.M. 11-63
CES 11-63

G.B. 8'63
R.B. 8'63
J.G.M. 11-63
CES 11-63

Land Owners: John C. Pedersen and Gertrude L. Pedersen, husband and wife.

Project: U-446(7)

AFE:R-122b

Douglas County, Nebraska.

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 Northwest Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the north quarter quarter corner of the Southeast Quarter of said Section 1; thence southerly on the East line of the Northwest Quarter of the Southeast Quarter of said Section 1 a distance of 95.0 feet; thence westerly on a line 95.0 feet southerly from and parallel to the North line of said Northwest Quarter of the Southeast Quarter a distance of 398.2 feet; thence southwesterly a distance of 107.7 feet to a point 135.0 feet southerly from said North line; thence northwesterly a distance of 135.7 feet to a point on the northwesterly property line; said point being 90.6 feet southerly from said North line; thence northeasterly on said northwesterly property line a distance of 111.6 feet to a point on said North line; thence easterly on said North line a distance of 561.2 feet to the point of beginning, containing 60,847.94 square feet, more or less, which includes 31,807.11 square feet, more or less, previously occupied as a public highway, the remaining 29,035.83 square feet, more or less, being the additional area to be secured in this action.

Ingress and egress will be permitted over an access road to be constructed at the completion of the project as illustrated on the attached plat.

All mineral rights in the above described tract 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 tract 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 tract.

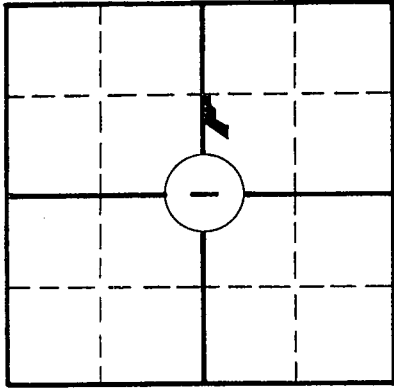
And also, temporary easement to a tract of land and all improvements thereon, if any, for detour and channel cleanout purposes located in part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the north quarter quarter corner of the Southeast Quarter of said Section 1; thence westerly on the North line of the Northwest Quarter of the Southeast Quarter of said Section 1 a distance of 561.2 feet; thence southwesterly on the northwesterly property line a distance of 111.6 feet to a point 90.6 feet southerly from said North line; said point being the point of beginning; thence continuing southwesterly on said property line a distance of 239.5 feet; thence easterly on a line 285.0 feet southerly from and parallel to said North line a distance of 78.2 feet; thence northeasterly a distance of 169.5 feet to a point 133.0 feet southerly from said North line; thence easterly a distance of 115.0 feet to a point on the southerly highway right of way line, said point being 135.0 feet southerly from said North line; thence northwesterly on said highway right of way line a distance of 135.7 feet to the point of beginning, containing 0.30 acre, more or less, to be secured in this action.

1/16 SECTION LINE

312+98.2

95'±



561.2'

95.0'

ACCESS ROAD

398.2

4 4
 PT. NW SE SEC. 1-T14N-R12E
 DOUGLAS COUNTY
 TOTAL R.O.W. 60,847.94 SQ. FT.
 PREV. R.O.W. 31,807.11 SQ. FT.
 NEW R.O.W. 29,035.83 SQ. FT.

95'± & 1/4"±
309+00

135'± & 1/4"±
308+00

133'± & 1/4"±
306+85.0

285'± & 1/4"±
306+10.0

285'± & 1/4"±
305+31.8

307+37.0
PROPERTY LINE

90.6'± & 1/4"±
306+71.7

TEMP. EASE. for DETOUR &
 CHANNEL CLEANOUT
 0.30 ACRE.

CENTER LINE & 1/4 SECTION LINE

111.6'

135.7'

115.0'

17.7'

10.1'

169.5'

239.5'

78.2'



SKETCH SHOWING
RIGHT OF WAY
TO BE ACQUIRED
FROM LAND OWNED
BY

JOHN C. PEDERSEN

SCALE 1" = 100'
TRACT 33

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

PROJ. U-446(7)
A.F.E. R.- 122b

LEGEND

PREV. R.O.W. 

NEW R.O.W. 

TEMP. EASE. 

CONTROLLED ACCESS 

29,035.83 SQ. FT.

0.30 ACRE

COMPUTED BY I.B.M.
DRAWN BY R.B. 11'63
CHECKED BY G.B. 11'63
WRITTEN BY C.E.S. 11'63
CHECKED BY W.D.E. 11'63

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: ROBERT F. EPSEN, owner, and husband of Lillian Epsen	\$ <u> - 0 - </u>
LILLIAN EPSEN, owner, and wife of Robert F. Epsen	\$ <u> - 0 - </u>
LLOYD LAIRD, Holder of an interest	\$ <u>1,152.⁹⁴</u>
DOUGLAS COUNTY TREASURER	\$ <u> - 0 - </u>
TO: HENRY F. PEDERSEN, owner, husband of Jessie Pedersen	\$ <u> 480.00 </u>
JESSIE PEDERSEN, wife of Henry F. Pedersen	\$ <u> - 0 - </u>
JOHN P. C. PEDERSEN, owner, husband of Gertrude L. Pedersen	\$ <u> 480.00 </u>
GERTRUDE L. PEDERSEN, wife of John P. C. Pedersen	\$ <u> - 0 - </u>
MATTIE C. PEDERSEN, owner	\$ <u> 480.00 </u>
VIOLA M. NELSEN, owner, wife of James C. Nelsen	\$ <u> 480.00 </u>
JAMES C. NELSEN, husband of Viola M. Nelsen	\$ <u> - 0 - </u>
ANNA C. NIELSEN, owner, wife of Chris O. Nielsen	\$ <u> 480.00 </u>
CHRIS O. NIELSEN, husband of Anna C. Nielsen	\$ <u> - 0 - </u>
DOUGLAS COUNTY TREASURER	\$ <u> - 0 - </u>

all of which is hereby respectfully submitted.

Dated this 20th day of April, A.D. 1964.

Gerald F. Quinlan
Gerald F. Quinlan

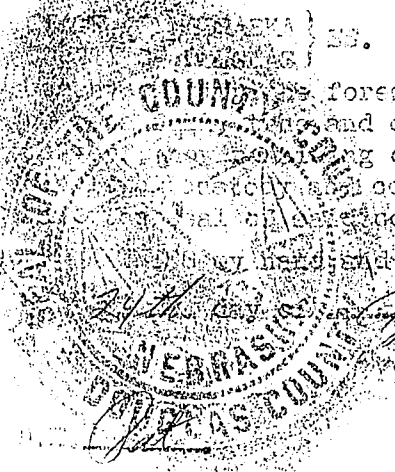
David N. Osborne
David N. Osborne

John J. Respeliers
John J. Respeliers
Appraisers

Subscribed and sworn to before me this _____ day of _____, 1964.

County Judge

I, Robert R. Troyer, County Judge
 of Douglas County, Nebraska, do
 hereby certify that the foregoing copy, consisting of 7 pages,
 is a true and correct copy of the original record
 now on file in said court; that I have
 the custody and control of said original record; and
 that the seal of said court is hereto affixed.
 Witness my hand and the seal of said Court at Omaha,
 Nebraska, this 24th day of April, 1964.
 ROBERT R. TROYER, County Judge
 BY Joseph J. Pelitz
 Clerk of the County Court



Filed 4-20-64

13
M
D

1964 JUL 10 PM 5:52

THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
 Douglas County
 Entered in duplicate of record and filed
 for Record in the office of the Register of
 Deeds of said County and referred in
 Book H 114 of
 Page 321
 Price

James J. [Signature]
Register of Deeds

By Judge Troyer
Deputy
Mill
Co. Clerk

Examined 1-14-12
1375