



BK 1504 PG 001-011



MISC 2003 10342

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RECEIVED

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PAGE DOWN FOR BALANCE OF INSTRUMENT**

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FEE 57.50 FB See back  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP aj  
DEL \_\_\_\_\_ SCAN R FV \_\_\_\_\_

STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

CI 03-1527

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, STEVEN D. WADE, 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: CITY OF OMAHA V. MATTHEW PATTERSON, ET AL

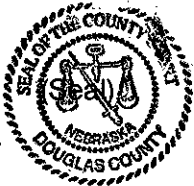
IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: MARCH 6, 2003

BY THE COURT:

[Handwritten Signature]

(Deputy Clerk)



**IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA**

CITY OF OMAHA, NEBRASKA,  
a Municipal Corporation,

Condemnor,

vs.

TRACT No. 110 (a/k/a 3215 So. 72nd Ave.)  
Matthew Douglas Patterson and spouse if any; Homeside  
Lending Inc, a Florida Domestic Corporation;  
et al.

and,

JULIE M. HANEY, Douglas County Treasurer,

Condemnees.

DOC. CI 03 NO. 1527

REPORT OF APPRAISERS

COMES NOW the undersigned and report to the County Judge and to the Court as follows:

FIRST: The undersigned are duly appointed, qualified, and acting appraisers in this proceeding.

SECOND: On the 3rd day of March, 2003, commencing at the hour of approximately, 10:00 A.M., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemnor, and also any other property of the condemnees damaged thereby; and (b) heard any interested party who was present while the said property was being inspected and viewed.

THIRD: On the 3rd day of March, 2003, commencing at the hour of approximately, 12:00 P.M., the undersigned (a) met and convened as a board of appraisers; (b) heard any interested party who was present at said meeting and hearing; and (c) appraised the property sought to be condemned and ascertained and determined the damages sustained by the condemnees.

FOURTH: The undersigned hereby report the aforesaid damages as follows:

TRACT No. 110, (a/k/a 3215 So. 72nd Ave, Omaha, NE) SEE ATTACHED EXHIBIT "A"

<u>Matthew Douglas Patterson and spouse, if any</u>	.....	\$ <u>2,390.00</u>
<u>Homeside Lending Inc., a Florida Domestic Corporation</u>	.....	\$ <u>0.00</u>
<u>JULIE M. HANEY, Douglas County Treasurer</u>	.....	\$ <u>0.00</u>

TOTAL TRACT No. 110 = \$ 2,390.00

TRACT No. 506, (a/k/a 7434 Wright Street, Omaha, NE) SEE ATTACHED EXHIBIT "A"

<u>Virgil D. Anderson, and spouse, if any</u>	.....	\$ <u>430.00</u>
<u>JULIE M. HANEY, Douglas County Treasurer</u>	.....	\$ <u>0.00</u>
TOTAL TRACT No. <u>506</u> =		\$ <u>430.00</u>

TRACT No. A-30, (a/k/a 3031 So. 72nd Street., Omaha, NE) SEE ATTACHED EXHIBIT "A"

<u>Waldemar Rucinski, and spouse, if any</u>	.....	\$ <u>20,865.00</u>
<u>Ewa M. Rakowicz-Szulczynska, and spouse, if any</u>	.....	\$ <u>0.00</u>
<u>The Money Store Commercial Mortgage, Inc., n/k/a Wachovia Commercial Mortgage, Inc., a New Jersey Corporation</u>	.....	\$ <u>0.00</u>
<u>JULIE M. HANEY, Douglas County Treasurer</u>	.....	\$ <u>0.00</u>
TOTAL TRACT No. <u>A-30</u> =		\$ <u>20,865.00</u>

FIFTH. City Warrant (compensation check) pick-up procedure. Please call (402) 444-7420 thirty (30) days from the date this Report of Appraisers is filed, to make arrangements with the Division Manager of the County Court Civil Division as to a date and time when you may pick up your check. The Civil Division of the County Court is located in the Omaha/Douglas Civic Center, 1819 Farnam Street, Room F03 (Farnam Level).

IN WITNESS WHEREOF, the undersigned have executed this REPORT OF APPRAISERS this 3<sup>rd</sup> day of March, 2003

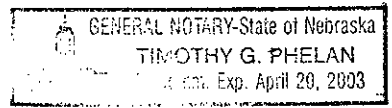
Joseph P. Stroesser  
Joseph Stroesser

R.L. Stofferahn  
R.L. Stofferahn

Mark Dickhute  
Mark Dickhute

SUBSCRIBED in my presence by Joseph Stroesser, R.L. Stofferahn, and Mark Dickhute, sworn to before me by each of said persons this 3<sup>rd</sup> day of March, 2003.

Notary Seal



Timothy G. Phelan  
Notary Public

**EXHIBIT "A"**

Project No. SP 86-23C  
Tract No. 110

Temporary Easement:

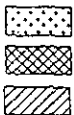
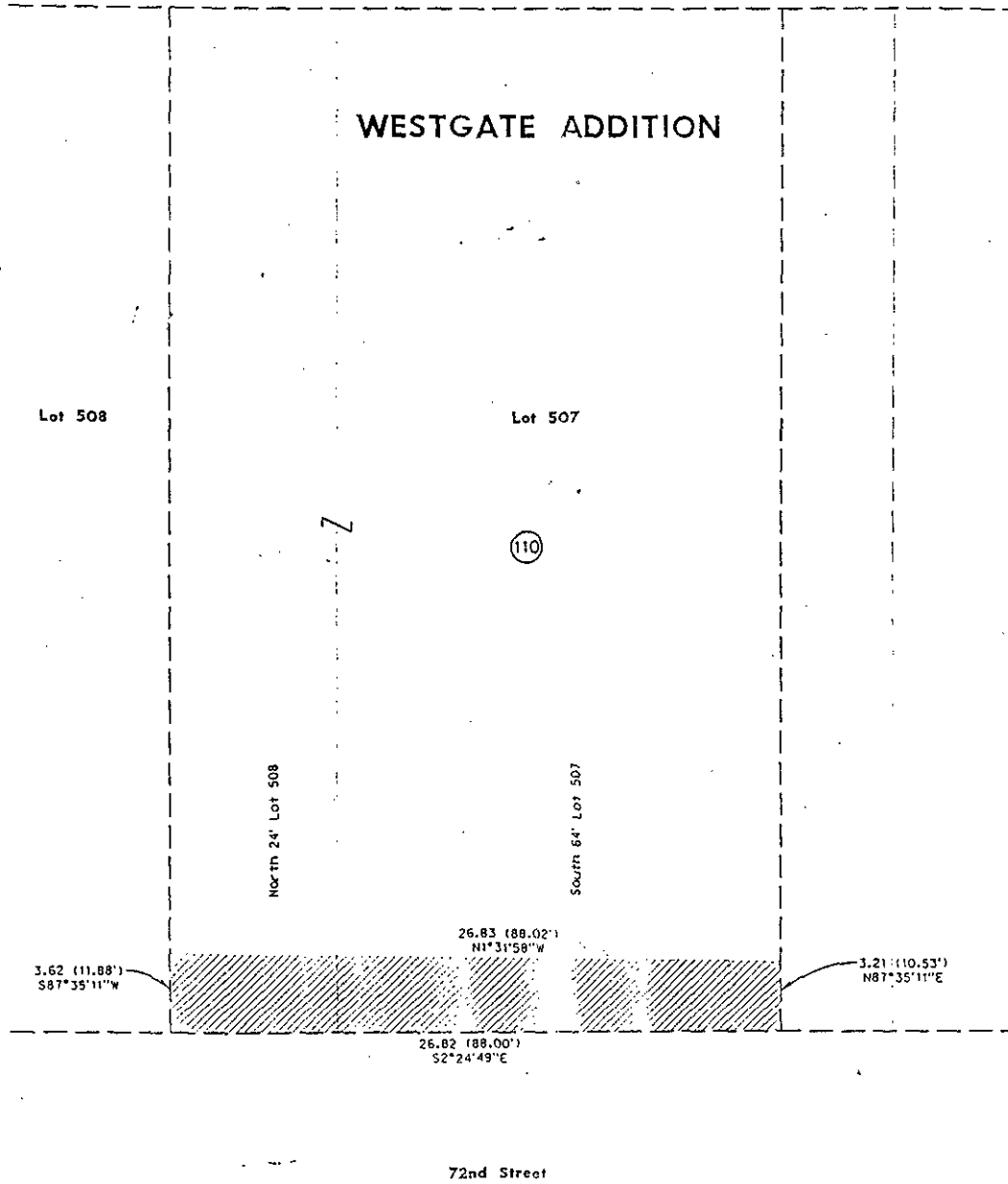
A part of the north 7.32 meters (24.00 feet) of lot 508 and the south 19.51 meters (64.00 feet) of lot 507, Westgate Addition, an addition the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and described as follows:

56-42460

Referring to the southeast corner of said lot 507; thence S02°24'49"E a distance of 7.32 meters (24.00 feet) to the Point of Beginning; thence S87°35'11"W a distance of 3.62 meters (11.88 feet); thence N01°31'58"W a distance of 26.83 meters (88.02 feet); thence N87°35'11"E a distance of 3.21 meters (10.53 feet); thence S02°24'49"E a distance of 26.82 meters (88.00 feet) to the Point of Beginning and containing 91.63 square meters (986.29 s.f.) more or less.

# EXHIBIT "A"

Scale = 1:250



LAND ACQUISITION \_\_\_\_\_  
 PERMANENT EASEMENT \_\_\_\_\_  
 TEMPORARY EASEMENT 91.63 (986.29)

LEGEND: S.M. (S.F.)

PROJECT NO. SP 86-23  
 TRACT NO. 110  
 DATE: FEB. 15, 2002

OWNER: Matthew Douglas Patterson  
 3215 S. 72nd Avenue  
 Omaha, Ne. 68124

LEAD AGENCY:  
 CITY OF OMAHA  
 PUBLIC WORKS DEPARTMENT

**EXHIBIT "A"**

Project No. SP 86-23C  
Tract No. 506

Temporary Easement:

A part of Lot 20, Westgate Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and described as follows:

Beginning at the northeast corner of said Lot 20; thence S02°13'21"E a distance of 2.86 meters (9.38 feet); thence S88°24'03"W a distance of 24.39 meters (80.00 feet); thence N02°13'20"W a distance of 2.54 meters (8.33 feet); thence N87°38'29"E a distance of 24.38 meters (80.00 feet) to the Point of Beginning and containing 65.90 square meters (709.34 s.f.) more or less.

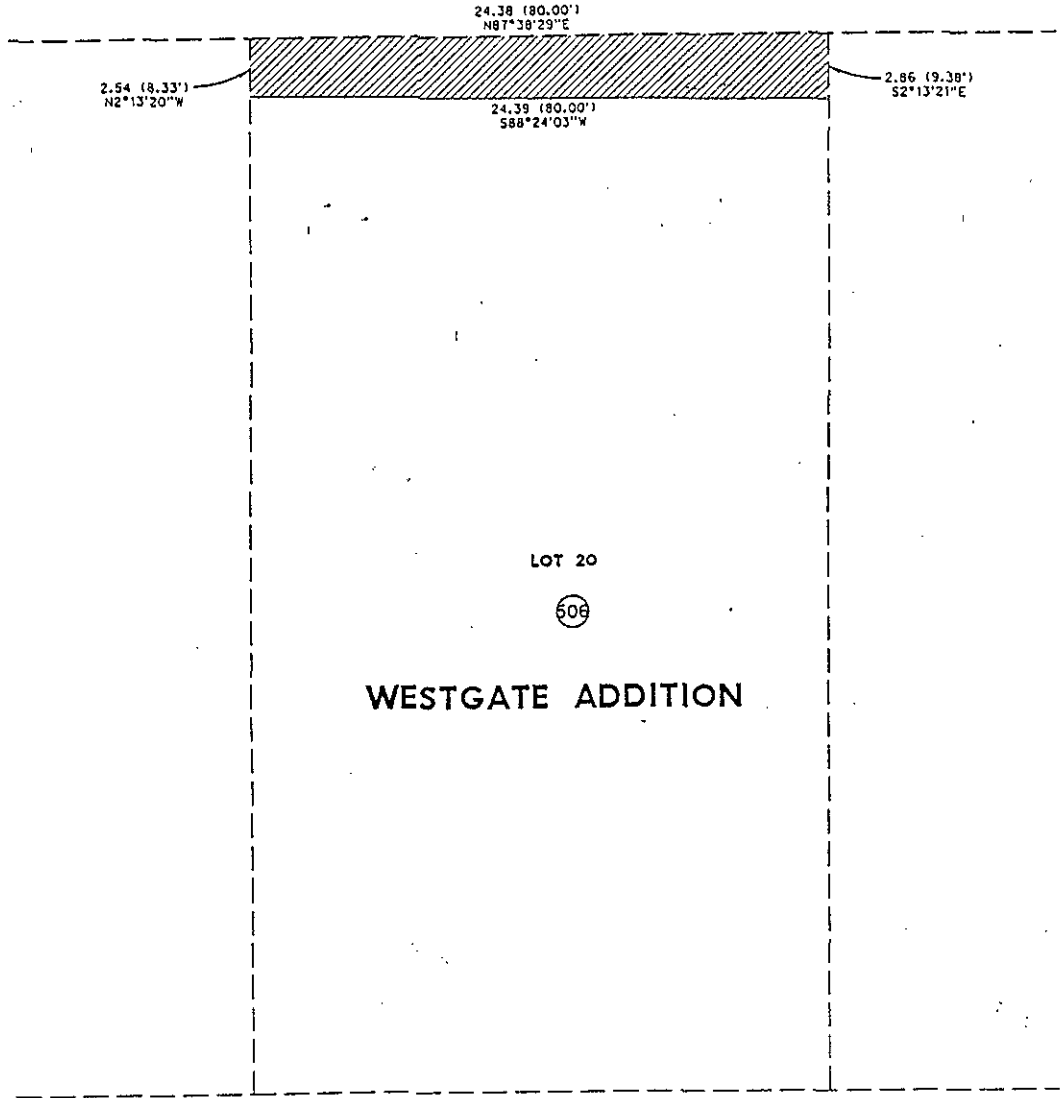
56-42460

# EXHIBIT "A"

West Center Road



Scale = 1:250



Wright Street

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: center;"></td> <td>LAND ACQUISITION _____</td> </tr> <tr> <td style="text-align: center;"></td> <td>PERMANENT EASEMENT _____</td> </tr> <tr> <td style="text-align: center;"></td> <td>TEMPORARY EASEMENT <u>68.90 (709.34)</u></td> </tr> <tr> <td colspan="2">LEGEND: S.M. (S.F.)</td> </tr> </table>		LAND ACQUISITION _____		PERMANENT EASEMENT _____		TEMPORARY EASEMENT <u>68.90 (709.34)</u>	LEGEND: S.M. (S.F.)		PROJECT NO. <u>SP 86-23</u> TRACT NO. <u>506</u> DATE: <u>APRIL 26, 2002</u>
	LAND ACQUISITION _____								
	PERMANENT EASEMENT _____								
	TEMPORARY EASEMENT <u>68.90 (709.34)</u>								
LEGEND: S.M. (S.F.)									
OWNER: Virgil D. Anderson 435 McKenzie Council Bluffs, Ia. 51503	LEAD AGENCY: CITY OF OMAHA PUBLIC WORKS DEPARTMENT								



EXHIBIT "A"

Project No. SP 86-23C

Tract No. A-30

Acquisition:

A part of Lots 8, 9, and 10, Block 15, Lawnfield Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and described as follows:

Referring to the southeast corner of said Lot 9; thence S02°24'50"E a distance of 18.29 meters (60.00 feet); thence S87°35'11"W a distance of 79.38 meters (260.43 feet) to the Point of Beginning; thence S87°35'11"W a distance of 4.86 meters (15.94 feet); thence N03°31'50"E a distance of 25.44 meters (83.46 feet); to a point on a curve to the right and having a radius of 104.28 meters (342.13 feet) for an arc distance of 31.52 meters (103.41 feet), chord bearing N12°19'11"E a distance of 31.40 meters (103.02 feet); thence S03°29'34"W a distance of 55.96 meters (183.60 feet) to the Point of Beginning and containing 221.20 square meters (2,380.97 s.f.) more or less.

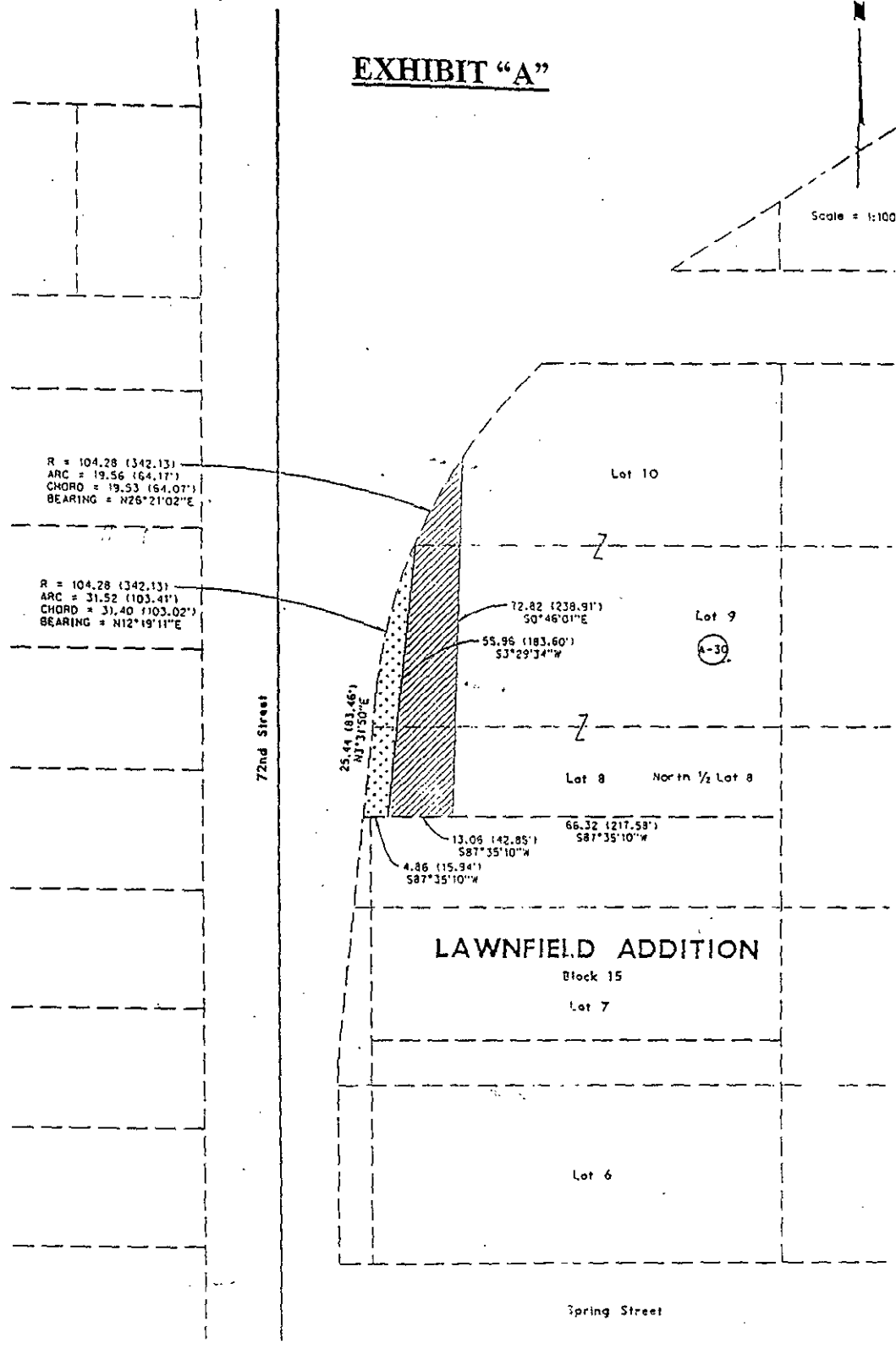
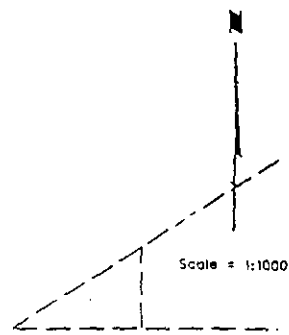
55-22020

Temporary Easement:

A part of Lots 8, 9, and 10, Block 15, Lawnfield Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and described as follows:

Referring to the southeast corner of said Lot 9; thence S02°24'50"E a distance of 18.29 meters (60.00 feet); thence S87°35'11"W a distance of 66.32 meters (217.58 feet) to the Point of Beginning; thence S87°35'11"W a distance of 13.06 meters (42.85 feet); thence N03°29'34"E a distance of 55.96 meters (183.60 feet); to a point on a curve to the right and having a radius of 104.28 meters (342.13 feet) for an arc distance of 19.56 meters (64.17 feet), chord bearing N26°21'02"E a distance of 19.53 meters (64.07 feet); thence S00°46'01"E a distance of 72.82 meters (238.91 feet) to the Point of Beginning and containing 693.65 square meters (7,466.36 s.f.) more or less.

# EXHIBIT "A"



R = 104.28 (342.13)  
 ARC = 19.56 (64.17')  
 CHORD = 19.53 (64.07')  
 BEARING = N26°21'02"E

R = 104.28 (342.13)  
 ARC = 31.52 (103.41')  
 CHORD = 31.40 (103.02')  
 BEARING = N12°19'11"E

25.44 (83.46')  
 N73°31'50"E

72.82 (238.91')  
 S0°46'01"E

55.96 (183.60')  
 S3°29'34"W

13.06 (42.85')  
 S87°35'10"W

4.86 (15.94')  
 S87°35'10"W

66.32 (217.58')  
 S87°35'10"W

## LAWNFIELD ADDITION

Block 15

Lot 7

Lot 6

Spring Street

	LAND ACQUISITION <u>221.20 (2380.97)</u>
	PERMANENT EASEMENT _____
	TEMPORARY EASEMENT <u>693.65 (7466.36)</u>
LEGEND: S.M. (S.F.) = -	

PROJECT NO. SP 96-23  
 TRACT NO. A-30  
 DATE: FEB. 15, 2002

OWNER: Kenneth G. & Patricia Olson  
 302 Arcadia Drive  
 Roseburg, Oregon 97470

LEAD AGENCY:  
 CITY OF OMAHA  
 PUBLIC WORKS DEPARTMENT

## List of Condemnees

TRACT	CONDEMNNEES	PROPERTY ADDRESS	MAIL ADDRESS
110	Matthew Douglas Patterson	3215 South 72 <sup>nd</sup> Avenue	3215 South 72 <sup>nd</sup> Avenue Omaha, NE 68124
110	Homeside Lending Inc., a Florida Domestic Corporation	3215 South 72 <sup>nd</sup> Avenue	CT Corporation System 301 So. 13th Street, Ste. 500 Lincoln, NE 68508
506	Virgil D. Anderson	7434 Wright Street	1824 So. 20th Street Omaha, NE 68108
A-30	Waldemar Rucinski	7115 Oak Street	3703 South Atlantic Avenue Daytona Beach Shore, Florida 32127
A-30	Ewa M. Rakowicz- Szulczynska	7115 Oak Street	3703 South Atlantic Avenue Daytona Beach Shore, Florida 32127
A-30	The Money Store Commercial Mortgage, Inc., n/k/a Wachovia Commercial Mortgage, Inc., a New Jersey Corporation	7115 Oak Street	CSC Lawyers Incorporating Service 233 So. 13th Street, Ste. 1900 Lincoln, NE 68508

Also send a copy to :

Bernard in den Bosch  
Senior Assistant City Attorney  
Omaha/Douglas Civic Center  
1819 Farnam Street, Ste. 804  
Omaha NE. 68183

And

Bernard J. Monbouquette  
Deputy Country Attorney  
Omaha/Douglas Civic Center  
1819 Farnam Street, Ste. 909  
Omaha NE. 68183