



1149 149 MISC



06212 95 149-154



IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, A )  
 Municipal Corporation )  
 )  
 Condemnor )  
 )  
 vs. )  
 )  
TRACT 2 (A/K/A 7253 Grover Street) )  
 Wayne L. Smith & Bernice M. Smith; )  
 Harold L. rock, Trustee, Mid City Bank, Inc., )  
 Beneficiary, et al )  
 )  
 JULIE M.HANEY, Douglas County Treasurer, )  
 )  
 Condemnees. )

DOC. C95 NO. 60005

REPORT OF APPRAISERS

FILED  
 JUN 9 1995  
 2:15 PM  
 CLERK  
 DOUGLAS COUNTY, NEBRASKA

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 25th day of May, 1995, commencing at the hour of approximately 8:30 a.m., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemner, 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 25th day of May, 1995, commencing at the hour of approximately 10:30 a.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 foresaid damages as follows:

TRACT 2 (A/K/A 7253 Grover Street)

Tract 2: See Attached Exhibit "A"

Wayne L. Smith & Bernice M. Smith .....	\$	<u>7,500.00</u>
Harold L. Rock, Trustee .....	\$	<u>- 0 -</u>
Mid City Bank, Inc., Beneficiary .....	\$	<u>- 0 -</u>
Julie M. Haney, Douglas County Treasturer .....	\$	<u>- 0 -</u>
TOTAL TRACT 2 .....	\$	<u>7,500.00*</u>

\*The undersigned, in fixing damages, considered the Amended Petition to Condemn Property, dated June 6, 1995.

TRACT 4A (A/K/A 3321 S. 72nd Street)

Tract 4A: See Attached Exhibit "A"

Omaha Hotel, Inc., a Kansas Corp. Lessor .....	\$	- 0 -
Amoco Oil Co., Lessee .....	\$	<u>2,778.00</u>
Anderson Amoco, Sub Lessee .....	\$	- 0 -
Ticor Title Insurance Co., Trustee .....	\$	- 0 -
Union Mutual Pension & Insurance Co., Beneficiary & Secured Party .....	\$	- 0 -
Union Mutual Stock Life Insurance Co., of America, A Maine Corp., Beneficiary .....	\$	- 0 -
Julie M. Haney, Douglas County Treasurer .....	\$	- 0 -
TOTAL TRACT 4A .....	\$	<u>2,778.00</u>

TRACT 4B (A/K/A 3321 S. 72nd Street)

Tract 4B: See Attached Exhibit "A"

Omaha Hotel, Inc., a Kansas Corp. ....	\$	- 0 -
Ticor Title Insurance Co., Trustee .....	\$	- 0 -
Union Mutual Pension & Insurance Co., Beneficiary & Secured Party .....	\$	- 0 -
Union Mutual Stock Life Insurance Co., of America, A Maine Corp., Beneficiary .....	\$	- 0 -
Julie M. Haney, Douglas County Treasurer .....	\$	- 0 -
TOTAL TRACT 4B .....	\$	- 0 -

TRACT 16 (A/K/A 3501 S. 67th Street)

Tract 16: See Attached Exhibit "A"

Sadie C. Jackson and Spouse, if any and Saila Navarrette and Spouse, if any .....	\$	<u>300.00</u>
Julie M. Haney, Douglas County Treasurer .....	\$	- 0 -
TOTAL TRACT 16 .....	\$	<u>300.00</u>

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

STATE OF NEBRASKA     )  
                                  ) SS.  
COUNTY OF DOUGLAS    )

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: CITY OF OMAHA VS. WAYNE L. SMITH, ET AL

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

DATE: JUNE 13, 1995 BY THE COURT: Joyce A. Riedler (Deputy Clerk)



*60212 #*

FEE	<u>31.50</u>	R	FB
DEL		C/O	COMP <i>VP</i>
LEGAL PG		SCAN <i>VP</i>	FV

RETURN TO:  
  
JOYCE A. RIEDLER  
ROOM F03  
CIVIC CENTER

BILL:  
  
MICHAEL GOLDBERG  
CITY LAW DEPT.  
CIVIC CENTER

RECEIVED  
 JUN 14 10 29 AM '95  
 GEORGE J. BURKE  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NEBRASKA

EXHIBIT "A"  
(page 1 of 2)

**TRACT 2 (A/K/A 7253 GROVER STREET)**

67-55

# 56-42460

Land Acquisition Legal Description

An irregular parcel of land located in lot 452, Westgate Addition, City of Omaha, Douglas County, NE., more particularly described as follows: Beginning at the southeast corner of Lot, Block 1, Sutton Place, an addition to the City of Omaha, thence North 00°07'00" East for a distance of 24.68 feet to the point of beginning; thence continuing North 00°07'00" East for a distance of 13.80 feet; thence North 40°50'39" West for a distance of 18.67 feet; thence North 45°32'17" West for a distance of 53.39 feet; thence South 09°08'17" West for a distance of 9.34 feet; thence South 42°42'10" East for a distance of 76.35 feet to the point of beginning

Temporary Easement Legal Description

An irregular parcel of land located in lot 452, Westgate Addition, City of Omaha, Douglas County, NE., more particularly described as follows: Beginning at the southeast corner of Lot, Block 1, Sutton Place, an addition to the City of Omaha, thence North 00°07'00" East for a distance of 24.68 feet to the point of beginning; thence continuing North 00°07'00" East for a distance of 13.80 feet; thence North 40°50'39" West for a distance of 18.67 feet; thence North 45°32'17" West for a distance of 53.39 feet; thence South 09°08'17" West for a distance of 9.34 feet; thence South 53°09'33" East for a distance of 30.14 feet; thence South 02°38'58" East for a distance of 10.25 feet; thence North 89°30'49" East for a distance of 15.00 feet; thence South 00°59'21" East for a distance of 15.00 feet; thence South 42°42'10" East for a distance of 17.59 feet to the point of beginning

# 56-42460

**TRACT 4-A (A/K/A 3321 SOUTH 72ND STREET)**

32-292

55-22020

Permanent Easement Legal Description

The North 3.0 feet of the South 20.0 feet of the East 5.0 feet of the West 160.0 feet of Lot 6, Block 13, Lawnfield Addition, an Addition to the City of Omaha, Douglas County, Nebraska.

Temporary Easement Legal Description

An irregular tract of land located in Lot 6, Block 13, Lawnfield Addition, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: the East 10.0 feet of the West 45.0 feet of the North 103.0 feet of said Lot 6, Block 13, together with the North 10.0 feet of the South 27.0 feet of the East 110.0 feet of the West 155.0 feet of Lot 6, Block 13, together with the North 12.0 feet of the South 32.0 feet of the East 5.0 feet of the West 160.0 feet of said Lot 6, Block 13, Lawnfield Addition.

**TRACT 16 (A/K/A 3501 SOUTH 67TH STREET)**

49-621

55-41820

Land Acquisition Legal Description

A triangular parcel of land located in Lot 12, Block 9, West Albright Addition, an addition to the City of Omaha, Douglas County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said Lot 12; thence East along the North property line of said Lot 12 for a distance of 6 feet; thence Southwesterly along a straight line for a distance of 8.49 feet to a point on the West property line of said Lot 12; thence North along the West property line of said Lot 2 for a distance of 6 feet to the point of beginning.

EXHIBIT "A"  
(page 2 of 2)

55-41820

Temporary Easement Legal Description

The North 15 feet of Lot 12, Block 9, West Albright Addition, except the new Land Acquisition Legal Description previously described.