

32161

BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF ROADS,)
)
Condemner,)

Docket 119 Page 92 Case _____

v.)

RETURN OF APPRAISERS

LARRY W. COFFEY and SHERRY A.)
COFFEY, Husband and Wife, Joint)
Tenants; HAVELOCK BANK,)
Mortgagee; GAS 'N' SHOP, INC., A)
Nebraska Corporation, Tenant;)
LANCASTER COUNTY TREASURER;)

THIRTY-TWO HUNDRED WEST "O")
COMPANY, A Partnership, Owner of)
Record; ROSE EQUIPMENT, INC., A)
Nebraska Corporation, Owner or)
Tenant; COMMERCIAL FEDERAL)
SAVINGS & LOAN ASSOCIATION N/K/A)
COMMERCIAL FEDERAL BANK, A)
FEDERAL SAVINGS BANK, Mortgagee;)
STATE SECURITY SAVINGS CO. N/K/A)
SECURITY FEDERAL SAVINGS, A.)
FEDERAL SAVINGS BANK, Mortgagee;)
UNION BANK AND TRUST COMPANY,)
Mortgagee; COMMERCE SAVINGS)
LINCOLN, INC., N/K/A FIRST)
COMMERCE SAVINGS, INC., A)
Nebraska Corporation, Mortgagee;)
LANCASTER COUNTY TREASURER;)

Condemnees.)

TO THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by Deputy Sheriff Keech Deputy Sheriff Woodruff, Sheriff or Deputy Sheriff of Lancaster County, Nebraska, on the 8th 12th day of August, 1991, 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

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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:

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PROJECT: F-6-6(1012) C.N.: 11674 LANCASTER COUNTY TRACT: 8
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C O N D E M N A T I O N

LARRY W. COFFEY AND SHERRY A. COFFEY, H&W, J.T.
HAVELOCK BANK, MORTGAGEE
GAS 'N' SHOP, INC., A NEBRASKA CORPORATION, TENANT

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOTS 79 AND 80 OF IRREGULAR TRACTS IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 317.40 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 54 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 55.59 FEET ALONG THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 088 DEGREES, 49 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 118.80 FEET TO A POINT ON THE SOUTHERLY EXISTING WEST 0 STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 198.50 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION; EXCEPT, OVER ONE UNRESTRICTED ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED EASTERLY 581.33 FEET FROM THE WEST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE HIGHWAY CENTERLINE.

AND ALSO:

ACCESS TO THE ABOVE SAID TRACT WILL BE PROVIDED VIA A FRONTAGE ROAD TO BE CONSTRUCTED EASTERLY 217.15 FEET FROM THE WEST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE HIGHWAY CENTERLINE

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRAINAGE STRUCTURE AND FILL PURPOSES, LOCATED IN LOTS 79 AND 80 OF IRREGULAR TRACTS IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 317.40 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 54 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 55.59 FEET ALONG THE WEST LINE OF THE

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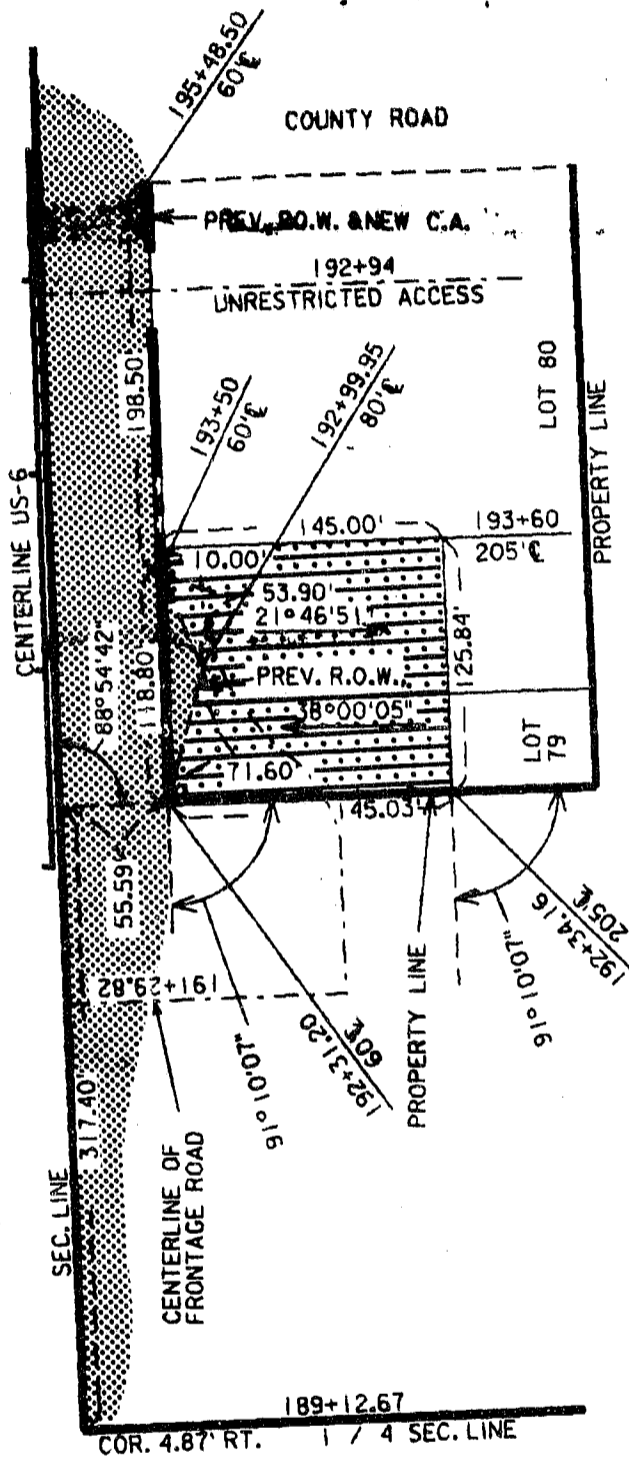
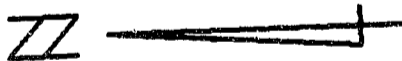
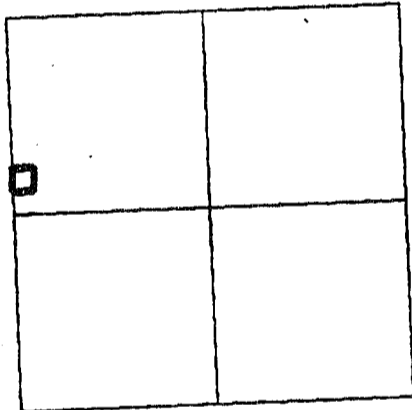
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PROPERTY OWNED BY THE CONDEEMNEE(S) TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 145.03 FEET ALONG SAID LINE; THENCE EASTERLY DEFLECTING 088 DEGREES, 49 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 125.84 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTHERLY EXISTING WEST O STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 10.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 021 DEGREES, 46 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 53.90 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 038 DEGREES, 00 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 71.60 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 17273.53 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-6(1012), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

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LOTS 79 & 80 OF IRREG. TRACTS IN NE4,
SEC. 29-T. 10N.-R. 6E.,
LANCASTER COUNTY








PERM. EASE. FOR DRAINAGE
STRUCTURE & FILL
17,273.53 SQ. FT.

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
LARRY W. COFFEY AND SHERRY A. COFFEY, H&W, J.T.
GAS 'N' SHOP, INC., A NEBRASKA CORPORATION, TENANT

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

TRACT NO. 8
LOCATION US-6/N-2 - LINCOLN
PROJECT NO. F-6-6(1012)
CONTROL NO. 11674

SCALE 1" = 100'

PREV. R.O.W. 
NEW R.O.W. 
TEMP. EASE. 
PERM. EASE. 
CONTROLLED ACCESS 

17,273.53 SQ. FT.

DRAWN BY R.G. 5-29-91
CHECKED BY R.B. 5-29-91
COMPUTED BY
WRITTEN BY
CHECKED BY

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PROJECT: F-6-6(1012) C.N.: 11674 LANCASTER COUNTY TRACT: 2
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C O N D E M N A T I O N

THIRTY-TWO HUNDRED WEST "O" COMPANY, A PARTNERSHIP, OWNER OF RECORD;
ROSE EQUIPMENT, INC., A NEBRASKA CORPORATION, OWNER OR TENANT;
COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION N/K/A COMMERCIAL FEDERAL
BANK, A FEDERAL SAVINGS BANK, MORTGAGEE; STATE SECURITY SAVINGS CO.
N/K/A SECURITY FEDERAL SAVINGS, A FEDERAL SAVINGS BANK, MORTGAGEE;
UNION BANK AND TRUST COMPANY, MORTGAGEE; COMMERCE SAVINGS LINCOLN,
INC.; N/K/A FIRST COMMERCE SAVINGS, INC., A NEBRASKA CORPORATION,
MORTGAGEE;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF
ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 69 OF IRREGULAR
TRACTS IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH,
RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY,
NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE
WESTERLY A DISTANCE OF 659.90 FEET ALONG THE SOUTH LINE OF SAID
QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING
000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 494.90 FEET ALONG
SAID LINE; THENCE NORTHERLY DEFLECTING 090 DEGREES, 48 MINUTES, 46
SECONDS RIGHT, A DISTANCE OF 111.77 FEET ALONG THE WEST LINE OF THE
PROPERTY OWNED BY THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 089
DEGREES, 16 MINUTES, 53 SECONDS RIGHT, A DISTANCE OF 50.00 FEET;
THENCE EASTERLY DEFLECTING 000 DEGREES, 38 MINUTES, 38 SECONDS LEFT, A
DISTANCE OF 444.89 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY
OWNED BY THE CONDEMNEE(S); THENCE SOUTHERLY DEFLECTING 091 DEGREES, 19
MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 115.96 FEET ALONG SAID LINE
TO THE POINT OF BEGINNING CONTAINING 56216.64 SQUARE FEET, MORE OR
LESS, WHICH INCLUDES 35155.56 SQUARE FEET, MORE OR LESS PREVIOUSLY
OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED
CONTROLLED ACCESS LINE LOCATED IN LOT 69 OF IRREGULAR TRACTS IN THE
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 6 EAST OF
THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE
WESTERLY A DISTANCE OF 659.90 FEET ALONG THE SOUTH LINE OF SAID
QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 46 MINUTES,
15 SECONDS RIGHT, A DISTANCE OF 185.96 FEET ALONG THE EAST LINE OF THE
PROPERTY OWNED BY THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE
SOUTHERLY DEFLECTING 180 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A
DISTANCE OF 70.00 FEET ALONG SAID LINE; THENCE WESTERLY DEFLECTING 088

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TRACT: 2

DEGREES, 40 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 444.89 FEET TO THE POINT OF TERMINATION; EXCEPT, OVER ONE UNRESTRICTED ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED WESTERLY 805.67 FEET FROM THE EAST LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE HIGHWAY CENTERLINE.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, 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 SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, 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.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CHANNEL CLEANOUT PURPOSES, LOCATED IN LOT 69 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 659.90 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 46 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 115.96 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNED(S) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 70.00 FEET ALONG SAID LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 40 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 69.96 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 70.78 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 38 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 69.14 FEET TO THE POINT OF BEGINNING CONTAINING 4895.40 SQUARE FEET, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR SHAPING PURPOSES, LOCATED IN LOT 69 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

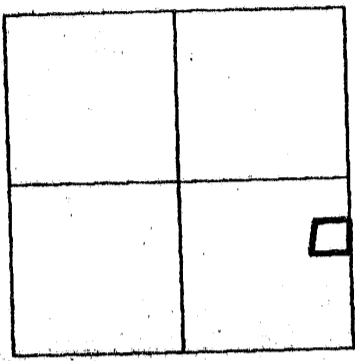
REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 659.90 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 46 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 551.33 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNED(S); THENCE WESTERLY DEFLECTING 080 DEGREES, 33 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 39.77 FEET ALONG THE SOUTHERLY EXISTING INTERSTATE 80 RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY ON A 5598.58 FOOT RADIUS CURVE TO THE LEFT,

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DEFLECTION TO THE INITIAL TANGENT BEING 001 DEGREES, 04 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 174.01 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 46 MINUTES 51 SECONDS ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 088 DEGREES, 54 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 20.13 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 174.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 20.75 FEET TO THE POINT OF BEGINNING CONTAINING 3634.98 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-6(1029), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

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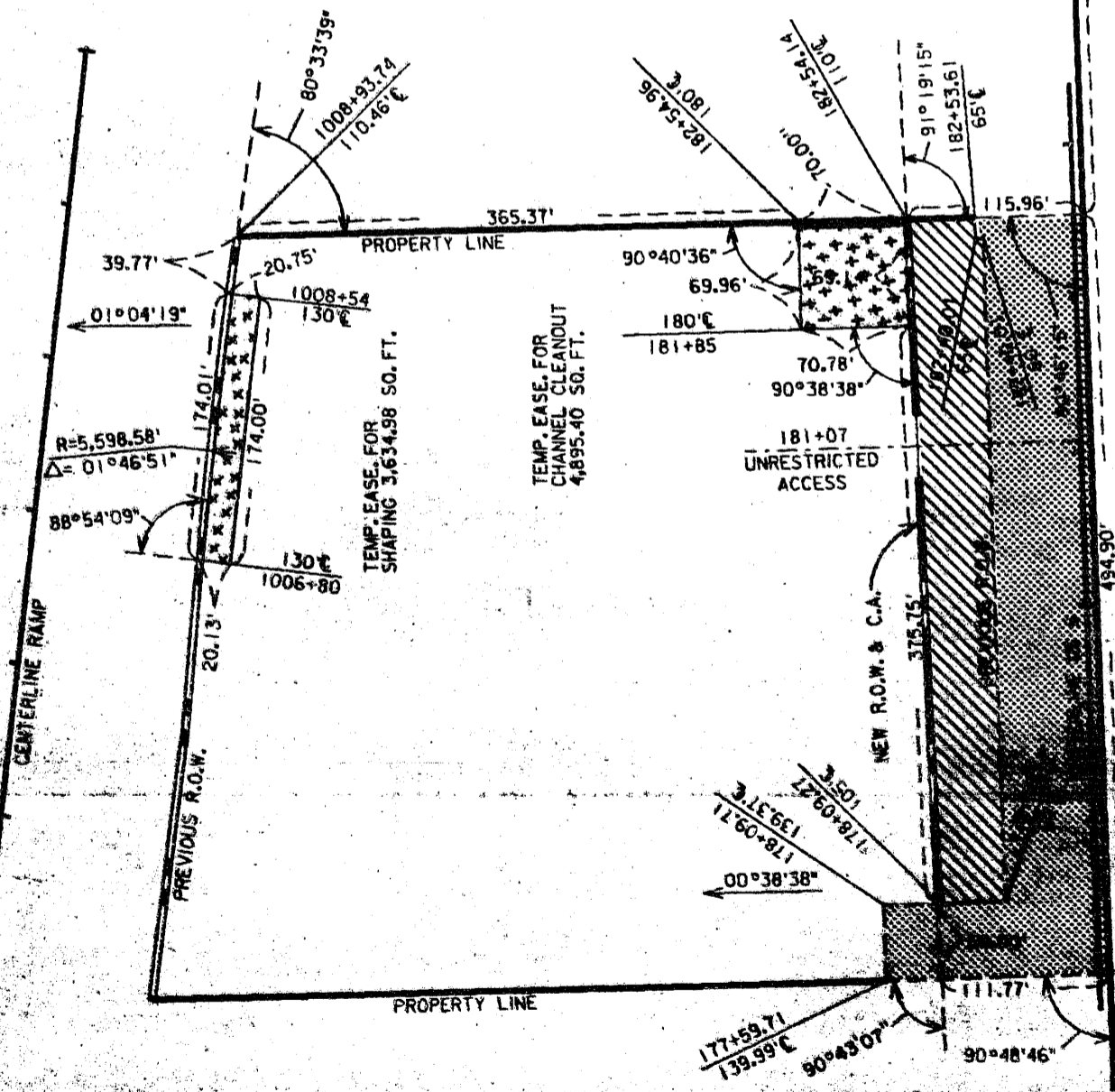
LOT 69, IRREG. TRACT IN SW4,
SEC. 20-T.10N.-R6E.,
LANCASTER COUNTY

PREV. R.O.W. 35,155.56 SQ. FT.
NEW R.O.W. 21,061.08 SQ. FT.
TOTAL R.O.W. 56,216.64 SQ. FT.

1 / 4 SEC. LINE
COR. 4.87' RT. 189+12.67

SEC. LINE

659.90'



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

THIRTY-TWO HUNDRED WEST "O" COMPANY, A PARTNERSHIP, OWNER OF RECORD;
ROSE EQUIPMENT, INC., A NEBRASKA CORPORATION, OWNER OR TENANT;

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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 \$ 16,626.²⁰

Award to be distributed as follows:

To: Larry W. Coffey and Sherry A. Coffey, Husband and Wife, Joint Tenants;	\$ <u>14,723.²⁰</u>
Havelock Bank, Mortgagee;	\$ <u>0</u>
Gas 'N' Shop, Inc., A Nebraska Corporation, Tenant;	\$ <u>1,903.⁰⁰</u>
Lancaster County Treasurer;	\$ <u>0</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 2 \$ 17,284.⁴²

Award to be distributed as follows:

To: Thirty-Two Hundred West "O" Company, A Partnership, Owner of Record;	\$ <u>0</u>
Rose Equipment, Inc., A Nebraska Corporation, Owner or Tenant;	\$ <u>17,284.⁴²</u>
Commercial Federal Savings & Loan Association n/k/a Commercial Federal Bank, A Federal Savings Bank, Mortgagee;	\$ <u>0</u>
State Security Savings Co. n/k/a Security Federal Savings, A Federal Savings Bank, Mortgagee;	\$ <u>0</u>
Union Bank and Trust Company, Mortgagee;	\$ <u>0</u>
Commerce Savings Lincoln, Inc. n/k/a First Commerce Savings, Inc., A Nebraska Corporation, Mortgagee;	\$ <u>0</u>
Lancaster County Treasurer;	\$ <u>0</u>

All of which is hereby respectfully submitted.

Dated this 4 day of Sept., A.D. 1991.

Michael R. High
Patricia W. Wynn
Ralph E. Johnson
Appraisers

Subscribed and sworn to before me this 4 day of Sept., 1991.



Clive H. Hawn, Deputy Clerk
County Judge

BLOCK
CODE
BY
CHECKED
ENTERED
EDITED
X

#6100

LANCASTER COUNTY, NEB
D. M. Nette
REGISTER OF DEEDS

SEP 30 2 01 PM '91

INST. NO. 91 32161

IN THE COUNTY COURT OF LANCASTER COUNTY NEBRASKA
STATE OF NEBRASKA } SS. CERTIFICATE
LANCASTER COUNTY }

The Clerk of the County Court of Lancaster County, does hereby certify that the foregoing is a full and correct copy of the original instrument duly filed and of record in this court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County Court of said County at Lincoln, Nebraska this 30 day of Sept., 1991.



Judith... C... Clerk
Clerk of the County Court

By Sherry DeLancey
Deputy Clerk County Court

Department of Roads
Right of Way Division
P.O. Box 94759
Lincoln, Nebraska 68509