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RICHARD W. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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2817 7-15-11 01-6000
FEE 3850 R FB
DEL C/O COMP VP
LEGAL PG SCAN *de* FV

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: Report of Appraisers

on file and of record in the Douglas County Court, entitled: City of Elkhorn, a City of the
First Class, Douglas County, Nebraska vs. Robert Gottsch

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

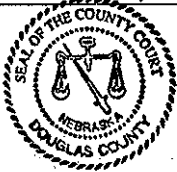
DATE: March 10, 1997

BY THE COURT:

Joyce A. Riedler

(Deputy Clerk)

(Seal)



IMPRINTED SEAL
REGISTER OF DEEDS

Return to:

Joyce Riedler
Room F03
Civic Center

Bill:

Malcolm Young
Suite 100
9110 W. Dodge Rd.
Omaha NE 68114

Return to court on:



IMPRINTED SEAL
REGISTER OF DEEDS

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF ELKHORN, a City of the
First Class, DOUGLAS COUNTY,
NEBRASKA,

Condemnor,

v.

ROBERT GOTTSCH,

Condemnee.

CASE NO. C96-60019

REPORT OF APPRAISERS

TO THE HONORABLE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA:

We, the undersigned appraisers, duly appointed in the above captioned proceedings, by virtue of a "Order Appointing Appraisers" dated December 9, 1996, to appraise the property sought to be condemned and to ascertain and determine the damages sustained by the condemnee, Robert Gottsch, do hereby respectfully report that upon being duly qualified and taking the prescribed oath as required by law, we proceeded in a body to carefully inspect and view the real property damaged thereby, and fully informed ourselves in said manor, that a review of the sight and hearing where all interested parties could attend in reference to the amount of damages was held on December 27, 1996, and after we fully reviewed the premises, we did and do hereby assess the damages that each condemnee has sustained or will sustain by virtue of the taking of a 40 foot wide perpetual and permanent easement containing 107,968 square feet, or 2.479 acres, and a temporary 80 foot wide construction easement containing 161,952 square feet, or 3.718 acres, the exact legal descriptions of such easement being set forth on Exhibits "A" and "B" which are attached hereto and made a part

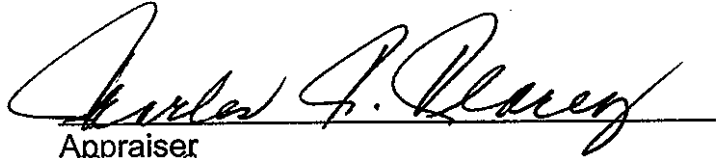
FILED
97 MAR 10 AM 10:20
CIVIL & CRIMINAL
DOUGLAS COUNTY
DOUGLAS COUNTY, NEBRASKA

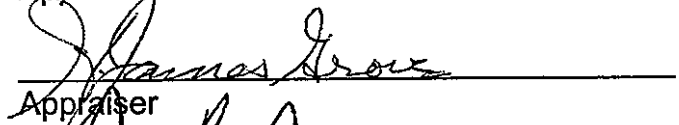
hereof; to the use of the Petitioner as fully delineated in the Petition of Condemnation
filed herein:

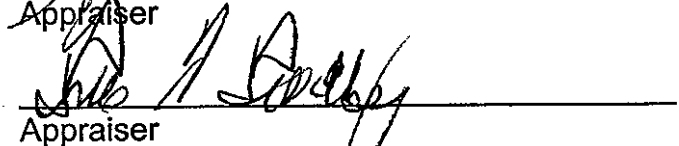
1. Robert Gottsch \$40,121.00

2. Real Estate Taxes Owed \$ 0.00

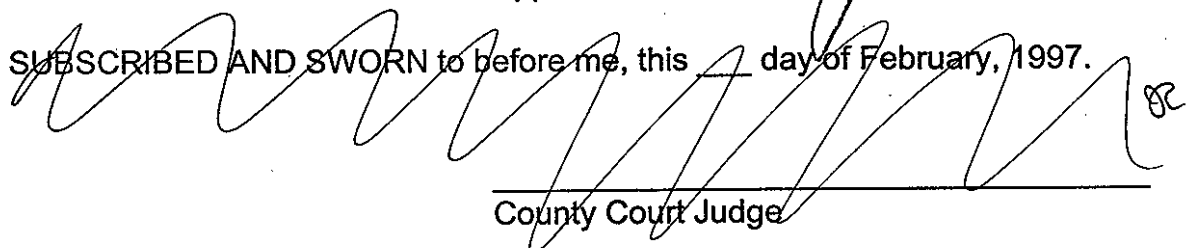
DATED at Omaha, Nebraska this ____ day of February, 1997.


Appraiser


Appraiser


Appraiser

SUBSCRIBED AND SWORN to before me, this ____ day of February, 1997.


County Court Judge

PERMANENT UNDERGROUND SEWERLINE EASEMENT:

WEST 30 ACRES OF THE NORTH HALF NORTHEAST QUARTER LYING WEST OF THE CENTERLINE OF A DRAINAGE DITCH AND THE SOUTH HALF NORTHEAST QUARTER SECTION 7-15-11 (ROBERT GOTTSCH PROPERTY) (TRACT #2):

A 40 foot wide permanent underground easement the centerline of which is described as follows; Commencing at a point 1,089 feet east of the center of Section 7-15-11 and on the South line of the Southeast Quarter of said Section 7, which has an assumed bearing of S88°45'10"E; thence N14°24'46"W 270.2 feet to manhole No. 13; thence N08°35'09"E 294 feet; thence N14°39'42"E 380 feet; thence N32°02'19"W 400 feet; thence N23°08'08"W 237 feet; thence N11°20'16"W 300 feet; thence N06°37'46"W 400 feet; thence N18°15'08"W 288 feet; thence N00°23'21"W 130 feet more or less to the South Right-of-Way of Maple Street. The side lines of said easement shall be prolonged or shortened to meet at their angle point intersections at starting and ending points. Easement contains 107,968 square feet or 2.479 acres.

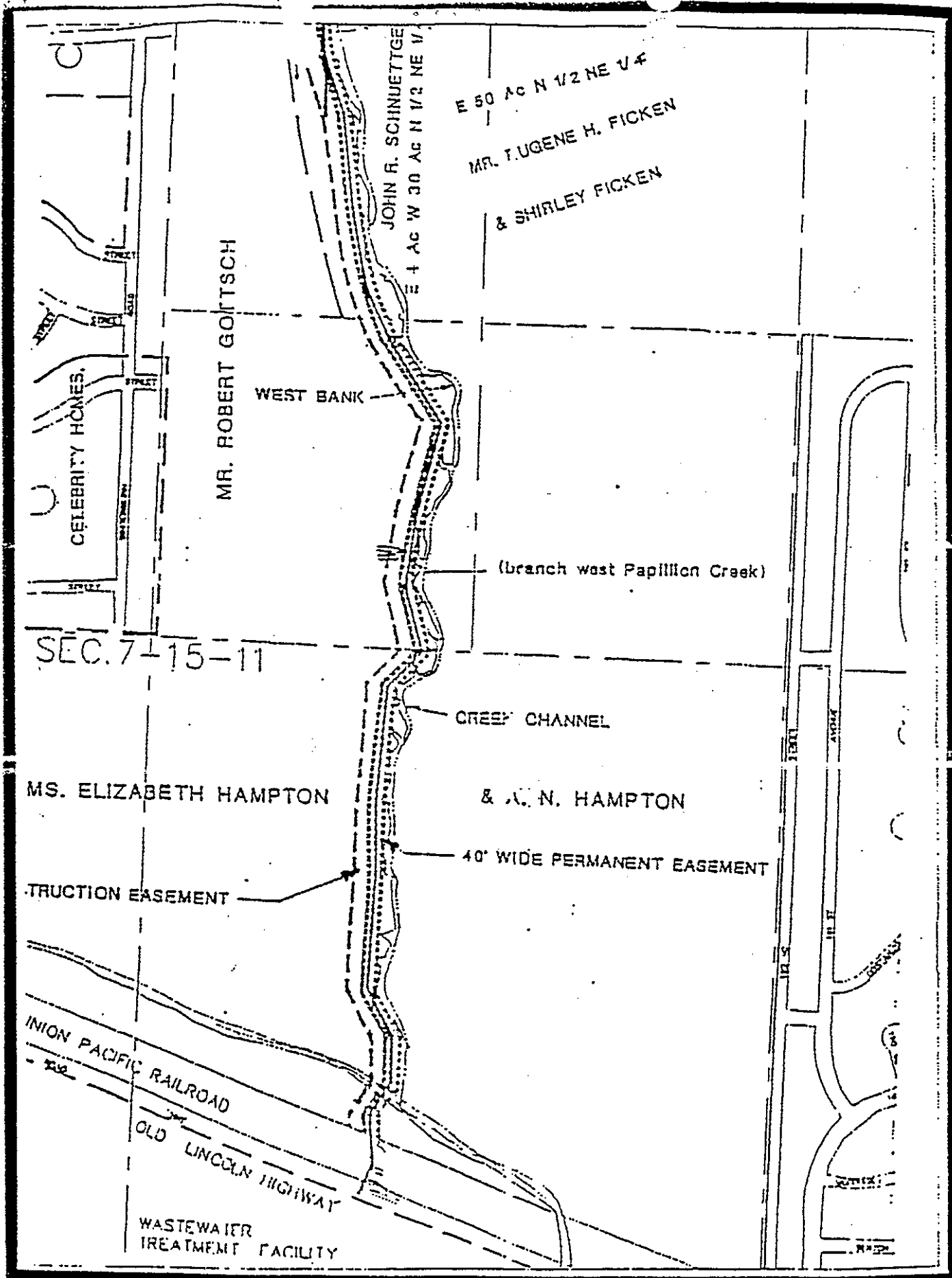
NW } NE
SW }

80 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT FOR USE IN CONSTRUCTION OF PERMANENT UNDERGROUND SEWERLINE EASEMENT:

WEST 30 ACRES OF THE NORTH HALF NORTHEAST QUARTER LYING WEST OF THE CENTERLINE OF A DRAINAGE DITCH AND THE SOUTH HALF NORTHEAST QUARTER SECTION 7-15-11 (ROBERT GOTTSCH PROPERTY) (TRACT #2):

An 80 foot construction easement all lying westerly of the following described line. Commencing at a point 1,089 feet east of the center of Section 7-15-11 and on the South line of the Southeast Quarter of said Section 7, which has an assumed bearing of S88°45'10"E; thence N14°24'46"W 270.2 feet to manhole No. 13; thence N08°35'09"E 294 feet; thence N14°39'42"E 380 feet; thence N32°02'19"W 400 feet; thence N23°08'08"W 237 feet; thence N11°20'16"W 300 feet; thence N06°37'46"W 400 feet; thence N18°15'08"W 288 feet; thence N00°23'21"W 130 feet more or less to the South Right-of-Way of Maple Street. The side lines of said easement shall be prolonged or shortened to meet at their angle point intersections at starting and ending points. Easement contains 161,952 square feet or 3.718 acres.

NW } NE
SW }



Project Map

EXHIBIT "B"

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF ELKHORN, a City of the
First Class, DOUGLAS COUNTY,
NEBRASKA,

Condemnor,

v.

ROBERT GOTTSCH,

Condemnee.

CASE NO. C96-60019

**LIST OF CONDEMNEDS AND THEIR
COMPLETE ADDRESSES**

Following is a list of each condemnee having an interest in and to an award
rendered by the Board of Appraisers in the above captioned case, together with their
complete addresses:

1. Robert Gottsch
19707 West Maple Street
Elkhorn, NE 68022

DATED this 26 day of February, 1997.



Bruce H. Brodkey, Appraiser