

7

145

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS
Condemner

C 2 174

vs

RETURN OF APPRAISERS

CLARENCE L. GUTTING and CELIA M. GUTTING, husband and wife, Joint Tenants;

NELLIE C. WILLIAMS HAMMANG and BYRON L. HAMMANG, wife and husband;

ALBERT LARSEN, a single man;

RALPH A. NORLEN and EUGENIA P. NORLEN, husband and wife, Joint Tenants; Also OMAHA BUILDING AND LOAN ASSOCIATION, Mortgagee;

MARIE WILLMS, a widow;

Condemnees

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers", duly served upon us by Charles E. Lutz ~~Sheriff or~~ Deputy Sheriff of DOUGLAS County, Nebraska, on the 10 day of Aug, 1961, 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 damages 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: Clarence L. Gutting and Celia M. Gutting, husband and wife,
Joint Tenants.

Project: F-78 (10) AFE: R-318a 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 Lots 7, 8 and 9, Block 12, Happy Hollow View Addition to the Metropolis of Omaha, Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Southwest Corner of Lot 7 of said Block 12; thence easterly on the South Line of said Lot 7 and Lots 8 and 9 of said Block 12, a distance of 297.0 feet to the Southeast corner of said Lot 9; thence northerly on the East Line of said Lot 9, a distance of 12.3 feet; thence westerly a distance of 145.6 feet to a point 11.3 feet northerly from said South Line; thence continuing westerly, a distance of 151.4 feet to a point on the West Line of said Lot 7; thence southerly on said West Line a distance of 12.5 feet to the point of beginning; containing 0.03 acre, more or less, to be secured in this action.

There will be no ingress or egress over the above described tract of land onto the remainder of said Lots 7, 8 and 9.

C O N D E M N A T I O N

Land Owners: Nellie C. Williams Hammang and Byron L. Hammang, wife and husband.

Project: F-78 (10) AFE: R-818a 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 Lot 10, Block 10, Happy Hollow View Addition to the Metropolis of Omaha, Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the southwest corner of Lot 10 of said Block 10; thence easterly on the South line of said Lot 10, a distance of 293.0 feet to the southeast corner of said Lot 10; thence northwesterly on the northeast line of said Lot 10, a distance of 54.7 feet; thence westerly 54 degrees 28 minutes left, a distance of 261.2 feet to a point on the West line of said Lot 10; thence southerly on said West line, a distance of 42.8 feet to the point of beginning; containing 0.28 acre, more or less, to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Lot 10, except over an access road to be built by the State of Nebraska upon completion of this project.

Permanent easement to a tract of land and all improvements thereon, if any, for channel easement, located in Lot 10, Block 10, Happy Hollow View Addition to the Metropolis of Omaha, Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the southeast corner of Lot 10 of said Block 10; thence northwesterly on the Northeast Line of said Lot 10, a distance of 54.7 feet to the point of beginning; said point being on the northerly highway right of way line; thence continuing northwesterly on said Northeast Line, a distance of 80.0 feet; thence southwesterly 90 degrees left, a distance of 45.0 feet; thence southeasterly 90 degrees left, a distance of 47.9 feet to a point on the northerly highway right of way line; thence easterly on said Northerly Highway Right of Way Line, a distance of 55.3 feet to the point of beginning; containing 0.07 acre, more or less, to be secured in this action.

C O N D E M N A T I O N

Land Owner: Albert Larsen, a single man
Project: F-78 (10) AFE: R-818a 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 Lot 5, Block 9, Happy Hollow View Addition to the Metropolis of Omaha, Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the southeast corner of Lot 5 of said Block 9; thence northerly on the East line of said Lot 5, a distance of 45.3 feet; thence westerly 90 degrees left, a distance of 65.1 feet to a point on the Southwest line of said Lot 5; thence southeasterly on said Southwest line, a distance of 55.2 feet to the southwest corner of said Lot 5; thence easterly on the South line of said Lot 5, a distance of 33.0 feet to the point of beginning; containing 0.05 acre, more or less, to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Lot 5, except over an access road to be built by the State of Nebraska upon completion of this project.

C O N D E M N A T I O N

Land Owners: Ralph A. Norlen and Eugenia P. Norlen, husband and wife, Joint Tenants.
Mortgagee: Omaha Loan and Building Association
Project: F-78 (10) AFE: R-818a 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 Lot 10, Block 12, Happy Hollow View Addition in Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the southeast corner of Lot 10 of said Block 12; thence westerly on the South line of said Lot 10, a distance of 110.0 feet to the southwest corner of said Lot 10; thence northerly on the West line of said Lot 10, a distance of 32.3 feet; thence easterly a distance of 110.0 feet to a point on the East line of said Lot 10; thence southerly on said East line, a distance of 33.0 feet to the point of beginning; containing 0.08 acre, more or less, to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Lot 10, except over an access road to be built by the State of Nebraska upon completion of this project.

C O N D E M N A T I O N

Land Owner: Marie Willms, a widow

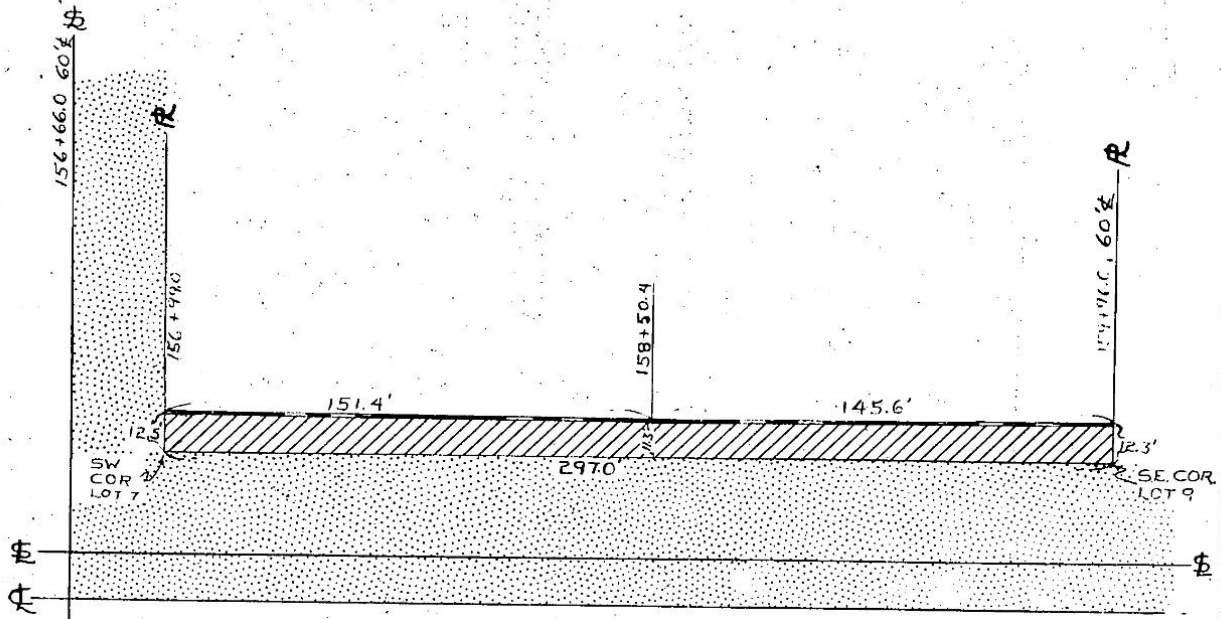
Project: F-78 (10) AFE: R-818a Douglas County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Lot 7, Block 9, Happy Hollow View Addition to the Metropolis of Omaha, Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the southwest corner of Lot 7 of said Block 9; thence easterly on the South line of said Lot 7, a distance of 99.0 feet to the southeast corner of said Lot 7; thence northerly on the East line of said Lot 7, a distance of 53.5 feet; thence southwesterly 158 degrees 32 minutes left, a distance of 26.9 feet; thence westerly 68 degrees 32 minutes right, a distance of 89.2 feet to a point on the West line of said Lot 7; thence southerly on said West line, a distance of 28.5 feet to the point of beginning; containing a total of 0.07 acre, more or less, which includes 0.03 acre, more or less, previously occupied as a public highway, the remaining 0.04 acre, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Lot 7.

LOTS 7, 8, & 9 BLK 12
HAPPY HOLLOW VIEW
ADDITION TO OMAHA
DOUGLAS COUNTY
TOTAL R.O.W. = 0.08 AC.



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

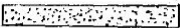
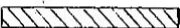


CLARENCE L. & CELIA M. GUTTIG H. & W. J. T.

SCALE: 1 INCH = 50'

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

PROJ F-78(10)
A.F.E. R-818a

LEGEND

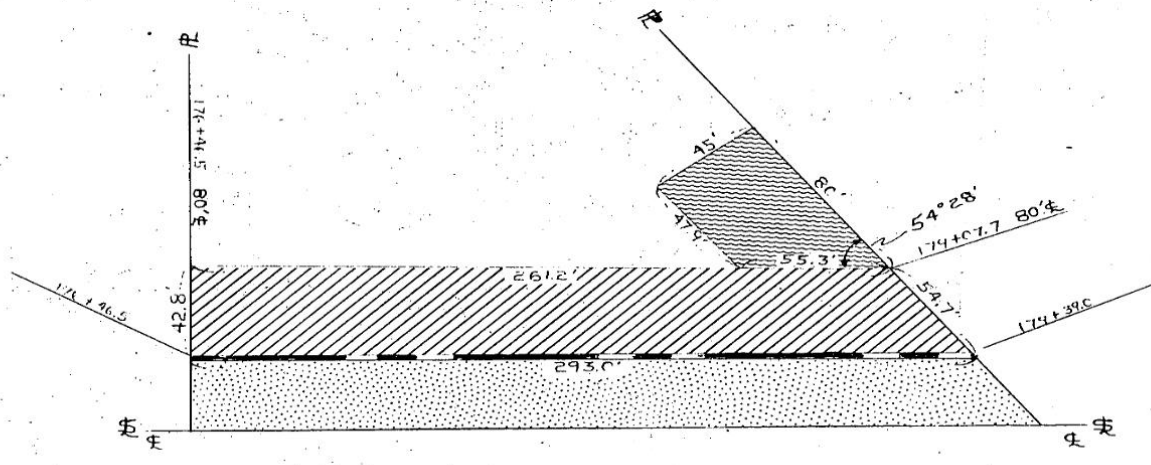
- OLD R.O.W. 
- NEW R.O.W. 
- CONT. ACCESS 
- BORROW 

0.08 ACRES

ACRES

COMP BY IBM
DRAWN BY DNM 5/61
CHECKED BY J.W.M. 5/61
WRITTEN BY C.E.S. 5/24/61
CHECKED BY U.G.M. 5/24/61

LOT 10 BLK 10
DOUGLAS COUNTY
HAPPY HOLLOW VIEW
ADDITION TO OMAHA



TOTAL R.O.W. = 0.28 AC.
 OLD R.O.W. = 0.00 AC.
 NEW R.O.W. = 0.28 AC.
 CHANNEL EASEMENT = 0.07 AC.



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

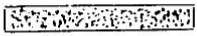
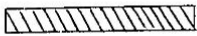

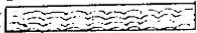
NELLIE C. HAMMANG

SCALE: 1 INCH = 60 FEET

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

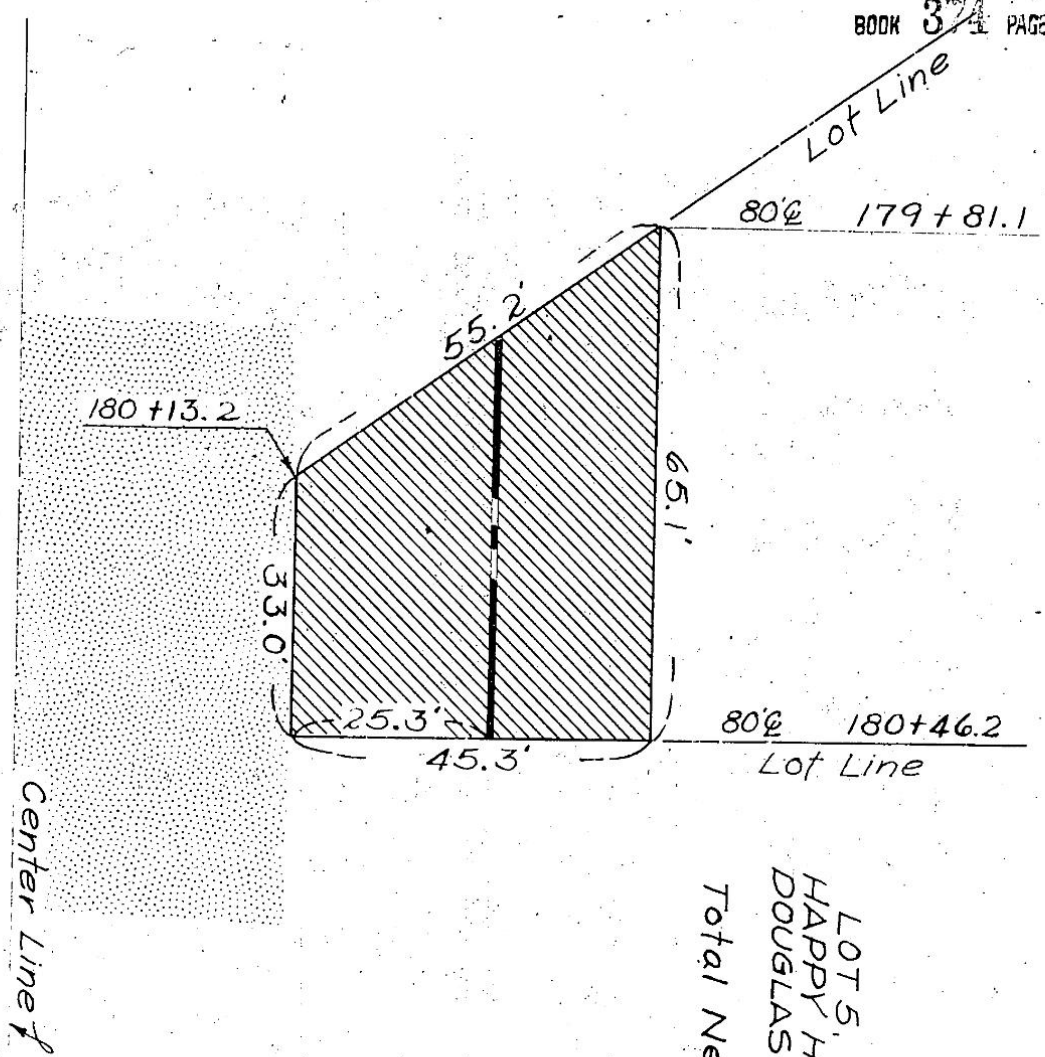
PROJ. F-78(10)
A.F.E. R-818a

LEGEND

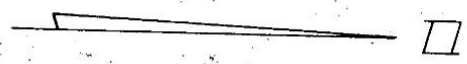
- OLD R.O.W. 
- NEW R.O.W. 
- CONT. ACCESS 
- CHAN. EASE. 

0.28 ACRES
0.07 ACRES

COMP. By IBM
DRAWN By DNM 5/10/61
CHECKED BY OLF 5-10-61
WRITTEN BY CES 5-10-61
CHECKED By WDE 5-11-61



LOT 5, BLK 9
 HAPPY HOLLOW VIEW ADD. TO OMAHA
 DOUGLAS COUNTY
 Total New ROW: 0.05Ac.



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

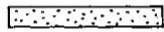


ALBERT LARSEN

SCALE: 1 inch = 20 feet

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

PROJ. F-78 (10)
A.F.E. R-818a

LEGEND

- OLD ROW 
- NEW ROW 
- CONTROLLED ACCESS 

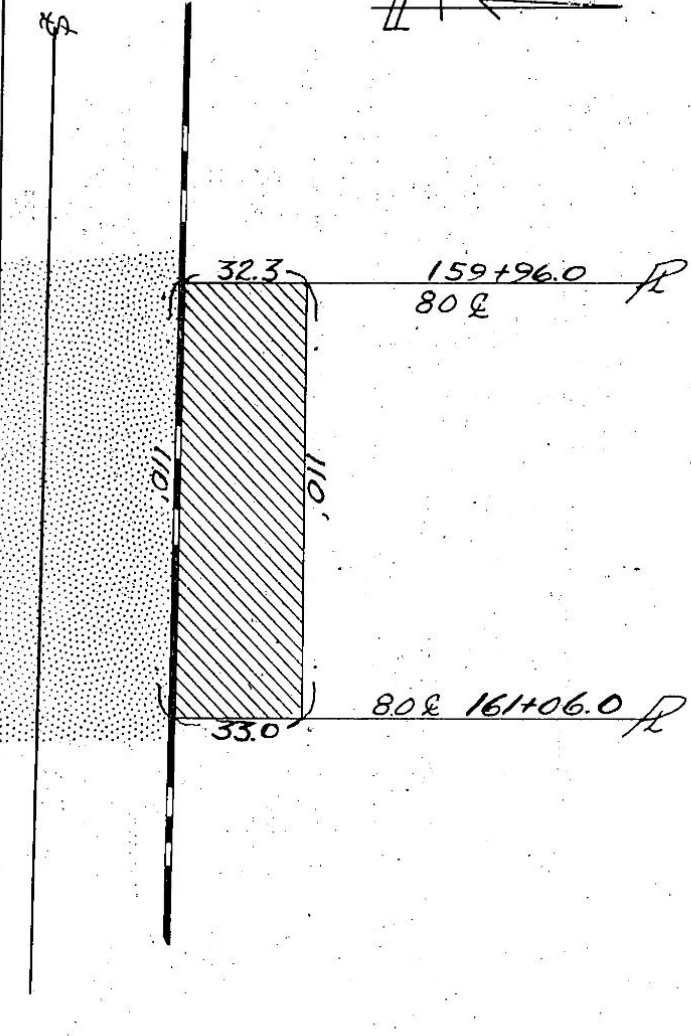
0.05 ACRES

Drwn BY G.B.5-10-61
Chkd " OLF 5-10-61
Wrt'n " CES 5-10-61
Chkd " WDF 5-11-61

Lot 10 B1K 12
Happy Hollow View
Douglas County

Total New R.O.W. 0.08 Acre

Center line



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



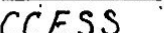
RALPH A. & EUGENIA P. NORLEN H&W J.T.

Scale: 1 inch = 40 Feet

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

PROJ. F-78(10)
A.F.E. R-818,a

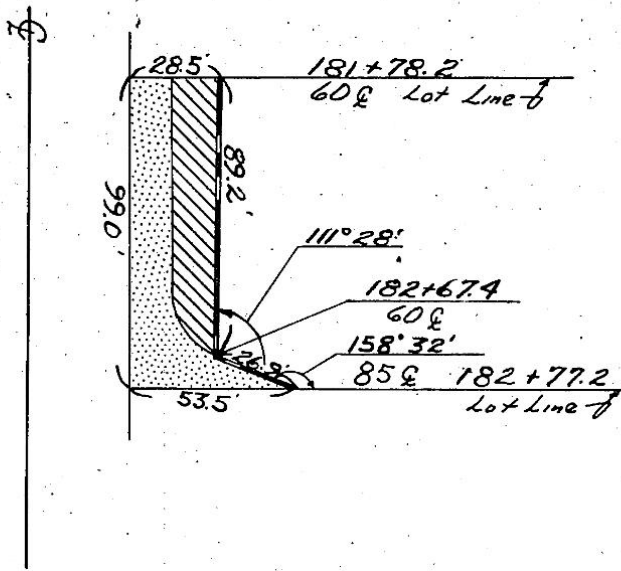
LEGEND

- OLD R.O.W. 
- NEW R.O.W. 
- CONTROLLED ACCESS 

0.08 ACRE

Comp By: I.B.M.
Drawn By: OLF 5-4-61
Checked By: J.M. 5-4-61
Written By: CES 5-16-61
Checked By: WDE 5-17-61

Lot 7 BIK 9
 Happy Hollow View
 Addition to Omaha
 Douglas County
 Total R.O.W. 0.07 Ac.
 Prev. R.O.W. 0.03 Ac.
 New R.O.W. 0.04 Ac.

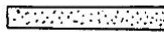
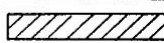



SKETCH SHOWING
RIGHT OF WAY
 TO BE ACQUIRED
 FROM LAND OWNED
 BY
MARIE WILLMS

Scale : 1 inch = 50 Feet

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

PROJ. F-78(10)
 A.F.E. R-818a

LEGEND
 OLD R.O.W. 
 NEW R.O.W. 
 CONTROLLED ACCESS

0.04 ACRE


Drawn By : O.L.F. 5-10-61
 Checked By : G.B. 5-10-61
 Written By : C.E.S. 5-10-61
 Checked By : W.D.E. 5-11-61

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

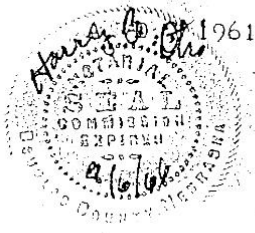
Nebraska, Department of Roads in the amount of:	32121.00
<i>CELIA M. GUTTING</i>	
To: Clarence L. Gutting and Celia M. Gutting, husband and wife, Joint Tenants	32121.00
<i>BYRON L. HAMMANG</i>	
To: Nellie C. Williams Hammang and Byron L. Hammang, wife and husband	1919.00 1345.00 5071.00
To: Albert Larsen, a single man	\$ 300.00
<i>EUGENIA P. NORLEN</i>	
To: Ralph A. Norlen and Eugenia P. Norlen, husband and wife, Joint Tenants; Also Omaha Building and Loan Association, Mortgagee; AS ITS INTEREST	1345.00 1345.00
To: Marie Willms, a widow MAY APPEAR	\$ 250.00

All of which is hereby respectfully submitted.

Dated this 22 day of Aug, A. D., 1961.

Sidney J. Callahan
William L. Carey
James Fitzgerald
 Appraisers

Subscribed and sworn to before me this 22 day of Aug, 1961.



Harry B. Ohi
 County Judge
 Notary Public

1/6/74
925
21

21/5/51-1955
191-15200
192
920

Judge Troyer
Deputy

Thomas J. Connor
Register of Deeds

Page 393
Book 374 of index

THE STATE OF NEBRASKA
Douglas County

Entered in Numerical Index and
for Record in the office of the Register of
Deeds of said County and recorded.

Miss

SHAMMAH J. LIGHTS

THOMAS J. CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1961 DEC 27 PM 3 49

RECEIVED

STATE OF NEBRASKA, SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 12 pages
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal 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
this 27th day of August 1961.

ROBERT R. TROYER, County Judge

BY Joseph J. Belts
Clerk of the County Court

O.K. acc

Handwritten notes at the bottom of the page.