

CITY OF OMAHA, a Municipal Corporation,)
)

Condemnor,)

DOC. C5 NO. 99

vs.)

DOUGLAS COUNTY, a political subdivision of the State of Nebraska,)

DUBUQUE PACKING CO., a Nebraska corporation,)

REPORT OF APPRAISERS

AMERICAN NATIONAL BANK & TRUST CO., a United States corporation,)

BENOIT, INC., a Minnesota corporation,)

STEWART SEED CO., a Nebraska corporation,)

NORTHWESTERN NATIONAL BANK, a United States corporation,)

UNITED STATES OF AMERICA,)

STATE OF NEBRASKA,)

OMAHA PUBLIC SCHOOL DISTRICT,)

METROPOLITAN AREA TRANSIT)

AUTHORITY,)

OMAHA-DOUGLAS CITY COUNTY BUILDING)

COMMISSION,)

OMAHA METROPOLITAN TECHNICAL)

COLLEGE AREA,)

PAPIO NATURAL RESOURCES DISTRICT,)

and SAM J. HOWELL, Douglas County)

Treasurer,)

Condemnees.)

The undersigned, being the duly appointed, qualified and acting appraisers in the above entitled cause of action, do hereby make and file this report as follows:

I

Pursuant to an order entered in the Court of Douglas County, Nebraska, on June 30, 1982, the undersigned were duly appointed appraisers in the above entitled matter; and that, before entering upon the duties as such appraisers, the undersigned duly took and subscribed their oath required by law.

The undersigned appraisers carefully inspected and viewed the premises, hereinafter described, at 9:00 A.M. on July 16, 1982, at which time evidence was received relative to the amount of damages that could be sustained by the owners of the real estate in question. No condemnee made an appearance at the 1:00 P.M., July 16, 1982 hearing scheduled for the matter.

III

Your appraisers find that the amount of damages sustained by the condemnees, by reason of the taking of said property, is as follows:

TRACT 6

Permanent Easement to be acquired:

That part of Sub Lot 4 in Tax Lot 10 in the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 15 North, Range 13 East of the 6th P.M., in the City of South Omaha, now the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at a point 154.39 feet (shown by deed as 154.43 feet) west of the South Quarter corner of said Section 33 and on the south line of SW $\frac{1}{4}$ of said Section 33; thence turning an angle of 69°02' from west to northwest and running northwest for 17.14 feet to the True Point of Beginning; thence west on a line 16.00 feet north of and parallel with the south line of the SW $\frac{1}{4}$ of said Section 33 for 127.42 feet (shown by deed as 128.5 feet); thence turning an angle of 69°02' from west to northwest and running northwest for 14.99 feet; thence east on a line 30.00 feet north of and parallel with the south line of the SW $\frac{1}{4}$ of said Section 33 for 127.42 feet; thence turning an angle of 69°02' from east to southeast and running southeast for 14.99 feet to the True Point of Beginning.

Containing 1784 square feet.

| | |
|-----------------------------|----------------------|
| To: Dubuque Packing Company | \$ 936.60 |
| All other condemnees | <u> .00</u> |

| | |
|-------------|-----------|
| TOTAL AWARD | \$ 936.60 |
|-------------|-----------|

Also a particular part of the above described permanent easement for construction of a permanent bridge pier described as follows:

Commencing at a point 183.33 feet west of the South Quarter corner of said Section 33 and on the south line of SW $\frac{1}{4}$ of said Section 33; thence turning an angle of 69°00' from west to northwest and running northwest for 17.14 feet to the True Point of Beginning; thence west on a line 16.00 feet north of and parallel with the south line of said SW $\frac{1}{4}$ of Section 33 for 8.71 feet; thence turning an angle of 21°00' from east to northeast and running northeast for 8.13 feet; thence turning an angle of 90°00' to the right and running southeast for 3.12 feet to the True Point of Beginning.

Containing 13 square feet.

To: Dubuque Packing Company
All other condemnees

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\$ 6.83
.00

TOTAL AWARD

\$ 6.83

Temporary Construction Easement to be acquired:

That part of Sub Lot 4 in Tax Lot 10 in the Southeast Quarter (SE $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 15 North, Range 13 East of the 6th P.M., in the City of South Omaha, now the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at a point 154.39 feet (shown by deed as 154.43 feet) west of the South Quarter of said Section 33 and on the south line of SW $\frac{1}{4}$ of said Section 33; thence turning an angle of 69°02' from west to northwest and running northwest for 32.13 feet to the True Point of Beginning; thence west on a line 30.00 feet north of and parallel with the south line of the SW $\frac{1}{4}$ of said Section 33 for 127.42 feet; thence turning an angle of 69°02' from west to northwest and running northwest for 42.84 feet; thence east on a line 70.00 feet north of and parallel with the south line of the SW $\frac{1}{4}$ of said Section 33 for 127.42 feet; thence turning an angle of 69°02' from east to southeast and running southeast for 42.84 feet to the True Point of Beginning.

Containing 5097 square feet.

To: Dubuque Packing Company
All other condemnees

\$ 535.19
.00

TOTAL AWARD

\$ 535.19

TRACT 8

Permanent Easement to be acquired:

A part of a tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 15 North, Range 13 East of the 6th P.M., and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 14 North, Range 13 East of the 6th P.M., and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 14 North, Range 13 East of the 6th P.M., also being a part of Sub-Lot 4, in Tax Lot 10, City of Omaha, Douglas County, Nebraska, more fully described as follows:

Beginning at a point 154.39 feet (shown by deed as 154.4 feet) west of the northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4 and on the north line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4; thence turning an angle of 69°02' from east to southeast and running southeast for 42.84 feet; thence west on a line 40.00 feet south of and parallel with the north line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4 for 127.42 feet (shown by Deed as 127.35 feet); thence turning an angle of 69°02' from west to northwest and running northwest for 59.98 feet; thence east on a line 16.00 feet north of and parallel with the south line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33 for 127.42 feet; thence turning an angle of 69°02' from east to southeast and running southeast for 17.14 feet to the point of beginning.

Containing 6520 square feet.

| | | |
|-----------------------------|-------------------|-------------|
| To: Dubuque Packing Company | BOOK 677 PAGE 515 | \$ 3,423.00 |
| All other condemnees | | <u>.00</u> |

TOTAL AWARD \$ 3,423.00

Also a particular part of the above described permanent easement for construction of a permanent bridge pier, described as follows:

Beginning at a point 183.33 feet west of the South Quarter corner of said Section 33 and on the south line of the SW $\frac{1}{4}$ of said Section 33; thence turning an angle of 69°00' from east to southeast and running southeast for 16.74 feet; thence turning an angle of 90°00' to the right and running southwest for 17.00 feet; thence turning an angle of 90°00' to the right and running northwest for 37.00 feet; thence turning an angle of 90°00' to the right and running Northeast for 8.87 feet; thence turning a deflection angle of 21°00' to the right and running east on a line 16.00 feet north of and parallel with the south line of SW $\frac{1}{4}$ of said Sections 33 for 8.71 feet; thence turning an angle of 69°00' from east to southeast and running southeast for 17.14 feet to the point of beginning.

Containing 616 square feet.

| | |
|-----------------------------|------------|
| To: Dubuque Packing Company | \$ 323.40 |
| All other condemnees | <u>.00</u> |

TOTAL AWARD \$ 323.40

Temporary Construction Easement to be acquired:

A part of a tract land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 15 North, Range 13 East of the 6th P.M., and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 14 North, Range 13 East of the 6th P.M., and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 14 North, Range 13 East of the 6th P.M., also being a part of Sub-Lot 4 in tax Lot 10, City of Omaha, Douglas County, Nebraska, more fully described as follows:

Commencing at a point of 154.39 feet (shown by deed as 154.4 feet) west of the northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4 and on the north line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4; thence turning an angle of 69°02' from east to southeast and running southeast for 42.84 feet to the Point of Beginning; thence continuing southeast on the last described course for 32.13 feet; thence west on a line 70.00 feet south of and parallel with the north line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 4 for 127.42 feet; thence turning an angle of 69°02' from west to northwest and running northwest for 32.13 feet; thence east on a line 40.00 feet south of and parallel with the north line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4 for 127.42 feet to the Point of Beginning.

Containing 3823 square feet.

| | |
|-----------------------------|------------|
| To: Dubuque Packing Company | \$ 401.42 |
| All other condemnees | <u>.00</u> |

TOTAL AWARD \$ 401.42

Property to be acquired in fee subject to mineral rights:

A tract of land located in Block 261, City of Omaha, formerly South Omaha, Douglas County, Nebraska, more fully described as follows:

Beginning at the northwest corner of said Block 261; thence N89°59'37"E along the south right-of-way line of "F" Street for 263.71 feet, (by deed 263.98 feet); thence S8°25'21"W for 32.35 feet; thence S89°59'37"W on a line 32.00 feet south of and parallel with the south right-of-way line of "F" Street for 76.74 feet; thence N0°00'23"W for 10.00 feet; thence S89°59'37"W on a line 22.00 feet south of and parallel with the south right-of-way line of "F" Street for 185.55 feet; thence N8°35'07"E on the east right-of-way line of Dahlman Avenue for 22.25 feet to the point of beginning.

Containing 6577 square feet.

Note: The north line of Block 261 is assumed to bear N89°59'37"E for this description.

| | |
|---------------------------------|---------------|
| To: All condemnees named herein | <u>\$.00</u> |
| TOTAL AWARD | \$.00 |

Temporary Construction Easement to be acquired:

A tract of land located in Block 261, City of Omaha, formerly South Omaha, Douglas County, Nebraska, more fully described as follows:

Commencing at the northwest corner of said Block 261; thence S8°35'07"W on the east right-of-way line of Dahlman Avenue for 22.25 feet to the point of beginning; thence N 89°59'37"E on E on a line 22.00 feet south of and parallel with the south right-of-way line of "F" Street for 185.55 feet; thence 50°00'23"E for 10.00 feet; thence N89°59'37" E on a line for 32.00 feet south of and parallel with the south right-of-way line of "F" Street for 76.74 feet; thence S8°25'21"W for 10.11 feet; thence S89°59'37"W on a line 42.00 feet south of and parallel with the south right-of-way line of "F" Street for 15.26 feet; thence N81°28'32"W for 101.12 feet; thence S89°59'37"W on a line 27.00 feet south of and parallel with the south right-of-way line at "F" Street for 147.31 feet; thence N8°35'07"E for 5.06 feet to the point of beginning.

Containing 1540 square feet.

| | |
|---------------------------------|---------------|
| To: All condemnees named herein | <u>\$.00</u> |
| TOTAL AWARD | \$.00 |

| | |
|-----------------------------|-------------|
| To: Dubuque Packing Company | \$ 5,626.44 |
| All other condemnees | <u>.00</u> |

GRAND TOTAL \$ 5,626.44

THEREFORE, the undersigned appraisers do hereby find and assess the damages, as indicated in paragraph III, that will be suffered by reason of the taking of the real estate by the Condemner, and said appraisers hereby submit this report as required by the laws of the State of Nebraska.

Robert C. M. Brown

Ilona M. M. M. M.

Paul K. K. K. K.

Filed: September 16th, 1982.

COUNTY COURT
DOUGLAS COUNTY
DEAN HADORN, CLERK
OMAHA, NEBR.

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STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } ss.

I, Dean Hadorn, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of.....

"REPORT OF APPRAISERS" in re:

CITY OF OMAHA, A Municipal Corporation, Condemner

-VS-

DOUGLAS COUNTY, et al, Condemnees

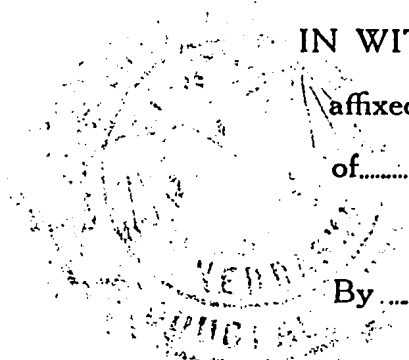
in the matter of--- Condemnation Docket C5 - Page 99

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 17th day of September, A. D. 19 82

DEAN HADORN, Clerk of the County Court

By Dean Hadorn
Deputy



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C. HADORN
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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