



BK 0939 PG 099



MISC 1990 17672

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INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA ) Docket C6 Page 53 Case \_\_\_\_\_  
 DEPARTMENT OF ROADS, )  
 )  
 Condemner, )  
 )  
 v. ) RETURN OF  
 ) APPRAISERS  
 FATHER FLANAGAN'S BOYS' HOME, A )  
 Nebraska Corporation, Owner; )  
 )  
 Condemnees. )

TO THE 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 R. Newsome, ~~Sheriff~~ or Deputy Sheriff of Douglas County, Nebraska, on the 23rd day of July, 1990, 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 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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BK 939 N 23-15-11KP ✓  
99-129 N 13-15-11KP ✓  
 OF MISC COMP CF F/B 6160000  
 FEE 156 50  
 DEL VK MC 82

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 GEORGE J. BULEWICZ  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

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

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OWNER: FATHER FLANAGAN'S BOYS' HOME, A NEBRASKA CORPORATION

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2652.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 05 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 545.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHEASTERLY DEFLECTING 124 DEGREES, 00 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 713.54 FEET; THENCE EASTERLY DEFLECTING 027 DEGREES, 34 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 352.28 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 31 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 42 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 1004.99 FEET; THENCE SOUTHEASTERLY DEFLECTING 020 DEGREES, 51 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 212.43 FEET; THENCE SOUTHEASTERLY DEFLECTING 030 DEGREES, 09 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 83.75 FEET; THENCE SOUTHERLY DEFLECTING 033 DEGREES, 15 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 780.00 FEET; THENCE SOUTHERLY DEFLECTING 009 DEGREES, 27 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 91.24 FEET; THENCE SOUTHERLY DEFLECTING 008 DEGREES, 50 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 460.03 FEET; THENCE SOUTHERLY DEFLECTING 010 DEGREES, 40 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 355.45 FEET TO A POINT ON THE WESTERLY 144TH STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 079 DEGREES, 57 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 2050.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 15.31 ACRES, MORE OR LESS, WHICH INCLUDES 5.16 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2652.55 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 05 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 545.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY DEFLECTING 124 DEGREES, 00 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 713.54 FEET; THENCE EASTERLY DEFLECTING 027 DEGREES, 34 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 352.28 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 31 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 42 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 1004.99 FEET; THENCE SOUTHEASTERLY DEFLECTING 020 DEGREES, 51 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 212.43 FEET; THENCE SOUTHEASTERLY DEFLECTING 030 DEGREES, 09 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 83.75 FEET; THENCE SOUTHERLY DEFLECTING 033 DEGREES, 15 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 780.00 FEET; THENCE SOUTHERLY DEFLECTING 009 DEGREES, 27 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 91.24 FEET; THENCE SOUTHERLY DEFLECTING 008 DEGREES, 50 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 60.00 FEET TO THE POINT OF TERMINATION; EXCEPT OVER ONE UNRESTRICTED ACCESS NOT TO EXCEED 40 FEET IN WIDTH, LOCATED ON A EXTENDED LINE OF THE CENTERLINE OF RELOCATED 150TH STREET FOR INGRESS OR EGRESS TO 150TH STREET AND WYCLIFFE DRIVE EXCEPT, OVER ONE UNRESTRICTED ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED 465.00 FEET FROM THE NORTH LINE OF QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF 144TH STREET. EXCEPT, OVER ONE RESTRICTED ACCESS(ES). SUCH ACCESS IS TO BE PERMITTED ONLY IF IT DOES NOT EXCEED 40 FEET IN WIDTH, AND ONLY SO LONG AS TRAFFIC UPON SUCH ACCESS(ES) DOES NOT EXCEED 10 VEHICLE MOVEMENTS PER HOUR AS DETERMINED BY THE DEPARTMENT OF ROADS IN ACCORDANCE WITH THE PROCEDURES INDICATED BELOW. THE CENTERLINE(S) OF THE ACCESS(ES) (IS, ARE) LOCATED 1027.00 FEET FROM THE NORTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF 144TH STREET.

FOR THE PURPOSE OF THIS INSTRUMENT, THE 10 VEHICLE MOVEMENTS PER HOUR WILL BE MEASURED AND DETERMINED BY THE FOLLOWING PROCEDURE: UPON ITS OWN DETERMINATION OR WHENEVER TRAFFIC CONGESTION OCCURS AT A RESTRICTED ACCESS, THE DEPARTMENT MAY MAKE A TRAFFIC COUNT, SUCH COUNT TO BE FOR A MINIMUM 8-HOUR PERIOD DURING THE HOURS OF 7 AM TO 9 AM, 10 AM TO 1 PM, 3 PM TO 6 PM, AND, IN ADDITION, FOR ANY OTHER PEAK HOURS PECULIAR TO THE HIGHWAY. THE AVERAGE HOURLY TRAFFIC WILL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF VEHICLE MOVEMENTS RECORDED DURING THE TIME PERIODS BY THE LENGTH OF THE TIME PERIODS IN HOURS. IN THE EVENT ANY OF THE PEAK HOUR VEHICLE COUNTS EXCEEDS THE AVERAGE BY A FACTOR OF 1.5, THE HIGHER FIGURE MAY BE USED TO DETERMINE THE NUMBER OF VEHICLE MOVEMENTS FOR THE ACCESS POINT.

PROVIDED THAT SHOULD THE CONDEMNEE(S) OR HIS SUCCESSORS IN TITLE FAIL AND REFUSE TO KEEP OR PERFORM THE PROVISIONS LIMITING TRAFFIC IN SUCH ACCESS TO 10 VEHICLE MOVEMENTS PER HOUR, BY EXCEEDING THIS AMOUNT ON FIVE OR MORE SEPARATE OCCASIONS WITHIN A CONTINUOUS 90 DAY PERIOD, HE, OR HIS SUCCESSORS IN TITLE, WILL BE CONSIDERED IN VIOLATION OF THE TERMS OF THIS INSTRUMENT AND SUBJECT TO APPROPRIATE PROCEEDINGS AT LAW

OR IN EQUITY FOR ITS ENFORCEMENT.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS 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 THE CONDEMNEE AND/OR ITS 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 BUILDING REMOVAL PURPOSES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 880.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 80.00 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 90.00 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 80.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.17 ACRES, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 1300.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 90.65 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 109.35 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 100.00 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 108.26 FEET; THENCE NORTHERLY DEFLECTING 089 DEGREES, 22 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.25 ACRES, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR SHAPING PURPOSES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH

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PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 2100.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 12.00 FEET; THENCE NORTHERLY DEFLECTING 080 DEGREES, 32 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 304.14 FEET; THENCE NORTHERLY DEFLECTING 009 DEGREES, 27 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 100.00 FEET; THENCE SOUTHERLY DEFLECTING 169 DEGREES, 57 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 355.45 FEET; THENCE SOUTHERLY DEFLECTING 010 DEGREES, 02 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.15 ACRES, 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-6-7 (1029), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

AND ALSO;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2634.67 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 47 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 120.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 093 DEGREES, 48 MINUTES, 29 SECONDS RIGHT, A DISTANCE OF 797.81 FEET; THENCE WESTERLY DEFLECTING 003 DEGREES, 35 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 250.00 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 18 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 601.50 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 46 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 346.54 FEET; THENCE SOUTHWESTERLY DEFLECTING 027 DEGREES, 58 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 391.23 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 09 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 186.29 FEET; THENCE SOUTHERLY DEFLECTING 061 DEGREES, 13 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 197.29 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 57 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 410.49 FEET; THENCE SOUTHERLY DEFLECTING 002 DEGREES, 18 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 240.01 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 28 MINUTES, 39

SECONDS LEFT, A DISTANCE OF 200.00 FEET; THENCE SOUTHERLY DEFLECTING 004 DEGREES, 53 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 351.28 FEET TO A POINT ON THE EASTERLY 144TH STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 085 DEGREES, 06 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 1750.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 10.65 ACRES, MORE OR LESS, WHICH INCLUDES 4.90 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2634.67 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 47 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 240.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY DEFLECTING 058 DEGREES, 08 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 131.82 FEET TO THE POINT OF TERMINATION; THENCE WESTERLY DEFLECTING 032 DEGREES, 04 MINUTES, 33 SECONDS RIGHT, A DISTANCE OF 75.00 FEET TO THE POINT OF RESUMPTION; THENCE WESTERLY DEFLECTING 015 DEGREES, 26 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 788.48 FEET; THENCE WESTERLY DEFLECTING 017 DEGREES, 04 MINUTES, 24 SECONDS LEFT, A DISTANCE OF 500.20 FEET; THENCE WESTERLY DEFLECTING 004 DEGREES, 40 MINUTES, 44 SECONDS LEFT, A DISTANCE OF 199.07 FEET; THENCE WESTERLY DEFLECTING 008 DEGREES, 46 MINUTES, 48 SECONDS RIGHT, A DISTANCE OF 346.54 FEET; THENCE SOUTHWESTERLY DEFLECTING 027 DEGREES, 58 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 391.23 FEET; THENCE WESTERLY DEFLECTING 005 DEGREES, 09 MINUTES, 06 SECONDS RIGHT, A DISTANCE OF 186.29 FEET; THENCE SOUTHERLY DEFLECTING 061 DEGREES, 13 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 197.29 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 57 MINUTES, 12 SECONDS LEFT, A DISTANCE OF 410.49 FEET; THENCE SOUTHERLY DEFLECTING 002 DEGREES, 18 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 240.01 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 28 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 100.00 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 465.00 FEET FROM THE NORTH LINE OF QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF 144TH STREET.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS 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 THE CONDEMNEE AND/OR ITS 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 SHAPING PURPOSES, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS 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 SOUTHERLY A DISTANCE OF 2100.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY 144TH STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 30.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 700.00 FEET; THENCE SOUTHERLY DEFLECTING 175 DEGREES, 06 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 351.28 FEET; THENCE SOUTHERLY DEFLECTING 004 DEGREES, 53 MINUTES, 57 SECONDS LEFT, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.36 ACRES, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS 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 SOUTHERLY A DISTANCE OF 1300.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 63.00 FEET TO A POINT ON THE EASTERLY 144TH STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 47.00 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 100.00 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 47.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR SHAPING PURPOSES, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS 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 SOUTHERLY A DISTANCE OF 550.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT,



A DISTANCE OF 410.00 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 20.00 FEET; THENCE NORTHERLY DEFLECTING 092 DEGREES, 47 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 410.49 FEET TO THE POINT OF BEGINNING CONTAINING 0.09 ACRES, 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-6-7 (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.

AND ALSO;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2637.62 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 13 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 120.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 095 DEGREES, 27 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 606.71 FEET TO A POINT ON THE SOUTHERLY EXISTING WEST DODGE STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 005 DEGREES, 40 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 248.91 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 22 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 179.35 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 09 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 120.57 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 40 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 705.13 FEET; THENCE EASTERLY DEFLECTING 014 DEGREES, 16 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 308.06 FEET; THENCE SOUTHEASTERLY DEFLECTING 022 DEGREES, 14 MINUTES, 46 SECONDS RIGHT, A DISTANCE OF 423.14 FEET; THENCE SOUTHERLY DEFLECTING 052 DEGREES, 46 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 395.15 FEET; THENCE SOUTHERLY DEFLECTING 004 DEGREES, 24 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 503.02 FEET; THENCE SOUTHERLY DEFLECTING 006 DEGREES, 16 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE SOUTHERLY DEFLECTING 001 DEGREES, 25 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 600.19 FEET; THENCE SOUTHERLY DEFLECTING 010 DEGREES, 58 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 102.39 FEET TO A POINT ON THE WESTERLY 132ND STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 077 DEGREES, 35 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 2400.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING

11.99 ACRES, MORE OR LESS, WHICH INCLUDES 5.48 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2637.62 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 13 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 240.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 106 DEGREES, 23 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 629.56 FEET TO A POINT ON THE SOUTHERLY EXISTING WEST DODGE STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 016 DEGREES, 36 MINUTES, 49 SECONDS RIGHT, A DISTANCE OF 248.91 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 22 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 179.35 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 09 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 120.57 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 40 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 705.13 FEET; THENCE EASTERLY DEFLECTING 014 DEGREES, 16 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 308.06 FEET; THENCE SOUTHEASTERLY DEFLECTING 022 DEGREES, 14 MINUTES, 46 SECONDS RIGHT, A DISTANCE OF 423.14 FEET; THENCE SOUTHERLY DEFLECTING 052 DEGREES, 46 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 395.15 FEET; THENCE SOUTHERLY DEFLECTING 004 DEGREES, 24 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 94.57 FEET TO THE POINT OF TERMINATION;

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS 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 THE CONDEMNEE AND/OR ITS 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 SHAPING PURPOSES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2637.62 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 13 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 120.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 095 DEGREES, 27 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 606.71 FEET TO A POINT ON THE SOUTHERLY EXISTING WEST DODGE RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

THENCE EASTERLY DEFLECTING 005 DEGREES, 40 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 248.91 FEET ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 006 DEGREES, 22 MINUTES, 27 SECONDS RIGHT, A DISTANCE OF 179.35 FEET; THENCE WESTERLY DEFLECTING 174 DEGREES, 51 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 178.51 FEET; THENCE WESTERLY DEFLECTING 001 DEGREES, 57 MINUTES, 11 SECONDS RIGHT, A DISTANCE OF 199.00 FEET; THENCE WESTERLY DEFLECTING 010 DEGREES, 29 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 117.98 FEET; THENCE EASTERLY DEFLECTING 170 DEGREES, 41 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 69.95 FEET TO THE POINT OF BEGINNING CONTAINING 0.10 ACRES, 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-6-7 (1027), 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.

AND ALSO;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2634.67 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 07 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 195.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 094 DEGREES, 31 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 1048.83 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 57 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 1106.05 FEET; THENCE NORTHWESTERLY DEFLECTING 023 DEGREES, 02 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 385.58 FEET; THENCE NORTHERLY DEFLECTING 047 DEGREES, 03 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 266.30 FEET; THENCE NORTHERLY DEFLECTING 018 DEGREES, 48 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 360.31 FEET; THENCE NORTHEASTERLY DEFLECTING 024 DEGREES, 10 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 111.80 FEET; THENCE NORTHERLY DEFLECTING 038 DEGREES, 11 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 347.13 FEET; THENCE NORTHERLY DEFLECTING 011 DEGREES, 38 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE NORTHERLY DEFLECTING 015 DEGREES, 06 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 103.58 FEET TO A POINT ON THE EASTERLY 144TH STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 074 DEGREES, 53 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 1900.00 FEET TO THE POINT OF BEGINNING CONTAINING 13.26 ACRES, MORE OR LESS, WHICH INCLUDES 5.03

ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 2634.67 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 07 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 400.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 050 DEGREES, 34 MINUTES, 40 SECONDS LEFT, A DISTANCE OF 142.09 FEET TO THE POINT OF TERMINATION; THENCE WESTERLY DEFLECTING 039 DEGREES, 18 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 75.00 FEET TO THE POINT OF RESUMPTION; THENCE SOUTHWESTERLY DEFLECTING 059 DEGREES, 02 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 116.62 FEET; THENCE WESTERLY DEFLECTING 043 DEGREES, 55 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 517.90 FEET; THENCE WESTERLY DEFLECTING 004 DEGREES, 04 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 423.53 FEET; THENCE WESTERLY DEFLECTING 022 DEGREES, 30 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 1005.88 FEET; THENCE NORTHWESTERLY DEFLECTING 023 DEGREES, 02 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 385.58 FEET; THENCE NORTHERLY DEFLECTING 047 DEGREES, 03 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 266.30 FEET; THENCE NORTHERLY DEFLECTING 018 DEGREES, 48 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 220.19 FEET TO THE POINT OF TERMINATION;

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS 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 THE CONDEMNEE AND/OR ITS 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 DRIVE PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 1900.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 33.00 FEET TO A POINT ON THE EASTERLY 144TH STREET RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 074 DEGREES, 53 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 103.58 FEET; THENCE SOUTHERLY DEFLECTING 015 DEGREES, 06 MINUTES, 34 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE SOUTHERLY DEFLECTING 011 DEGREES, 38 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 347.13 FEET; THENCE

SOUTHWESTERLY DEFLECTING 038 DEGREES, 11 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 16.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 95.03 FEET; THENCE SOUTHERLY DEFLECTING 024 DEGREES, 10 MINUTES, 45 SECONDS LEFT, A DISTANCE OF 140.12 FEET; THENCE NORTHEASTERLY DEFLECTING 128 DEGREES, 52 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 75.67 FEET; THENCE NORTHEASTERLY DEFLECTING 029 DEGREES, 03 MINUTES, 53 SECONDS LEFT, A DISTANCE OF 120.83 FEET; THENCE NORTHWESTERLY DEFLECTING 066 DEGREES, 12 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 93.84 FEET TO THE POINT OF BEGINNING CONTAINING 0.31 ACRES, 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-6-7 (1027), 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.

AND ALSO;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2637.62 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 195.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 092 DEGREES, 22 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 254.83 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 34 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 334.70 FEET; THENCE EASTERLY DEFLECTING 025 DEGREES, 20 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 287.81 FEET; THENCE EASTERLY DEFLECTING 014 DEGREES, 40 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 96.24 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 30 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 405.20 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 47 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 298.18 FEET; THENCE EASTERLY DEFLECTING 008 DEGREES, 12 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 203.96 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 35 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 301.50 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 43 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 316.23 FEET; THENCE NORTHEASTERLY DEFLECTING 039 DEGREES, 47 MINUTES, 11 SECONDS LEFT, A DISTANCE OF 146.78 FEET; THENCE NORTHERLY DEFLECTING 031 DEGREES, 53 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 120.00 FEET; THENCE NORTHERLY DEFLECTING 010 DEGREES, 39 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 183.16 FEET TO A POINT ON THE WESTERLY 132ND STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 079 DEGREES, 27 MINUTES,

33 SECONDS RIGHT, A DISTANCE OF 71.12 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 52 SECONDS RIGHT, A DISTANCE OF 699.85 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 10.65 ACRES, MORE OR LESS, WHICH INCLUDES 4.68 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2637.62 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 400.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 101 DEGREES, 13 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 259.95 FEET; THENCE SOUTHEASTERLY DEFLECTING 019 DEGREES, 17 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 336.15 FEET; THENCE EASTERLY DEFLECTING 027 DEGREES, 12 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 413.75 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 30 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 405.20 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 47 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 298.18 FEET; THENCE EASTERLY DEFLECTING 008 DEGREES, 12 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 203.96 FEET; THENCE EASTERLY DEFLECTING 005 DEGREES, 35 MINUTES, 58 SECONDS RIGHT, A DISTANCE OF 301.50 FEET; THENCE EASTERLY DEFLECTING 012 DEGREES, 43 MINUTES, 28 SECONDS LEFT, A DISTANCE OF 316.23 FEET; THENCE NORTHEASTERLY DEFLECTING 039 DEGREES, 47 MINUTES, 11 SECONDS LEFT, A DISTANCE OF 146.78 FEET; THENCE NORTHERLY DEFLECTING 031 DEGREES, 53 MINUTES, 51 SECONDS LEFT, A DISTANCE OF 120.00 FEET; THENCE NORTHERLY DEFLECTING 010 DEGREES, 39 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 183.16 FEET TO A POINT ON THE WESTERLY 132ND STREET RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 009 DEGREES, 42 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 256.21 FEET; THENCE NORTHERLY DEFLECTING 000 DEGREES, 57 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 43.85 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION;

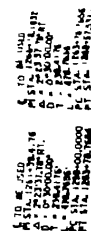
ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS 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 BORROW AND DRIVE PURPOSES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 11 EAST OF

THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS 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 NORTHERLY A DISTANCE OF 699.85 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 089 DEGREES, 52 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 71.12 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 07 MINUTES, 07 SECONDS LEFT, A DISTANCE OF 828.88 FEET; THENCE NORTHERLY DEFLECTING 089 DEGREES, 59 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 400.00 FEET; THENCE NORTHEASTERLY DEFLECTING 039 DEGREES, 48 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 781.02 FEET; THENCE EASTERLY DEFLECTING 050 DEGREES, 11 MINUTES, 40 SECONDS RIGHT, A DISTANCE OF 349.88 FEET TO A POINT ON THE WESTERLY 132ND STREET RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 115.42 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 57 MINUTES, 16 SECONDS RIGHT, A DISTANCE OF 252.88 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 57 MINUTES, 17 SECONDS RIGHT, A DISTANCE OF 375.77 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 57 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 256.21 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 15.85 ACRES, 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-6-7 (1027), 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.

[illegible]





157-10 - 100

02-1873

**WILLIAM A. B. C. C.**

0001-0000

25.70.08

$$\frac{400000 - 57500}{1.10} = 300000 \text{ C.A.}$$
TEMP. (A.M.) FOR  
SUNNY

100

2.17 - 09-02-2016

**2100**

**W. J. D. W.**

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**PAGE FOUR**

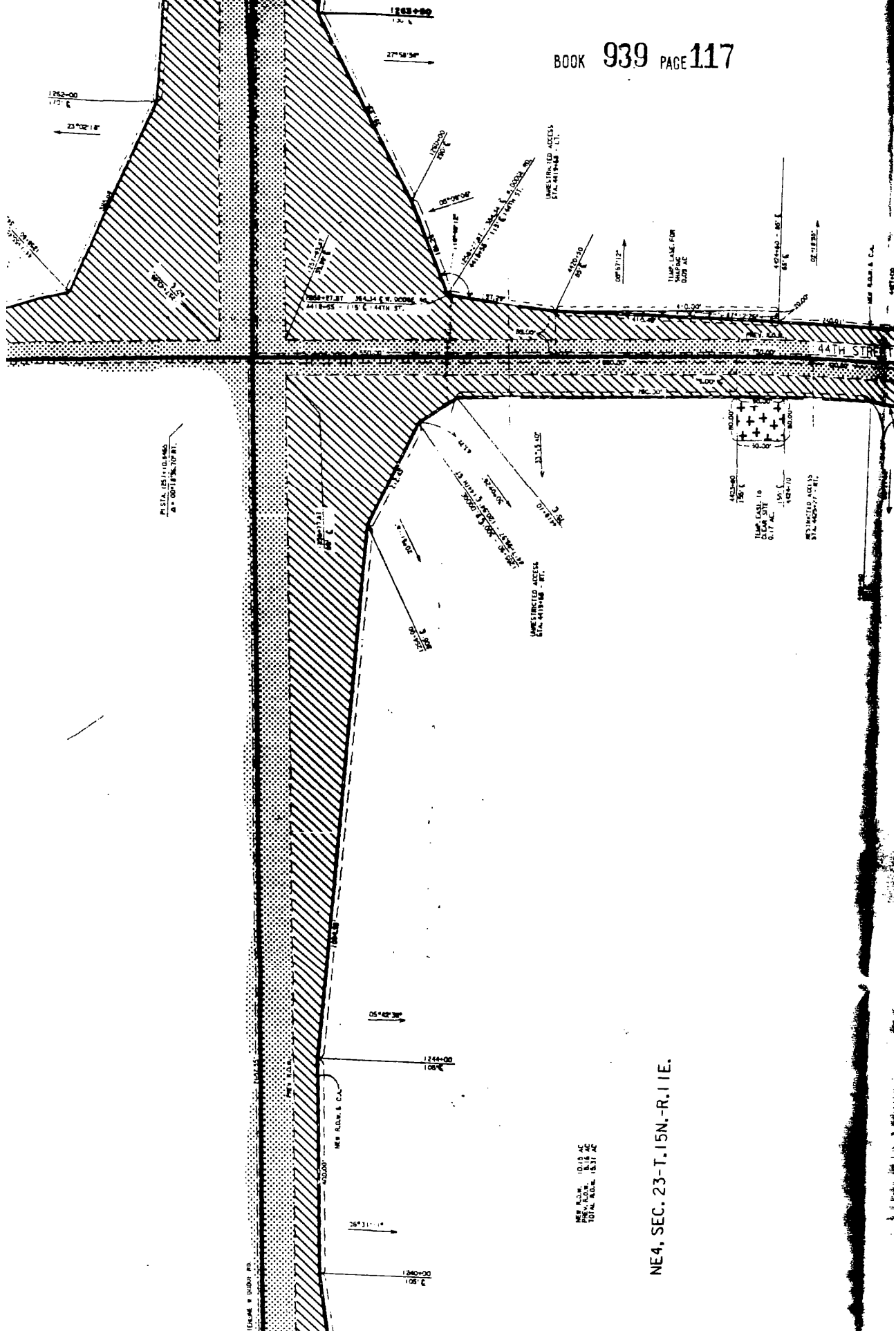
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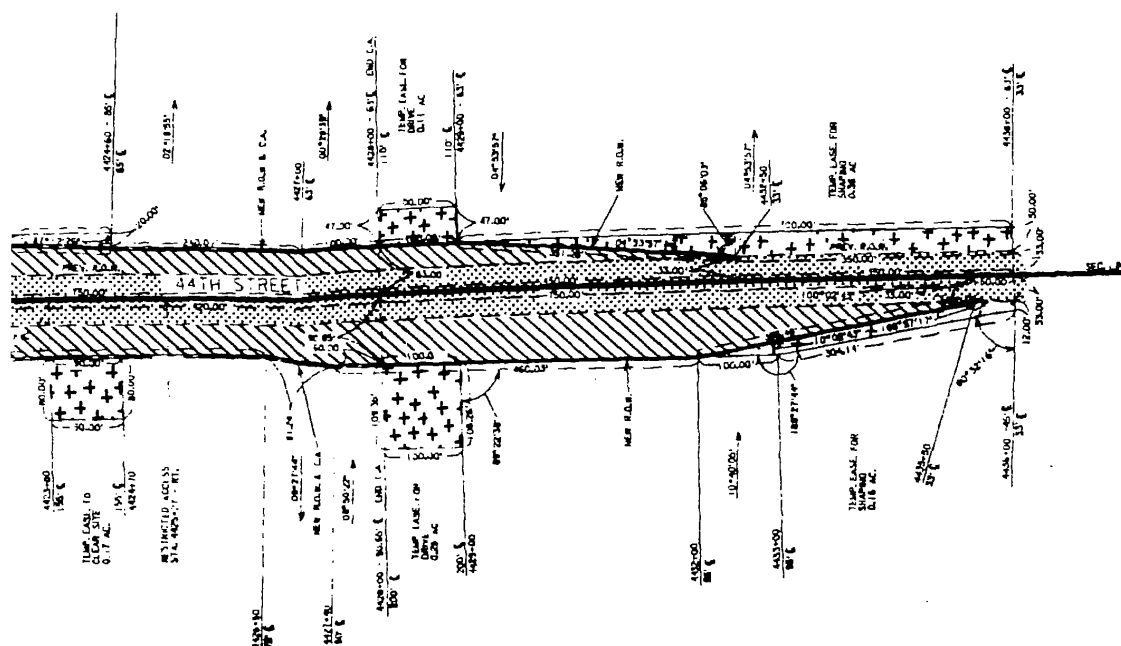
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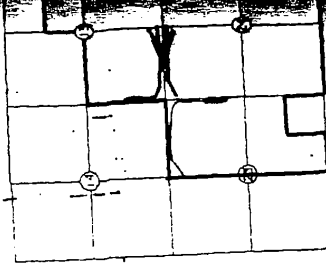
BOOK 939 PAGE 116





NE4, SEC. 23-T.15N.-R.11E.





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

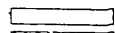
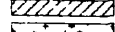
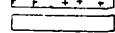


BOOK 939 PAGE 119

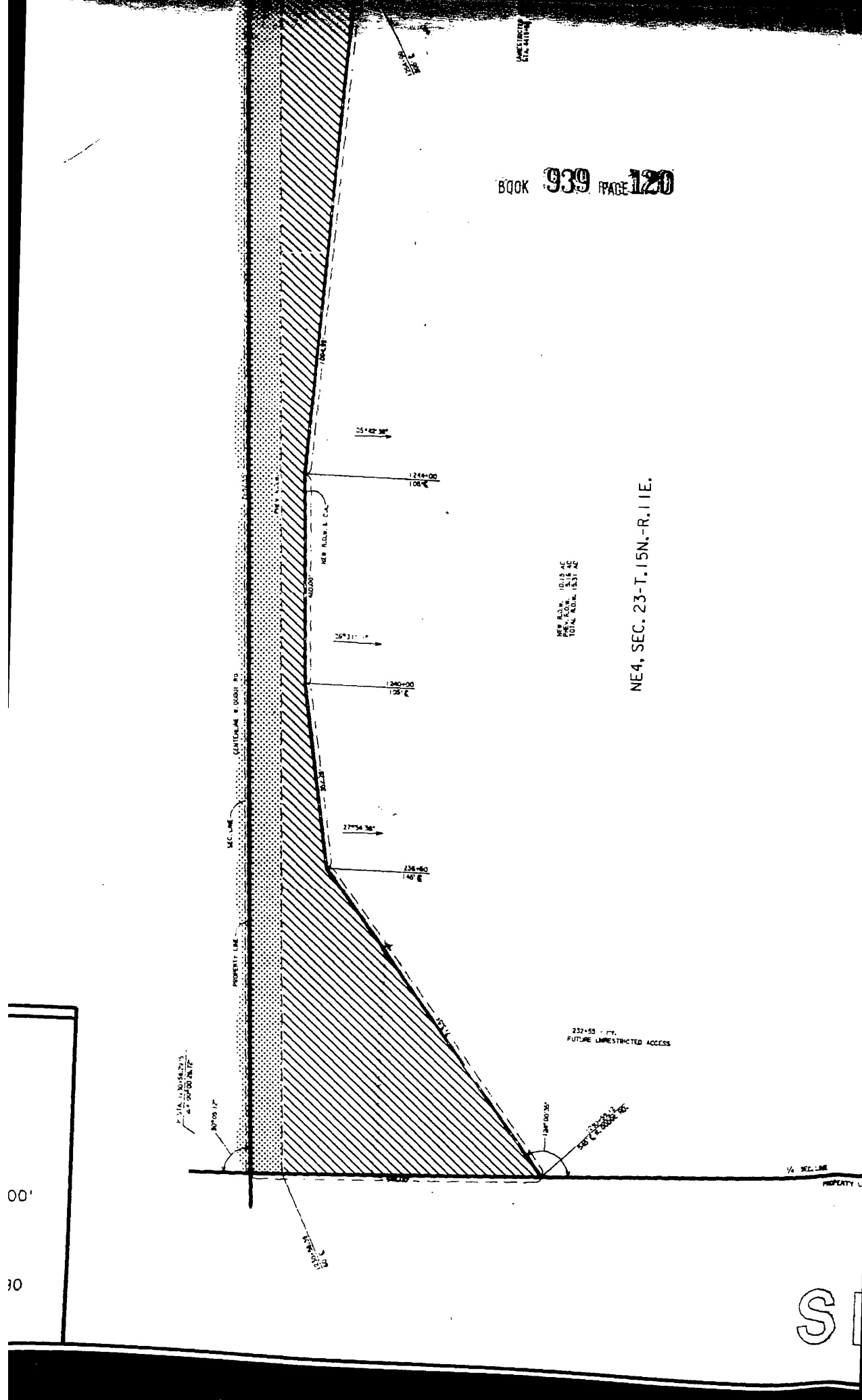
PLAT SHOWING  
**RIGHT OF WAY**  
TO BE ACQUIRED FROM LAND OWNED BY  
FATHER FLANAGAN'S BOYS' HOME, A NEBRASKA CORPORATION

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

TRACT NO. 15  
LOCATION 126TH to 162ND W. DODGE RD.  
PROJECT NO. F-6-7(134)  
CONTROL NO. 21212

SCALE 1" = 200  
DRAWN BY B.G. 06/19/90  
CHECKED BY R.B. 06/19/90  
COMPUTED BY  
WRITTEN BY  
CHECKED BY

PREV. R.O.W.  36.61 AC  
NEW R.O.W.  17.39 AC  
TEMP. EASE.   
PERM. EASE.   
CONTROLLED ACCESS 



NE 1/4, SEC. 23-T.15N.-R.11E.

S

BOOK 939 PAGE 121

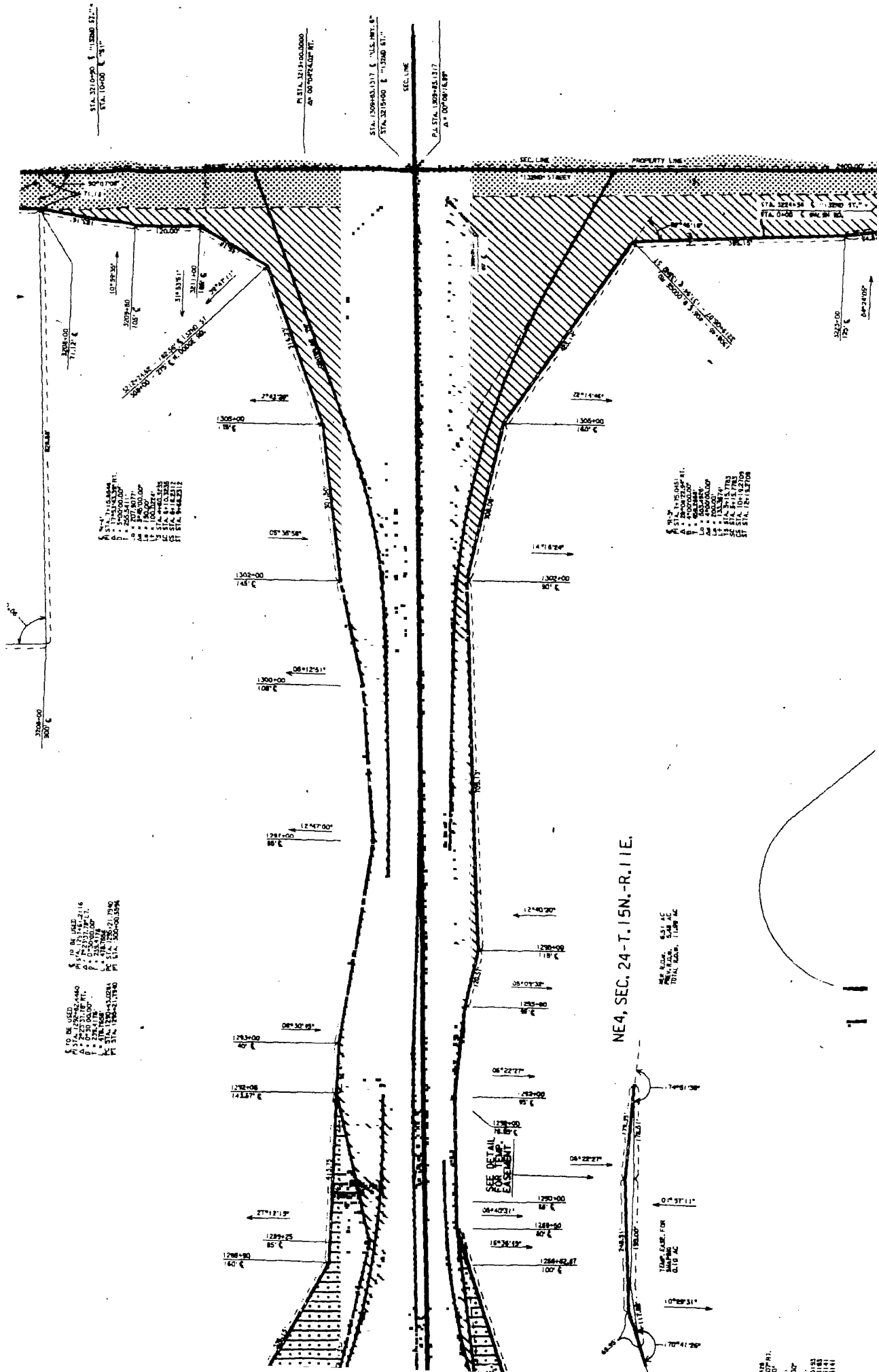
1/4 SEC. LINE

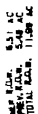
PROPERTY LINE

SHEET 1 OF 2

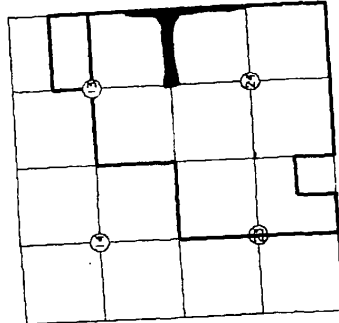








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SE 1/4, SEC. 13, T. 15N., R. 11E.,  
DODGE COUNTY

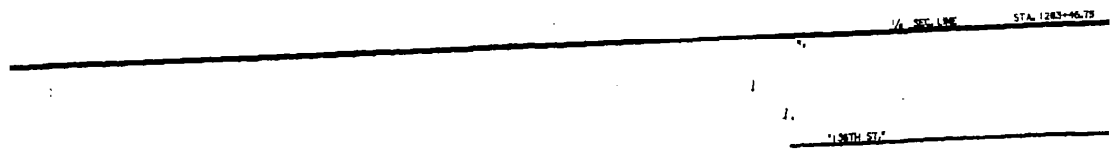
SE 1/4, SEC. 13-T. 15N.-R. 11E.

NEW R.O.W. 137 AC  
PREV. R.O.W. 137 AC  
TOTAL R.O.W. 274 AC

TO BE USED  
FOR THE  
NEW R.O.W.  
137 AC  
PREV. R.O.W.  
137 AC  
TOTAL R.O.W.  
274 AC

BOOK 939 PAGE 125

TO BE USED  
FOR THE  
NEW R.O.W.  
137 AC  
PREV. R.O.W.  
137 AC  
TOTAL R.O.W.  
274 AC



PLAT SHOWING  
**RIGHT OF WAY**  
TO BE ACQUIRED FROM LAND OWNED BY  
FATHER FLANAGAN'S BOYS' HOME, A NEBRASKA CORPORATION

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

TRACT NO. 15  
LOCATION 126TH to 162ND W. DODGE RD.  
PROJECT NO. F-6-7(134)  
CONTROL NO. 2122

SCALE 1" = 200'  
DRAWN BY B.G. 06/19/90  
CHECKED BY R.B. 06/19/90  
COMPUTED BY J.B.M. 06/19/90  
WRITTEN BY J.B.M. 06/19/90  
CHECKED BY J.B.M. 06/19/90

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

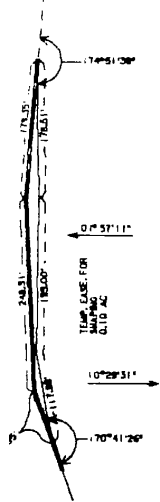
36.61 AC  
17.39 AC



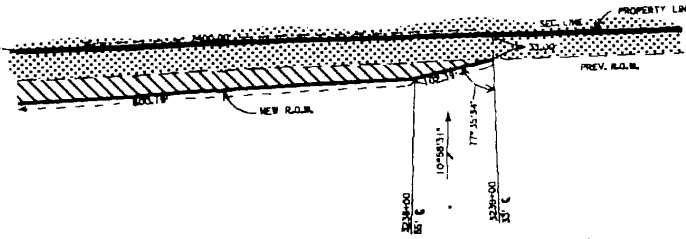


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NEW R.O.W. 53.1 AC  
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BOOK 939 PAGE 127

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 15 \$2,847,270.<sup>00</sup>

Award to be distributed as follows:

To: Father Flanagan's Boys' Home, \$2,847,270.<sup>00</sup>  
A Nebraska Corporation, Owner;

All of which is hereby respectfully submitted.

Dated this 21<sup>ST</sup> day of September, A.D. 1990.

Robert E. Wear  
Thomas M. Whiston  
and [Signature]  
Appraisers

Filed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1990.  
(SEAL)

\_\_\_\_\_  
County Judge

FILED  
COUNTY COURT  
PROBATE DIVISION

SEP 23 1990

DOUGLAS COUNTY, NEBRASKA

## CERTIFICATE

Douglas County Court, Probate Division  
17th & Farnam Streets, 3-West, Omaha, NE 68183 (402) 444-7152

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

BOOK 939 PAGE 129

I, Janet Langle Registrar, ~~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, in re:  
STATE OF NEBRASKA, DEPARTMENT OF ROADS, Condemner, vs.  
FATHER FLANAGAN's BOYS' HOME, Condemnees  
on file and of record in the Douglas County Court, entitled: In the  
Matter of Condemnation Docket C6 Page 53

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

DATE: 9/24/90

BY THE COURT:

Janet Langle  
Registrar

~~(Deputy Clerk)~~

(Seal)

