

38124

BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

ANTOINETTE E. ANDREAS, DOROTHY F.)
LOCOCO, JOSEPHINE E. HAIN and)
JOSEPH L. QUATTROCCHI, Owners;)
GEORGE ANDREAS, Husband of)
Antoinette E. Andreas; LAWRENCE)
LOCOCO, Husband of Dorothy F.)
Lococo; LEO HAIN, Husband of)
Josephine E. Hain; PATRICIA)
QUATTROCCHI, Wife of Joseph L.)
Quattrocchi; LANCASTER COUNTY)
TREASURER;)

BILL MURRELL'S INCORPORATED, A)
Nebraska Corporation, Owner;)
LANCASTER COUNTY TREASURER;)

METE BAKING COMPANY, An Iowa)
Corporation, Owner; LANCASTER)
COUNTY TREASURER;)

WEST "O" LTD., A General Part-)
nership, Owner-Truster; FIRST)
FEDERAL SAVINGS AND LOAN OF)
YORK, NEBRASKA, Beneficiary;)
LANCASTER COUNTY TREASURER;)

Condemnees.)

) Docket 118 Page 48 Case _____

RETURN OF
APPRAISERS

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 Tom Tassone / Sheriff Sheriff or Deputy
Sheriff of Lancaster County, Nebraska, on the 26th day of
August, 1987, and after having taken and filed the
"Oath of Appraisers" that we did carefully inspect and view the

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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:

PROJECT: QF-77-2(120)

LANCASTER COUNTY
(PAGE 1)

TRACT: 18 SUPP

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

ANTOINETTE E. ANDREAS, DOROTHY F. LOCOCO, JOSEPHINE E.
HAIN AND JOSEPH L. QUATTROCCHI, OWNERS

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 77 OF IRREGULAR TRACTS IN THE, EAST HALF OF THE NORTHWEST QUARTER, SECTION 28, 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 LOT; THENCE SOUTHERLY A DISTANCE OF 1289.70 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 098 DEGREES, 01 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 455.74 FEET ALONG THE NORTHERLY BURLINGTON NORTHERN RAILROAD COMPANY RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 107 DEGREES, 39 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 358.15 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 220.00 FEET; THENCE NORTHERLY DEFLECTING 020 DEGREES, 04 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 180.00 FEET; THENCE SOUTHERLY DEFLECTING 172 DEGREES, 06 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 174.47 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 40 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 219.94 FEET TO THE POINT OF BEGINNING CONTAINING 4900.45 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 77 OF IRREGULAR TRACTS IN THE, EAST HALF OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY A DISTANCE OF 1289.70 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 098 DEGREES, 01 MINUTES, 15 SECONDS LEFT, A DISTANCE OF 455.74 FEET ALONG THE NORTHERLY BURLINGTON NORTHERN INC. RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 107 DEGREES, 39 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 358.15 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 006 DEGREES, 30 MINUTES, 55 SECONDS RIGHT, A DISTANCE OF 219.94 FEET; THENCE NORTHERLY DEFLECTING 005 DEGREES, 40 MINUTES, 41 SECONDS RIGHT, A DISTANCE OF 174.47 FEET TO THE POINT OF TERMINATION; THENCE NORTHERLY DEFLECTING 007 DEGREES, 53 MINUTES, 21 SECONDS RIGHT, A DISTANCE OF 302.37 FEET; THENCE

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PROJECT: QF-77-2(120)

LANCASTER COUNTY
(PAGE 2)

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NORTHERLY DEFLECTING 004 DEGREES, 54 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 212.16 FEET; THENCE EASTERLY DEFLECTING 085 DEGREES, 25 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 143.30 FEET TO THE POINT OF RESUMPTION; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 40.00 FEET TO THE POINT OF TERMINATION;

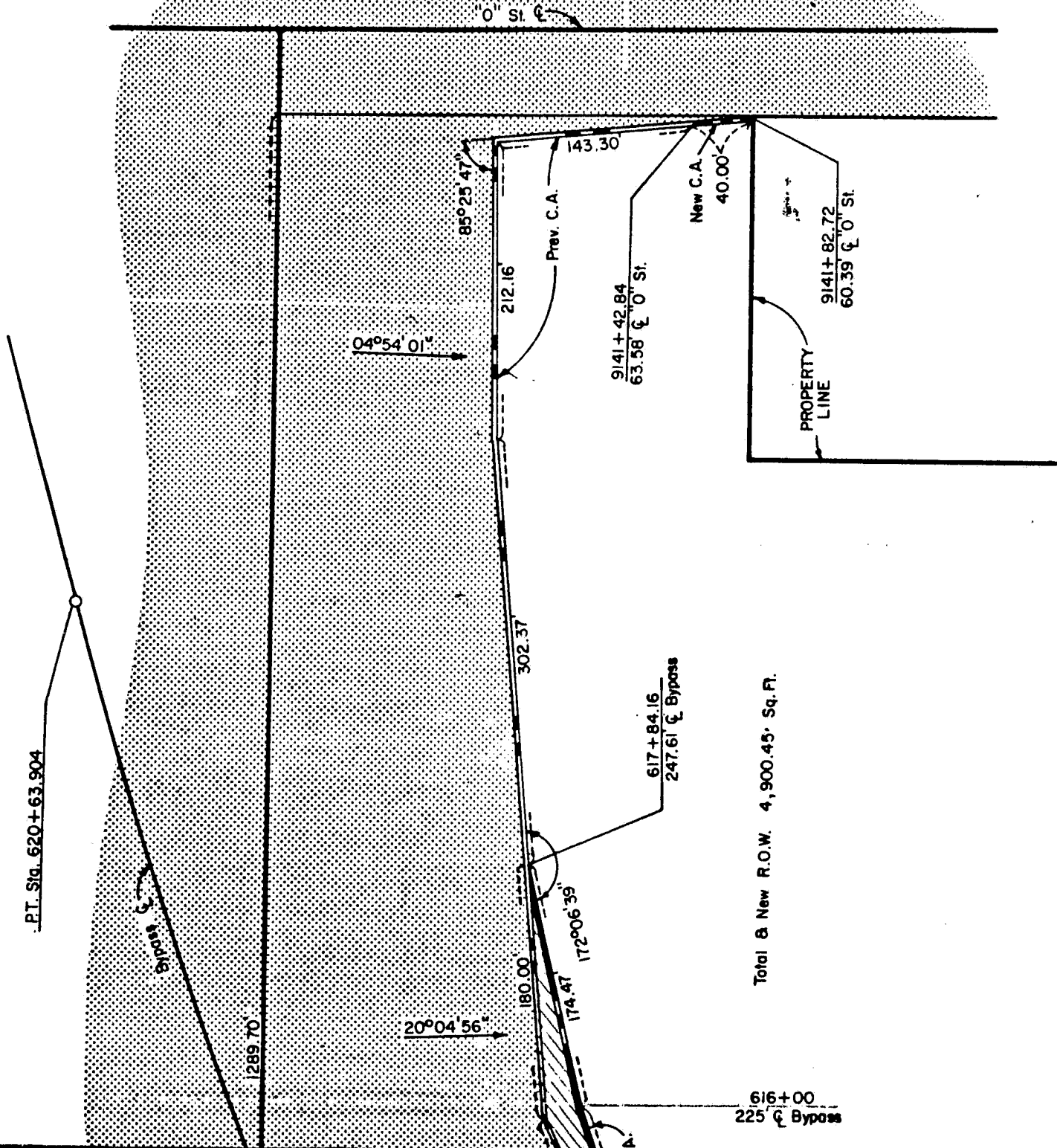
INGRESS AND EGRESS WILL BE PROVIDED TO LOT 77 VIA A FRONTAGE ROAD TO BE CONSTRUCTED BY THE CONDEMNOR ADJACENT TO THE SOUTH SIDE OF "O" STREET, FROM A LOCATION APPROXIMATELY 660 FEET EAST OF THE NORTHWEST CORNER OF LOT 77 TO A LOCATION 180 FEET EAST OF THE NORTHWEST CORNER OF LOT 77, BOTH AS MEASURED ALONG THE CENTERLINE OF WEST "O" STREET, AND AS SHOWN ON DEPARTMENT OF ROADS PLANS FOR PROJECT QF-77-2(120).

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



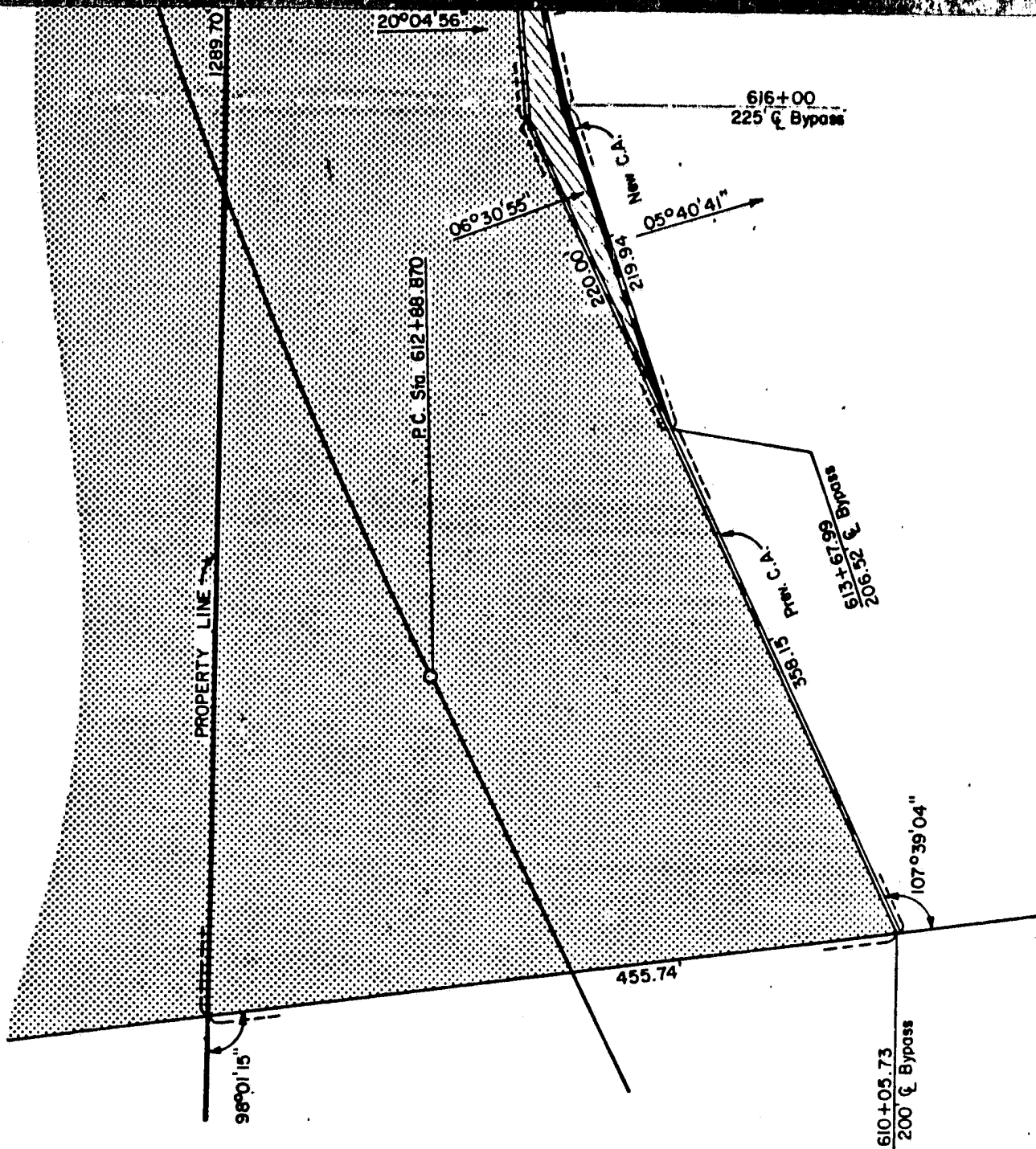
Lot 77 of Irreg. Tracts in E²NW⁴ Sec 28 - TION-R6E
Lancaster County, Nebraska

Bypass ζ
P.I. Sta. 616+77.663
A= 11°22'01.78"
D= 01°28'00"
T= 388.793'
L= 775.034'



Total & New R.O.W. 4,900.45' Sq. Ft.

616+00
225' ζ Bypass



PLAT SHOWING
RIGHT OF WAY

TO BE ACQUIRED FROM LAND OWNED BY

ANTOINETTE E. ANDREAS, DOROTHY F. LOCOCO, JOSEPHINE E. HAIN AND
 JOSEPH L. QUATTROCCHI, OWNERS

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

TRACT NO. 18 Supp. SCALE 1" = 100'

PROJECT NO. QF-77-2(120)
 AFE R-

PREV. R.O.W. 
 NEW R.O.W.  4,900.45 Sq. Ft.
 TEMP. EASE. 
 PERM. EASE. 
 CONTROLLED ACCESS 

DRAWN BY T.W.W. 7-29-87
 CHECKED BY *SLB* 7-30-87
 COMPUTED BY IBM 7-31-87
 WRITTEN BY IBM 7-31-87
 CHECKED BY AC 7-31-87

PROJECT: QF-77-2(120)

LANCASTER COUNTY
(PAGE 1)

TRACT: 207 & 214

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

BILL MURRELL'S INCORPORATED, A NEBRASKA CORPORATION, OWNER

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 20 THRU 25, BLOCK 4, NORTH MANCHESTER ADDITION TO THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, CONTAINING 13,440.00 SQUARE FEET, MORE OR LESS.

AND ALSO:

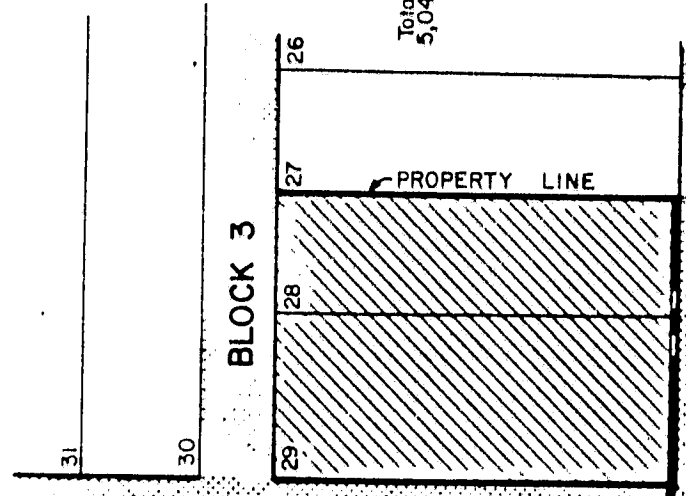
FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 28 AND 29, BLOCK 3, NORTH MANCHESTER ADDITION TO THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, CONTAINING 5,040.00 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED LOTS TO THE REMAINDER OF CONDEMNEE'S PROPERTY. ACCESS WILL BE PROVIDED VIA A FRONTAGE ROAD TO BE CONSTRUCTED BY THE CONDEMNOR FROM NORTHWEST 22ND STREET WESTERLY TO NORTHWEST 23RD STREET, ADJACENT TO WEST "O" STREET, AS SHOWN ON DEPARTMENT OF ROADS PLANS FOR PROJECT QF-77-2(120).

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Total R.O.W.
5,040.00 Sq. Ft.

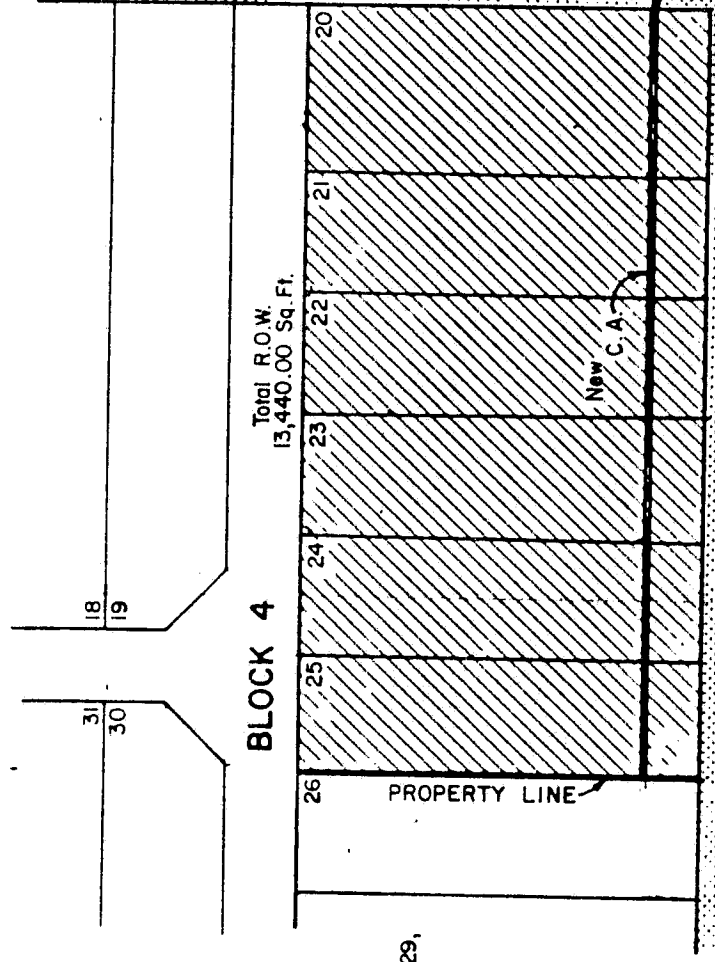
BLOCK 3



NW 23rd Street

Total R.O.W.
13,440.00 Sq. Ft.

BLOCK 4



West 'O' St. C




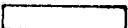



Lots 20-25, Blk 4 and Lots 28 & 29,
Blk 3, North Manchester Add.
City of Lincoln
Lancaster County, Nebraska

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
BILL MURRELL'S INCORPORATED, A NEBRASKA CORPORATION, OWNER

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

TRACT NO. 207 & SCALE 1" = 40'
214
PROJECT NO. QF-77-2(120)
AFE R-

PREV. R.O.W. 
NEW R.O.W.  18,480.00 Sq. Ft.
TEMP. EASE. 
PERM. EASE. 
CONTROLLED ACCESS 

DRAWN BY T.W.W. 7-22-87
CHECKED BY *ML* 7-23-87
COMPUTED BY IBM 7-23-87
WRITTEN BY IBM 7-23-87
CHECKED BY *MC* 7-23-87

PROJECT: QF-77-2(120)

LANCASTER COUNTY
(PAGE 1)

TRACT: 221

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

WEST "O" LTD., A GENERAL PARTNERSHIP, OWNER-TRUSTOR;
FIRST FEDERAL SAVINGS AND LOAN OF YORK, NEBRASKA, BENEFICIARY

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOTS 4 AND 5 BLOCK 1, WESTERN STATE INDUSTRIAL TRACT, FIRST ADDITION, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WESTERLY A DISTANCE OF 200.00 FEET ALONG THE NORTH LINE OF SAID LOTS 4 AND 5; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 200.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 30.00 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING CONTAINING 6000.00 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID LOTS 4 AND 5. ACCESS WILL BE PROVIDED BY A FRONTAGE ROAD TO BE CONSTRUCTED BY THE CONDEMNOR FROM SOUTHWEST 27TH STREET ALONG THE SOUTH SIDE OF WEST "O" STREET TO SOUTHWEST 25TH STREET, AS SHOWN ON DEPARTMENT OF ROADS PLANS FOR PROJECT QF-77-2(120).

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CONSTRUCTION PURPOSES, LOCATED IN LOTS 4 AND 5 BLOCK 1, WESTERN STATE INDUSTRIAL TRACT, FIRST ADDITION, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY A DISTANCE OF 30.00 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 20.00 FEET ALONG SAID LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 200.00 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 20.00 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS

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PROJECT: QF-77-2(120)

LANCASTER COUNTY
(PAGE 2)

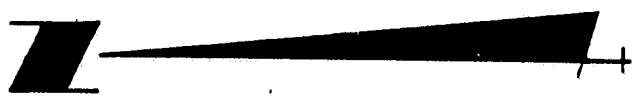
TRACT: 221

RIGHT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 4000.00 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT F-IR-80-9(532), 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.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.

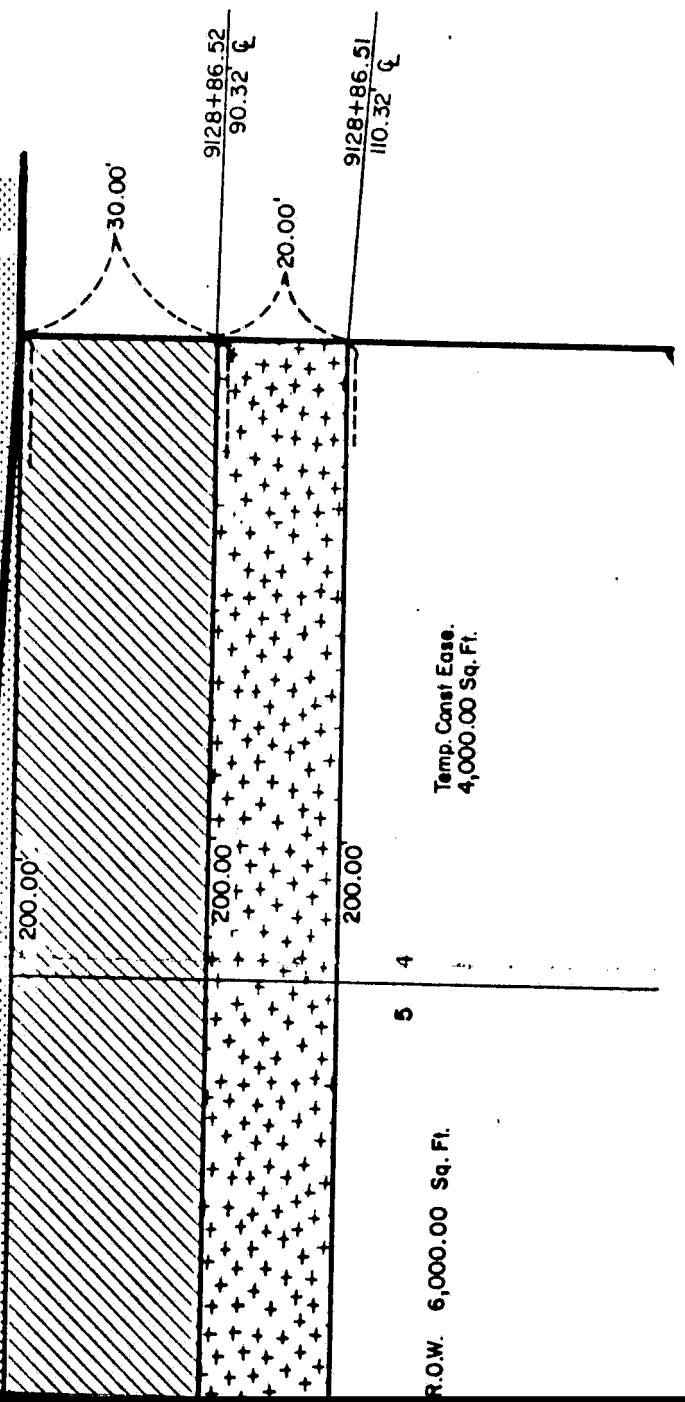
38184

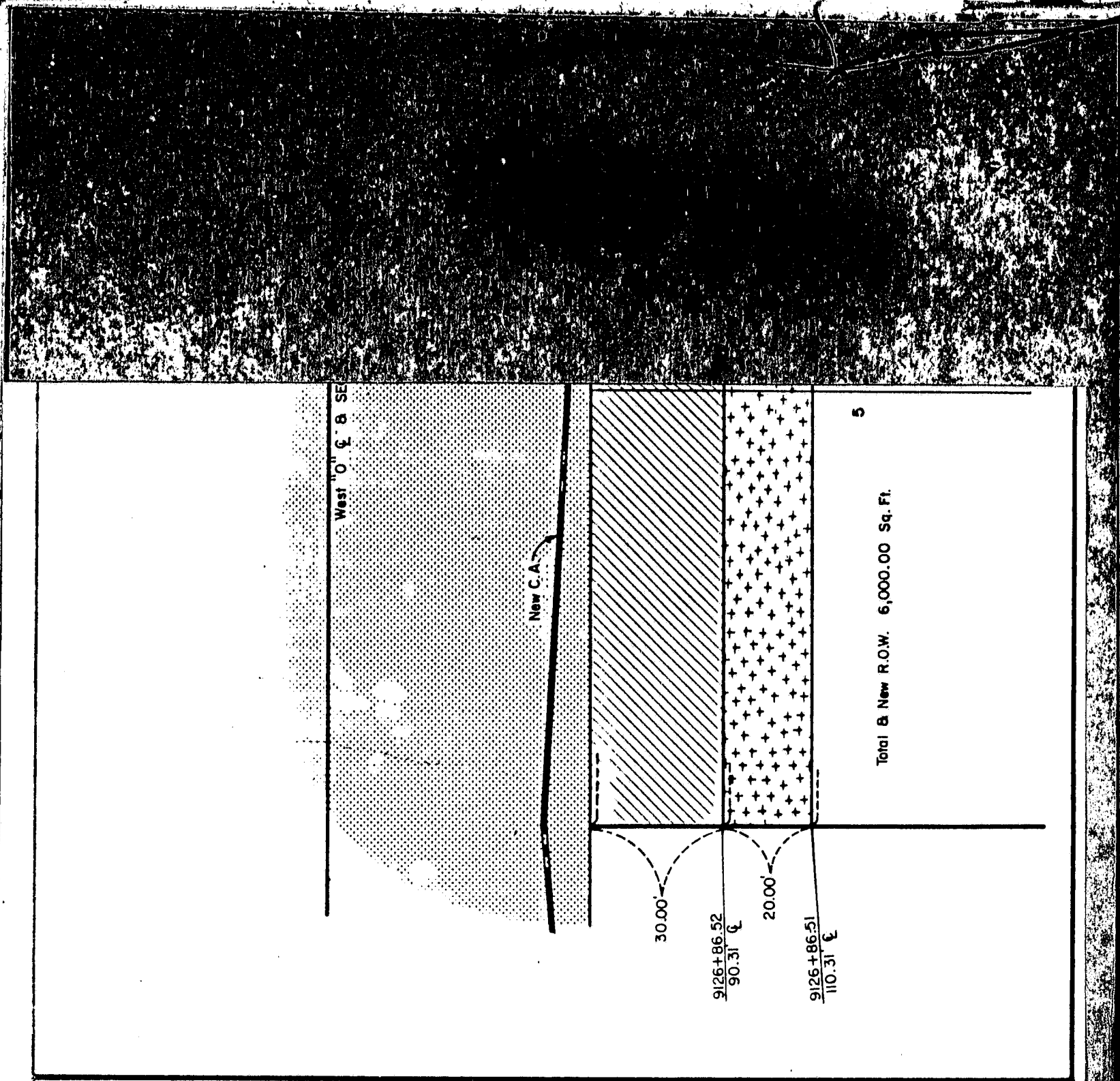


Lots 4 and 5, Blk 1, Western State Industrial Tract,
First Add. to City of Lincoln, Lancaster Co., Nebraska

West "O" & B SEC LINE

New C.A.





PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
 WEST "O" LTD., A GENERAL PARTNERSHIP, OWNER-TRUSTOR;

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

TRACT NO. 221 SCALE 1" = 30'
 PROJECT NO. QF-77-2(120)
 AFE R-

PREV. R.O.W.
 NEW R.O.W. 6,000.00 Sq. Ft.
 TEMP. EASE. 4,000.00 Sq. Ft.
 PERM. EASE.
 CONTROLLED ACCESS

DRAWN BY T.W.W. 7-24-87
 CHECKED BY *BAE* 7-27-87
 COMPUTED BY *IBM* 7-27-87
 WRITTEN BY *IBM* 7-27-87
 CHECKED BY *AL* 7-27-87

3887

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 18 Supp.: \$ 9525.23

Award to be distributed as follows:

To: ANTOINETTE E. ANDREAS,	\$ 2381.36
DOROTHY F. LOCOCO,	\$ 2381.36
JOSEPHINE E. HAIN and	\$ 2381.36
JOSEPH L. QUATTROCCHI, Owners;	\$ 2381.36
GEORGE ANDREAS, Husband of Antoinette E. Andreas;	\$ 0
LAWRENCE LOCOCO, Husband of Dorothy F. Lococo;	\$ 0
LEO HAIN, Husband of Josephine E. Hain;	\$ 0
PATRICIA QUATTROCCHI, Wife of Joseph L. Quattrocchi;	\$ 0
Lancaster County Treasurer;	\$ 0

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACTS 207 & 214: \$ 56,025.00

Award to be distributed as follows:

To: BILL MURRELL'S INCORPORATED, A Nebraska Corporation, Owner;	\$ 56,025.00
Lancaster County Treasurer;	\$ 0

38484

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 210: \$ _____

Award to be distributed as follows:

To: METZ BAKING COMPANY, An Iowa Corporation, Owner;	\$
Lancaster County Treasurer;	\$

TOTAL AMOUNT AWARDED FOR AQUISITION OF TRACT 221: \$ 29,000

Award to be distributed as follows:

To: WEST "O" LTD., A General Partnership, Owner-Trustor;	\$ 17,000
FIRST FEDERAL SAVINGS AND LOAN OF YORK, NEBRASKA, Beneficiary;	\$ 12,000
LANCASTER COUNTY TREASURER	\$ 0

All of which is respectfully submitted.

Dated this 24 day of September, A.D. 1987.

John E. Raymer
John A. Muey
 Appraisers

Subscribed and sworn to before me this 24 day of Sept, 1987.



[Signature]
 County Judge

INDEXED
MICRO-FILED
GENERAL

WTH

612-681
IS *38-365*
2B 507
809

LANCASTER COUNTY NEBRASKA
Don Jalko
REGISTER OF DEEDS
1987 NOV 24 PM 1:43

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 *24*... day of *Nov. 1987*....



..... *Norma J. Klein*
Clerk of the County Court

By *Sherry DeBarney*
Deputy Clerk County Court

INST. NO. 87 38184

\$84-

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