

Affects Lots 13, 15, 16 and 143 Park View Heights

31-155

(1-24-63)

BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

THE STATE OF NEBRASKA  
DEPARTMENT OF ROADS

RETURN OF APPRAISERS

ROY A. SMITH, Trustee, Owner;  
Also WALTER WITTMUSS and  
EUNICE WITTMUSS, Mortgagees;

HAROLD OKESON and VICTOR  
MATTHIES, Partners d/b/a VISTA  
VALLEY CO.;

DECKER ENTERPRISES, INC., a  
corporation, Owner; Also  
ALMA M. SAUTTER, Mortgagee;

KELLY McMAHON CONSTRUCTION,  
INC., a Nebraska Corporation,  
Owner; Also CARL J. CAMENZIND  
and MARY B. CAMENZIND,  
Mortgagees;

Condemnees

TO HONORABLE JCS. E. STRAWN, COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under  
and by virtue of an "Appointment of Appraisers," duly served upon us  
by *E. Ernest G. Clapp*, Sheriff or Deputy Sheriff of Sarpy  
County, Nebraska, on the 26<sup>th</sup> day of Nov, 1962, 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.

FILED FOR RECORD IN SARPY COUNTY NEBRASKA  
AND RECORDED IN BOOK OF PAGE REGISTER OF DEEDS

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

Land Owner: Kelly McMahon Construction Inc., a corporation.

Mortgagees: Carl J. Camenzind and Mary B. Camenzind.

Existing Easement: Omaha Public Power District.

Project: F-237 (6) AFE: B-56b Sarpy County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Parkview Heights excepting Lots 1, 13, and 19, Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of Section 15, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska; thence northerly on the East line of the Northeast Quarter of said Section 15 a distance of 390.0 feet to the point of beginning; thence continuing northerly on said East line a distance of 1,903.9 feet; thence westerly 90 degrees 00 minutes left and on the northerly property line a distance of 143.5 feet; thence southerly a distance of 1,904.0 feet to a point on the southerly property line, said point being 132.8 feet westerly from said East line; thence easterly on said southerly property line a distance of 132.8 feet to the point of beginning, containing 6.04 acres, more or less, which includes 2.06 acres, more or less, previously occupied as a public highway, the remaining 3.98 acres, 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 Parkview Heights, except over the existing Parkview Road as illustrated on the attached plat.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, its heirs, successors, or assigns. The Condemnee, its heirs, successors, or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnee, its heirs, successors, or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

ALL PARKVIEW HEIGHTS EXCEPT  
 LOTS 1, 13, & 19  
 SАРY COUNTY

TOTAL R.O.W. 6.04 AC.  
 PREV. R.O.W. 2.06 AC.  
 NEW R.O.W. 3.98 AC.

1106+95.8 137.7'±  
 Prop. Line 143.5'±

↳ Park View Road

19040

19039

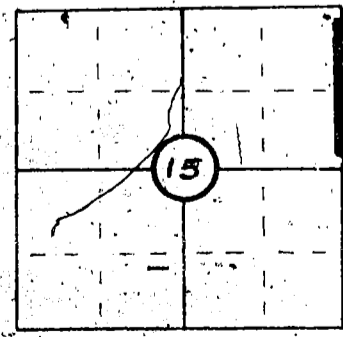
1087+91.9 121.1'±  
 Prop. Line 132.8'±

390.0

1084+01.9

¼ Sec. Line

Center Line  
 Sec. Line



SKETCH SHOWING

**RIGHT OF WAY  
TO BE ACQUIRED  
FROM LAND OWNED  
BY**

**KELLY McMAHON CONSTRUCTION INC.**

SCALE 1"=200'  
TRACT 115

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

**PROJ. F-237(6)**  
A.F.E. R-560

**LEGEND**

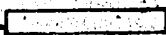
PREV. R.O.W.



NEW R.O.W.



3.98 ACRES



ACRE

CONTROLLED ACCESS



COMPUTED BY I.B.M.  
DRAWN BY G.B. 12-62  
CHECKED BY D.N.M. 12-62  
WRITTEN BY G.E.S. 12-62  
CHECKED BY W.D.E. 12-62

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:

- To: Roy A. Smith, Trustee, Owner; Also Walter Wittmuss and Eunice Wittmuss, Mortgagees; \$ 16,365
- To: Harold Okeson and Victor Matthies, Partners d/b/a Vista Valley Co.; \$ 4,600
- To: Dedker Enterprises, Inc., a corporation, Owner; Also Alma M. Sautter, Mortgagee; \$ 31,450
- To: Kelly McMahon Construction, Inc., a Nebraska Corporation, Owner; Also Carl J. Camenzind and Mary B. Camenzind, Mortgagees; \$ 36,910

All of which is hereby respectfully submitted

Dated this 21 day of January, A. D., 1963.

Webb Warner

Arthur J. Quisak

Jerry Strawn

Appraisers

Subscribed and sworn to before me this 21 day of Jan

A. D. 1963



Joe E. Strawn  
County Judge