

C-14-13

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IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

THE COUNTY OF DOUGLAS,)	BOOK C4	PAGE 158
STATE OF NEBRASKA,)		
)		
Condemnor,)		
)		
vs.)		RETURN OF APPRAISERS
)		
FOXLEY INDUSTRIAL PARK and)		
FOXLEY PARTNERSHIP,)		
)		
Condemnees.)		

TO THE JUDGE OF DOUGLAS COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of the "Appointment of Appraisers" duly served upon us by J. A. [Signature] of the Sheriff's Office of Douglas County, Nebraska, on the 6th day of March, 1975, 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 County of Douglas, State of Nebraska, ~~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:

See Exhibit "A" attached hereto.

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Tract No. 2 Exhibit "A"
 Douglas County, Nebraska
 Project C-28(90)
 Owner: Foxley Industrial
 Park & Foxley
 Partnership

Five tracts of land located in the northeast quarter of Section 6, Township 14 North, Range 13 East of the 6th P.M. in Douglas County, Nebraska, more particularly described as follows:

PERMANENT EASEMENT

Beginning at a point 587.75 feet south of and 33 feet west of the northeast corner of the northwest quarter of the northeast quarter of said Section 6, (Station 9+49, 33 feet left); thence south along the west R.O.W. line of 50th Street, 33 feet; thence west 41 feet; thence north 33 feet; thence east 41 feet to the point of beginning; said tract contains 1,353 square feet more or less.

LAND ACQUISITION

Beginning at a point which lies 30 feet south and 50 feet east of the northwest corner of the northeast quarter of the northeast quarter of Section 6, Township 14, Range 13; thence proceed easterly along south R.O.W. line of "F" Street for a distance of 20 feet; thence bearing S-45°-00'-00"-W., 28 feet more or less to a point on the east R.O.W. line of 50th Street; thence north along east R.O.W. of 50th Street for a distance of 20 feet to the Point of Beginning. Said tract of land containing 200 square feet.

TEMPORARY EASEMENT

PARCEL "A"

Beginning at the point of intersection of the south R.O.W. line of "F" Street and the east R.O.W. line of 50th Street, said point being the northwest corner of Block 2, Foxley Industrial Park; thence N. 86°50'07" E. along the south R.O.W. line of "F" Street a distance of 266.22 feet; thence south along the property line dividing Foxley Industrial Park and Deluxe Realty a distance of 74 feet more or less; thence N. 56°19'01" W. a distance of 74.51 feet; thence S. 80°02'10" W. a distance of 150.27 feet; thence S. 17°19'40" E. a distance of 261.89 feet; thence S. 49°43'12" W. a distance of 154.67 feet; thence S. 07°13'08" E. a distance of 302.40 feet; thence S. 13°03'35" W. a distance of 132.76 feet more or less to the north R.O.W. line of "G" Street; thence S. 86°50'07" W. along the north R.O.W. line of "G" Street a distance of 20 feet to its' intersection with the east R.O.W. line of 50th Street; thence north along said east R.O.W. line a distance of 841.27 feet to the point of beginning, said tract contains 1.38 acres more or less.

PARCEL "B"

Beginning at a point 674.07 feet south of and 33 feet west of the northeast corner of the northwest quarter of the northeast quarter of said Section 6; thence south along the west R.O.W. line of 50th Street 655.79 feet more or less to the north R.O.W. line of the Chicago & Northwestern Railroad; thence S. 83°44'15" W. along said north R.O.W. line a distance of 34 feet; thence north 119.34 feet more or less to a point (Station 4+25, 67 feet left); thence N. 12°11'19" E. a distance of 127.88 feet; thence N. 04°53'57" W. a distance of 351.28 feet to a point (Station 9+00, left 70 feet); thence north 62.68 feet more or less to the property line dividing Foxley Partnership and Jorgensen Grading Company; thence easterly along said property line 37 feet more or less to the point of beginning; said tract contains 0.40 acres more or less.

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PARCEL "C"

Also a 50 foot strip of land lying parallel to and either side of the centerline of the drainage ditch shown as Parcel "C" for a distance of 1,000 feet lying in the Foxley Partnership, containing 1.8 acres more or less.

The above legal descriptions assume that the centerline of the northeast quarter of Section 6, Township 14 North, Range 13 East of the 6th P.M. lies due north and south.

EXHIBIT "A"

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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 the purpose of a State highway by the County of Douglas and State of Nebraska, in the amount of:

TO: FOXLEY PARTNERSHIP - - - \$1,570.75
Douglas County Treasurer - - 0 - -

All of which is hereby respectfully submitted.

DATED this 22^d day of April, 1975.

Robert G. Miller
Frank H. B. ...
Patrick L. Cooney
Appraisers

SUBSCRIBED and SWORN to before me this _____ day of _____, 1975.

County Judge

Prepared and Presented By:
Patrick L. Cooney, Attorney
Suite 401; 7171 Mercy Road
Omaha, Nebraska 68106

FILED
IN COUNTY COURT
DOUGLAS COUNTY, NEBRASKA
APR 21 1975
DEAN DADSWELL, CLERK

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

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.....

"RETURN OF APPRAISERS" in re:

THE COUNTY OF DOUGLAS, STATE OF NEBRASKA, Condemner,

-vs-

FOXLEY INDUSTRIAL PARK and FOXLEY PARTNERSHIP, Condemnees,

in the matter of- Condemnation Docket C4 - Page 158

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 24th day
of April, A. D. 1975.

DEAN HADORN, Clerk of the County Court

By Dean Hadorn Deputy



30

15.25

Form No. 14-3M-7-74 30 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA DAY OF May 1975 AT 3:41 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS