

37480

BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

CITY OF LINCOLN, NEBRASKA,
A Municipal Corporation,

Condemner,

DOCKET 119

PAGE 38

-vs-

REPORT OF APPRAISERS

LINCOLN BRANCH, INC., a Nebraska
Corporation, Owner; OTOE COUNTY
NATIONAL BANK AND TRUST COMPANY,
Trustee and Beneficiary; and
LANCASTER COUNTY, NEBRASKA,

Condemnees.

TO THE HONORABLE JUDGE OF THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA:

We, the undersigned Appraisers, duly appointed by the County Judge of Lancaster County, Nebraska to view the grounds, hear testimony, and appraise the damages by reason of the taking as hereinafter described respectfully submit the following report.

After taking and subscribing to the oath as prescribed by law, we, separately, and as a body, did carefully inspect and view the grounds and premises in question, and the grounds, premises, and property for which damages are claimed by the claimant or claimants named in the Petition for the Appointment of Appraisers and Condemnation of Lands, and hear all parties present who were interested therein with reference to the amount of damages, and we have and do hereby assess the damages which all persons interested therein have sustained by reason of the taking and appropriating of lands and rights therein for the purposes as stated in the said Petition and as shown on the description hereinafter set forth:

See Attachment "A"

We assess all damages in the sum of \$ 576,915.⁰⁰ which sum we award as follows:

To: Lincoln Branch, Inc.,
A Nebraska Corporation

\$ -0-

To: Otoe County National Bank
and Trust Company, Trustee and
Beneficiary

\$ 560,387.³⁶

To: The City of Lincoln, Nebraska

\$ 1250.⁰⁷

To: Lancaster County, Nebraska

\$ 15,277⁵⁷

GIVEN under our hands this 12 day of December, 1989.

[Signature]

Juan B. Irish

Shelley Stall

Appraisers

Subscribed and sworn to before me this 12 day of Dec, 1989.



[Signature]

County Judge

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ATTACHMENT "A"

A. A permanent public access easement to construct, reconstruct, inspect, repair, maintain, operate, and replace a bikepath (trail) and appurtenances thereto belonging over, through, and across a portion of the former Missouri Pacific Railroad Company right-of-way described in Paragraph 8 of the Petition for the Appointment of Appraisers and Condemnation of Lands, more particularly described as follows:

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet south of and parallel with the north line of the said Missouri-Pacific Railroad right-of-way and between the east line of 35th Street and the west line of 40th Street, located in the Northeast Quarter of Section 19, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 36,876.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet north of and parallel with the south line of the said Missouri-Pacific Railroad right-of-way and between the east line of 40th Street and the west line of 42nd Street, located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 11,972.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet north of and parallel with the south line of the said Missouri-Pacific Railroad right-of-way and lying between the east line of 42nd Street and a point located 142.0 feet east thereof, located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 2,840.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet north of and parallel with the south line of the said Missouri-Pacific Railroad right-of-way and lying between a point located 142.0 feet east of the east line of 42nd Street and the west line of 48th Street, located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 35,055.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Beginning at a point on the east line of 48th Street located 50.0 feet south of the north line of the said Missouri-Pacific Railroad right-of-way; thence east along a line located 50.0 feet south of and parallel with the north line of the said Missouri-Pacific Railroad right-of-way, a distance of 1,682.45 feet to the point of tangency with a circular curve; thence southeasterly along the arc of said circular curve bearing to the right, whose central angle is 25 degrees 50 minutes 31 seconds, whose radius is 150.0 feet and whose tangent length is 33.67 feet, a distance of 67.65 feet to the point of tangency with a straight line; thence continuing southeasterly along the said straight line, a distance of 22.94 feet to the point of tangency with a circular curve; thence easterly along the arc of said circular curve bearing to the left, whose central angle is 25 degrees 50 minutes 31 seconds, whose radius of 150.0 feet and whose tangent length is 33.67 feet, a distance of 67.65 feet to the point of tangency with a straight line; thence continuing east along the said straight line located 10.0 feet north of and parallel with the south line of the said Missouri-Pacific Railroad right-of-way, a distance of 313.52 feet, more or less, to a point terminating at the intersection with the southerly extension of the centerline of Hills Dale Drive; containing an area of 43,083.56 square feet, more or less.

And also

The south 20.0 feet of that portion of the former Missouri-Pacific Railroad right-of-way lying between a line located 50.0 feet west of and parallel with the centerline of 56th Street, and the southerly extension of the centerline of Hills Dale Drive, located in the Northeast Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 8,063.60 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet south of and parallel with the north line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 50.0 feet east of and parallel with the centerline of 56th Street and the northerly extension of the west line of Lot 204, Irregular Tract, located in the Northwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 18,941.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet south of and parallel with the north line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 50.0 feet northwesterly of and parallel with the centerline of Cotner Boulevard and the northerly extension of the west line of Lot 204, Irregular Tract, located in the Northwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 33,517.60 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the South Half of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter of said Section 21; thence west along the north line of the south half of said Section 21, a distance of 82.29 feet to the centerline of the said Missouri Pacific Railroad right-of-way; thence southeasterly along the said centerline of the Missouri-Pacific Railroad right-of-way, which deflects 145 degrees 24 minutes left, a distance of 88.05 feet to the point of beginning; thence continuing southeasterly along the said centerline of the Missouri-Pacific Railroad right-of-way, a distance of 170.0 feet to the point of tangency with a circular curve; thence southeasterly along the arc of said circular curve bearing to the right, whose central angle is 25 degrees 50 minutes 31 seconds, and whose radius of 150.0 feet, a distance of 67.65 feet to the point of tangency with a straight line; thence southeasterly along the said straight line, a distance of 22.94 feet to the point of tangency with a circular curve; thence southeasterly along the arc of said circular curve bearing to the left, whose central angle is 25 degrees 50 minutes 31 seconds, and whose radius is 150.0 feet, a distance of 67.65 feet to the point of tangency with a straight line; thence southeasterly along the said straight line located 10.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way to a line located 284.35 feet west of and parallel with the centerline of 66th Street; containing an area of 21,031.7 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 20.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between the west line of 66th Street and a line located 284.35 feet west of and parallel with the centerline of 66th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,916.0 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 20.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between the east line of 66th Street and a line located 279.69 feet east of and parallel with the centerline of 66th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,000.0 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 20.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 279.69 feet east of and parallel with the centerline of 66th Street and a line located 163.54 feet west of and parallel with the centerline of 70th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 25,123.76 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 20.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 163.54 feet west of and parallel with the centerline of 70th Street and a line located 50.0 feet west of and parallel with the centerline of 70th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 2,757.2 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet southwesterly of and parallel with the northeasterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 163.54 feet east of and parallel with the centerline of 70th Street, and a line located 50.0 feet east of and parallel with the centerline of 70th Street, located in the Southwest Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 2,757.2 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Commencing at the intersection with the centerline of 70th Street and the centerline of the said Missouri-Pacific Railroad right-of-way; thence southeasterly along the centerline of the said Missouri-Pacific Railroad right-of-way, a distance of 198.5 feet to the point of beginning; thence continuing southeasterly along the previously described centerline, a distance of 251.5 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the left, whose central angle is 5 degrees 43 minutes 29 seconds, whose radius of 3,007.50 feet, and whose tangent length is 150.37 feet, a distance of 300.50 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve, bearing to the right, whose central angle is 5 degrees 43 minutes 29 seconds, whose radius is 3,007.50 feet, and whose tangent length is 150.37 feet, a distance of 300.50 feet to the point of tangency with a straight line; thence continuing southeasterly along the said straight line located 30.0 feet northeasterly of and parallel with the centerline of the said Missouri-Pacific Railroad right-of-way, to a line located 100.0 feet north of and parallel with the centerline of "O" Street; containing an area of 19,170.18 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northwest Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Commencing at the intersection with the centerline of the said Missouri-Pacific Railroad right-of-way and the centerline of "O" Street; thence east along the centerline of "O" Street a distance of 51.68 feet; thence southeasterly along a line located 30.0 feet northeasterly of and parallel with the said centerline of the Missouri-Pacific Railroad right-of-way, a distance of 172.28 feet to the point of beginning, said point being the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the right, whose central angle is 20 degrees 00 minutes and whose radius is 350.0 feet, a distance of 122.17 feet to the point of tangency with a straight line; thence continuing southeasterly along the said straight line, a distance of 81.22 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the left whose central angle is 20 degrees 00 minutes and whose radius is 350.0 feet, a distance of 122.17 feet to the point of tangency with a straight line; thence continuing southeasterly along the said straight line located 10.0

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feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way, a distance of 633.70 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the left, whose central angle is 10 degrees 00 minutes, and whose radius is 1,950.02 feet, a distance of 340.34 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the left, whose central angle is 24 degrees 00 minutes and whose radius is 350.0 feet, a distance of 146.61 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the right, whose central angle is 17 degrees 15 minutes 52 seconds and whose radius is 350.0 feet, a distance of 105.46 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the left, also known as the centerline of the said Missouri-Pacific Railroad right-of-way, whose centerline angle is 3 degrees 00 minutes, whose radius is 1,910.02 feet, a distance of 100.0 feet more or less to a point terminating on the east line of the said Northwest Quarter of Section 27; containing an area of 33,033.60 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Commencing at the intersection with the southwest corner of Lot 18, Block 6, Maple Village, and the northerly line of the said Missouri-Pacific Railroad right-of-way; thence south along the extension of the west line of said Lot 18, a distance of 50.0 feet to the point of beginning, said point being the centerline of the said Missouri-Pacific Railroad right-of-way; thence northwesterly along the arc of the centerline of the said Missouri-Pacific Railroad right-of-way, to the intersection with the west line of the said Northeast Quarter of Section 27; containing an area of 8,872.19 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the intersection with the southwest corner of Lot 18, Block 6, Maple Village, and the northerly line of the said Missouri-Pacific Railroad right-of-way; thence south along the extension of the west line of said Lot 18, a distance of 40.0 feet to the point of beginning; thence continuing south along the previously described line, a distance of 20.0 feet; thence easterly along a line located 60.0 feet south of and parallel with the said northerly line of the

Missouri-Pacific Railroad right-of-way, a distance of 170.99 feet to the proposed west line of Sycamore Drive; thence northwesterly along the said proposed west line of Sycamore Drive, which deflects 113 degrees 17 minutes 58 seconds left, a distance of 21.78 feet; thence westerly along a line located 40.0 feet south of and parallel with the northerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 163.01 feet to the point of beginning; containing an area of 3,595.07 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the intersection with the southwest corner of Lot 7, Block 7, Maple Village, and the northerly line of the said Missouri-Pacific Railroad right-of-way; thence south along the extension of the west line of said Lot 7, a distance of 40.0 feet to the point of beginning; thence westerly along a line located 40.0 feet south of and parallel with the northerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 160.86 feet to the intersection with the proposed east line of Sycamore Drive; thence southeasterly along the said proposed east line of Sycamore Drive, which deflects 113 degrees 17 minutes 58 seconds left, a distance of 6.49 feet to the point of tangency with a circular curve; thence continuing southeasterly along the arc of said circular curve bearing to the right, whose central angle is 2 degrees 44 minutes 17 seconds, and whose radius is 316.50 feet, a distance of 15.13 feet; thence easterly along a line located 60.0 feet south of and parallel with the northerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 153.27 feet; thence north along the southerly extension of the west line of said Lot 7, Block 7, Maple Village, a distance of 20.0 feet to the point of beginning; containing an area of 2,991.03 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

All that portion of the said Missouri-Pacific Railroad right-of-way lying within 10.0 feet northerly of and within 10.0 feet southerly of the centerline thereof, and lying between the southerly extension of the west line of Lot 7, Block 7, Maple Village, and a line located 168.8 feet west of and parallel with the centerline of 84th Street; containing an area of 35,760.13 square feet, more or less.

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And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way whose centerline is located 50.0 feet southwesterly of and parallel with the northeasterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 168.8 feet west of and parallel with the centerline of 84th Street and a line located 50.0 feet west of and parallel with the centerline of 84th Street; located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 2,840.0 square feet, more or less. +

Condemnees shall have no right to enter or use the surface of the above-described easement areas for any purpose which would involve a permanent fill, cut, or excavation above or below existing grade or which would involve the construction thereon of permanent buildings or structures without the prior written authorization from Condemner.

B. A permanent easement to construct, reconstruct, inspect, repair, operate, maintain, and replace a sanitary sewer and appurtenances thereto belonging over, under, through, and across a portion of the former Missouri-Pacific Railroad right-of-way described in Paragraph 8 of the Petition for the Appointment of Appraisers and Condemnation of Lands, more particularly described as follows:

All that portion of the south 25.0 feet of the former Missouri-Pacific Railroad right-of-way lying within 277.2 feet east of the east line of 35th Street, located in the Northeast Quarter of Section 19, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,930.0 square feet, more or less. u

And also

All that portion of the south 10.0 feet of the former Missouri-Pacific Railroad right-of-way lying within 265.0 feet east of the east line of 48th Street, located in the Northeast Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 2,650.0 square feet, more or less. +

And also

All that portion of the south 5.0 feet of the former Missouri-Pacific Railroad right-of-way lying between a line located 275.0 feet west of and parallel with the centerline of 56th Street and a line located 50.0 feet west of and parallel with the centerline of 56th Street, located in the Northeast Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 1,125.0 square feet, more or less. +

And also

A strip of land 30.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows: *

Commencing at the intersection with the northwesterly most corner of Lot 258, Irregular Tract, and the northeasterly line of the said Missouri-Pacific Railroad right-of-way; thence southeasterly along the northeasterly line of the said Missouri-Pacific Railroad right-of-way, a distance of 131.34 feet to the point of beginning; thence south along a line which deflects 55 degrees 24 minutes right, a distance of 103.27 feet; thence southeasterly along a line located 15.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way to a line located 284.35 feet west of and parallel with the centerline of 66th Street; containing an area of 26,177.06 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Southwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows: *

Commencing at the northeast corner of the said Southwest Quarter of Section 21; thence east along the north line of the south half of said Section 21, a distance of 5.0 feet; thence south along a line located 5.0 feet east of and parallel with the east line of the said Southwest Quarter of Section 21, a distance of 16.0 feet; thence southwesterly along a line which deflects 32 degrees 24 minutes 24 seconds right, a distance of 40.27 feet to the point of beginning; thence continuing southwesterly along the previously described line, a distance of 46.19 feet to a point terminating on the southwesterly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 932.93 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 30.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between the west line of 66th Street and a line located 284.35 feet west of and parallel with the centerline of 66th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 10,374.0 square feet, more or less. *

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And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 30.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between the east line of 66th Street and a line located 279.69 feet east of and parallel with the centerline of 66th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 9,000.0 square feet, more or less. +

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 30.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 279.69 feet east of and parallel with the centerline of 66th Street, and a line located 163.54 feet west of and parallel with the centerline of 70th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 38,448.59 square feet, more or less. +

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying southwesterly of a line located 30.0 feet northeasterly of and parallel with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and lying between a line located 163.54 feet west of and parallel with the centerline of 70th Street, and a line located 50.0 feet west of and parallel with the centerline of 70th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 4,135.8 square feet, more or less. +

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northwest Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows: +

Commencing at the intersection with the southerly most corner of Lot 56, Irregular Tract, and the northerly line of the said Missouri-Pacific Railroad right-of-way; thence northwesterly along the arc of the northerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 60.0 feet to the point of beginning; thence southwesterly along a line which deflects 88 degrees 03 minutes 02 seconds left from a line tangent to the previously described line, a distance of 150.0 feet to a point terminating on the southerly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 3,000.0 square feet, more or less.

And also

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Beginning at the intersection with the southwesterly line of the said Missouri-Pacific Railroad right-of-way and the northerly most corner of Lot 11, Block 1, Wedgewood Manor 2nd Addition; thence northeasterly along a line perpendicular to the said southwesterly line of the Missouri-Pacific Railroad right-of-way, a distance of 100.0 feet to a point terminating on the northeasterly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 2,000.0 square feet more or less.

The Condemnees shall not permanently or temporarily cut or excavate in the easement areas greater than two (2) feet from the existing grade at the time of this instrument, and shall not permanently or temporarily fill greater than five (5) feet above the existing grade at the time of this instrument without prior written authorization from the City.

Condemnees shall not place any building, permanent structure, water impoundment, or permanent improvement in the easement areas described herein.

C. A permanent easement to construct, reconstruct, inspect, repair, operate, maintain, and replace a storm sewer and appurtenances thereto belonging over, under, through, and across a portion of the former Missouri-Pacific Railroad right-of-way described in Paragraph 8 of the Petition for the Appointment of Appraisers and Condemnation of Lands, more particularly described as follows:

A strip of land 20.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the intersection with the south line of the said Missouri-Pacific Railroad right-of-way and the west line of 45th Street; thence west along the south line of the said Missouri-Pacific Railroad right-of-way, a distance of 5.0 feet; thence northwesterly along a line which deflects 47 degrees 00 minutes right, a distance of 50.0 feet; thence northeasterly along a line which deflects 90 degrees 00 minutes right, a distance of 20.0 feet; thence southeasterly along a line which deflects 90 degrees 00 minutes right, a distance of 68.65 feet to the intersection with the south line of the said Missouri-Pacific Railroad right-of-way; thence west along the south line of the said Missouri-Pacific Railroad right-of-way, a distance of 22.35 feet to the point of beginning; containing an area of 1186.5 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying between a line located 180.0 feet east of and parallel with the east line of 48th Street and a line located 280.0 feet east of and parallel with the east line of 48th Street, located in the Northeast Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 10,000.0 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying between a line located 90.0 feet east of and parallel with the centerline of 56th Street and a line located 50.0 feet east of and parallel with the centerline of 56th Street, located in the Northwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 4,000.0 square feet, more or less.

And also

A strip of land 40.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the intersection with the centerline of the said Missouri-Pacific Railroad right-of-way and the centerline of Cotner Boulevard; thence northwesterly along the centerline of the said Missouri-Pacific Railroad right-of-way, a distance of 125.0 feet to the point of beginning; thence northeasterly along a line which deflects 90 degrees 00 minutes right, a distance of 50.0 feet to the northeasterly line of the said Missouri-Pacific Railroad right-of-way; thence northwesterly along the northeasterly line of the said Missouri-Pacific Railroad right-of-way, a distance of 40.0 feet; thence southwesterly along a line which deflects 90 degrees 00 minutes left, a distance of 100.0 feet to the southwesterly line of the said Missouri-Pacific Railroad right-of-way; thence southeasterly along the southwesterly line of the said Missouri-Pacific Railroad right-of-way, a distance of 40.0 feet; thence northeasterly along a line which deflects 90 degrees 00 minutes left, a distance of 50.0 feet to the point of beginning; containing an area of 4,000.0 square feet, more or less.

And also

A strip of land 30.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Beginning at the intersection with the westerly most corner of Lot 12, Block 3, Witt and Juckette Park View, and the northeasterly line of the said Missouri-Pacific Railroad right-of-way; thence southwesterly along the extension of the northwesterly line of said Lot 12, a distance of 100.38 feet to a point terminating on the southwesterly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 3,011.4 square feet, more or less.

And also

A strip of land 30.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Commencing at the intersection with the southwest corner of Lot 7, Block 6, Eastborough Addition, and the northeasterly line of the said Missouri-Pacific Railroad right-of-way; thence northwesterly along the northeasterly line of the said Missouri-Pacific Railroad right-of-way, a distance of 4.17 feet to the point of beginning; thence southwesterly along a line which deflects 70 degrees 32 minutes left, a distance of 106.07 feet to a point terminating on the southwesterly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 3,182.1 square feet, more or less.

And also

A strip of land 50.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the intersection with the centerline of "O" Street and the centerline of the said Missouri-Pacific Railroad right-of-way; thence west along the centerline of "O" Street, a distance of 77.52 feet; thence northwesterly along a line which deflects 35 degrees 29 minutes right, a distance of 172.28 feet to the point of beginning; thence west along a line located 100.0 feet north of and parallel with the centerline of "O" Street, a distance of 43.07 feet; thence northwesterly along a line which deflects 35 degrees 29 minutes right, a distance of 42.65 feet; thence northeasterly along a line which deflects 90 degrees 00 minutes right, a distance of 50.0 feet; thence southeasterly along a line which deflects 90 degrees 00 minutes right, a distance of 112.79 feet; thence west along a line located 100.0 feet north of and parallel with the centerline of "O" Street, a distance of 43.07 feet to the point of beginning; containing an area of 3,886.0 square feet, more or less.

And also

A strip of land 30.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast

Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the intersection with the northerly most corner of Lot 72, Irregular Tract, and the southwesterly line of the said Missouri-Pacific Railroad right-of-way; thence southeasterly along the said southwesterly line of the Missouri-Pacific Railroad right-of-way, a distance of 42.50 feet to the point of beginning; thence continuing southeasterly along the previously described line, a distance of 36.44 feet; thence north along a line which deflects 124 degrees 34 minutes left, a distance of 50.34 feet; thence west along a line which deflects 90 degrees 00 minutes left, a distance of 30.0 feet; thence south along a line which deflects 90 degrees 00 minutes left, a distance of 29.66 feet to the point of beginning; containing an area of 1,200.0 square feet, more or less.

And also

A strip of land 50.0 feet in width through a portion of the former Missouri-Pacific Railroad right-of-way located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, whose centerline is more particularly described as follows:

Beginning at a point on the southwesterly line of the said Missouri-Pacific Railroad right-of-way at a point located 25.0 feet southeasterly of the northerly most corner of Lot 10, Block 1, Wedgewood Manor 2nd Addition; thence northeasterly along a line perpendicular to the said southwesterly line of the Missouri-Pacific Railroad right-of-way, a distance of 100.0 feet to a point terminating on the northeasterly line of the said Missouri-Pacific Railroad right-of-way; containing an area of 5,000.0 square feet, more or less.

The Condemnees shall not permanently or temporarily cut or excavate in the easement areas greater than two (2) feet from the existing grade at the time of this instrument, and shall not permanently or temporarily fill greater than five (5) feet above the existing grade at the time of this instrument without prior written authorization from the City.

Condemnees shall not place any building, permanent structure, water impoundment, or permanent improvement in the easement areas described herein.

D. Fee simple title to a portion of the former Missouri-Pacific Railroad right-of-way described in Paragraph 8 of the Petition for the Appointment of Appraisers and Condemnation of Lands, more particularly described as follows:

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 33.0 feet west of the centerline of 40th Street, located in the North Half of Section 19, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 3,300.0 square feet, more or less.

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And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 33.0 feet east of the centerline of 40th Street, located in the North Half of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 3,597.0 square feet, more or less. T

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 30.0 feet east of and lying within 30.0 feet west of the centerline of 42nd Street, located in the North Half of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,808.8 square feet, more or less. †

And also

All that portion of the north 20.0 feet of the former Missouri-Pacific Railroad right-of-way lying between the east line and the west line of 45th Street north of said right-of-way, located in the Northwest Quarter of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 1,200.0 square feet, more or less. †

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 60.0 feet east of and lying within 60.0 feet west of the centerline of 48th Street, located in the North Half of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 13,637.4 square feet, more or less. †

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet west of the centerline of 56th Street, located in the North Half of Section 20, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 5,000.0 square feet, more or less. †

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet east of the centerline of 56th Street, located in the North Half of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 5,000.0 square feet, more or less. †

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And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet northwesterly of and lying within 50.0 feet southeasterly of the centerline of Cotner Boulevard, and lying within 50.0 feet north of the centerline of Vine Street, located in the Northwest Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, containing an area of 12,019.58 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet south of the centerline of Vine Street, located in the South Half of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 8,761.8 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 33.0 feet east of and lying within 33.0 feet west of the centerline of 66th Street, located in the South Half of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 8,026.26 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet west of the centerline of 70th Street, located in the Southeast Quarter of Section 21, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,070.5 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet east of the centerline of 70th Street, located in the Southwest Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 6,070.5 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way, including the former Missouri-Pacific Railroad bridge and appurtenances thereto, lying within 100.0 feet north of the centerline of "O" Street, located in the Southwest Quarter of Section 22, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 34,455.67 square feet, more or less.

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And also

All that portion of the former Missouri-Pacific Railroad right-of-way, including the former Missouri-Pacific Railroad bridge and appurtenances thereto, lying within 100.0 feet south of the centerline of "O" Street, located in the Northwest Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 34,455.0 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 30.0 feet east of and lying within 30.0 feet west of the centerline of Sycamore Drive, located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the intersection with the southwesterly corner of Lot 10, Block 7, Maple Village, and the northerly line of the said Missouri-Pacific Railroad right-of-way; thence westerly along the northerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 63.97 feet to the southeast corner of Lot 18, Block 6, Maple Village, said point being the intersection with a circular curve; thence southeasterly along the arc of said circular curve bearing to the left, whose initial tangent deflects 108 degrees 44 minutes 15 seconds left, whose central angle is 4 degrees 33 minutes 04 seconds, and whose radius is 425.0 feet, a distance of 33.76 feet to the point of tangency with a straight line; thence continuing southeasterly along the said straight line, a distance of 41.5 feet to the point of tangency with a circular curve; thence southerly along the arc of said circular curve bearing to the right, whose central angle is 7 degrees 08 minutes 55 seconds, and whose radius is 256.5 feet, a distance of 32.0 feet to the intersection with the northeast corner of Lot 1, Block 2, Wedgewood Manor 1st Addition, and the southerly line of the said Missouri-Pacific Railroad right-of-way; thence easterly along the southerly line of the said Missouri-Pacific Railroad right-of-way, a distance of 61.96 feet to the northwest corner of Lot 9, Block 1, Wedgewood Manor 1st Addition, said point being the intersection with a circular curve; thence northwesterly along the arc of said circular curve bearing to the left, whose initial tangent deflects 102 degrees 58 minutes 28 seconds left, whose central angle is 10 degrees 16 minutes 01 seconds, and whose radius is 316.5 feet, a distance of 56.71 feet to the point of tangency with a straight line; thence continuing northwesterly along the said straight line, a distance of 41.5 feet to the point of tangency with a circular curve; thence continuing northwesterly along the arc of said circular curve bearing to the right, whose central angle is 1 degree 20 minutes 05 seconds, and whose radius of 365.0 feet, a distance of 8.50 feet to the point of beginning; containing an area of 6,413.30 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet west of the centerline of 84th Street, located in the Northeast Quarter of Section 27, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 5,975.01 square feet, more or less.

And also

All that portion of the former Missouri-Pacific Railroad right-of-way lying within 50.0 feet east of the centerline of 84th Street, located in the North Half of Section 26, Township 10 North, Range 7 East of the 6th Principal Meridian, in the City of Lincoln, Lancaster County, Nebraska; containing an area of 11,948.5 square feet, more or less.

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 this County Court of said County of Lincoln, Nebraska this 29th day of December, 1989.



..... SHARON K. BEACHELL...
Clerk of the County Court

By *Sharon K. Beachell*
Deputy Clerk County Court

LANCASTER COUNTY, NEB.

Dan Jalo
REGISTER OF DEEDS

89 DEC 29 AM 11:08

ENTERED ON
SERIAL INDEX
FOR RECORD AS:

INST. NO. 89 37880

\$103⁰⁰

Lanc. County Ct

BLOCK

CODE

[Handwritten initials]

[Handwritten initials]