

"IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

In the Matter of the Application
of LOUP RIVER PUBLIC POWER DISTRICT,
a Public Corporation, of Columbus,
Nebraska, to acquire a right-of-way
easement across lands in Lancaster
County, Nebraska, by eminent domain
for the purpose of constructing,
operating, and maintaining a high
voltage transmission line for the
transmission of electricity.

REPORT OF APPRAISERS

LOUP RIVER PUBLIC POWER DISTRICT,

Petitioner,

vs.

WILLIAM YAKEL, et al,

Defendants.

STATE OF NEBRASKA)
LANCASTER COUNTY) ss

The undersigned duly appointed appraisers by the County Judge in the above entitled cause to inspect the premises hereinafter described and appraise the damages accruing to the owners and others claiming to be interested therein by reason of the appropriation of an easement over Tracts 1 through 9, inclusive, hereinafter described for the construction, operation, and maintenance of a transmission line across the same, do hereby certify that, after being duly qualified and sworn as such appraisers, they did each personally and in a body carefully inspect and view said lands and premises at the time specified therefor by order of the County Judge entered herein, and do hereby appraise said damages as follows:

Tract No. 1

This tract is described as follows:

The South 186 Feet of Lot Three (3), Union Land Co., Subdivision, in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26), Township Ten (10) North, Range Six (6) East of the 6th P.M., Lancaster County, Nebraska.

These premises were viewed by the undersigned, but no appraisal of damages is made because the undersigned have been advised that the petitioner is dismissing this proceedings as to said premises, a settlement with the owners having been reached.

Tract No. 2

This tract is described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township Nine (9) North, Range Six (6) East of the 6th P.M., Lancaster County, Nebraska, except the south 373.82 feet of the east 233 feet thereof.

As hereinafter set out, the undersigned have continued their appraisal of the damages to 9 o'clock a.m., February 23, 1956.

Tract No. 3

This tract is described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-three (23), Township Ten (10) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

To Edward M. O'Shea, Helen Elizabeth Morrow and John P. Morrow, wife and husband, Sara Louise Meginnis and Harry W. Meginnis, wife and husband, and Edward M. O'Shea, Jr., and Mary O'Shea, husband and wife, owners in fee, all collectively as their interests may appear, the sum of \$ 75⁰⁰.

Tract No. 4

This tract is described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), and Lots Seventy-four (74) and Seventy-five (75), of Section Eight (8), all in Township Nine (9) North, Range Seven (7) East of the 6th P.M., Lancaster County, Nebraska

To Edward M. O'Shea, Helen Elizabeth Morrow and John P. Morrow, wife and husband, Sara Louise Meginnis and Harry W. Meginnis, wife and husband, and Edward M. O'Shea, Jr., and Mary O'Shea, husband and wife, owners in fee; Robert H. Castor and Marcelline Castor, husband and wife, tenants in possession; all collectively as their interests may appear, the sum of \$ 14,000⁰⁰.

Tract No. 5

This tract is described as follows:

The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3), Township Nine (9), North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

To DuTeau Company, a corporation, now known as DuTeau Chevrolet Company, owner in fee, collectively as its interests may appear, the sum of \$ 1000⁰⁰.

Tract No. 6

This tract is described as follows:

The East Half (E½) of the Northwest Quarter (NW¼) of Section Three (3), Township Nine (9) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

To Herman F. Behrns and Anna Behrns, husband and wife, owners in fee, collectively as their interests may appear, the sum of \$ 2400⁰⁰.

Tract No. 7

This tract is described as follows:

The Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Thirty-five (35), Township Ten (10) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

To Mat H. Loibl and Iva M. Loibl, husband and wife, owners in fee; and The Federal Land Bank, mortgagee; all collectively as their interests may appear, the sum of \$ 1600⁰⁰.

Tract No. 8

This tract is described as follows:

The Northwest Quarter (NW¼) of Section Thirty-five (35), Township Ten (10) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

To John Arres and Anna Arres, husband and wife, owners in fee; Lewis Hite and Hattie Hite, husband and wife, tenants in possession; all collectively as their interests may appear, the sum of \$ 3250⁰⁰.

Tract No. 9

This tract is described as follows:

The East Half (E½) of the West Half (W½) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska.

With the agreement of counsel for the petitioner and with C. Russell Mattson, counsel for Ralph Leavitt and Marie B. Leavitt, husband and wife, owners of this tract No. 9 and also counsel for Paul Nickeson and Jessie Nickeson, owners of Tract No. 2, the appraisal of the damages to these tracts has been continued to allow further evidence to be presented to these appraisers at 9 o'clock a.m., Thursday, February 23, 1956, in the County Court Room in the Court House in Lincoln, Nebraska.

The respective amounts hereinabove awarded for Tracts 1 through 9, inclusive, except Tracts 2 and 9, include all damages thereto, including tenants' interests therein, but do not include damages to the fences and crops which may arise during construction, or due to re-entry for maintenance or reconstruction. All such fences and crop damages are reserved to the owners thereof, and petitioner remains obligated to pay the same when and if they occur.

Given under our hands this 16th day of February, 1956.

C. M. Pierson

O. D. Johnson

Don P. Harrington
Appraisers"

"FILED FEB 16 1956 Herbert A. Ronin County Judge"

"IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

In the Matter of the Application of LOUP RIVER PUBLIC POWER DISTRICT, a Public Corporation, of Columbus, Nebraska, to acquire a right-of-way easement across lands in Lancaster County, Nebraska, by eminent domain for the purpose of constructing, operating, and maintaining a high voltage transmission line for the transmission of electricity.

FURTHER REPORT OF APPRAISERS

LOUP RIVER PUBLIC POWER DISTRICT,

Petitioner,

vs.

WILLIAM YAKEL, et al,

Defendants.

STATE OF NEBRASKA }
LANCASTER COUNTY } ss

The undersigned, heretofore duly appointed appraisers by the County Judge in the above-entitled cause to inspect the premises described in Tracts Nos. 1 through 9, inclusive, and to appraise the damages accruing to the owners and others claiming to be interested in said tracts by reason of the appropriation of an easement for the construction, operation and maintenance of a transmission line across said tracts, do hereby certify that earlier under date of February 16th, 1956, they submitted their report appraising the damages on Tracts Nos. 3, 4, 5, 6, 7, and 8; no report was submitted on Tract No. 1, it being represented to the undersigned that said Tract had been dismissed by the petitioner; as set out in said earlier report, the appraisal of damages on Tract No. 2 and Tract No. 9 was continued for a further hearing; said further hearing has now been held by the undersigned, and they have each personally and in a body carefully inspected and viewed the lands and premises in Tract No. 2 and Tract No. 9 at the time specified therefor by order of the County Judge entered herein, and the undersigned do hereby appraise the damages on said tracts as follows:

Tract No. 2

This tract is described as follows:

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twelve (12), Township Nine (9) North, Range Six (6) East of the 6th P.M., Lancaster County, Nebraska, except the South 373.82 Feet of the East 233 feet thereof.

To Paul Nickeson and Jessie Nickeson, husband and wife, owners in fee, collectively as their interests may appear, the sum of \$4950⁰⁰.

Tract No. 9

This tract is described as follows:

The East Half of the West Half (E $\frac{1}{2}$ W $\frac{1}{2}$) of Section Twenty-six (26), Township Ten (10) North, Range Seven (7), East of the 6th P.M., Lancaster County, Nebraska

To Ralph Leavitt and Marie B. Leavitt, husband and wife, owners in fee; Metropolitan Life Insurance Co., a corporation, and the Federal Land Bank, mortgagees; all collectively as their interests may appear, the sum of \$3700⁰⁰.

The respective amounts hereinbefore awarded for Tract No. 2 and No. 9 include all damages thereto, including tenants' interest therein, but do not include damages to the fences and crops which may arise during construction, or due to re-entry for maintenance or reconstruction. All such fences and crop damages are reserved to the owners thereof, and petitioner remain obligated to pay the same when and if they occur.

Given under our hands this 25th day of February, 1956.

C. M. Pierson

C. D. Johnson

Don P. Harrington
Appraisers

"FILED FEB 27 1956 Herbert A. Konin County Judge"

CERTIFICATE

In the County Court of Lancaster County, Nebraska,

The State of Nebraska }
LANGASTER COUNTY } ss

I, HERBERT A. RONIN, Judge of the County Court of Lancaster County, do hereby certify that the foregoing is a full and correct copy of REPORT OF APPRAISERS, dated February 16, 1956, covering Tracts 1 through 9, inclusive, except Tracts 2 and 9,

and FURTHER

REPORT OF APPRAISERS, dated and filed February 27, 1956, covering Tracts 2 and 9,

in the matter of the condemnation action by LOUP RIVER PUBLIC POWER DISTRICT, vs. WILLIAM YAKEL, et al. formerly pending in this Court

as shown by the records and files in this office and now in my charge.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County Court of Said County at Lincoln, Nebraska, this 29th day of February, 1956.

(SEAL)

Herbert A. Ronin
County Judge

By *Herbert A. Ronin*
Clerk of the County Court

JS

INDEXED 20-217
SERIAL 6-421
FILED 7-174 311-136
RECORDED 7-450-482 375
COUNTY COURT

OF
Lancaster County, Nebraska

re: DOCKET 52, PAGE 13,
LOUP RIVER PUBLIC POWER DIST.,
Petitioner, vs.

WILLIAM YAKEL, et al.

CERTIFIED RECORD

STATE OF NEBRASKA }
Lancaster County } ss

Entered on numerical index and filed for record in the Register of Deeds Office of said County this

2 day of March 19 56

at 3 o'clock and 30 minutes of P. M. and recorded in Book of

Herbert A. Ronin
Register of Deeds

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