

FILED
SARPY COUNTY COURT
1995 JUL 10 AM 11: 15

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

**IN THE MATTER OF THE CONDEMNATION
BY SARPY COUNTY SCHOOL DISTRICT NO.
0037, A/K/A GRETNA PUBLIC SCHOOLS TO
ACQUIRE CERTAIN LANDS IN SARPY COUNTY,
NEBRASKA, BY EMINENT DOMAIN,**

Case No. M4-100

REPORT OF APPRAISERS

Condemner,

v.

**FRANK COCKERILL AND MARY C. COCKERILL
AND PAT COCKERILL,**

Condemnees.

On this 10 day of July, 1995, the undersigned, being the duly appointed, qualified, and acting appraisers in the above-entitled matter, do hereby make and file this report, showing to the Court:

1. The undersigned were duly appointed appraisers in the above-entitled matter by the "Order Appointing Appraisers" dated June 5, 1995, for the purpose of appraising damages accruing to the Condemnees resulting from the Condemner's appropriation under its power of eminent domain for school purposes, the real estate legally described as:

That part of the NW ¼ of Section 31, T14N, R11E of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the SW corner of said NW ¼ thence easterly 400.00 feet on the South line of said NW ¼ to the point of beginning; thence Northerly 490.04 feet on a line 400.00 feet East of and parallel with West line of said NW ¼; thence Westerly 367.00 feet on a line 490.04 feet North of and parallel with the South line of said NW ¼ to the East line of 204th Street; thence Northerly 906.94 feet on a line 33.00 feet East of and parallel with the West line of said NW ¼ and on the East line of 204th Street; thence Easterly 1684.70 feet on a line 1396.98 feet North of and parallel with the South line of said NW ¼; thence Southerly 1396.98 feet on a line 1717.70 feet East of and parallel with the West line of said NW ¼ to the South line of said NW ¼; thence Westerly 1317.70 feet on the South line

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of said NW ¼ to the point of beginning. Containing 49.90 acres more or less.

2. Before assuming the duties as appraisers in the above-entitled matter, the undersigned duly took and subscribed an oath to support the Constitutions of the United States and of the State of Nebraska and to faithfully and impartially discharge their duties as required by law.

3. On July 6, 1995, at 9:30 a.m., the undersigned appraisers carefully inspected and viewed the real estate sought to be taken and also any other property of the Condemnee damaged thereby, and also immediately following said inspection, conducted a hearing for all parties interested therein to testify and provide evidence as to the amount of damages resulting from said taking. Those present for the viewing and the hearing were: Frank Cockerill, Mary Cockerill, Dixon Adams (attorney to the Cockerills), Bruce Sackett and Bob Dickinson (board members, Gretna Public Schools), Gail Kopplin (Superintendent, Gretna Public Schools), Jim Gessford and Riko Bishop (attorneys to Gretna Public Schools), Martin Giff (appraiser, Valuation Services), Dale Nielsen and Dennis Bane (architects, Dana Larson Roubal and Associates), and the undersigned Board of Appraisers.

4. The amount of damages that will be sustained by the owner of the said real estate by reason of the taking thereof by the Condemner for school purposes is as hereinafter found and assessed.

NOW, THEREFORE, the undersigned appraisers do hereby find as follows:

1. Approximately 50 acres of Condemnees 140 acres of property were condemned by the Condemner, Gretna Public Schools, pursuant to its power of eminent domain.

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2. The real estate taken has a value of \$ 5,500.⁰⁰ per acre, amounting to a total sum of \$ 275,000.⁰⁰.

3. All other damage accruing by reason of the taking of the land amounts to: \$125,000.⁰⁰ Severance

We hereby appraise the total damages at the amount of \$ 400,000.⁰⁰.

APPRAISERS:

Hal Young
Hal Young

Ed Young
Ed Young

Sally Rau
Sally Rau

Riko Bishop atty
1400 FirstTier Bank Bldg
Lincoln Ne 68508

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

Case No. M.H. 100

I, the Judge of the County Court in and for said county, do hereby certify that I have compared the foregoing copies (3) (pages), with the original thereof now remaining on file and of record in this Court, and that the same is a correct transcript therefrom, and of the whole of such original:

Dated 7/10/95

Tommy Fugate
County Judge

SEAL

[Signature]
Clerk of County Court

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PM 4:00

[Signature]
RECORDS

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