17-293

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

COPY

IN THE MATTER OF THE APPLICATION OF CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, a Corporation, TO CONDEMN CERTAIN REAL ESTATE IN SARPY COUNTY, NEBRASKA FOR RAILROAD PURPOSES AND USES AND TO ASSESS THE AMOUNT OF DAMAGES SUSTAINED BY THE OWNERS BY REASON OF THE APPROPRIATION THEREOF.	:	REPORT AND AWARD OF APPRAISERS

WHEREAS, on the 28th day of July, 1954, the undersigned, who were and now are, residents of Sarpy County, Nebraska and freeholders therein, were by the County Judge of said County duly appointed appraisers to inspect and view the premises hereinafter described, and to assess the amount of damages accruing to the owners thereof and any others having or claiming an interest therein by reason of the appropriation thereof to the extent hereinafter stated by the Chicago Burlington & Quincy Railroad Company for all and singular its railroad purposes, including right of way, main and side tracks, buildings, switches, water stations, turn-outs, offices and structures necessary and convenient to and for the construction, repair, maintenance, use and operation of said railroad, the lands and premises and interests therein so appropriated being within Sarpy County, Nebraska and hereinafter described.

NOW, THEREFORE, we, the appraisers aforesaid, do find that the title to the respective tracts of land, real estate and premises is as hereinafter stated. NOW, THEREFORE, we, the undersigned, each being a resident of and a disinterested freeholder in Sarpy County, Nebraska, and not interested in a like question, having as aforesaid been duly appointed appraisers herein for said purpose, and having been duly qualified by each taking the oath prescribed by law, did on the 18th day of August, 1954, commencing at the hour of ten o'clock in the forenoon, that being the day and hour named in the notices filed in the County Court of said county, duly served on the owners of said real estate, each personally and in a body, carefully inspect and view said land, real estate and premises, and

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17-214

[redacted] of the [redacted] Quarter of Section [redacted] Township [redacted] North, Range [redacted] East of the Sixth Principal Meridian, as the same has appeared on the records of the County Clerk of said Sarpy County, and having heard all other pertinent testimony, we do hereby find the quantity of real estate taken and the value thereof and the damages by reason of the appropriation thereof and the ownership thereof as follows:

TRACT NO. 1

A tract of land located in the South Half (S½) of the South West Quarter (SW¼) of Section Twelve (12) T 15 N R 13 East of the Sixth Principal Meridian, in the County of Sarpy, State of Nebraska, being described as follows:

Beginning at a point on the West line of said Section 12, from which point the South West corner of said section bears South 0 degrees 08 minutes West a distance of 1068.6 feet; thence South

0 degrees 08 minutes West a distance of 217.4 feet along the West line of said Section 12; thence southeasterly on a curve to the right having a radius of 1856.08 feet a distance of 979.8 feet to a point on the South line of said Section 12, from which point

the Southwest corner of said section bears North 89 degrees 41 minutes West a distance of 427.85 feet; thence South 89 degrees 41 minutes East a distance of 946.01 feet along the South line of said Section 12; thence northwesterly on a curve to the right,

having a radius of 1862.88 feet a distance of 1197.2 feet, this course and the following courses each being on lines parallel to and 75 feet distant northeasterly from the centerline of relocation of railroad tracks as measured at right angles thereto; thence

on line tangent to last described curve North 36 degrees 07 minutes West a distance of 54.85 feet; thence North 34 degrees 28 minutes West a distance of 69.47 feet; thence northwesterly on a curve to the left having a radius of 1925.08 feet a distance of 480.45

feet to the point of beginning, containing 7.07 acres, more or less.

TRACT NO. 2

A tract of land located in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twelve (12) T 15 N R 13 East of the Sixth Principal Meridian, in the County of Sarpy, State of Nebraska, being described as follows:

Beginning at a point on the East line of said Southwest Quarter of Section 12, from which point the Southeast corner of said quarter

section bears South 0 degrees 01 minutes East a distance of 161.5 feet, said point being on the centerline of proposed relocated track;

thence North 0 degrees 01 minutes West a distance of 152.75 feet along said East line of the Southwest Quarter; thence South 70

degrees 18 minutes West a distance of 859.76 feet to a point on the South line of said Section 12, this course being 145 feet distant

northwesterly from the centerline of proposed relocated track as measured at right angles thereto; thence South 89 degrees 41 minutes

17-396

and that Herman Platt is the tenant of said premises under lease, who appeared by himself

We find the value of the land described above in Tracts Nos. 1, 2 and 3 as follows:

Tract No. 1 - 7.07 acres $ 2121.00

Tract No. 2 - 2.523 acres $ 756.90

Tract No. 3 - 0.996 acres $ 298.80

We find all other damages, including owner's share of present crop on said Tracts Nos. 1, 2 and 3, according to the owner thereof by reason of the appropriation of said land to be the sum of . . . . . $ 1840.00

We find the tenant's share of present crop on said Tracts Nos. 1, 2 and 3, and all other damages to said tenant, to be the sum of . . . . . $ 360.00

We hereby accordingly award and assess said value and damages on account of the appropriation of the lands as described in Tracts Nos. 1, 2 and 3 above in the total sum of $ 5376.70

WE, THEREFORE, do hereby find and assess the interests of the parties herein in the lands, premises and real estate described in Tracts Nos. 1, 2 and 3 above, and the award above made for the appropriation thereof by Chicago, Burlington & Quincy Railroad Company as follows:

NEBRASKA WESLEYAN UNIVERSITY, a corporation - $ 5016.70

HERMAN PLATT - $ 360.00

TRACT NO. 4

A tract of land located in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Six (6) of T 13 N R 14 East of the Sixth Principal Meridian, in the County of Sarpy, State of Nebraska, being described as follows:

Beginning at a point on the North line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Six (6) a distance of 160 feet East of the West line of said Section 6, said point being on the centerline of proposed relocated track; thence proceeding due South parallel with and 160 feet east of the West line of said Section 6 on centerline of proposed relocated track a distance of 1331.0 feet, with tract of land extending 127 feet westerly to the easterly line of county road and extending 75 feet easterly from said centerline, to the South line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Six (6), contaning 6.178 acres, more or less.

17-298

line of Section 13 a distance of 146.0 feet to the point of beginning, containing 1.464 acres more or less.

TRACT NO. 7.

A permanent easement for construction, maintenance, and operation of drainage ditch, including pipe lines for outlet into Papillion Creek, over the following land, to wit: A tract of land located in the Northwest Quarter (NW¼) of Section Thirteen (13) T 13 N R 13 East of the Sixth Principal Meridian, in the County of Sarpy, State of Nebraska, being described as follows:

Beginning at a point on the West line of said Section 13, from which point the Northwest corner of Section 13 bears North 0 degrees 02 minutes East a distance of 1799.6 feet; thence North 38 degrees 25 minutes East a distance of 591.6 feet on a line parallel to and 75 feet distant southeasterly from the center-line of railroad relocation as measured at right angles thereto; thence South 51 degrees 35 minutes East a distance of 75 feet; thence South 38 degrees 25 minutes West a distance of 688.3 feet to a point on the West line of said Section 13; thence North 0 degrees 02 minutes East a distance of 120.8 feet to the point of beginning, subject to prior rights of the Papillion Drainage District, containing 1.100 acres, more or less.

We find that the fee simple title to said Tracts Nos. 4, 5, 6 and 7 above described is in Howard S. Fee, who appeared by Herman Platt, and that Vernon M. Fee, his wife, has no title or possession other than her right of inheritance from her husband, and that Lloyd Hardy is the tenant of said premises under lease, who appeared by himself

We find the value of the land described above in Tracts Nos. 4, 5, 6 and 7 as follows:

Tract No. 4 - 6.172 acres	$ 1851.60
Tract No. 5 -21.61 acres	$ 5402.50
Tract No. 6 - 1.464 acres	$ 366.00
Tract No. 7 - 1.100 acres	$ 275.00

We find all other damages, including owner's share of present crop on said Tracts Nos. 4, 5, 6 and 7, accruing by reason of the appropriation of said land to be the sum of . . . . . $ 322.19

We find the tenant's share of the present crop on Tracts 4, 5, 6 and 7 and all other damages to said tenant, to be the sum of . . . . $ 345.51

17-301

STATE OF NEBRASKA :
: ss.
SARPY COUNTY :

I, Joseph E. Strawn, County Judge of Sarpy County, Nebraska, do hereby certify that the above and foregoing is a true, correct and compared copy of the original condemnation award of the appraisers filed with me on the 20 day of August 1954, in the matter of the application of Chicago, Burlington & Quincy Railroad Company, condemnor, to condemn and appropriate the real estate described therein as shown by the records of my office, and I further certify that on the 24th day of August 1954, said Chicago, Burlington & Quincy Railroad Company, condemnor, paid to and deposited with me the following amounts of money to wit:

For tracts numbered 1, 2 and 3 and described in said Appraisers Report:

Award to Nebraska Wesleyan University, a Corporation, the sum of . . . . . $ 5016.70

Award to Herman Platt, the sum of . . . . . $ 360.00

For tracts numbered 4, 5, 6 and 7 and described in said Appraisers' Report:

Award to Howard S. Foe and Vernon M. Foe, husband and wife, the sum of . . . . . $ 11,152.29

Award to Lloyd Hardy, the sum of . . . . . $ 345.54

For tract numbered 10 and described in said Appraisers' Report:

Award to Frank H. Prucka and Margaret D. Prucka, husband and wife, the sum of . . . . . $ 4252.25

Award to Homer Akins, the sum of . . . . . $ 343.75

being the full amounts awarded by said appraisers in said award and report for and on account of the tracts of land described therein.

And full award on said damages has been paid into court.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of my office as County Judge this 24th day of August 1954.

Jos E Strawn
County Judge

COUNTY COURT SARPY COUNTY NEBRASKA