

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Condemner

vs.

MAXINE JORT LARSEN, Owner; HOWARD
LARSEN, husband of MAXINE JORT
LARSEN;

N. P. DODGE COMPANY, A Corporation,
Owner; HAROLD N. THOMSEN, Mortgagee;
MINNIE D. THOMSEN, Mortgagee;

DOUGLAS COUNTY TREASURER;

RETURN OF APPRAISERS

C2-208

Condemnees

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE OF DOUGLAS COUNTY, NEBR.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by Charles E. Lenz, ~~Sheriff~~ or Deputy Sheriff of Douglas County, Nebraska, on the 11 day of March, 1963, 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 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:

C O N D E M N A T I O N

Land Owners: Maxine Jort Larson & Howard Larson, W&H
Existing Powerline Easement: Omaha Public Power District
Project: I-280-9(32) AFE: R-81b Douglas County,
Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in the North Half of the North Half of the Southwest Quarter and the north 25 feet of the east 65 acres of the south 120 acres of the Southwest Quarter, Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the south quarter corner of said Section 4, thence northerly on the East line of the Southwest Quarter of said Section 4 a distance of 1,962.0 feet to the point of beginning; thence continuing northerly on the last described course produced, a distance of 368.3 feet; thence southwesterly on a 5,554.58 foot radius curve to the right (initial tangent of which forms an angle of 173 degrees, 52 minutes left from the last described course) a distance of 372.1 feet to a point on the South Property line; thence easterly on said South Property line, a distance of 52.1 feet to the point of beginning containing 0.20 acre, more or less, to be secured in this action.

The above described tract shall be part of a controlled access facility as defined in Section 39-1302(6), RRS1943, and the remainder of said North Half of the North Half of Southwest Quarter and the north 25 feet of the east 65 acres of the south 120 acres of the Southwest Quarter, which by reason of the taking herein described, now abuts on a highway where none existed theretofore, is subject to the provisions of Section 39-1329, RRS1943.

All mineral rights in the above described tract shall be retained and reserved to the Condemnees, their heirs, successors or assigns. The Condemnees, their heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnees, their heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

C O N D E M N A T I O N

Land Owner: N. P. Dodge Company, a Delaware Corporation.

Mortgagee: Minnie D. Thomsen

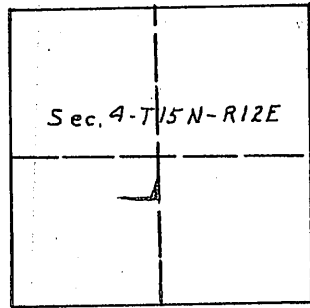
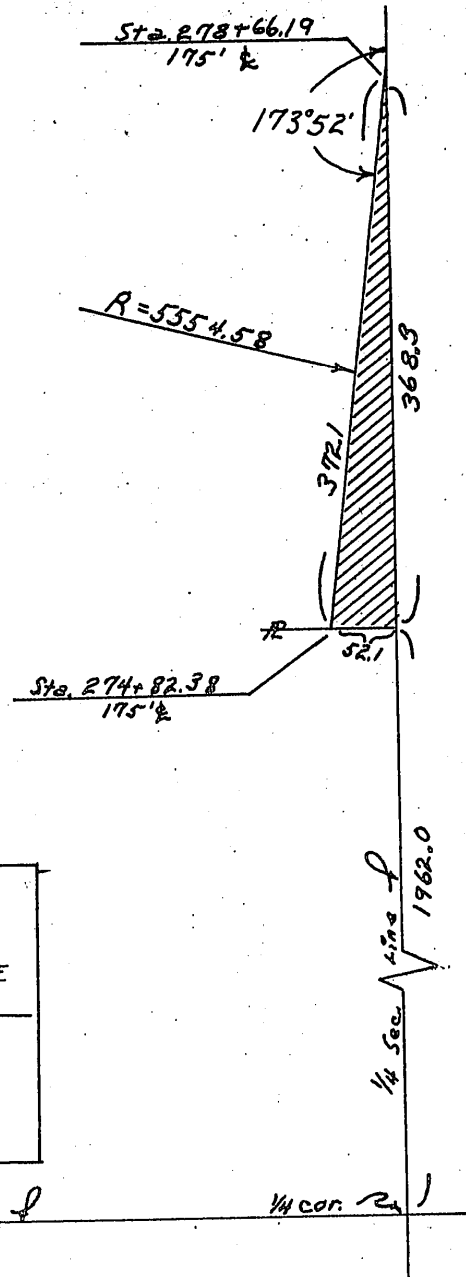
Project: I-280-9 (32) AFE: R-81b Douglas County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in the West Half of the Northeast Quarter of Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the north quarter corner of said Section 4; thence easterly on the North line of the West Half of the Northeast Quarter of said Section 4 a distance of 463.1 feet; thence southerly 91 degrees 55 minutes right a distance of 33.0 feet to the point of beginning, said point being at the intersection of the southerly old public road right of way line and the easterly old highway right of way line; thence continuing southerly on the last described course produced and on said easterly old highway right of way line a distance of 997.2 feet; thence northeasterly 161 degrees 44 minutes left a distance of 987.1 feet; thence easterly 71 degrees 44 minutes right a distance of 544.7 feet to a point on the East line of said West Half of the Northeast Quarter; thence northerly on said East line a distance of 27.0 feet to a point on said southerly old public road right of way line; thence westerly on a line 33.0 feet southerly from and parallel to said North line and on said southerly old public road right of way line a distance of 854.3 feet to the point of beginning, containing 3.86 acres, more or less, to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said West Half of the Northeast Quarter.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, its heirs, successors or assigns. The Condemnee, its heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnee, its heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.



Scale: 1" = 100'

Right of Way to be acquired for State Highway purposes
 Project: I-280-9(32) Douglas County. A.F.E. R-81-6

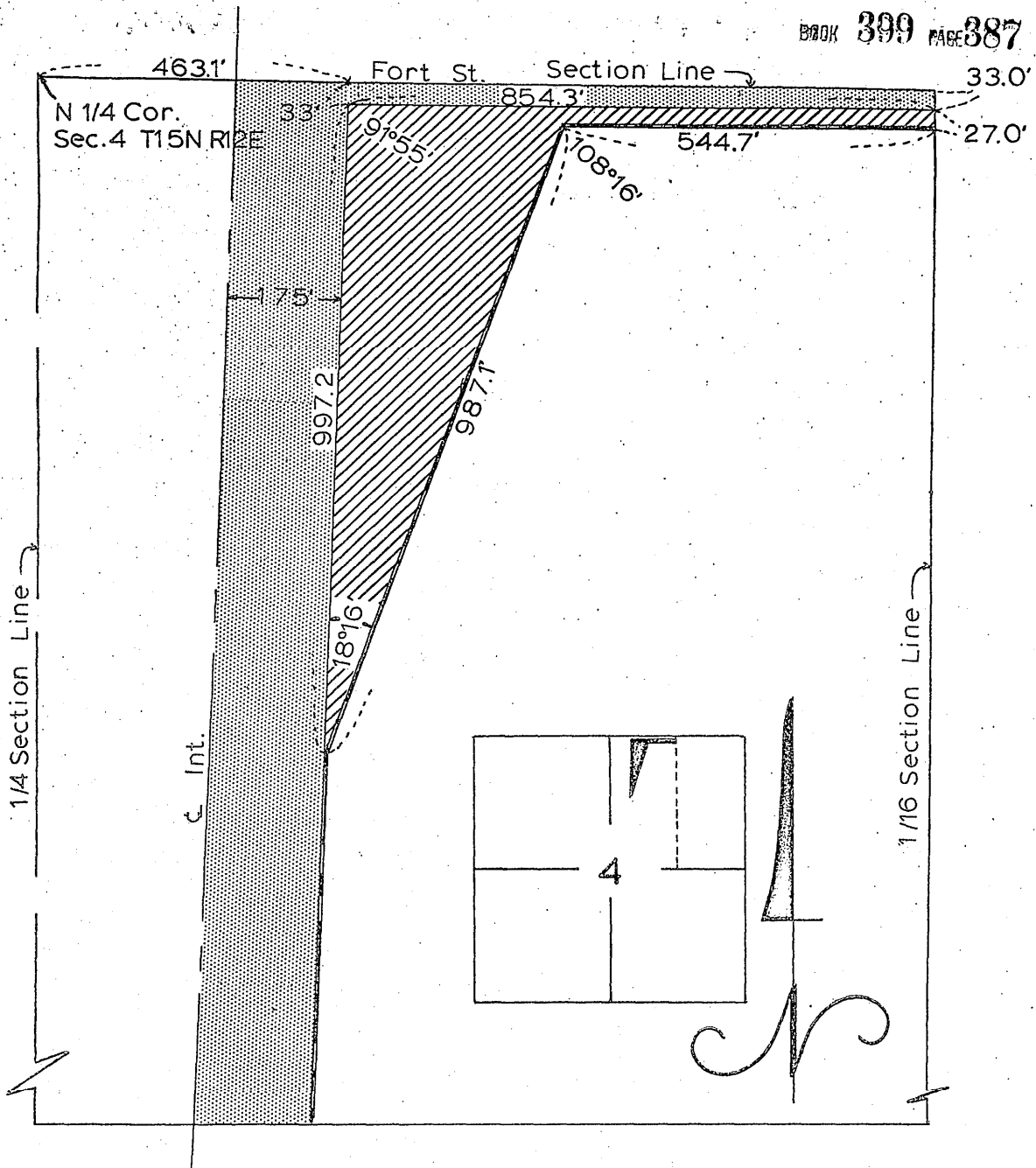
Tract: 12

Holder of Record: Maxine Jort Larson

Location: N 2 1/2 S W 1/4 N 25' of E 65 ac. of S 120 ac.
of SW 1/4 Sec 4-T15N-R12E

Total R.O.W. = _____
 Old R.O.W. = 0.00
 New R.O.W. = 0.20
 Controlled Access

Drawn: C.F.B.
 Checked: R.R.B.
 Written: C.E.S.
 Checked: W.D.E.



Scale: 1" = 200 Feet

to be acquired for Interstate Highway purposes
 Project: I-280-9(32) Douglas County AFER-81 b
 Tract: 15 suppl.
 Holder of Record: N. P. Dodge Company
 Location: W 1/2 NE 1/4, Sec. 4, T15N-R12E

drawn: R.B.B.
 checked: W.C.F.
 written: C.E.S.
 checked: W.D.E.

Total ROW = 3.86 ac.
 Old ROW = 0.00 "
 New ROW = 3.86 "
 Controlled Access
 Channel Ease.=
 Advertising Easement

Now, therefore, we, as appraisers aforesaid, do hereby find and appraise the damage that will be suffered by reason of the appropriation of title to the said property or any interest therein described for State highway purposes by the State of Nebraska, Department of Roads in the amount of:

A tract of land in the North Half of the North Half of the Southwest Quarter and the north 25 feet of the east 65 acres of the south 120 acres of the Southwest Quarter, Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska

To: Maxine Jort Larsen, Owner	<u>\$842.26</u>
Howard Larsen, husband of	
Maxine Jort Larsen	<u>None</u>
Douglas County Treasurer	<u>\$.74</u>
Total Award	<u>\$843.00</u>

A tract of land in the West Half of the Northeast Quarter of Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska

To: N.P. Dodge Company, a Corporation,	
Owner	<u>\$3,485.63</u>
Harold N. Thomsen, Mortgagee	<u>None</u>
Minnie D. Thomsen, Mortgagee	<u>\$8,496.38</u>
Douglas County Treasurer	<u>\$ 17.99</u>
Total Award	<u>\$12,000.00</u>

All of which is hereby respectfully submitted.

Dated this 24 day of April, A.D., 1963.

William C. Stuehl

Robert T. Mitchell

Howard H. Moldenhauer

Appraisers

Subscribed and sworn to before me this _____ day of _____,

A.D., 1963

(SEAL)

County Judge

339999389

4-15-12

Now, therefore, we, as appropriate officials, do hereby

find and certify the damage that will be suffered by reason of

the operation of said law, and the damage that will be suffered by reason of

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THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

349 of 383

Handwritten signature

Handwritten signature

Completed N-4-15-12 Fee 1.05

STATE OF NEBRASKA } SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS } of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 6 pages,
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody and control of said original record; and
that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court at Omaha
this 15th day of May 1963

ROBERT R. TROYER, County Judge

Handwritten signature
Clerk of the County Court

