

97-23108

FILED SARPY CO. NE.
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97-023108
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REGISTER OF DEEDS

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BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA)	Docket <u>174</u> Page <u>124</u> Case _____
DEPARTMENT OF ROADS,)	
)	
Condemner,)	
)	
v.)	RETURN OF
)	APPRAISERS
BARRINGTON PLACE LIMITED)	
PARTNERSHIP, A Nebraska)	
Limited Partnership, Owner;)	
SARPY COUNTY TREASURER;)	
)	
SEIBOLD FARMS, A Nebraska)	
General Partnership, Owner;)	
SARPY COUNTY TREASURER;)	
)	
LORENE E. KITTOE, Owner; MARVIN)	
LEADERS, Tenant; SARPY COUNTY)	
TREASURER;)	
)	
Condemnees.)	

TO THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us 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

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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:

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PROJECT: NH-370-7(103)

C.N.: 20258
(PAGE 1)

SARPY COUNTY

TRACT: 41

CONDEMNATION

OWNER: BARRINGTON PLACE LIMITED PARTNERSHIP, A Nebraska Limited Partnership

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN TAX LOT 15A IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

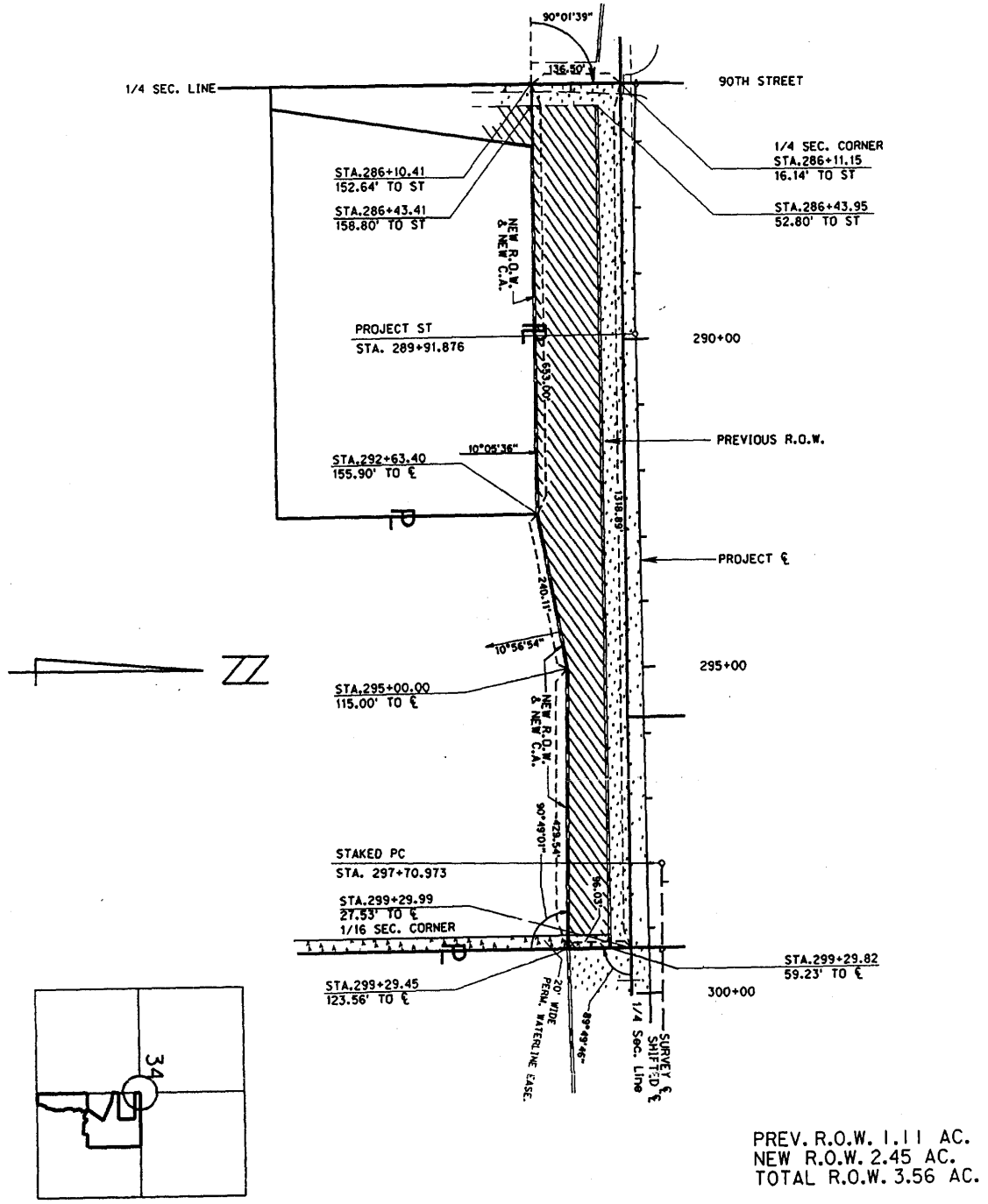
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1318.89 FEET ALONG THE NORTHERLY LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF SAID WEST HALF OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 49 MINUTES, 46 SECONDS RIGHT, ALONG THE EASTERLY LINE OF SAID WEST HALF OF SAID QUARTER SECTION, FOR A DISTANCE OF 96.03 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 49 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 429.54 FEET; THENCE CONTINUING WESTERLY DEFLECTING 010 DEGREES, 56 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 240.11 FEET TO A PROPERTY CORNER; THENCE CONTINUING WESTERLY DEFLECTING 010 DEGREES, 05 MINUTES, 36 SECONDS RIGHT ALONG THE SOUTHERLY PROPERTY LINE, FOR A DISTANCE OF 653.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 39 SECONDS RIGHT ALONG THE SAID WESTERLY LINE OF SAID QUARTER SECTION, FOR A DISTANCE OF 136.50 FEET TO THE POINT OF BEGINNING CONTAINING 3.56 ACRES, MORE OR LESS, WHICH INCLUDES 1.11 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY AND PUBLIC ROAD.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID TAX LOT.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



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PART OF THE W2, SE4, SEC. 34 - T14 N. - R. 12 E.
SARPY COUNTY, NEBRASKA

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

BARRINGTON PLACE LIMITED PARTNERSHIP, A Nebraska Limited Partnership

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

TRACT NO. 41
LOCATION N-370, N-50 TO N-85 SARPY COUNTY
PROJECT NO. NH-370-7 (103)
CONTROL NO. 20258

SCALE 1" = 200'

PREV. R.O.W. 1.11 ACRES
NEW R.O.W. 2.45 ACRES
TEMP. EASE.
PERM. EASE.
CONTROLLED ACCESS

DRAWN BY CDH
CHECKED BY NDOR
COMPUTED BY RFK
WRITTEN BY RFK
CHECKED BY NDOR

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PROJECT: NH-370-7(103)

C.N.: 20258
(PAGE 1)

SARPY COUNTY

TRACT: 22

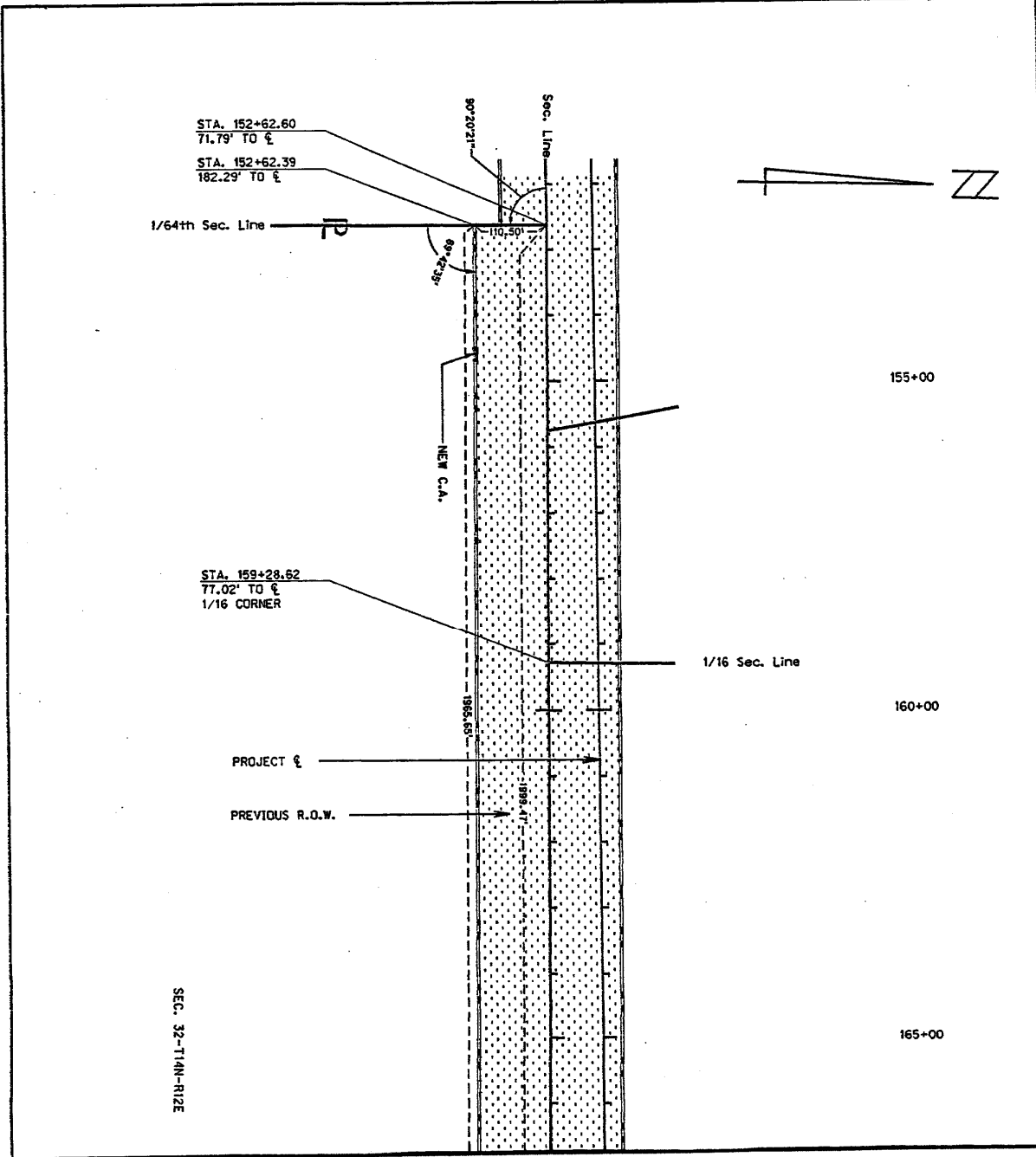
C O N D E M N A T I O N

OWNER: SEIBOLD FARMS, A Nebraska General Partnership

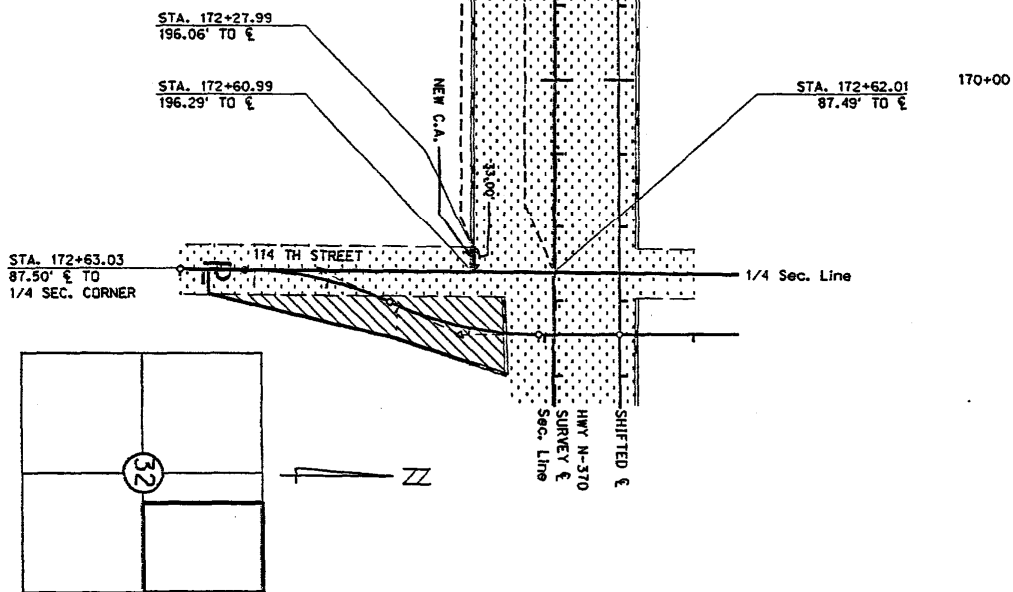
THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1999.47 FEET ALONG THE NORTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 20 MINUTES, 21 SECONDS LEFT, ALONG THE WESTERLY LINE OF THE EAST HALF OF THE WEST HALF OF SAID QUARTER SECTION, FOR A DISTANCE OF 110.50 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 089 DEGREES, 42 MINUTES, 35 SECONDS LEFT, ALONG THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY N-370, FOR A DISTANCE OF 1965.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE CONTINUING EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 33.00 FEET TO THE POINT OF TERMINATION WHICH IS ON THE EASTERLY LINE OF SAID QUARTER SECTION.

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
PART OF THE NW4, SEC. 32 - T14 N. - R. 12 E.
SARPY COUNTY, NEBRASKA

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
SEIBOLD FARMS, A Nebraska General Partnership

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

TRACT NO. 22
LOCATION N-370, N-50 TO N-85 SARPY COUNTY
PROJECT NO. NH-370-7 (103)
CONTROL NO. 20258

SCALE 1" = 200'

- PREV. R.O.W. 
- NEW R.O.W. 
- TEMP. EASE. 
- PERM. EASE. 
- CONTROLLED ACCESS 

- DRAWN BY CDH
- CHECKED BY NDOR
- COMPUTED BY RFK
- WRITTEN BY RFK
- CHECKED BY NDOR

97-231086

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

OWNER: LORENE E. KITTOE
TENANT: MARVIN LEADERS

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

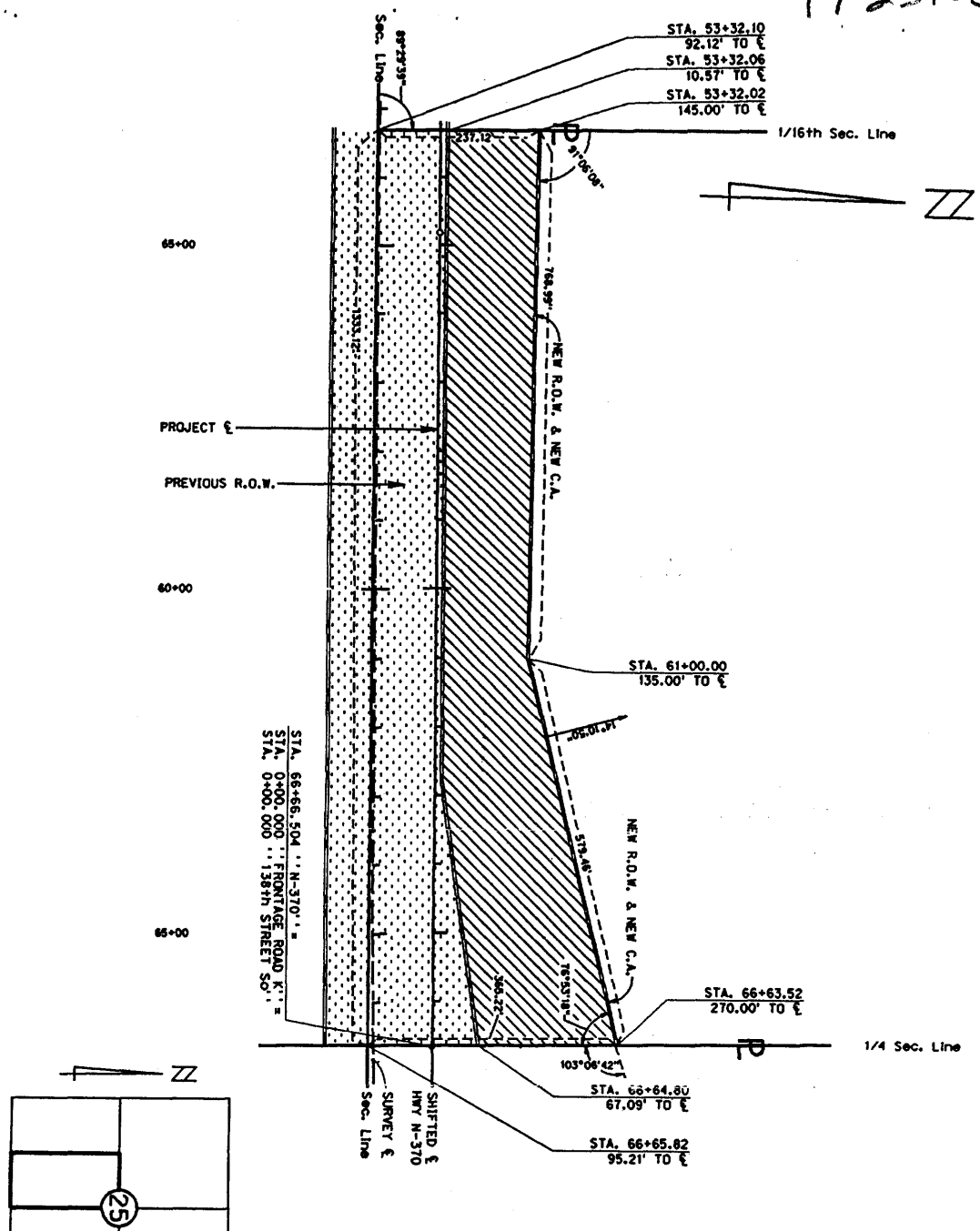
BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1333.12 FEET ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE NORTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 39 SECONDS RIGHT, ALONG THE WESTERLY LINE OF SAID EAST HALF OF THE QUARTER SECTION, FOR A DISTANCE OF 237.12 FEET; THENCE EASTERLY DEFLECTING 091 DEGREES, 06 MINUTES, 08 SECONDS RIGHT, FOR DISTANCE OF 768.99 FEET; THENCE CONTINUING EASTERLY DEFLECTING 014 DEGREES, 10 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 579.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 103 DEGREES, 06 MINUTES, 42 SECONDS RIGHT, ALONG THE SAID EASTERLY LINE OF SAID QUARTER SECTION, FOR A DISTANCE OF 365.22 FEET TO THE POINT OF BEGINNING CONTAINING 7.96 ACRES, MORE OR LESS, WHICH INCLUDES 3.44 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT, FROM OR TO THE REMAINDER OF SAID EAST HALF OF THE SOUTHWEST QUARTER SECTION.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNNEES AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNNEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNNEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



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PREV. R.O.W. 3.44 AC.
 NEW R.O.W. 4.52 AC.
 TOTAL R.O.W. 7.96 AC.

E2, SW4, SEC. 25 - T14 N. - R. 11 E.
 SARPY COUNTY, NEBRASKA

PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
 LORENE E. KITTOE
 TENANT: MARVIN LEADERS

STATE OF NEBRASKA
 DEPARTMENT OF ROADS
 RIGHT OF WAY DIVISION
 LINCOLN, NEBRASKA

TRACT NO. 4 SCALE 1" = 200'
 LOCATION N-370, N-50 TO N-85 SARPY COUNTY
 PROJECT NO. NH-370-7 (103)
 CONTROL NO. 20258

PREV. R.O.W. 3.44 ACRES
 NEW R.O.W. 4.52 ACRES
 TEMP. EASE.
 PERM. EASE.
 CONTROLLED ACCESS

DRAWN BY CDH
 CHECKED BY NDOR
 COMPUTED BY RFK
 WRITTEN BY RFK
 CHECKED BY NDOR

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Now, therefore, we as appraisers aforesaid, do hereby find and appraise the damages 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:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 41 \$ 104,600⁰⁰

Award to be distributed as follows:

To: Barrington Place Limited Partnership, A Nebraska Limited Partnership, Owner; \$ 104,600⁰⁰
Sarpy County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 22 \$ 8450⁰⁰

Award to be distributed as follows:

To: Seibold Farms, A Nebraska General Partnership, Owner; \$ 8450⁰⁰
Sarpy County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 4 \$ 46,929⁰⁰

Award to be distributed as follows:

To: Lorene E. Kittoe, Owner; \$ 46,479⁰⁰
Marvin Leaders, Tenant; \$ 450⁰⁰
Sarpy County Treasurer; \$ - 0 -

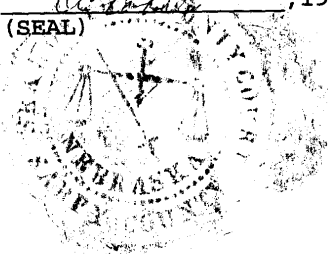
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All of which is hereby respectfully submitted.

Dated this 14 day of October, A.D. 1997.

Eugene J. Atkinson
Lawrence J. Harkney
Ronald P. Tomlin
Appraisers

Subscribed and sworn to before me this 14th day of October, 1997.
(SEAL)



Raye Newcomb
County Judge
Assistant Clerk

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

Case No. M4-1st

I, the Judge of the County Court in and for said county, do hereby certify that I have compared the foregoing copies 10 (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 10-15-97

Larry Fugitt
County Judge

SEAL

[Signature]
Clerk of County Court