

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a Municipal Corporation,)	DOC. C-5	NO. 34
)		
Condemner,)		
)		
vs.)	REPORT	
)	<u>OF APPRAISERS</u>	
LAWRENCE C. KELLEY, et al.,)		
)		
Condemnees.)		

Now on this 30 day of August, 1979, the undersigned, being the duly appointed, qualified and acting appraisers in the above-entitled matter, do hereby make and file this report, showing unto the Court that:

- 1) The undersigned were duly appointed appraisers in the above-entitled matter.
- 2) Before entering upon their 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) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to Have Damages Assessed" the undersigned appraisers carefully inspected and viewed the real estate hereinafter specified sought to be taken and also any other property of the condemnees damaged thereby, and heard all parties interested therein in reference to the amount of damages while so inspecting and viewing the property.
- 4) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to Have Damages Assessed" said appraisers did meet to assess the damages that the condemnees sustain by the taking of the hereinafter specified property by the City of Omaha, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate.

In part, said appraisers took into consideration: The value of property being taken, severance damages, any work to be done for ingress and egress over any remaining property of condemnees, any other property of any condemnee herein damaged by the taking herein, reasonable cost of any necessary removal of personal property from the real estate being taken, and, condemnee's abstracting expenses.

- 5) The amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the City of Omaha for pavement widening purposes is as hereinafter found and assessed.

NOW, THEREFORE, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the real estate for aforesaid purposes by the City of Omaha as follows:

TRACT NO. 4

LAWRENCE C. KELLEY,
SAM J. HOWELL, Treasurer \$ 899.45 *

TRACT NO. 5

SOPHIE GRAF,
Temporary Easement \$ 246.74
Permanent Acquisition \$ 577.58
HAROLD GROVE, Mortgagee \$ 25.00

TRACT NO. 6

WILMER and VELLMA MAE SANDSTEDT,
Temporary Easement \$ 74.83
Permanent Acquisition \$ 137.24

TRACT NO. 7

CHARLES and LOUISE KRAJICEK,
Temporary Easement \$ 65.70

TRACT NO. 13

JOHN and DOROTHY HURLY,
Temporary Easement \$ 73.77

TRACT NO. 18

JOHN and LURAY COHOE,
Temporary Easement \$ 91.25

TRACT NO. 38

KEVIN and MARY KUNZE,
Temporary Easement \$ 71.54

TRACT NO. 64

THOMAS L. NICHOLS,
Temporary Easement \$ 32.85

TRACT NO. 67

B & E THORNBLAD PROPERTIES, LTD.,
Temporary Easement \$ 65.70

TRACT NO. 80

OTTO E. SIEMERS,
Temporary Easement \$ 101.40
Permanent Acquisition \$ 9.13
Shrubs \$ 405.00

TRACT NO. 84

PATRICIA A. PICCOLO,
Temporary Easement \$ 90.00
Permanent Acquisition \$4,491.00

TRACT NO. 93

SHARON MCGILL,

Temporary Easement	\$ 480.00
Permanent Acquisition	\$7,680.00
HOMESTEADERS LIFE, CO.,	
Mortgagee	\$ 25.00

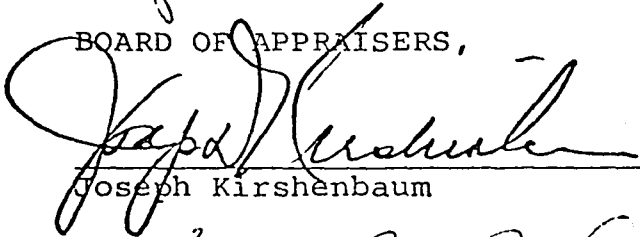
* Back taxes owed on Tract No. 4 as of August 31, 1979 are in the amount of \$36,546.54. The Board of Appraisers award for Tract No. 4 was as follows:

Temporary Easement	\$674.45
Permanent Acquisition	\$225.00
	<u>\$899.45</u>

However, because the back taxes owed exceed the award of the Appraisers, such award is made to the Douglas County Treasurer.

Dated this 30th day of August, 1979.

BOARD OF APPRAISERS,



Joseph Kirshenbaum

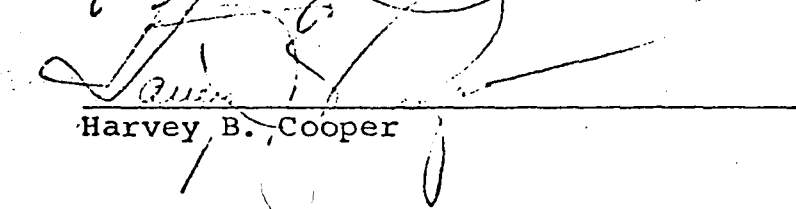
FILED
IN COUNTY COURT
DOUGLAS COUNTY, NEBRASKA

AUG 30 1979

DEAN HADORN, CLERK



George J. Bignia



Harvey B. Cooper

COUNTY COURT
DOUGLAS COUNTY
DEAN HADORN, CLERK
OMAHA, NEBR.

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } ss.

I, Dean Hadorn, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of "REPORT OF APPRAISERS" in re: CITY OF OMAHA, a Municipal Corporation, Condemner,

-VS-

LAWRENCE C. KELLEY, et al, Condemnees,

in the matter of Condemnation Docket C5 - Page 34

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 4th day of September, A. D. 19 79.

DEAN HADORN, Clerk of the County Court

By Dean Hadorn Deputy



TRACT 4: TEMPORARY CONSTRUCTION EASEMENT: The North 10 feet of Lot 2, Oak Hills of Millard, except that part taken by land acquisition described below, a Subdivision in Douglas County, Nebraska.

76-159

LAND ACQUISITION TO BE ACQUIRED: A triangular parcel of land located in Lot 2, Oak Hills of Millard, a Subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning in the Northeast Corner of said Lot 2, thence South 20 feet along the East property line, of Lot 2, thence Northwesterly 25 feet to a point on the North Property line of Lot 2, thence East 15 feet to the point of beginning.

76-16

TRACT 5: TEMPORARY CONSTRUCTION EASEMENT: Except for that part taken for land acquisition described below, the North 50 feet of Out Lot 75, Oak Hills of Millard, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

LAND ACQUISITION TO BE ACQUIRED: A triangular parcel of land located in the Northwest Corner of Out Lot 75, Oak Hills of Millard, a Subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning at the Northwest Corner of Out Lot 75 thence East 15 feet along the North property line of Out Lot 75, thence Southwesterly 25' to a point on the West property line of Out Lot 75, thence North 20 feet to the point of beginning. Also a triangular parcel of land located in the Northeast Corner of Out Lot 75, more particularly described as follows: Beginning on the Northeast Corner of Out Lot 75 thence South 25 feet along the East property line of Out Lot 75 thence Northwesterly 29.15 feet to the North property line thence East 15 feet along the North property line of Out Lot 75 to the point of beginning.

76-198

TRACT 6: TEMPORARY CONSTRUCTION EASEMENT: Except for that part taken for land acquisition described below, the North 10 feet of Lot 3, Oak Hills of Millard, a Subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

LAND ACQUISITION TO BE ACQUIRED: A triangular parcel of land located in the Northwest Corner of Lot 3, Oak Hills of Millard, a subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning at the Northwest Corner of Lot 3 thence East 15 feet along the North property line of Lot 3, thence Southwesterly 29.15 feet to the West property line of Lot 3, thence North 25 feet along the West property line of Lot 3 to the point of beginning.

76-162

TRACT 7: TEMPORARY CONSTRUCTION EASEMENT: The North 10 feet of Lot 4, Oak Hills of Millard, a subdivision in Douglas County, Nebraska.

76-162

TRACT 13: TEMPORARY CONSTRUCTION EASEMENT: The North 10 feet of Lot 32, Oak Hills of Millard, a subdivision in Douglas County, Nebraska.

76-176

TRACT 18: TEMPORARY CONSTRUCTION EASEMENT: The North 10 feet of Lot 37, Oak Hills of Millard, a subdivision of Douglas County, Nebraska.

76-179

TRACT 38: TEMPORARY CONSTRUCTION EASEMENT: The South 10 feet of Lot 197, Signal Hill, an Addition to the City of Omaha, Douglas County, Nebraska.

72-426

TRACT 64: TEMPORARY CONSTRUCTION EASEMENT: The South 5 feet of the West 90 feet of the East 345 feet of Lot 413, in the Oaks, an Addition to the City of Omaha, Douglas County, Nebraska.

73-332

73-248
73

TRACT 67: TEMPORARY CONSTRUCTION EASEMENT: The South 10 feet of the West 90 feet of the East 284.99 feet of Lot 68, the Oaks, a subdivision in Douglas County, Nebraska.

TRACT 80: TEMPORARY CONSTRUCTION EASEMENT: The South 10 feet of Lot 1, Hillside Acres, a Subdivision in Douglas County, Nebraska.

25
425
65-665

LAND ACQUISITION TO BE ACQUIRED: A triangular parcel of land located in Lot 1, Hillside Acres, a Subdivision in Douglas County, Nebraska, more particularly described as follows: Beginning at the Southeast Corner of said Lot 1 thence North 5 feet along the East property line of Lot 1, thence Southwesterly 7.07 feet to the South property line of Lot 1, thence East 5 feet along the South property line of Lot 1, to the point of beginning.

TRACT 84: TEMPORARY CONSTRUCTION EASEMENT: The South 10 feet of the North 28.3 feet of Lot 6, Block 17, Schomers Addition to East Millard, Douglas County, Nebraska.

43/13

LAND ACQUISITION TO BE ACQUIRED: A triangular parcel of land in Lot 6, Schomer's Addition to East Millard, City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded, and being more particularly described as follows: Beginning at the Southeast Corner of Lot 6; thence North along the East property line of Lot 6 for a distance of 103 feet; thence West 87.20 feet to the Westerly property line of Lot 6; thence Southeasterly 134.95 feet along the Westerly property line of South Lot 6 to the Point of Beginning.

43-520

TRACT 93: TEMPORARY CONSTRUCTION EASEMENT: The South 10 feet of the North 18 feet of the West 320 feet of the East 494 feet of the South 270 feet of the North 303 feet of the Northeast One-Quarter of the Northeast One-Quarter of the Northeast One-Quarter of Section 12, Township 14 North, Range 11, East of the 6th P.M. in Douglas County, Nebraska.

12-14-11

LAND ACQUISITION TO BE ACQUIRED: The North 8 feet of the West 320 feet of the East 494 feet of the South 270 feet of the North 303 feet of the Northeast One-Quarter of the Northeast One-Quarter of the Northeast One-Quarter of Section 12, Township 14 North, Range 11, East of the 6th P.M. in Douglas County, Nebraska.

2 paid.

RECEIVED

1979 SEP 11 PM 3:26

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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Fee \$1.00
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N. 76-161 etc
12-14-11