

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

) Docket CS Page 54 Case _____

) Condemner,

) V.

) JOHN L. DALY and CORINNE J.
) DALY, Husband and Wife, Joint
) Tenants; MERV'S AUTO PARTS, A
) Nebraska Corporation, Lessee;
) DOUGLAS COUNTY TREASURER;

) BUILDING OWNER'S INC., a dis-
) solved corporation, Contract
) Seller; MERV'S AUTO PARTS, INC.,
) A Nebraska Corporation, Con-
) tract Buyer; DOUGLAS COUNTY
) TREASURER;

) CONSTANCE MATTHEWS, whereabouts
) unknown, Contract Buyer;
) DOUGLAS COUNTY TREASURER; and
) to all other persons, real
) names unknown, having or
) claiming any interest, right
) or title to the real estate;

) DOUGLAS COUNTY TREASURER,
) Holder of an Interest;

) DENNIS L. PAULSEN and ROSEMARY
) M. PAULSEN, Husband and Wife,
) Tenants in Common, d/b/a
) DENNY'S APCO; NORTH SIDE BANK,
) Mortgagee; DOUGLAS COUNTY
) TREASURER;

) DOUGLAS LAND COMPANY, a Nebraska
) Corporation, Owner; DOUGLAS
) COUNTY TREASURER; (Project
) RS-36-7 (104)

) Condemnees.)

Accessions
restrictions

Affected lots 5+6

But Plot
say 5+6
lots 9+11

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

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

us by _____, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the _____ day of _____, 1986,

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:

BOOK 635 PAGE 77

Project: I-580-9(375)

AFE: R-159

Douglas County

Tract: 777

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

OWNER: John L. Daly and Corinne J. Daly, H & M, J.T.

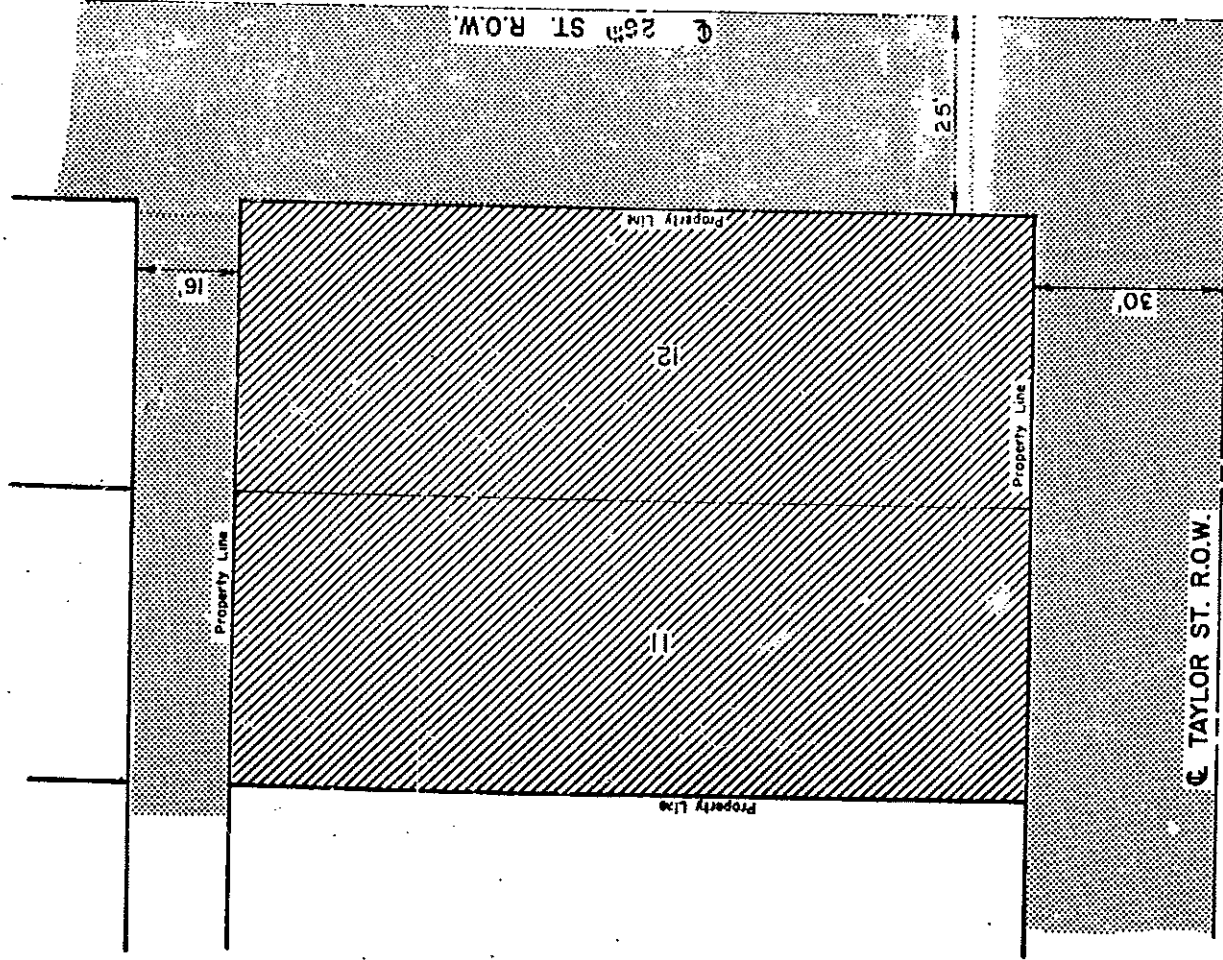
30A-45
200-25-5

Fee Simple Title to a Tract of Land and all improvements thereon, if any, for Highway Right of Way purposes as illustrated on the attached plat and being more particularly described as all of Lots 11 and 12, Block 4, Isabel Addition to the City of Omaha, Douglas County, Nebraska, containing 11,295.0 square feet, more or less.

BOOK 635 PAGE 78

Lots 11& 12, Blk. 4,
Isabel Add. to the
City of Omaha
Douglas County

Total Area R.O.W. 11,293.0 Sq. Ft.



PLAT SHOWING

RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
JOHN J. & CORRINE J. DALY,
H.&W., J.T.

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

TRACT NO 777 SCALE 1"=20'

PROJECT NO. 1-580-9(375)
AFE R-159

PREV. ROW
CORNER
TYP. DIST.

11,293.0 Sq. Ft.

DRAWN BY BLH 11-6-79
CHECKED BY PLW 11-7-79
COMPLETED BY
WRITTEN BY

SE BU

Fee for be: 5.28,

Project: I-580-9(375)

AFE: R-159

Douglas County

Tract: 773

BOOK 635 PAGE 79

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

SELLER: Building Owners, Inc.

BUYER: Merv's Auto Parts, Inc.

20A - 46
20A
Fee Simple Title to a Tract of Land and all improvements thereon, if any, for Highway Right of Way purposes as illustrated on the attached plat and being more particularly described as all of Lots 4, 5, 6, 7 and 8, Block 5, Isabel Addition to the City of Omaha, Douglas County, Nebraska, containing 28,575.0 square feet, more or less.

BOYD ST

30'

25'

16'

6'

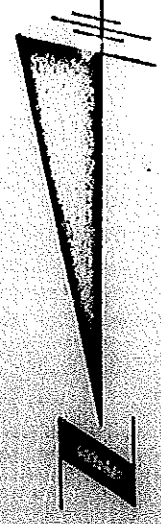
16'

7'

Property Line

Q 26th ST. R.O.W.

BOOK 635 PAGE 80

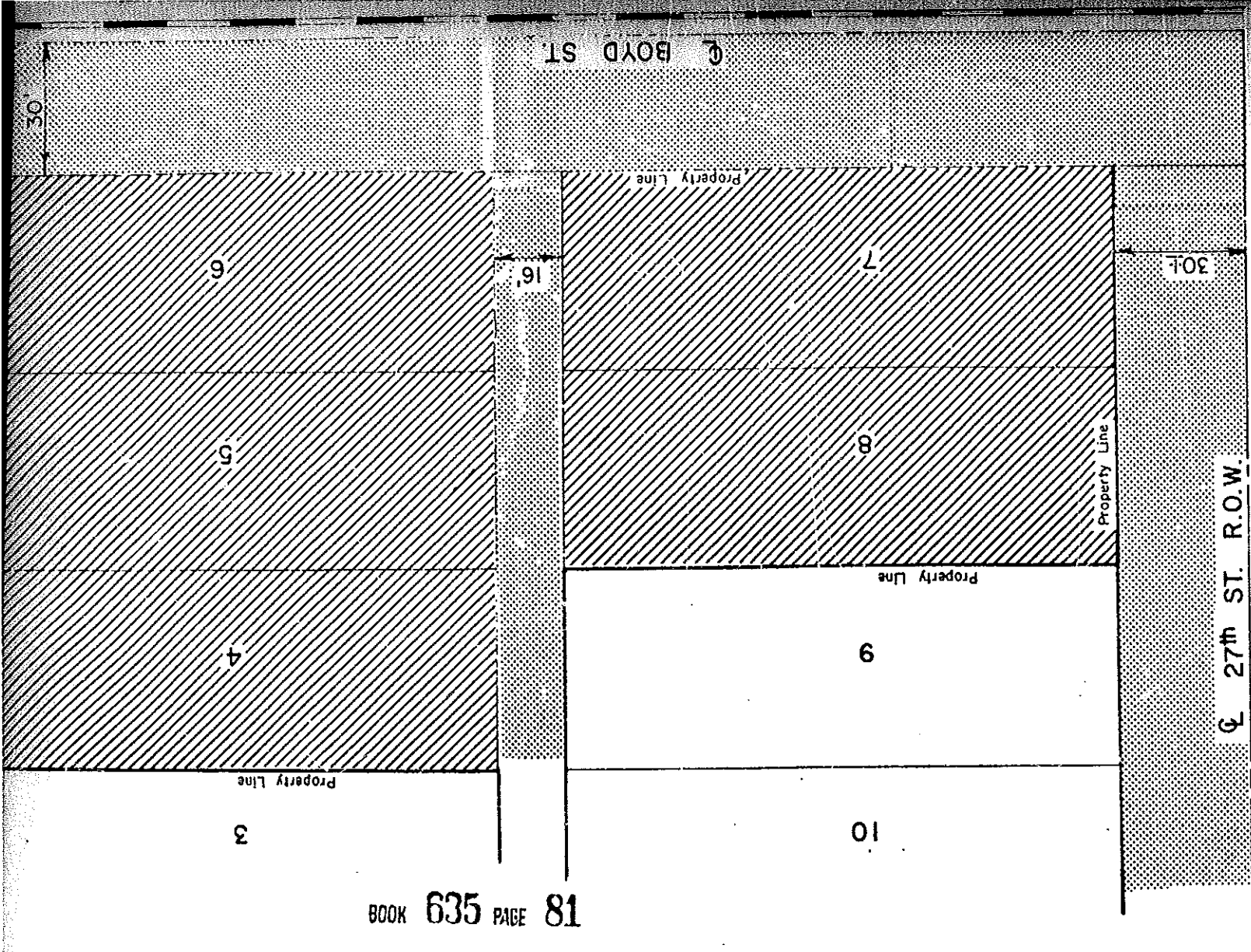


Lots 4,5,6,7,8, Bk. 5
City of Omaha
Douglas County
Isabel Add. to the



BOOK 635 PAGE 81

Total & New R.O.W. 28,575.0 Sq. Ft.



PLAT SHOWING

RIGHT OF WAY

TO BE ACQUIRED FROM LAND OWNED BY
SELLER - BUILDING OWNERS, INC.
BUYER - MERV'S AUTO PARTS, INC.

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

TRACT NO. 773 SCALE 1" = 30'

PROJECT NO. 1-580-9(375)
AFE R-159

PREV ROW 
 NEW ROW 
 TEMP EASE 
 DEGR EASE 

28,575.0 Sq. Ft.

DRAWN BY BLH 11-13-79
 CHECKED BY R.L.W. 11-79
 COMPUTED BY
 WRITTEN BY

Project: F-73-2(145)

AFES: R-361

Douglas County

Tract: 906

BOOK 635 PAGE 82

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

OWNER: Constance Matthews

Douglas County-Taxes Only

See Simple Title to a Tract of Land and all improvements thereon, if any, for Highway Right of Way purposes as illustrated on the attached plat and being more particularly described as all of Lot 8, Block 1, Steven's Place Addition to the City of Omaha, Douglas County, Nebraska, containing 6259.2 square feet, more or less.

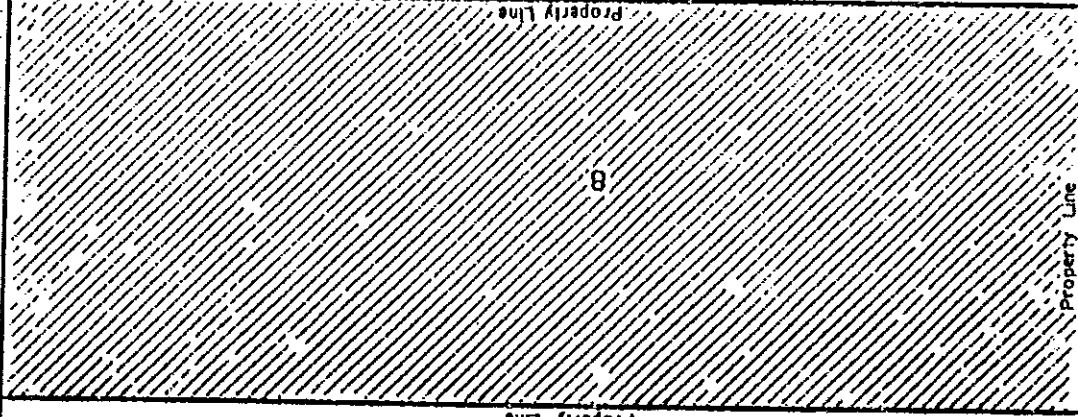
47-2-43
47-2-43
47-2-43

STA
DEPT
RIGH
LING
PREV
NEW
TEM
P-10
CON

☉ FOWLER AVE. R.O.W.

25'

Property Line



Total & New R.O.W. 6259.2 Sq. Ft.



Lot 8, Blk. 1,
Steven's Place Add.
to the City of Omaha
Douglas County

PLAT SHOWING

RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
CONSTANCE MATTHEWS
DOUGLAS COUNTY - TAXES ONLY

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

TRACT NO. 906 SCALE 1" = 20'

PROJECT NO. F-73-2(145)
AFE R-361

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

6259.2 Sq. Ft.

DRAWN BY BLH 1-10-80
CHECKED BY R.L.W. 1-80
COMPUTED BY *[Signature]*
WRITTEN BY *[Signature]*
CHECKED BY *[Signature]* 1-80

1-14

Project: F-73-2(145)

APE: R-361

Douglas County

Tract: 1301

BOOK 635 PAGE 84

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

OWNER: Douglas County - Taxes Only

635-84
2-25-65

For Simple Title to a Tract of Land and all improvements thereon, if any, for Highway Right of Way purposes as illustrated on the attached plat and being more particularly described as all of Lot 5, Block 1, Lessentin's Saratoga Addition to the City of Omaha, Douglas County, Nebraska, containing 3710.65 square feet, more or less.

STATE
DEPAR
RIGHT
LINCOLN

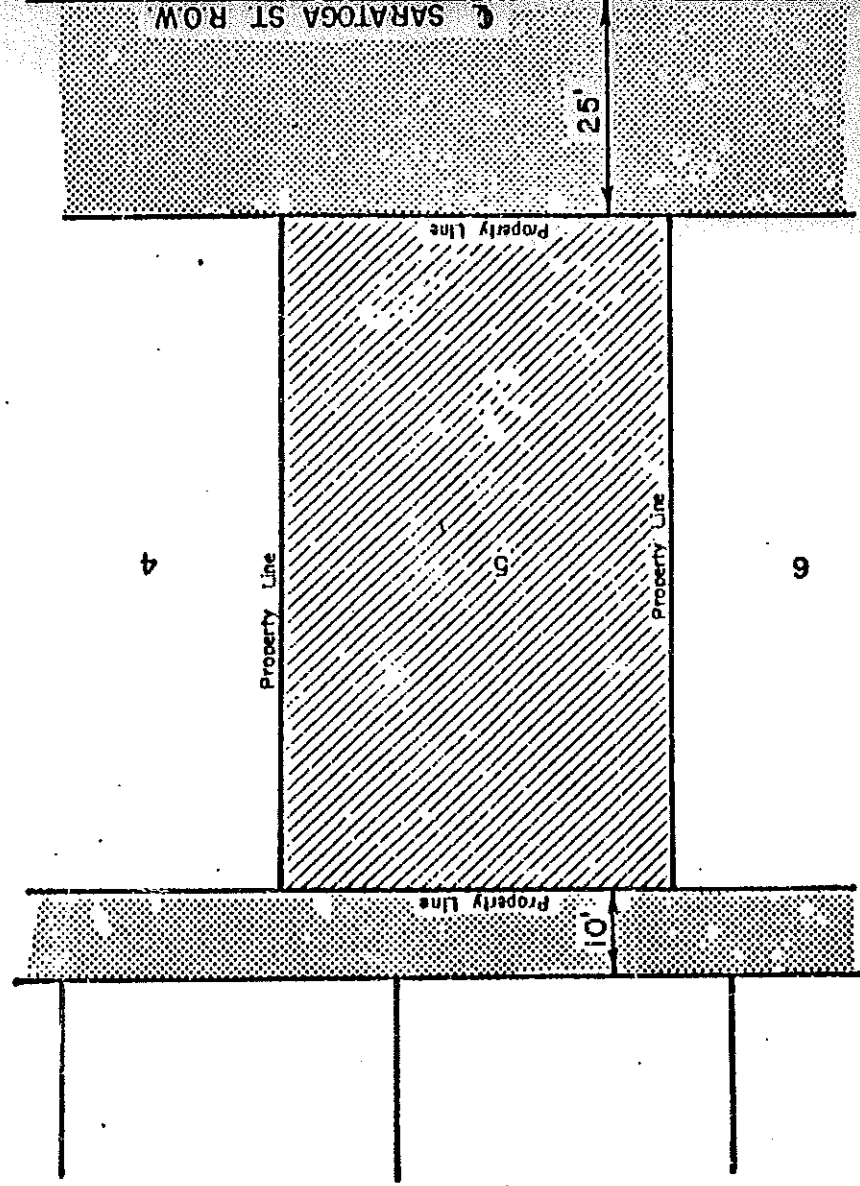
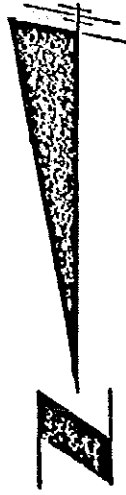
PREV
NEW R
TEMP
...

1-1-1

BOOK 635 PAGE 85

Total & New R.O.W. 3710.65 Sq. Ft.

Lot 5, Blk. 1,
Lessen's Saratoga
Add. to the City of Omaha
Douglas County



PLAT SHOWING

RIGHT OF WAY TO BE ACQUIRED FROM LAND OWNED BY DOUGLAS COUNTY - TAXES ONLY

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

TRACT NO. 1301 SCALE 1"=20'
PROJECT NO. F-73-2(145)
AFE R-361

PREV. ROW 

NEW ROW 

TEMP. EASE 

PERM. EASE 

CONTROLLED ACCESS 

3710.65 Sq. Ft.

DRAWN BY BLH 1-15-80
CHECKED BY RLW 1-16-80
COMPUTED BY [signature]
WRITTEN BY [signature]
CHECKED BY [signature]

623
226

PROJECT: F-73-2(145)

APE: R-36T

Douglas County

Tract: 2150

BOOK 635 PAGE 86

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

OWNER: Dennis L. and Rosemary M. Paulser, H & W, T.C.

MORTGAGEE: Northside Bank

The Simple Title to a Tract of Land and all improvements thereon, if any, for
highway right of way purposes as illustrated on the attached plat and being
more particularly described as all of the South 170.0 feet of the North 185.0
feet of Lot 11, McEntee's Addition to the City of Omaha, Douglas County,
Nebraska, containing 17,935.0 square feet, more or less.

59-1 90
59-1 90

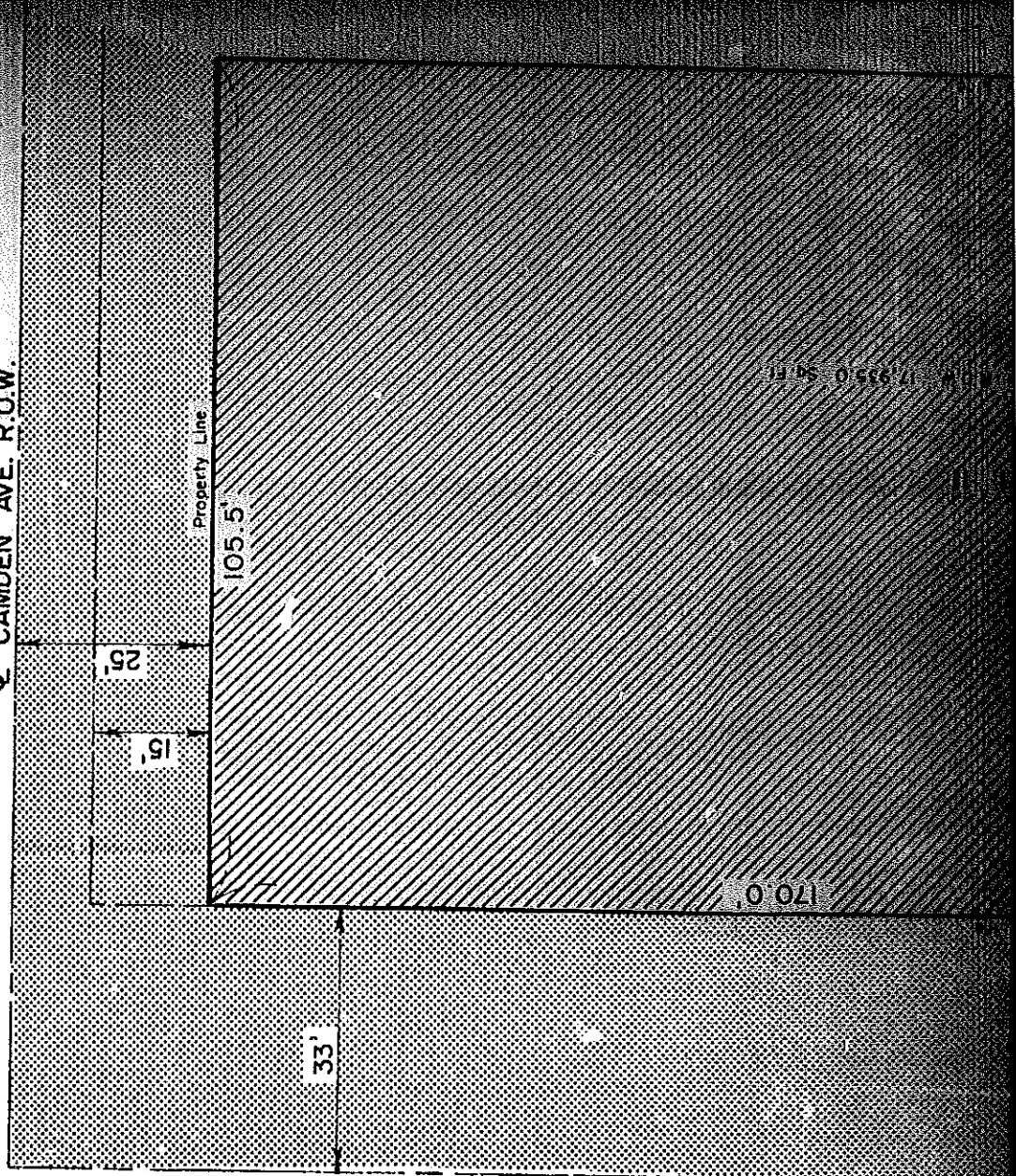
(8)

BOOK 635 PAGE 87



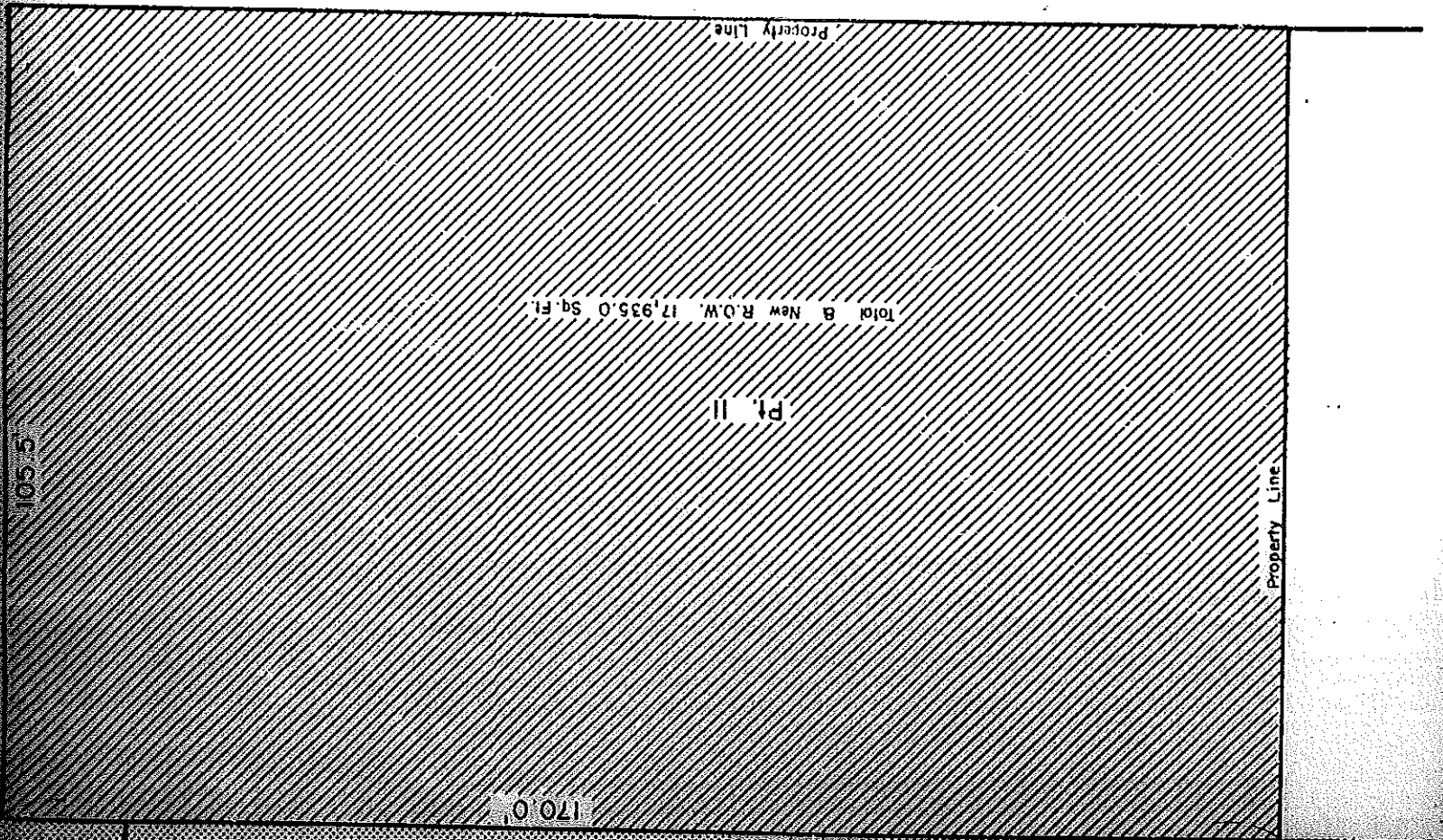
S. 170' N. 185' Lot II,
McEntee's Add. to
the City of Omaha
Douglas County

CL CAMDEN AVE. R.O.W.



Pro:

OWNER
PROJ
THERI
CONTF
TOWNS
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REFER
SOUTH
QUART
LEFT,
NORTH
434:7
THENC
OF 1
TERMI



BOOK 635 PAGE 88
E 30th ST R.O.W.

PLAT SHOWING

RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
DENNIS L. & ROSEMARY M. PAULSEN,
H.&W., T.C.

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

TRACT NO. 2150 SCALE 1"=20'

PROJECT NO. F-73-2(145)
AFE R-361

17,935.0 Sq. Ft.

DRAWN BY BLH 1-16-80
CHECKED BY RLW 1-1-80
COMPUTED BY J.M.
WRITTEN BY J.M.
CHECKED BY J.M.

Project: RS-36-7(104)

AFEL R-335

Douglas County

Tract: 2

BOOK 635 PAGE 89

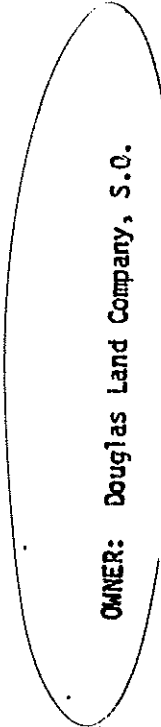
CONDEMNATION

OWNER: Douglas Land Company, S.O.

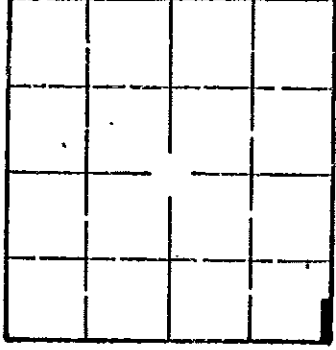
PROJECT RS-36-7(104) TRACT 2

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

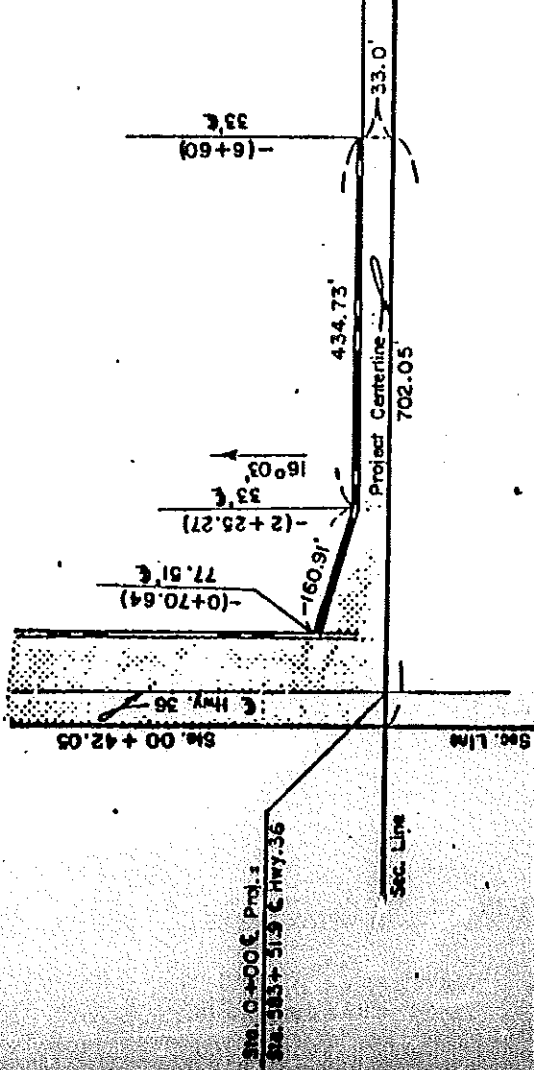
REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 702.05 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 434.73 FEET ALONG THE EASTERLY EXISTING PUBLIC ROAD RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 016 DEGREES, 03 MINUTES RIGHT, A DISTANCE OF 160.91 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION;



11-201-8



NW 4 Sec. 8-T16N-R11E
Douglas County



Sta. 0+00.00 Proj. 1
Sta. 383+51.9 C Hwy. 36

PLAT SHOWING
**CONTROL OF ACCESS
TO BE ACQUIRED FROM LAND OWNED BY
DOUGLAS LAND CO., S.O.**

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

TRACT NO. 2 SCALE 1"=200'
PROJECT NO. RS-36-7(104)
AFE R-335

- PREV. ROW
- NEW ROW
- TEMP. EASE
- PERM. EASE
- CONTROLLED ACCESS

DRAWN BY BLH 9-21-79
CHECKED BY *KB* 10-1-79
COMPUTED BY *EE*
WRITTEN BY *EE*
CHECKED BY *EE*

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 777 \$ 9,778.53

Award to be distributed as follows:

To: John L. Daly and Corinne J. Daly, \$ 9,478.53
 Husband and Wife, Joint Tenants;

Merv's Auto Parts, A Nebraska Cor- \$ 300.00
 poration, Lessee;

Douglas County Treasurer; \$ 0

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 773 \$ 125,000.00

Award to be distributed as follows:

To: Building Owner's Inc., a dissolved \$ 31,308.47
 corporation, Contract Seller;

Merv's Auto Parts, Inc., a \$ 91,368.78
 Nebraska Corporation, Contract Buyer;

Douglas County Treasurer; \$ 2,322.75

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 906 \$ 1,575.00

Award to be distributed as follows:

To: Constance Matthews, whereabouts \$ 0
 unknown, Contract Buyer;

Douglas County Treasurer; \$ 1,575.00

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1301 \$ 925.00

Award to be distributed as follows:

To: Douglas County Treasurer, \$ 925.00
 Holder of an Interest;

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 2150 \$ 72,000.00

Award to be distributed as follows:

To: Dennis L. Paulsen and \$ 55,759.17
 Rosemary M. Paulsen, Husband
 and Wife, Tenants in Common,
 d/b/a Denny's Apco;

North Side Bank, Mortgagee; \$ 16,240.83

Douglas County Treasurer; \$ 0

CERTIFICATE AWARDED FOR ACQUISITION OF TRACT 2 \$ 1,000.00

Amount to be distributed as follows:

TO Douglas Land Company, a Nebraska Corporation, Owner \$ 1,000.00

Douglas County Treasurer; \$ 0

PROCEEDS - 36-7 (104)

All of which is hereby respectfully submitted.

Dated this 20 day of MAY, A.D. 1980.

Maureen Blayden

Paul B. Morgan

Richard L. Conroy
Appraisers

Subscribed and sworn to before me this ___ day of

_____, A.D. 19__.

(Notary)

County Judge

Filed: May 21st, 1980.

9 pages

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 _____

"RETURN OF APPRAISERS" in re: _____

STATE OF NEBRASKA, DEPARTMENT OF ROADS, Condemner _____

-vs-

JOHN L. DALY, et al, Condemnees, _____

in the matter of Condemnation Docket C5 - Page 54 _____

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 21st day of May, A. D. 19 80

DEAN HADORN, Clerk of the County Court

By _____



RECEIVED

1980 JUN 20 AM 8 37

CLERK OF DISTRICT COURT
DOUGLAS COUNTY, NEBR.

Handwritten notes and stamps: "635", "195", "Book", "Page", "5975", "5665", "INDEXED", "FILED", "JUN 11 1980", "SH-VOE".

Handwritten note: "9 May"