

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

IN THE MATTER OF THE APPLICATION	)	DOC. C4	NO. 128
OF SANITARY AND IMPROVEMENT DIS-	)		
TRICT NO. 264 OF DOUGLAS COUNTY,	)		
NEBRASKA, TO ACQUIRE CERTAIN EASE-	)		
MENTS IN DOUGLAS COUNTY, NEBRASKA,	)		
TO BE USED BY THE CONDEMNER FOR	)		
ITS CORPORATE PURPOSES,	)		
	)		
Condemner,	)		
	)		
vs.	)	<u>RETURN OF APPRAISERS</u>	
	)		
THE OMAHA NATIONAL BANK, a United	)		
States Banking Corporation, et al,	)		
	)		
Condemnees.	)		

TO HONORABLE ROBERT C. McGOWEN, COUNTY JUDGE, DOUGLAS COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Order Appointing Appraisers" duly served upon us by Theodore J. Janing, the Sheriff of Douglas County, Nebraska, on the 15th day of March, 1974, and after having taken and filed the "Oath of Appraisers", that we did carefully inspect and view the property described herein, sought to be condemned by Sanitary and Improvement District No. 264 of Douglas County, Nebraska and also other property of the condemnees allegedly 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 installation of a sanitary sewer and also damage to such other property of the condemnees as in our opinion, was damaged by the appropriation of the property herein described:

Now, therefore, we as appraisers aforesaid, do hereby find and appraise the damages that will be suffered by reason

of the condemnation of said property or any interest therein described for installation of a sanitary sewer by Sanitary and Improvement District No. 264 of Douglas County, Nebraska, as follows:

TRACT I:

(a) Permanent Sewer Easement:	
Omaha National Bank, Trustee . . . . .	\$ 12,026.86
Douglas County Treasurer . . . . .	\$ <u>5.00</u>
(b) Temporary Construction Easement:	
Omaha National Bank, Trustee . . . . .	\$ 514.00
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT II:

(a) Permanent Sewer Easement:	
Old Maple Hill Investment Company . . . . .	\$ 6,169.00
<del>Omaha Public Power District (Easement Holder)</del> . . . . .	\$ <u>0.00</u>
Douglas County Treasurer . . . . .	\$ <u>5.00</u>
(b) Temporary Construction Easement:	
Old Maple Hill Investment Company . . . . .	\$ 1,000.00
Sanitary and Improvement District No. 219 (Tenant)	\$ <u>0.00</u>
<del>Omaha Public Power District (Easement Holder)</del> . . . . .	\$ <u>0.00</u>
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT III:

(a) Permanent Sewer Easement:	
George B. Boland and Helen Boland . . . . .	\$ 5,201.00
Douglas County Treasurer . . . . .	\$ <u>5.00</u>
(b) Temporary Construction Easement:	
George B. Boland and Helen Boland, and . . . . .	\$
Gerald P. Kruse (Tenant) . . . . .	\$ <u>6,300.05</u>
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT IV:

(a) Permanent Sewer Easement:	
Jacob H. Sass and Sophie Sass . . . . .	\$ 5,117.00
Douglas County Treasurer . . . . .	\$ <u>5.00</u>
(b) Temporary Construction Easement:	
Jacob H. Sass and Sophie Sass, and . . . . .	\$
Gary Sass (Tenant) . . . . .	\$ <u>6,350.03</u>
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT V:

(a) Temporary Construction Easement:	
National Development of Douglas County, Inc. . . . .	\$ 1,425.00
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT VI:

(a) Temporary Construction Easement:	
Robert J. Sabinkse . . . . .	\$ 750.00
Douglas County Treasurer . . . . .	\$ <u>0.00</u>

TRACT VII:

(a) Temporary Construction Easement:	
Richard A. Seaman and Barbara Fix . . . . .	\$. 74.00
Omaha Telephone Employees Federal Credit Union, Inc. . . . .	\$. 1.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT VIII:

(a) Temporary Construction Easement:	
Fred W. Kadereit and Lillian F. Kadereit. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT X:

(a) Temporary Construction Easement:	
Lynn C. Angell. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XI:

(a) Temporary Construction Easement:	
Joseph E. Dyrda and Sophia L. Dyrda . . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XII:

(a) Temporary Construction Easement:	
Fred Albert Stephanek and Mildred H. Stephanek. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XIII:

(a) Temporary Construction Easement:	
Roman A. Metz and Gwanetha H. Metz. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XIV:

(a) Temporary Construction Easement:	
Tina Thornburg . . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XV:

(a) Temporary Construction Easement:	
Estate of Raymond P. Nuzum. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

TRACT XVI:

(a) Temporary Construction Easement:	
Eunice J. Hoke, Michael F. Hoke and Edward J. Hoke. . . . .	\$. 75.00
Douglas County Treasurer. . . . .	\$. 0.00

All of which is hereby respectfully submitted.

Dated this 1<sup>st</sup> day of APRIL, 1974.  
~~20th~~ ~~March~~

FILED  
 IN COUNTY OF  
 MO

APR 1 - 1974

May Brager  
 Appraiser  
David Chorney  
 Appraiser  
James A. Hogan  
 Appraiser

TRACT I: CONDEMNNEES: THE OMAHA NATIONAL BANK, a United States Banking Corporation, Woodmen Tower, 17th and Farnam Streets, Omaha, Nebraska; DOUGLAS COUNTY TREASURER, Court House, Omaha, Nebraska.

PERMANENT SEWER EASEMENT

A permanent sewer and drainage easement in the NW 1/4 of the SW 1/4 of Section 8, T15N, R12E of the 6th P.M., Douglas County, Nebraska, being more particularly described by the following baseline:

Commencing at the northwest corner of the SW 1/4 of Section 8; thence Easterly along the north line of said SW 1/4 (the West line of the NW 1/4 of said Section 8 is assumed to bear S00°31'50"E), a distance of 40.00 feet to the Point of Beginning; thence S00°31'50"E, a distance of 77.32 feet, said easement being 40 feet left and 7 feet right of the aforescribed baseline; thence S88°46'19"E, a distance of 689.36 feet, said easement being 40 feet left and 10 feet right of the aforescribed baseline; thence S80°02'58"E, a distance of 347.22 feet, said easement being 40 feet left and 10 feet right of the aforescribed baseline; thence S06°21'28"E, a distance of 1118.77 feet to the Point of Termination, said easement being 40 feet left and 10 feet right of the aforescribed baseline and said Point of Termination being 1186 feet (more or less) east along the south line of the NW 1/4 of said SW 1/4 and 50 feet north from the southwest corner of the NW 1/4 of said SW 1/4. (See Exhibit Ia attached hereto and made a party hereof.

TEMPORARY CONSTRUCTION EASEMENT

A temporary construction easement in the NW 1/4 of the SW 1/4 of Section 8, T15N, R12E of the 6th P.M., Douglas County, Nebraska, being more particularly described by the following baseline:

Commencing at the northwest corner of the SW 1/4 of said Section 8; thence Easterly along the north line of said SW 1/4 (the West line of the NW 1/4 of said Section 8 is assumed to bear S00°31'50"E), a distance of 40.00 feet to the Point of Beginning; thence S00°31'50"E, a distance of 77.32, said easement being 93 feet left and 7 feet right of the aforescribed baseline; thence S88°46'19"E, a distance of 689.36 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence S80°02'58"E, a distance of 347.22 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence S06°21'28"E, a distance of 1169.6 feet (more or less) to the Point of Termination on the south line of the NW 1/4 of said SW 1/4, said easement being 50 feet left and 50 feet right of the aforescribed baseline and said Point of Termination being 1192 feet east of the southwest corner of the NW 1/4 of said SW 1/4. (See Exhibit Ib attached hereto and made a part hereof.)

TRACT II: CONDEMNNEES: OLD MAPLE HILL INVESTMENT COMPANY, a Joint Venture, 1112 North 13th Street, Omaha, Nebraska; OMAHA PUBLIC POWER DISTRICT, 1623 Harney Street, Omaha, Nebraska; DOUGLAS COUNTY TREASURER, Court House, Omaha, Nebraska.

PERMANENT SEWER EASEMENT

The East 47 feet of the West 80 feet of the South 1090 feet of the SW 1/4 of the NW 1/4 of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska. (See Exhibit IIa attached hereto and made a part hereof.)

TEMPORARY CONSTRUCTION EASEMENT

The east 100 feet of the West 133 feet of the South 1125 feet of the SW 1/4 of the NW 1/4 of Section 8, T15N, R12E of the 6th P.M., Douglas County, Nebraska. (See exhibit IIb attached hereto and made a part hereof.)

TRACT III: CONDEMNNEES: GEORGE B. BOLAND AND HELEN BOLAND,  
 Husband and Wife, 1711 Woodmen  
 Tower, Omaha, Nebraska 68102; DOUGLAS  
 COUNTY TREASURER, Court House, Omaha,  
 Nebraska, 68102.

PERMANENT SEWER EASEMENT

A permanent sewer and drainage easement in the NE 1/4 of Section 7, T15N, R12E of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Commencing at the southeast corner of the NE 1/4 of said Section 7; thence N00°31'50"W (assumed bearing) along the east line of said NE 1/4, a distance of 1057.98 feet; thence N62°04'14"W, a distance of 37.54 feet to the Point of Beginning on the west right-of-way line of 120th Street; thence N62°04'14"W, a distance of 1403.01 feet; thence N55°09'26"W, a distance of 875.16 feet; thence N28°49'11"W, a distance of 118.99 feet; thence N89°45'29"E, along the south right-of-way line of West Maple Road, a distance of 22.77 feet; thence S28°49'11"E, a distance of 103.42 feet; thence S55°09'26"E, a distance of 869.27 feet; thence S62°04'14"E, a distance of 1265.96 feet; thence N09°09'26"W, a distance of 37.10 feet; thence S62°04'14"E, a distance of 131.36 feet; thence S00°31'50"E along the West right-of-way line of 120th Street, a distance of 56.87 feet to the Point of Beginning. (See Exhibit IIIa attached hereto and made a part hereof.)

TEMPORARY CONSTRUCTION EASEMENT

A temporary construction easement of variable width in the NE 1/4 of Section 7, T15N, R12E of the 6th P.M., Douglas County, Nebraska, being more particularly described by the following baseline:

Commencing at the southeast corner of the NE 1/4 of said Section 7; thence N00°31'50"W (assumed bearing) along the east line of said NE 1/4, a distance of 1069.36 feet; thence N62°04'14"W, a distance of 37.54 feet to the Point of Beginning on the west right-of-way line of 120th Street; thence N62°04'14"W, a distance of 1442.49 feet, said easement being 50 feet on both sides of the aforescribed baseline; thence N55°09'26"W, a distance of 260.00 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence N55°09'26"W, a distance of 300.00 feet, said easement being 200.00 feet left and 50 feet right of the aforescribed baseline; thence N55°09'26"W, a distance of 312.21 feet, said easement being 75 feet left and 50 feet right of the aforescribed baseline; thence N28°49'11"W, a distance of 111.20 feet; said easement being 75 feet left and 50 feet right of the aforescribed baseline; thence S89°45'29"W along the south right-of-way line of West Maple Road, a distance of 625.19 feet to the Point of Termination on the west line of said NE 1/4, said easement being 70 feet left of the aforescribed baseline and said Point of Termination being 297.8 feet S00°37'35"W from the northwest corner of said NE 1/4. (See Exhibit IIIb attached hereto and made a part hereof.)

TRACT IV: CONDEMNNEES: JACOB H. SASS and SOPHIE SASS,  
Husband and Wife, 14324 West Maple  
Road, Omaha, Nebraska; DOUGLAS  
COUNTY TREASURER, Court House,  
Omaha, Nebraska 68102.

PERMANENT SEWER EASEMENT

A 20 foot wide permanent sewer and drainage easement in the NW 1/4 of Section 7, T15N, R12E of the 6th P.M., Douglas County, Nebraska, being 10 feet on both sides of the following described centerline:

Commencing at the northwest corner of the NW 1/4 of said Section 7; thence S00°08'96"E, (assumed bearing) along the west line of said NW 1/4, a distance of 1358.51 feet; thence N68°05'37"E, a distance of 35.53 feet to the point of Beginning; thence N68°05'37"E, a distance of 191.82 feet; thence N73°15'29"E, a distance of 853.63 feet; thence N52°49'44"E, a distance of 625.67 feet; thence N77°54'08"E, a distance of 415.59 feet; thence N53°53'15"E, a distance of 474.23 feet to the Point of Termination on the south right-of-way line of West Maple Road, said Point of Termination being 297.8 feet S00°37'35"E and 245.37 feet S89°45'29"W from the northeast corner of said NW 1/4. (See Exhibit IVa attached hereto and made a part hereof.)

TEMPORARY CONSTRUCTION EASEMENT

A temporary construction easement of varying widths in the NW 1/4 of Section 7, T15N, R 12E of the 6th P.M., Douglas County, Nebraska, being more particularly described by the following baseline:

Commencing at the northwest corner of the NW 1/4 of said Section 7; thence S00°08'06"E (assumed bearing) along the west line of said NW 1/4, a distance of 1358.51 feet; thence N68°05'37"E, a distance of 35.53 feet to the Point of Beginning; thence N 68°05'37" E, a distance of 191.82 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence N73°15'29"E, a distance of 853.63 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence N52°49'44"E, a distance of 625.67 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence N77°54'08"E, a distance of 365.59 feet, said easement being 50 feet left and 50 feet right of the aforescribed baseline; thence N77°54'08"E, a distance of 50.00 feet, said easement being 50 feet left and 200 feet right of the aforescribed baseline; thence N53°53'15"E, a distance of 200.00 feet, said easement being 50 feet left and 200 feet right of the aforescribed baseline; thence N53°53'15"E, a distance of 274.23 feet, said easement being 50 feet left and 75 feet right of the aforescribed baseline; thence N89°45'29"E along the south right-of-way line of West Maple Road, a distance of 245.37 feet to the Point of Termination on the east line of said NW 1/4, said easement being 70 feet right of the aforescribed baseline and said Point of Termination being 297.8 feet S00°37'35"E from the Northeast corner of said NW 1/4. (See Exhibit IVb attached hereto and made a part hereof.)

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;

SANITARY AND IMPROVEMENT DISTRICT NO. 264 OF DOUGLAS COUNTY,  
NEBRASKA, Condemner,

-vs-

THE OMAHA NATIONAL BANK, et al, Condemnees,

in the matter of Condemnation Docket C4 - Page 128

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 3rd day  
of April, A. D. 1974.

DEAN HADORN, Clerk of the County Court

By Dean Hadorn  
Deputy

26 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
30 DAY OF Sept 1974 AT 11:35 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS

24.75