



BK 1504 PG 226-248



MISC 2003 10489

RICHARD N. TAYLOR  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

03 MAR 26 AM 9:46

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*F*  
*Misc*  
*23*  
*3*

FEE 116<sup>50</sup> FB See attached  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MB  
DEL \_\_\_\_\_ SCAN CR FV \_\_\_\_\_

This copy is to be:

1. Certified by the County Judge
2. Recorded by the Register of Deeds
3. Returned to:

Department of Roads  
Right of Way Division  
P.O. Box 94759  
Lincoln, Nebraska 68509

Temp. 12.4.01

Register of Deeds: Please bill County Court.

STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

CI 03-1288

Douglas County Court, Civil/Small Claims Division  
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF DOUGLAS )

I, STEVEN D. WADE, Deputy Clerk of the Douglas

County Court, certify that the attached documents are full, true and complete copies of the original records of entries identified as follows: RETURN OF APPRAISERS

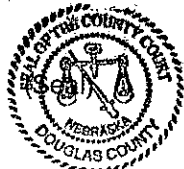
on file and of record in the Douglas County Court, entitled: STATE OF NEBRASKA, DEPT. OF ROADS V. G & D PARTNERSHIP, ET AL

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: MARCH 6, 2003

BY THE COURT: *Steven D. Wade*

(Deputy Clerk)



BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA )  
DEPARTMENT OF ROADS, )  
 )  
Condemner, )

Case CI03-1288

v. )

RETURN OF  
APPRAISERS

~~G & D PARTNERSHIP, A Nebraska )  
General Partnership, Owner; )  
DOUGLAS COUNTY; )~~

GOTTSCH FAMILY FARMS, A )  
Nebraska General Partnership, )  
Owner; DOUGLAS COUNTY; )

HI-LAND MHP LIMITED PARTNER- )  
SHIP, A Colorado Limited Part- )  
nership, Owner, Trustor; JOHN )  
Q. BACHMAN, Trustee; KEYBANK )  
NATIONAL ASSOCIATION, Bene- )  
ficiary; GENERAL ELECTRIC )  
CAPITAL CORPORATION, Assignor; )  
LaSALLE BANK NATIONAL ASSOCIA- )  
TION, Trustee for GE CAPITAL )  
COMMERCIAL CORPORATION, )  
Assignee; GOTTSCH FAMILY FARMS, )  
Easement Holder; DOUGLAS )  
COUNTY; )

UFO INC., A Nebraska Corpora- )  
tion, Owner; DOUGLAS COUNTY; )

LAMAR ADVERTISING COMPANY d/b/a )  
THE LAMAR COMPANY OF NEBRASKA, )  
L.L.C., Owner of the Sign and )  
Lessee of the Sign Site )  
Adjacent to Reference Post )  
L28B-2.7NH on the North Side of )  
Highway 6, Douglas County, )  
Nebraska; )

Condemnees. )

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 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

OWNER: G & D PARTNERSHIP, A Nebraska General Partnership

OC-36018

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 1, SKYLINE MEADOWS SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY A DISTANCE OF 30.48 METERS (100.00 FEET) ALONG THE NORTHERLY LACY DRIVE RIGHT OF WAY LINE; THENCE WESTERLY ON A 128.59 METER (421.87 FOOT) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 44.90 METERS (147.30 FEET), SUBTENDING A CENTRAL ANGLE OF 020 DEGREES, 00 MINUTES 19 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 6.94 METERS (22.78 FEET); THENCE SOUTHWESTERLY ON A 95.76 METER (314.17 FOOT) RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 39.34 METERS (129.06 FEET), SUBTENDING A CENTRAL ANGLE OF 023 DEGREES, 32 MINUTES 13 SECONDS TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY DEFLECTING 137 DEGREES, 28 MINUTES, 10 SECONDS RIGHT, A DISTANCE OF 7.81 METERS (25.62 FEET); THENCE NORTHEASTERLY DEFLECTING 059 DEGREES, 16 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 48.40 METERS (158.79 FEET); THENCE EASTERLY DEFLECTING 015 DEGREES, 50 MINUTES, 47 SECONDS RIGHT, A DISTANCE OF 71.78 METERS (235.50 FEET) TO A POINT ON THE WESTERLY SKYLINE DRIVE RIGHT OF WAY LINE; THENCE NORTHWESTERLY DEFLECTING 111 DEGREES, 16 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 43.73 METERS (143.49 FEET); THENCE WESTERLY DEFLECTING 051 DEGREES, 48 MINUTES, 16 SECONDS LEFT, A DISTANCE OF 40.19 METERS (131.85 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTHEASTERLY DEFLECTING 133 DEGREES, 07 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 48.25 METERS (158.31 FEET) TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY DEFLECTING 055 DEGREES, 56 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 27.77 METERS (91.12 FEET) TO A POINT ON THE WESTERLY SKYLINE DRIVE RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 074 DEGREES, 58 MINUTES, 01 SECONDS RIGHT, A DISTANCE OF 78.12 METERS (256.31 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 2607.18 SQUARE METERS (28063.35 SQUARE FEET), MORE OR LESS.

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

OWNER: GOTTSCH FAMILY FARMS, A Nebraska General Partnership

01-60000

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SOUTHWEST QUARTER; THENCE WESTERLY A DISTANCE OF 202.01 METERS (662.76 FEET) ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 68.68 METERS (225.31 FEET) ALONG SAID LINE TO A POINT ON THE EASTERLY SKYLINE DRIVE RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 101 DEGREES, 22 MINUTES, 52 SECONDS RIGHT, A DISTANCE OF 11.97 METERS (39.26 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 088 DEGREES, 38 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 67.34 METERS (220.94 FEET) TO THE POINT OF BEGINNING CONTAINING 402.78 SQUARE METERS (4335.45 SQUARE FEET), MORE OR LESS.

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

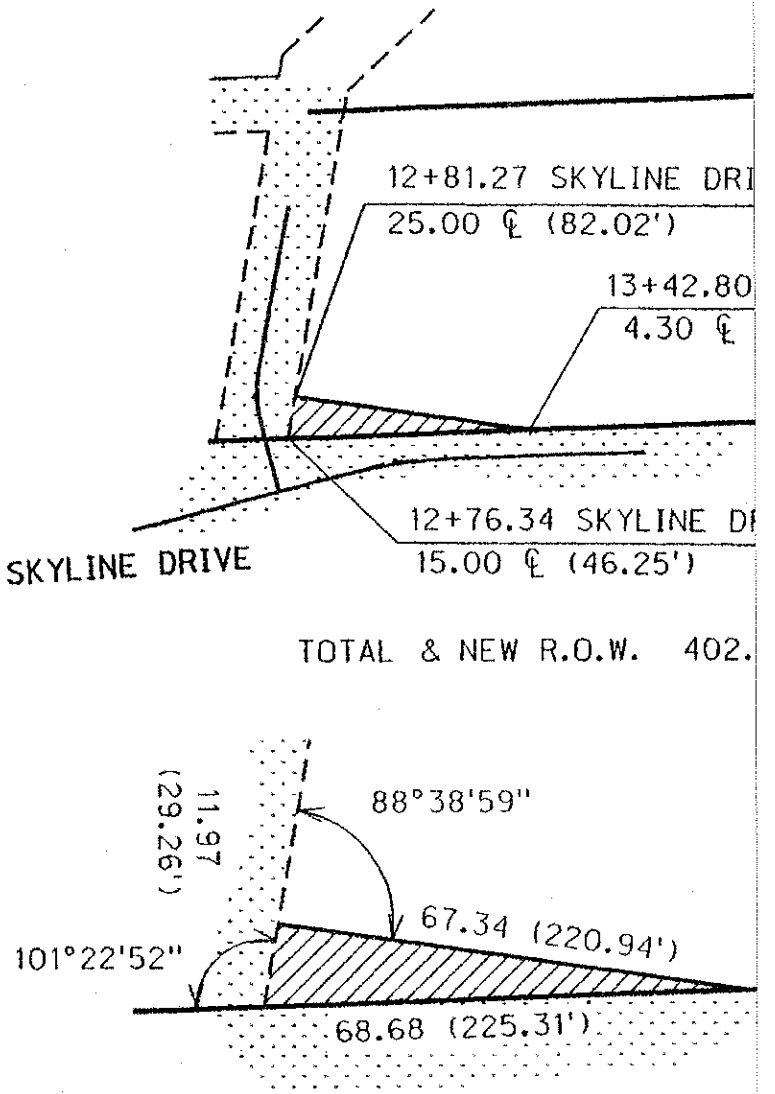
REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE WESTERLY A DISTANCE OF 398.79 METERS (1308.37 FEET) ALONG THE SOUTH LINE OF SAID SECTION 13; THENCE NORTHERLY DEFLECTING 089 DEGREES, 31 MINUTES, 19 SECONDS RIGHT, A DISTANCE OF 26.21 METERS (86.00 FEET) TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 30.50 METERS (100.06 FEET) ALONG SAID LINE; THENCE EASTERLY DEFLECTING 081 DEGREES, 16 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 194.21 METERS (637.16 FEET) TO A POINT ON THE WESTERLY EXISTING HIGHWAY 31 RIGHT OF WAY LINE; THENCE SOUTHWESTERLY

DEFLECTING 146 DEGREES, 55 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 15.52 METERS (50.91 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ON A 239.70 METER (786.42 FOOT) RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 004 DEGREES, 05 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 130.53 METERS (428.23 FEET), SUBTENDING A CENTRAL ANGLE OF 031 DEGREES, 11 MINUTES 59 SECONDS ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 005 DEGREES, 31 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 60.98 METERS (200.06 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 5751.73 SQUARE METERS (61910.85 SQUARE FEET), MORE OR LESS.

ALL RIGHTS TO 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 MINERAL RIGHTS, NOR SHALL SAID CONDEMNNEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE WESTERLY A DISTANCE OF 398.79 METERS (1308.37 FEET) ALONG THE SOUTH LINE OF SAID SECTION 13; THENCE NORTHERLY DEFLECTING 089 DEGREES, 31 MINUTES, 19 SECONDS RIGHT, A DISTANCE OF 56.71 METERS (186.06 FEET) TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNNEE(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 081 DEGREES, 16 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 194.21 METERS (637.16 FEET) TO A POINT ON THE WESTERLY EXISTING HIGHWAY 31 RIGHT OF WAY LINE AND EXISTING CONTROL ACCESS LINE TO THE POINT OF TERMINATION.



Sheet 1 of 1

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

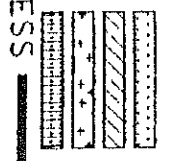
STATE OF NEBRASKA  
 DEPARTMENT OF ROADS  
 RIGHT OF WAY DIVISION  
 LINCOLN, NEBRASKA

TRACT NO. 17  
 LOCATION N-31 & WEST DODGE ROAD  
 PROJECT NO. 6-7(1114)  
 CONTROL NO. 20581

6154.51 (66246.30 SF)

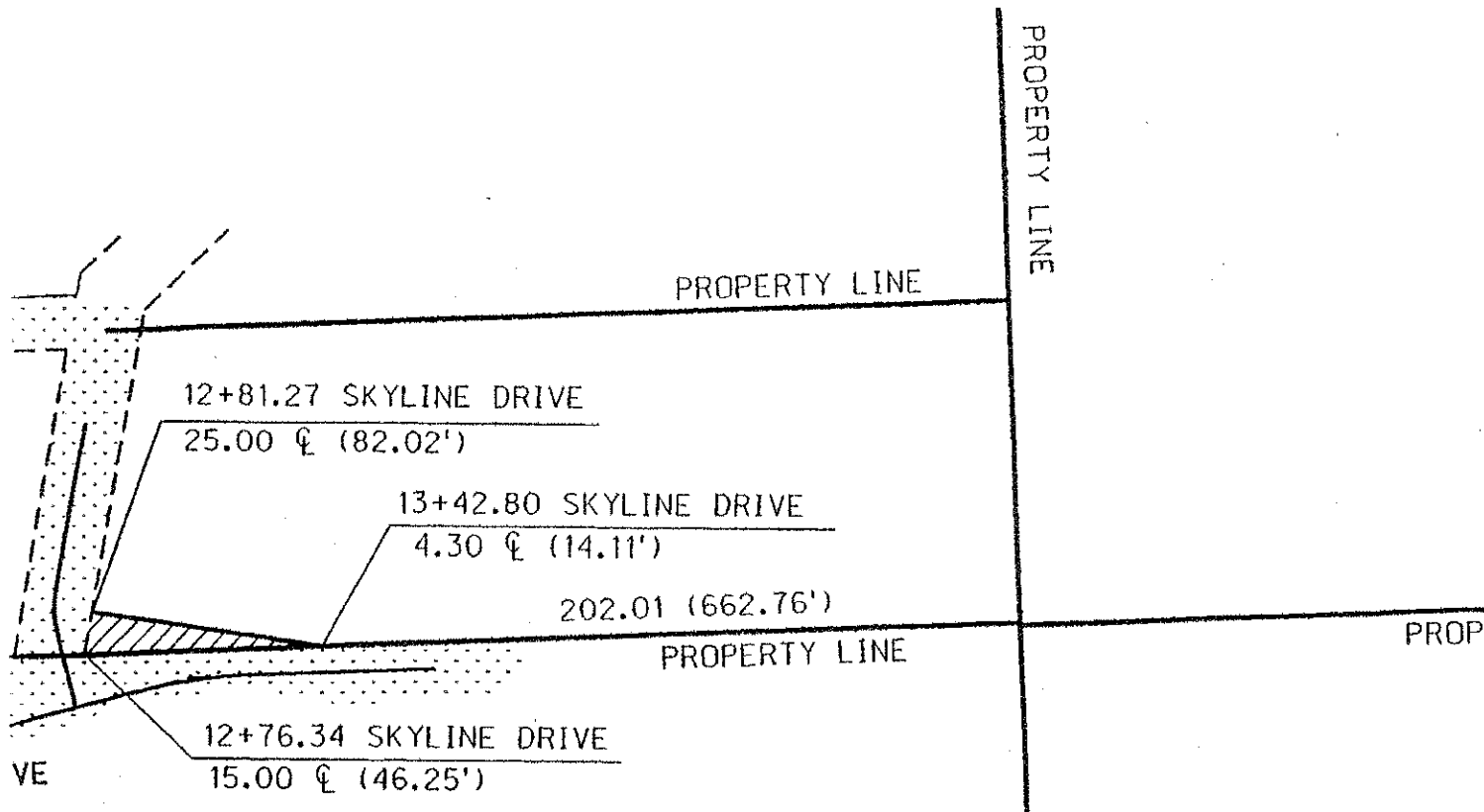
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PREV. R.O.W.  
 NEW R.O.W.  
 TEMP. EASE.  
 PERM. EASE.  
 CONTROLLED ACCESS

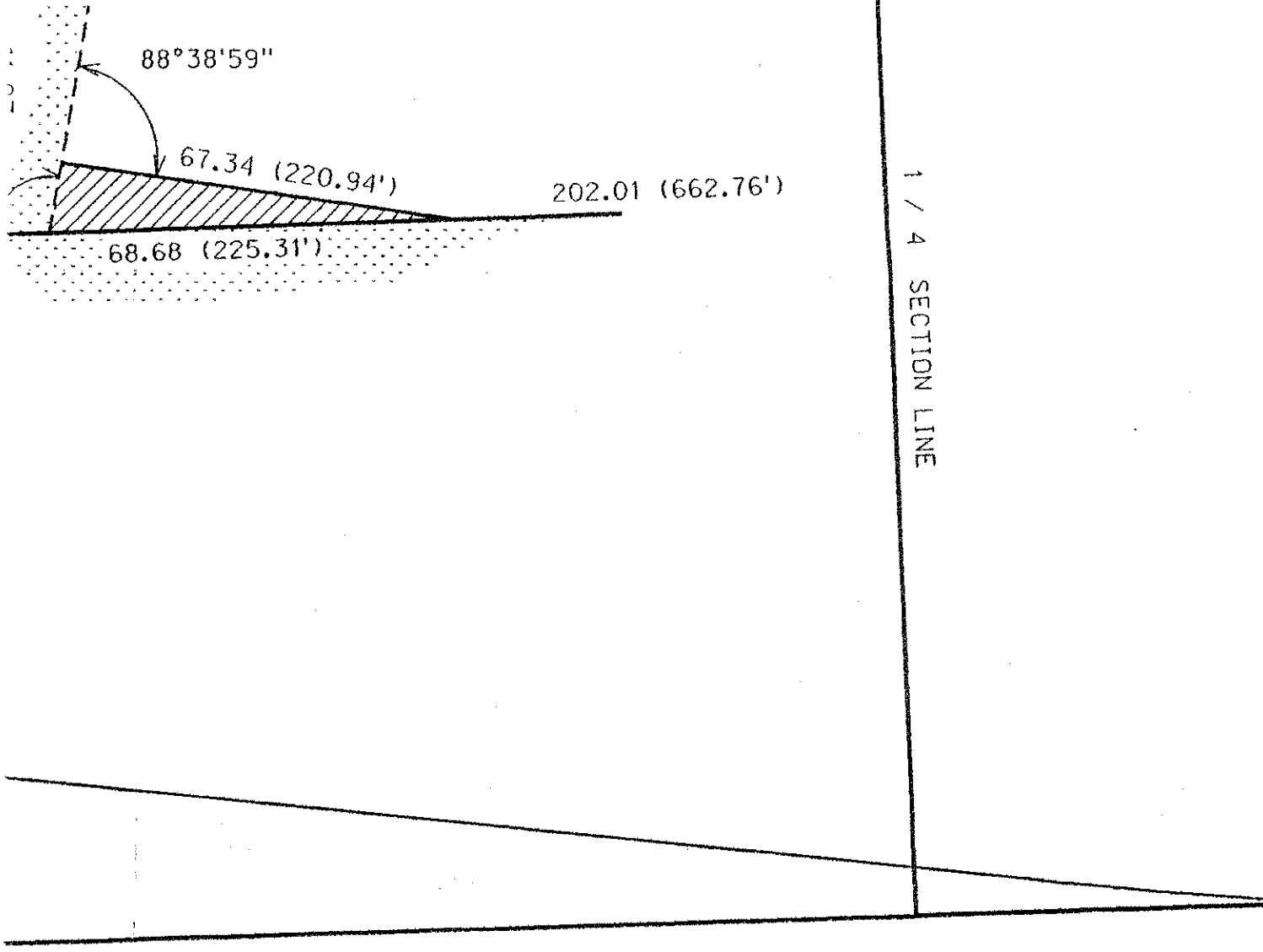


DATE 1-14-2003  
 DRAWN BY B. GREEVER  
 CHECKED BY M. HAZLEDINE  
 COMPUTED BY B. GREEVER





TOTAL & NEW R.O.W. 402.78 (4335.45 SF)



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

1 / 4 SECTION LINE

438+95.35 W. DODGE ROAD  
62.73 ± (205.81')

298+95.14 W. DODGE ROAD  
32.23 ± (105.74')

30.50 (100.06')

26.21 (86')

89°31'19"

SECTION LINE

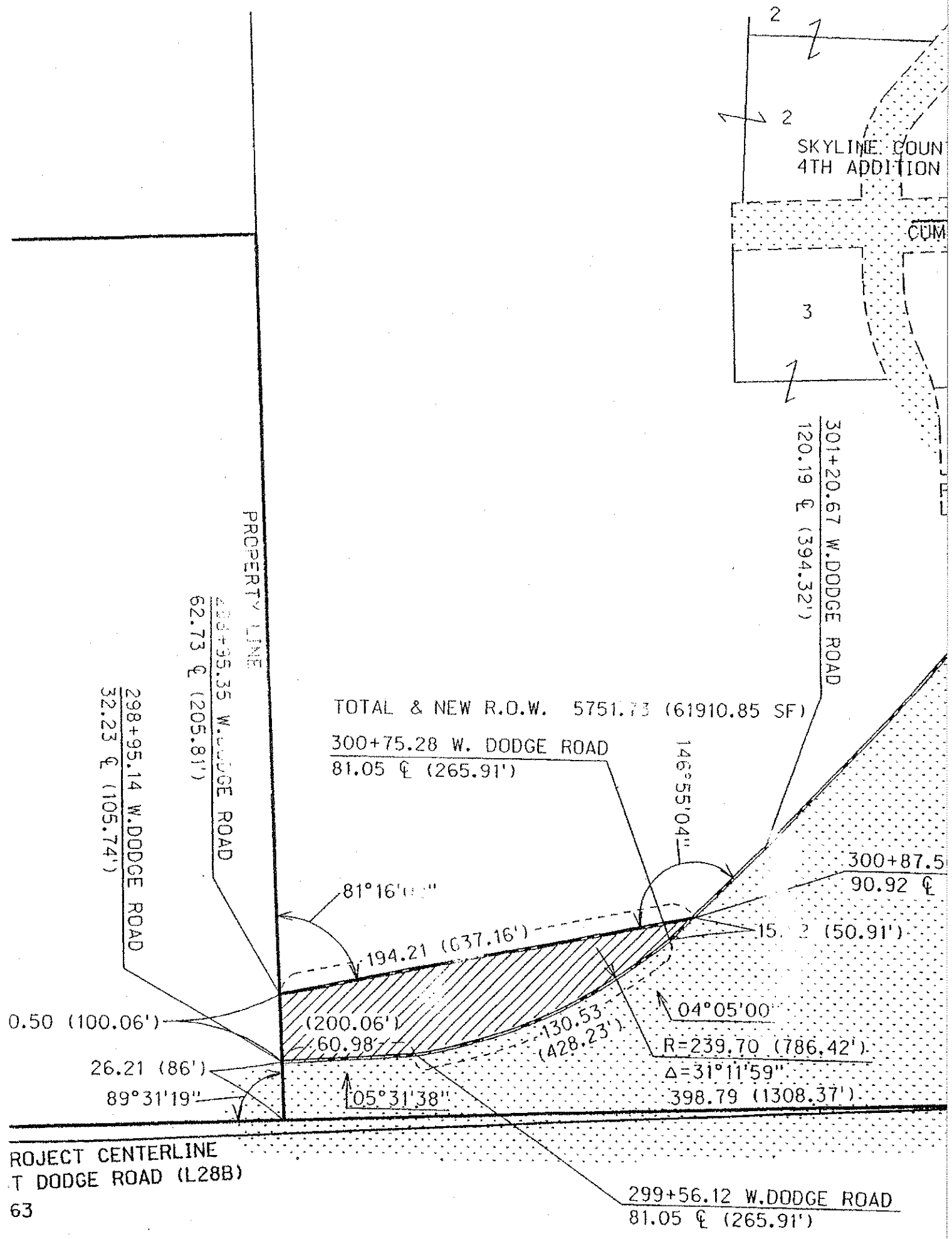
PROJECT CENTERLINE  
WEST DODGE ROAD (L28B)

P.I. STA 295+79.463  
 $\Delta = 7^{\circ}07'02''$  Lt.  
T = 217.667  
L = 434.495  
R = 3500.000  
P.C. STA. 293+61.796  
P.T. STA. 297+96.570

SKYLINE COUNTR  
2ND ADDITION

SKYLINE COUN  
4TH ADDITION

CUM



TOTAL & NEW R.O.W. 5751.73 (61910.85 SF)

300+75.28 W. DODGE ROAD  
81.05 ± (265.91')

301+20.67 W. DODGE ROAD  
120.19 ± (394.32')

300+87.5  
90.92 ±

R=239.70 (786.42')

Δ=31°11'59"

398.79 (1308.37')

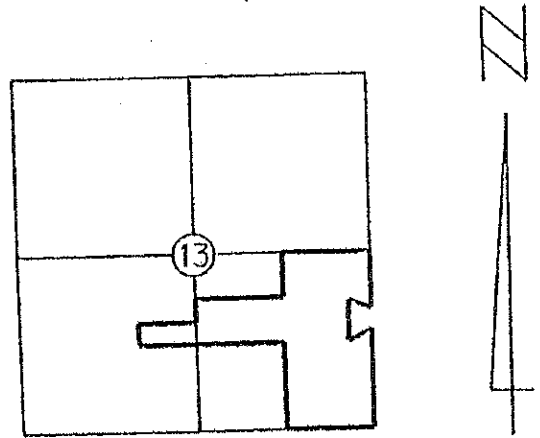
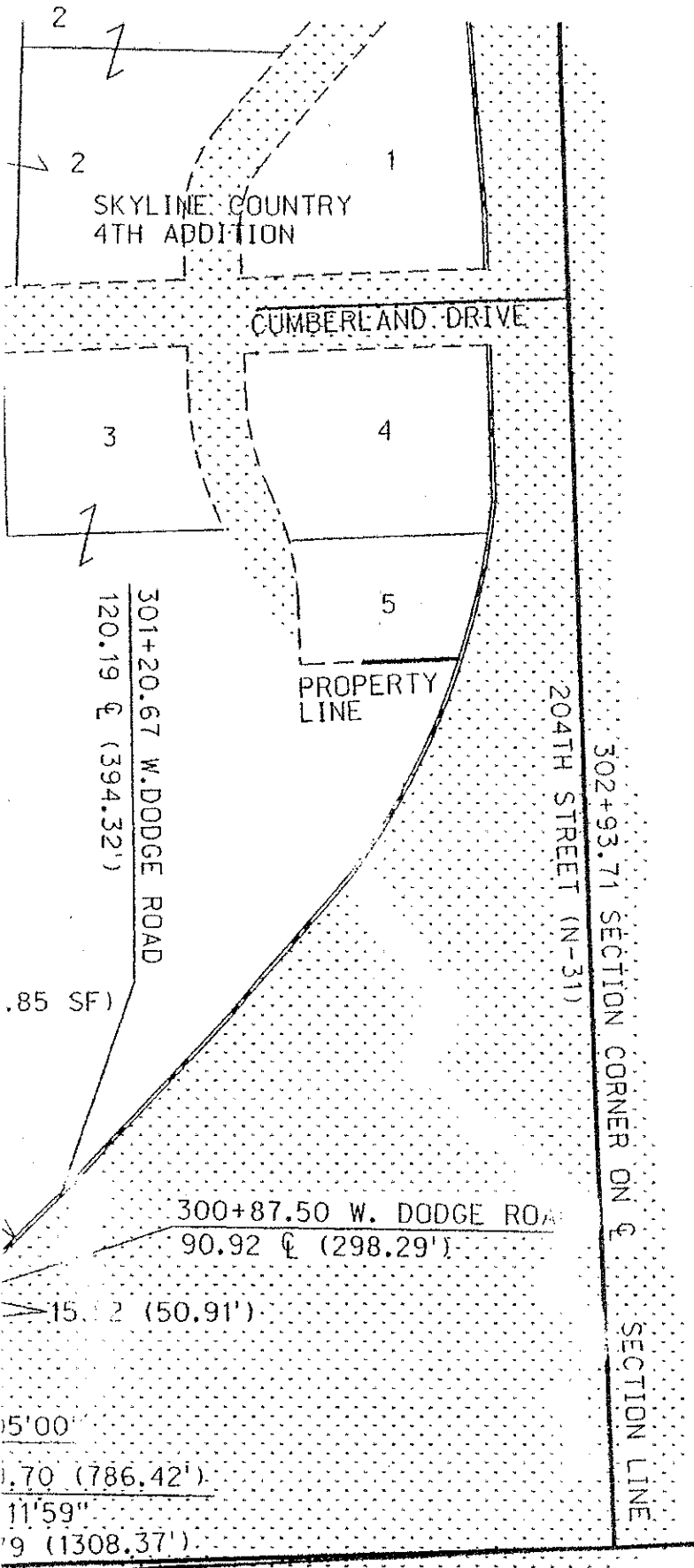
PROJECT CENTERLINE  
T DODGE ROAD (L28B)

63

299+56.12 W. DODGE ROAD  
81.05 ± (265.91')

SKYLINE COUNTRY  
2ND ADDITION

PART OF SECTION 13-T.15N.-R.10E.;  
LOTS 2 & 3, SKYLINE COUNTRY 4TH ADDITION; LOTS 1-5,  
SKYLINE COUNTRY 2ND ADDITION, DOUGLAS COUNTY



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

HI-LAND MHP LIMITED PARTNERSHIP, A Colorado Limited Partnership, Owner, Trustor; JOHN Q. BACHMAN, Trustee; KEYBANK NATIONAL ASSOCIATION, Beneficiary; GENERAL ELECTRIC CAPITAL CORPORATION, Assignor; LaSALLE BANK NATIONAL ASSOCIATION, Trustee for GE CAPITAL COMMERCIAL MORTGAGE CORPORATION, Assignee; GOTTSCH FAMILY FARMS, Easement Holder;

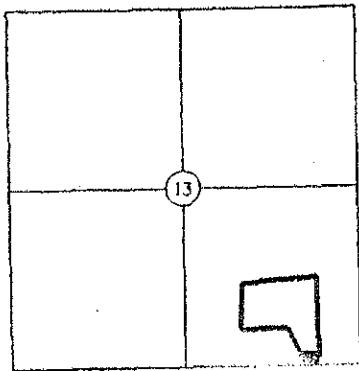
FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 17.68 METERS (58.00 FEET) TO A POINT ON THE SOUTHERLY WEST DODGE ROAD RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 093 DEGREES, 24 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 152.40 METERS (500.01 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 002 DEGREES, 51 MINUTES, 08 SECONDS LEFT, A DISTANCE OF 231.64 METERS (759.98 FEET) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 13 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 15.03 METERS (49.30 FEET); THENCE NORTHERLY DEFLECTING 090 DEGREES, 15 MINUTES, 59 SECONDS LEFT, A DISTANCE OF 46.65 METERS (153.05 FEET); THENCE WESTERLY DEFLECTING 109 DEGREES, 15 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 39.37 METERS (129.15 FEET); THENCE SOUTHEASTERLY DEFLECTING 104 DEGREES, 07 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 40.24 METERS (132.01 FEET) TO THE POINT OF BEGINNING CONTAINING 1118.50 SQUARE METERS (12039.40 SQUARE FEET), MORE OR LESS.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID 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 MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER; THENCE EASTERLY A DISTANCE OF 398.79 METERS (1308.37 FEET) TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 28 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 56.71 METERS (186.06 FEET) TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 109 DEGREES, 15 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 39.37 METERS (129.15 FEET) TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE SOUTHEASTERLY DEFLECTING 104 DEGREES, 07 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 11.92 METERS (39.12 FEET) ALONG SAID LINE TO THE POINT OF TERMINATION.

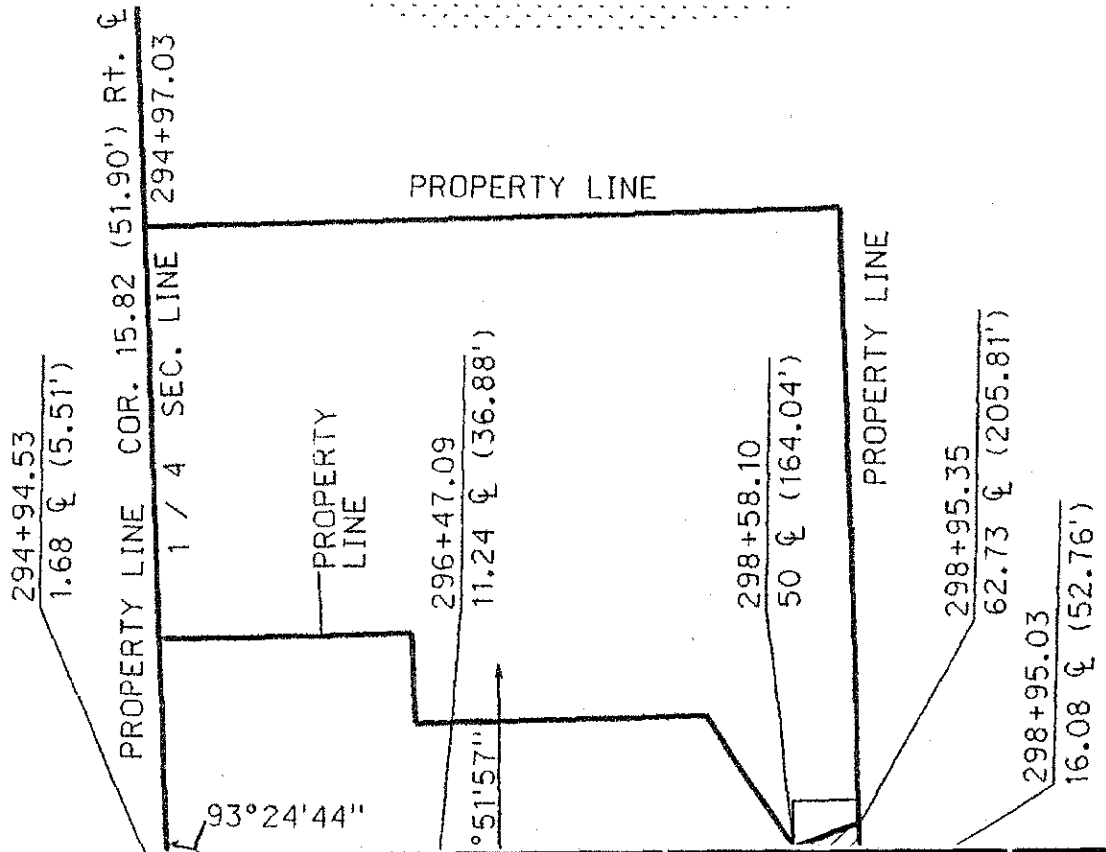
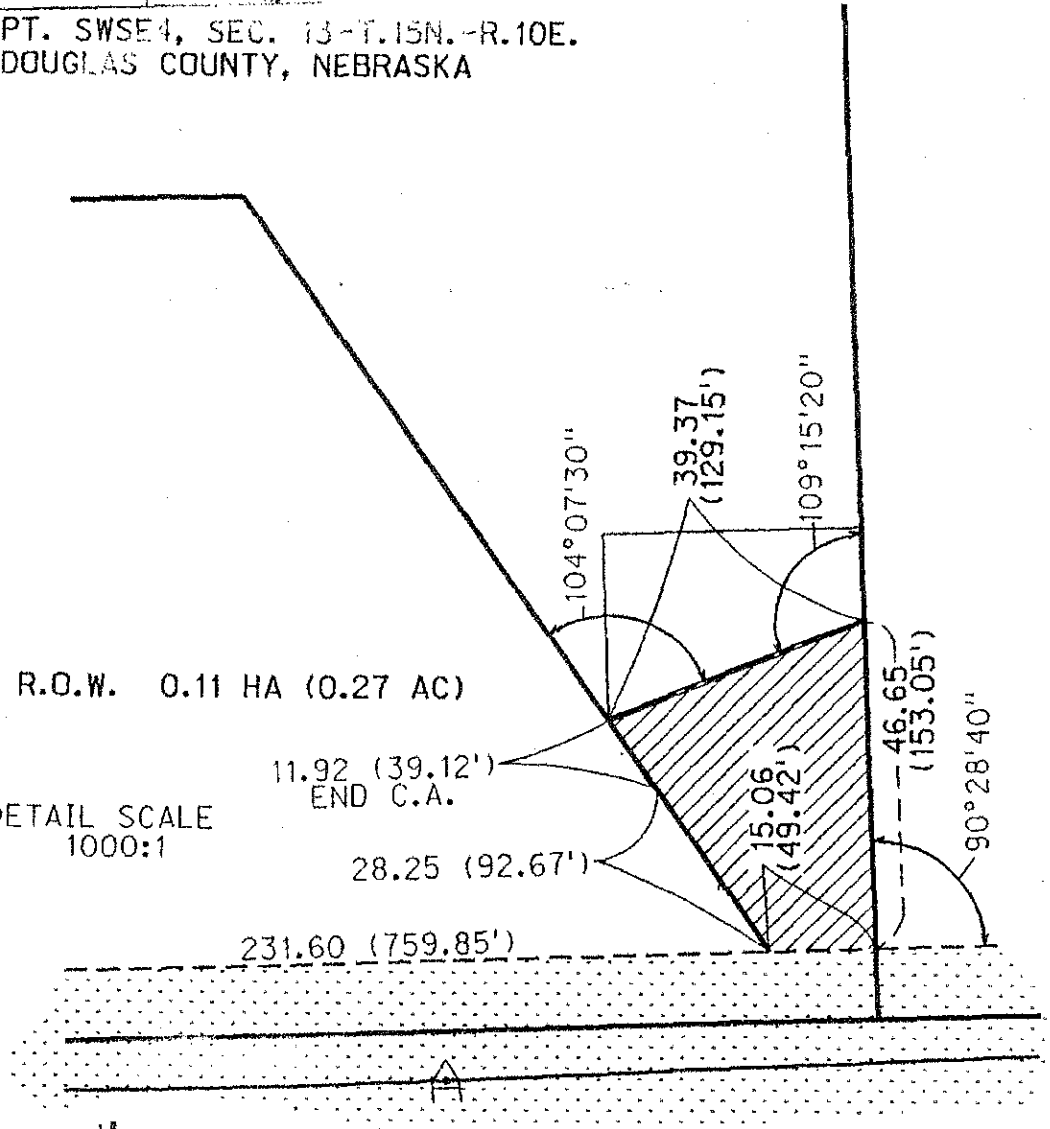


N

PT. SWSE4, SEC. 13-T.15N.-R.10E.  
DOUGLAS COUNTY, NEBRASKA

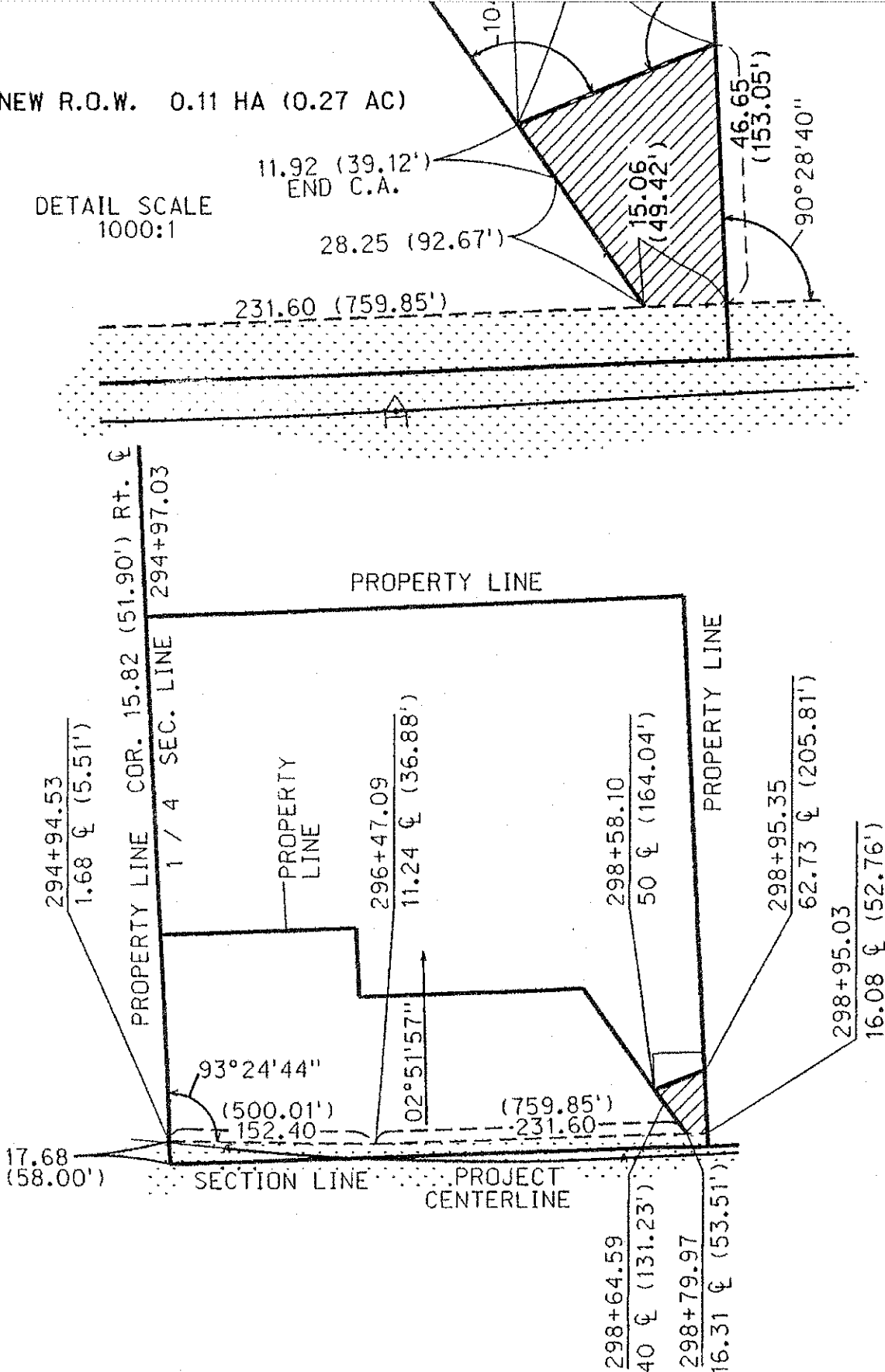
TOTAL & NEW R.O.W. 0.11 HA (0.27 AC)

DETAIL SCALE  
1000:1



TOTAL & NEW R.O.W. 0.11 HA (0.27 AC)

DETAIL SCALE  
1000:1



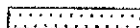
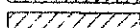
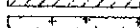
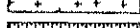

Sheet 1 of 1

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

HI-LAND MHP LIMITED PARTNERSHIP, A Colorado Limited Partnership, Owner, Trustor; JOHN Q. BACHMAN, Trustee; KEYBANK NATIONAL ASSOCIATION, Beneficiary; GENERAL ELECTRIC CAPITAL CORPORATION, Assignor; LaSALLE BANK NATIONAL ASSOCIATION, Trustee for GE CAPITAL COMMERCIAL MORTGAGE CORPORATION, Assignee; GOTTSCH FAMILY FARMS, Easement Holder;

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

TRACT NO. 20 SCALE 4000:1  
LOCATION N-31 & W. DODGE INTER  
PROJECT NO. NH-6-7(114)  
CONTROL NO. 20581

PREV. R.O.W.   
NEW R.O.W.  0.11 HA (0.27 AC)  
TEMP. EASE.   
PERM. EASE.   
CONTROLLED ACCESS 

DATE 03-13-2000  
DRAWN BY B. GREEVER  
CHECKED BY R. NAPUE  
COMPUTED BY B. GREEVER



PROJECT: 6-7(114) C.N.: 20581 DOUGLAS COUNTY TRACT: 23  
(PAGE 1)

CONDEMNATION

OWNER: UFO Inc., A Nebraska Corporation

OC-36021

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 1, SKYLINE COUNTRY 4TH ADDITION, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY A DISTANCE OF 38.79 METERS (127.25 FEET) TO A POINT ON THE NORTHERLY CUMBERLAND DRIVE RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 177 DEGREES, 19 MINUTES, 05 SECONDS RIGHT, A DISTANCE OF 34.04 METERS (111.67 FEET); THENCE NORTHEASTERLY DEFLECTING 053 DEGREES, 24 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 8.58 METERS (28.15 FEET) TO A POINT ON THE WESTERLY HIGHWAY 31 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 146 DEGREES, 05 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 8.71 METERS (28.58 FEET) TO THE POINT OF BEGINNING CONTAINING 51.74 SQUARE METERS (556.94 SQUARE FEET), MORE OR LESS.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID 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 MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 1 SKYLINE, COUNTRY, 4TH ADDITION, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY A DISTANCE OF 39.86 METERS (130.76 FEET) TO A POINT ON THE NORTHERLY CUMBERLAND DRIVE RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 002 DEGREES, 40 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 34.04 METERS (111.67 FEET); THENCE NORTHEASTERLY DEFLECTING 053 DEGREES, 24 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 8.58 METERS (28.15 FEET) TO A POINT ON THE WESTERLY HIGHWAY 31 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 033 DEGREES, 55 MINUTES, 00 SECONDS LEFT,

A DISTANCE OF 11.31 METERS (37.11 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 002 DEGREES, 59 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 100.26 METERS (328.93 FEET) TO THE POINT OF TERMINATION;

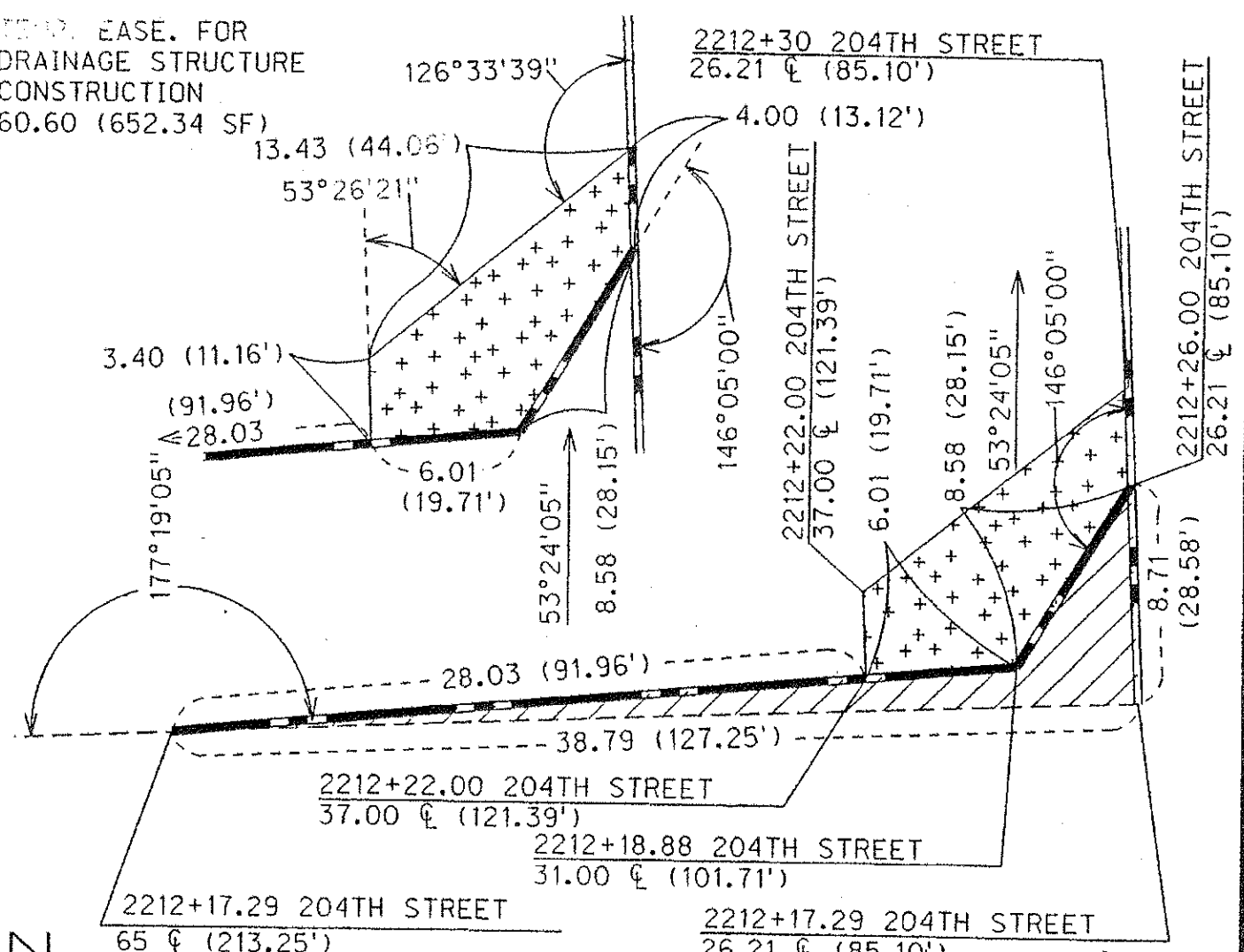
TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRAINAGE STRUCTURE CONSTRUCTION PURPOSES, LOCATED IN LOT 1 SKYLINE, COUNTRY, 4TH ADDITION, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY A DISTANCE OF 39.86 METERS (130.76 FEET) TO A POINT ON THE NORTHERLY CUMBERLAND DRIVE RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 002 DEGREES, 40 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 28.03 METERS (91.96 FEET) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 6.01 METERS (19.71 FEET); THENCE NORTHEASTERLY DEFLECTING 053 DEGREES, 24 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 8.58 METERS (28.15 FEET) TO A POINT ON THE WESTERLY HIGHWAY 31 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 033 DEGREES, 55 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 4.00 METERS (13.12 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY DEFLECTING 126 DEGREES, 33 MINUTES, 39 SECONDS LEFT, A DISTANCE OF 13.43 METERS (44.06 FEET); THENCE SOUTHERLY DEFLECTING 053 DEGREES, 26 MINUTES, 21 SECONDS LEFT, A DISTANCE OF 3.40 METERS (11.16 FEET) TO THE POINT OF BEGINNING CONTAINING 60.60 SQUARE METERS (652.34 SQUARE FEET), MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT NH-6-7(114), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.

15.00' EASE. FOR  
DRAINAGE STRUCTURE  
CONSTRUCTION  
60.60 (652.34 SF)



LOT 1, SKYLINE COUNTRY  
4TH ADDITION

SKYLINE COUNTRY  
2ND ADDITION

TOTAL & NEW R.O.W. 51.74 (556.94 SF)

2

SKYLINE COUNTRY  
4TH ADDITION

2

2212+17.29 204TH STREET  
104.86  $\phi$  (344.01')

4TH AVENUE

40'55"

HIGHWAY 31 (204th St)

LOT 1, SKYLINE COUNTRY  
4TH ADDITION

SKYLINE COUNTRY  
2ND ADDITION

TOTAL & NEW R.O.W. 51.74 (556.94 SF)

2

SKYLINE COUNTRY  
4TH ADDITION

2

2212+17.29 204TH STREET  
104.86 ± (344.01')

204TH AVENUE

02°40'55"

39.86  
(130.76')

CUMBERLAND DRIVE

HIGHWAY 31 (204th St)

3

4

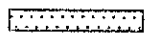
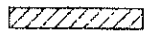
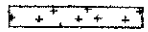


PLAT SHOWING

Sheet 1 of 1

**RIGHT OF WAY**  
TO BE ACQUIRED FROM LAND OWNED BY  
UFO Inc., A Nebraska Corporation

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

TRACT NO. 23 SCALE 1:2000  
LOCATION N-31 & W. DODGE ROAD  
PROJECT NO. 6-7(114)  
CONTROL NO. 20581

PREV. R.O.W.		
NEW R.O.W.		51.74 (556.94 SF)
TEMP. EASE.		60.60 (652.34 SF)
PERM. EASE.		
CONTROLLED ACCESS		

DATE 01-16-2003  
DRAWN BY B. GREEVER  
CHECKED BY M. HAZLEDINE  
COMPUTED BY B. GREEVER

BASIC INFORMATION SHEET  
FOR  
CONDEMNATION OF SIGN

Project No.: 6-7(114)

County: Douglas

Sign Owner / Lessee: LAMAR ADVERTISING COMPANY d/b/a THE LARMAR COMPANY  
OF NEBRASKA, L.L.C.

Title to all property in the nature of an advertising display structure and lessee interest located in the SE1/4 of Section 13, Township 15 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. L28B-2.7NH on the North side of Highway No. 6 being a sign of 600 square feet in size, with "Army/Dodge" advertising display on its face as of the 25 day of November, 1998.

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 2 \$ \_\_\_\_\_~~

~~Award to be distributed as follows:~~

~~To: G & D Partnership, A Nebraska General Partnership, Owner; \$ \_\_\_\_\_  
Douglas County; \$ \_\_\_\_\_~~

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 17 \$ 126,761.70

Award to be distributed as follows:

To: Gottsch Family Farms, A Nebraska General Partnership, Owner; \$ 126,761.70  
Douglas County; \$ 0

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 20 \$ 12,000.00

Award to be distributed as follows:

To: Hi-Land MHP Limited Partnership, A Colorado Limited Partnership, Owner, Trustor; \$ 10,000.00  
John Q. Bachman, Trustee; \$ —  
Keybank National Association, Beneficiary; \$ —  
General Electric Capital Corporation, Assignor; \$ —  
LaSalle Bank National Association, Trustee for GE Capital Commercial Mortgage Corporation, Assignee; \$ —  
Gottsch Family Farms, Easement Holder; \$ 2,000.00  
Douglas County; \$ —

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 23 \$ 0475.00

Award to be distributed as follows:

To: UFO Inc., A Nebraska Corporation, Owner; \$ 0475.00

Douglas County; \$       

TOTAL AMOUNT AWARDED FOR ACQUISITION RP L28B-2.7NH \$ 23,000.00

Award to be distributed as follows:

To: Lamar Advertising Company d/b/a The Lamar Company of Nebraska, L.L.C., Owner of the Sign and Lessee of the Sign Site Adjacent to Reference Post L28B-2.7NH on the North Side of Highway 6, Douglas County, Nebraska \$ 23,000.00

All of which is hereby respectfully submitted.

Dated this 25 day of Feb., A.D. 2003.

[Signature]  
[Signature]

Appraisers

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2003.  
(SEAL)

\_\_\_\_\_  
County Judge