

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

REV. 317 83

In the Matter of the Petition of  
NORTHERN NATURAL GAS COMPANY  
to Acquire Certain Lands in Douglas  
County, Nebraska by Eminent Domain  
for the Purpose of Laying, Relaying,  
Operating and Maintaining Gas  
Pipeline Facilities

Doc. C4

No. 102

NORTHERN NATURAL GAS COMPANY,  
a Delaware Corporation,

Condemner,

vs.

HERMAN COHEN and ROSALIE COHEN,  
ALLEN S. ZALKIN and MONIE K. ZALKIN,  
ELI M. ZALKIN and SARA ZALKIN, THE  
PRUDENTIAL INSURANCE COMPANY OF  
AMERICA, ROBERTS DAIRY FARMS, INC.,  
HIGH POINT, INC., NEBRASKA FARM AND  
LIVESTOCK, INC., MERLE C. ROBERTS,  
FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION, HARRY J. FARNHAM, JAD  
INVESTMENT, INC., DOWD GRAIN CO.,  
INC., ANDREW C. NELSEN and OLIVE V.  
NELSEN, CHARLES NYE, ROBERT GOTTSCH,  
EMIL SMOLIK and LILLIAN SMOLIK, and  
all other persons having any interest in  
real estate affected by this action, located  
in Sections 17, 18 and 13, T15N, R11E,  
Douglas County, Nebraska,

Condemnees.

FORM OF REPORT  
OF APPRAISERS

Now on this 26<sup>th</sup> day of November, 1972, 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:

1. The undersigned were duly appointed appraisers in the above-entitled matter by "Order Appointing Appraisers" dated October 25, 1972.
2. Before entering upon the duties as appraisers in the above-entitled matter, the undersigned duly took and subscribed on 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. The undersigned appraisers carefully inspected and viewed the real estate in this proceeding sought to be taken and also any other property of the condemnees damaged thereby and heard all parties interested therein to

the amount of damages while so inspecting and viewing the property. Those then appearing were: Herman Cohen, Harry J. Farnham

4. Said appraisers did then meet at 2.00 o'clock P.M. on the said 20<sup>th</sup> day of November, 1972, at the Douglas County Court-house to assess the damages that the condemnees will sustain by the taking of the said property by the condemner, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by owners of said real estate. Those who there appeared were: Harry J. Farnham, Charles Nye, John Thompson, T. N. Wright

5. The total amount of damages that will be sustained by all parties interested in each of the parcels of real estate below referred to, by reason of the taking thereof by the condemner for a permanent easement upon and across said real estate, is as follows:

<u>Parcel No. 2</u> Herman Cohen and Rosalie Cohen	J.R.C.	\$ <del>19,400.00</del> / Dismissed
<u>Parcel No. 3</u> Dismissed of record -- no award		<del>19,400.00</del> HJS
<u>Parcel No. 4</u> Roberts Dairy Farms, Inc., and High Point, Inc., Harry J. Farnham, President, and Nebraska Farm and Livestock, Inc., Harry J. Farnham, President		\$ <u>Dismissed</u>
<u>Parcel No. 5</u> Merle C. Roberts, and First Federal Savings and Loan Association, and Harry J. Farnham, and J&J Investment, Inc., and Dowd Grain Co., Inc.		\$ <u>Dismissed</u>
<u>Parcel No. 6</u> Nelsen Foundation, C. Clifton Nelsen and Lloyd M. Peterson, Trustees, and Charles Nye and Robert Gottsch		\$ <u>17,300.00</u>
<u>Parcel No. 7</u> (75 x 100 foot tract) Nelsen Foundation, C. Clifton Nelsen and Lloyd M. Peterson, Trustees, and Charles Nye and Robert Gottsch		\$ <u>4,000.00</u>

NOW, THEREFORE, the undersigned appraisers do hereby find and assess the above amounts as damages for the takings in this Proceeding for gas pipeline right-of-way and gas town border station delivery facilities site.

APPRAISERS:

James H. Smith  
Charles J. Grose  
John C. ...

Filed: November 30th, 1972.

Description of Parcel 6

A strip of land 50 feet in width across the NE 1/4 of Section 13, Twp. 15 N, Rg. 10 E of the 6th P. M., Douglas County, Nebraska (except Tax Lot 3) and subject to highway, the centerline of such strip being described as follows:

Commencing at the Northeast corner of Section 13, thence South along the East line of said Section, a distance of 1349 feet to the point of beginning of centerline to be described; thence S. 89° 12' W. a distance of 2555 feet; thence S. 0° 38' E. a distance of 98 feet to point of termination.

Description of Parcel 7

A parcel of land lying within the NE 1/4 of Section 13, Twp. 15 N, Rg. 10 E of the 6th P. M., Douglas County, Nebraska (except Tax Lot 3) and subject to highway, said parcel being described as follows:

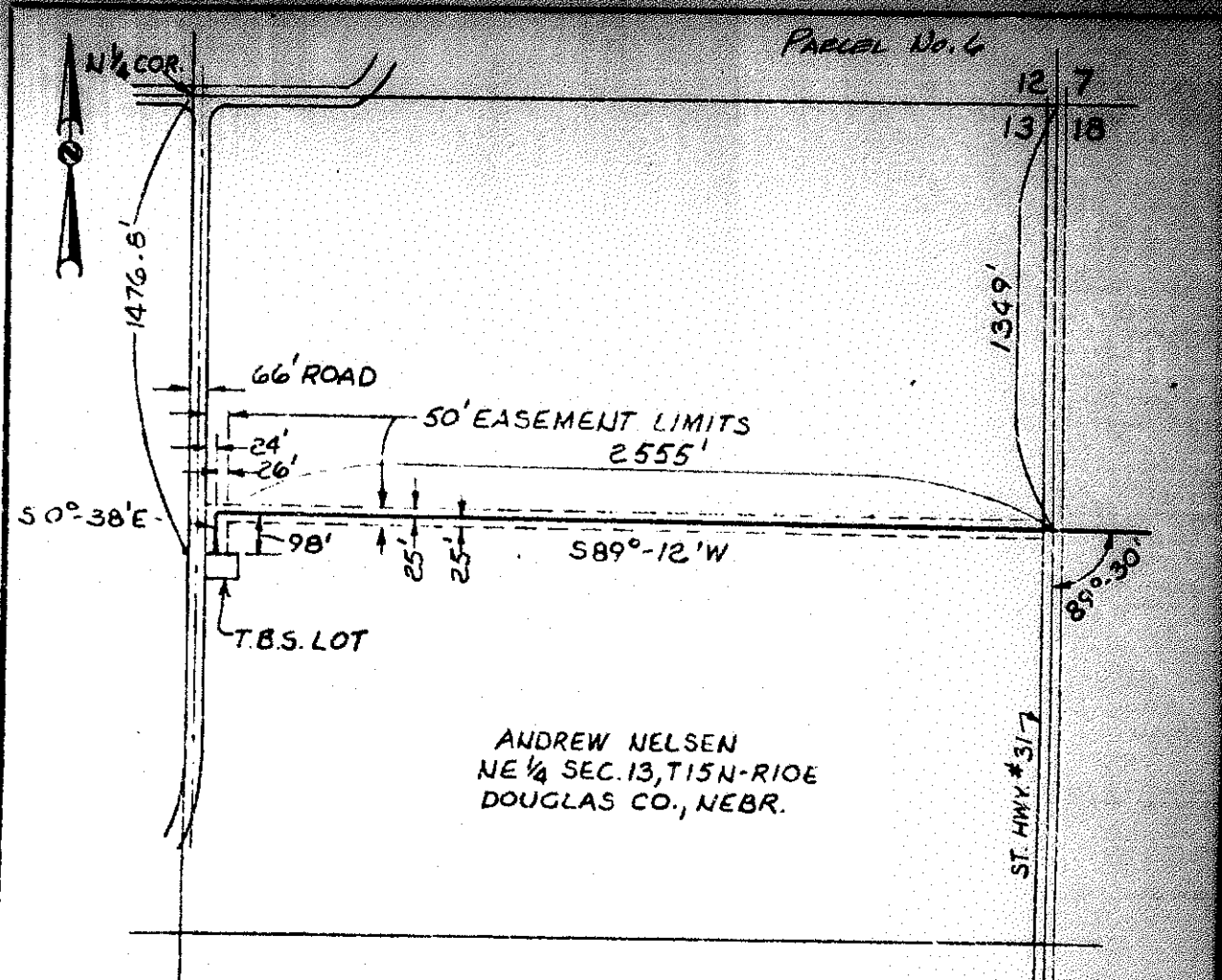
Beginning at a point 1476.8 feet South and 66.0 feet East of the Northwest corner of the NE 1/4 of said Section 13; thence East 100.0 feet; thence South 75.0 feet; thence West 100.0 feet; thence North 75.0 feet to the point of beginning, containing 0.17 acres. NOTE: The West line of the NE 1/4 of Section 13, T 15 N, R 10 E of the 6th P. M. is assumed to bear due North-South.

50°

CENT  
THE  
COM.  
SECT  
2555  
PROP  
AND  
COMM

Revised  
Macmillan  
File Narr

Parcel No. 6



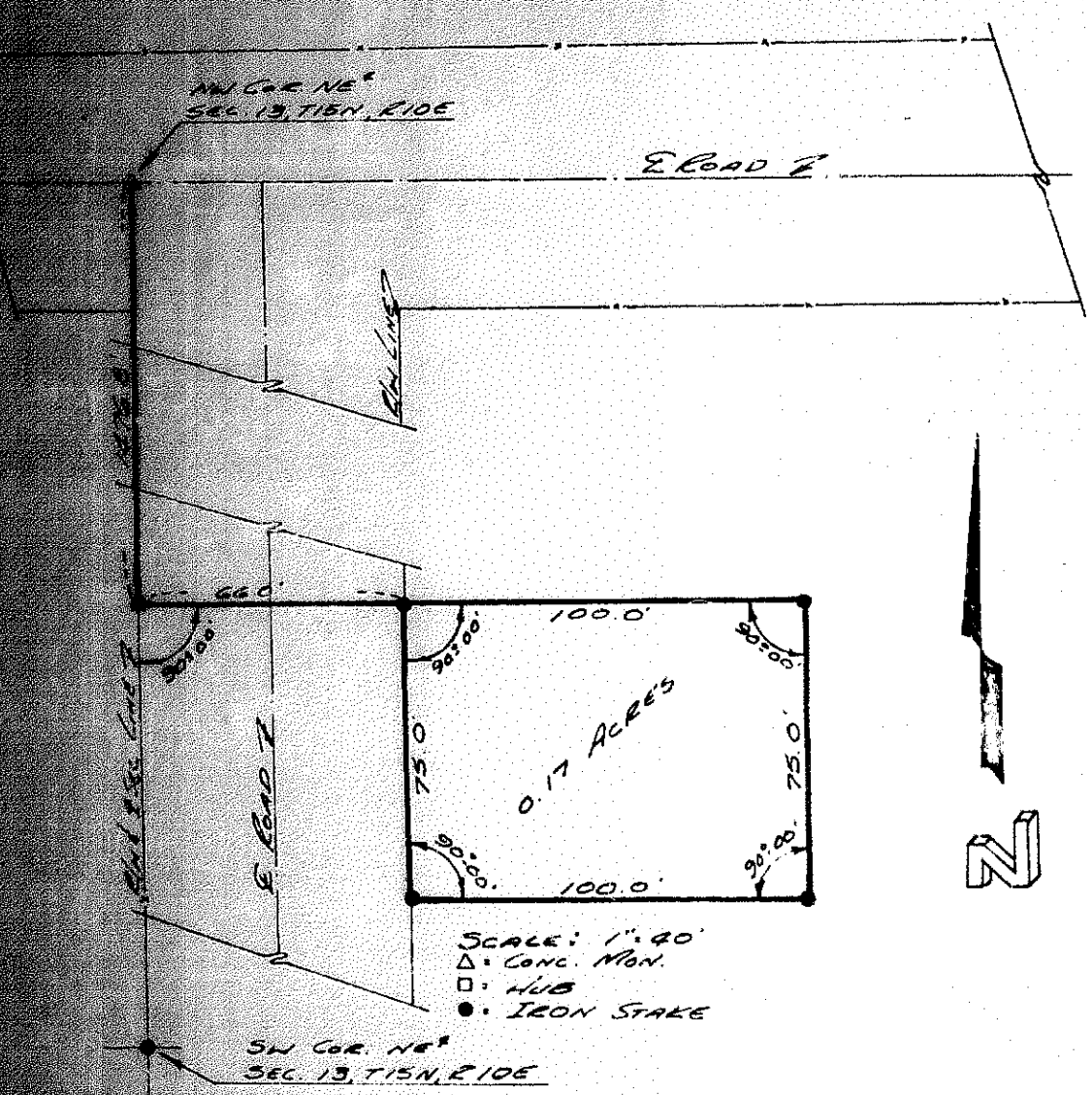
ANDREW NELSEN  
NE 1/4 SEC. 13, T15N-R10E  
DOUGLAS CO., NEBR.

CENTERLINE DESCRIPTION ACROSS THE NE 1/4 SEC. 13, T15N, R10E, DOUGLAS COUNTY, NEBRASKA, THE CENTERLINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, THENCE SOUTH ALONG THE EAST LINE OF SECTION, 1349' TO THE BEGINNING OF CENTERLINE TO BE DESCRIBED; THENCE S. 89° 12' W., 2555'; THENCE S. 0° 38' E., 98' TO POINT OF TERMINATION, SAID POINT BEING ON THE NORTH PROPERTY LINE OF TOWN BORDER STATION LOT, WHICH IS 90° EAST OF THE NORTH QUARTER LINE AND 1476.8' SOUTH OF THE NORTH QUARTER CORNER OF SECTION 13, T15N, R10E, DOUGLAS COUNTY, NEBRASKA.

Scale 1" = 500'		Dr. by R J H Date 10-72		Corporate Engineering & Research Division, Omaha, Nebraska	
Drawing Status		Checked		Approved	
Pre'y		By IRL	Date 10/7		
Bid					
Revised	By	App	Constr.	P.O. 42	W.O. 5332
Microfilm File Number	P-106		Design File Number	0106	
				P.L. or Sta Number	NB 44901
				Construction	1972
				Drawing No.	P-705

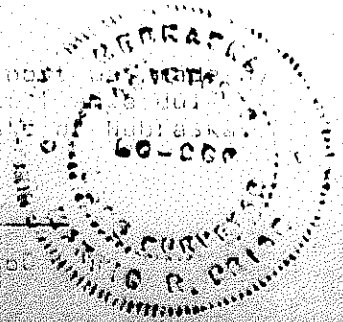
STANDARD BLUE PRINT, OMAHA 042570

# ELKHORN, NEBRASKA TOWN BORDER STATION LOT



**DEEDS DESCRIPTION:**  
 Beginning at a point 1400.0 feet south and 60.0 feet east of the  
 southwest corner of the NE<sup>1</sup>/<sub>4</sub> of Section 13, T. 15 N., R. 10 E. of the  
 36th P.M., Douglas County, Nebraska; thence East 100.0 feet; thence  
 South 75.0 feet; thence West 100.0 feet; thence North 75.0 feet to  
 the point of beginning, containing 0.17 acres. Sit: the west  
 corner of the NE<sup>1</sup>/<sub>4</sub> of Section 13, T. 15 N., R. 10 E. of the 36th P.M. in  
 Douglas County, Nebraska, and the land of the State of Nebraska.

**WARRANTY:**  
 The grantor warrants that this map, plat, survey or report was made  
 by direct personal supervision and was made in accordance with the  
 laws and regulations of the State of Nebraska.



Map 1914, Price  
 Reg. L. S. No. 200  
 October 6, 1912

WHEEL SUPPLYING, INC.  
 L. L. D. 1352  
 DUBLIN CITY, IOWA

BOOK 517 pg 89

COUNTY COURT  
DOUGLAS COUNTY  
ROBERT R. TROYER, JUDGE  
DEAN HADORN, CLERK  
OMAHA, NEBR.

STATE OF NEBRASKA, }  
COUNTY OF DOUGLAS } ss.

I, ROBERT R. TROYER, County Judge of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of

"REPORT OF APPRAISERS"

in re: NORTHERN NATURAL GAS COMPANY, Condemner,

-VS-

HERMAN COHEN, et al, Condemnees,

in the matter of the Condemnation Docket C4 - Page 102

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 fifth day of December, A. D. 19 72

ROBERT R. TROYER

By *Dean Hadorn* County Clerk  
Dean Hadorn  
Clerk of the County Court

Form No. 14-22000-0  
19 December 72 342P  
INDEXED IN NEBRASKA INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA