



THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

File and Index as to each of the following lots:

Part of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

See Master Deed

a/k/a Swanson Towers Condominium Property Regime, a condominium organized under the laws of the State of Nebraska pursuant to Master Deed and Declaration dated January 10, 1978, filed January 11, 1978 in Book 1587, Page 613, Deed Records, Douglas County, Nebraska

1A1, 1A2, 1A4, 1A5, 1A7, 1A8, 1A10 and 1A11
1B3, 1B6 and 1B12

2A1, 2A2, 2A4, 2A5, 2A7, 2A8, 2A10 and 2A11
2B3, 2B6, 2B9 and 2B12

3A1, 3A2, 3A4, 3A5, 3A7, 3A8, 3A10 and 3A11
3B3, 3B6, 3B9 and 3B12

4A1, 4A2, 4A4, 4A5, 4A7, 4A8, 4A10 and 4A11
4B3, 4B6, 4B9 and 4B12

5A1, 5A2, 5A4, 5A5, 5A7, 5A8, 5A10 and 5A11
5B3, 5B6, ~~5B9~~ and 5B12

6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8 and , 6-9

1-1 and 1-2

City 3

VSN

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, NEBRASKA,
a Municipal Corporation,

Condemnor,

vs.

TRACT NO. 2 (a/k/a 8405 Indian Hills Drive)
Swanson Towers Condominium Property Regime and Swanson Towers Association, Inc. a/k/a Swanson Tower Association, Inc.,

and

JOHN EWING JR., Douglas County Treasurer,

Condemnees.

CASE NO. CI 21 - 19161

REPORT OF APPRAISERS

FILED
CIVIL/SMALL CLAIMS DIVISION

DEC 1 2021

Clerk of Court
DOUGLAS COUNTY COURT
OMAHA, NEBRASKA

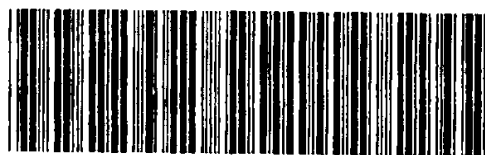
COMES NOW the undersigned and report to the County Judge and to the Court as follows:

FIRST: The undersigned are duly appointed, qualified, and acting appraisers in this proceeding.

SECOND: On the 1st day of December, 2021, commencing at the hour of approximately 9:00 A.M. the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemnor, and also any other property of the condemnees damaged thereby; and (b) heard any interested party who was present while the said property was being inspected and viewed.

THIRD: On the 1st day of December, 2021, commencing at the hour of approximately 10:00 A.M., the undersigned (a) met and convened as a board of appraisers; (b) heard any interested party who was present at said meeting and hearing; and (c) appraised the property sought to be condemned and ascertained and determined the damages sustained by the condemnees.

FOURTH: The undersigned hereby report the aforesaid damages as follows:



003137465C01

TRACT No. 2, (a/k/a 8405 Indian Hills Drive)
SEE ATTACHED EXHIBIT 1

Swanson Towers Condominium Property Regime, Swanson
Towers Association, Inc., a/k/a Swanson Tower Association, Inc. \$ 199,540

JOHN EWING, Jr., Douglas County Treasurer \$ 0

TOTAL TRACT No. 2 = \$ 199,540

FIFTH. City Warrant (compensation check) pick-up procedure. Please call (402) 444-7420 thirty (30) days from the date this Report of Appraisers is filed, to make arrangements with the Division Manager of the County Court Civil Division as to a date and time when you may pick up your check. The Civil Division of the County Court is located in the Omaha/Douglas Civic Center, 1819 Farnam Street, Room F03 (Farnam Level).

IN WITNESS WHEREOF, the undersigned have executed this REPORT OF APPRAISERS this 1st day of December, 2021.

Martin Giff
(Sign)

Martin Giff
(Print)

D. C. Peters
(Sign)

DAVID C PETERS
(Print)

Thomas Lund
(Sign)

Thomas LUND
(Print)

EXHIBIT "1"

Page 1 of 5

LAND ACQUISITION LEGAL DESCRIPTION

Property Description:

Part of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows:

See Master Deed

a/k/a Swanson Towers Condominium Property Regime, a condominium organized under the laws of the State of Nebraska pursuant to Master Deed and Declaration dated January 10, 1978, filed January 11, 1978 in Book 1587, Page 613, Deed Records, Douglas County, Nebraska, being more particularly described as follows:

Land Acquisition Legal Description:

Parcel 1

Beginning at the Northeast corner of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska; thence S02°26'56"E along the East line of said Lot 11 (said line also being along the West Right-of-Way line of South 84th Street), a distance of 58.90 feet to the beginning of a non-tangent curve; thence along said curve to the left, having a radius of 42.33 feet, a long chord bearing N40°02'57"W for 32.14 feet, for an arc distance of 32.97 feet; thence N62°21'37"W, a distance of 18.77 feet to the beginning of a tangent curve; thence along said curve to the left, having a radius of 203.83 feet, a long chord bearing N66°29'54"W for 29.42 feet, for an arc distance of 29.44 feet; thence S19°21'49"W, a distance of 0.33 feet to the beginning of a non-tangent curve; thence along said curve to the left, having a radius of 203.50 feet, a long chord bearing N76°29'03"W for 41.47 feet, for an arc distance of 41.54 feet to a point on the North line of said Lot 11 (said point also being on the South Right-of-Way line of Indian Hills Drive); thence N87°31'15"E along the North line of said Lot 11 (said line also being along the South Right-of-Way line of Indian Hills Drive), a distance of 102.29 feet to the Point of Beginning and containing 1,957 square feet more or less.

And

Parcel 2

Commencing at the Northeast corner of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska; thence S02°26'56"E along the East line of said Lot 11 (said line also being along the West Right-of-Way line of South 84th Street), a distance of 92.34 feet to the Point of Beginning; thence continuing S02°26'56"E along said line, a distance of 23.62 feet; thence S87°38'23"W, a distance of 0.61 feet; thence N02°21'37"W, a distance of 20.73 feet; thence N08°56'59"E, a distance of 2.94 feet to the Point of Beginning and containing 14 square feet more or less.

**CITY OF OMAHA
PUBLIC WORKS DEPARTMENT**


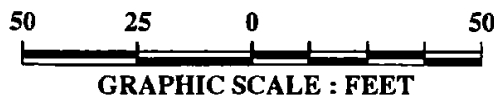
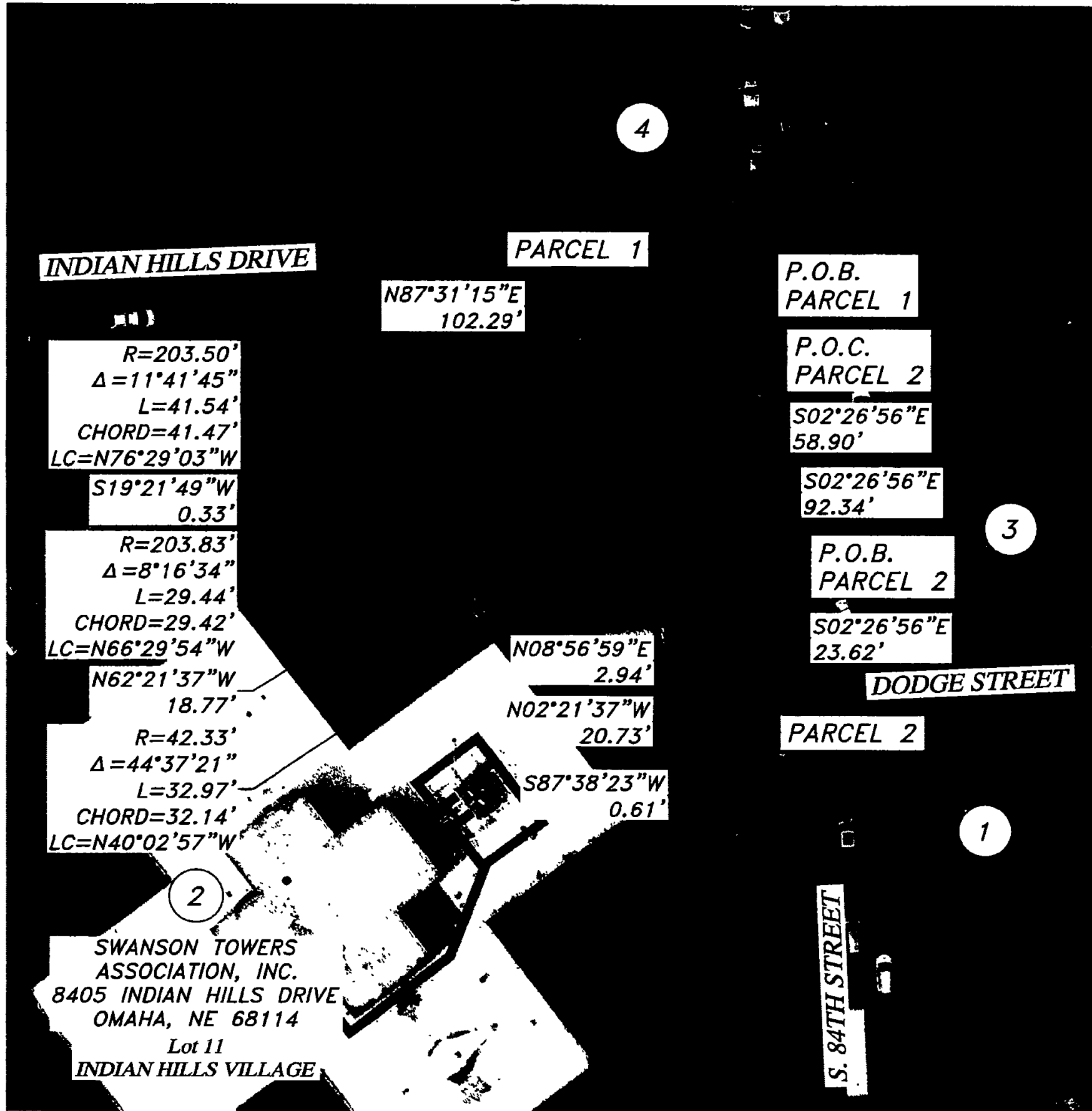
Owner(s): Swanson Towers Association, Inc. Address: 8405 Indian Hills Drive Omaha, Ne 68114		Land Acquisition: _____ 1,971 S.F.
	Project No. OPW53403	
	Project Name: 84 th Street & Indian Hills Realignment	
Tract No. 2	Date Prepared: 08/03/2020	Revision Date(s): N/A

EXHIBIT "1"

Page 2 of 5



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

LAND ACQUISITION: <u>1,971</u> S.F.	TRACT NO.: <u>2</u>	PROJECT NO.: <u>OPW53403</u>
	PREPARE DATE: <u>08/03/2020</u>	REVISION DATE: _____

EXHIBIT " 1 "

Page 3 of 5

TEMPORARY EASEMENT LEGAL DESCRIPTION

Property Description:

Part of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows:

See Master Deed

a/k/a Swanson Towers Condominium Property Regime, a condominium organized under the laws of the State of Nebraska pursuant to Master Deed and Declaration dated January 10, 1978, filed January 11, 1978 in Book 1587, Page 613, Deed Records, Douglas County, Nebraska, being more particularly described as follows:

Temporary Easement Legal Description:

Commencing at the Northeast corner of Lot 11, Indian Hills Village, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska; thence S02°26'56"E along the East line of said Lot 11 (said line also being along the West Right-of-Way line of South 84th Street), a distance of 58.90 feet to the Point of Beginning; thence continuing S02°26'56"E along said line, a distance of 33.44 feet; thence S08°56'59"W, a distance of 2.94 feet; thence S02°21'37"E, a distance of 20.73 feet; thence N87°38'23"E, a distance of 0.61 feet to a point on the East line of said Lot 11 (said point also being on the West Right-of-Way line of South 84th Street); thence S02°26'56"E along the East line of said Lot 11 (said line also being along the West Right-of-Way line of South 84th Street), a distance of 15.78 feet; thence N78°58'30"W, a distance of 24.13 feet; thence N35°05'41"W, a distance of 9.01 feet; thence N50°57'40"E, a distance of 5.34 feet; thence N39°49'15"E, a distance of 9.67 feet; thence N31°37'12"E, a distance of 8.89 feet; thence N24°10'52"E, a distance of 7.93 feet; thence N15°12'51"E, a distance of 10.16 feet; thence N05°53'40"E, a distance of 8.39 feet; thence N07°46'30"W, a distance of 9.33 feet; thence N19°04'59"W, a distance of 9.26 feet; thence N32°07'25"W, a distance of 10.08 feet; thence N36°55'25"W, a distance of 8.04 feet; thence N46°18'34"W, a distance of 6.54 feet; thence N56°14'15"W, a distance of 9.22 feet; thence N64°45'14"W, a distance of 7.12 feet; thence N66°27'20"W, a distance of 26.10 feet; thence S26°01'07"W, a distance of 9.80 feet; thence N63°58'53"W, a distance of 15.61 feet; thence S88°32'53"W, a distance of 44.34 feet; thence N02°28'45"W, a distance of 17.64 feet to a point on the North line of said Lot 11 (said point also being on the South Right-of-Way line of Indian Hills Drive); thence N87°31'15"E along the North line of said Lot 11 (said line also being along the South Right-of-Way line of Indian Hills Drive), a distance of 19.93 feet to the beginning of a non-tangent curve; thence along said curve to the right, having a radius of 203.50 feet, a long chord bearing S76°29'03"E for 41.47 feet, for an arc distance of 41.54 feet; thence N19°21'49"E, a distance of 0.33 feet to the beginning of a non-tangent curve; thence along said curve to the right, having a radius of 203.83 feet, a long chord bearing S66°29'54"E for 29.42 feet, for an arc distance of 29.44 feet; thence S62°21'37"E, a distance of 18.77 feet to the beginning of a tangent curve; thence along said curve to the right, having a radius of 42.33 feet, a long chord bearing S40°02'57"E for 32.14 feet, for an arc distance of 32.97 feet to the Point of Beginning and containing 2,256 square feet more or less.

**CITY OF OMAHA
PUBLIC WORKS DEPARTMENT**


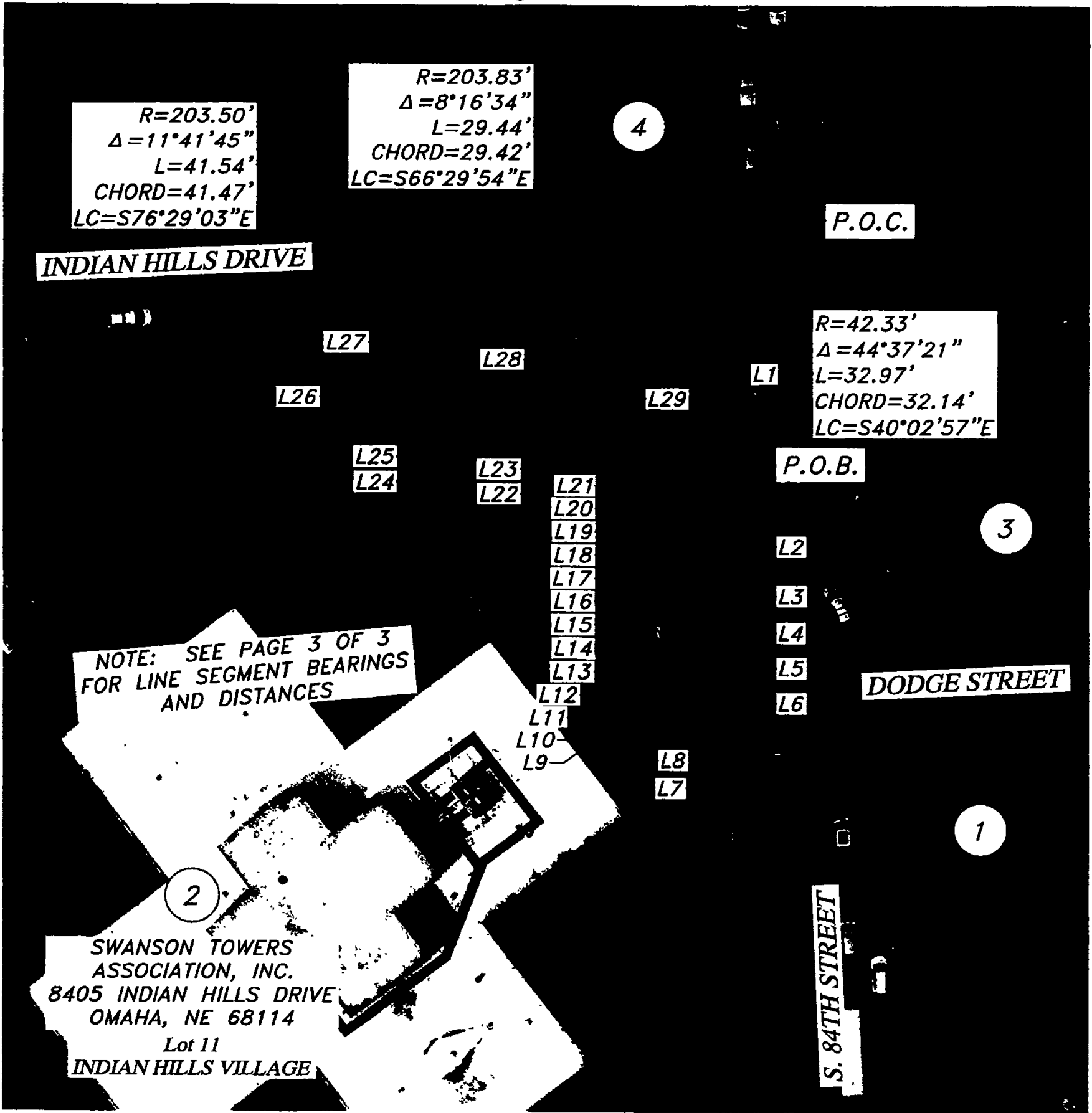
Owner(s): Swanson Towers Association, Inc. Address: 8405 Indian Hills Drive Omaha, Ne 68114	 Temporary Easement: _____ 2,256 S.F.	
	Project No. OPW53403	
	Project Name: 84 th Street & Indian Hills Realignment	
Tract No. 2	Date Prepared: 08/03/2020	Revision Date(s): N/A

EXHIBIT "1"

Page 4 of 5



NOTE: SEE PAGE 3 OF 3 FOR LINE SEGMENT BEARINGS AND DISTANCES



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT

	TEMPORARY EASEMENT: <u>2,256</u> S.F.	TRACT NO.: <u>2</u>	PROJECT NO.: <u>OPW53403</u>
		PREPARE DATE: <u>08/03/2020</u>	REVISION DATE: _____

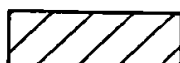
EXHIBIT "1"
Page 5 of 5

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S02°26'56"E	58.90'
L2	S02°26'56"E	33.44'
L3	S08°56'59"W	2.94'
L4	S02°21'37"E	20.73'
L5	N87°38'23"E	0.61'
L6	S02°26'56"E	15.78'
L7	N78°58'30"W	24.13'
L8	N35°05'41"W	9.01'
L9	N50°57'40"E	5.34'
L10	N39°49'15"E	9.67'
L11	N31°37'12"E	8.89'
L12	N24°10'52"E	7.93'
L13	N15°12'51"E	10.16'
L14	N05°53'40"E	8.39'
L15	N07°46'30"W	9.33'

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L16	N19°04'59"W	9.26'
L17	N32°07'25"W	10.08'
L18	N36°55'25"W	8.04'
L19	N46°18'34"W	6.54'
L20	N56°14'15"W	9.22'
L21	N64°45'14"W	7.12'
L22	N66°27'20"W	26.10'
L23	S26°01'07"W	9.80'
L24	N63°58'53"W	15.61'
L25	S88°32'53"W	44.34'
L26	N02°28'45"W	17.64'
L27	N87°31'15"E	19.93'
L28	N19°21'49"E	0.33'
L29	S62°21'37"E	18.77'



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



TEMPORARY EASEMENT: 2,256 S.F.

TRACT NO.: 2

PROJECT NO.: OPW53403

PREPARE DATE: 08/03/2020

REVISION DATE: _____

CERTIFICATE OF SERVICE

I, the undersigned, certify that on December 1, 2021, I served a copy of the foregoing document upon the following persons at the addresses given, by mailing by United States Mail, postage prepaid, or via E-mail:

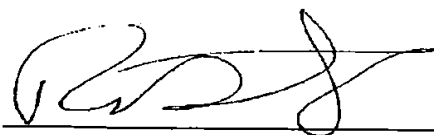
Tim Dolan
tim.dolan@douglascounty-ne.gov

David A Domina
ddomina@dominalaw.com

Jeffrey A Bloom
jeffrey.bloom@cityofomaha.org

Date: December 1, 2021

BY THE COURT:



CLERK

