



BK 0879 PG 368



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BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA)
 DEPARTMENT OF ROADS,)
)
 Condemner,)
)
 v.)
)
 WILLARD I. FRIEDMAN and THAMA LEE)
 FRIEDMAN, Husband and Wife,)
 Tenants in Common; SECURITY)
 NATIONAL BANK OF OMAHA,)
 Mortgagee; JENSON NURSERY/FLORAL,)
 INC., A Nebraska Corporation,)
 Tenant; DOUGLAS COUNTY TREASURER;)
)
 KATHRYN H. KNOWLES, Owner;)
 PATRICIA JENKINS, Conservator)
 for Kathryn H. Knowles; DOUGLAS)
 COUNTY TREASURER;)
)
 FIRSTIER BANK N.A. (formerly)
 known as Omaha National Bank))
 Personal Representative of the)
 Estate of Rosalie Cohen,)
 deceased, Contract Seller; CHD)
 CORP., A Delaware Corporation,)
 and an unregistered corporation,)
 Contract Buyer; DOUGLAS COUNTY)
 TREASURER;)
)
 Condemnees.)

Docket CG Page 28 Case _____

RETURN OF APPRAISERS

RECEIVED
 GEORGE A. BUSLEIGH
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBRASKA
 JAN 10 1987 3:58 PM

3495
 Denny

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 R. Newsome, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 12th day of January, 1987, 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

879 16-15-11 20-15-11
 368-38 17-15-11 c/o FEE 66-50
 16-15-11
 20-15-11 DEL 1 MC We
 17-15-11 COMP AW F/B 01-60000

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

WILLARD I. FRIEDMAN AND THAMA LEE FRIEDMAN, HUSBAND AND WIFE,
TENANTS IN COMMON;

SECURITY NATIONAL BANK OF OMAHA, MORTGAGEE;

JENSON NURSERY/FLORAL, INC., A NEBRASKA CORPORATION, TENANT

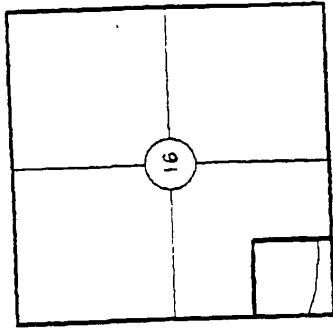
FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1327.50 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 090 DEGREES, 30 MINUTES, 16 SECONDS LEFT, A DISTANCE OF 43.50 FEET ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S) TO A POINT ON THE NORTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 39 MINUTES, 02 SECONDS LEFT, A DISTANCE OF 336.57 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 012 DEGREES, 20 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 153.46 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 28 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 402.00 FEET; THENCE WESTERLY DEFLECTING 011 DEGREES, 15 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 428.22 FEET TO A POINT ON THE EASTERLY COUNTY ROAD RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 016 DEGREES, 58 MINUTES, 20 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 28 MINUTES, 55 SECONDS LEFT, A DISTANCE OF 240.01 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 3.25 ACRES, MORE OR LESS, WHICH INCLUDES 1.42 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

PROPERTY LINE

1111-86.57 43.50



PT. W2S2SW4, SEC. 16-T15N-R11E
DOUGLAS CO., NEBRASKA

PREV. R.O.W. 1.42 AC.
NEW R.O.W. 1.83 AC.
TOTAL R.O.W. 3.25 AC.



PROPERTY LINE CORNER ON C 33.00'
SEC. LINE STA. 1098+59.45 1098+57.43
240' C

16°58'20"
1098+90.43 240' C
428.22'
TEMP. RAMP C
1098+92.12 40' C
PREV. R.O.W.
1107+00 75' C
1103+00 115' C
NEW R.O.W. 402.00'
6°28'56"
12°20'51"
1108+50 42.59' C
153.46'
336.57'
1327.50'
PROJECT Q TO BE USED & SEC. LINE

P.I. = 1098+59.45 + 6
Δ = 0°16'17.30" R.T.

PLAT SHOWING


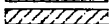
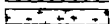
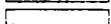
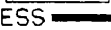
RIGHT OF WAY TO BE ACQUIRED FROM LAND OWNED BY

WILLARD I. FRIEDMAN AND THAMA LEE FRIEDMAN, HUSBAND AND WIFE,
TENANTS IN COMMON;

JENSON NURSERY/FLORAL, INC., A NEBRASKA CORPORATION, TENANT

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

TRACT NO. 3 SCALE 1" = 200'
PROJECT NO. F-6-7(133)

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

1.83 AC.

DRAWN BY R.B. 8-5-88
CHECKED BY
COMPUTED BY
WRITTEN BY
CHECKED BY

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

KATHRYN H. KNOWLES, OWNER; PATRICIA JENKINS, CONSERVATOR FOR
KATHRYN H. KNOWLES

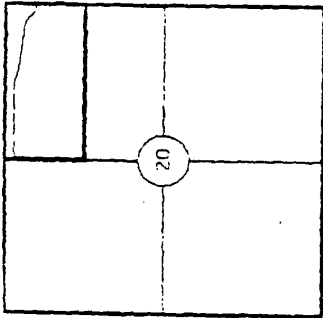
FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2646.57 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 12 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 150.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 31 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 786.63 FEET; THENCE EASTERLY DEFLECTING 001 DEGREES, 28 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 520.38 FEET; THENCE EASTERLY DEFLECTING 022 DEGREES, 45 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 256.32 FEET; THENCE EASTERLY DEFLECTING 013 DEGREES, 28 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 811.19 FEET; THENCE SOUTHEASTERLY DEFLECTING 035 DEGREES, 44 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 279.51 FEET; THENCE EASTERLY DEFLECTING 042 DEGREES, 49 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 90.74 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 08 MINUTES, 50 SECONDS LEFT, A DISTANCE OF 500.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 12.83 ACRES, MORE OR LESS, WHICH INCLUDES 3.88 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID QUARTER SECTION. EXCEPT, OVER THE EXISTING PUBLIC ROAD ALONG THE EAST LINE OF SAID QUARTER SECTION.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

P.I. = 1098+59.4516
 $\Delta = 0^{\circ}16'17.30''$

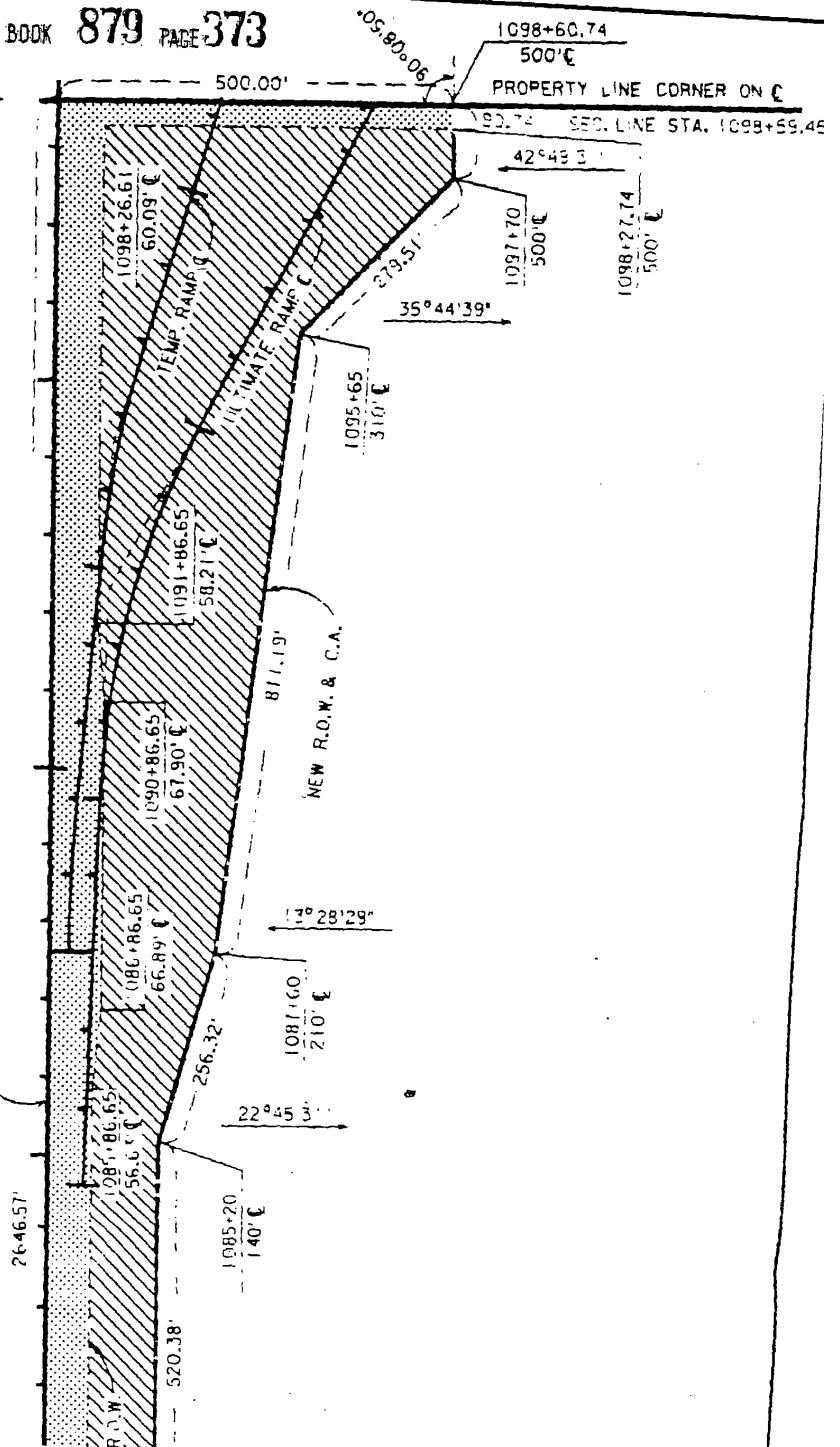


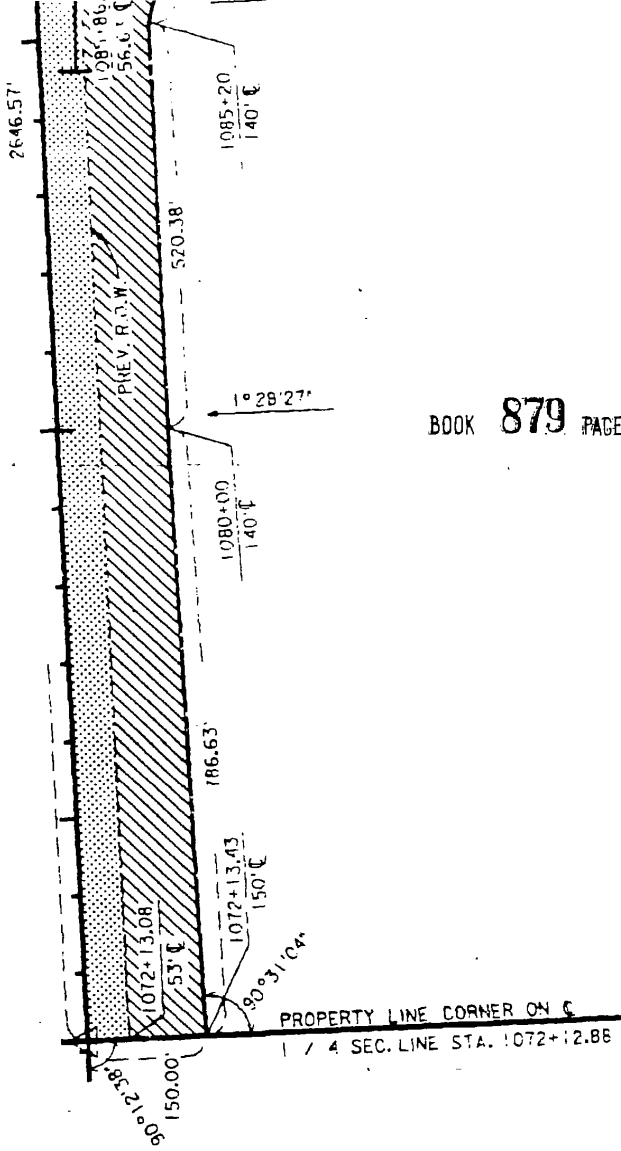
N2NE4, SEC. 20-T15N-R11E
 DOUGLAS CO., NEBRASKA

PREV. R.O.W. 3.88 AC.
 NEW R.O.W. 8.35 AC.
 TOTAL R.O.W. 12.83 AC.



PROJECT ϵ TO BE USED & SEC. LINE





BOOK 879 PAGE 374

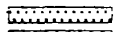
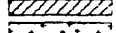
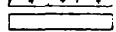

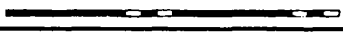
P.I. = 1072+12.8798
 $\Delta = 0^\circ 01' 0.42''$ RT.

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

KATHRYN H. KNOWLES, OWNER; PATRICIA JENKINS, CONSERVATOR FOR
 KATHRYN H. KNOWLES

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

TRACT NO. 2 SCALE 1" = 200'
 PROJECT NO. F-6-7(133)

REV. R.O.W. 
 EW R.O.W. 
 TEMP. EASE. 
 PERM. EASE. 
 CONTROLLED ACCESS 

8.95 AC.

DRAWN BY R.B. 8-3-88
 CHECKED BY
 COMPUTED BY
 WRITTEN BY
 CHECKED BY



PROJECT: F-6-7 (133)

DOUGLAS COUNTY
(PAGE 1)

TRACT: 1

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

FIRSTIER BANK N.A. (FORMERLY KNOWN AS OMAHA NATIONAL BANK) PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSALIE COHEN, DECEASED, CONTRACT SELLER; CHD CORP., A DELAWARE CORPORATION, AND AN UNREGISTERED CORPORATION, CONTRACT BUYER;

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 17, TOWNSHIP 15 NORTH, RANGE 11 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 SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 2646.57 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 48 MINUTES, 23 SECONDS RIGHT, A DISTANCE OF 135.00 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 095 DEGREES, 21 MINUTES, 13 SECONDS RIGHT, A DISTANCE OF 389.15 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 47 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 1400.57 FEET; THENCE NORTHEASTERLY DEFLECTING 023 DEGREES, 08 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 859.07 FEET; THENCE EASTERLY DEFLECTING 024 DEGREES, 46 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 77.62 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 47 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 500.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 11.53 ACRES, MORE OR LESS, WHICH INCLUDES 2.99 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

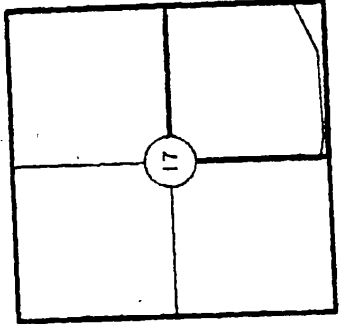
THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID QUARTER SECTION. EXCEPT, OVER THE EXISTING PUBLIC ROAD ALONG THE EAST LINE OF SAID QUARTER SECTION.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



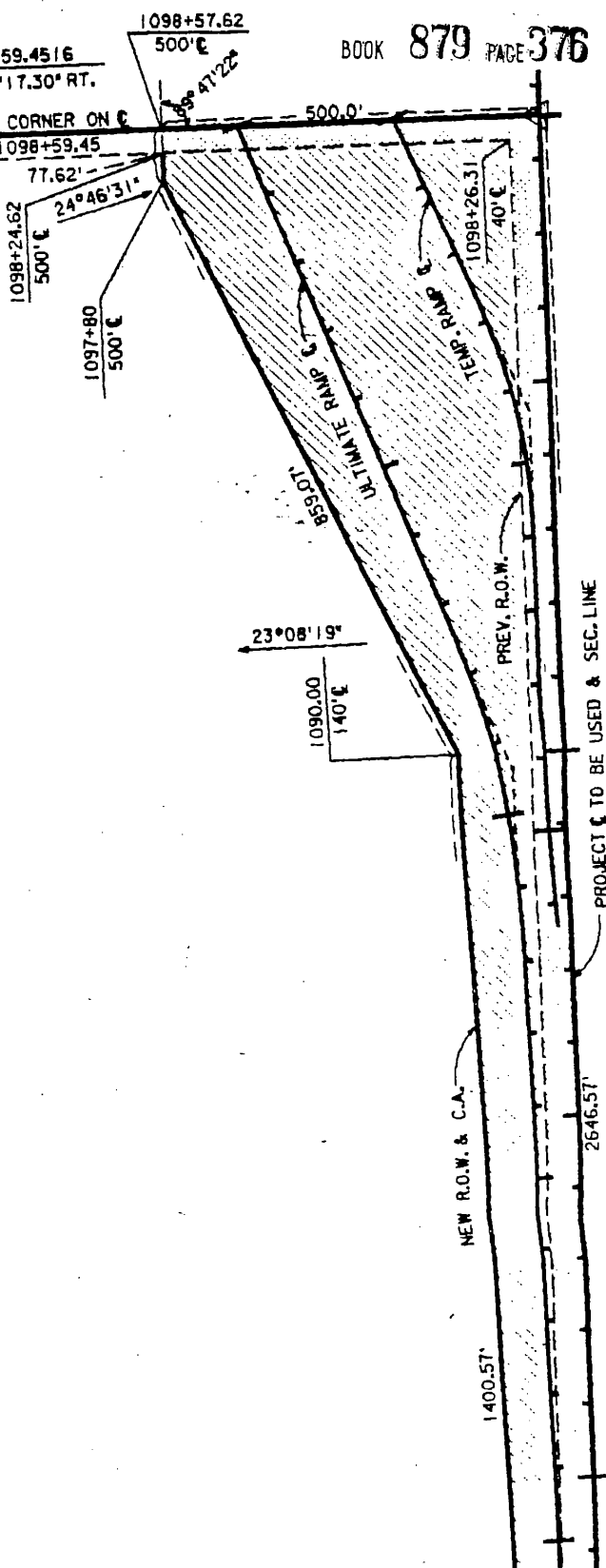
P.I. = 1098+59.4516
 $\Delta = 0^\circ 16' 17.30''$ RT.

PROPERTY LINE CORNER ON C
SEC. LINE STA. 1098+59.45



SE4, SEC. 17-T15N-R11E
DOUGLAS CO., NEBRASKA

PREV. R.O.W. 2.99 AC.
NEW R.O.W. 8.54 AC.
TOTAL R.O.W. 11.53 AC.





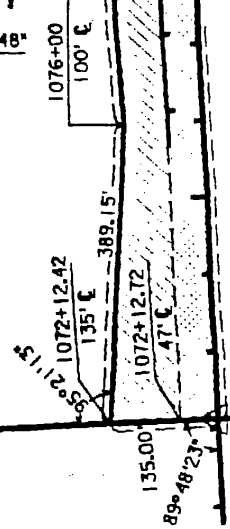
BOOK 879 PAGE 377

6°47'48"

P.I. = 1072+12.8798
Δ = 0°01'0.42" RT.

PROPERTY LINE CORNER ON
1/4 SEC. LINE STA. 1072+12.88

NEW R.O.W. & C.A.
1400.57'
2646.57'



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




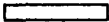

FIRSTIER BANK N.A. (FORMERLY KNOWN AS OMAHA NATIONAL BANK) PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSALIE COHEN, DECEASED, CONTRACT SELLER; CHD CORP., A DELAWARE CORPORATION, AND AN UNREGISTERED CORPORATION, CONTRACT BUYER;

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

TRACT NO. 1

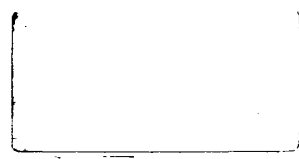
SCALE 1" = 200'

PROJECT NO. F-6-7(133)

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

8.54 AC.

DRAWN BY R.B. 8-2-88
CHECKED BY RG 8-9-88
COMPUTED BY IBM 8-9-88
WRITTEN BY IPM 8-9-88
CHECKED BY AC 8-9-88



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 3 \$ 33,171.61

Award to be distributed as follows:

To: Willard I. Friedman and Thama Lee Friedman, Husband and Wife, Tenants in Common;	\$ <u> </u>
Security National Bank of Omaha, Mortgagee;	\$ <u>16,191.24</u>
Jenson Nursery/Floral, Inc., A Nebraska Corporation, Tenant;	\$ <u>13,242.91</u>
Douglas County Treasurer;	\$ <u>3,737.46</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 2 \$ 44,775.00

Award to be distributed as follows:

To: Kathryn H. Knowles, Owner; Patricia Jenkins, Conservator for Kathryn H. Knowles;	\$ <u>41,718.99</u>
Douglas County Treasurer;	\$ <u>3,056.01</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1 \$ 42,725.00

Award to be distributed as follows:

To: FirstTier Bank N.A. (formerly known as Omaha National Bank) Personal Representative of the Estate of Rosalie Cohen, deceased, Contract Seller;	\$ <u>39,004.86</u>
CHD Corp., A Delaware Corporation, and an unregistered corporation, Contract Buyer;	\$ <u> </u>
Douglas County Treasurer;	\$ <u>3,720.14</u>

All of which is hereby respectfully submitted.

Dated this 3 day of March, A.D. 1989.

Dean Bohg

[Signature]

[Signature]

 Appraisers

Filed this _____ day of _____, A.D. 1989.
(SEAL)

County Judge

FILED
 COUNTY COURT
 PROBATE DIVISION
 MAR 1989
[Signature]
 DOUGLAS COUNTY, NEBRASKA

Douglas County Court, Probate Division
17th & Farnam Streets, 3-West, Omaha, NE 68183 (402) 444-7152

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

I, Janet Langle Registrar, ~~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: "REPORT OF APPRAISERS" in re:

STATE OF NEBRASKA, Department of Roads, vs., Condemner,

WILLARD I. FRIEDMAN, et al, Condemnees

 on file and of record in the Douglas County Court, entitled: In the Matter of Condemnation Docket C6 Page 28

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

DATE: 3/6/89 BY THE COURT: Janet Langle
Registrar (Deputy Clerk)

(Seal)

