

BEFORE THE COUNTY JUDGE OF
THE STATE OF NEBRASKA
DEPARTMENT OF ROADS
Condemner

COUNTY, NEBRASKA

C2-177

vs

RETURN OF APPRAISERS

HARRY SOHL, AUGUST F.R. SOHL, and
FRED KRUSE, Attorneys in fact and
Holders of Interest; MARGARET SOHL,
wife of HARRY SOHL, LAURA SOHL,
wife of AUGUST F.R. SOHL, and
MARTHA E. KRUSE wife of FRED KRUSE,
IDA EDITH NEWHOUSE, a widow, SOPHIA
FISHER, a widow, HERMAN W. PRINZ
and FRIEDA PRINZ, husband and wife,
ROY F. STENDER and ANNA E. STENDER
husband and wife, WILLIAM KRUSE and
ANNA KRUSE, husband and wife, OTTO
HIBBELER and ALVINA HIBBELER, hus-
band and wife, WILLIAM RICKERS and
EMMA RICKERS, husband and wife,
ARTHUR PINKALL and IRENE PINKALL,
husband and wife, LOREN KIRKMAN
and LOIS KIRKMAN, husband and wife,
DAVID ROBERTS and DORIS ROBERTS,
husband and wife, Holders of
Interest; Also LESTER MONROE and
GLADYS MONROE, husband and wife,
Tenants;
Condemnees

TO HONORABLE ROBERT R. TROYER , 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 J. J. Smola ~~Sheriff~~ Deputy Sheriff of Douglas
County, Nebraska, on the 6th day of August, 1961, 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 damages 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

Land Owners:

Ida Edith Newhouse, a widow; Sophia A. Fisher, a widow; Fred Kruse and Martha E. Kruse, husband and wife; Herman W. Prinz and Frieda Prinz, husband and wife; Roy F. Stender and Anna E. Stender, husband and wife; August F. R. Sohl and Laura Sohl, husband and wife; Harry Sohl and Margaret Sohl, husband and wife; William Kruse and Anna Kruse, husband and wife, Otto Hibbeler and Alvina Hibbeler, husband and wife; William Rickers and Emma Rickers; husband and wife; Arthur Pinkall and Irene Pinkall, husband and wife; Loren Kirkman and Lois Kirkman, husband and wife; and David Roberts and Doris Roberts, husband and wife.

Tenants:

Lester Monroe and Gladys Monroe, husband and wife.

Purchaser Under Contract: Millard Investment Co. (Millard Seldin)

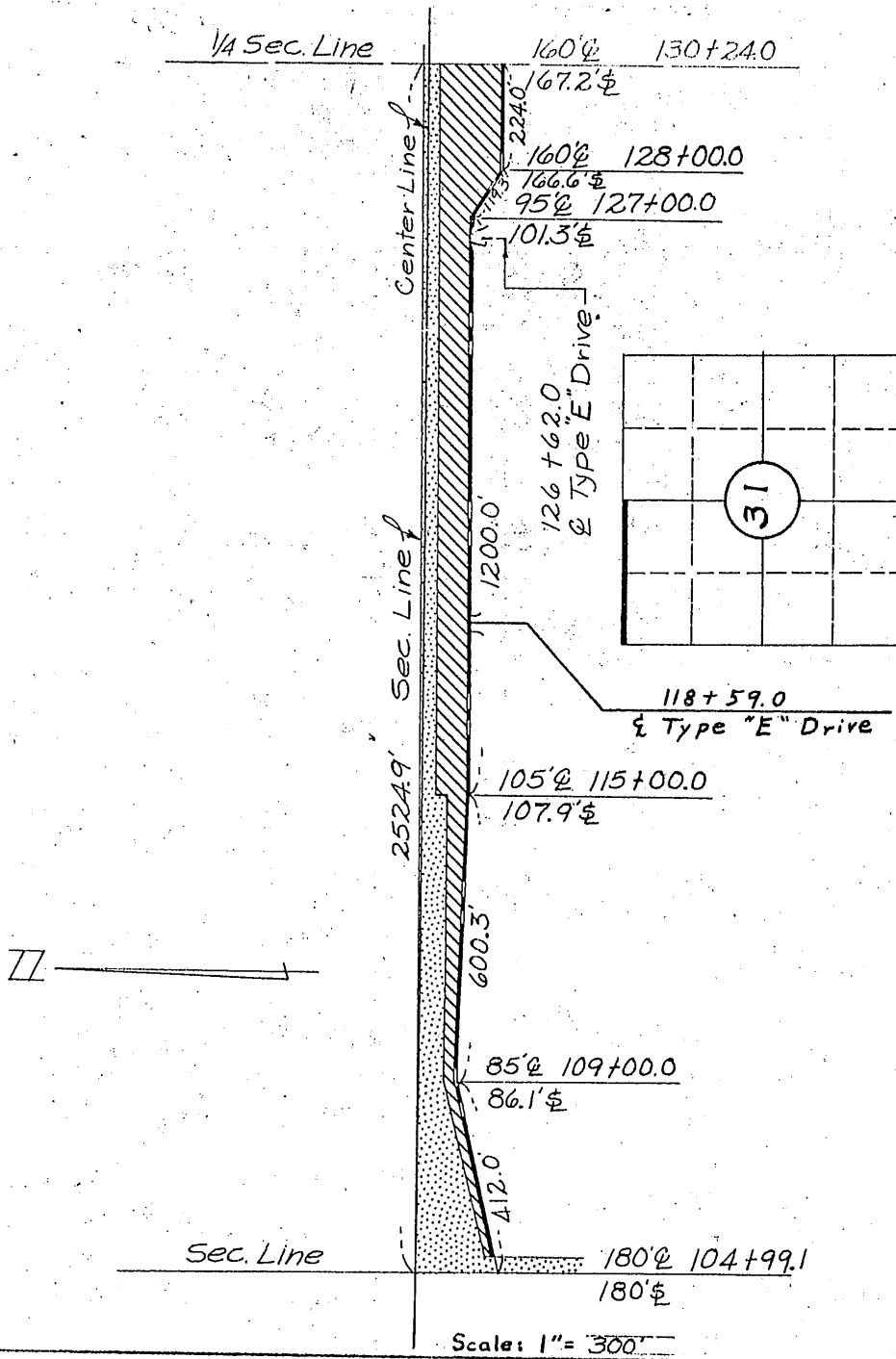
Project: F-78 (10) AFE: R-818a Douglas County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in the Northwest Quarter of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the northwest corner of said Section 31; thence easterly on the North Line of the Northwest Quarter of said Section 31, a distance of 2,524.9 feet to the northeast corner of said Northwest Quarter; thence southerly on the East Line of said Northwest Quarter a distance of 167.2 feet; thence westerly a distance of 224.0 feet to a point 166.6 feet southerly from said North Line; thence northwesterly a distance of 119.3 feet to a point 101.3 feet southerly from said North Line; thence westerly a distance of 1200.0 feet to a point 107.9 feet southerly from said North Line; thence continuing westerly a distance of 600.3 feet to a point 86.1 feet southerly from said North Line; thence continuing westerly a distance of 412.0 feet to a point on the West Line of said Northwest Quarter; thence northerly on said West Line, a distance of 180.0 feet to the point of beginning; containing 6.61 acres, more or less, which includes 3.00 acres, more or less, previously occupied as a public highway, the remaining 3.61 acres, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Northwest Quarter except over two commercial entrances not to exceed 40 feet in width to provide ingress and egress to the property of the owner so long as they are used consistent with operating normal business activities as they exist, the centerlines of which are to be located 362.0 feet and 1165.0 feet westerly from the East Line of said Northwest Quarter and except over the existing county road along the West Line of said Northwest Quarter.

All mineral rights in the above described tract shall be retained and reserved to the Condemnees, their heirs, successors or assigns. The Condemnees, their heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnees, their heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.



Scale: 1" = 300'

Right of Way to be acquired for State Highway purposes

Project: F-78(10) DOUGLAS County. A.F.E. R-818a

Tract: 11

Holder of Record: August F.R. Söhl, et al

Location: NW 4 Sec 31-T15N-R12E

Total R.O.W. = 6.61 Ac.
 Old R.O.W. = 3.00
 New R.O.W. = 3.61
 Controlled Access

Drawn: G.B.
 Checked: DLF
 Written: CES
 Checked: WDE

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:

To: Harry Sohl, August F. R. Sohl and Fred Kruse, Attorneys in fact and Holders of Interest, et al -0-

Royalwood Estates, Inc. \$ 13,330.00

Lester Monroe and Gladys Monroe, Tenants husband and wife \$ 1.00

All of which is hereby respectfully submitted.

Dated this 11 day of September, A. D., 1961.

Robert R. Reed

William L. Carey

John E. North Appraisers

~~Office of the County Judge~~
~~SEPT 11 1961~~
~~ROBERT A. TROVER, County Judge~~

Subscribed and sworn to before me this ___ day of _____,

A. D., 1961.

County Judge

STATE OF NEBRASKA } SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS } of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 4 pages,
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody and control of said original record; and
that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court at Omaha
this 18th day of October 1961

ROBERT R. TROYER, County Judge

BY Joseph J. Belitz
Clerk of the County Court

O.K. acc

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Miss

RECEIVED

1961 DEC 27 PM 3 49

THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA } ss.
Douglas County

Entered in Nearest Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in
book 374 of misc

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Thomas J. O'Connor
Register of Deeds

BY Judge Troyer
Clerk

W 31-15-12 1961

31-15-12