



BK 0890 PG 371



MISC 1989 10182

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BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

WHITEHALL CONDOMINIUM ASSOCIA-)
TION, INC., A Nebraska Corpora-)
tion, Owner; CLELAND VANDEVENTER,)
MARCY VANDEVENTER, TIMOTHY R.)
GREER, R. JOYCE SMITH, ROGER)
FLEURY, FIRST OMAHA CORPORATION,)
WHITEHALL CONDOMINIUM)
ASSOCIATION, SAM CONTI, EUNICE)
CONTI, FRANK GALVIN, FRED HERRE,)
LETA HERRE, WAYLAND JOHNSON,)
ARLENE JOHNSON, JAMES HANSON,)
WILLIAM KERRIGAN, BEATRICE)
KERRIGAN, GEORGE SABACKY,)
LUELLE SABACKY, JEANNE ARMBRUST,)
DIANE FRENCH, JOHN HARDING,)
SANDRA HARDING, CARLA RASMUSSEN,)
MARGARET SHIELDS, RUTH SHURTER,)
RALPH BLACK, FLORENTINE BLACK,)
MARY GALATA, ROBERT McCABE, DEO)
LaBUTE, MARY LaBUTE, BETTE)
GIBSON, MAXINE KOCHER, ELSA HILL,)
BARBARA BORGESON, LEOLA)
CHRISTIANSEN, HARRIETT JACKSON,)
ALFORD ROYER, N. JEAN ROYER,)
JAMES CASEY, BERNICE CASEY,)
RICHARD THOMPSON, NORMA J. KELLE,)
GEORGIA ROBERTS, JERRY COOK,)
J. WILLIAM AXTELL, MAUREEN)
AXTELL, NORMA BRUNETEAU, MARGARET)
NANOS, KATHRYN BOYLAN, CLARA)
TRIPLETT, JOHN McGREW, JESSIE)
McGREW, ROBERT CLARK, FAYE CLARK,)
BRUCE EVANS, THOMAS NEALON,)
GENROSE NEALON, NAOMI ANSELL,)
BETTY SWITZER, KEVIN CAWLEY,)
EUGENE KRAFT, RAYE KRAFT, JUSTIN)
KOHLL, LYLE DONN, DONNA DONN,)
MICHEAL CLAIR, EULA CLAIR, RUTH)
BROCK, PHYLLIS SPRINGER, JULIA)
NOVAK, PHILLIP TAYLOR, KEVIN)
KERNAN, CLARA JUNIOR, LOIS REED,)
EDWARD DONAHOE, JEAN DONAHOE,)
LOURAINE OSHLO, ANDREW GYURE,)
ROBERT FRINK, SHIRLEY FRINK,)
LEONA WIEKHORST, JOE EDWARDS,)

) Docket C6 Page 32 Case _____

) RETURN OF
) APPRAISERS

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

WHITEHALL CONDOMINIUM ASSOCIATION, ET AL

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 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 NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 85.00 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 00 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 10.98 FEET ALONG SAID LINE; THENCE WESTERLY DEFLECTING 089 DEGREES, 36 MINUTES, 28 SECONDS RIGHT, A DISTANCE OF 330.78 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 090 DEGREES, 23 MINUTES, 38 SECONDS RIGHT, A DISTANCE OF 10.99 FEET ALONG SAID LINE TO A POINT ON THE SOUTHERLY WEST DODGE ROAD RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 36 MINUTES, 25 SECONDS RIGHT, A DISTANCE OF 330.78 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 3634.24 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS FROM OR TO THE STATE HIGHWAY IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA EXCEPT, OVER THE FRONTAGE ROAD TO BE CONSTRUCTED FROM 120TH STREET TO 132ND STREET.

ALL RIGHTS TO OIL AND GAS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS 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.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CUT AND FILL PURPOSES, LOCATED IN THE EAST HALF

OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 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 NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY A DISTANCE OF 95.99 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 00 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 24.02 FEET ALONG SAID LINE; THENCE WESTERLY DEFLECTING 091 DEGREES, 22 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 97.12 FEET; THENCE SOUTHWESTERLY DEFLECTING 047 DEGREES, 48 MINUTES, 42 SECONDS LEFT, A DISTANCE OF 38.90 FEET; THENCE WESTERLY DEFLECTING 046 DEGREES, 02 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 45.00 FEET; THENCE WESTERLY DEFLECTING 014 DEGREES, 02 MINUTES, 10 SECONDS RIGHT, A DISTANCE OF 103.08 FEET; THENCE WESTERLY DEFLECTING 014 DEGREES, 02 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 61.70 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 090 DEGREES, 23 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 24.01 FEET ALONG SAID LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 36 MINUTES, 22 SECONDS RIGHT, A DISTANCE OF 330.78 FEET TO THE POINT OF BEGINNING CONTAINING 10469.46 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-7(107), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

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 40

\$37,400.

Award to be distributed as follows:

To: Whitehall Condominium Association, Inc., A Nebraska Corporation, Owner; Cleland Vandeventer, Marcy Vandeventer, Timothy R. Greer, R. Joyce Smith, Roger Fleury, First Omaha Corporation, Whitehall Condominium Association, Sam Conti, Eunice Conti, Frank Galvin, Fred Herre, Leta Herre, Wayland Johnson, Arlene Johnson, James Hanson, William Kerrigan, Beatrice Kerrigan, George Sabacky, Luella Sabacky, Jeanne Armbrust, Diane French, John Harding, Sandra Harding, Carla Rasmussen, Margaret Shields, Ruth Shurter, Ralph Black, Florentine Black, Mary Galata, Robert McCabe, Deo LaBute, Mary LaBute, Bette Gibson, Maxine Kochel, Elsa Hill, Barbara Borgeson, Leola Christiansen, Harriett Jackson, Alford Royer, N. Jean Royer, James Casey, Bernice Casey, Richard Thompson, Norma J. Kelle, Georgia Roberts, Jerry Cook, J. William Axtell, Maureen Axtell, Norma Bruneteau, Margaret Nanos, Kathryn Boylan, Clara Triplett, John McGrew, Jessie McGrew, Robert Clark, Faye Clark, Bruce Evans, Thomas Nealon, Genrose Nealon, Naomi Ansell, Betty Switzer, Kevin Cawley, Eugene Kraft, Raye Kraft, Justin Kohll, Lyle Donn, Donna Donn, Micheal Clair, Eula Clair, Ruth Brock, Phyllis Springer, Julia Novak, Phillip Taylor, Kevin Kernan, Clara Junior, Lois Reed, Edward Donahoe, Jean Donahoe, Louraine Oshlo, Andrew Gyure, Robert Frink, Shirley Frink, Leona Wiekhorst, Joe Edwards, Marge

\$37,400.

Edwards, Elizabeth Olsen, Joanne Conti, Gail Bauder, Vernon Wilkie, Steve Vrbka, June Zendejas, Al Monaco, Julia Monaco, Lawrence Novak, Wendell Wilson, Jeannine Wilson, Edith Thieman, Julian Milder, Frances Milder, Maxine Callen, Byron Edmonds, Geraldine Edmonds, Kathleen Cavanaugh, Robert Jones, Arlene Jones, Darrell Shively, Marybeth Shively, John Bauder, Alyce Wilson, Martin Thieman, Genella Kotlik, Alma Smith, Byron Edmonds, Linus Linder, Nelle Linder, Vicki Pratt, Margaret Webb, Willa Dee Kline, Lyle Kline, Serro Nelson, Daphne Nelson, Romero Micheaux, Carol Micheaux, Betty Vance, Gibbons Flannigan, Deloris Flannigan, Holders of Interest; and to all other persons, real names unknown, having or claiming any interest, right or title to the real estate;

Douglas County Treasurer;

\$ 0.

All of which is hereby respectfully submitted.

Dated this 20th day of June, A.D. 1989.

FILED
COUNTY COURT
PROBATE DIVISION

JUN 22 1989

DOUGLAS COUNTY, NEBRASKA

Kathleen M. Schmidt

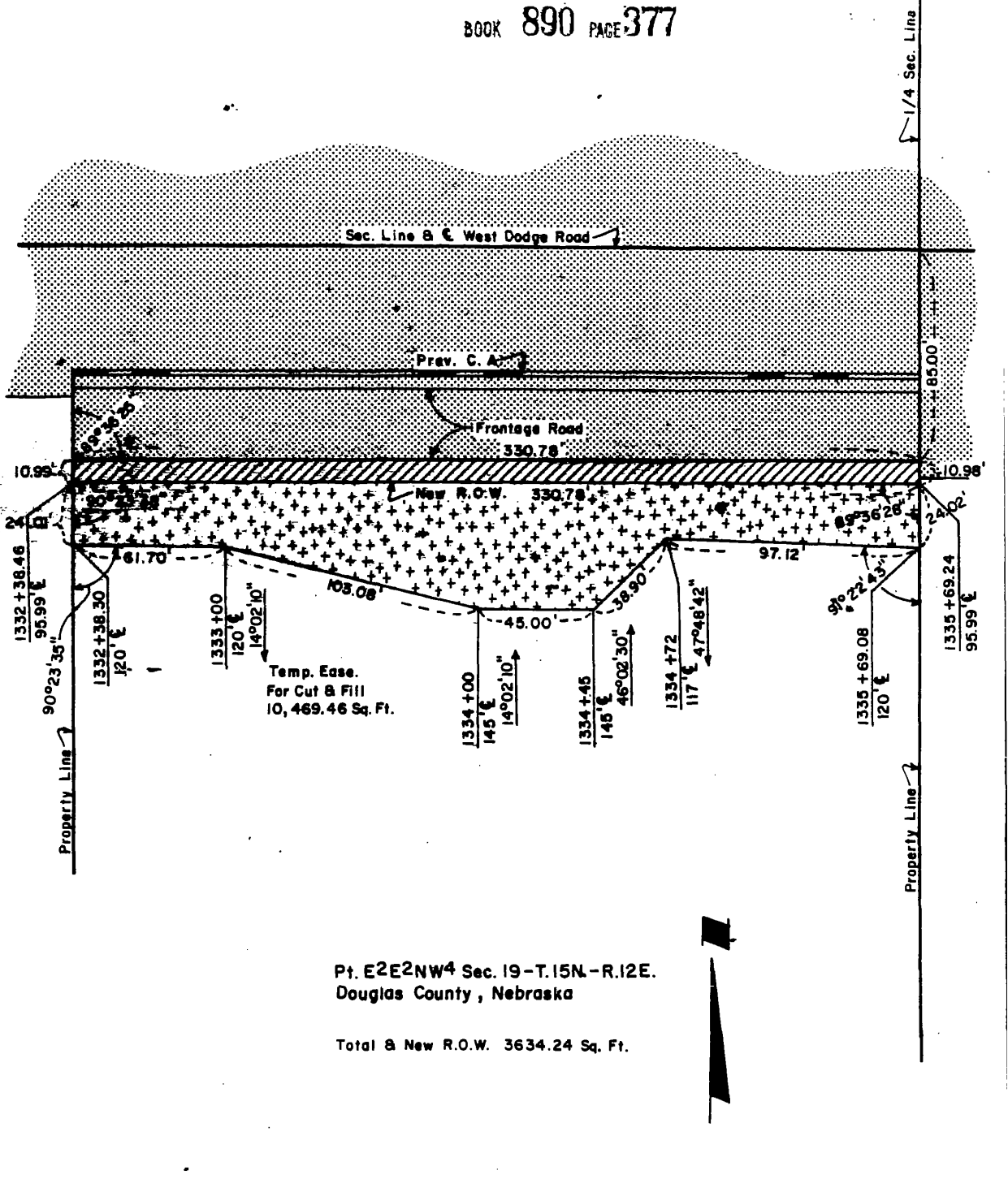
Thomas M. Whiston

Charles A. Perry

Appraisers

Subscribed and sworn to before me this _____ day of _____, 1989.
(SEAL)

County Judge



PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
 WHITEHALL CONDOMINIUM ASSOCIATION, ET AL

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

TRACT NO. 40 SCALE 1" = 50'
 PROJECT NO. F-QF-6-7(134)
 AFE R-

- PREV. R.O.W. 3634.24 SQ. FT.
- NEW R.O.W. 10,469.46 SQ. FT.
- TEMP. EASE.
- PERM. EASE.
- CONTROLLED ACCESS

DRAWN BY J.F.B. 9/7/88
 CHECKED BY
 COMPUTED BY
 WRITTEN BY
 CHECKED BY

CERTIFICATE

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

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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:

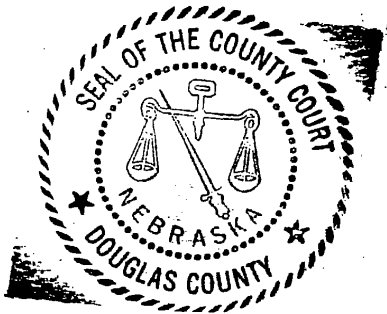
STATE OF NEBRASKA, Department of Roads, Condemner,
vs. WHITEHALL COMDOMINIUM ASSOCIATION, INC., et al,
Condemnees.

on file and of record in the Douglas County Court, entitled: In the
Matter of Condemnation Docket C6 Page 32

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

DATE: 7/22/89 BY THE COURT: Janet Langle Registrar (Deputy Clerk)

(Seal)



Handwritten number 10182

RECEIVED
1989 JUN 23 AM 9:46
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Handwritten filing information: BK 890 N 19-15-12 REC CIO FEE 40.50
PG 371-378 N 17-15-12 DEL MC 6.15
OF Misc COMP OP F/B