

94-10172

BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

F-370-7(117)

CHARLES W. TRUMBLE, JUDITH I.
FREDERICK and MARGARET ELLEN
STEINMAN, Tenants in Common;
MARION TRUMBLE, Wife of Charles
W. Trumble; ALLEN LeROY
FREDERICK, Husband of Judith I.
Frederick; ERHARDT STEINMAN,
Husband of Margaret Ellen
Steinman; SARPY COUNTY TREASURER;

SARPY DEVELOPMENT CORP., A
Nebraska Corporation, Owner;
SARPY COUNTY TREASURER;

F-370-7(1014)

SHELDON COHEN, Owner; JOYCE R.
COHEN, Wife of Sheldon Cohen;
NORWEST NATIONAL BANK, Mortgagee;
SARPY COUNTY TREASURER;

DEAN T. PEDERSEN and DORIS M.
PEDERSEN, Husband and Wife,
Tenants in Common; SARPY COUNTY
TREASURER;

Condemnees.

Docket _____ Page _____ Case 124-85

RETURN OF
APPRAISERS

FILED SARPY COUNTY, NE
INSTRUMENT NUMBER
94-10172

94 MAY -6 AM 11:44

Carol A. Elavik
REGISTER OF DEEDS

Proof	<input checked="" type="checkbox"/>
D.E.	<input checked="" type="checkbox"/>
Verify	<input checked="" type="checkbox"/>
Filmed	<input checked="" type="checkbox"/>
Checked	<input checked="" type="checkbox"/>
Fee \$	111.00

TO THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that
under and by virtue of an "Appointment of Appraisers" duly
served upon us by _____, Sheriff or Deputy
Sheriff of Sarpy County, Nebraska, on the _____ day of
_____, 1994, 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

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94-10172A

State of Nebraska, Department of Roads, and also other property 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:

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PROJECT: F-370-7(117) C.N.: 20136A SARP COUNTY
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TRACT: 1A

CONDEMNATION

CHARLES W. TRUMBLE, JUDITH I. FREDERICK AND MARGARET ELLEN STEINMAN,
TENANTS IN COMMON; MARION TRUMBLE, WIFE OF CHARLES W. TRUMBLE; ALLEN
LEROY FREDERICK, HUSBAND OF JUDITH I. FREDERICK; ERHARDT STEINMAN,
HUSBAND OF MARGARET ELLEN STEINMAN;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF
ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 5 IN THE
NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF
THE SIXTH PRINCIPAL MERIDIAN, SARP COUNTY, NEBRASKA, AS ILLUSTRATED
ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE
WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE SOUTH LINE OF SAID
QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES,
00 SECONDS RIGHT, A DISTANCE OF 128.30 FEET ALONG THE PROPERTY LINE OF
THE CONDEEMNEE(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 33 MINUTES,
57 SECONDS RIGHT, A DISTANCE OF 48.92 FEET ALONG THE NORTHERLY
EXISTING HIGHWAY 370 RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A
DISTANCE OF 1020.63 FEET ALONG SAID RIGHT OF WAY LINE; THENCE
NORTHEASTERLY DEFLECTING 019 DEGREES, 30 MINUTES, 57 SECONDS LEFT, A
DISTANCE OF 137.26 FEET ALONG SAID RIGHT OF WAY LINE; THENCE WESTERLY
DEFLECTING 160 DEGREES, 58 MINUTES, 51 SECONDS LEFT, A DISTANCE OF
600.02 FEET; THENCE WESTERLY DEFLECTING 003 DEGREES, 43 MINUTES, 50
SECONDS LEFT, A DISTANCE OF 551.50 FEET TO THE POINT OF BEGINNING
CONTAINING 0.78 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED
CONTROLLED ACCESS LINE LOCATED IN TAX LOT 5 IN THE NORTHEAST OF
SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL
MERIDIAN, SARP COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE
WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE SOUTH LINE OF SAID
QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES,
00 SECONDS RIGHT, A DISTANCE OF 128.30 FEET ALONG THE PROPERTY LINE OF
THE CONDEEMNEE(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING
089 DEGREES, 33 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 48.92 FEET
ALONG THE NORTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE; THENCE
EASTERLY DEFLECTING 004 DEGREES, 13 MINUTES, 38 SECONDS LEFT, A
DISTANCE OF 551.50 FEET; THENCE EASTERLY DEFLECTING 003 DEGREES, 43
MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 600.02 FEET TO THE POINT OF

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PROJECT: F-370-7(117) C.N.: 20136A SARPY COUNTY
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TRACT: 1A

TERMINATION;

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.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CHANNEL CLEANOUT PURPOSES, LOCATED IN TAX LOT 5 IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 128.30 FEET ALONG THE PROPERTY LINE OF THE CONDEMNED(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 33 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 48.92 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 004 DEGREES, 13 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 551.50 FEET; THENCE EASTERLY DEFLECTING 003 DEGREES, 43 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 60.00 FEET; THENCE NORTHERLY DEFLECTING 089 DEGREES, 30 MINUTES, 04 SECONDS LEFT, A DISTANCE OF 29.13 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 60.00 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 29.65 FEET TO THE POINT OF BEGINNING CONTAINING 0.04 ACRES, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CHANNEL CLEANOUT PURPOSES, LOCATED IN TAX LOT 5 IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 128.30 FEET ALONG THE PROPERTY LINE OF THE CONDEMNED(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 33 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 48.92 FEET ALONG THE NORTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 004

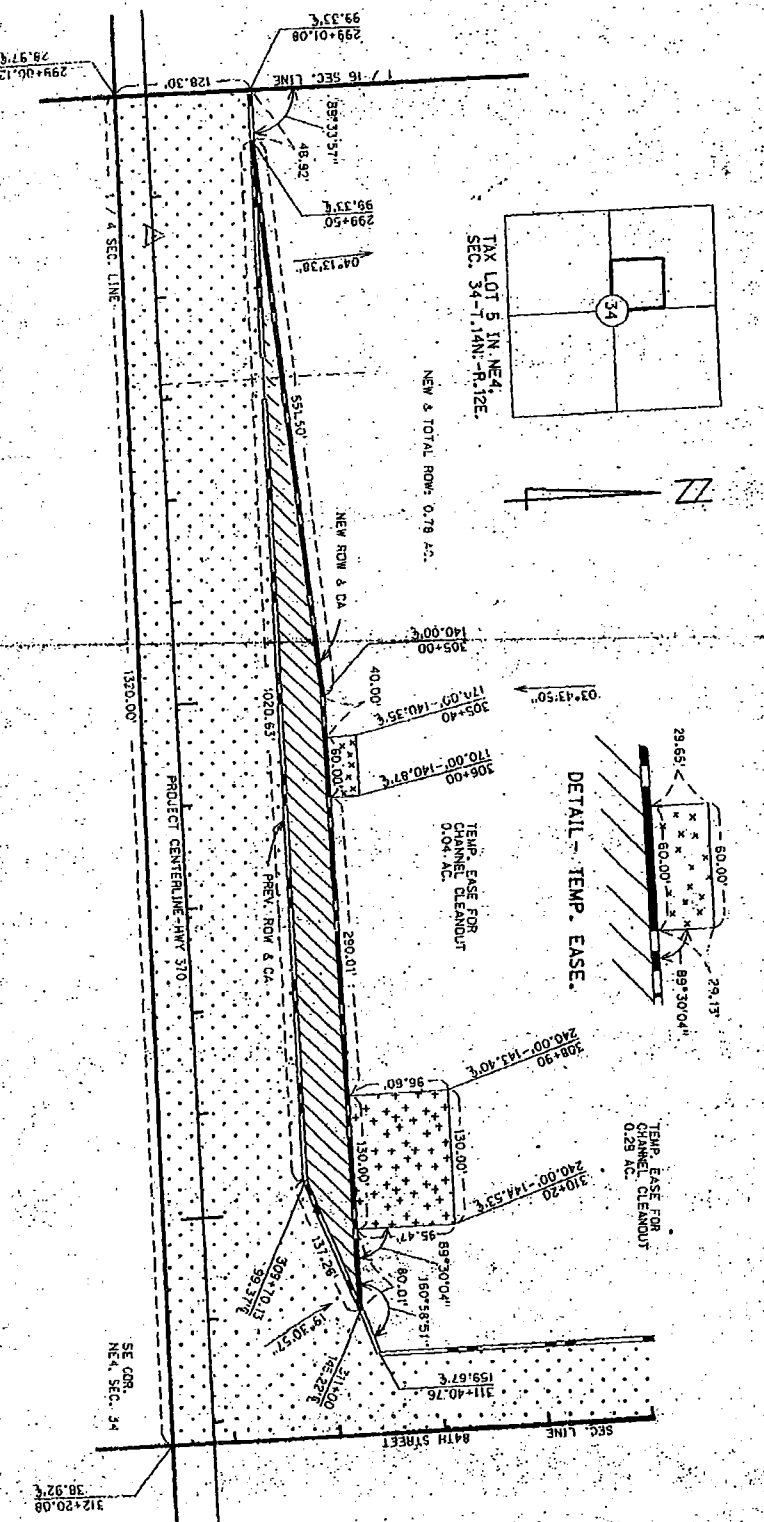
94-10172D

PROJECT: F-370-7(117) C.N.: 20136A SARPY COUNTY
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TRACT: 1A

DEGREES, 13 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 551.50 FEET;
THENCE EASTERLY DEFLECTING 003 DEGREES, 43 MINUTES, 50 SECONDS RIGHT,
A DISTANCE OF 390.01 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY
DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 130.00
FEET; THENCE NORTHERLY DEFLECTING 089 DEGREES, 30 MINUTES, 04 SECONDS
LEFT, A DISTANCE OF 95.47 FEET; THENCE WESTERLY DEFLECTING 090
DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 130.00 FEET;
THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT,
A DISTANCE OF 96.60 FEET TO THE POINT OF BEGINNING CONTAINING 0.29
ACRES, 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-370-7(117), ALL RIGHTS, INTEREST AND USE OF
THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO
THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND
ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.



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TRACT: 1B

CONDEMNATION

OWNER: SARPY DEVELOPMENT CORP., A NEBRASKA CORPORATION

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 1A IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 31.70 FEET ALONG THE PROPERTY LINE OF THE CONDEEMNEE(S) TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 64.33 FEET ALONG SAID LINE; THENCE EASTERLY DEFLECTING 091 DEGREES, 18 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 987.36 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEEMNEE(S); THENCE NORTHERLY DEFLECTING 088 DEGREES, 46 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 34.41 FEET ALONG THE PROPERTY LINE OF THE CONDEEMNEE(S); THENCE WESTERLY DEFLECTING 089 DEGREES, 29 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 987.09 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 1.12 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 1A IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1320.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 31.70 FEET ALONG THE PROPERTY LINE OF THE CONDEEMNEE(S); THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 64.33 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 091 DEGREES, 18 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 987.36 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEEMNEE(S); THENCE NORTHERLY DEFLECTING

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TRACT: 1B

088 DEGREES, 46 MINUTES, 13 SECONDS LEFT, A DISTANCE OF 10.00 FEET
ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO THE POINT OF
TERMINATION;

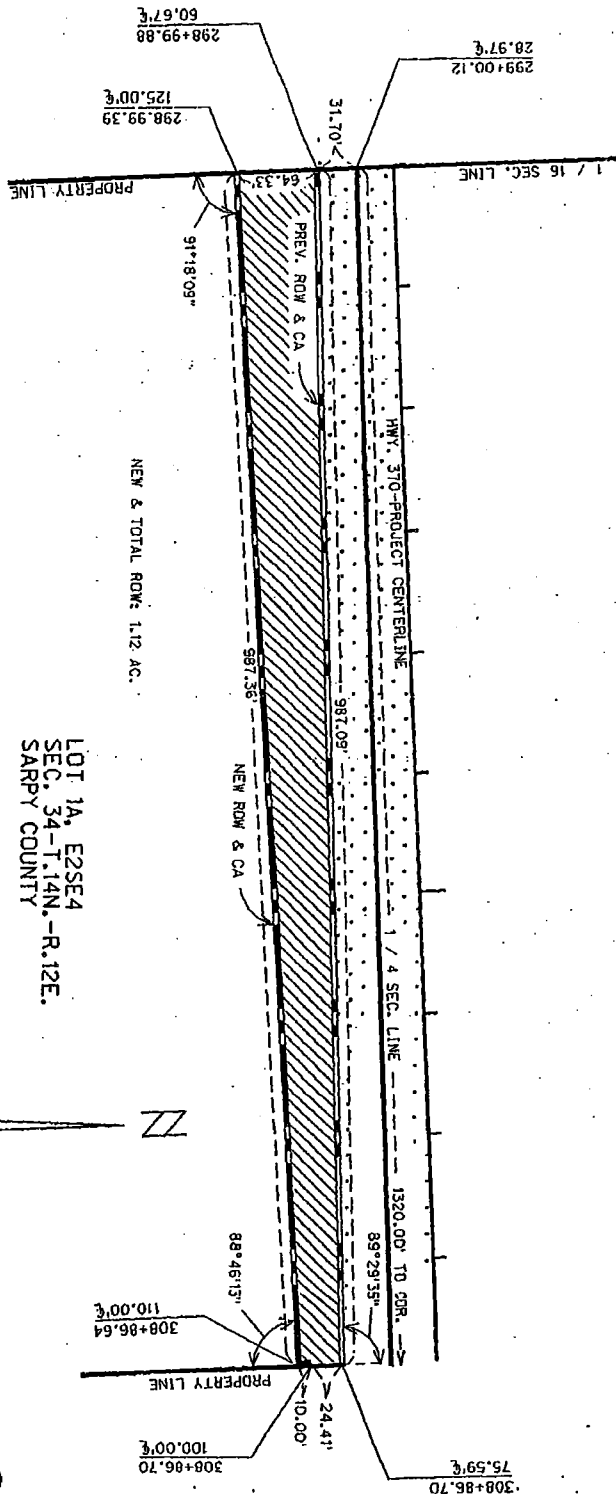
ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL
PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS
SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND
ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL
PROPERTY FOR ANY PURPOSE CONCERNING 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.

RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
SARPY DEVELOPMENT CORP., A NEBRASKA CORPORATION

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA
PREV. R.O.W.
NEW R.O.W.
TEMP. EASE.
PERM. EASE.
CONTROLLED ACCESS

TRACT NO. 1.12 AC.
PROJECT NO. 20136A
LOCATION 84TH - 54TH
SCALE 100:1

TRACED BY
CHECKED BY
COMPUTED BY
DRAWN BY
MJB 06-23-93
R.W. 06-23-93
CHECKED BY



94-10172 H

94-10172 I

PROJECT: F-370-7(1014)C.N.: 20258

SARPY COUNTY

TRACT: 1

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CONDEMNATION

OWNER: SHELDON COHEN; JOYCE R. COHEN, WIFE OF SHELDON COHEN;

MORTGAGEE: NORWEST NATIONAL BANK

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 THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 68.64 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 089 DEGREES, 27 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 136.02 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 150.47 FEET; THENCE EASTERLY DEFLECTING 010 DEGREES, 43 MINUTES, 04 SECONDS RIGHT, A DISTANCE OF 1051.60 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 078 DEGREES, 42 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 104.47 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 104 DEGREES, 46 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 1222.16 FEET TO THE POINT OF BEGINNING CONTAINING 1.75 ACRES, MORE OR LESS, WHICH INCLUDES 0.11 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTHERLY A DISTANCE OF 68.64 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 089 DEGREES, 27 MINUTES, 36 SECONDS LEFT, A DISTANCE OF 136.02 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 014 DEGREES, 12 MINUTES, 39 SECONDS RIGHT, A DISTANCE OF 657.14 FEET TO THE POINT OF TERMINATION; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 66.78 FEET TO THE POINT OF RESUMPTION; THENCE EASTERLY DEFLECTING 000

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PROJECT: F-370-7(1014)C.N.: 20258

SARPY COUNTY

TRACT: 1

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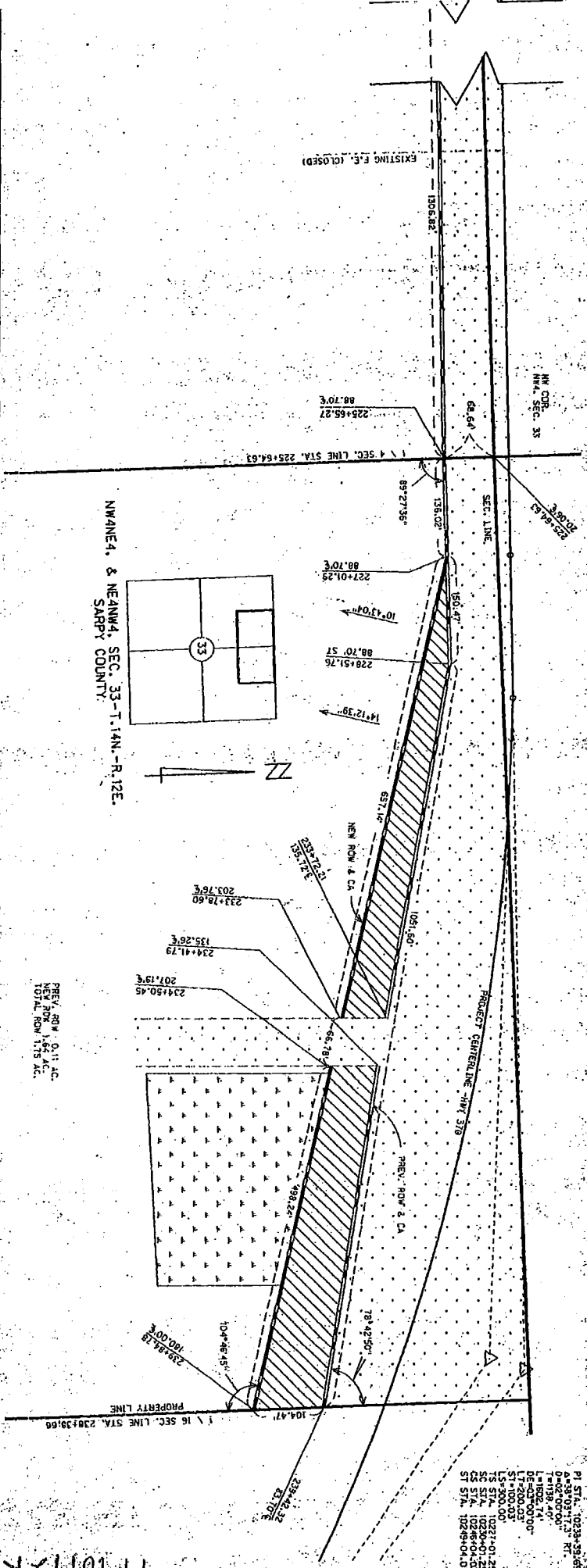
DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 498.24 FEET TO THE POINT OF TERMINATION;

AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE SOUTHERLY EXISTING HIGHWAY 370 RIGHT OF WAY LINE LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, FROM OR TO THE REMAINDER OF SAID QUARTER 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.

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 P100 STA. 10223+33.65



94-16172K

94-10172L

PROJECT: F-370-7(1014)C.N.: 20258 SARPY COUNTY
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TRACT: 2

CONDEMNATION

DEAN T. PEDERSEN AND DORIS M. PEDERSEN, HUSBAND AND WIFE, TENANTS IN
COMMON;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF
ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 6 OF SECTION
33, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
SARPY COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY A
DISTANCE OF 238.79 FEET ALONG THE SOUTH LINE OF SAID TAX LOT 6; THENCE
NORTHWESTERLY DEFLECTING 069 DEGREES, 11 MINUTES, 04 SECONDS RIGHT, A
DISTANCE OF 185.11 FEET; THENCE NORTHWESTERLY DEFLECTING 032 DEGREES,
21 MINUTES, 14 SECONDS LEFT, A DISTANCE OF 1259.14 FEET TO A POINT ON
THE WEST LINE OF SAID TAX LOT 6; THENCE NORTHERLY DEFLECTING 053
DEGREES, 32 MINUTES, 24 SECONDS RIGHT, A DISTANCE OF 154.47 FEET ALONG
SAID LINE; THENCE SOUTHEASTERLY DEFLECTING 125 DEGREES, 37 MINUTES, 11
SECONDS RIGHT, A DISTANCE OF 798.60 FEET ALONG THE SOUTHERLY EXISTING
HIGHWAY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY DEFLECTING 000
DEGREES, 13 MINUTES, 33 SECONDS RIGHT, A DISTANCE OF 825.47 FEET TO A
POINT ON THE EAST LINE OF SAID TAX LOT 6; THENCE SOUTHERLY DEFLECTING
054 DEGREES, 07 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 125.27 FEET
ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 5.37 ACRES, MORE
OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED
CONTROLLED ACCESS LINE LOCATED IN TAX LOT 6 OF SECTION 33, TOWNSHIP 14
NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY,
NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY A
DISTANCE OF 125.27 FEET ALONG THE EAST LINE OF SAID TAX LOT 6; THENCE
NORTHWESTERLY DEFLECTING 054 DEGREES, 07 MINUTES, 32 SECONDS LEFT, A
DISTANCE OF 825.47 FEET ALONG THE SOUTHERLY EXISTING HIGHWAY RIGHT OF
WAY LINE; THENCE NORTHWESTERLY DEFLECTING 000 DEGREES, 13 MINUTES, 33
SECONDS LEFT, A DISTANCE OF 798.60 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTHERLY DEFLECTING 125 DEGREES, 37 MINUTES, 11 SECONDS LEFT,
A DISTANCE OF 154.47 FEET ALONG THE WEST LINE OF SAID TAX LOT 6 TO THE
POINT OF BEGINNING; THENCE SOUTHEASTERLY DEFLECTING 053 DEGREES, 32

94-10172 M

PROJECT: F-370-7(1014)C.N.: 20258 SARPY COUNTY
(PAGE 2)

TRACT: 2

OF 2

MINUTES, 24 SECONDS LEFT, A DISTANCE OF 1259.14 FEET; THENCE EASTERLY DEFLECTING 016 DEGREES, 45 MINUTES, 43 SECONDS LEFT, A DISTANCE OF 185.00 FEET TO THE POINT OF TERMINATION; THENCE SOUTHEASTERLY DEFLECTING 019 DEGREES, 52 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 66.00 FEET TO THE POINT OF RESUMPTION; THENCE SOUTHEASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 104.62 FEET TO THE POINT OF TERMINATION;

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.

94-10172 D

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:

F-370-7(117)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1A

\$ 12,096.⁰⁰

Award to be distributed as follows:

To: Charles W. Trumble,

\$ 2016.⁰⁰

Judith I. Frederick and

\$ 2016.⁰⁰

Margaret Ellen Steinman, Tenants
in Common;

\$ 2016.⁰⁰

Marion Trumble, Wife of Charles W.
Trumble;

\$ 2016.⁰⁰

Allen LeRoy Frederick, Husband of
Judith I. Frederick;

\$ 2016.⁰⁰

Erhardt Steinman, Husband of
Margaret Ellen Steinman;

\$ 2016.⁰⁰

Sarpy County Treasurer;

\$ Ø

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1B

\$ 28,050

Award to be distributed as follows:

To: Sarpy Development Corp., A
Nebraska Corporation, Owner;

\$ 24,405.86

Sarpy County Treasurer;

\$ 3,644.14

94-10172 P

E-370-7(1014)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1

\$ 3,160.⁰⁰

Award to be distributed as follows:

To: Sheldon Cohen, Owner;

\$ 833.96

Joyce R. Cohen, Wife of Sheldon
Cohen;

\$ 833.96

Norwest National Bank, Mortgagee;

\$ 0

Sarpy County Treasurer;

\$ 1,492.08

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 2

\$ 20,175⁰⁰

Award to be distributed as follows:

To: Dean T. Pedersen and

\$ 19,918.70

Doris M. Pedersen, Husband and
Wife, Tenants in Common;

Sarpy County Treasurer;

\$ 256.30

All of which is hereby respectfully submitted.

Dated this 24 day of MARCH, A.D. 1994.

Paul J. Hackney

James Whitbeck

John E. Johnson

Appraisers

Subscribed and sworn to before me this 24th day of March,

1994.

(SEAL)

[Signature]

County Judge

94-10172 Q

STATE OF NEBRASKA) SS
COUNTY OF SARPY)

Case No. 174.85

I, the Judge of the County Court in and for said county, do hereby certify that I have compared the foregoing copies 17 (pages), with the original thereof now remaining on file and of record in this Court, and that the same is a correct transcript therefrom, and of the whole of such original:



Larry J. Jurgens
County Judge
[Signature]
Clerk of County Court