

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

RETURN OF APPRAISERS

~~ANDREW JENSEN, Owner; ANNA S. JENSEN, wife of ANDREW JENSEN; DOUGLAS COUNTY TREASURER;~~

MINNIE JENSEN, a widow, HOWARD K. JENSEN, a single person, WILBUR C. JENSEN, RICHARD A. JENSEN, a single person, MARY ALICE JENSEN, a single person, VERNA MAE JESSEN, NANCY LEE JENSEN, a single person, Holders of Interest; MAXINE JENSEN, wife of WILBUR C. JENSEN; KENNETH JESSEN, husband of VERNA MAE JESSEN; DOUGLAS COUNTY TREASURER;

PETER R. UMATUM, Lessee on land owned by THAYER J. HOFF and RUTH V. HOFF, husband and wife, Joint Tenants;

Condemnees.

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE, DOUGLAS COUNTY, NEBR.

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 Douglas County, Nebraska, on the _____ day of _____, 19____, 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 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:

Land Owners: Minnie Jensen, a widow, Howard K. Jensen, a single man, Wilbur C. Jensen and Maxine Jensen, Husband and Wife, Richard A. Jensen, a single man, Mary Alice Jensen, a single woman, Verna Mae Jessen and Kenneth Jessen, Wife and Husband, and Nancy Lee Jensen, a single woman, Tenants in Common.

Existing Easement: Great Lakes Pipe Line Company

Project: F-112 (16)

AFE: R-454

Douglas County, Nebraska

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Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the South Half of the Northwest Quarter of Section 34, Township 16 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:

Referring to the Center Quarter Corner of said Section 34; thence westerly on the South Line of the South Half of the Northwest Quarter of said Section 34 a distance of 292.8 feet to the point of beginning; thence continuing westerly on said South Line a distance of 541.4 feet; thence northwesterly 44 degrees 44 minutes right a distance of 369.5 feet; thence continuing northwesterly 20 degrees 57 minutes left a distance of 623.1 feet; thence continuing northwesterly 11 degrees 09 minutes right a distance of 1,193.0 feet to a point on the West Line of said South Half of the Northwest Quarter; thence northerly on said West Line a distance of 120.8 feet to the Northwest Corner of said South Half of the Northwest Quarter; thence easterly on the North Line of said South Half of the Northwest Quarter a distance of 383.9 feet; thence southeasterly 33 degrees 18 minutes right a distance of 1,485.8 feet; thence continuing southeasterly 00 degrees 55 minutes right a distance of 881.0 feet to the point of beginning, containing 16.55 acres, more or less, to be secured in this action.

The above described tract and the westerly 225.2 feet of the easterly 292.8 feet of the South Line of said South Half of the Northwest Quarter shall be part of a Controlled Access Facility as defined in Section 39-1302 (6) R. R. S. 1943, and the remainder of said South Half of the Northwest Quarter, which by reason of the taking herein described, now abuts on a highway, where none existed theretofore, is subject to the provisions of Section 39-1329 R. R. S. 1943, except over two nonrestricted drives as to use, not to exceed 40 feet in width, the centerlines of which are to be located 1,600.0 feet northwesterly from the South Line of said South Half of the Northwest Quarter as measured along the centerline of the Highway, and being on the southwesterly and northeasterly sides of said Highway.

Also, Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the South Half of the Northwest Quarter of Section 34, Township 16 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:

Referring to the Center Quarter Corner of Section 34; thence westerly on the South Line of the South Half of the Northwest Quarter of said Section 34 a distance of 45.0 feet to the point of beginning, said point being on the westerly Existing 90th Street Right of Way Line; thence continuing westerly on said South Line a distance of 22.6 feet; thence northerly 85 degrees 49 minutes right a distance of 604.9 feet; thence easterly 86 degrees 03 minutes right a distance of 11.4 feet to a point on said Existing 90th Street Right of Way Line; thence southerly on a 5,786.76 foot radius curve to the right and on said Existing 90th Street Right of Way Line a distance of 607.7 feet to the point of beginning, containing 0.31 acre, more or less, to be secured in this action.

All mineral rights in the above described tracts 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 tracts 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 tracts.

Land Owners: Minnie Jensen, a widow, Howard K. Jensen, a single man, Wilbur C. Jensen and Maxine Jensen, Husband and Wife, Richard A. Jensen, a single man, Mary Alice Jensen, a single woman, Verna Mae Jessen and Kenneth Jessen, Wife and Husband, and Nancy Lee Jensen, a single woman, Tenants in Common.

Existing Easement: Great Lakes Pipe Line Company

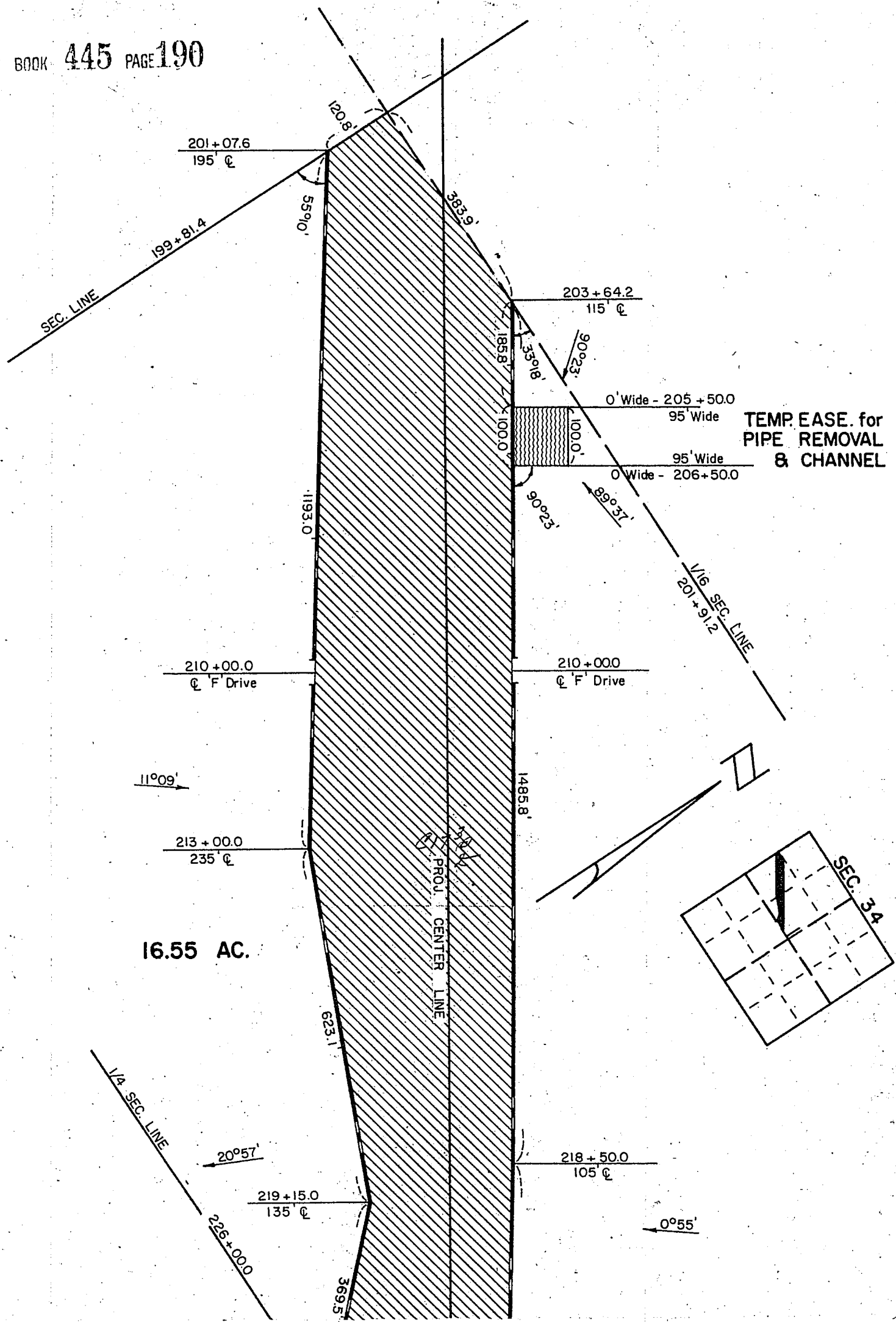
Project: F-112 (16)
Page 2 of 2

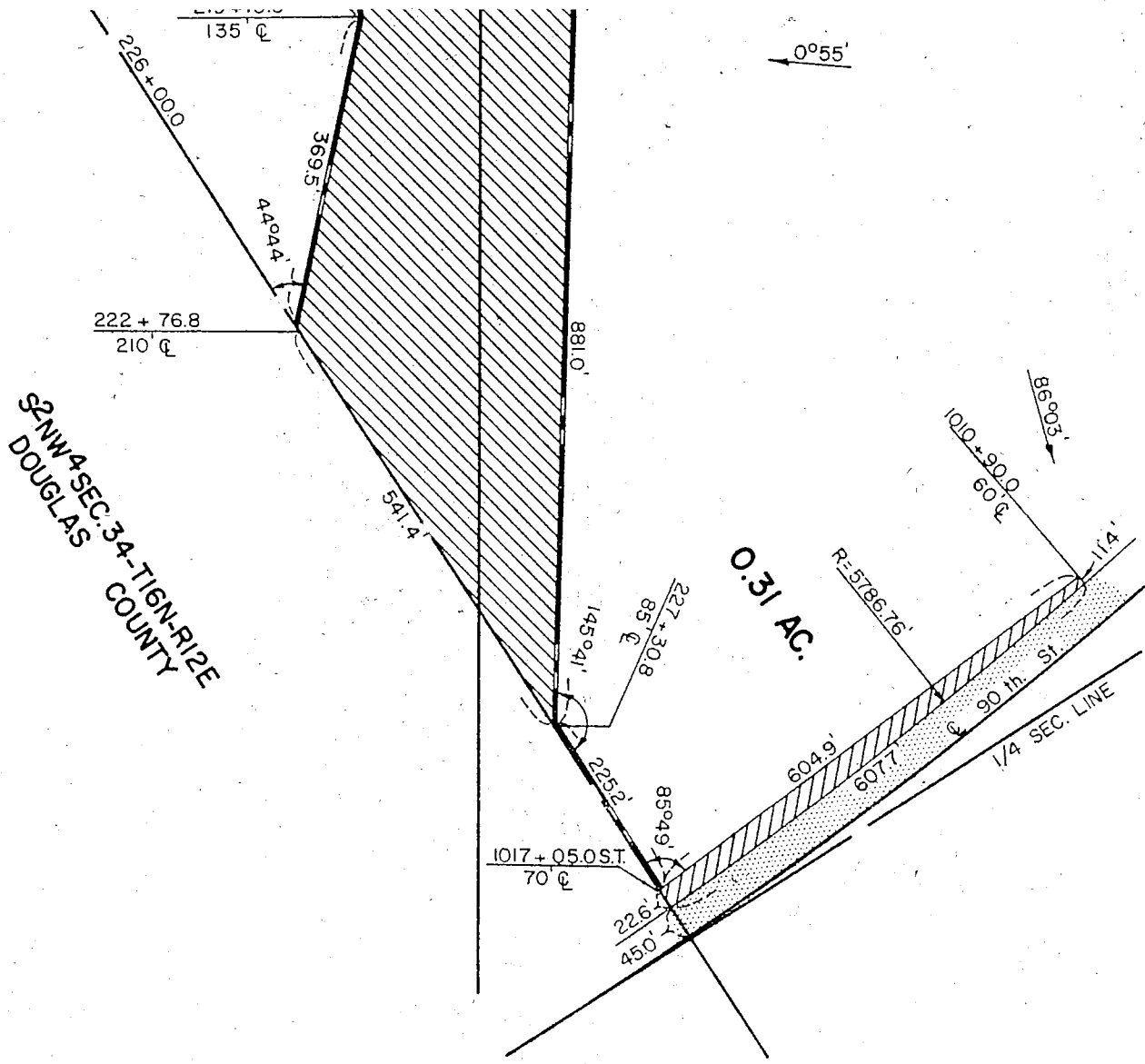
AFE: R-454

Douglas County, Nebraska

And also, Temporary Easement to a tract of land and all improvements thereon, if any, for Pipe Removal and Channel Purposes located in the South Half of the Northwest Quarter of Section 34, Township 16 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:

Referring to the West Quarter Quarter Corner of the Northwest Quarter of said Section 34; thence easterly on the North Line of the South Half of the Northwest Quarter of said Section 34 a distance of 383.9 feet to a point on the northeasterly Highway Right of Way Line; thence southeasterly 33 degrees 18 minutes right and on said Highway Right of Way Line a distance of 185.8 feet to the point of beginning; thence continuing southeasterly on the last described course produced and on said Highway Right of Way Line a distance of 100.0 feet; thence northeasterly 90 degrees 23 minutes left a distance of 95.0 feet; thence northwesterly 89 degrees 37 minutes left a distance of 100.0 feet; thence southwesterly 90 degrees 23 minutes left a distance of 95.0 feet to the point of beginning, containing 0.22 acre, more or less, to be secured in this action.





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

MINNIE JENSEN , et al.

SCALE 1"=200'
 TRACT 17

PROJ.F-112(16)
 A.F.E. R-454

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

LEGEND

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

16.86 ACRES
 0.22 ACRE

COMPUTED BY I.B.M.
 DRAWN BY D.R.C. 9-'66
 CHECKED BY J.C.G. 9-66
 WRITTEN BY
 CHECKED BY

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

Tenants: Peter R. Umatum and Sylvia Umatum, on land owned by Thayer J. Hoff and Ruth V. Hoff, Husband and Wife, Joint Tenants

Project: F-112 (16) AFE: R-454 Douglas County, Nebraska

Lessee Interest only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the Northwest Corner of part of the West Half of the Southwest Quarter (North and East of the Railway) of Section 21, Township 16 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:

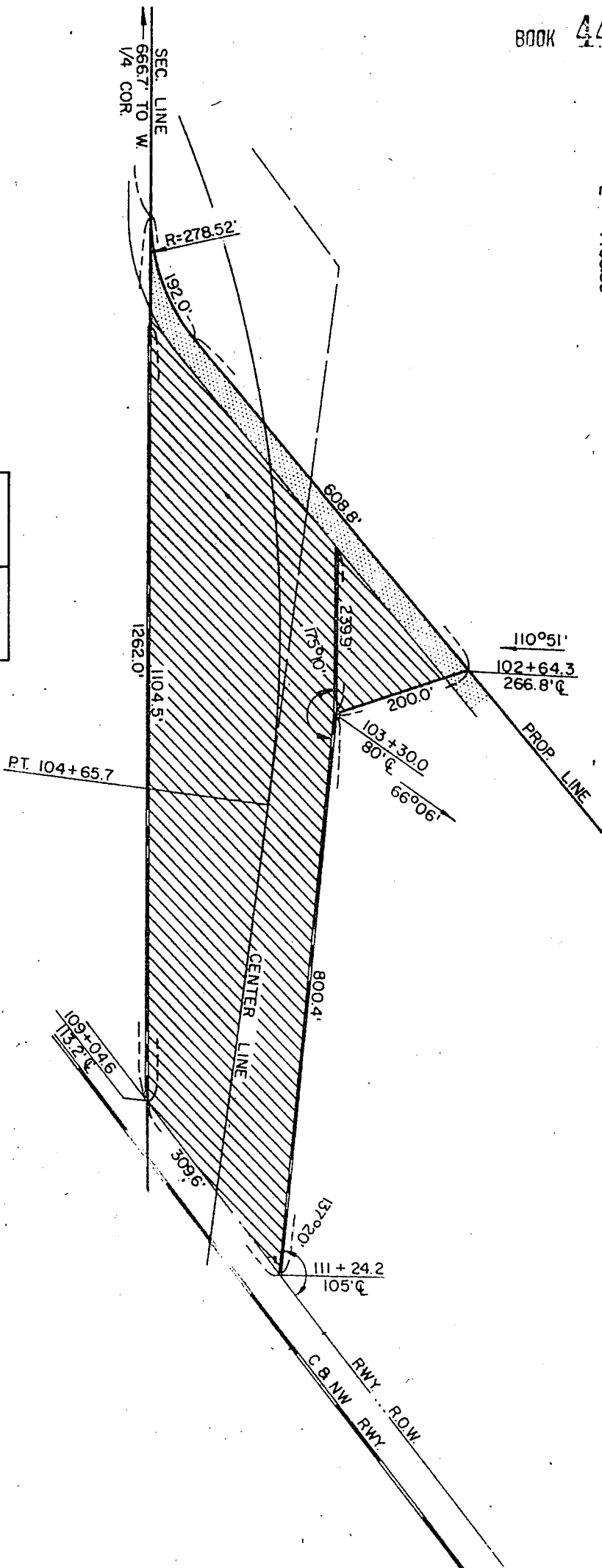
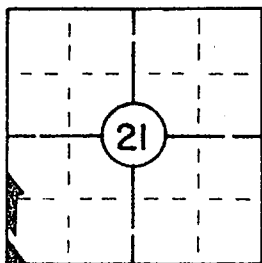
Referring to the West Quarter Corner of said Section 21; thence southerly on the West Line of the West Half of the Southwest Quarter of said Section 21 a distance of 666.7 feet to the point of beginning, said point being on the northeasterly Property Line; thence continuing southerly on said West Line a distance of 1,262.0 feet to a point on the northeasterly Chicago and Northwestern Railway Company Right of Way Line; thence southeasterly 37 degrees 25 minutes left and on said Railway Right of Way Line a distance of 309.6 feet; thence northerly 137 degrees 20 minutes left a distance of 800.4 feet; thence easterly 66 degrees 06 minutes right a distance of 200.0 feet to a point on said Property Line; thence northwesterly 110 degrees 51 minutes left and on said Property Line a distance of 608.8 feet to point of curvature; thence continuing northwesterly on a 278.52 foot radius curve to the right (initial tangent of which coincides with the last described course) and on said Property Line a distance of 192.0 feet to the point of beginning, containing 6.96 acres, more or less, which includes 0.54 acre, more or less, previously occupied as a public highway, the remaining 6.42 acres, more or less, being the additional acreage to be secured.

That portion of the above described tract lying between the following described Controlled Access Lines shall be part of a Controlled Access Facility as defined in Section 39-1302 (6) R. R. S. 1943, and the remainder of said part of the West Half of the Southwest Quarter which by reason of the taking herein described, now abuts on a highway where none existed theretofore, is subject to the provisions of Section 39-1329 R. R. S. 1943.

Referring to the West Quarter Corner of said Section 21; thence southerly on the West Line of the West Half of the Southwest Quarter of said Section 21 a distance of 824.2 feet to the point of beginning of said Controlled Access Line, said point being on the westerly Highway Right of Way Line; thence continuing southerly on said West Line and on said Highway Right of Way Line a distance of 1,104.5 feet to the point of termination of said Controlled Access Line, said point being on the northeasterly Chicago and Northwestern Railway Company Right of Way Line.

And, also, Referring to the West Quarter Corner of said Section 21; thence southerly on the West Line of the West Half of the Southwest Quarter of said Section 21 a distance of 1,928.7 feet to a point on the northeasterly Chicago and Northwestern Railway Company Right of Way Line; thence southeasterly 37 degrees 25 minutes left and on said Railway Right of Way Line a distance of 309.6 feet to the point of beginning of said Controlled Access Line, said point being on the easterly Highway Right of Way Line; thence northerly 137 degrees 20 minutes left and on said Highway Right of Way Line a distance of 800.4 feet; thence continuing northerly 04 degrees 50 minutes left a distance of 239.9 feet to the point of termination of said Controlled Access Line, said point being on the southwesterly Existing Public Road Right of Way Line.

PI = 97+70.0
 Δ = 44°03' RT.
 D = 30'00"
 T = 772.60'
 L = 1468.33'



PT. W²SW⁴ SEC. 21-T16N-R12E
 (No. 8 E. of RWY.)
 DOUGLAS COUNTY

| | | |
|-------|--------|---------|
| TOTAL | R.O.W. | 6.96 AC |
| PREV. | R.O.W. | 0.54 AC |
| NEW | R.O.W. | 6.42 AC |

SKETCH SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND
LEASED BY



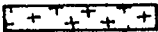
PETER R. UMATUM

SCALE 1" = 200'
TRACT 9

PROJ. F-112 (16)
A.F.E. R-454

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

LEGEND

PREV. R.O.W. 
NEW R.O.W. 
CONTROLLED ACCESS 

6.42 ACRES
ACRE

COMPUTED BY I.B.M.
DRAWN BY L.C.G. 9/66
CHECKED BY J.D.V. 9/66
WRITTEN BY [signature] 9/66
CHECKED BY [signature] 9/66

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: Minnie Jensen, a widow | \$13,805.80 |
| Howard K. Jensen | 4,601.93 |
| Wilbur C. Jensen | 4,601.93 |
| Richard A. Jensen | 4,601.93 |
| Mary Alice Jensen | 4,601.93 |
| Verna Mae Jessen | 4,601.93 |
| Nancy Lee Jensen | 4,601.93 |
| Maxine Jensen | .00 |
| Kenneth Jessen | .00 |
| Douglas County Treasurer | 1,577.61 |
| | |
| To: Peter R. Umatum, Lessee on land owned by Thayer J. Hoff and Ruth V. Hoff, husband and wife, Joint Tenants; | .00 |
| <hr/> | |
| | \$42,995.00 |

All of which is hereby respectfully submitted.

Dated this 24th day of October, A. D., 1966.

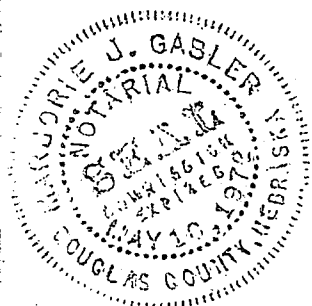
William J. Manville

Robert L. Christy

Albert J. May
Appraisers

Subscribed and sworn to before me this 24th day of October, 1966.

Marjorie J. Gabler
Notary Public



1
12
13

RECEIVED

1966 DEC 27 PM 2 42

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

THE STATE OF NEBRASKA, ss.

DEPT. OF REVENUE

Engineer in Charge, Taxes and Files

for Record in the Office of the Register of

Deeds of said County, and recorded in

Book 445 of Deeds,

Page 187

[Handwritten Signature]
Register of Deeds

[Handwritten Signature]
Deputy

34-16-12
21-16-12 / 5-50

21-16-12
34-16-12

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge
of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 7 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 26th day of October, 1966.

ROBERT R. TROYER, County Judge
BY Joseph J. Belitz
Clerk of the County Court

