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MISC 1988 09552

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BOOK 852 PAGE 7

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA  
DEPARTMENT OF ROADS,

Condemner,

v.

F-6-7(134)  
ELDORADO, A Limited Partnership,  
Owner; DOUGLAS COUNTY TREASURER;

PDM, INC., A Nebraska Corpor-  
ation, Owner; DOUGLAS COUNTY  
TREASURER;

KEAN INVESTMENT PARTNERS, A  
Nebraska General Partnership,  
Owner; AMERICAN NATIONAL BANK,  
Trustee; DOUGLAS COUNTY  
TREASURER;

F-6-7(115)  
WILLOW CREEK FARMS, INC., A  
Nebraska Corporation, Owner;  
DOUGLAS COUNTY BANK & TRUST CO.,  
Mortgagee; TERRY HENERT, Tenant;  
DOUGLAS COUNTY TREASURER;

Condemnees.

) Docket CG Page 11 Case \_\_\_\_\_

) RETURN OF  
) APPRAISERS

) RECEIVED

) 1988 JUN 14 PM 2:01

) GEORGE J. NUBLEWICZ  
) REGISTER OF DEEDS  
) DOUGLAS COUNTY, NEBR.

) BK 852 N 82-14 / 68-451 / 18-15-12 ✓  
) 7-28 N 31-15-11 ✓ C/O \_\_\_\_\_ FEE 92.00  
) M... OF COMP LT F/B \_\_\_\_\_  
) DEL VK MC W

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 Richard A. Roth, Sheriff or Deputy Sheriff of \_\_\_\_\_ County, Nebraska, on the 4th day of April, 1988, 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

9552 F. Mac

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

OWNER: ELDORADO, A LIMITED PARTNERSHIP

82-1

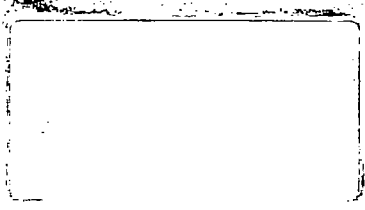
MC-10940

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN PART OF LOT 4, -1 ELDORADO SUBDIVISION, TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY A DISTANCE OF 346.27 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE NORTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 23 SECONDS LEFT, A DISTANCE OF 35.00 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE WESTERLY DEFLECTING 090 DEGREES, 07 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 346.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 52 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 35.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 12119.38 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID WEST 346.27 FEET OF LOT 4, ELDORADO SUBDIVISION, TO THE CITY OF OMAHA.

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

1247+31.06  
95' ±

90°07'37"

New R.O.W. B.C.A.

346.27'

89°52'06"

Total & New R.O.W. 12,119.38 Sq. Ft.

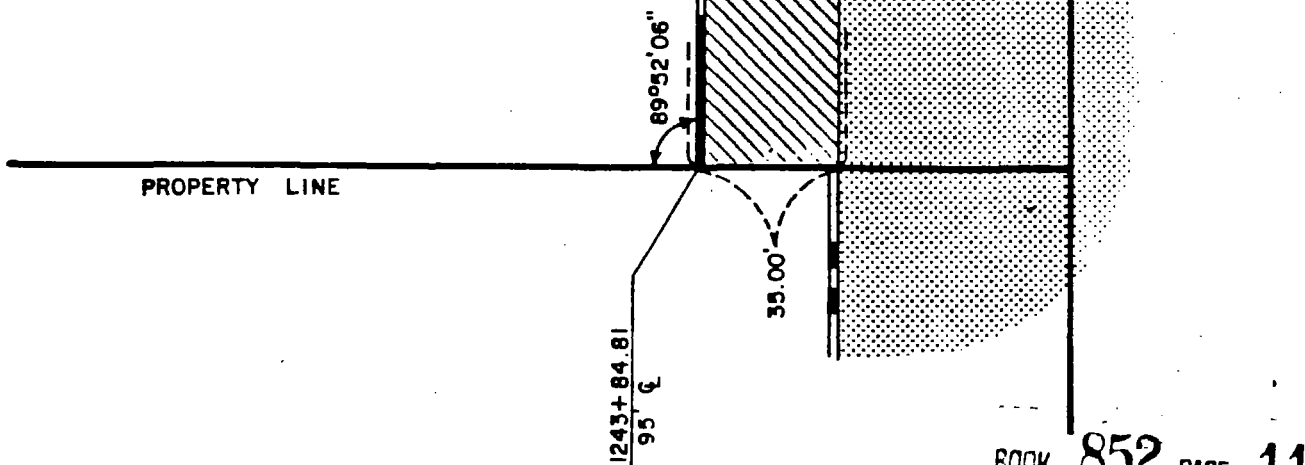
Pt. Lot 4, Eldorado Subdivision to  
the City of Omaha, Douglas Co., Nebr.



E. N. I. N. N.

Pt. Lot 4, Eldorado Subd  
the City of Omaha, De

Total & New R.O.



BOOK 852 PAGE 11



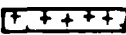


PLAT SHOWING  
**RIGHT OF WAY**  
 TO BE ACQUIRED FROM LAND OWNED BY  
 ELDORADO, A LIMITED PARTNERSHIP

*2 pgs*

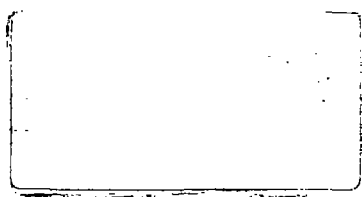
STATE OF NEBRASKA  
DEPARTMENT OF ROADS  
RIGHT OF WAY DIVISION  
LINCOLN, NEBRASKA

TRACT NO. 17 SCALE 1" = 50'

PROJECT NO. F-6-7(134)  
AFE R-

PREV. R.O.W.   
 NEW R.O.W.  12,119.38 Sq.Ft.  
 TEMP. EASE.   
 PERM. EASE.   
 CONTROLLED ACCESS 

DRAWN BY T.W.W. 12-3-87  
 CHECKED BY J.F.B. 12-4-87  
 COMPUTED BY \_\_\_\_\_  
 WRITTEN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_



PROJECT: F-QF-6-7 (134)

DOUGLAS COUNTY  
(PAGE 1)  
OF 2

TRACT: 21

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

OWNER: PDM, INC., A NEBRASKA CORPORATION

8/451  
59-16500

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN COMMERCIAL LOT 1, HEAVENLY ACRES A SUBDIVISION 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY A DISTANCE OF 76.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 151.65 FEET; THENCE NORTHERLY ON A 262.48 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 328.24 FEET, SUBTENDING A CENTRAL ANGLE OF 071 DEGREES, 39 MINUTES 00 SECONDS; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 409.49 FEET; THENCE EASTERLY ON A 1121.92 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 167.92 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 34 MINUTES 33 SECONDS TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE CONDEEMNEE(S); THENCE NORTHERLY DEFLECTING 080 DEGREES, 23 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 89.75 FEET TO A POINT ON THE SOUTHERLY WEST DODGE ROAD RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 382.00 FEET; THENCE WESTERLY DEFLECTING 015 DEGREES, 36 MINUTES, 31 SECONDS LEFT, A DISTANCE OF 129.89 FEET; THENCE WESTERLY DEFLECTING 019 DEGREES, 24 MINUTES, 50 SECONDS RIGHT, A DISTANCE OF 100.20 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE PROPERTY LINE OF THE CONDEEMNEE(S); THENCE SOUTHERLY DEFLECTING 093 DEGREES, 38 MINUTES, 22 SECONDS LEFT, A DISTANCE OF 171.70 FEET; THENCE WESTERLY DEFLECTING 089 DEGREES, 50 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 200.00 FEET TO A POINT ON THE EASTERLY 132 ND STREET RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 50 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 457.87 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 155899.68 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS FROM OR TO THE STATE HIGHWAY TO COMMERCIAL LOT 1, HEAVENLY ACRES A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH

PROJECT: F-QF-6-7 (134)

DOUGLAS COUNTY  
(PAGE 2)  
OF 2

TRACT: 21

PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA EXCEPT, OVER THE FRONTAGE ROAD TO BE CONSTRUCTED FROM 120 TH STREET TO 132 ND STREET.

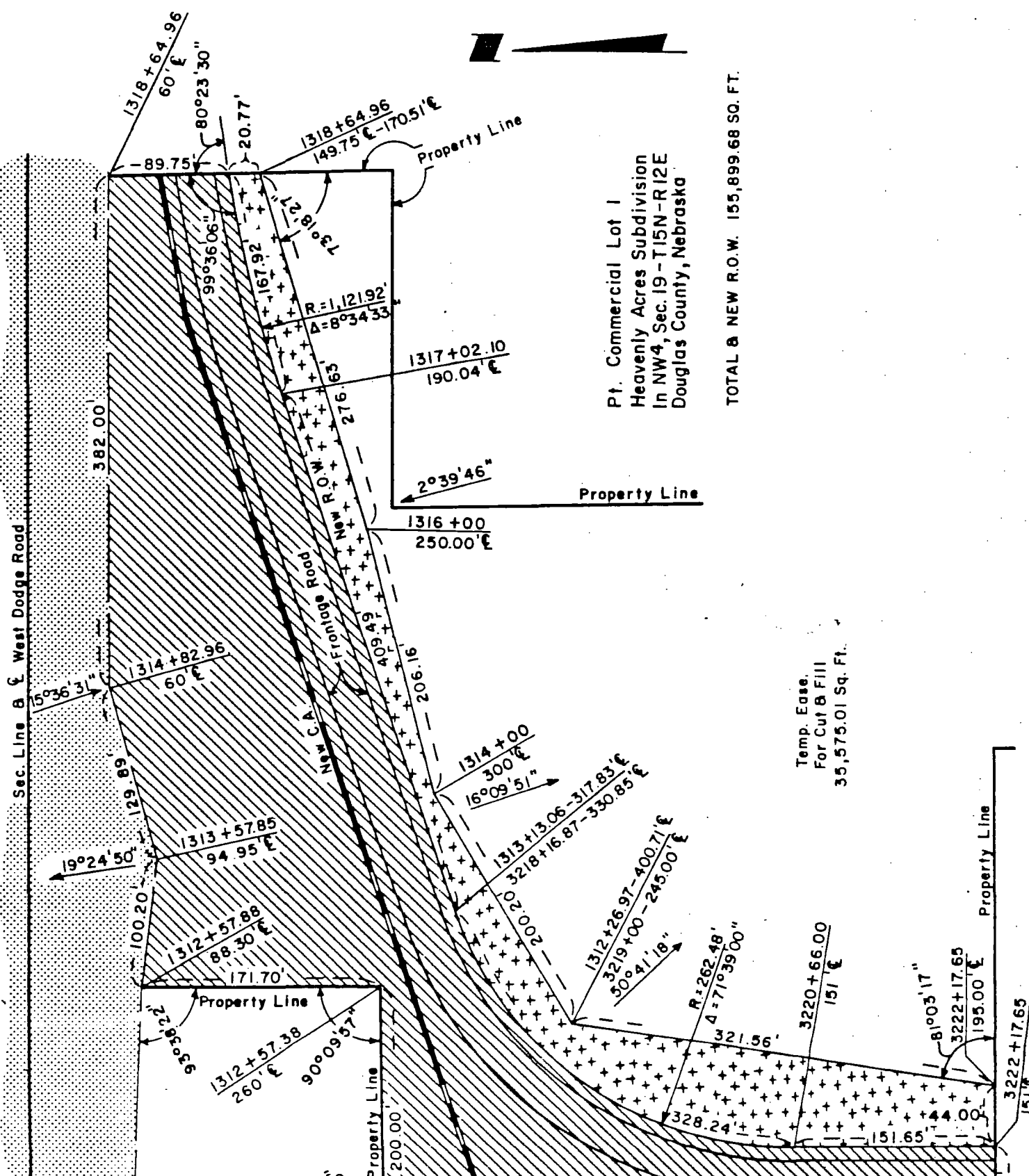
ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING 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 COMMERCIAL LOT 1, HEAVENLY ACRES A SUBDIVISION 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 SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY A DISTANCE OF 76.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 44.00 FEET ALONG SAID LINE; THENCE NORTHERLY DEFLECTING 081 DEGREES, 03 MINUTES, 17 SECONDS LEFT, A DISTANCE OF 321.56 FEET; THENCE NORTHEASTERLY DEFLECTING 050 DEGREES, 41 MINUTES, 18 SECONDS RIGHT, A DISTANCE OF 200.20 FEET; THENCE EASTERLY DEFLECTING 016 DEGREES, 09 MINUTES, 51 SECONDS RIGHT, A DISTANCE OF 206.16 FEET; THENCE EASTERLY DEFLECTING 002 DEGREES, 39 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 276.63 FEET; THENCE NORTHERLY DEFLECTING 073 DEGREES, 18 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 20.77 FEET; THENCE WESTERLY ON A 1121.92 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 099 DEGREES, 36 MINUTES, 06 SECONDS LEFT, A DISTANCE OF 167.92 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 34 MINUTES 33 SECONDS; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 409.49 FEET; THENCE WESTERLY ON A 262.48 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 328.24 FEET, SUBTENDING A CENTRAL ANGLE OF 071 DEGREES, 39 MINUTES 00 SECONDS; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 151.65 FEET TO THE POINT OF BEGINNING CONTAINING 35575.01 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.

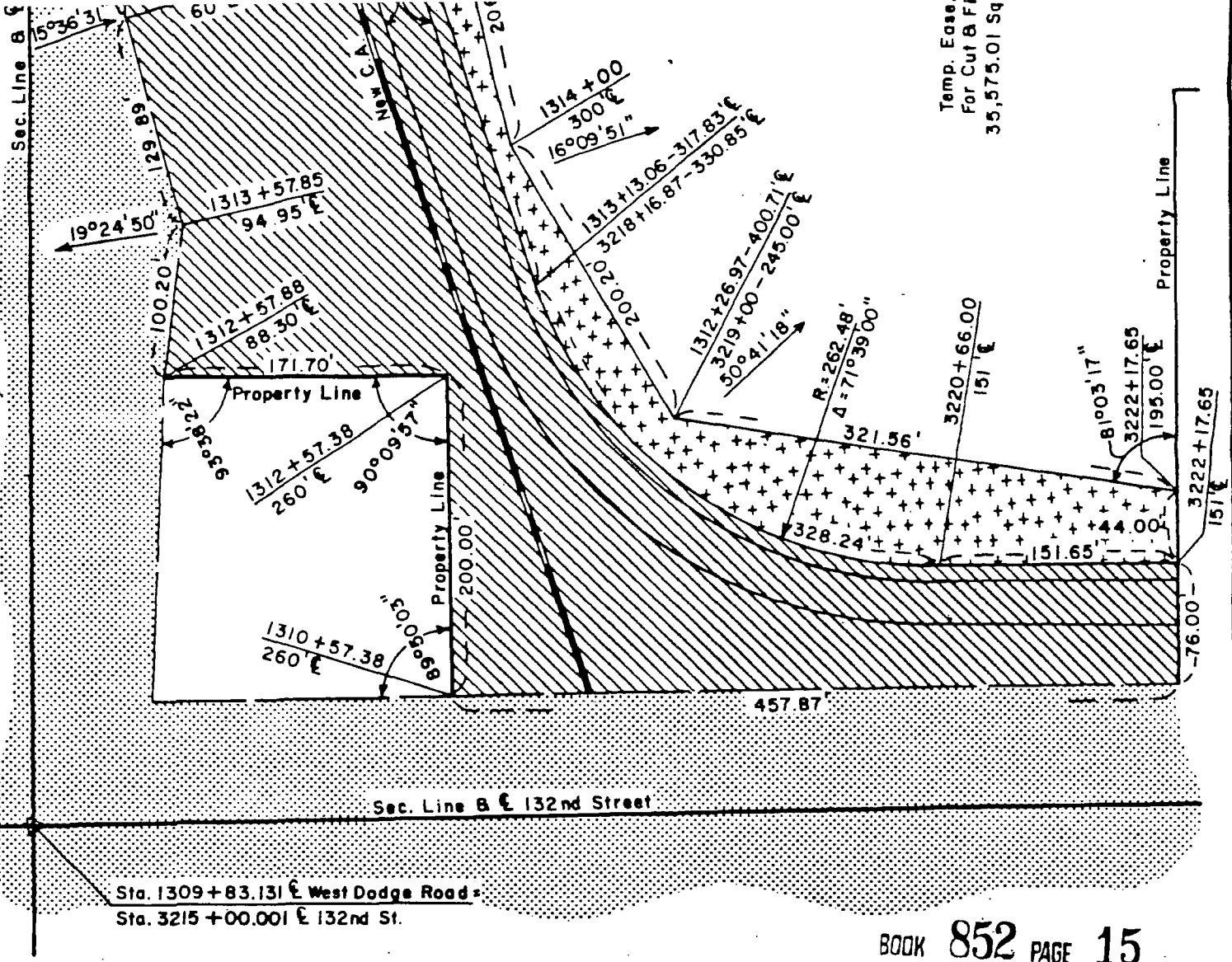




Pt. Commercial Lot I  
 Heavenly Acres Subdivision  
 In NW4, Sec. 19 - T15N-R12E  
 Douglas County, Nebraska

TOTAL & NEW R.O.W. 155,899.68 SQ. FT.

Temp. Ease.  
 For Cut & Fill  
 35,575.01 Sq. Ft.



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

PDM, INC., A NEBRASKA CORPORATION

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

TRACT NO. 21 SCALE 1"=100'  
 PROJECT NO. F-QF-6-7(134)  
 AFE R-

PREV. R.O.W.		
NEW R.O.W.		155,899.68 SQ. FT.
TEMP. EASE.		35,575.01 SQ. FT.
PERM. EASE.		
CONTROLLED ACCESS		

DRAWN BY J.F.B. 1/5/88  
 CHECKED BY *[Signature]* 1-6-88  
 COMPUTED BY IBM 1-8-88  
 WRITTEN BY IBM 1-8-88  
 CHECKED BY IBM 1-8-88

PROJECT: F-6-7 (134)

DOUGLAS COUNTY  
(PAGE 1)  
OF 2

TRACT: 31

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

KEAN INVESTMENT PARTNERS, A NEBRASKA GENERAL PARTNERSHIP, OWNER;  
AMERICAN NATIONAL BANK, TRUSTEE

18-15-12 ✓

01-60000

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE EAST 10.0 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, 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 SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1265.17 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 40 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 60.00 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 43.93 FEET ALONG SAID LINE; THENCE WESTERLY ON A 4560.66 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 088 DEGREES, 12 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 96.23 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 12 MINUTES 32 SECONDS TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE SOUTHERLY DEFLECTING 093 DEGREES, 18 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 48.50 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 090 DEGREES, 01 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 95.89 FEET TO THE POINT OF BEGINNING CONTAINING 4420.40 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS FROM OR TO THE STATE HIGHWAY 6 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA EXCEPT, OVER THE FRONTAGE ROAD TO BE CONSTRUCTED FROM 120 TH STREET TO 132 ND STREET.

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

PROJECT: F-6-7 (134)

DOUGLAS COUNTY  
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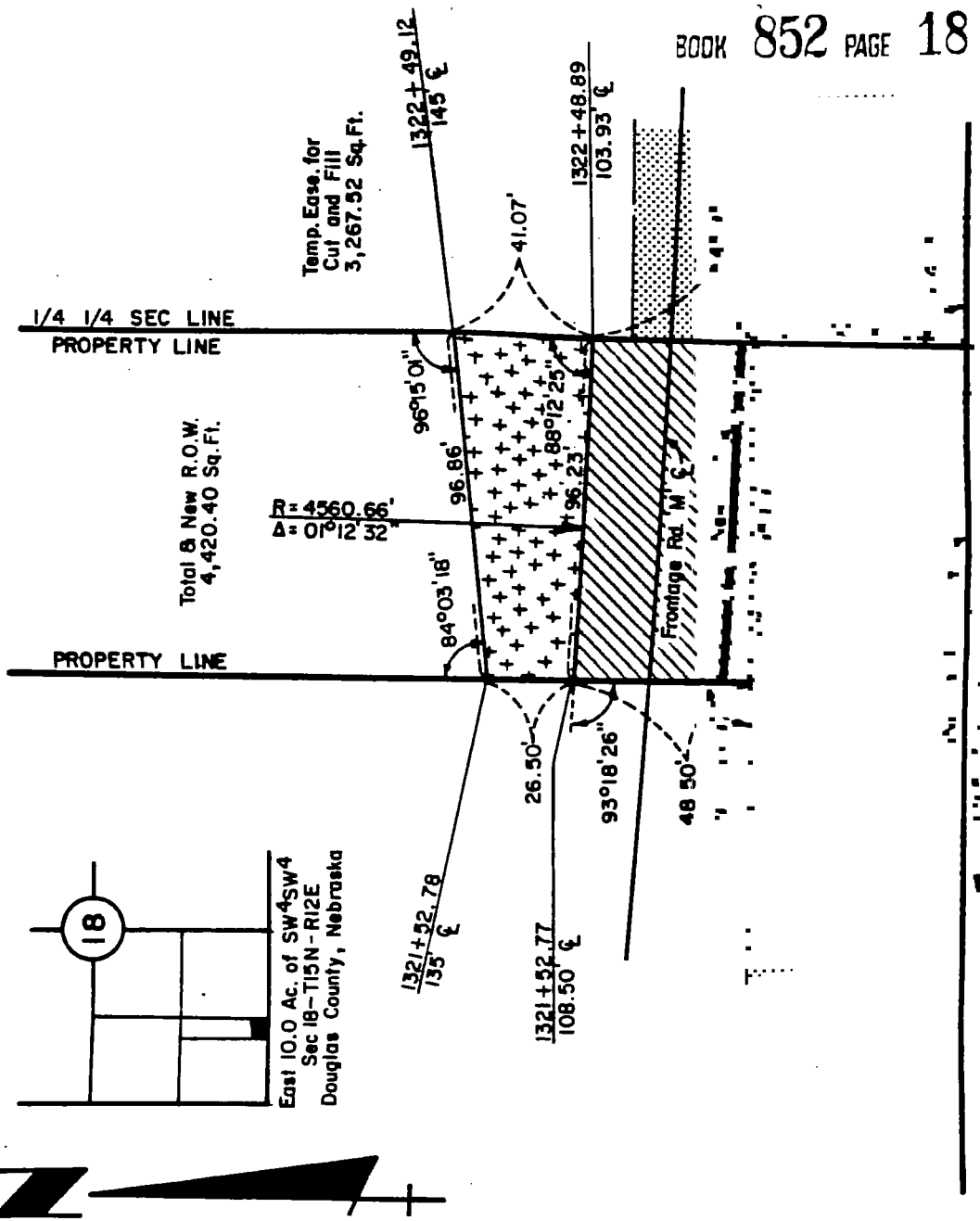
TRACT: 31

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 10.0 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, 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 SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1265.17 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 40 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 103.93 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 41.07 FEET; THENCE WESTERLY DEFLECTING 096 DEGREES, 15 MINUTES, 01 SECONDS LEFT, A DISTANCE OF 96.86 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE CONDEMNEE(S); THENCE SOUTHERLY DEFLECTING 084 DEGREES, 03 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 26.50 FEET ALONG SAID LINE; THENCE EASTERLY ON A 4560.66 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 086 DEGREES, 41 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 96.23 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 12 MINUTES 32 SECONDS TO THE POINT OF BEGINNING CONTAINING 3267.52 SQUARE FEET, MORE OR LESS.

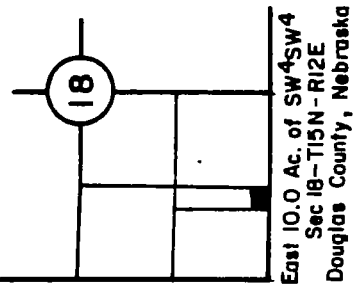
THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.



Total & New R.O.W.  
4,420.40 Sq. Ft.

Temp. Ease. for  
Cut and Fill  
3,267.52 Sq. Ft.

Frontage Rd. M. C.



PLAT SHOWING  
**RIGHT OF WAY**

TO BE ACQUIRED FROM LAND OWNED BY

KEAN INVESTMENT PARTNERS, A NEBRASKA GENERAL PARTNERSHIP, OWNER;  
AMERICAN NATIONAL BANK, TRUSTEE

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

TRACT NO. 31      SCALE 1" = 50'  
PROJECT NO F-6-7(134)  
AFE R-

- PREV. R.O.W.
- NEW R.O.W. 4,420.40 Sq. Ft.
- TEMP. EASE. 3,267.52 Sq. Ft.
- PERM. EASE.
- CONTROLLED ACCESS

DRAWN BY T.W.W. 12-2-87  
CHECKED BY J.F.B. 12-2-87  
COMPUTED BY *[Signature]*  
WRITTEN BY *[Signature]*  
CHECKED BY *[Signature]*

PROJECT: F-6-7( 115)

DOUGLAS COUNTY  
(PAGE 1)  
OF 2

TRACT: 1

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

OWNER: WILLOW CREEK FARMS, INC., A NEBRASKA CORPORATION

MORTGAGEE: DOUGLAS COUNTY BANK &amp; TRUST CO.

TENANT: TERRY HENERT

1-15-11

01-60000

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THAT PART OF THE NORTHWEST QUARTER, EXCEPT THE SOUTH 5 ACRES THEREOF, ALSO EXCEPT THE EAST 200.0 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALL THAT PART TAKEN FOR ROAD RIGHT OF WAY ALL OF SECTION 31, 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:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE WESTERLY AND PERPENDICULAR TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE 200.0 FEET; THENCE SOUTHERLY ON A LINE PARALLEL TO SAID EAST LINE TO A POINT 61.0 FEET SOUTH OF AND MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING; THENCE (ASSUMING THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO RUN DUE NORTH AND SOUTH) SOUTHERLY 00 DEGREES, 12 MINUTES, 02 SECONDS WEST ON A LINE PARALLEL TO AND 200.0 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 436.70 FEET MORE OR LESS TO AN IRON PIPE; THENCE WEST, A DISTANCE OF 431.31 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 31; THENCE NORTH ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 47.27 FEET; THENCE NORTHERLY 69 DEGREES, 48 MINUTES, 00 SECONDS WEST ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 445.73 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON SAID EASTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT (RADIUS BEING 404.48 FEET (MEASURED) 406.50 FEET (LEGAL), CHORD BEARING NORTHERLY 18 DEGREES, 12 MINUTES, 39 SECONDS EAST, CHORD DISTANCE 93.32 FEET) FOR AN ARC DISTANCE OF 93.53 FEET TO A POINT OF TANGENCY; THENCE NORTHERLY 24 DEGREES, 50 MINUTES, 07 SECONDS EAST ON SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 161.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 275; THENCE NORTHERLY 89 DEGREES, 57 MINUTES, 29 SECONDS EAST ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 757.17 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 7.12 ACRES, MORE OR LESS.

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,

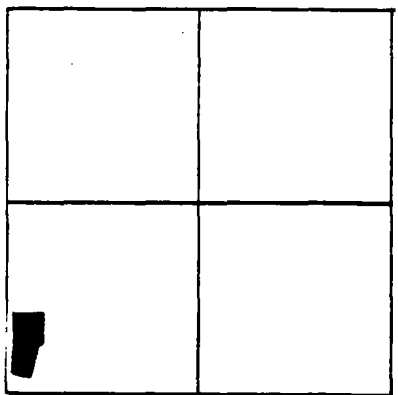
PROJECT: F-6-7( 115)

DOUGLAS COUNTY

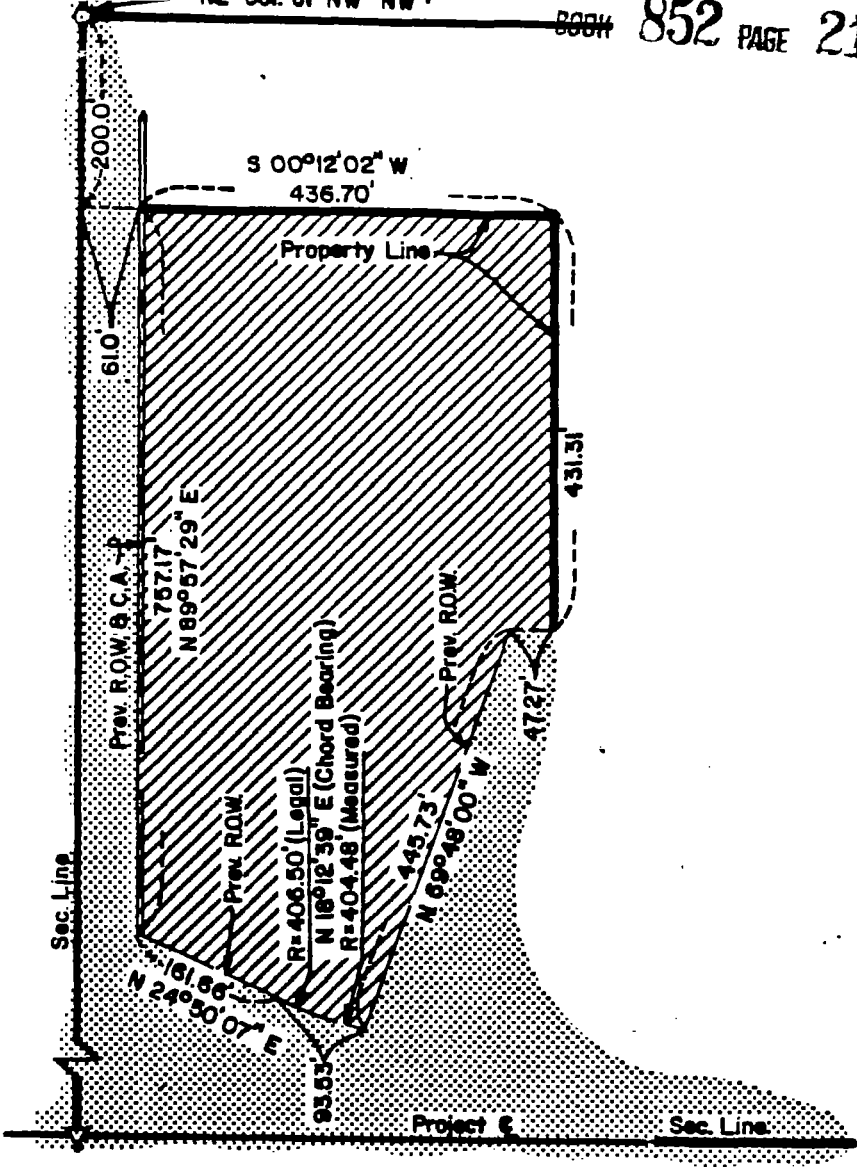
TRACT: 1

(PAGE 2)  
OF 2

HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNNEES 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 CONDEMNNEES 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.



Pt. NW<sup>4</sup>, Sec. 31 - T15N-R11E  
 Douglas County  
 Total New ROW = 7.12 Ac.



**PLAT SHOWING  
 RIGHT OF WAY  
 TO BE ACQUIRED FROM LAND OWNED BY  
 WILLOW CREEK FARMS, INC., A NEBRASKA CORPORATION  
 TENANT: TERRY HENERT**

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

TRACT NO. 1      SCALE 1" = 200'  
 PROJECT NO. F-6-7(115)  
 AFE R-

- PREV. R.O.W. 7.12 Ac.
- NEW R.O.W. 7.12 Ac.
- TEMP. EASE.
- PERM. EASE.
- CONTROLLED ACCESS

DRAWN BY B.G. 12/31/87  
 CHECKED BY R.G. 12/31/87  
 COMPUTED BY IBM 12583  
 WRITTEN BY IBM 12583  
 CHECKED BY C-533



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-6-7(134)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 17 \$ 30,300

Award to be distributed as follows:

To: Eldorado, A Limited Partnership, \$ 22,838.45  
 Owner;  
 Douglas County Treasurer; \$ 7,461.55

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 21 \$ 360,600

Award to be distributed as follows:

To: PDM, Inc., A Nebraska Corporation, \$ 358,649.84  
 Owner;  
 Douglas County Treasurer; \$ 1,950.16

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 21 \$ 8,425

Award to be distributed as follows:

To: Kean Investment Partners, A \$ 4,726.85  
 Nebraska General Partnership, Owner;  
 American National Bank, Trustee;  
 Douglas County Treasurer; \$ 3,698.15

F-6-7(115)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1 Rev. \$ 55,000

Award to be distributed as follows:

To: Willow Creek Farms, Inc., A \$ 54,472.02  
 Nebraska Corporation, Owner;  
 Douglas County Bank & Trust Co., \$ Outstanding Indebtedness  
 Mortgagee;  
 Terry Henert, Tenant; \$ 0  
 Douglas County Treasurer; \$ 527.98

All of which is hereby respectfully submitted.

Dated this 25<sup>th</sup> day of MAY, A.D. 1988.

Robert E. Weary  
William L. Hefner  
Frederic J. Frank  
 Appraisers

Filed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1988.

(SEAL)

\_\_\_\_\_  
County Judge

FILED  
COUNTY COURT  
PROBATE DIVISION

MAY 25 1988

DOUGLAS COUNTY, NEBRASKA

COUNTY COURT  
DOUGLAS COUNTY

OMAHA, NEBR.

STATE OF NEBRASKA, }  
COUNTY OF DOUGLAS } ss.

I, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of \_\_\_\_\_

"Return of Appraisers" in re:

STATE OF NEBRASKA, DEPARTMENT OF ROADS, Condemner

vs

ELDORADO, et al, Condemnees

~~in the matter of~~ \_\_\_\_\_ Condemnation Docket c6 Page 11

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 25th day of May A. D. 19 88

Clerk of the County Court

By Jane Hangle Registrar Deputy

