

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Docket C-2

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Condemner,

vs.

PENNIE Z. DAVIS and FLORENCE C.
DAVIS, husband and wife, Joint
Tenants; DOUGLAS COUNTY TREASURER:

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA, Owner; SAFEWAY STORES,
INCORPORATED, a corporation, Lessee;
DOUGLAS COUNTY TREASURER:

Condemnees.

RETURN OF APPRAISERS

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE, 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 Charles E. Lenz, Deputy Sheriff of Douglas County, Nebraska, on the 30th day of March, 1964, 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: Pennie E. Davis and Florence E. Davis, Husband and Wife, Joint Tenants.

Project: 11-446(7) AFE: R-1128 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 part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 14 North, Range 13 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 south quarter quarter corner of the Northwest Quarter of said Section 6; thence easterly on the South line of the Southeast Quarter of the Northwest Quarter of said Section 6 a distance of 854.8 feet; thence northerly 86 degrees 24 minutes left and on the easterly property line a distance of 60.1 feet; thence westerly on a line 60.0 feet northerly from and parallel to said South line a distance of 854.8 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter; thence southerly on said West line a distance of 60.1 feet to the point of beginning, containing 51,288.0 square feet, more or less, which includes 34,192.0 square feet, more or less, previously occupied as a public highway, the remaining 17,096.0 square feet, more or less, being the additional area to be secured in this action.

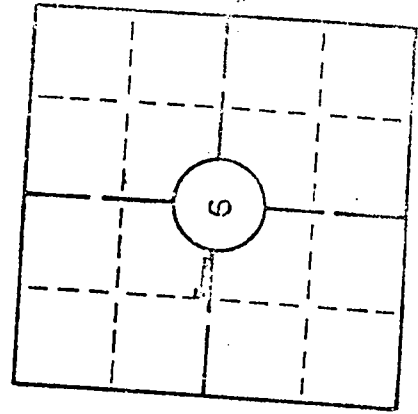
There will be no ingress or egress from the above described tract of land onto the remainder of said part of the Southeast Quarter of the Northwest Quarter, except over two non-restricted drives, the centerlines of which are to be located 3.2 feet and 808.0 feet easterly from the West line of said Southeast Quarter of the Northwest Quarter as measured along the centerline of the highway and as illustrated on the attached plat.

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.

And also, permanent easement to a tract of land and all improvements thereon, if any, for driveway purposes located in part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 14 North, Range 13 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 south quarter quarter corner of the Northwest Quarter of said Section 6; thence northerly on the West line of the Southeast Quarter of the Northwest Quarter of said Section 6 a distance of 60.1 feet to the point of beginning, said point being on the northerly highway right of way line; thence easterly on a line 60.0 feet northerly from and parallel to the South line of said Southeast Quarter of the Northwest Quarter and on said highway right of way line a distance of 30.1 feet; thence northerly 86 degrees 24 minutes left a distance of 106.5 feet; thence westerly a distance of 33.0 feet to a point on said West line; thence southerly on said West line a distance of 122.2 feet to the point of beginning, containing 0.08 acre, more or less, to be secured in this action.

6-14-13



PERMANENT EASEMENT FOR DRIVE

D.R.C. 3/64
G.B. 3/64

Land Owner: Prudential Insurance Company of America

Tenant: Safeway Stores Incorporated

Project: U-446(7) AFE: R-122b 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 part of the Northeast Quarter of Section 1, Township 14 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 east quarter corner of said Section 1; thence westerly on the South line of the Northeast Quarter of said Section 1 a distance of 583.0 feet; thence northerly 90 degrees 00 minutes right a distance of 53.0 feet to the point of beginning, said point being at the intersection of the northerly old highway right of way line and the westerly property line; thence easterly on said old highway right of way line a distance of 211.2 feet to a point 60.0 feet northerly from said South line; thence continuing easterly on a line 60.0 feet northerly from and parallel to said South line and on said old highway right of way line a distance of 23.9 feet to a point on the easterly property line; thence northerly on said easterly property line a distance of 10.0 feet; thence westerly on a line 70.0 feet northerly from and parallel to said South line a distance of 227.2 feet to point of curvature; thence continuing westerly on a 23.0 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 13.5 feet to a point on said westerly property line; thence southerly on said westerly property line a distance of 20.9 feet to the point of beginning, containing 3,158.8 square feet, more or less, to be secured in this action.

Ingress and egress will be permitted over an access road to be constructed at the completion of the project as illustrated on the attached plat.

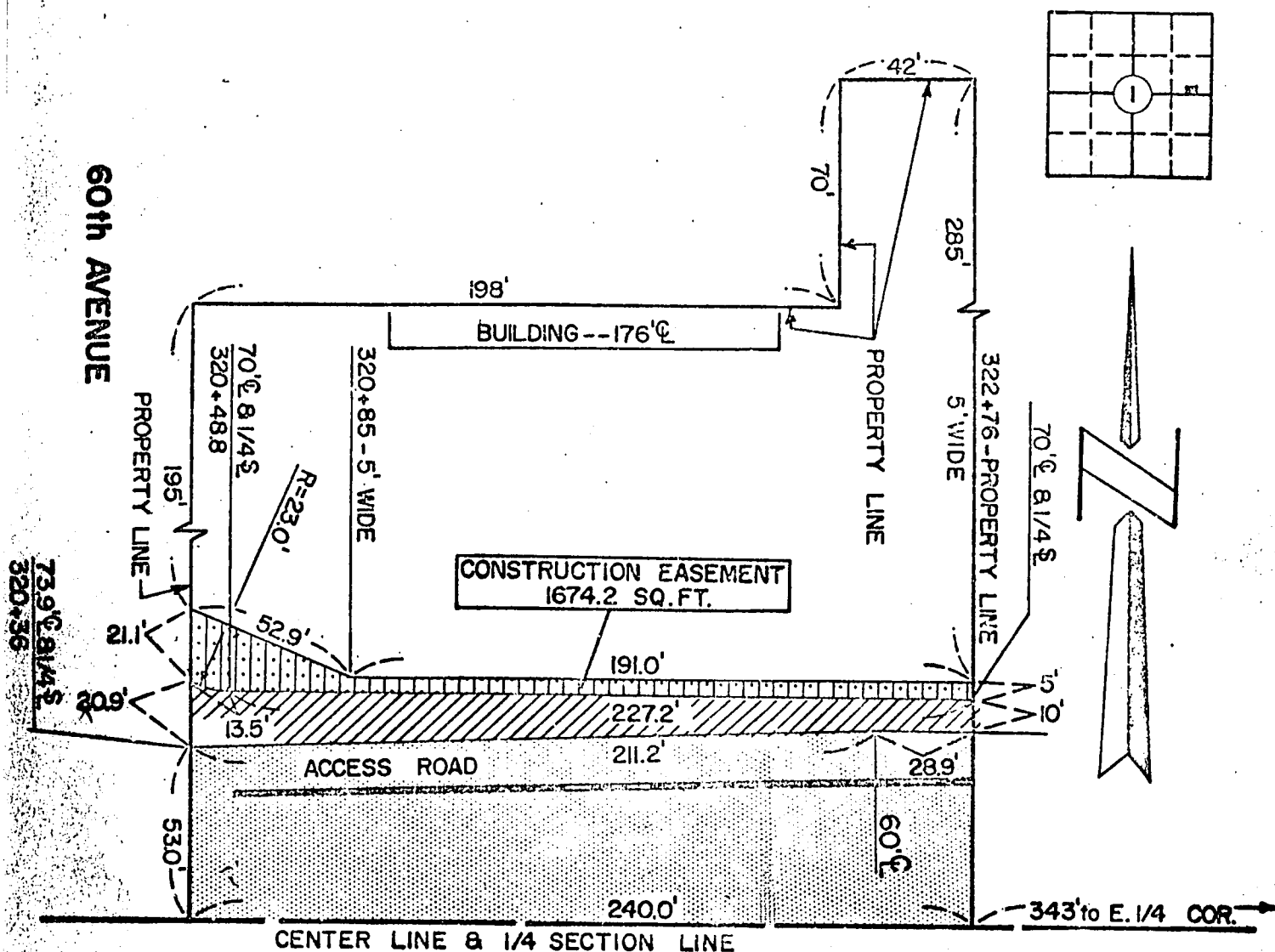
All mineral rights in the above described tract shall be retained and reserved to the Condemnee, its heirs, successors or assigns. The Condemnee, its heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral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

And also, temporary easement to a tract of land and all improvements thereon, if any, for construction purposes located in part of the Northeast Quarter of Section 1, Township 14 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 east quarter corner of said Section 1; thence westerly on the South line of the Northeast Quarter of Section 1 a distance of 583.0 feet; thence northerly 90 degrees 00 minutes right a distance of 73.9 feet to the point of beginning, said point being on the northerly highway right of way line; thence continuing northerly on the last described course produced and on the westerly property line a distance of 21.1 feet; thence southeasterly a distance of 52.9 feet to a point 75.0 feet northerly from said South line; thence easterly on a line 75.0 feet northerly from and parallel to said South line a distance of 191.0 feet to a point on the easterly property line; thence southerly on said easterly property line a distance of 5.0 feet to a point on said highway right of way line; thence westerly on a line 70.0 feet northerly from and parallel to said South line and on said highway right of way line a distance of 227.2 feet to point of curvature; thence continuing westerly on a 23.0 foot radius curve to the right (initial tangent of which coincides with the last described course) and on said highway right of way line a distance of 13.5 feet to the point of beginning, containing 1,674.2 square feet, more or less, to be secured in this action.

PT. NE ⁴ SEC. 1 - T14N - R12E
DOUGLAS COUNTY
TOTAL NEW R.O.W. 3,158.8 SQ. FT.

BOOK 415 PAGE 477



SKETCH SHOWING

RIGHT OF WAY
TO BE ACQUIRED
FROM LAND OWNED
BY

PRUDENTIAL INSURANCE COMPANY

SCALE 1" = 50'
TRACT 59

STATE OF ILLINOIS
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LAW OFFICE

FILE U-446(7)
ACC. NO. 122b

PREPARED BY: [Signature]
DATE: 8-63
CONST. EASE. 1,674.2 SQ. FT.
CONTINGENT: [Signature]

COMPUTED BY: [Signature]
CHECKED BY: [Signature]

R.A.B. 8'63
9-63
1-64
WDE 1-64

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: Pennie Z. Davis, a Joint Tenant	\$ 3,246.41
TO: Florence C. Davis, a Joint Tenant	3,246.41
TO: Douglas County Treasurer	5.18
* * * * *	
TO: The Prudential Insurance Company of America, Owner	5,259.70
TO: Safeway Stores, Incorporated, a Corporation, Lessee	4,232.68
TO: Douglas County Treasurer	18.35

All of which is hereby respectfully submitted.

Dated this 29th day of April, 1964.

/s/ Lloyd M. Peterson

/s/ Tracy R. Osborne

/s/ Donald C. Hosford

Appraisers

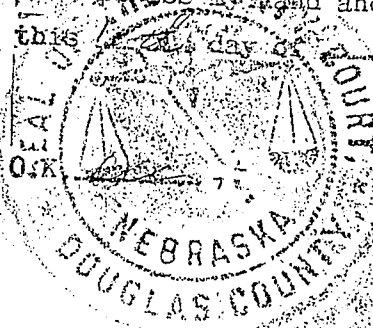
F I L E D
MAY 6 - 1964
OFFICE OF THE COUNTY JUDGE

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge
hereby certify the foregoing copy, consisting of 6 pages, do
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 1st day of July, 1964

ROBERT R. TROYER, County Judge

BY Joseph J. Delis
Clerk of the County Court



11. FILED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
7 DAY August 1964 AT 2:32 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 10.75