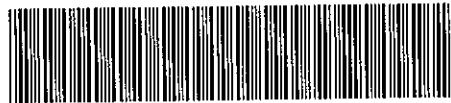




1282 497 MISC



02663 99 497-520

Nebr Doc Stamp Tax
Date
\$
By

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 FEB 23 AM 8: 31

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*2/23*

FEE	FB	01-60000	<i>pp MIS</i>
BWP 25-15-10	CO	OC-35990	
DEL	SCAN	dc fv	

*10*

24 94

STATE OF NEBRASKA

CERTIFICATE *add*

Case No.  
C98-60018

C/SC 2 (8/88)

Douglas County Court, Civil/Small Claims Division  
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF DOUGLAS )

I, Peggy Stephenson, 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: Return of Appraisers

on file and of record in the Douglas County Court, entitled: \_\_\_\_\_

St. of Nebraska Department of Roads vs. Harland A. Custard et al

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

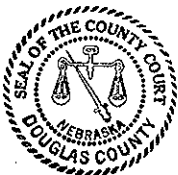
DATE: 2-18-99

BY THE COURT:

*Peggy Stephenson*  
Supervisor

*(Signature)*

(Seal)



BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA )  
DEPARTMENT OF ROADS, )  
 )  
Condemner, )  
 )  
v. )  
 )  
6-7(1042) )  
HARLAN A. CUSTARD and NANCY K. )  
CUSTARD, Husband and Wife, )  
Joint Tenants; COMMERCIAL FED- )  
ERAL BANK, Mortgagee; DOUGLAS )  
COUNTY; )  
 )  
M. JEANNE GIVEN and GAYLYNN )  
GIVEN HORVATICH n/k/a GAYLYNN )  
GIVEN-OWENS, Joint Tenants; F. )  
JEROME GIVEN, Husband of M. )  
Jeanne Given; JOE D. OWENS, )  
Husband of GayLynn Given-Owens; )  
FIRST FEDERAL SAVINGS AND LOAN )  
ASSOCIATION n/k/a AMERICAN )  
NATIONAL BANK, Mortgagee; )  
DOUGLAS COUNTY; )  
 )  
6-7(1043) )  
SKYLINE WOODS COUNTRY CLUB, )  
L.L.C., A Nebraska Limited )  
Liability Company, Owner; )  
DOUGLAS COUNTY; )  
 )  
CECILIA R. HEINE, Wife of Carl )  
F. Heine, Deceased, CARL )  
FRANCIS HEINE, MARY K. FITZ- )  
PATRICK, Heirs and Holders of )  
Interest in the Estate of Carl )  
F. Heine; CECILIA R. HEINE, )  
CARL FRANCIS HEINE, MARY K. )  
FITZPATRICK, Trustees of the )  
Carl F. Heine Family Trust, )  
Holders of Interest; DOUGLAS )  
COUNTY; )  
 )  
Condemnees. )

Docket \_\_\_\_\_ Page \_\_\_\_\_ Case C98-600/8

RETURN OF APPRAISERS

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 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:

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

HARLAN A. CUSTARD and NANCY K. CUSTARD, H &amp; W, J.T.

MORTGAGEE: COMMERCIAL FEDERAL BANK

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 NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 14.996 METERS (49.20 FEET); THENCE NORTHERLY DEFLECTING 89 DEGREES, 53 MINUTES, 31 SECONDS RIGHT A DISTANCE OF 68.580 METERS (225.00 FEET); THENCE EASTERLY DEFLECTING 90 DEGREES, 06 MINUTES, 30 SECONDS RIGHT TO THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 14.985 METERS (49.16 FEET); THENCE SOUTHERLY DEFLECTING 89 DEGREES, 52 MINUTES, 56 SECONDS RIGHT ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 68.580 METERS (225.00 FEET) TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.102 HECTARES (0.25 ACRES) MORE OR LESS, WHICH INCLUDES 0.069 HECTARES (0.17 ACRES) MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

*SE NE*

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 14.996 METERS (49.20 FEET) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 89 DEGREES, 53 MINUTES, 31 SECONDS RIGHT A DISTANCE OF 68.580 METERS (225.00 FEET) TO THE POINT OF TERMINATION;

*SE NE*

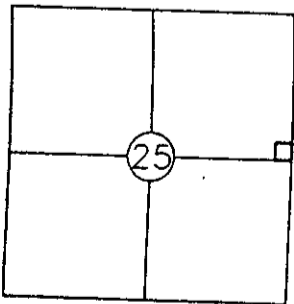
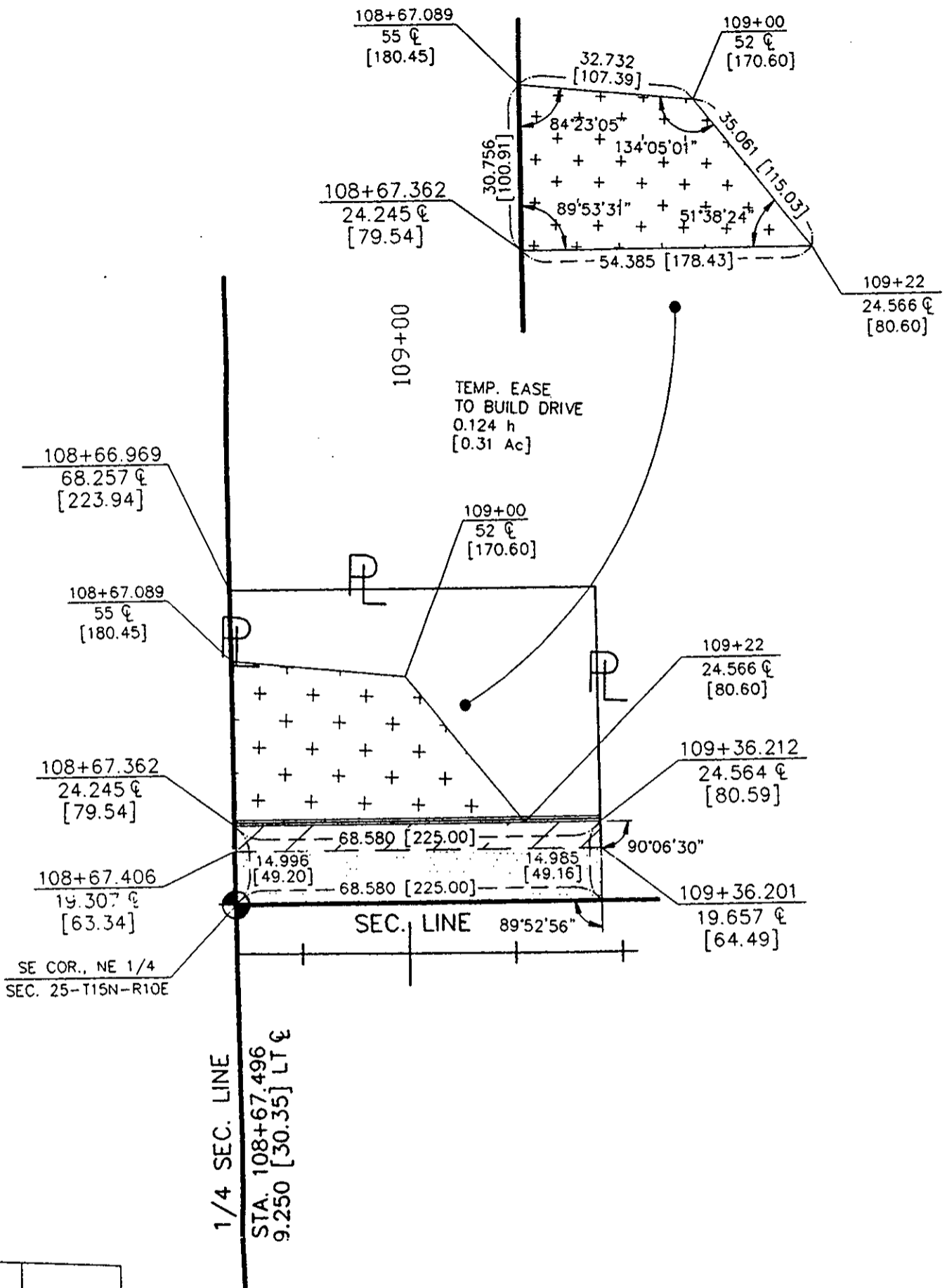
ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE 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.

TEMPORARY EASEMENT TO A TRACT OF LAND TO BUILD DRIVE LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 14.996 METERS (49.20 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY DEFLECTING 00 DEGREES, 00 MINUTES, 00 SECONDS RIGHT ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 30.756 METERS (100.91 FEET); THENCE NORTHERLY DEFLECTING 95 DEGREES, 36 MINUTES, 55 SECONDS RIGHT A DISTANCE OF 32.732 METERS (107.39 FEET); THENCE NORTHEASTERLY DEFLECTING 45 DEGREES, 54 MINUTES, 59 SECONDS RIGHT A DISTANCE OF 35.061 METERS (115.03 FEET); THENCE SOUTHERLY DEFLECTING 128 DEGREES, 21 MINUTES, 36 SECONDS RIGHT A DISTANCE OF 54.385 METERS (178.43 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.124 HECTARES (0.31 ACRES) MORE OR LESS.

*SE NE*

THE EASEMENT AREA(S) MAY BE USED FOR THE RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-7(1042), 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.



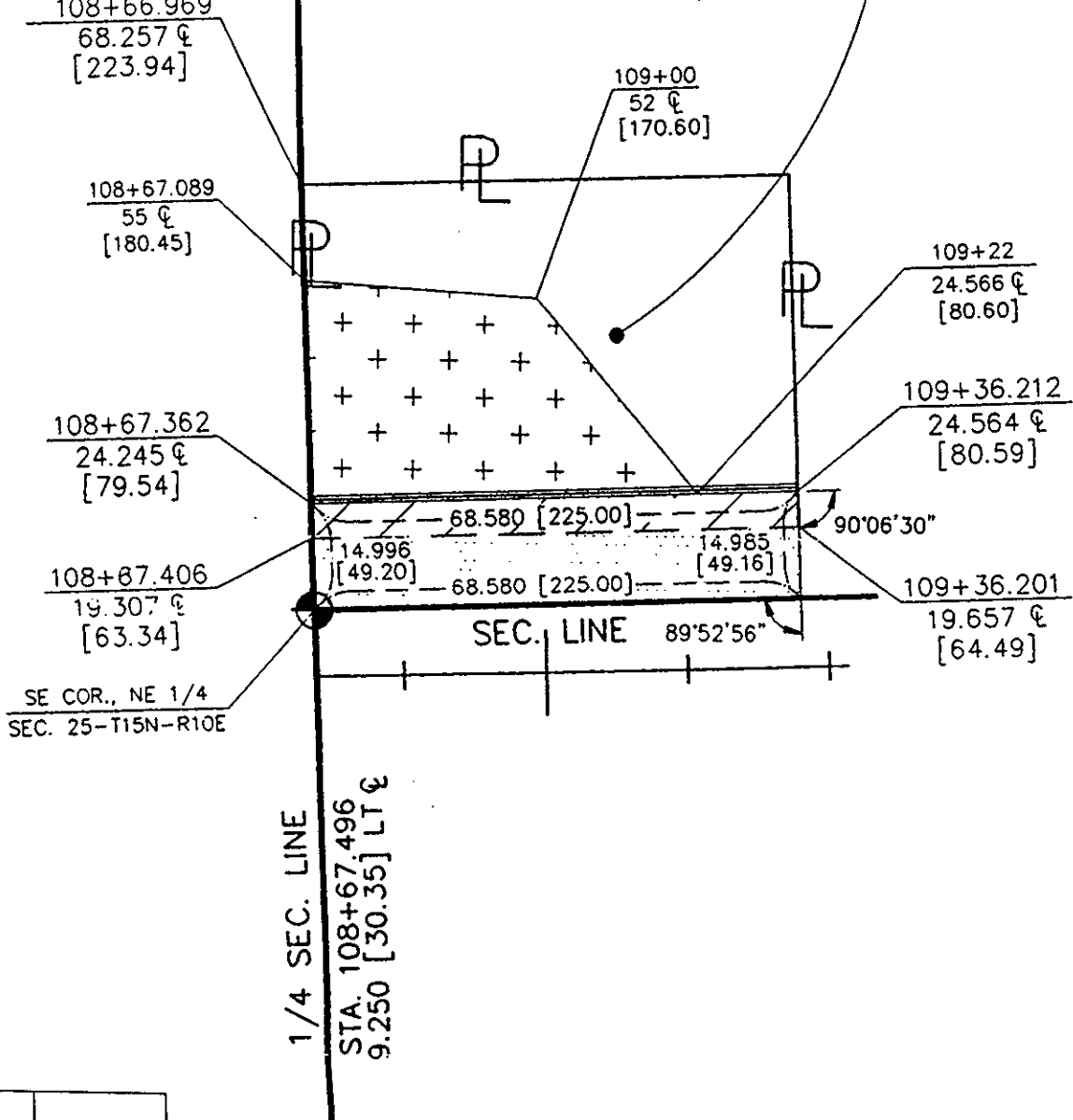
PT. OF SE 1/4 NE 1/4  
 SEC. 25-T15N-R10E.  
 DOUGLAS COUNTY, NEBRASKA

TRACT NO. 31  
 SEC. 25-T15N-R10E.

PREV. R.O.W. 0.069 h (0.17 Ac.)  
 NEW R.O.W. 0.033 h (0.08 Ac.)  
 TOTAL R.O.W. 0.102 h (0.25 Ac.)

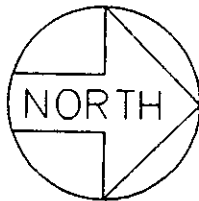
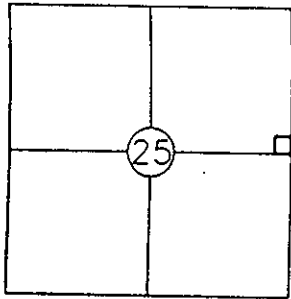
PLAT SHOWING  
 RIGHT OF WAY  
 TO BE ACQUIRED FROM LAND OWNED BY

HARLAN A. CUSTARD and NANCY K. CUSTARD, H & W, J.T.



SE COR., NE 1/4  
SEC. 25-T15N-R10E

1/4 SEC. LINE  
STA. 108+67.496  
9.250 [30.35] LT



PT. OF SE 1/4 NE 1/4  
SEC. 25-T.15N.-R.10E.  
DOUGLAS COUNTY, NEBRASKA



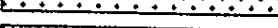


TRACT NO. 31  
SEC. 25-T15N-R10E.

PREV. R.O.W. 0.069 h (0.17 Ac.)  
NEW R.O.W. 0.033 h (0.08 Ac.)  
TOTAL R.O.W. 0.102 h (0.25 Ac.)

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

HARLAN A. CUSTARD and NANCY K. CUSTARD, H & W, J.T.

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

PREV. R.O.W.		0.069 h (0.17 Ac.)
NEW R.O.W.		0.033 h (0.08 Ac.)
TEMP. EASE.		0.124 h (0.31 Ac.)
PERM. EASE.		0.000 h (0.00 Ac.)
CONTROLLED ACCESS		

TRACT NO. 31 SCALE 1 = 1000m  
LOCATION DOUGLAS COUNTY, NEBRASKA  
PROJECT NO. S-6-7 (1042)  
CONTROL NO. 20254

DRAWN BY: MWF  
CHECKED BY: WGK  
COMPUTED BY: MWF  
WRITTEN BY: MWF  
CHECKED BY: WGK



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

M. JEANNE GIVEN and GayLYNN GIVEN HORVATICH n/k/a GayLYNN GIVEN-OWENS, Joint Tenants; F. JEROME GIVEN, Husband of M. Jeanne Given; JOE D. OWENS, Husband of GayLynn Given-Owens; FIRST FEDERAL SAVINGS & LOAN ASSOCIATION n/k/a AMERICAN NATIONAL BANK, Mortgagee;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES, LOCATED IN PART OF LOTS 86, 61, AND 205, SKYLINE RANCHES, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 208.496 METERS (684.04 FEET) TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 89 DEGREES, 39 MINUTES, 56 SECONDS LEFT ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF EXISTING RAWHIDE ROAD RIGHT-OF-WAY A DISTANCE OF 28.656 METERS (94.02 FEET); THENCE NORTHERLY DEFLECTING 84 DEGREES, 21 MINUTES, 37 SECONDS RIGHT A DISTANCE OF 63.841 METERS (209.45 FEET); THENCE NORTHERLY DEFLECTING 10 DEGREES, 33 MINUTES, 26 SECONDS RIGHT A DISTANCE OF 159.507 METERS (523.32 FEET); THENCE NORTHERLY DEFLECTING 14 DEGREES, 23 MINUTES, 52 SECONDS LEFT A DISTANCE OF 31.461 METERS (103.22 FEET) TO THE NORTH LINE OF LOT 86; THENCE EASTERLY DEFLECTING 82 DEGREES, 59 MINUTES, 13 SECONDS RIGHT ALONG THE NORTH LINE OF LOT 86 A DISTANCE OF 25.987 METERS (85.26 FEET) TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTHERLY DEFLECTING 106 DEGREES, 09 MINUTES, 33 SECONDS RIGHT ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 260.864 METERS (855.85 FEET) TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.711 HECTARES (1.76 ACRES) MORE OR LESS, WHICH INCLUDES 0.412 HECTARES (1.02 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 PART OF LOTS 86, 61, AND 205, SKYLINE RANCHES, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 208.496 METERS (684.04 FEET); THENCE WESTERLY DEFLECTING 89 DEGREES, 39 MINUTES, 56 SECONDS LEFT ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF EXISTING RAWHIDE ROAD RIGHT-OF-WAY A DISTANCE OF 56.681 METERS (185.96 FEET) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 180 DEGREES, 00 MINUTES, 00 SECONDS RIGHT ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF EXISTING RAWHIDE ROAD RIGHT-OF-WAY A DISTANCE OF

*00-35970*

28.025 METERS (91.94 FEET); THENCE NORTHERLY DEFLECTING 95 DEGREES, 38 MINUTES, 23 SECONDS LEFT A DISTANCE OF 63.841 METERS (209.45 FEET); THENCE NORTHERLY DEFLECTING 10 DEGREES, 33 MINUTES, 26 SECONDS RIGHT A DISTANCE OF 159.507 METERS (523.32 FEET); THENCE NORTHERLY DEFLECTING 14 DEGREES, 23 MINUTES, 52 SECONDS LEFT A DISTANCE OF 31.461 METERS (103.22 FEET) TO THE NORTH LINE OF LOT 86; THENCE EASTERLY DEFLECTING 82 DEGREES, 59 MINUTES, 13 SECONDS RIGHT ALONG THE NORTH LINE OF LOT 86 A DISTANCE OF 10.120 METERS (33.20 FEET) TO THE WEST LINE OF EXISTING STATE HIGHWAY NO. 31 RIGHT-OF-WAY AND 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.

TEMPORARY EASEMENT TO A TRACT OF LAND FOR SHAPING LOCATED IN PART OF LOTS 86, 61, AND 205, SKYLINE RANCHES, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: *DC-35970*

REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 208.496 METERS (684.04 FEET); THENCE WESTERLY DEFLECTING 89 DEGREES, 39 MINUTES, 56 SECONDS LEFT ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF EXISTING RAWHIDE ROAD RIGHT-OF-WAY A DISTANCE OF 28.656 METERS (94.02 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY DEFLECTING 00 DEGREES, 00 MINUTES, 00 SECONDS RIGHT ALONG THE SOUTH LINE OF LOT 61 AND THE NORTH LINE OF EXISTING RAWHIDE ROAD RIGHT-OF-WAY A DISTANCE OF 38.033 METERS (124.78 FEET); THENCE NORTHEASTERLY DEFLECTING 164 DEGREES, 25 MINUTES, 23 SECONDS RIGHT A DISTANCE OF 38.426 METERS (126.07 FEET); THENCE SOUTHERLY DEFLECTING 99 DEGREES, 56 MINUTES, 14 SECONDS RIGHT A DISTANCE OF 10.369 METERS (34.02 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.019 HECTARES (0.05 ACRES) MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-7(1042), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEDS AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

128+00

129+00

-T15N-R10E

205

86

128+22.465  
18.537 ¢  
[60.82]

159.507 [523.32]

128+81.353  
18.330 ¢  
[60.14]

129+08  
20 ¢  
[65.62]

129+39.061  
25 ¢  
[82.02]

129+41.877  
15.280 ¢  
[50.13]

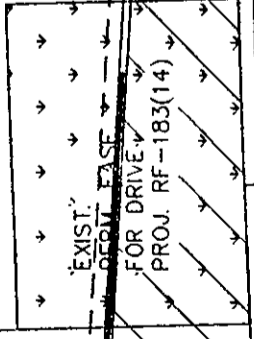
15.867  
[52.06]

82°59'13"

10.120  
[33.20]

31.461 [103.22]

73°50'27"

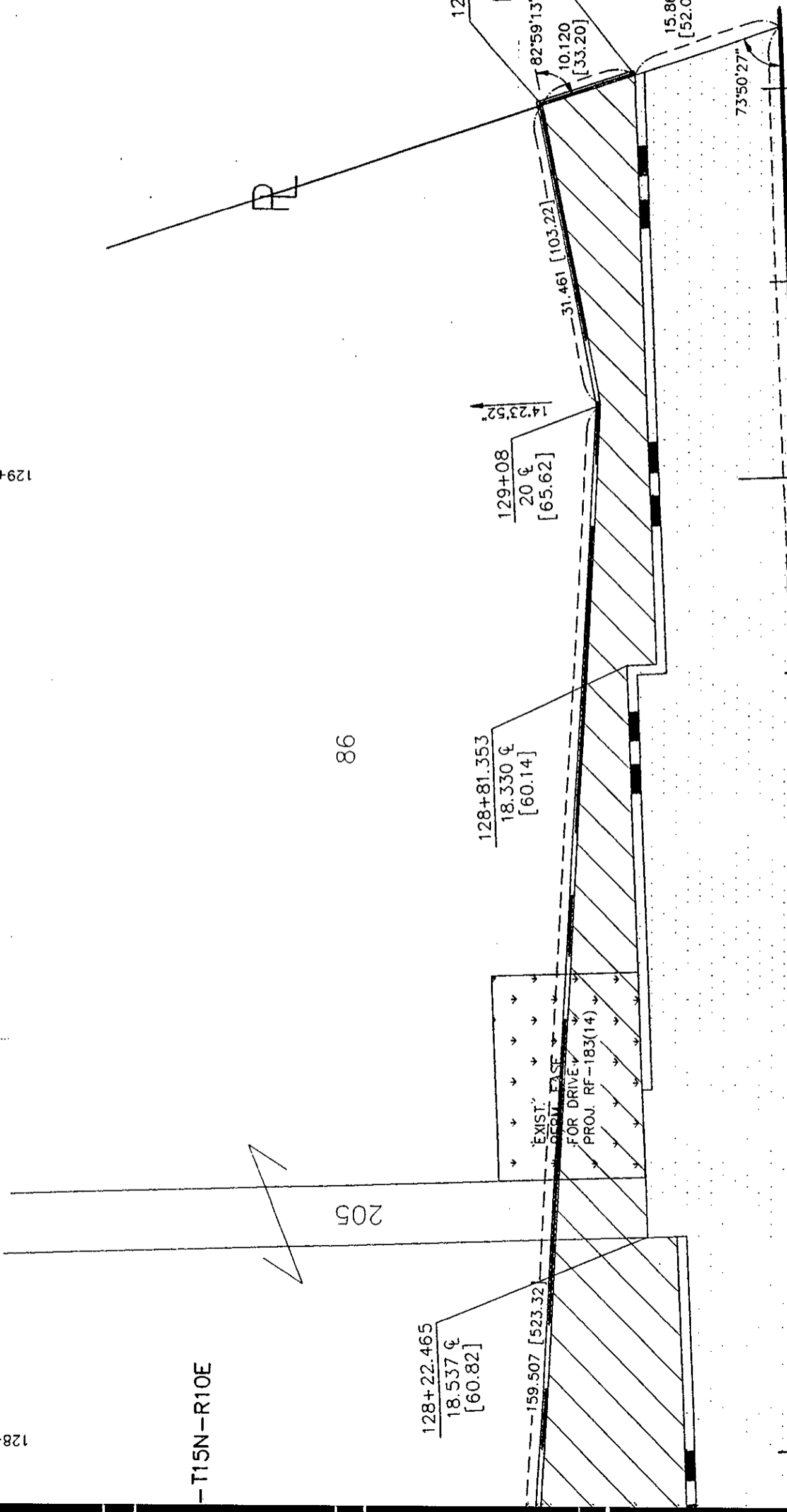


SEC. LINE

260.864 [855.85]

STATE HWY 31

R



127+00

128+00

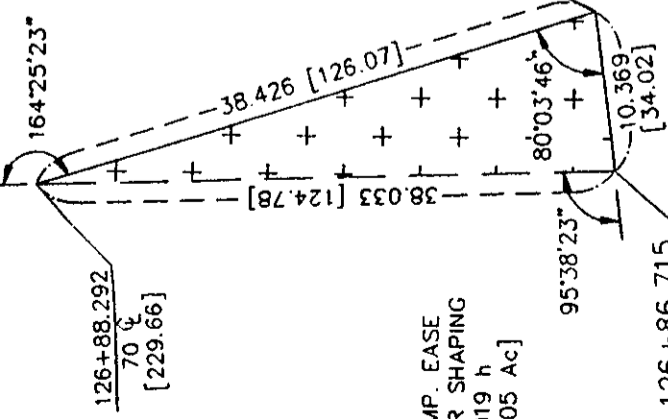
$\frac{126+88.292}{70 \text{ ¢}}$   
[229.66]

TEMP. EASE  
FOR SHAPING  
0.019 h  
[0.05 Ac]

61

SEC. 24-T15N-R10E

205



$\frac{126+86.715}{32 \text{ ¢}}$   
[104.99]

$\frac{127+50}{36 \text{ ¢}}$   
[118.11]

$\frac{126+97}{32.595 \text{ ¢}}$   
[106.94]

$\frac{10'33'26''}{10'33'26''}$

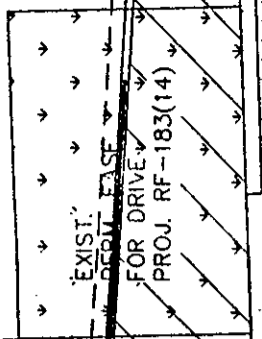
$\frac{128+22.465}{18.537 \text{ ¢}}$   
[60.82]

$\frac{126+97}{32.595 \text{ ¢}}$   
[106.94]

$\frac{126+92.258}{18.377 \text{ ¢}}$   
[60.29]

63.841 [209.45]

159.507 [523.32]



SEC. LINE

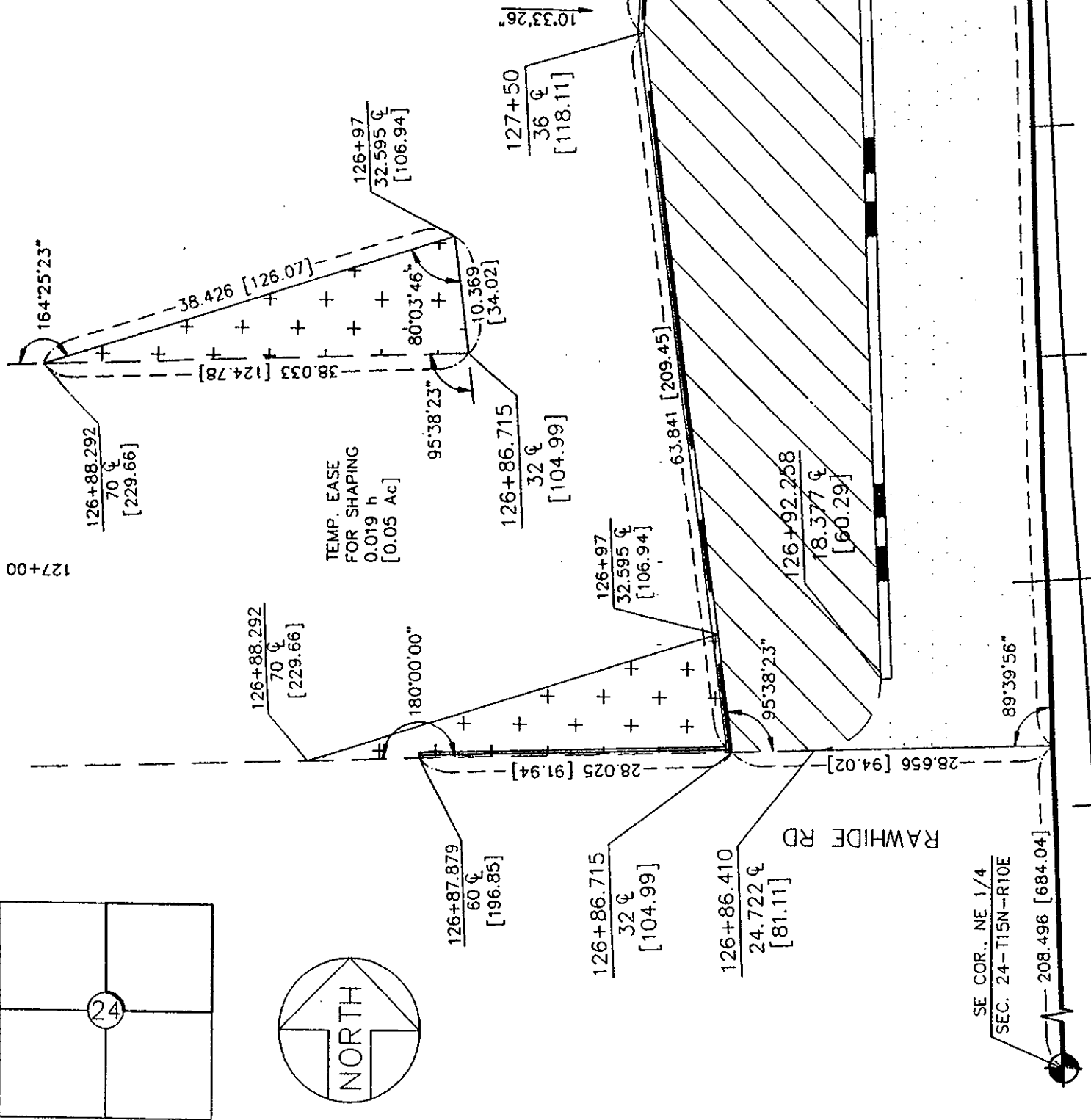
260.864 [855.85]

STATE HWY 31

3'39'56"

0'00'00"

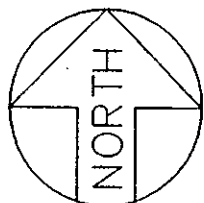
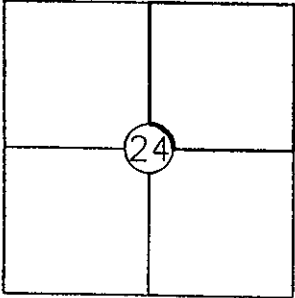
38'23"



TEMP. EASE  
FOR SHAPING  
0.019 h  
[0.05 Ac]

RAWHIDE RD

SE COR., NE 1/4  
SEC. 24-T15N-R10E



NE 1/4  
SEC. 24-T15N-R10E.  
DOUGLAS COUNTY, NEBRASKA

TRACT NO. 57  
SEC. 24-T15N-R10E.

PREV. R.O.W. 0.412 h (1.02 Ac.)  
NEW R.O.W. 0.299 h (0.74 Ac.)  
TOTAL R.O.W. 0.711 h (1.76 Ac.)

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

M. JEANNE GIVEN and GayLYNN GIVEN HORVATICH n/k/a GayLYNN GIVEN-OWENS,  
Joint Tenants; F. JEROME GIVEN, Husband of M. Jeanne Given; JOE D.  
OWENS, Husband of GayLynn Given-Owens;

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

PREV. R.O.W.		0.412 h (1.02 Ac.)
NEW R.O.W.		0.299 h (0.74 Ac.)
TEMP. EASE.		0.019 h (0.05 Ac.)
PERM. EASE.		0.000 h (0.00 Ac.)
CONTROLLED ACCESS		

TRACT NO. 57  
LOCATION DOUGLAS COUNTY, NEBRASKA  
PROJECT NO. S-6-7 (1042)  
CONTROL NO. 20254

DRAWN BY: MWF  
CHECKED BY: WGK  
COMPUTED BY: MWF  
WRITTEN BY: MWF  
CHECKED BY: WGK

SCALE 1 = 500m

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

OWNER: SKYLINE WOODS COUNTRY CLUB, L.L.C., A Nebraska Limited Liability Company

PERMANENT EASEMENT TO A TRACT OF LAND FOR CULVERT MAINTENANCE PURPOSES LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 226.422 METERS (742.85 FEET); THENCE NORTHERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 27.732 METERS (90.98 FEET) TO THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY DEFLECTING 70 DEGREES, 14 MINUTES, 28 SECONDS RIGHT A DISTANCE OF 34.105 METERS (111.89 FEET); THENCE EASTERLY DEFLECTING 19 DEGREES, 44 MINUTES, 10 SECONDS RIGHT A DISTANCE OF 45.583 METERS (149.55 FEET); THENCE SOUTHEASTERLY DEFLECTING 18 DEGREES, 01 MINUTES, 06 SECONDS RIGHT A DISTANCE OF 37.379 METERS (122.63 FEET) TO THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY; THENCE WESTERLY DEFLECTING 162 DEGREES, 00 MINUTES, 16 SECONDS RIGHT ALONG THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY A DISTANCE OF 113.231 METERS (371.49 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.091 HECTARES (0.23 ACRES) MORE OR LESS.

AND ALSO:

*SE SW*

PERMANENT EASEMENT TO A TRACT OF LAND FOR CHANNEL CLEAN OUT PURPOSES LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 418.149 METERS (1,371.88 FEET); THENCE NORTHERLY DEFLECTING 90 DEGREES, 00 MINUTES, 00 SECONDS RIGHT A DISTANCE OF 27.324 METERS (89.64 FEET) TO THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY DEFLECTING 70 DEGREES, 04 MINUTES, 37 SECONDS RIGHT A DISTANCE OF 34.438 METERS (112.98 FEET); THENCE SOUTHEASTERLY DEFLECTING 35 DEGREES, 20 MINUTES, 42 SECONDS RIGHT A DISTANCE OF 42.593 METERS (139.74 FEET) TO THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY; THENCE WESTERLY DEFLECTING 164 DEGREES, 34 MINUTES, 41 SECONDS RIGHT ALONG THE NORTH LINE OF EXISTING CENTER STREET

*SE SW  
SW SW*

RIGHT-OF-WAY A DISTANCE OF 56.120 METERS (184.12 FEET); THENCE WESTERLY DEFLECTING 01 DEGREES, 21 MINUTES, 01 SECONDS LEFT ALONG THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY A DISTANCE OF 17.321 METERS (56.83 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF OR 0.041 HECTARES (0.10 ACRES) MORE OR LESS.

TEMPORARY EASEMENT TO A TRACT OF LAND FOR SHAPING LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 27.732 METERS (90.98 FEET) TO THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 89 DEGREES, 40 MINUTES, 46 SECONDS LEFT ALONG THE NORTH LINE OF EXISTING CENTER STREET RIGHT-OF-WAY A DISTANCE OF 14.752 METERS (48.40 FEET); THENCE NORTHEASTERLY DEFLECTING 153 DEGREES, 44 MINUTES, 15 SECONDS RIGHT A DISTANCE OF 16.405 METERS (53.82 FEET) TO THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY DEFLECTING 115 DEGREES, 56 MINUTES, 31 SECONDS RIGHT ALONG THE EAST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 7.259 METERS (23.82 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.005 HECTARES (0.01 ACRES) MORE OR LESS.

SE SW

THE EASEMENT AREA(S) MAY BE USED FOR THE RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-7(1043), 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.

30090+00

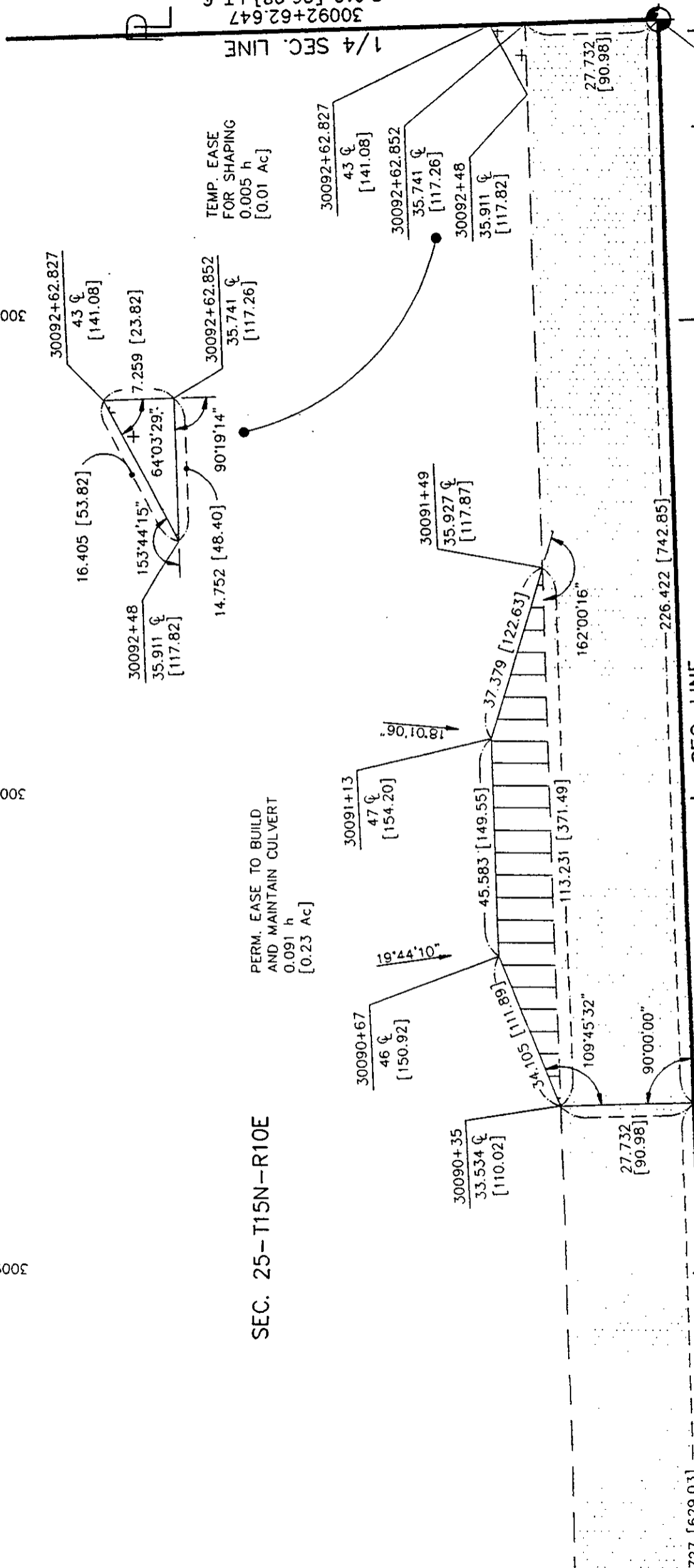
30091+00

30092+00

### SEC. 25-T15N-R10E

PERM. EASE TO BUILD  
AND MAINTAIN CULVERT  
0.091 h  
[0.23 Ac]

TEMP. EASE  
FOR SHAPING  
0.005 h  
[0.01 Ac]



727 [629.03]

SEC. LINE

WEST CENTER ROAD

SE COR., SW 1/4  
SEC. 25-T15N-R10E

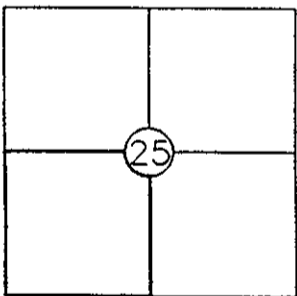
1/4 SEC. LINE  
30092+62.647  
8.010 [26.28] LT



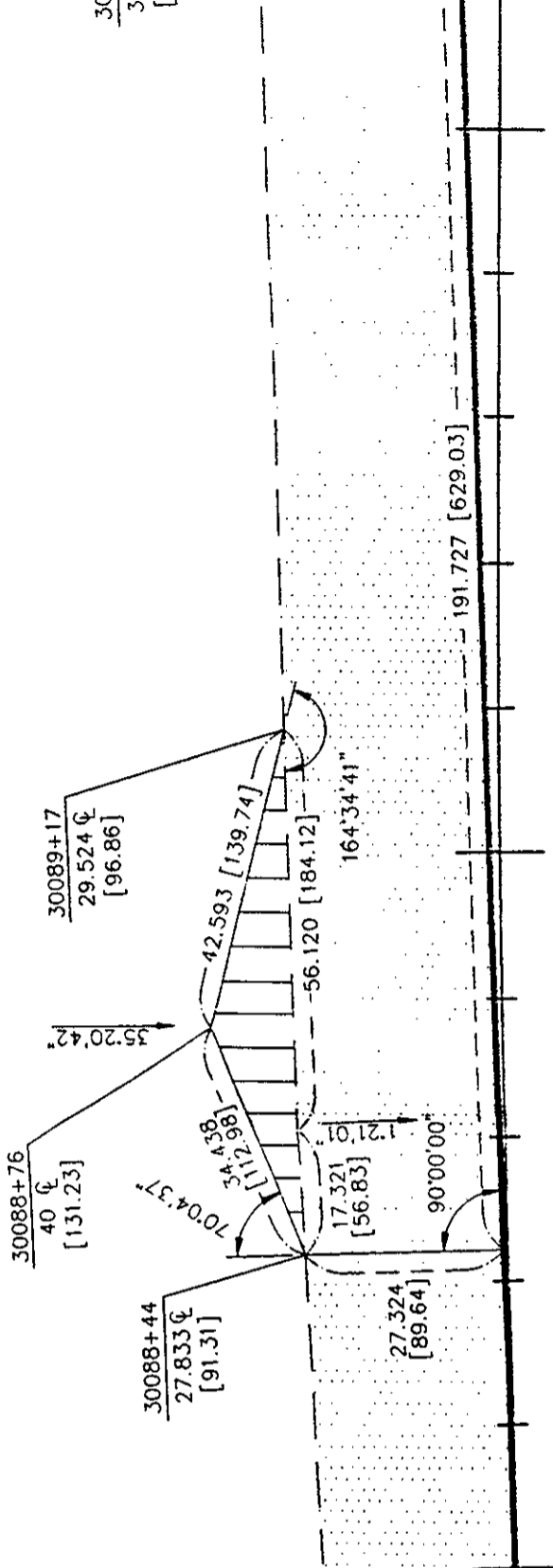
00+0600S

SEC. 25-T15N

30089+00



PERM. EASE FOR  
CHANNEL CLEAN OUT  
0.041 h  
[0.10 Ac]



SW 1/4  
SEC. 25-T.15N.-R.10E.  
DOUGLAS COUNTY, NEBRASKA

TRACT NO. 25  
SEC. 25-T15N-R10E.

PREV. R.O.W. 0.000 h (0.00 Ac.)  
NEW R.O.W. 0.000 h (0.00 Ac.)  
TOTAL R.O.W. 0.000 h (0.00 Ac.)

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

SKYLINE WOODS COUNTRY CLUB, L.L.C., A Nebraska Limited Liability Company

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

PREV. R.O.W.		0.000 h (0.00 Ac.)
NEW R.O.W.		0.000 h (0.00 Ac.)
TEMP. EASE.		0.005 h (0.01 Ac.)
PERM. EASE.		0.132 h (0.33 Ac.)
CONTROLLED ACCESS		

TRACT NO. 25 SCALE 1 = 1000m  
LOCATION DOUGLAS COUNTY, NEBRASKA  
PROJECT NO. S-6-7 (1043)  
CONTROL NO. 20615

DRAWN BY: MWF  
CHECKED BY: WGK  
COMPUTED BY: MWF  
WRITTEN BY: MWF  
CHECKED BY: WGK

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

CECILIA R. HEINE, Wife of Carl F. Heine, Deceased, CARL FRANCIS HEINE, MARY K. FITZPATRICK, Heirs and Holders of Interest in the Estate of Carl F. Heine; CECILIA R. HEINE, CARL FRANCIS HEINE, MARY K. FITZPATRICK, Trustees of the Carl F. Heine Family Trust, Holders of Interest;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 34.991 METERS (114.80 FEET); THENCE EASTERLY DEFLECTING 90 DEGREES, 30 MINUTES, 01 SECONDS RIGHT A DISTANCE OF 371.833 METERS (1,219.92 FEET); THENCE NORTHEASTERLY DEFLECTING 14 DEGREES, 32 MINUTES, 57 SECONDS LEFT A DISTANCE OF 30.853 METERS (101.22 FEET) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY DEFLECTING 104 DEGREES, 00 MINUTES, 12 SECONDS RIGHT ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 38.547 METERS (126.27 FEET) TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE WESTERLY DEFLECTING 89 DEGREES, 56 MINUTES, 51 SECONDS RIGHT ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 401.780 METERS (1,318.17 FEET) TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.332 HECTARES (3.29 ACRES) MORE OR LESS, WHICH INCLUDES 0.918 HECTARES (2.27 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 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 34.991 METERS (114.80 FEET) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 90 DEGREES, 30 MINUTES, 01 SECONDS RIGHT A DISTANCE OF 371.833 METERS (1,219.92 FEET); THENCE NORTHEASTERLY DEFLECTING 14 DEGREES, 32 MINUTES, 57 SECONDS LEFT A DISTANCE OF 30.853 METERS (101.22 FEET) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF TERMINATION, EXCEPT OVER AN ACCESS NOT TO EXCEED 13.000 METERS (42.65 FEET) IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED 37.403 METERS (122.71 FEET) EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST AS MEASURED ALONG CENTER STREET CENTERLINE.

SW SE

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNNEES AND TO HIS, 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.

TEMPORARY EASEMENT TO A TRACT OF LAND TO BUILD A DRIVE LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

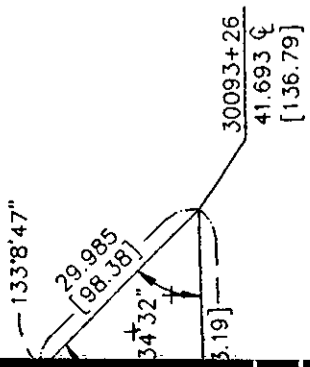
REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 34.991 METERS (114.80 FEET); THENCE EASTERLY DEFLECTING 90 DEGREES, 30 MINUTES, 01 SECONDS RIGHT A DISTANCE OF 12.996 METERS (42.64 FEET) TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY DEFLECTING 49 DEGREES, 29 MINUTES, 26 SECONDS LEFT A DISTANCE OF 27.853 METERS (91.38 FEET); THENCE EASTERLY DEFLECTING 48 DEGREES, 12 MINUTES, 45 SECONDS RIGHT A DISTANCE OF 10.662 METERS (34.98 FEET); THENCE SOUTHEASTERLY DEFLECTING 46 DEGREES, 51 MINUTES, 13 SECONDS RIGHT A DISTANCE OF 29.985 METERS (98.38 FEET); THENCE WESTERLY DEFLECTING 134 DEGREES, 25 MINUTES, 28 SECONDS RIGHT A DISTANCE OF 49.741 METERS (163.19 FEET) TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 0.064 HECTARES (0.16 ACRES) MORE OR LESS. *SW SE*

THE EASEMENT AREA(S) MAY BE USED FOR THE RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT F-6-7(1043), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNNEE AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

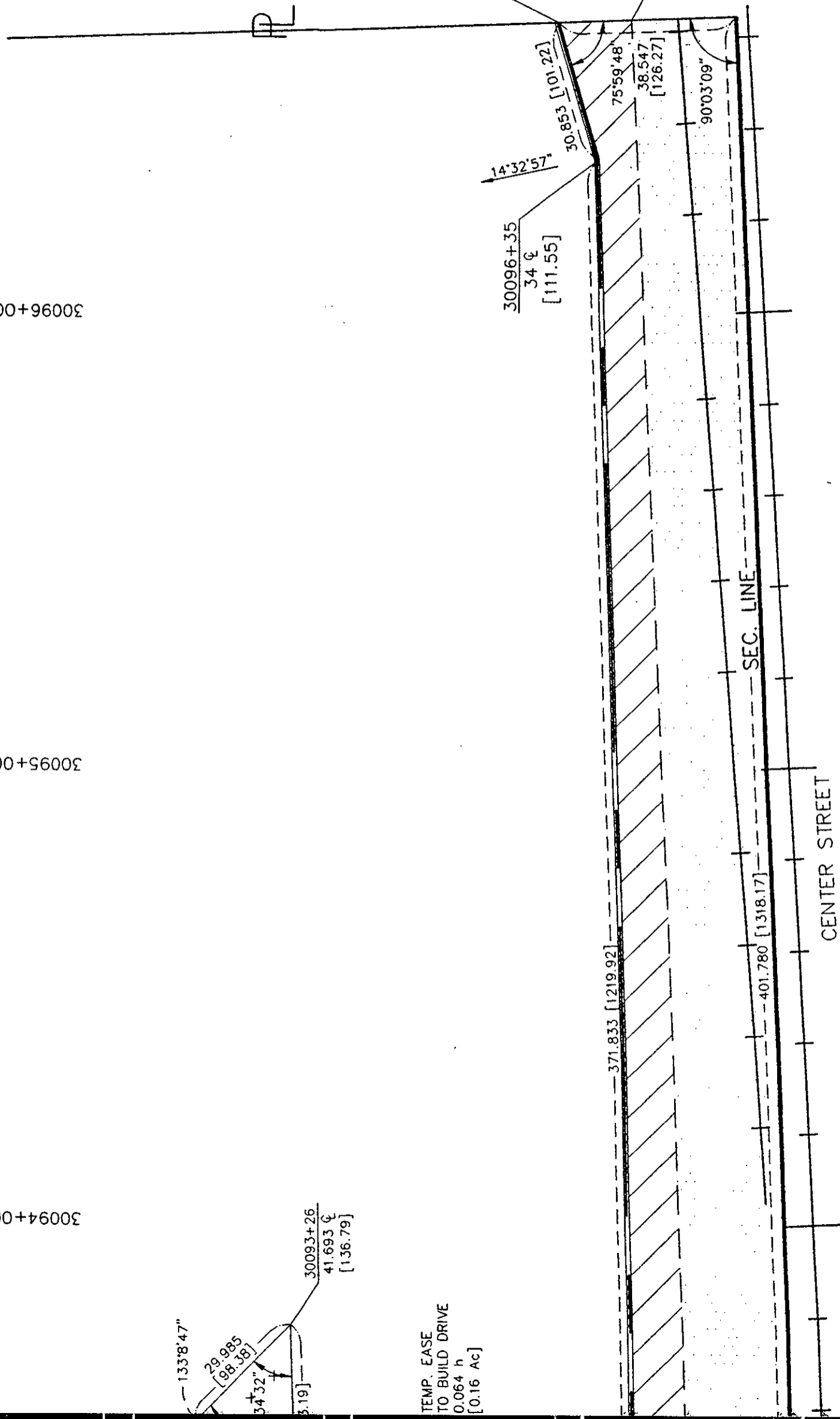
30094+00

30095+00

30096+00

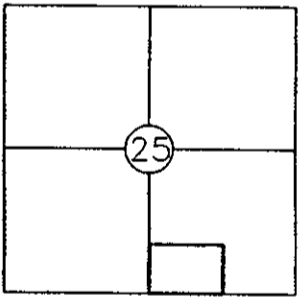


TEMP. EASE  
TO BUILD DRIVE  
0.064 h  
[0.16 Ac]

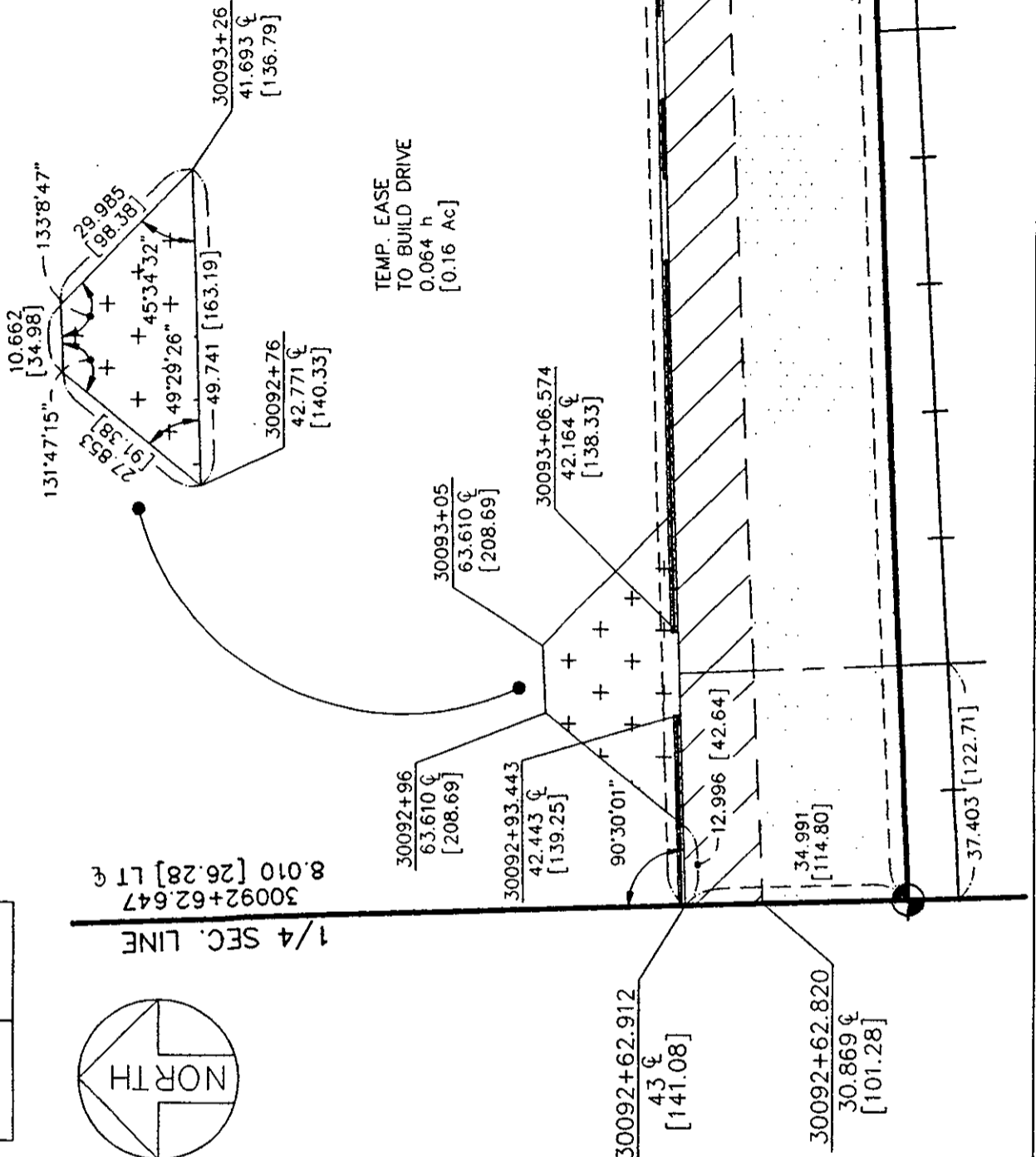


30094+00

30093+00



SW 1/4 SE 1/4  
 SEC. 25--T.15N.--R.10E.  
 DOUGLAS COUNTY, NEBRASKA



1/4 SEC. LINE  
 30092+62.647  
 8.010 [26.28] LT ☿

TEMP. EASE  
 TO BUILD DRIVE  
 0.064 h  
 [0.16 Ac.]

TRACT NO. 26  
 SEC. 25 T15N-R10E.

PREV. R.O.W. 0.918 h (2.27 Ac.)  
 NEW R.O.W. 0.414 h (1.02 Ac.)  
 TOTAL R.O.W. 1.332 h (3.29 Ac.)

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

CECILIA R. HEINE, Wife of Carl F. Heine, Deceased, CARL FRANCIS HEINE,  
 MARY K. FITZPATRICK, Heirs and Holders of Interest in the Estate of  
 Carl F. Heine; CECILIA R. HEINE, CARL FRANCIS HEINE, MARY K. FITZPATRICK,  
 Trustees of the Carl F. Heine Family Trust, Holders of Interest;

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

- PREV. R.O.W. 0.918 h (2.27 Ac.)
- NEW R.O.W. 0.414 h (1.02 Ac.)
- TEMP. EASE. 0.064 h (0.16 Ac.)
- PERM. EASE. 0.000 h (0.00 Ac.)
- CONTROLLED ACCESS

TRACT NO. 26 SCALE 1 = 1000m  
 LOCATION DOUGLAS COUNTY, NEBRASKA  
 PROJECT NO. S-6-7 (1043)  
 CONTROL NO. 20615

DRAWN BY: MWF  
 CHECKED BY: WGK  
 COMPUTED BY: MWF  
 WRITTEN BY: MWF  
 CHECKED BY: WGK

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:

6-7(1042)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 31 \$ 11,500<sup>00</sup>

Award to be distributed as follows:

To: Harlan A. Custard and Nancy K. Custard, Husband and Wife, Joint Tenants; \$ 11,500<sup>00</sup>

Commercial Federal Bank, Mortgagee; \$ -0-

Douglas County; \$ -0-

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 57 \$ 294,220<sup>00</sup>

Award to be distributed as follows:

To: M. Jeanne Given and GayLynn Given Horvatic n/k/a GayLynn Given-Owens, Joint Tenants; \$ 97,975.<sup>33</sup>

F. Jerome Given, Husband of M. Jeanne Given; \$ 97,975.<sup>33</sup>

Joe D. Owens, Husband of GayLynn Given-Owens; \$ 97,975.<sup>33</sup>

First Federal Savings and Loan Association n/k/a American National Bank, Mortgagee; \$ -0-

Douglas County; \$ -0-

6-7(1043)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 25 \$ 10,460<sup>00</sup>

Award to be distributed as follows:

To: Skyline Woods Country Club, L.L.C. , \$ 10,460<sup>00</sup>  
A Nebraska Limited Liability Company,  
Owner;

Douglas County; \$ -0-

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 26 \$ 21,910<sup>00</sup>

Award to be distributed as follows:

To: Cecilia R. Heine, Wife of Carl F. Heine, Deceased, Carl Francis Heine, Mary K. Fitzpatrick, Heirs and Holders of Interest in the Estate of Carl F. Heine; \$ 10,955<sup>00</sup>

Cecilia R. Heine, Carl Francis Heine, Mary K. Fitzpatrick, Trustees of the Carl F. Heine Family Trust, Holders of Interest; \$ 10,955<sup>00</sup>

Douglas County; \$ -0-

All of which is hereby respectfully submitted.

Dated this 12 day of Feb, A.D. 1999.

*[Handwritten Signature]* #15037  
*[Handwritten Signature]*  
Appraisers

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999.  
(SEAL)

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