

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a Municipal Corporation,

Doc. C4 No. 9

Condemner,

vs.

REPORT OF APPRAISERS.

Edward L. Gunia

et al, Condemnees.

Now on this 13 day of March, 1969, the undersigned, being the duly appointed, qualified and acting appraisers in the above entitled matter, do hereby make and file this report, showing unto the Court that:

- 1) The undersigned were duly appointed appraisers in the above entitled matter.
- 2) Before entering upon their duties as appraisers in the above entitled matter, the undersigned duly took and subscribed an oath to support the Constitutions of the United States and of the State of Nebraska and to faithfully and impartially discharge their duties as required by law.
- 3) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" the undersigned appraisers carefully inspected and viewed the real estate hereinafter specified sought to be taken and also any other property of the condemnees damaged thereby, and heard all parties interested therein in reference to the amount of damages while so inspecting and viewing the property.
- 4) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" said appraisers did meet to assess the damages that the condemnees sustain by the taking of the hereinafter specified property by the City of Omaha, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate.

In part, said appraisers took into consideration: The value of property being taken, severance damages, any work to be done for ingress and egress over any remaining property of condemnees, any other property of any condemnee herein damaged by any taking herein, reasonable cost of any necessary removal, of personal property from the real estate being taken, and condemnee's abstracting expenses.

5) The amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the City of Omaha for _____ purposes is as hereinafter found and assessed.

Now, therefore, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the real estate for aforesaid purposes by the City of Omaha as follows:

TRACT NO. 35: Lot 21, Block 4, Glen Park Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 3 feet of the north 28 feet of Lot 21, Block 4, Glen Park Addition, Easement required for sloping.

Area: 74 square feet, more or less.

Also the west 18 feet of the south 12 feet of Lot 21, Block 4, Glen Park Addition.

Easement required for driveway construction.

Area: 216 square feet, more or less.

| | |
|--|----------|
| EDWARD L. GUNIA | \$ 12.50 |
| ALBINA M. GUNIA | \$ 12.50 |
| FRED SORENSEN, JR. | \$ 0 |
| ALYCE M. SORENSEN | \$ 0 |
| FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF SIOUX CITY | \$ 0 |
| SAM J. HOWELL, County Treasurer | \$ 0 |
| AND ALL OTHERS | NONE |

TRACT NO. 42: Lot 28, Block 4, Glen Park Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 3 feet of the north 30 feet of Lot 28, Block 4, Glen Park Addition. Easement required for sloping.

Area: 90 square feet, more or less.

Also, the west 16 feet of the south 10 feet of Lot 28, Block 4, Glen Park Addition.

Easement required for construction of driveway.

Area: 160 square feet, more or less.

| | |
|---------------------------------|----------|
| EISIE E. BREITINGER | 12.50 |
| AUGUST G. BREITINGER | \$ 12.50 |
| SAM J. HOWELL, County Treasurer | \$ 0 |
| AND ALL OTHERS | NONE |

TRACT NO. 45: Lot 32, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the north 42 feet in Lot 32, Hargleroad Addition. Easement required for construction of retaining wall.

Area: 168 square feet, more or less.

Also, the west 4 feet of the south 27 feet in Lot 32, Hargleroad Addition. Easement required for sloping.

Area: 108 square feet, more or less.

Also, the west 37 feet of the north 10 feet of the south 37 feet and the west 35 feet of the south 6 feet of the north 48 feet all in Lot 32, Hargleroad Addition. Easement required for construction of driveway and retaining walls for driveway.

Area: 580 square feet, more or less.

ALVIN E. KINGERY
FREDA KINGERY
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 25.00
\$ 25.00
\$ 0
NONE

TRACT NO. 46: Lot 31, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the north 34 feet and the west 4 feet of the south 9 feet all in Lot 31, Hargleroad Addition. Easement required for construction of retaining wall.

Area: 176 square feet, more or less.

Also, the west 9 feet of the north 12 feet of the south 21 feet of Lot 32, Hargleroad Addition. Easement required for construction of driveway.

Area: 108 square feet, more or less.

CLIFFORD J. BRAZELTON
ANN M. BRAZELTON
BANK OF PRAIRIE DU SAC
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 37.50
\$ 37.50
\$ 0
\$ 0
NONE

TRACT NO. 47: Lot 30, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the north 32 feet and the west 4 feet of the south 9 feet all in Lot 30, Hargleroad Addition. Easement required of retaining wall.

Area: 164 square feet, more or less.

Also, the west 33 feet of the north 14 feet of the south 23 feet all in Lot 30, Hargleroad Addition. Easement required for construction of driveway and retaining walls for driveway.

Area: 462 square feet, more or less.

HANS A. NEUJHR
ROSE NEUJHR
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 62.50
\$ 62.50
\$ 0
\$ NONE

TRACT NO. 50: Lot 27, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the north 8 feet and the west 4 feet of the south 32 feet all in Lot 27, Hargleroad Addition. Easement required for construction of retaining wall.

Area: 160 square feet, more or less.

Also, the west 12 feet of the south 15 feet of the north 23 feet in Lot 27, Hargleroad Addition. Easement required for construction of driveway.

Area: 180 square feet, more or less.

WILLIAM A. ROSSO

EDITH R. ROSSO

FEDERAL NATIONAL MORTGAGE ASSOCIATION

SAM J. HOWELL, County Treasurer

AND ALL OTHERS

\$ 65.00
\$ 65.00
\$ 0
\$ 0
NONE

TRACT NO. 53: Lot 24, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the north 9 feet and the west 4 feet of the south 31 feet all in Lot 24, Hargleroad Addition. Easement required for sloping.

Area: 160 square feet, more or less.

Also, the west 12 feet of the south 15 feet of the north 24 feet in Lot 24, Hargleroad Addition. Easement required for construction of driveway.

Area: 180 square feet, more or less.

FRED A. FLETCHER

LORETTA M. FLETCHER

COMMERCIAL SAVINGS and LOAN ASSOCIATION

SAM J. HOWELL, County Treasurer

AND ALL OTHERS

\$ 90.00
\$ 90.00
\$ 0
\$ 0
NONE

TRACT NO. 54: Lot 23, Hargleroad Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northwest corner of said Lot 23; thence south on the west line of said Lot 23, a distance of 4 feet; thence northeasterly to a point on the north line of said Lot 23, said point being 3 feet east of the northwest corner of said Lot 23; thence west on the north line of said Lot 23, a distance of 3 feet to the point of beginning.

Area: 6 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the south 32 feet, also the west 4 feet of the south 34 feet of the north 38 feet, also commencing at the northwest corner of said Lot 23, thence east on the north line of said Lot 23, a distance of 3 feet to the point of beginning, thence southwesterly a distance of 5 feet to a point on the west line of said Lot 23, said point being 4 feet south of the northwest corner of said Lot 23; thence east 4 feet; thence northwesterly to a point on the north line of said Lot 23; said point being 8 feet east of the northwest corner of said Lot 23; thence west along the north line of said Lot 23, a distance of 5 feet to the point of beginning, all in Lot 23, Hargleroad Addition.

Easement required for sloping.

Area: 284 square feet, more or less.

Also, the west 12 feet of the north 15 feet of the south 47 feet of Lot 23, Hargleroad Addition. Easement required for construction of driveway.

Area: 180 square feet, more or less.

TRACT NO. 54: (Continued)

LEO J. MORACZEWSKI
MARJORIE A. MORACZEWSKI
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 127.50
\$ 127.50
\$ 0
\$ 0
NONE

TRACT NO. 57: Lot 14, Block 2, Bensondale Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northwest corner of Lot 14, Block 2, Bensondale Addition; thence south along the west line of Lot 14, a distance of 4 feet; thence northeasterly 5 feet to a point on the north line of Lot 14, said point being 3 feet east of the northwest corner of Lot 14; thence west along the north line of Lot 14 to the point of beginning.

Area: 6 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the south 131 feet of Lot 14, also commencing at the northwest corner of Lot 14; thence south along the west line of Lot 14 a distance of 4 feet to the point of beginning; thence east 4 feet; thence northeasterly to a point on the north line of Lot 14, said point being 7 feet east of the northwest corner of Lot 14, thence west along the north line of Lot 14, a distance of 4 feet; thence southwesterly 5 feet to the point of beginning. All being in Lot 14, Block 2, Bensondale Addition. Easement required for sloping.

Area: 540 square feet, more or less.

HIRAM C. GARDNER
JOHN H. GARDNER
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ _____
\$ _____
\$ _____
NONE

TRACT NO. 60: Lot 13 and Lot 14, Block 2, Ocander Place Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northwest corner of Lot 14, Block 2, Ocander Place; thence south along the west line of Lot 14, a distance of 4 feet; thence northeasterly 5 feet to a point on the north line of Lot 14, said point being 3 feet east of the northwest corner of Lot 14; thence west 3 feet to the point of beginning.

Area: 6 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The west 4 feet of the south 45 feet, also the west 4 feet of the south 65.9 feet of the north 69.5 feet of Lot 14, Block 2, Ocander Place Addition; also commencing at the northwest corner of Lot 14, Block 2, Ocander Place Addition, thence east along the north line of Lot 14, a distance of 3 feet to the point of beginning; thence southwesterly 5 feet to a point on the west line of Lot 14, said point being 4 feet south of the northwest corner of Lot 14; thence east 4 feet; thence northeasterly to a point on the north line of Lot 14, said point being 7 feet east of the northwest corner of Lot 14; thence west 4 feet to the point of beginning. Easement required for construction of retaining wall.

Area: 416 square feet, more or less.

The west 4 feet of the north 26 feet of the south 71 feet of Lot 14, Block 2, Ocander Place Addition. Easement required for construction of driveway.

Area: 104 square feet, more or less.

TRACT NO. 60: (Continued)

GOLDIE NELSON
 ROBERT K. NELSON
 STOCKYARDS NATIONAL BANK OF SOUTH OMAHA
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 62.50
 \$ 62.50
 \$ 0
 \$ 0
 NONE

TRACT NO. 70: Lot 10, except the north 5.3 feet of Block 1, Bridgeford Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The west 3 feet of the south 27.7 feet of Lot 10, Block 1, Bridgeford Addition. Easement required for sloping.

Area: 83 square feet, more or less.

Also, the west 8 feet of the south 40.7 feet of Lot 10, Block 1, Bridgeford Addition. Easement required for construction of driveway.

Area: 104 square feet, more or less.

HOWARD A. UEHLING
 GERALDEAN A. UEHLING
 COMMERCIAL SAVINGS and LOAN ASSOCIATION
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 12.50
 \$ 12.50
 \$ 0
 \$ 0
 NONE

TRACT NO. 84: Lot 6, Block 8, Bensoncrest Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 4 feet of the north 34 feet of Lot 6, also the last 4 feet of the south 58 feet of Lot 6, Block 8, Bensoncrest Addition. Easement required for sloping.

Area: 368 square feet, more or less.

Also, the east 4 feet of the north 15 feet of the south 73 feet of Lot 6, Block 8, Bensoncrest Addition.

Easement required for construction of driveway.

Area: 60 square feet, more or less.

ROBERT D. REES
 MARIE E. REES
 BANKERS LIFE INSURANCE COMPANY
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 25.00
 \$ 25.00
 \$ 0
 \$ 0
 NONE

TRACT NO. 88: Lot 4, Block 9, Bensoncrest Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 3 feet of the south 39.6 feet of Lot 4; Block 9, Bensoncrest Addition. Easement required for sloping.

Area: 119 square feet, more or less.

Also, the east 5 feet of the north 16 feet of Lot 4, Block 9, Bensoncrest Addition. Easement required for construction of driveway.

Area: 80 square feet, more or less.

BILL D. COLEMAN
 PATRICIA A. COLEMAN
 COMMERCIAL SAVINGS and LOAN ASSOCIATION OF OMAHA
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 12.50
 \$ 12.50
 \$ 0
 \$ 0
 NONE

TRACT NO. 90: Lot 1, and Lot 2 in Block 12, Bensoncrest Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northeast corner of Lot 1, Block 12, Bensoncrest Addition; thence west 3 feet on the north line of Lot 1; thence southeasterly 5 feet to a point on the east line of Lot 1, said point being 4 feet south of the northeast corner of Lot 1; thence north 4 feet to the point of beginning.

Area: 6 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The east 2 feet of the south 24 feet of Lot 1; also the east 2 feet of the south 13 feet of the north 17 feet of Lot 1; also a strip 2 feet wide parallel with and adjacent to the newly acquired right-of-way in the northeast corner of Lot 1; all being in Lot 1, Block 12, Bensoncrest Addition.

Easement required for sloping.

Area: 82 square feet, more or less.

Also, the east 7 feet of the north 15 feet of the south 39 feet of Lot 1, Block 12, Bensoncrest Addition. Easement required for construction of driveway.

Area: 105 square feet, more or less.

Also, the east 2 feet of Lot 2, Block 12, Bensoncrest Addition.

Easement required for sloping.

Area: 112 square feet, more or less.

WILLIS C. HORN

MARGUERITE E. HORN

KELLEY, GRANT, COSTELLO & DUGAN, Attorneys

SAM J. HOWELL, County Treasurer

AND ALL OTHERS

| | |
|----|--------------|
| \$ | <u>26.00</u> |
| \$ | <u>26.00</u> |
| \$ | <u>0</u> |
| \$ | <u>1</u> |
| | NONE |

TRACT NO. 100: The north 84.5 feet of Lots 1, 2 and 3, Block 1, and the vacated south 30 feet of Pratt Street, Block 1, Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Commencing at the northeast corner of Lot 1, Block 1, Benson Addition, now a part of the City of Omaha; thence north on the east line of said Lot 1, extending north a distance of 20 feet to the point of beginning; thence continuing north on the east line of said Lot 1, extending north a distance of 10 feet; thence west on a line 30 feet north of and parallel to the north line of said Lot 1, a distance of 17 feet; thence southeasterly a distance of 19.72 feet to the point of beginning, all being located in the vacated south 30 feet of Pratt Street adjacent to Lot 1, Block 1, Benson Addition, now a part of Omaha.

Area: 85 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The east 4 feet of the south 55.5 feet of the north 84.5 feet of Lot 1, Block 1, Benson, also the east 4 feet of the north 16 feet of Lot 1, Block 1, Benson Addition.

Easement required for bank sloping.

Area: 286 square feet, more or less.

Also, the east 14 feet of the south 13 feet of the north 29 feet of Lot 1, Block 1, Benson Addition, now a part of Omaha.

Area: 182 square feet, more or less.

Also, the east 4 feet of the south 20 feet of the vacated south 30 feet of Pratt Street and being adjacent on the west of the east line of Lot 1, Block 1, Benson, now a part of Omaha, extended to the north. Easement required for bank sloping.

TRACT NO. 100: (Continued)

Area: 80 square feet, more or less.

Also, the northeasterly 4 feet lying adjacent to the newly acquired right-of-way in the vacated south 30 feet of Pratt Street lying adjacent to Lot 1, Block 1, Benson, now a part of Omaha. Easement required for construction of retaining wall.

Area: 79 square feet, more or less.

CLIFFORD W. CRAVEN
 MARCELLA M. CRAVEN
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 62.50
 \$ 62.50
 \$ 0
 NONE

TRACT NO. 102: The north 53 feet of Lots 23 and 24, and the south 1/2 of alley adjacent on the north, all in Block 1, Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 4 feet of the south 37 feet of the north 53 feet of Lot 24, Block 1, Benson. Easement required for sloping.

Area: 111 square feet, more or less.

Also, the east 10 feet of the north 16 feet of the north 53 feet of Lot 24, Block 1, Benson. Easement required for construction of driveway.

Area: 160 square feet, more or less.

Also, the east 3 feet of the south 1/2 of alley adjacent on the north to Lot 24, Block 1, Benson. Easement required for sloping.

Area: 21 square feet, more or less.

WILLIAM M. JANSEN
 LYDIA RUTH JANSEN
 NEBRASKA SAVINGS and LOAN ASSOCIATION OF OMAHA
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 12.50
 \$ 12.50
 \$ 0
 \$ 0
 NONE

TRACT NO. 103: The south 79.5 feet of Lots 23 and 24 in Block 1, Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 3 feet of the south 79.5 feet of Lot 24, Block 1, Benson. Easement required for sloping.

Area: 238 square feet, more or less.

LOUIS L. NOVAK
 ANNA J. NOVAK
 SAM J. HOWELL, County Treasurer
 AND ALL OTHERS

\$ 12.50
 \$ 12.50
 \$ 0
 NONE

TRACT NO. 112: Lot 1, Lot 24, exclusive of North West Radial Highway and vacated alley adjacent to both said Lot 1 and Lot 24, of Block 6, Benson, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northeast corner of Lot 24, Block 6, Benson, thence south along the west right-of-way line of 60th Street, a distance of 103 feet; thence northwesterly along the north right-of-way line of the Northwest Radial Highway, a distance of 6.19 feet; thence northerly a distance of 101.42 feet to the north line of said Lot 24, thence east a distance of 9.00 feet to the point of beginning.

Area: 765 square feet, more or less.

TRACT NO. 112: (Continued)

TEMPORARY CONSTRUCTION EASEMENT: Commencing at the northeast corner of Lot 24, Block 6, Benson; thence west a distance of 9 feet to the point of beginning; thence southerly a distance of 101.42 feet to a point on the north line of the Northwest Radial Highway, that point being 6.19 feet northwest of the intersection of the north line of the Northwest Radial Highway and the west line of 60th Street; thence northwesterly along the north line of the Northwest Radial Highway a distance of 11.3 feet. Thence northerly on a course 11 feet west of and parallel to the last described southerly course, a distance of 98.5 feet to the north line of said Lot 24, thence east a distance of 11 feet to the point of beginning. Easement required for bank sloping. Area: 1100 square feet, more or less.

ACQUISITION: Beginning at the Intersection of the west right-of-way line of 60th Street and the south line of vacated alley in Block 6, Benson. Thence west a distance of 9.00 feet, thence northerly a distance of 14 feet to the north line of said vacated alley, thence east a distance of 9.40 feet to the west right-of-way line of 60th Street; thence south a distance of 14 feet to the point of beginning. Area: 129 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Commencing at the intersection of the west right-of-way line of 60th Street and the south line of vacated alley in Block 6, Benson, thence west a distance of 9.00 feet to the point of beginning; thence west a distance of 11 feet, thence northerly a distance of 14 feet, thence east on the north line of said vacated alley, a distance of 11 feet, to a point which is 9.40 feet west of the west right-of-way line of 60th Street, thence southerly a distance of 14 feet to the point of beginning. Area: 154 square feet, more or less.

(Remainder of legal description attached hereto)

ACQUISITION: Beginning at the southeast corner of Lot 1, Block 6, Benson, thence west a distance of 9.40 feet, thence northerly a distance of 128.03 feet to the north line of said Lot 1; thence east a distance of 6.80 feet to the northeast corner of said Lot 1, thence south a distance of 128 feet to the point of beginning.

Area: 1037 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Commencing at the southeast corner of Lot 1, Block 6, Benson; thence west a distance of 9.40 feet to the point of beginning; thence west a distance of 10 feet; thence northerly a distance of 128.03 feet to the north line of said Lot 1, thence east a distance of 10 feet to a point 6.80 feet west of the west right-of-way line of 60th Street; thence southerly a distance of 128.03 feet to the point of beginning. Easement required for bank sloping.

Area: 1280 square feet, more or less.

LEGAL: Corporation Warranty Deed to: Saint James Orphanage, a Nebraska Corporation.
Vacated Spencer Street between and adjacent to both Block 5 and Block 6, Benson, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the intersection of the south right-of-way line of vacated Spencer Street and the west right-of-way line of 60th Street; thence west a distance of 6.80 feet; thence northeasterly a distance of 60.17 feet to the north right-of-way line of Spencer Street; thence east a distance of 2.25 feet to the west right-of-way line of 60th Street; thence south a distance of 60 feet to the point of beginning.

Area: 226 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Commencing at the intersection of the south right-of-way line of vacated Spencer Street and the west right-of-way line of 60th Street; thence west a distance of 6.80 feet to the point of beginning; thence west a distance of 3 feet, thence northeasterly a distance of 60.17 feet to the north right-of-way line of vacated Spencer Street; thence east a distance of 3 feet to a point which is 2.25 feet west of the west right-of-way line of 60th Street; thence southwesterly a distance of 60.17 feet to the point of beginning. Easement required for bank sloping.

Area: 181 square feet, more or less.

LEGAL: Corporation Warranty Deed to: Saint James Orphanage, a Nebraska Corporation.
Lot 1, Lot 23, Lot 24 and vacated alley adjacent to both Lot 1 and Lot 24 of Block 5, Benson, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the northeast corner of Lot 24, Block 5, Benson, thence south a distance of 128 feet to the southeast corner of said Lot 24, thence west a distance of 2.25 feet; thence northeasterly a distance of 128.02 feet to the point of beginning.

Area: 145 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Commencing at the southeast corner of Lot 24, Block 5, Benson; thence west a distance of 2.25 feet to the point of beginning; thence west a distance of 3 feet; thence northeasterly a distance of 25 feet; thence east a distance of 3 feet to a point which is 1.8 feet west of the west right-of-way line of 60th Street; thence southwesterly a distance of 25 feet to the point of beginning. Also: Beginning at the northeast corner of said Lot 24, thence west a distance of 3 feet, thence southwesterly a distance of 47 feet, thence east a distance of 3 feet to a point which is 0.8 feet west of the west right-of-way line of 60th Street, thence northeasterly a distance of 47 feet to the point of beginning. Easement required for bank sloping.

Area: 216 square feet, more or less.

Also, beginning at a point which is 25 feet north and 1.8 feet west of the southeast corner of Lot 24, Block 5, Benson; thence west a distance of 18.2 feet; thence northwest to a point on the west line of said Lot 24, which is 61.5 feet north of the southwest corner of said Lot 24; thence north a distance of 19.5 feet; thence east a distance of 49.2 feet to a point which is 0.8 feet west of the west right-of-way line of 60th Street; thence southwesterly a distance of 56 feet to the point of beginning. Easement required for driveway construction.

Area: 2180 square feet, more or less.

Also, beginning at a point on the west line of Lot 23, Block 5, Benson, which is 47 feet south of the northeast corner of said Lot 23, thence south a distance of 19.5 feet; thence northwest a distance of 25.2 feet, thence east a distance of 16 feet to the point of beginning. Easement required for driveway construction.

Area: 156 square feet, more or less.

Also, the east 3 feet adjacent to the west right-of-way line of 60th Street of vacated alley in Block 5, Benson. Easement required for bank sloping.

Area: 42 square feet, more or less

Also, the east 3 feet of Lot 1, Block 5, Benson. Easement required for bank sloping.
Area: 384 square feet, more or less.

LEGAL: Corporation Warranty Deed to: Saint James Orphanage, a Nebraska Corporation.
Vacated Bedford Avenue, between and adjacent to both Block 4 and Block 5, Benson,
an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 3 feet of vacated Bedford Avenue, adjacent to
the west right-of-way line of 60th Street. Easement required for bank sloping.
Area: 180 square feet, more or less.

LEGAL: Corporation Warranty Deed to: Saint James Orphanage, a Nebraska Corporation.
Lot 1, Lot 24 and vacated alley adjacent to both Lot 1 and Lot 24 of Block 4, Benson,
an addition to the City of Omaha, Douglas County, Nebraska; also; the south one-half of
vacated Emmet Street, adjacent on the north to said Block 4, Benson, as surveyed, platted
and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east six feet of Lot 24, Block 4, Benson. Easement
required for bank sloping.

Area: 768 square feet, more or less.
Also, the east six feet of vacated alley in Block 4, Benson, adjacent to the west
right-of-way line of 60th Street. Easement required for bank sloping.

Area: 84 square feet, more or less.
Also, the south ninety (90) feet of the east six (6) feet of Lot 1, Block 4, Benson.
Also, the north twenty-two (22) feet of the east six (6) feet of said Lot 1. Easement
required for bank sloping.

Area: 672 square feet, more or less.
Also, the east eleven (11) feet of the south sixteen (16) feet of the north thirty-
eight (38) feet of Lot 1, Block 4, Benson. Easement required for driveway construction.

Area: 176 square feet, more or less.
Also, the east six (6) feet of the south one-half of vacated Emmet Street, adjacent
to the west right-of-way line of 60th Street. Easement required for bank sloping.
Area: 90 square feet, more or less.

ST. JAMES ORPHAN ASYLUM OF BENSON
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 6742.86
\$ 0
NONE

TRACT NO. 108: The south 75 feet of Lot 1 and Lot 2, New Block 3, Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: Beginning at the southeast corner of Lot 1, New Block 3, Benson, now a part of the City of Omaha; thence west 3 feet on the south line of Lot 1; thence northwesterly 5 feet to a point on the east line of Lot 1, said point being 4 feet north of the southeast corner Lot 1; thence south 4 feet to the point of beginning.

Area: 6 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: The east 4 feet of the north 20 feet of the south 75 feet Lot 1, also the east 4 feet of the north 42 feet of the south 46 feet Lot 1; also a strip of land 4 feet wide parallel with the adjacent to the newly acquired right-of-way in the southeast corner Lot 1, New Block 3, Benson, now a part of the City of Omaha. Easement required for construction of retaining walls.

Area: 255 square feet, more or less.

Also, the east 10 feet of the north 9 feet of the south 55 feet of Lot 1, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of steps.

Area: 54 square feet, more or less.

S. H. BROCK
HELEN BROCK
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ 37.50
\$ 37.50
\$ 0
NONE

TRACT NO. 110: The south 50 feet of the north 100 feet of Lot 24 and Lot 23, in New Block 3, Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 33 feet of the north 11 feet of the south 50 feet of the north 100 feet of Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of driveway and retaining walls for driveway.

Area: 363 square feet, more or less.

Also, the east 4 feet of the south 8 feet of the north 19 feet of the south 50 feet of the north 100 feet of Lot 24; also the east 4 feet of the south 20 feet of the south 50 feet of the north 100 feet in Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of retaining wall.

Area: 112 square feet, more or less.

Also, the east 16 feet of the north 11 feet of the south 31 feet of the south 50 feet of the north 100 feet of Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of steps and retaining wall for steps.

Area: 176 square feet, more or less.

CORA B. COLE
EARL F. COLE
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ _____
\$ _____
\$ _____
NONE

TRACT NO. 111: The south 40 feet of Lot 24, and Lot 23; New Block 3 and 1/2 vacated Emmet Street adjacent on the south, all in Benson, now a part of the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

TEMPORARY CONSTRUCTION EASEMENT: The east 4 feet of the north 25 feet of the south 40 feet of Lot 24; also the east 4 feet of the south 5 feet of the south 40 feet, all in Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of retaining walls.

Area: 120 square feet, more or less.

Also, the east 13 feet of the north 35 feet of the south 40 feet of Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of steps and retaining walls for steps.

Area: 130 square feet, more or less.

Also, the east 4 feet of the north 2 feet of vacated Emmet Street adjacent to Lot 24, New Block 3, also the east 29 feet of the south 13 feet of vacated Emmet Street adjacent to Lot 24, New Block 3, Benson, now a part of the City of Omaha. Easement required for the construction of driveway and retaining walls for driveway.

Area: 385 square feet, more or less.

JOSEPH G. CHRISTENSEN
LILLIAN R. CHRISTENSEN
SAM J. HOWELL, County Treasurer
AND ALL OTHERS

\$ _____
\$ _____
\$ _____
\$ _____
NONE

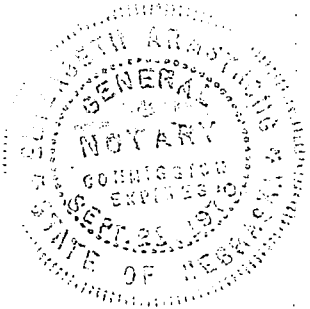
Change of grade based upon design as of date of inspection and hearing has also been considered in assessing damage aforesaid, together with change of access.

Edward J. [Signature]

David R. [Signature]

Frank HOB [Signature]

Subscribed and sworn to before me this 13 day of March, 1969.



Elizabeth Armstrong

Notary Public

COUNTY COURT
DOUGLAS COUNTY
ROBERT R. TROYER, JUDGE
JOSEPH J. BELITZ, CLERK
OMAHA, NEBR.

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } .SS.

I, ROBERT R. TROYER, County Judge of Douglas County,
Nebraska, do hereby certify that I have compared the foregoing copy of

"REPORT OF APPRAISERS"

in re: CITY OF OMAHA, a Municipal Corporation, Condemner

vs.

EDWARD L. GUNIA, et al, Condemnees,

in the matter of the Condemnation Docket C4 - Page 9,
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 9th day
of May, A. D. 19 69.

ROBERT R. TROYER

County Judge.

By

[Handwritten Signature]

Deputy

Clerk of the County Court.

IN THE C

DOUGLAS C

-In the Matter of

-of-

CERT

"REPORT

RECEIVED

1969 MAY 16 PM 3 38

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

THE STATE OF NEBRASKA }
Douglas County

Entered in Numerical Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in

Book 476 of 1100
Page 359

C. Harold Ostler
Register of Deeds

By Deputy

MAIL

City of Omaha

25-447-446 Public Works

W 18-681-680-679 G.P.N., P.G.

Compared 46-114-1100 2-7 25

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63-118-120-134

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