

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Docket C 3, Page 83

Condemner,
RECEIVED

v.

RETURN OF APPRAISERS

GEORGE B. BOLAND and HELEN
BOLAND, husband and wife,
Joint Tenants; DOUGLAS COUNTY
TREASURER

GEORGE B. BOLAND and HELEN
BOLAND, husband and wife,
Joint Tenants; ~~ARTHUR G. NEUHAUS~~,
JOHNNIE H. G. NEUHAUS and
LEONA M. NEUHAUS, husband and
wife, Mortgagees; DOUGLAS COUNTY
TREASURER;

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

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by Patrick E. Corrigan, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 30th day of August, 1966, 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

Land Owners: George B. Boland and Helen Boland, Husband and Wife, Joint Tenants

Project: S-646 (1)

AFE: R-182b.

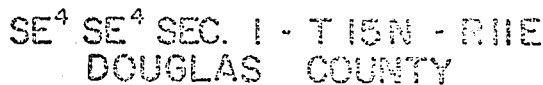
Douglas County, Nebraska

Fee Simple Title to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in the Southeast Quarter of the Southeast Quarter of Section 1, Township 15 North, Range 11 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 Southeast Corner of said Section 1; thence westerly on the South Line of the Southeast Quarter of the Southeast Quarter of said Section 1 a distance of 1,321.8 feet to the Southwest Corner of said Southeast Quarter of the Southeast Quarter; thence northerly on the West Line of said Southeast Quarter of the Southeast Quarter a distance of 137.1 feet; thence easterly 86 degrees 23 minutes right a distance of 1,001.0 feet; thence southeasterly 23 degrees 09 minutes right a distance of 284.1 feet; thence northerly 107 degrees 35 minutes left a distance of 295.2 feet; thence continuing northerly 04 degrees 54 minutes right a distance of 100.7 feet; thence easterly 83 degrees 09 minutes right a distance of 33.0 feet to a point on the East Line of said Southeast Quarter of the Southeast Quarter; thence southerly on said East Line a distance of 500.5 feet to the point of beginning, containing 5.37 acres, more or less, which includes 1.36 acres, more or less, previously occupied as a public highway, the remaining 4.01 acres, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress over the above described tract onto the remainder of said Southeast Quarter of the Southeast Quarter, except over the northerly 385.0 feet of said tract abutting the East Line of said Southeast Quarter of the Southeast Quarter as measured along said East Line.

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.



TOTAL	R.O.W.	5.37	AC.
PREV.	R.O.W.	1.36	AC.
NEW	R.O.W.	4.01	AC.

RIGHT OF WAY
TO BE ACQUIRED
FROM LAND OWNED
BY

GEORGE B. & HELEN BOLAND, H. B. W., J.T.

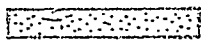
SCALE: 1" = 200'
TRACT 1B

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

PROJ. S-646 (1)
ARE. R-182b

LEGEND

PRIV. R. 054



NEW YORK



401

ADSS



40859

CONTROLLED ACCESS

COMPUTED BY
DRAWN BY
CHECKED BY
WRITTEN BY
CHECKED BY

J.D.V. 7/66
 7-66
 7-66
 7-66

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

Land Owners: George B. Boland and Helen Boland, Husband and Wife, Joint Tenants

Mortgagees: Anna C. Neuhaus, Johnnie H. G. Neuhaus, and Leona M. Neuhaus

Project: S-646 (1)

AFE: R-182b

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 the Northeast Quarter of Section 7, Township 15 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:

Beginning at the Northeast Corner of said Section 7; thence westerly on the North Line of the Northeast Quarter of said Section 7 a distance of 2,651.6 feet to the Northwest Corner of said Northeast Quarter; thence southerly on the West Line of said Northeast Quarter a distance of 297.8 feet; thence easterly 90 degrees 00 minutes left a distance of 637.2 feet; thence continuing easterly 11 degrees 19 minutes right a distance of 509.9 feet; thence northerly 101 degrees 19 minutes left a distance of 325.0 feet; thence easterly 90 degrees 00 minutes right a distance of 188.5 feet; thence continuing easterly 12 degrees 29 minutes right a distance of 370.2 feet; thence continuing easterly 12 degrees 05 minutes left a distance of 964.3 feet to a point on the East Line of said Northeast Quarter; thence northerly on said East Line a distance of 159.7 feet to the point of beginning, containing 13.06 acres, more or less, which includes 2.10 acres, previously occupied as a public highway, the remaining 10.96 acres, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress over the following described line located in the Northeast Quarter of Section 7, Township 15 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 Northeast Corner of said Section 7; thence southerly on the East Line of the Northeast Quarter of said Section 7 a distance of 159.7 feet to the point of beginning of said Controlled Access Line; thence easterly 90 degrees 24 minutes right and on the southerly Highway Right of Way Line a distance of 964.3 feet; thence continuing westerly 12 degrees 05 minutes right and on said Highway Right of Way Line a distance of 370.2 feet; thence continuing westerly 12 degrees 29 minutes left and on said Highway Right of Way Line a distance of 188.5 feet; thence continuing westerly on the last described course produced a distance of 1,137.2 feet to the point of termination of said Controlled Access Line, said point being on the West Line of said Northeast Quarter, except over one non-restricted drive as to use, not to exceed 40 feet in width, the centerline of which is to be located 1,325.8 feet westerly from the East Line of said Northeast Quarter as measured along the centerline of the highway and except over the Existing Public Road along the East Line.

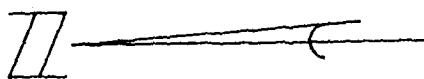
All mineral rights in the above described tract shall be retained and reserved to the Condemnees, their heirs, successors or assigns. The Condemnees, their heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved 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, Temporary Easement to a tract of land and all improvements thereon, if any, for Drive Purposes located in the Northeast Quarter of Section 7, Township 15 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:

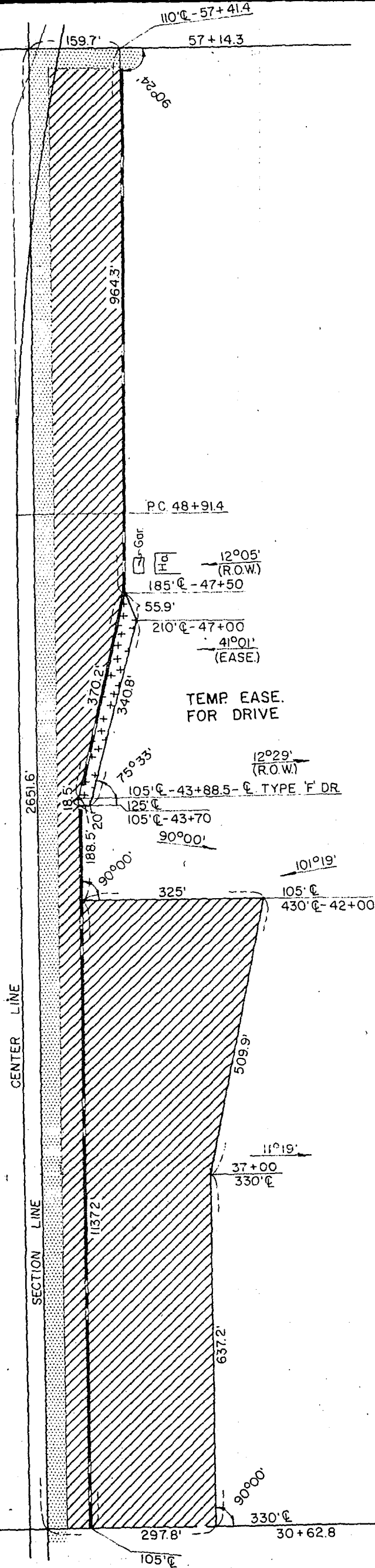
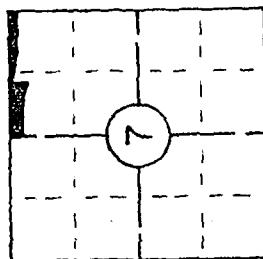
Referring to the Northeast Corner of said Section 7; thence southerly on the East Line of the Northeast Quarter of said Section 7 a distance of 159.7 feet; thence westerly 90 degrees 24 minutes right and on the southerly Highway Right of Way Line a distance of 964.3 feet to the point of beginning; thence continuing westerly 12 degrees 05 minutes right and on said Highway Right of Way Line a distance of 370.2 feet; thence continuing westerly 12 degrees 29 minutes left and on said Highway Right of Way Line a distance of 18.5 feet; thence southerly 90 degrees 00 minutes left a distance of 20.0 feet; thence easterly 75 degrees 33 minutes left a distance of 340.8 feet; thence continuing easterly 41 degrees 01 minute left a distance of 55.9 feet to the point of beginning, containing 0.25 acre, more or less, to be secured in this action.

SECTION LINE

$P.L. = 55 + 82.3$
 $\Delta = 18^{\circ} 16' RT.$
 $D = 10' 20'$
 $T = 690.86'$
 $L = 1370.00'$



NE⁴ SEC. 7 - T15N-R12E
DOUGLAS COUNTY
TOTAL R.O.W. 13.06 AC.
PREV R.O.W. 2.10 AC.
NEW R.O.W. 10.96 AC.



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

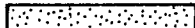
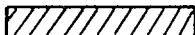
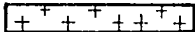

GEORGE B. & HELEN BOLAND, H&W, J.T.

SCALE 1" = 200'
 TRACT 6

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

PROJ. S-646(1)
 A.F.E. R- 182 b

LEGEND

PREV. R.O.W.		
NEW R.O.W.		10.96 ACRES
TEMP. EASE.		0.25 ACRE
CONTROLLED ACCESS		

COMPUTED BY	I.B.M.
DRAWN BY	L.C.G. 5/66
CHECKED BY	ARC 5-66
WRITTEN BY	
CHECKED BY	

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:

1-B	To: George E. Boland	\$4,000.00
	Helen Boland	\$4,000.00
	Douglas County Treasurer	00.00
6	To: George B. Boland	\$5,486.00
	Helen Boland	\$5,486.00
	Johnnie H. G. Neuhaus	\$6,028.00
	Leona M. Neuhaus	00.00
	Douglas County Treasurer	00.00

All of which is hereby respectfully submitted.

Dated this 21st day of September, A. D., 19 66.

Harry Smith
JAMES Clausen
Edmund L. Peterson
 Appraisers

Subscribed and sworn to before me this 23rd day of September,

A. D., 19 66.

Francis A. Donovan
 Notary Public County Judge

