

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

DOC. C-2 PAGE 74

Condemner,

vs.

- Leonard A. Johnson, a single man;
- Emil Armbrust and Minnie S. Armbrust, husband and wife;
- Carl M. Armbrust and Mathilda M. Armbrust, husband and wife;
- American Community Stores Corporation;
- Jack Armbrust, Tenant (Emil Armbrust land);
- Arthur Penke, Tenant (Carl M. Armbrust land);
- Matt Seiferd, Tenant (American Community Stores Corp. land);

RETURN OF APPRAISERS

Condemnees.

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

We, the undersigned appraisers, do hereby certify that under and by virute of, an "Appointment of Appraisers" duly served upon us by the Sheriff on the 1st day of June, 1959, 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, and each of them, 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, and each of them, 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

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Land Owner: Leonard A. Johnson, a single man

Project: I-80-9 (10) AFE R-838a Douglas County, Nebraska

Fee simple title to a tract of land for highway right of way purposes located in the Southeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the east quarter corner of said Section 35; thence southerly on the East line of the Southeast Quarter of said Section 35 a distance of 1,334.3 feet; thence westerly 90 degrees 36 minutes right a distance of 2,303.2 feet; thence southwesterly 21 degrees 53 minutes left a distance of 108.3 feet; thence westerly 21 degrees 53 minutes right a distance of 239.2 feet to a point on the West line of said Southeast Quarter; thence northerly on said West line a distance of 400.0 feet; thence easterly 90 degrees 24 minutes right a distance of 1,702.3 feet; thence northeasterly on a 1,045.92 foot radius curve to the left (initial tangent of which forms an angle of 10 degrees 21 minutes left with the last described course produced) a distance of 235.8 feet to point of tangency; thence continuing northeasterly, tangent, a distance of 433.0 feet to point of curvature; thence continuing northeasterly on a 309.26 foot radius curve to the left (initial tangent of which coincides with the last described course produced) a distance of 356.7 feet; thence northerly on a line forming an angle of 1 degree 40 minutes right with the final tangent of the last described curve produced a distance of 402.8 feet; thence continuing northerly 3 degrees 12 minutes left a distance of 62.9 feet to a point on the North line of said Southeast Quarter; thence easterly on said North line a distance of 100.0 feet to the point of beginning, containing 27.35 acres, more or less, which includes 1.01 acres, more or less, previously occupied as a public highway, the remaining 26.34 acres, more or less, being the additional acreage to be secured in this action.

The above described tract shall be part of a controlled access facility as defined in Section 39-1302 (6) Revised Statutes of Nebraska, 1957, Cumulative Supplement, from which there will be no ingress or egress onto the remainder of said Southeast Quarter, except that access shall be allowed onto and over a frontage road to be located and constructed by the Department of Roads within the boundaries of the right of way hereby acquired, subject to the provision of Section 39-1328, Revised Statutes of Nebraska, 1957 Cumulative Supplement.

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

Land Owner: Emil Armbrust and Minnie S. Armbrust, husband and wife

Tenant: Jack Armbrust

Project: I-80-9 (10) AFE R-838a Douglas County, Nebraska

Fee simple title to a tract of land for highway right of way purposes described as being all of the South 16 acres of the West 54 acres of the North 111 acres of the Southwest Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, which includes 1.27 acres, more or less, previously occupied as a public highway, the remaining 14.73 acres, more or less, being the additional acreage to be secured in this action.

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

Land Owner: Carl M. Armbrust and Mathilde M. Armbrust, husband and wife

Tenant: Arthur Penke

Project: I-80-9 (10) AFE R-838a Douglas County, Nebraska

Fee simple title to a tract of land for highway right of way purposes located in the Southeast Quarter of the Southwest Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the east quarter-quarter corner of the Southwest Quarter of said Section 34; thence southerly on the East line of the Southeast Quarter of the Southwest Quarter of said Section 34 a distance of 199.3 feet to the point of beginning; thence continuing southerly on said East line a distance of 337.0 feet to a point on the northerly right of way line of the Union Pacific Railroad Company; thence westerly on said northerly railroad right of way line a distance of 1,321.3 feet to a point on the West line of said Southeast Quarter of the Southwest Quarter; thence northerly on said West line a distance of 336.7 feet; thence easterly 89 degrees 42 minutes right a distance of 1,322.5 feet to the point of beginning, containing 10.22 acres, more or less, to be secured in this action.

There will be no ingress and egress from the above described tract onto said Southeast Quarter of the Southwest Quarter.

Also fee simple title to a tract of land for highway right of way purposes located in the South Half of the Southeast Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, said tract of land being more particularly described as that portion of said South Half of the Southeast Quarter situated northerly from the northerly Union Pacific Railroad Right of Way line, containing 29.20 acres, more or less, which includes 0.36 acre, more or less, previously occupied as a public highway, the remaining 28.84 acres, more or less, being the additional acreage to be secured in this action.

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

Land Owner: American Community Stores Corporation
Tenant: Matt Seiferd
Project: I-80-9 (10) AFE R-838a Douglas County, Nebraska

Fee simple title to a tract of land for highway right of way purposes located in the Southeast Quarter of the Southeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the southeast corner of said Section 35; thence northerly on the East line of the Southeast Quarter of the Southeast Quarter of said Section 35 a distance of 563.0 feet to a point on the southerly right of way line of the Union Pacific Railroad Company; thence westerly 89 degrees 51 minutes left and on said southerly railroad right of way line a distance of 100.0 feet; thence southerly a distance of 563.0 feet to a point on the South line of said Southeast Quarter of the Southeast Quarter; thence easterly on said South line a distance of 100.0 feet to the point of beginning, containing 1.29 acres, more or less, which includes 0.48 acre, more or less, previously occupied as a public highway, the remaining 0.81 acre, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress from the above described tract onto said Southeast Quarter of the Southeast Quarter, except onto "F" Street.

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, herein described for State highway purposes by the State of Nebraska Department of Roads in the amount of:

- To: Leonard A. Johnson, a single man \$ 73,250.00
- To: Emil Armbrust and Mathilda M. Armbrust, husband and wife 22,100.00
- To: Carl M. Armbrust and Mathilda M. Armbrust, husband and wife 55,500.00
- To: American Community Stores Corporation on basis possession will not be disturbed or taken prior to July 27, 1959 10,400.00
- To: Jack Armbrust, Tenant (Emil Armbrust land) None
- To: Arthur Penke, Tenant, (Carl M. Armbrust land) 867.69
- To: Matt Seiferd, Tenant, (American Community Stores Corp. land) None

All of which is hereby respectfully submitted.

Dated this 3rd day of July, A.D., 1959.

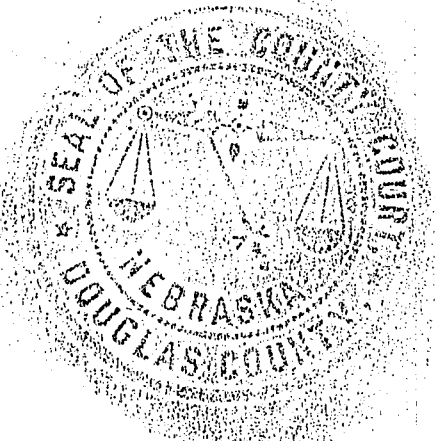
/s/ H. James Grove
/s/ Wayne Selby
/s/ Robert B. Hamer
Appraisers

STATE OF NEBRASKA, ss. I, Robert R. Troyer, County Judge of Douglas County, Nebraska, do hereby certify the foregoing copy, consisting of 6 pages, 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 15th day of October 1959

ROBERT R. TROYER, County Judge
BY Joseph J. Belitz
Clerk of the County Court

O.K. acc



4.00