

1.30

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Condemner

vs.

HERMAN COHEN and ROSALIE COHEN,
husband and wife, Joint Tenants;
DOUGLAS COUNTY TREASURER;

FRUEHAUF TRAILER COMPANY, a
Michigan Corporation, Owner;
DOUGLAS COUNTY TREASURER;

SEBASTIANO BONOFEDE and IDA BONOFEDE,
husband and wife, Tenants in Common;
DOUGLAS COUNTY TREASURER;

~~ISOBEL L. GERLACH, Owner;
GERLACH, first and real name unknown,
husband of ISOBEL L. GERLACH; DOUGLAS
COUNTY TREASURER;~~

~~IDA M. TAPPAN, a widow, Owner;
DOUGLAS COUNTY TREASURER;~~

~~CHAMPLIN OIL & REFINING CO., a
Delaware Corporation, Owner;
DOUGLAS COUNTY TREASURER;~~

Condemnees

RETURN OF APPRAISERS

C 2 - 212

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE OF 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 Charles E. Lutz, ~~Sheriff~~ or Deputy Sheriff of Douglas County, Nebraska, on the 9th day of April, 1963, 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

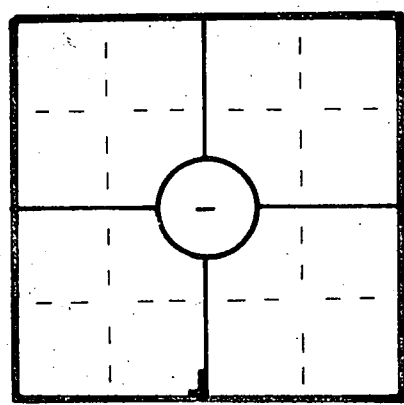
Land Owners: Herman Cohen and Rosalie Cohen, husband and wife,
Joint Tenants

Project: U-446 (7) AFE: R-122b Douglas County, Nebraska

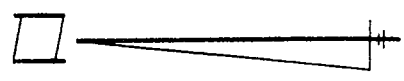
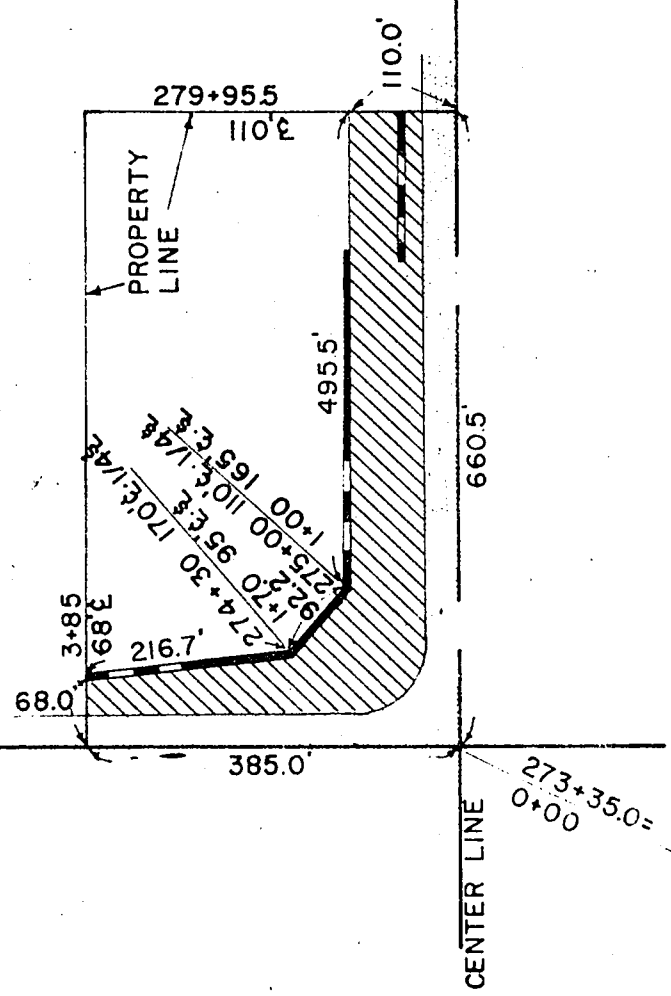
Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the west quarter corner of said Section 1; thence easterly on the South line of the West Half of the Southwest Quarter of the Northwest Quarter of said Section 1 a distance of 660.5 feet; thence northerly 90 degrees 00 minutes left and on the easterly property line a distance of 110.0 feet; thence westerly on a line 110.0 feet northerly from and parallel to said South line a distance of 495.5 feet to a point 165.0 feet easterly from the West line of said West Half of the Southwest Quarter of the Northwest Quarter; thence northwesterly a distance of 92.2 feet to a point 170.0 feet northerly from said South line, said point also being 95.0 feet easterly from said West line; thence northerly a distance of 216.7 feet to a point on the northerly property line, said point being 68.0 feet easterly from said West line; thence westerly on said northerly property line a distance of 68.0 feet to a point on said West line; thence southerly on said West line a distance of 385.0 feet to the point of beginning, containing 2.24 acres, more or less, which includes 0.94 acre, more or less, previously occupied as a public highway, the remaining 1.30 acres, 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 of land onto the remainder of said part of the West Half of the Southwest Quarter of the Northwest Quarter except over a frontage road to be constructed along the northerly highway right of way line at the completion of the project, as illustrated on the attached plat.



PT. W² SW⁴ NW⁴ SEC. 1 - T14N - R12E
 DOUGLAS COUNTY
 TOTAL ROW = 2.24 AC.
 PREV. ROW = 0.94 AC.
 NEW ROW = 1.30 AC.



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

HERMAN & ROSALIE COHEN H.&W. J.T.

SCALE 1" = 200'
 TRACT 22

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

PROJ. U-446(7)
 A.F.E. R.- 122 b

LEGEND

- PREV. R.O.W. 1.30 ACRES
- NEW R.O.W. 1.30 ACRES
- CONTROLLED ACCESS

COMPUTED BY IBM.
 DRAWN BY DNM 3-63
 CHECKED BY RAB 3-63
 WRITTEN BY C.E.S. 3-63
 CHECKED BY W.D.E. 3-63

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

Land Owner: Fruëhauf Trailer Company, a corporation.

Project: U-446 (7) AFE: R-122b Douglas County, Nebraska

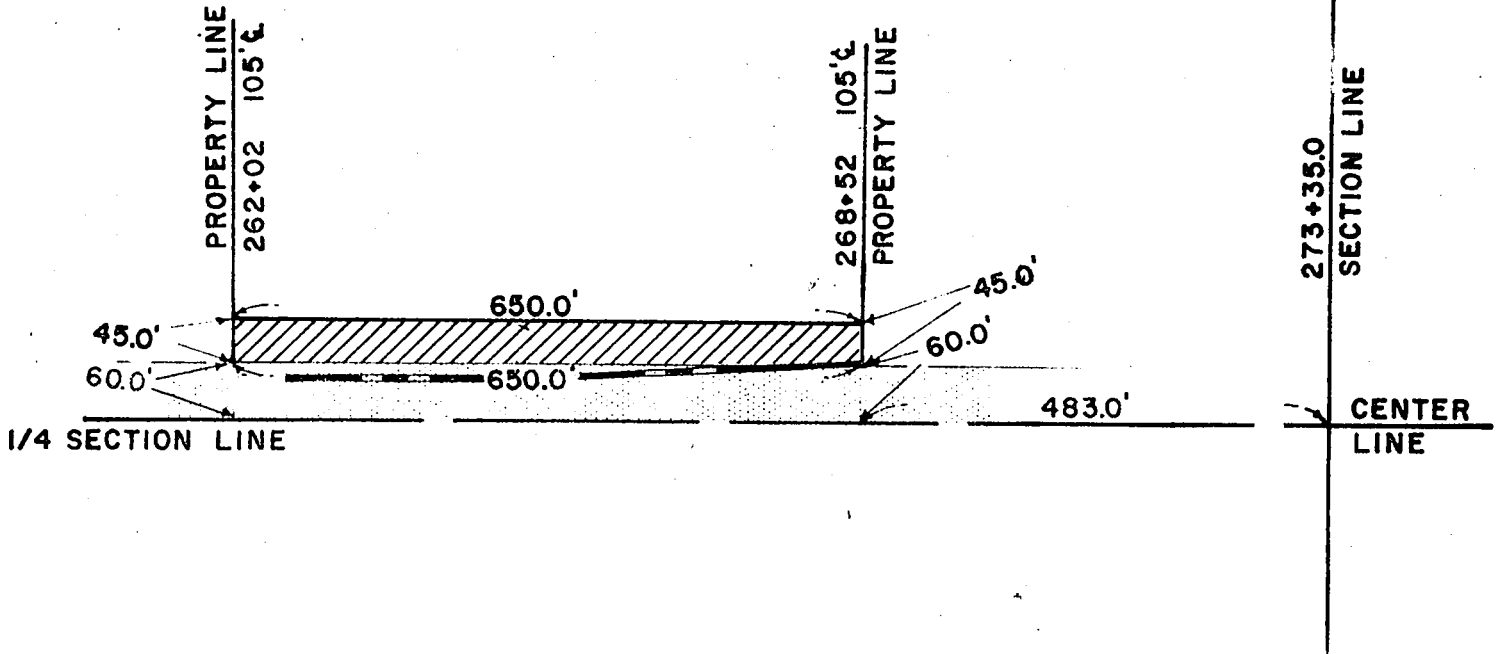
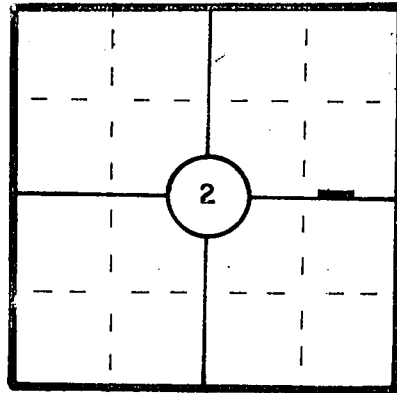
Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in part of the Northeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 2; thence westerly on the South line of the Northeast Quarter of said Section 2 a distance of 483.0 feet; thence northerly 90 degrees 00 minutes right a distance of 60.0 feet to the point of beginning, said point also being on the northerly old highway right of way line; thence continuing northerly on the last described course produced and on the easterly property line a distance of 45.0 feet; thence westerly on a line 105.0 feet northerly from and parallel to said South line a distance of 650.0 feet to a point on the westerly property line; thence southerly on said westerly property line a distance of 45.0 feet to a point on said old highway right of way line; thence 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 650.0 feet to the point of beginning, containing 29,250 square feet, more or less, 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 Northeast Quarter, except over a frontage road to be constructed at the completion of the project as illustrated on the attached plat.



PT. NE⁴ SEC. 2-T14N-R1E
 DOUGLAS COUNTY
 TOTAL NEW ROW = 29,250 SQ. FT.



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

FRUEHAUF TRAILER COMPANY

SCALE 1" = 200'
 TRACT 16

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

PROJ. U-446 (7)
 A.F.E. R-122 b

LEGEND

- PREV. R.O.W. 29,250 SQ. FT.
 - NEW R.O.W. 29,250 SQ. FT.
 - CONTROLLED ACCESS
- ACRES**

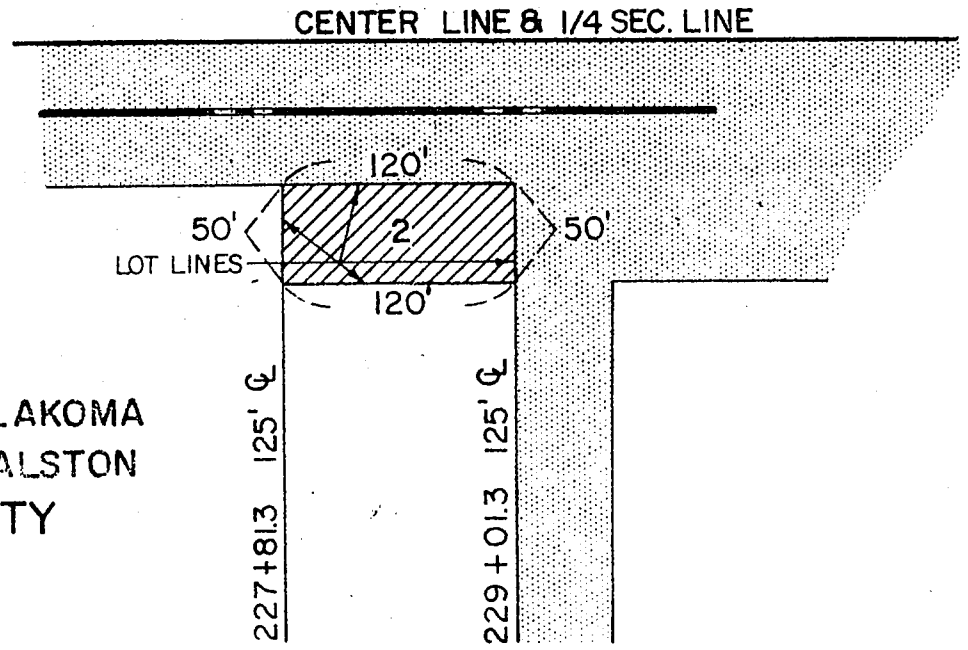
COMPUTED BY I.B.M.
 DRAWN BY DNM 3-63
 CHECKED BY GB 3-63
 WRITTEN BY WDE 3-63
 CHECKED BY C.E.S. 3-63

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

Land Owners: Sebastiano Bonofede and Ida Bonofede, husband and wife, Tenants in Common.

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 as illustrated on the attached plat and being more particularly described as all of the North 50.0 feet of Lot 2, Block 13, Lakoma Heights Addition to the City of Ralston, Douglas County, Nebraska, containing 6,000 square feet, more or less, to be secured in this action.



LOT 2, BLOCK 13, LAKOMA
HEIGHTS ADD. TO RALSTON
DOUGLAS COUNTY

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




SEBASTIANO & IDA BONOFEDE, H.&W. T.C.

SCALE 1" = 100'
TRACT 4

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

PROJ. U-446(7)
A.F.E. R-122 b

LEGEND

PREV. R.O.W. 
NEW R.O.W. 


6,000 SQ. FT.
ACRES

CONTROLLED ACCESS 

COMPUTED BY I.B.M.
DRAWN BY G.B. 3/63
CHECKED BY B.M. 3/63
WRITTEN BY C.E.S. 3/63
CHECKED BY W.D.E. 3/63

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:

Tract No. 22
acquisition

Total amount awarded for ~~acquisition~~ of property heretofore described: \$45,300.00

Award to be distributed according to respective interests of parties, as follows:

Herman Cohen and Rosalie Cohen, husband and wife, Joint Tenants; (OWNER)	\$45,084.42
Douglas County Treasurer; (TAXES)	\$ 215.58

Tract No. 16

Total amount awarded for acquisition of property heretofore described: \$14,600.00

Award to be distributed according to respective interests of parties, as follows:

Fruehauf Trailer Company, a Michigan corporation; (OWNER)	\$14,375.43
Douglas County Treasurer; (TAXES)	\$ 224.57

Tract No. 4


Total amount awarded for acquisition of property heretofore described: \$ 1,000.00

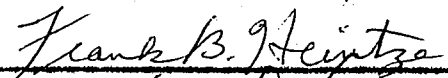
Award to be distributed according to respective interests of parties, as follows:

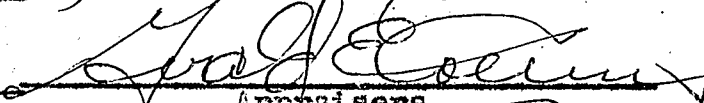
Sebastiano Bonofede and Ida Bonofede, husband and wife, Tenants in Common; (OWNER)	\$ 1,000.00
Douglas County Treasurer; (TAXES)	\$ None

All of which is hereby respectfully submitted.

Dated this 26th day of May, A.D., 1963.







 Appraisers

~~Subscribed and sworn to before me this _____ day of _____,~~

A.D., 1963.

County Judge

RECEIVED

1963 JUL 26 PM 3 59

THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

29
Mead

Entered in Historical Index of Deeds
Douglas County
for record in the office of the Register of
Deeds of said County and recorded in
Book 400 of Mead
Page 235

Thomas J. O'Connor
Register of Deeds

By Judge [Signature]
Mail [Signature]
N = 1-14-12 C.P.M.P.
Continuation 2-14-12 for 1 page
= 55-167

1-14-12
2-14-12
55-167

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge
of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 8 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 May 1963

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

