nexno TRACT #22 BOOK 355 PAGE

## COUNTY OF DOUGLAS, STATE OF NEBRASKA

## RIGHT-OF-WAY CONTRACT

THIS AGREEMENT, made and entered into this 31 day of May, 1960, by and between
Anthony Ross Sofio and Agnes Helen Sofio, husband and wife,
7205 Center Street, Omaha, Nebraska, State of Nebraska, hereinafter called the Owner, and the County of Douglas, State of Nebraska, hereinafter called the County.
WITNESSETH: In consideration of the payment of
- Mine thousand Ihree hundred - DOLLARS,
the Owner hereby agrees to convey to the County free and clear of any encumbrances or liens, and to execute to the County of Douglas, State of Nebraska, a warranty deed, which will be furnished and prepared by the County, to certain real estate situated in the County of Douglas, State of Nebraska, as follows:
(Legal Description)

Part of the East 633.00 feet of the North 525.00 feet of the Northeast quarter of Section 35, T15N, R12E, Douglas County, Nebraska, and more particularly described as follows:

Beginning at a point on the West line of 72nd Street and said point being 33.00 feet West and 525.00 feet South of the Northeast corner of the Northeast quarter of said Section; thence, West a distance of 17.00 feet to a point; thence, in a Northerly direction with an angle of 8700811311 right from the last described course a distance of 157.43 feet to a point; thence, in a Northwesterly direction along a curve to the left, said curve having a radius of 340.00 feet, a distance of 464.47 feet to a point, said point being 461.16 feet North and 327.57 feet West of the point of beginning; thence, in a Northwesterly direction a distance of 250.00 feet to a point, said point being 487.00 feet north and 576.00 feet West of the point of beginning; thence, west along a line parallel to the South line of Bancroft Street a distance of 23.77 feet to a point; thence, North a distance of 5.00 feet to a point on the South line of Bancroft Street; thence, East along the South line of Bancroft Street a distance of 600.00 feet to a point which is the intersection of the South line of Bancroft Street and the West line of 72nd Street; thence, South along the West line of 72nd Street a distance of 492.00 feet to the point of beginning and containing 49,908 square feet.

as shown on approved plans for Project No. S-147 (72nd Street).

Access from the Owner's remaining land onto the highway will be permitted only at the following point:

County agrees to construct, with no cost to owner, a paved access road on the westerly side of the 72nd Street right-of-way, extending from Spring Street to the south line of owner's property on the north side of Oak Street.

There will be a 25-foot direct access to 72nd Street, the center point of which is approximately 34 feet north of the owner's south property line, and a 25 foot direct access to Center Street Road, the center point of which is approximately 200 feet east of owner's west property line.

It is hereby agreed that possession of the above described premises is the essence of this contract, and the County may take immediate possession of the premises upon the signing of this contract for the purposes above set forth. The County agrees to purchase the above described real estate and to pay therefor upon the delivery of said executed warranty deed.

The above payment shall cover all damages caused by the establishment and construction of the above project, including damages for loss of access and damages resulting in the diminution of the value of the Owner's remaining land because of the grading required on said project. Owner waives the statutory procedure for arriving at damages by reason of any change of grade.

It is understood that no promises, verbal agreements or understanding made by the representative of the County of Douglas, State of Nebraska, except as set forth in this contract, will be honored by the County of Douglas, State of Nebraska.

ACCEPTED:		OWINEEL,	
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STATE OF NEBRASKA)	` ;		
COUNTY OF DOUGLAS)			
On this 3/ da Public, personally came			fore me, a Notary
Tubile, personally earlie	THICHOILY ICOBE	DOLLO ALIA LIGHEB	TIETEH BOITO,
husband and wife,		· · · · · · · · · · · · · · · · · · ·	·
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who are personally known affixed to the above instruction	ument, and they		

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBFASHA 2 10 DAY June 1960 at 118 m. Thomas J. O'CONNOR, REGISTER OF DEEDS