

CITY OF OMAHA, A
Municipal Corporation,

DOC. C5 NO. 133

Condemnor,

vs.

REPORT OF APPRAISERS

TRACT NO. 1

GINN SERVICE STATION, INC.,
A Nebraska Corporation, et al,

SAM J. HOWELL, Douglas
County Treasurer,

Condemnees.

COME NOW the undersigned and report to the County Judge and to the Court as follows:

First: The undersigned are the duly appointed, qualified, and acting appraisers in this proceeding.

Second: On Thursday, the 16th day of February, 1984, commencing at the hour of approximately 9:00 o'clock a.m., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemnor, and also any other property of the condemnees damaged thereby; and (b) heard any interested party who was present while the said property was being inspected and viewed.

Third: On Thursday, the 16th day of February, 1984, commencing at the hour of approximately 1:30 o'clock p.m., the undersigned: (a) met and convened as a board of appraisers; (b) heard any interested party who was present at said meeting and hearing; and (c) appraised the property sought to be condemned and ascertained and determined the damages sustained by the condemnees.

Fourth: The undersigned hereby report the aforesaid damages as follows:

27-15-12

LEGAL DESCRIPTION OF TRACT

A tract of land lying in the Southwest Quarter of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at a point which is the intersection of the West property line of 93rd Street and the North property line of West Center Street Road in Southwest Village, an Addition to Douglas County, Nebraska, as surveyed, platted and recorded; thence running Northerly along the West property line of 93rd Street to a point which is the intersection of the West property line of 93rd Street and the North property line of Arbor Street; thence Northeasterly along the North property line of Arbor Street to the most Southwesterly corner of Lot 1, Block 6, Southwest Village; thence Northerly along the West property lines of Blocks 5 and 6, Southwest Village to the most Southwesterly corner of Lot 3, Block 5, Southwest Village; thence assuming the East line of the Southwest Quarter (¼) of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, to be due North and South, on a bearing of N 89°58'23" W and running a distance of 129.11 feet to a point; thence on a bearing of N 47°41'15" W and running a distance of 261.17 feet to a point; thence on a bearing of N 42°22'15" W and running a distance of 107.74 feet to a point; thence on a bearing of N 81°02'15" W and running a distance of 94.76 feet to a point; thence running Northeasterly along a curve to the right whose radius is 180.00 feet a distance of 44.40 feet to a point; thence on a bearing of N 64°50'45" W a distance of 206.40 feet to a point; thence on a bearing of S 89°18'45" W and running a distance of 120.26 feet to a point; thence on a bearing of N 0°24'15" W and running a distance of 121.49 feet to a point; thence on a bearing of S 89°35'45" W and running a distance of 50.00 feet to a point; thence on a bearing of N 0°24'15" W and running a distance of 50.00 feet to a point; thence on a bearing of S 89°35'45" W and running a distance of 125.00 feet to a point; thence on a bearing of N 0°24'15" W and running a distance of 575.70 feet to a point on the South property line of Block 14, Sunset Hills, an Addition to Douglas County, Nebraska, as surveyed, platted and recorded; thence Westerly along the South property line of Block 14, Sunset Hills to a point which is the intersection of the South property line of Block 14, Sunset Hills and the West property line of 94th Street extended; thence on a bearing of S 0°7'05" W and running a distance of 1,201.50 feet to a point; thence on a bearing of S 38°36'55" E and running a distance of 154.44 feet to a point; thence on a bearing of N 39°50'40" E and running a distance of 578.00 feet to a point; thence on a bearing of S 0°02'10" W and running a distance of 713.45 feet to a point; thence on a bearing of S 40°04'35" and running a distance of 791.94 feet to a point on the South line of said Section 27; thence on a bearing of S 34°57'42" E and running a distance of 202.80 feet to a point on the North property line of West Center Street Road; thence Northeasterly along the North property line of West Center Street Road to the point of beginning.

PERMANENT EASEMENT TO BE ACQUIRED

A 10 foot wide permanent easement to construct and maintain sanitary sewer lying 10 feet either side of the following described line located in the Southwest Quarter of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 27; thence South 87°50'11" West a distance of 329.66 feet; thence South 74°44'55" West a distance of 368.68 feet; thence North 15°15'05" West a distance of 74.00 feet to the point of beginning of the described line; thence North 40°59'20" West a distance of 2,046.04 feet to the point of termination of said line.

TEMPORARY EASEMENT TO BE ACQUIRED

A temporary easement to construct sanitary sewer lying 60 feet Southwesterly of and 50 feet Northeasterly of the following described line located in the Southwest Quarter of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 27; thence South 87°50'11" West a distance of 329.66 feet; thence South 74°44'55" West a distance of 368.68 feet; thence North 15°15'05" West a distance of 74.00 feet to the point of beginning of the described line; thence North 40°59'20" West a distance of 2,046 feet to the point of termination of said line. Said easement excludes that portion taken for permanent easement described above.

NOTE: The South line of Section 27-15-12 is assumed to bear S 87°50'11" W for legal description of easements only.

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|---|------------------------------------|
| Sunset Valley Family Golf Association | \$2,853 Perm.E. \$4,987 Temp.E. |
| Commercial Federal Savings and Loan Association . . . | \$ NONE |
| <hr/> | |
| TOTAL TRACT #5 ✓ | \$ 7,840.00 |

That part of the West 643.5 feet of the Northwest Quarter of the Southwest Quarter of Section 27, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, lying North of the center line of Papillion drainage ditch, more particularly described as: Beginning at the Northwest corner of the NW ¼ of the SW ¼ of said Section 27; thence East along the North line of the NW ¼ of the SW ¼ of said Section 27 to the intersection of the West line of 94th Street and the North line of the NW ¼ of the SW ¼ of said Section 27, a distance of 643.5 feet; thence South along a line parallel with and 643.5 feet East of the West line of the NW ¼ of the SW ¼ of said Section 27, to a point on the centerline of Papillion drainage ditch, a distance of 1,201.50 feet; thence Northwesterly along the centerline of Papillion drainage ditch to a point on the West line of the NW ¼ of the SW ¼ of said Section 27, a distance of 1,028.4 feet; thence North along the West line of the NW ¼ of the SW ¼ of said Section 27, to the point of beginning, a distance of 394.6 feet and containing 11.86 acres, more or less.

PERMANENT EASEMENT TO BE ACQUIRED

A 20 foot permanent easement to construct and maintain sanitary sewer located in the West half of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 27; thence South 01°57'20" East a distance of 263.59 feet to the point of beginning; thence South 40°56'05" East a distance of 1,022.96 feet; thence South 01°57'20" East a distance of 31.80 feet; thence North 40°56'05" West a distance of 1,022.96 feet; thence North 01°57'20" West a distance of 31.80 feet to the point of beginning.

TEMPORARY EASEMENT TO BE ACQUIRED

A temporary easement to construct sanitary sewer located in the West half of Section 27, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of Section 27; thence South 01°57'20" East a distance of 200 feet to the point of beginning; thence South 40°56'05" East a distance of 572.40 feet; thence North 49°03'55" East a distance of 150.0 feet; thence South 40°56'05" East a distance of 265.20 feet; thence South 01°57'20" East a distance of 413.33 feet; thence North 40°56'05" West a distance of 1,022.96 feet; thence North 01°57'20" West a distance of 174.88 feet to the point of beginning.

NOTE: The West line of the Southwest Quarter of Sec. 27-15-12 is assumed to bear S 01° 57' 20" E for legal description only.

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| School District #66 of Douglas County, Nebraska . . . | \$2,864 | Perm.E. |
| | \$2,446 | Temp.E. |
| TOTAL TRACT #6 | <u>\$5,312.00</u> | |

TRACT NO. 20 (a/k/a 10604 Forrest Drive)

LEGAL DESCRIPTION OF TRACT

BOOK **706** PAGE **704**

Lot 5, Block 1, Bel-air 2nd Addition, (extension), an Addition to the City of Omaha, Douglas County, Nebraska.

PERMANENT EASEMENT TO BE ACQUIRED

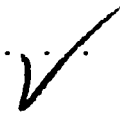
A 20 foot wide permanent easement to construct and maintain sanitary sewer located 10 feet either side of the following described line: Beginning at a point on the Northwesterly lot line of Lot 5, Block 1, 93 feet South of the centerline of Pacific Street; thence North 87°30'32" East to the centerline of the Big Papillion Creek and the end of the described line.

TEMPORARY EASEMENT TO BE ACQUIRED

A temporary easement to construct sanitary sewer located in Lot 5, Block 1, Bel-air 2nd Addition (extension), an Addition to the City of Omaha, Douglas County, Nebraska, lying Northerly of the following described line: Beginning at a point on the Northwesterly lot line of Lot 5, Block 1, said point being 163 feet South of the centerline of Pacific Street; thence North 87°30'32" East to the centerline of the Big Papillion Creek and the end of the described line. Said easement excludes that portion taken for permanent easement described above.

NOTE:The centerline of Pacific Street is assumed to bear N 87°30'32" E for legal description of easements only.

| | |
|--|------------------------|
| Gene E. Lacy and Mary Lou Lacy, husband and wife | \$82.00 Perm E. |
| | <u>\$88.00 Temp.E.</u> |
| Sam J. Howell, Douglas County Treasurer | \$ <u>NONE</u> |
| TOTAL TRACT #20 | <u>\$170.00</u> |

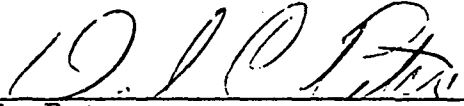


IN WITNESS WHEREOF, the undersigned have executed this
Report of Appraisers this 7th day of March, 1984.

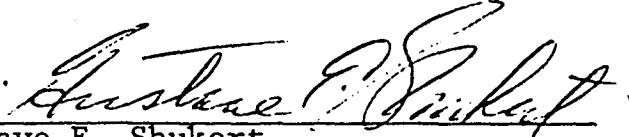
STATE OF NEBRASKA
COUNTY OF BOYD

APR 9 - 1984

JEAN HADORN, CLERK



David C. Peters



Gustave E. Shukert



Monte Taylor

POOR INSTRUMENT FILED

COUNTY COURT

DOUGLAS COUNTY

DEAN HADORN, CLERK

OMAHA, NEBR.

STATE OF NEBRASKA,
COUNTY OF DOUGLAS

SS. BOOK 706 PAGE 706

I, Dean Hadorn, Clerk of the County Court 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-

GINN SERVICE STATION, INC., et al, Condemnees,

in-the-matter-of--- Condemnation Docket C5 - Page 133

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.

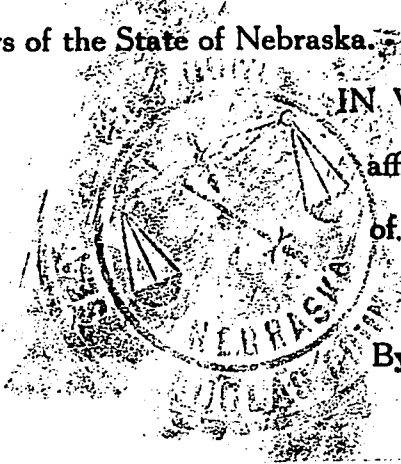
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 9th day of March, A. D. 1984

DEAN HADORN, Clerk of the County Court

By

John A. Douglas

Deputy



3/13/84

RECEIVED
1984 MAR 13 AM 11:39

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

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