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BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS,

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vs

Peggy D. Cowdery and Ben H. Cowdery,
wife and husband;

MARIE WILLMS, single;

The Gordon Company (Mr. A. W. Gordon);

Roderick F. Morrison (Joint Tenant)
and Evelyn T. Morrison, wife of
Roderick F. Morrison; Donald M.
Morrison (joint tenant) and Barbara
L. Morrison, wife of Donald M.
Morrison;

Homer Clausen, heir and personal
representative of the Estate of
Peter Clausen, mortgagee (Willms land);

The Omaha National Bank, mortgagee
(Morrison land);

REPORT AND RETURN
OF
APPRAISERS.

TO HONORABLE ROBERT TROYER, COUNTY JUDGE, DOUGLAS COUNTY, NEBRASKA:

We, the undersigned Appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by the Sheriff of Douglas County, Nebraska, on the 26th day of September, 1958, and after taken and signed an oath to support the Constitutions of the United States of America and The State of Nebraska, to faithfully and impartially discharge our duties as required by law, and to honestly and truly assess the damages which the owners of the real estate, described in said "Appointment of Appraisers" will sustain by reason of the condemnation of permanent easement to certain lands for right of way, access road and channel purposes, to construct a part of a National System of Interstate Highways, and temporary easement to other lands for drive construction and soil binder purposes, under Department of Roads Project No. I-B80-9 (28) and No. I-B80-9 (30), and also damages due to prohibition of ingress and egress to said highway; that we did inspect the real estate herein described at the time and place designated and did at said time and place sit as a Board of Appraisers and did receive evidence relative to the amount of damages that will be sustained by the owners said real estate by reason of the taking thereof by the Department

of Roads of the State of Nebraska, for right of way and service road purposes, and also damages due to prohibition of ingress and egress to said highway, and the right to remove soil binder from the premises; the real estate referred to above being described on Exhibit "A" attached hereto.

Now, therefore, we, as Appraisers aforesaid, do hereby find and appraise the damages that will be suffered by reason of the taking of easement to said lands for right of way and service road purposes by the Department of Roads of the State of Nebraska, and also damages due to prohibition of ingress and egress to said Highway, and right to remove soil binder from the premises, in the following amounts:

The Gordon Company (Mr. A. W. Gordon) . . .	\$188,200.00
The Gordon Company (Mr. A. W. Gordon) for soil binder removal from pit	1.00

Roderick F. Morrison, Evelyn T. Morrison, husband and wife as Joint Tenants, and Donald M. Morrison, Barbara L. Morrison, husband and wife as Joint Tenants, a total of	6,000.00
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The Omaha National Bank, Mortgagee of Morrison Land	Nothing
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Marie Willms, and Homer Clausen, heir and personal representative of the Estate of Peter Clausen, mortgagee (Willms Land)	4,000.00
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On the Marie Willms Land there is a past due mortgage in favor of Peter Clausen in the sum of \$3,650.00, plus interest said notes and mortgage being past due according to the record since Oct. 15th, 1956.

All of which is hereby respectfully submitted.

Dated this 1st day of December, 1958.

MAX FROMKIN
HAROLD J. GROVE
ALFRED C. KENNEDY

APPRAISERS.

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

Land Owner : Peggy D. Cowdery and Ben Cowdery, wife and husband

Project: I-B30-9 (28) AFE R-822a Douglas County, Nebraska

A tract of land for highway right of way purposes located in the Souther part of the East 14 acres of the West 35 acres of the South Half of the Southeast Quarter of Section 20, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the south quarter corner of said Section 20, thence easterly on the South line of the South Half to the Southeast Quarter of said Section 20 a distance of 695.0 feet; thence northerly 90 degrees left a distance of 33.0 feet to the point of beginning; thence continuing northerly on the last described course produced a distance of 52.0 feet; thence easterly a distance of 190.7 feet to a point 85.0 feet northerly from said South line; thence northeasterly a distance of 288.5 feet to a point 180.0 feet northerly from said South line, which point is on the East property line; thence southerly on said East property line a distance of 147.0 feet to a point 33.0 feet northerly from said South line; thence westerly on a line 33.0 feet northerly from and parallel to said South line a distance of 463.1 feet to the point of beginning, containing 0.85 acre, more or less.

There will be no ingress and egress from the above described tract onto the remaining portion of the East 14 acres of the West 35 acres of the South Half of the Southeast Quarter of Section 20, Township 15 North, Range 12 east of the 6th P.M., Douglas County, Nebraska.

Also a triangular tract of land for access road purposes located in the Northern part of the East 14 acres of the West 35 acres of the South Half of the Southeast Quarter of Section 20, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the northwest corner of the South Half of the Southeast Quarter of said Section 20; thence easterly on the North line of said South Half of the Southeast Quarter a distance of 1,103.8 feet to the point of beginning; thence continuing easterly on said North line a distance of 54.3 feet; thence southerly on the East property line a distance of 100.0 feet; thence northwesterly a distance of 113.8 feet to the point of beginning, containing 0.06 acre, more or less.

Also a tract of land for drive construction purposes located in the East 14 acres of the West 35 acres of the South Half of the Southeast Quarter of Section 20, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the south quarter corner of said Section 20; thence easterly on the South line of the South Half of the Southeast Quarter of said Section 20 a distance of 695.0 feet; thence northerly 90 degrees left a distance of 85.0 feet to the point of beginning; thence continuing northerly on the last described course produced a distance of 26.0 feet; thence easterly 90 degrees right a distance of 52.7 feet to point of curvature; thence continuing easterly on a 55.0 foot radius curve to the left (initial tangent of which coincides with the last described course) a distance of 15.8 feet to point of compound curvature; thence northeasterly on an 85.0 foot radius curve to the left (initial tangent of which coincides with the final tangent of the last described curve) a distance of 103.8 feet to point of tangency; thence northerly, tangent, a distance of 55.0 feet; thence easterly 90 degrees right a distance of 40.0 feet; thence southerly 90 degrees right a distance of 55.0 feet to point of curvature; thence continuing southerly on a 125.0 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 126.4 feet; thence westerly on a line which forms an angle of 28 degrees 35 minutes right with the final tangent of the last described curve a distance of 140.0 feet to the point of beginning, containing 0.21 acre, more or less.

Land Owner: Marie Willms, single
 Mtgee: Peter Clausen
 Project: I-B80-9 (28) AFE R-822a Douglas County, Nebraska

A tract of land for highway right of way purposes lying across the southern part of Lot 7 Block 9 Happy Hollow View in the Southwest Quarter of Section 29, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the south quarter corner of said Section 29; thence westerly on the South line of the Southwest Quarter of said Section 29 a distance of 33.0 feet; thence northerly on a line 33.0 feet westerly from and parallel to the East line of said Southwest Quarter a distance of 33.0 feet to the point of beginning, said point being the southeast corner of Lot 7 of Block 9 in the Happy Hollow View in said Southwest Quarter; thence westerly on the South line of said Lot 7 a distance of 99.0 feet; thence northerly on the West line of said Lot 7 a distance of 13.5 feet; thence easterly a distance of 69.0 feet to point of curvature, said point being 46.5 feet northerly from the South line of said Southwest Quarter; thence northeasterly on a 25.0 foot radius curve to the left (initial tangent of which coincides with the last described course) a distance of 29.8 feet to point of tangency; thence northerly, tangent, a distance of 22.4 feet to a point on the East line of said Lot 7; thence southerly on said East line a distance of 53.5 feet to the point of beginning, containing 0.03 acre, more or less.

There will be no ingress and egress from the above described tract onto the remaining portion of Lot 7, Block 9 of Happy Hollow View in the Southwest Quarter of said Section 29.

 Land Owner: The Gordon Company
 Tenant: Delbert Rurup
 Project: I-B80-9 (28) AFE R-822a Douglas County, Nebraska

A tract of land for highway right of way located in Section 21, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the southwest corner of said Section 21; thence northerly on the West line of said Section 21 a distance of 1002.7 feet to the point of beginning; thence continuing northerly on said West line a distance of 468.3 feet; thence northeasterly 43 degrees 22 minutes right a distance of 767.8 feet; thence continuing north easterly 1 degree 42 minutes left a distance of 333.8 feet; thence northerly on a 1,734.9 foot radius curve to the left (initial tangent of which forms an angle of 3 degrees 33 minutes left with the last described course produced) a distance of 1,149.2 feet; thence continuing northerly 3 degrees 44 minutes left from the final tangent of the last described course a distance of 372.1 feet; thence easterly 90 degrees right a distance of 33.6 feet to a point on the North and South Quarter-Quarter line of the Northwest Quarter of said Section 21; thence northerly on said quarter-quarter line a distance of 1,701.1 feet to a point on the North line of said Section 21; thence easterly on said North line a distance of 1,968.4 feet; thence southerly 90 degrees right a distance of 150.0 feet; thence westerly 87 degrees 58 minutes right a distance of 448.1 feet; thence southwesterly on a 1,046.28 foot radius curve to the left (initial tangent of which forms an angle of 9 degrees 43 minutes left with the last described course produced) a distance of 517.1 feet to point of tangency; thence continuing southwesterly, tangent, a distance of 538.9 feet; thence continuing southwesterly 17 degrees 31 minutes left a distance of 383.1 feet; thence southerly 18 degrees 36 minutes left a distance of 460.3 feet; thence continuing southerly 5 degrees 41 minutes right a distance of 367.8 feet; thence southwesterly on a 2,084.9 foot radius curve to the right (initial tangent of which forms an angle of 0 degrees 26 minutes left with the last described course produced) a distance of 1,381.0 feet to point of tangency; thence continuing southwesterly, tangent, a distance of 124.7 feet; thence continuing southwesterly 5 degrees 15 minutes right a distance of 1,320.8 feet to point of beginning containing 53.56 acres, more or less, which

includes 3.50 acres, more or less, previously occupied as a public highway, the remaining 50.06 acres, more or less, being the acreage secured in this action.

There will be no ingress and egress from the above described tract onto the remaining portion of said Section 21.

Land Owner: The Gordon Company.
Project: I-B30-9 (30) Douglas County, Nebraska.

Road material described as 5,000 cubic yards of soil binder to be secured from a tract of land located in the Southeast Quarter of the Northwest Quarter of Section 21, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and temporary use of said land in securing said soil binder, said tract of land being more particularly described as follows:

Referring to the north quarter-quarter corner of the Northwest Quarter of said Section 21; thence southerly on the West line of the East Half of the Northwest Quarter of said Section 21 a distance of 1,701.1 feet to a point on the North line of the Old Dodge Road; thence easterly on said North line a distance of 341.4 feet to the point of beginning; thence continuing easterly on said North line a distance of 220.0 feet; thence northerly 90 degrees left a distance of 300.0 feet; thence westerly 90 degrees left a distance of 194.7 feet; thence southerly 76 degrees 35 minutes left a distance of 108.9 feet; thence continuing southerly 13 degrees 25 minutes left a distance of 194.1 feet to the point of beginning, containing 1.48 acres, more or less.

The right to remove the above described soil binder from the premises above described shall cease upon acceptance by the Department of Roads of the above mentioned Project I-B30-9 (30).

Land Owner: Roderick F. Morrison and Donald M. Morrison, Joint Tenants.
Mortgagee: The Omaha National Bank of Omaha, Nebraska.
Project: I-B30-9 (28) AFE R-822a Douglas County, Nebraska.

A strip of land for highway right of way purposes described as the South 17.0 feet of the New Block 38 of the Rockbrook Subdivision in the Southwest Quarter of Section 28, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, containing 0.12 acre, more or less.

There will be no ingress and egress from the above described tract onto the remaining portion of said New Block 38 of the Rockbrook Subdivision in the Southwest Quarter of Section 28, except for one private residential drive not to exceed 20.0 feet in width to be constructed by the Department of Roads.

Also a strip of land for channel purposes located in the New Block 38, Rockbrook Subdivision of the Southwest Quarter of Section 28, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the southwest corner of said Section 28; thence easterly on the South line of the Southwest Quarter of said Section 28 a distance of 33.0 feet; thence northerly on a line 33.0 feet easterly from and parallel to the West line of said Southwest Quarter a distance of 51.5 feet to the point of beginning; thence continuing northerly on the last described course produced a distance of 53.2 feet, the last described course being the West line of said New Block 38; thence northeasterly 41 degrees 00 minutes right a distance of 453.1 feet; thence southeasterly 90 degrees right a distance of 33.7 feet to a point on the North line of Lot 7 in New Block 26 in said Rockbrook Subdivision in the Southwest Quarter of Section 28; thence westerly on said North line a distance of 24.0 feet to the corner of said Lot 7; thence southerly on the West line of said Lot 7 a distance of 98.3 feet; thence southwesterly 41 degrees 00 minutes right a distance of 364.1 feet to a point 51.5 feet northerly from said South line; thence westerly on a line 51.5 feet northerly from and parallel to said South line a distance of 59.8 feet to the point of beginning, containing 0.78 acre, more or less.

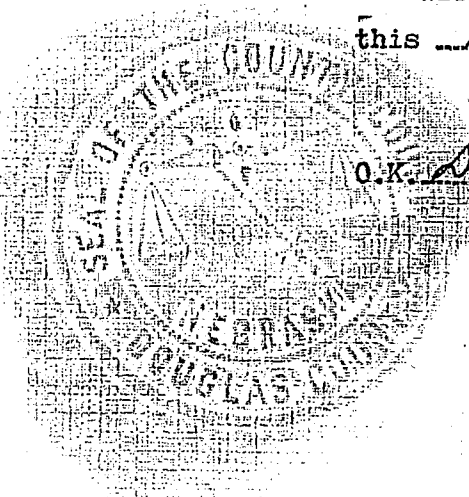
STATE OF NEBRASKA } SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS } of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 5 pages,
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody 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 15 day of January 1959

ROBERT R. TROYER, County Judge

BY Joseph J. Delitz
Clerk of the County Court

O.K. A.J.



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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 6.10
15 DAY Jan 1959 AT 3:26 PM. THOMAS J. O'CONNOR, REGISTER OF DEEDS