

BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA.

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

vs.

DALE T. VANLANDINGHAM, A Widower,
Owner; LANCASTER COUNTY
TREASURER;

JAMES E. FRANSSSEN and MAGDALEN
A. FRANSSSEN, Husband and Wife,
Joint Tenants; COMMONWEALTH
LAND TITLE INSURANCE CO.,
Trustee and SECURITY PACIFIC
FINANCE CORP., Formerly Known
as Postal Finance Company,
Beneficiary, Mortgagees;
LANCASTER COUNTY TREASURER;

CLARENCE R. STREETER and BERNICE
V. STREETER, Contract Sellers;
ROBERT E. KING, SR., and DORIS
J. KING, Husband and Wife,
Contract Buyers; LANCASTER
COUNTY TREASURER;

VILLAGE MANOR CONSTRUCTION, INC.,
A Nebraska Corporation, Owner;
STATE SECURITY SAVINGS COMPANY
OF LINCOLN, Mortgagee and
Beneficiary and RICHARD J.
BUTLER, Trustee; LANCASTER
COUNTY TREASURER;

SIEGFRIED H. PIKSCHUS and KAREN
K. PIKSCHUS, Husband and Wife,
Joint Tenants; FIRST NATIONAL
BANK AND TRUST COMPANY, Mortga-
gee; LANCASTER COUNTY TREASURER;

Condemnees.

Docket 1103 Page 107 Vol.

RETURN

OF

APPRAISERS

TO THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under
and by virtue of an "Appointment of Appraisers" duly served upon
us by Ed Bryson, Sheriff or Deputy Sheriff of Lancaster
County, Nebraska, on the 25th day of May, 1983, 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:

Project: F-77-2(120)

AFE: R-254

Lancaster County

Tract: 24

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

OWNER: DALE T. VANLANDINGHAM, A WIDOWER

PROJECT F-77-2(120) TRACT 24

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 56 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 1298.93 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 39 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 139.66 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 101 DEGREES, 41 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 196.36 FEET; THENCE SOUTHERLY DEFLECTING 027 DEGREES, 59 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 419.25 FEET; THENCE SOUTHEASTERLY DEFLECTING 006 DEGREES, 02 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 683.09 FEET; THENCE EASTERLY DEFLECTING 061 DEGREES, 28 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 165.90 FEET; THENCE SOUTHERLY DEFLECTING 083 DEGREES, 19 MINUTES, 35 SECONDS RIGHT, A DISTANCE OF 56.61 FEET ALONG THE EAST LINE OF SAID LOT; THENCE WESTERLY DEFLECTING 090 DEGREES, 41 MINUTES, 08 SECONDS RIGHT, A DISTANCE OF 627.97 FEET ALONG THE NORTHERLY A STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 7.86 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 56 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 1298.93 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 39 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 139.66 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 101 DEGREES, 41 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 196.36 FEET; THENCE SOUTHERLY DEFLECTING 027 DEGREES, 59 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 419.25 FEET; THENCE SOUTHEASTERLY DEFLECTING 006 DEGREES, 02 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 683.09 FEET; THENCE EASTERLY DEFLECTING 061 DEGREES, 28 MINUTES, 27 SECONDS LEFT, A DISTANCE OF 165.90 FEET TO THE POINT OF TERMINATION;

Project: F-77-2(120)

APE: R-254

Lancaster County

Tract: 24

AND ALSO:

ALL RIGHTS TO OIL AND GAS MINERALS IN OR UP OF THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEEES AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR BUILDING REMOVAL PURPOSES, LOCATED IN LOT 56 OF IRREGULAR TRACTS IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTHERLY A DISTANCE OF 1298.93 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 39 MINUTES, 02 SECONDS RIGHT, A DISTANCE OF 139.66 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 101 DEGREES, 41 MINUTES, 36 SECONDS RIGHT, A DISTANCE OF 196.36 FEET; THENCE SOUTHERLY DEFLECTING 027 DEGREES, 59 MINUTES, 48 SECONDS LEFT, A DISTANCE OF 419.25 FEET; THENCE SOUTHEASTERLY DEFLECTING 006 DEGREES, 02 MINUTES, 38 SECONDS LEFT, A DISTANCE OF 540.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 60.40 FEET, THENCE NORTHEASTERLY DEFLECTING 093 DEGREES, 39 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 31.37 FEET THENCE NORTHWESTERLY DEFLECTING 090 DEGREES, 49 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 61.05 FEET; THENCE SOUTHWESTERLY DEFLECTING 090 DEGREES, 40 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 26.64 FEET TO THE POINT OF BEGINNING CONTAINING 0.04 ACRES, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT F-77-2(120), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

THERE WILL BE A FUTURE CHANGE OF GRADE FOR CONSTRUCTION OF AN OVERPASS ON WEST "A" STREET AS REFLECTED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

1900-1901, Nebraska

184+24
9.030
155 E K&L

716 Sec Line & Property Line

-101°41'30"

688.63' @ Bypass - 50.0 ± 0.83
215' @ K & L - 49+16.25

Lot 56, Irreg Tr in SW⁴ Sec. 27, T10N-R6E
Total New R.O.W. 756 Ac

550+00
510' @
27°59'48"

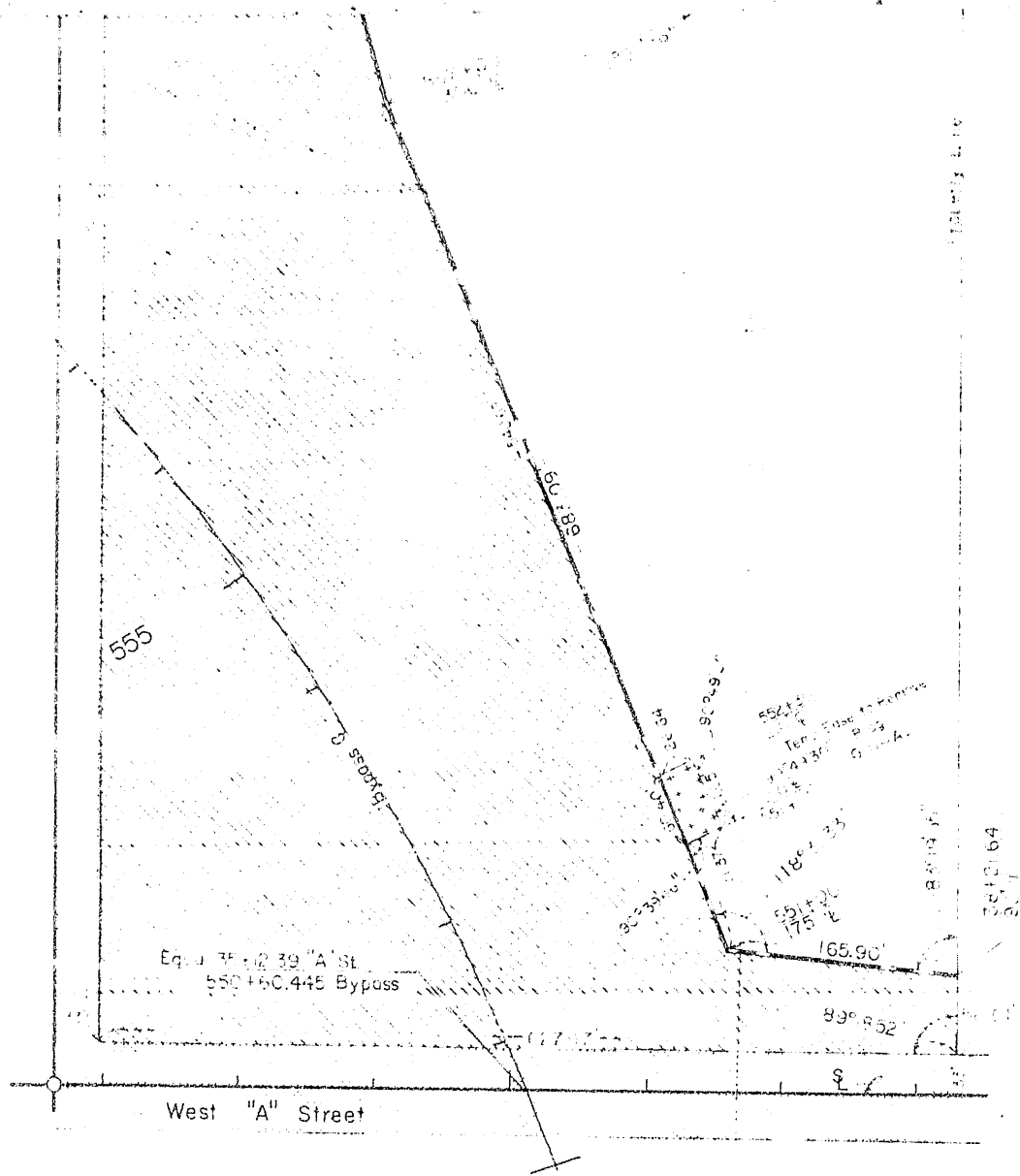
SEC LINE

419.25

- 1- 100+18.75
- 2- 140+04.09 LF
- 3- 400
- 4- 1494.846
- 5- 5+14.46
- 6- 544+1.216
- 7- 3+1.00
- 8- 504+3.10
- 9- 167+31.10
- 10- 350.00

557+00
310' @

116



RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
 DALE T. VANLANDINGHAM

PLANNING DEPARTMENT OF ROAD
 RIGHT OF WAY DESIGN
 COUNTY OF WISCONSIN

TRAIL NO. 24 SCALE 1"=100'
 PROJECT NO. QF-77-2 (120)
 SHEET NO. 254

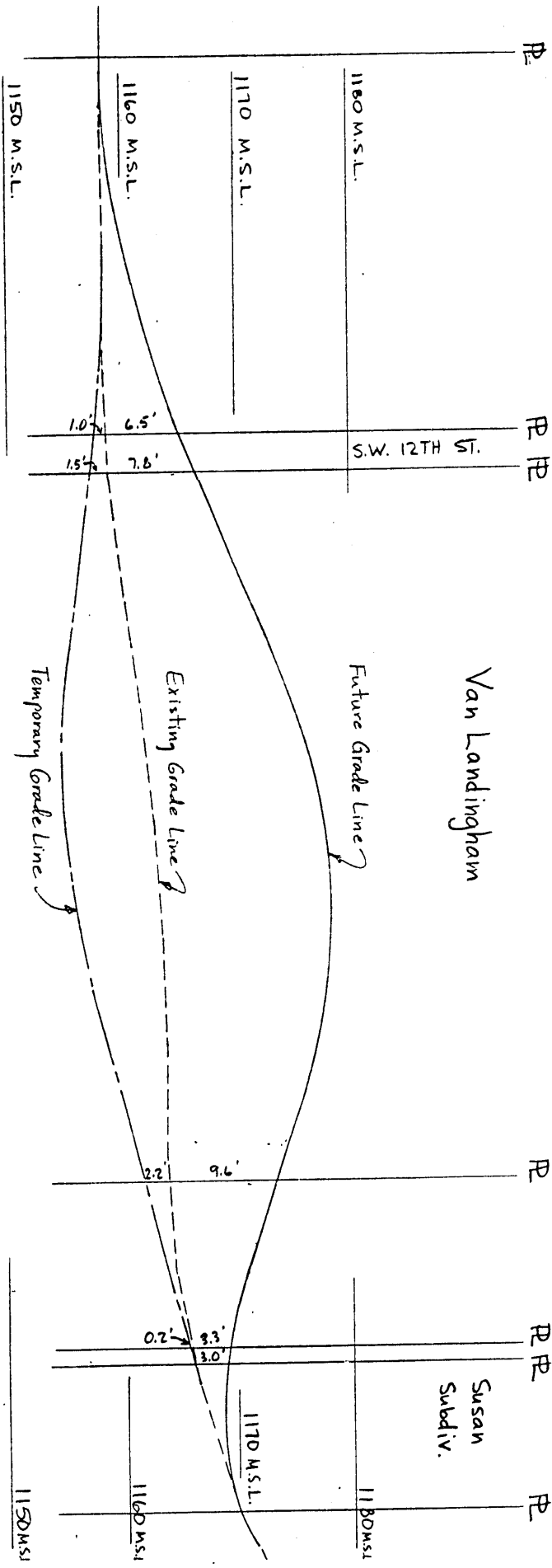
7.86 Ac
 0.04 Ac

DRAWN BY W.A.H.
 CHECKED BY R.L.W. 3-10-83
 WRITTEN BY
 CHECKED BY

WEST "A" ST. - NORTH SIDE

Van Landingham

Susan Subd'v.



PROFILES OF WEST "A" ST
AT CENTERLINE

PL = Property Line
M.S.L. = Mean Sea Level

Horizontal Scale 1" = 100'
Vertical Scale 1" = 10'

EXHIBIT A

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 25

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

OWNER: JAMES E. FRANSSEN AND MAGDALEN A. FRANSSEN, H&W, J.T.

MORTGAGEE: COMMONWEALTH LAND TITLE INSURANCE CO. AND
SECURITY PACIFIC FINANCE CORP., FORMERLY KNOWN AS
POSTAL FINANCE COMPANY

TRACT 25

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 1, MEESE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 322.70 FEET ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 28 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 290.60 FEET; THENCE NORTHWESTERLY DEFLECTING 010 DEGREES, 44 MINUTES, 23 SECONDS LEFT, A DISTANCE OF 163.38 FEET; THENCE NORTHERLY DEFLECTING 053 DEGREES, 15 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 636.87 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 27 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 326.59 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 29 MINUTES, 26 SECONDS RIGHT, A DISTANCE OF 946.11 FEET ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING CONTAINING 5.84 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 1, MEESE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1 191.33 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT THENCE EASTERLY A DISTANCE OF 191.33 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE NORTHERLY DEFLECTING 090 DEGREES, 50 MINUTES, 18 SECONDS LEFT, A DISTANCE OF 352.70 FEET ALONG THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY DEFLECTING 042 DEGREES, 28 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 290.60 FEET; THENCE NORTHWESTERLY DEFLECTING 010 DEGREES, 44 MINUTES, 23 SECONDS LEFT, A DISTANCE OF 163.38 FEET TO THE POINT OF TERMINATION EXCEPT, OVER ONE CONDITIONAL RESTRICTED ACCESS(ES). SUCH ACCESS IS TO BE PERMITTED ONLY IF IT DOES NOT EXCEED 40 FEET IN WIDTH, AND ONLY SO LONG AS TRAFFIC UPON SUCH ACCESS(ES) DOES NOT EXCEED 10 VEHICLE MOVEMENTS PER HOUR AS DETERMINED BY THE DEPARTMENT OF ROADS IN ACCORDANCE WITH THE PROCEDURES INDICATED BELOW. THE CENTERLINE(S) OF THE ACCESS(ES) (IS, ARE) LOCATED WESTERLY 11.33 FEET FROM THE SOUTHEAST CORNER OF SAID LOT AS MEASURED ALONG THE NORTH RIGHT OF WAY LINE OF WEST A STREET;

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 25

AND ALSO:

FOR THE PURPOSE OF THIS INSTRUMENT, THE 10 VEHICLE MOVEMENTS PER HOUR WILL BE MEASURED AND DETERMINED BY THE FOLLOWING PROCEDURE: UPON ITS OWN DETERMINATION OR WHENEVER TRAFFIC CONGESTION OCCURS AT A RESTRICTED ACCESS, THE DEPARTMENT MAY MAKE A TRAFFIC COUNT, SUCH COUNT TO BE FOR A MINIMUM 8-HOUR PERIOD DURING THE HOURS OF 7 AM TO 9 AM, 10 AM TO 1 PM, 3 PM TO 6 PM, AND, IN ADDITION, FOR ANY OTHER PEAK HOURS PECULIAR TO THE HIGHWAY. THE AVERAGE HOURLY TRAFFIC WILL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF VEHICLE MOVEMENTS RECORDED DURING THE TIME PERIODS BY THE LENGTH OF THE TIME PERIODS IN HOURS. IN THE EVENT ANY OF THE PEAK HOUR VEHICLE COUNTS EXCEEDS THE AVERAGE BY A FACTOR OF 1.5, THE HIGHER FIGURE MAY BE USED TO DETERMINE THE NUMBER OF VEHICLE MOVEMENTS FOR THE ACCESS POINT.

PROVIDED THAT THE GRANTOR DOES COVENANT AND AGREE THAT SHOULD HE OR HIS SUCCESSORS IN TITLE FAIL AND REFUSE TO KEEP OR PERFORM THE PROVISIONS LIMITING TRAFFIC IN SUCH ACCESS TO 10 VEHICLE MOVEMENTS PER HOUR, BY EXCEEDING THIS AMOUNT ON FIVE OR MORE SEPARATE OCCASIONS WITHIN A CONTINUOUS THREE-MONTH PERIOD, HE, OR HIS SUCCESSORS IN TITLE, WILL BE CONSIDERED IN VIOLATION OF THE TERMS OF THIS INSTRUMENT AND SUBJECT TO APPROPRIATE PROCEEDINGS AT LAW OR IN EQUITY FOR ITS ENFORCEMENT.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE A FUTURE CHANGE OF GRADE FOR CONSTRUCTION OF AN OVER-PASS ON WEST "A" STREET AS REFLECTED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 25

AND ALSO:

FOR THE PURPOSE OF THIS INSTRUMENT, THE 10 VEHICLE MOVEMENTS PER HOUR WILL BE MEASURED AND DETERMINED BY THE FOLLOWING PROCEDURE: UPON ITS OWN DETERMINATION OR WHENEVER TRAFFIC CONGESTION OCCURS AT A RESTRICTED ACCESS, THE DEPARTMENT MAY MAKE A TRAFFIC COUNT, SUCH COUNT TO BE FOR A MINIMUM 8-HOUR PERIOD DURING THE HOURS OF 7 AM TO 9 AM, 10 AM TO 1 PM, 3 PM TO 6 PM, AND, IN ADDITION, FOR ANY OTHER PEAK HOURS PECULIAR TO THE HIGHWAY. THE AVERAGE HOURLY TRAFFIC WILL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF VEHICLE MOVEMENTS RECORDED DURING THE TIME PERIODS BY THE LENGTH OF THE TIME PERIODS IN HOURS. IN THE EVENT ANY OF THE PEAK HOUR VEHICLE COUNTS EXCEEDS THE AVERAGE BY A FACTOR OF 1.5, THE HIGHER FIGURE MAY BE USED TO DETERMINE THE NUMBER OF VEHICLE MOVEMENTS FOR THE ACCESS POINT.

PROVIDED THAT THE GRANTOR DOES COVENANT AND AGREE THAT SHOULD HE OR HIS SUCCESSORS IN TITLE FAIL AND REFUSE TO KEEP OR PERFORM THE PROVISIONS LIMITING TRAFFIC IN SUCH ACCESS TO 10 VEHICLE MOVEMENTS PER HOUR, BY EXCEEDING THIS AMOUNT ON FIVE OR MORE SEPARATE OCCASIONS WITHIN A CONTINUOUS THREE-MONTH PERIOD, HE, OR HIS SUCCESSORS IN TITLE, WILL BE CONSIDERED IN VIOLATION OF THE TERMS OF THIS INSTRUMENT AND SUBJECT TO APPROPRIATE PROCEEDINGS AT LAW OR IN EQUITY FOR ITS ENFORCEMENT.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

THERE WILL BE A FUTURE CHANGE OF GRADE FOR CONSTRUCTION OF AN OVER-PASS ON WEST "A" STREET AS REFLECTED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Lot 1, Meese's Subdivision of the
SE 4 Sec 28-T. 10N. - R. 6E
Lancaster County
T. 101 N. New P. O. W. 5 84 Ac.

II

7/5 Sec Line

Property Line 128.17'

636.87'

80' 32' 10"

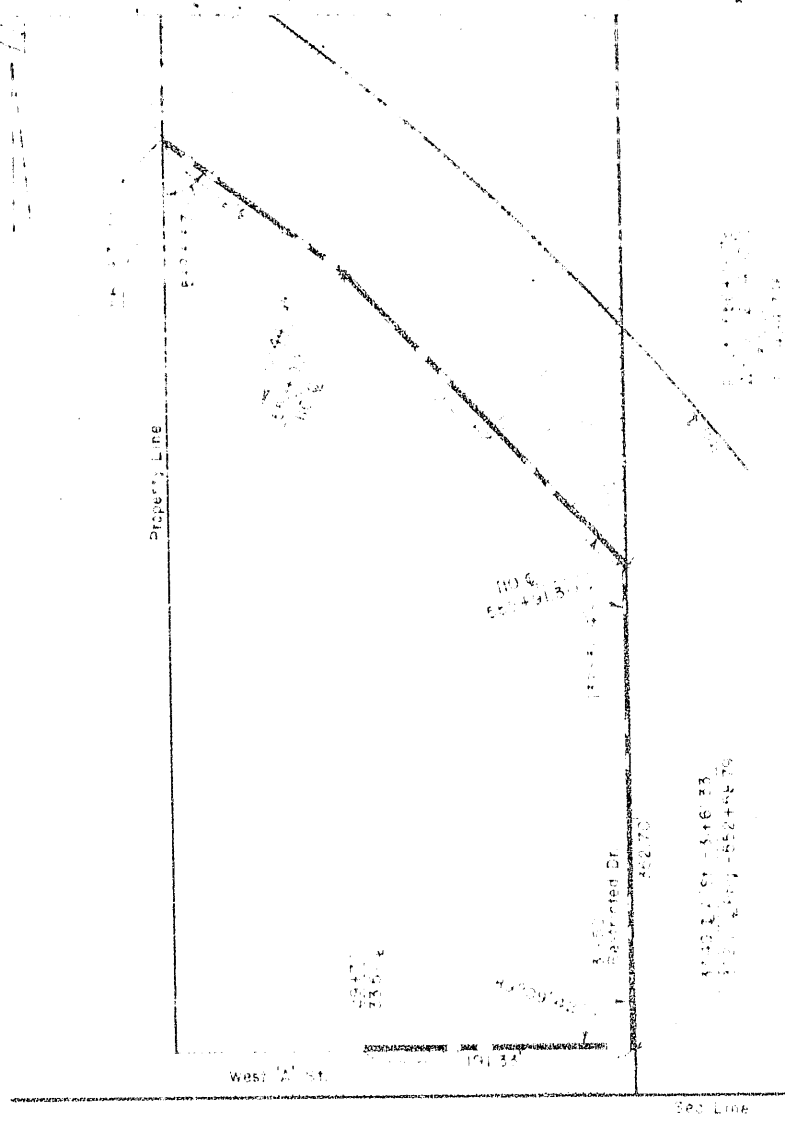
Sec Line B Property Line

28



554.4'

554.4'



RIGHT OF WAY

TO BE ACQUIRED FROM AND OWNED

JAMES E. AND MAGDALEN A. FRANSSEN, H&W, JOINT TENANTS

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

TRACT NO. 25 SECTION 100
 PROJECT NO. QF-77-2(120)
 AREA 254

NEW R/W 5.84 Ac.
 TEMP. EASE 100'
 PERM. EASE 100'
 CONTROLLED ACCESS

DRAWN BY RLW 2-4-83
 CHECKED BY WAH 2-4-83
 APPROVED BY
 DATE

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 38

CONDEMNATION

SELLERS: CLARENCE R. AND BERNICE V. STREETER
BUYERS: ROBERT E. AND DORIS J. KING, SR.

PROJECT F-77-2(120) TRACT 38

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOTS 4,5 AND 21, IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY A DISTANCE OF 660.01 FEET ALONG THE NORTH LINE OF SAID LOT 4; THENCE SOUTHERLY DEFLECTING 037 DEGREES, 42 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 470.14 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE WESTERLY DEFLECTING 090 DEGREES, 16 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 306.34 FEET ALONG THE SOUTH LINE OF SAID LOT 21; THENCE NORTHERLY DEFLECTING 076 DEGREES, 31 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 617.08 FEET; THENCE WESTERLY DEFLECTING 072 DEGREES, 58 MINUTES, 45 SECONDS LEFT, A DISTANCE OF 213.34 FEET; THENCE NORTHERLY DEFLECTING 086 DEGREES, 10 MINUTES, 44 SECONDS RIGHT, A DISTANCE OF 19.30 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING CONTAINING 5.65 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOTS 4,5 AND 21, IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY A DISTANCE OF 660.01 FEET ALONG THE NORTH LINE OF SAID LOT 4; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 42 MINUTES, 15 SECONDS RIGHT, A DISTANCE OF 92.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 540.07 FEET TO THE POINT OF TERMINATION; THENCE WESTERLY DEFLECTING 090 DEGREES, 16 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 306.34 FEET ALONG THE SOUTH LINE OF SAID LOT 21 TO THE POINT OF RESUMPTION; THENCE NORTHERLY DEFLECTING 076 DEGREES, 31 MINUTES, 43 SECONDS RIGHT, A DISTANCE OF 617.08 FEET; THENCE WESTERLY DEFLECTING 072 DEGREES, 58 MINUTES, 45 SECONDS LEFT, A DISTANCE OF 213.34 FEET TO THE POINT OF TERMINATION; EXCEPT, OVER ONE TEMPORARY UNRESTRICTED DRIVE(S) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED 19.94 FEET FROM THE WEST LINE OF LOT 4 AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

THE ABOVE DESCRIBED TEMPORARY DRIVE WILL REMAIN OPEN UNTIL THE CONSTRUCTION OF THE "A" STREET BRIDGE, THEN THE TEMPORARY UNRESTRICTED DRIVE WILL BE CLOSED AND ACCESS WILL BE PROVIDED VIA A FRONTAGE ROAD THAT WILL ENTER "A" STREET, THE CENTERLINE WILL BE APPROXIMATELY 230.00 FEET WEST OF THE WEST PROPERTY LINE OF ABOVE DESCRIBED PROPERTY.

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 38

AND ALSO:

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEE(S) AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEE(S) AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

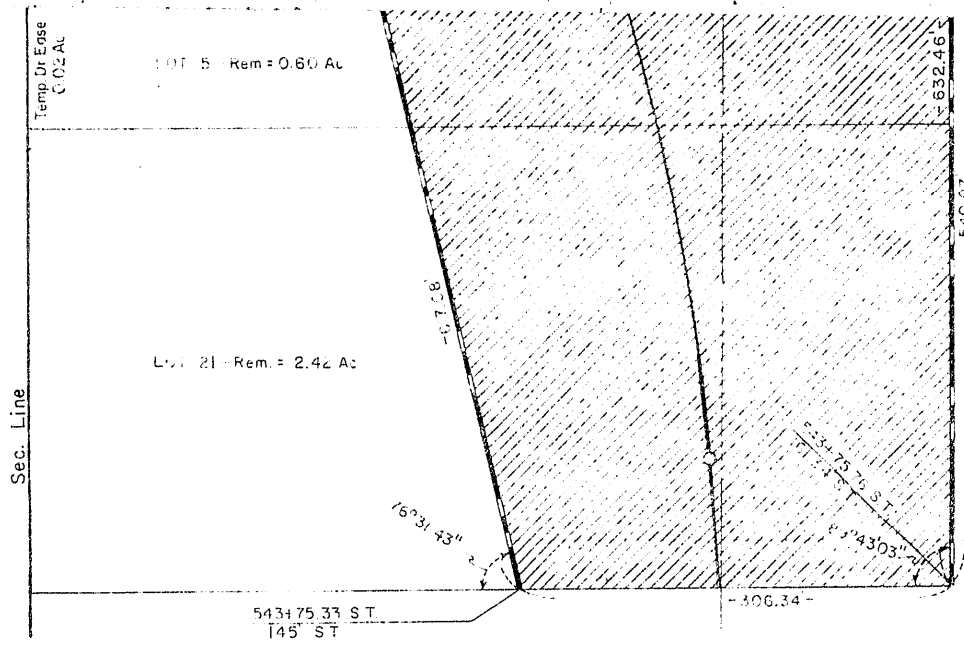
AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES, LOCATED IN LOT 4 OF IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY A DISTANCE OF 19.30 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 22.10 FEET ALONG SAID LINE; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 43 MINUTES, 25 SECONDS LEFT, A DISTANCE OF 49.82 FEET; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, A DISTANCE OF 20.10 FEET; THENCE WESTERLY DEFLECTING 084 DEGREES, 27 MINUTES, 19 SECONDS LEFT, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING CONTAINING 0.02 ACRES, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT F-77-2(120), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.

THERE WILL BE A FUTURE CHANGE OF GRADE FOR CONSTRUCTION OF AN OVERPASS ON WEST "A" STREET AS REFLECTED IN EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.



PLAT SHOWING
RIGHT OF WAY

TO BE ACQUIRED FROM LAND OWNED BY

SELLERS: CLARENCE R. AND BERNICE V. STREETER
 BUYERS: ROBERT E. AND DORIS J. KING, SR.

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

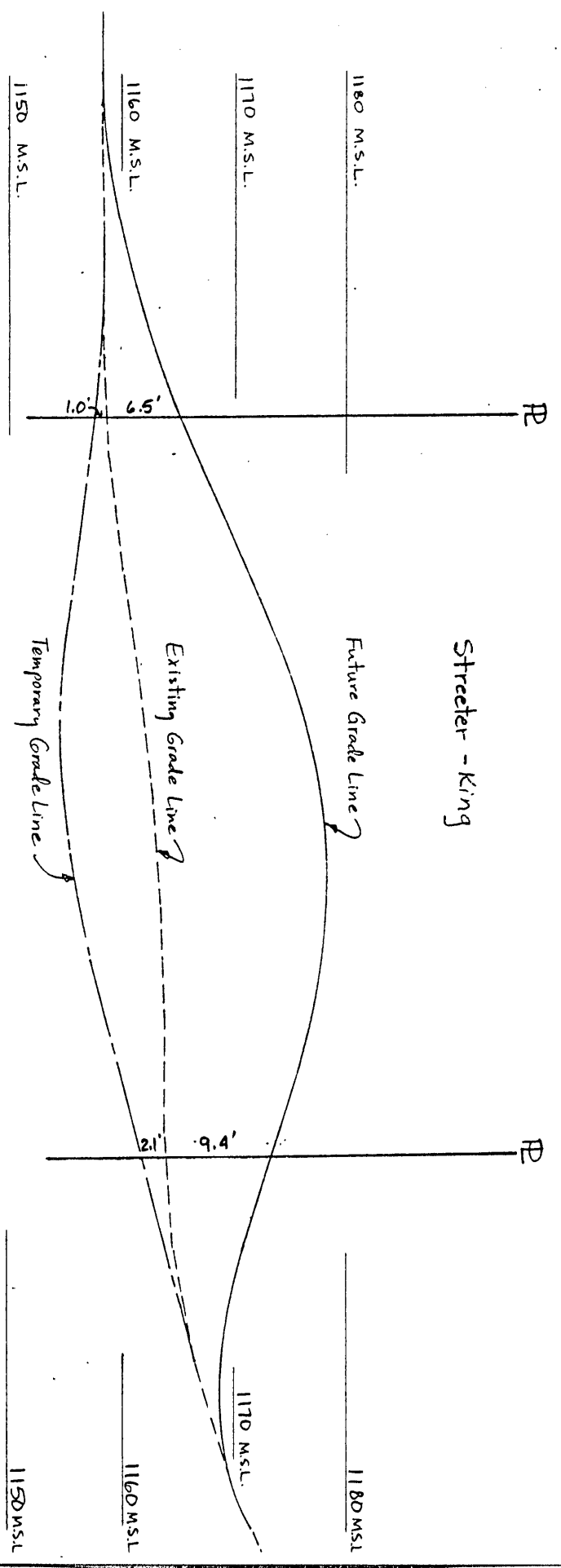
TRACT NO. 38 SCALE = 1" = 100'
 PROJECT NO. QF-77-2(120)
 AREA = 254

Revised 4-12-83 RLW.

NEW ROAD 5.65 Ac.
 TEMP EASE 0.02 Ac.
 PERM EASE
 CONTROLLED ACCESS

DRAWN BY W.A.H.
 CHECKED BY RLW. 3-24-83
 DIMENSIONED BY
 WRITTEN BY
 CHECKED BY

WEST "A" ST. - SOUTH SIDE



PROFILES OF WEST "A" ST.
AT CENTERLINE

PL = Property Line
M.S.L. = Mean Sea Level

Horizontal Scale 1" = 100'
Vertical Scale 1" = 10'

EXHIBIT C

Project: QF-77-2(120)

AFE: R-254

Lancaster County

Tract: 39

CONDEMNATION

OWNER: VILLAGE MANOR CONSTRUCTION INC., A NEBRASKA CORPORATION

MORTGAGEE: Security Savings Company AND RICHARD J. BUTLER

PROJECT F-77-2(116) TRACT 39

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 148 OF IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 148; THENCE EASTERLY A DISTANCE OF 325.81 FEET ALONG THE NORTH LINE OF SAID LOT 148; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 17.00 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 32.00 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 38 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 173.16 FEET; THENCE SOUTHWESTERLY DEFLECTING 017 DEGREES, 56 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 133.43 FEET; THENCE NORTHERLY DEFLECTING 114 DEGREES, 17 MINUTES, 14 SECONDS RIGHT, A DISTANCE OF 92.39 FEET ALONG THE WEST LINE OF SAID LOT 148 TO THE POINT OF BEGINNING CONTAINING 0.30 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 148 OF IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA:

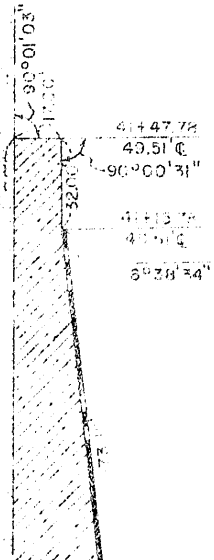
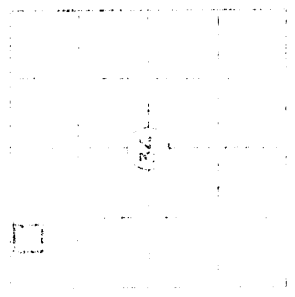
REFERRING TO THE NORTHWEST CORNER OF SAID LOT 148; THENCE EASTERLY A DISTANCE OF 325.81 FEET ALONG THE NORTH LINE OF SAID LOT 148; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 17.00 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES, 31 SECONDS RIGHT, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 006 DEGREES, 38 MINUTES, 34 SECONDS LEFT, A DISTANCE OF 173.16 FEET; THENCE SOUTHWESTERLY DEFLECTING 017 DEGREES, 56 MINUTES, 26 SECONDS LEFT, A DISTANCE OF 133.43 FEET TO THE POINT OF TERMINATION;

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY. PAGE 1 OF 2

PROJECT QF-77-2(120) AFE: R-254 LANCASTER COUNTY TRACT 39

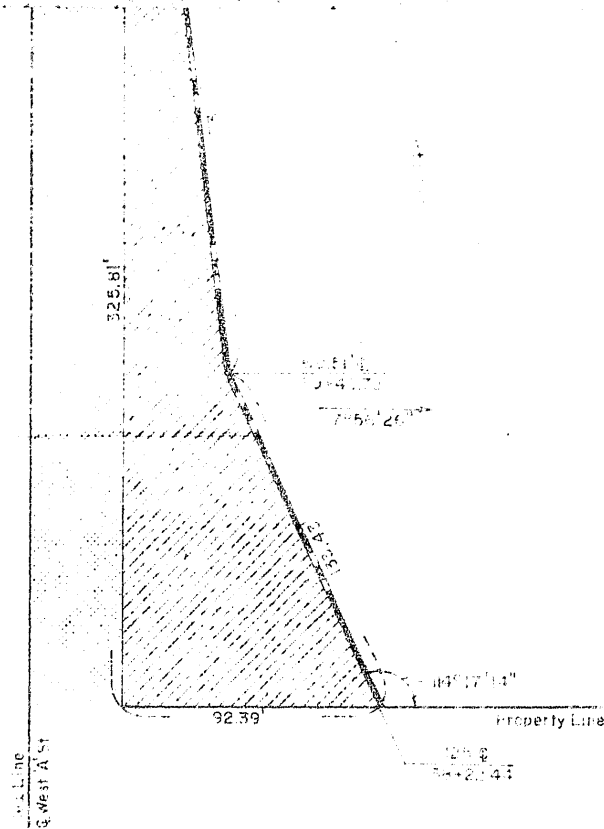
THERE WILL BE A FUTURE CHANGE OF GRADE FOR CONSTRUCTION OF AN OVERPASS ON WEST "A" STREET AS REFLECTED IN EXHIBIT D ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

LOIS 148, 149 & 151 of Irregular Tracts
in the NW 4 Sec. 34 - T10N - R 6E.
Lancaster County
Total New R.O.W. 0.30 Ac



148

DATE: 2-14-83
BY: R.L.W.
LINDSEY CO.
L.S. 1154 4/10



PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
VILLAGE MANOR CONSTRUCTION INC., A NEBRASKA CORP.

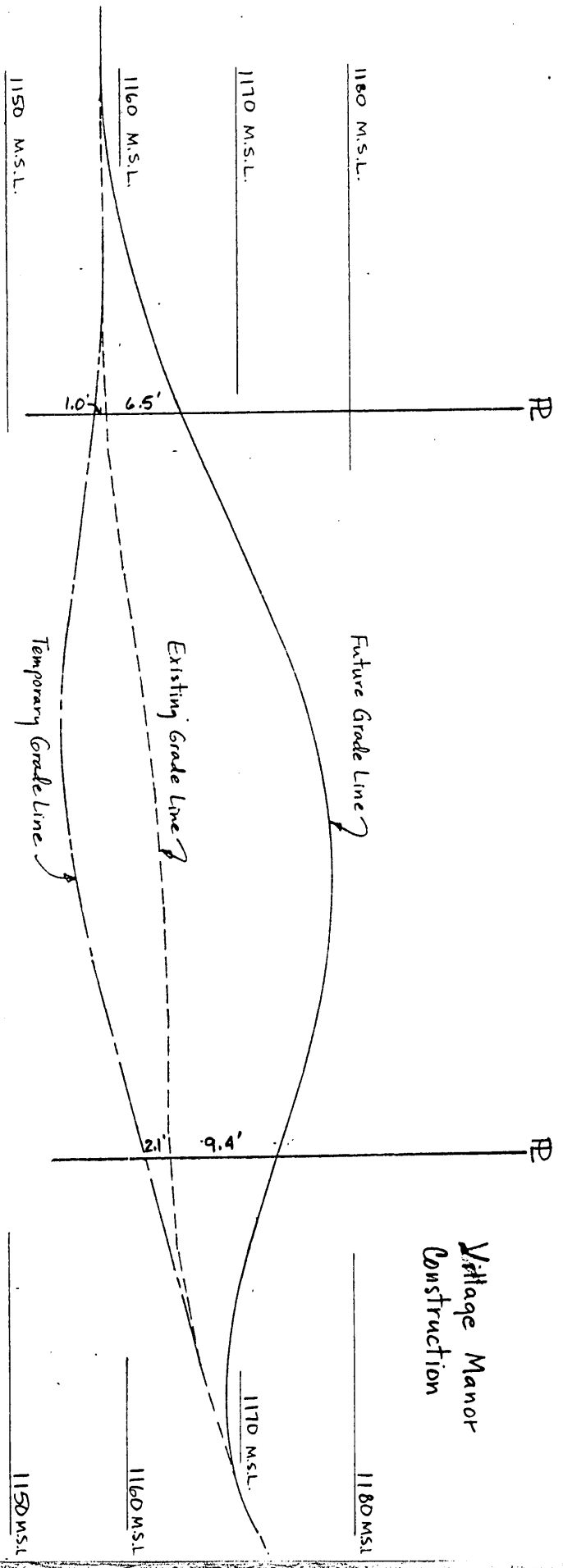
STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

TRACT NO 39 SCALE 1"=50'
PROJECT NO. QF-77-2(120)
AFF. R-254

REV. ROW. []
NEW ROW. [] 0.30 Ac.
TEMP. EASE. []
PERM. EASE. []
CONTROLLED ACCESS []

DRAWN BY R.L.W. 2-14-83
CHECKED BY
COMPUTED BY
WRITTEN BY
CHECKED BY

WEST "A" ST. - SOUTH SIDE



PROFILES OF WEST "A" ST.
AT CENTERLINE

P = Property Line
M.S.L. = Mean Sea Level

Horizontal Scale 1" = 100'
Vertical Scale 1" = 10'

EXHIBIT D

Project: F-77-2(116)

AFE: R-218

Lancaster County

Tract: 41

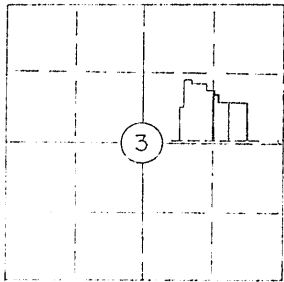
C O N D E M N A T I O N

OWNER: Siegfried H. and Karen K. Piksusch,
H & W, J.T.

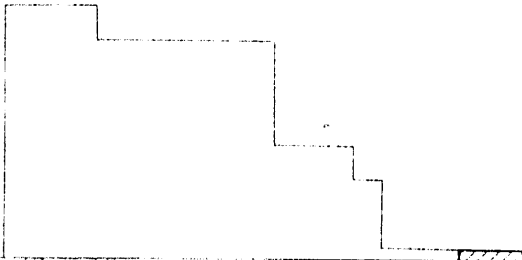
MORTGAGEE: First National Bank & Trust Company

PROJECT F -77-2(116) TRACT 41

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 EAST 5.00 ACRES OF LOT 163 OF IRREGULAR TRACTS IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, CONTAINING 5.00 ACRES, MORE OR LESS.



Pt. Lot 163 (E. 5 Ac.) & Lot 164
of Irregular Tracts in NE⁴ Sec. 3 -
T. 9 N. - R. 6 E.
Lancaster County





PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
SIEGFRIED H. & KAREN K. PIKSCHUS, H&W, J.T.

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

PLAT NO. 41 SCALE 1" = 200'

PROJECT NO. F-77-2(116)
 AFF. R- 218

PREV. ROW
 NEW ROW 5.00 Ac.
 TEMP. EASE
 PERM. EASE
 CONTROLLED ACCESS

DRAWN BY _____
 CHECKED BY _____
 COMPUTED BY _____
 WRITTEN BY _____
 CHECKED BY _____

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: ..

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 24 \$ 109,235⁰⁰

Award to be distributed as follows:

To: Dale T. VanLandingham, A \$ 109,235⁰⁰
Widower, Owner;
Lancaster County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 25 \$ 41,475⁰⁰

Award to be distributed as follows:

To: James E. Franssen and Magdalen A. \$ 41,475⁰⁰
Franssen, Husband and Wife, Joint
Tenants;
Commonwealth Land Title Insurance \$ - 0 -
Co., Trustee, and
Security Pacific Finance Corp., \$ - 0 -
formerly known as Postal Finance
Company, Beneficiary, Mortgagees;
Lancaster County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 38 \$ 82,125⁰⁰

Award to be distributed as follows:

To: Clarence R. Streeter and Bernice \$ - 0 -
V. Streeter, Contract Sellers;
Robert E. King, Sr. and Doris J. \$ 82,125⁰⁰
King, Husband and Wife, Contract
Buyers;
Lancaster County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 39 \$ 1825⁰⁰

Award to be distributed as follows:

To: Village Manor Construction, Inc., \$ 1825⁰⁰
A Nebraska Corporation, Owner;

State Security Savings Company of \$ - 0 -
Lincoln, Mortgagee and Beneficiary;

Richard J. Butler, Trustee; \$ - 0 -

Lancaster County Treasurer; \$ - 0 -

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 41 \$ 51,750⁰⁰

Award to be distributed as follows:

To: Siegfried H. Piksusch and Karen \$ 51,750⁰⁰
K. Piksusch, Husband and Wife,
Joint Tenants;

First National Bank and Trust \$ - 0 -
Company, Mortgagee;

Lancaster County Treasurer; \$ - 0 -

All of which is hereby respectfully submitted.

Dated this 6th day of July, A.D. 1983.

[Signature]

[Signature]

[Signature]
Appraisers

Subscribed and sworn to before me this 6 day of July,
A.D. 1983.

(SEAL)



[Signature]
County Judge

157 257

IN THE COUNTY OF ... NEBRASKA
STATE OF NEBRASKA
LAND RECORDS DEPARTMENT

CERTIFICATE

County of ...
the ...
of the County ...
day of ... 1983 ... 29



County Judge
By: [Signature]

Misc.
712-506
642-675
-659
-728

LAND AND WATER REBR.
REGISTER OF DEEDS
1983 JUL 29 PM 2:11
FILED IN ...

#85 ⁰⁰