



BK 1442 PG 490-495



MISC 2002 12618

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 MAY 31 PM 12: 22

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

Misc
6/1

FEE 30⁵⁰ FB 03-80000
BKP _____ C/O _____ COMP MB
DEL _____ SCAN KS FV _____

STATE OF NEBRASKA

C/SC 2 (8/88)

CERTIFICATE

Case No.

CI 02-5870

**Douglas County Court, Civil/Small Claims Division
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424**

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

I, STEVEN D. WADE, Deputy Clerk of the Douglas
County Court, certify that the attached documents are full, true and complete copies of the original records of
entries identified as follows: REPORT OF APPRAISERS

on file and of record in the Douglas County Court, entitled: CITY OF OMAHA V. RONALD BERGERON

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: MAY 29, 2002

BY THE COURT:



(Deputy Clerk)



IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF Omaha, A
Municipal Corporation,

Condemnor,

vs.

TRACT NO. 1 (a/k/a 424 South 15th Street)

RONALD BERGERON, and spouse, if any;
LYNDA BERGERON, and spouse, if any;
KIRK L. MEISINGER, TRUSTEE, and Citizens
State Bank, Beneficiary.

and,

JULIE M HANEY, Douglas County Treasurer,

Condemnees.

CASE NO. CI 02 5870

REPORT OF APPRAISERS

2 MAY 20 11 35 AM

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

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

SECOND: On the 15th day of May, 2002, commencing at the hour of approximately 9:00 A.M., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemner, 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 the 15th day of May, 2002, commencing at the hour of approximately 10:00 A.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:

TRACT NO. 1 (a/k/a 424 South 15th Street)

Parcel A: Acquisition in Fee Simple

A portion of Lot 8, Block 147, Original City of Omaha, as platted and recorded in Douglas County, Nebraska, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 8; thence South 00°00'00" West along the East line of said Lot, a distance of 35.00 feet; thence Northwesterly along a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00", an arc distance of 54.98 feet (chord=49.50' chord bearing=N 45°00'00" W) to a point on the North line of said Lot 8; thence North 90°00'00" East along said North line of Lot 8, a distance of 35.00 feet to the point of beginning.

Parcel B: Temporary Construction Easement

A portion of Lot 8, Block 147, Original City of Omaha, as platted and recorded in Douglas County, Nebraska, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 8; thence South 00°00'00" West along the East line of said Lot, a distance of 44.62 feet; thence North 46°30'54" West, a distance of 53.49 feet; thence North 00°00'00" East, a distance of 7.81 feet to a point on the North line of said Lot 8; thence North 00°00'00" East along said North line of Lot 8, a distance of 38.81 feet to the point of beginning.

Ronald Bergeron, and spouse, if any.....	\$ 50,000.00
Linda Bergeron, and spouse, if any.....	\$ 0.00
Kirk L. Meisinger, Trustee, and Citizens Bank, Beneficiary.....	\$ 0.00
.....	\$ 0.00
Julie M. Haney, Douglas County Treasurer.....	\$ 0.00
 TOTAL TRACT #1.....	 \$ 50,000.00

FIFTH: Check Pick-Up Procedures. Please call (402) 444-7420 Thirty (30) days from the date this Report of Appraisers is filed, to make arrangements with the Division Manager of the County Court Civil Division as to a date and time when you may pick up your check. The Civil Division of the County Court is located in the Omaha/Douglas Civic Center, 1819 Farnam Street, Room F03 (Farnam Street Level).

IN WITNESS WHEREOF, the undersigned have executed this REPORT OF APPRAISERS
this 21st day of May, 2001.

Christine
John J. Stinner
Larry Saffron

City of Omaha, A
Municipal Corporation
Condemnor

Case No. CI 02 5870

Vs.

TRACT No. 1 (a/k/a 424 South 15th Street)

RONALD BERGERON, and spouse, if any;
LYNDA BERGERON, and spouse, if any;
KIRK L. MEISINGER, TRUSTEE, and Citizens State Bank, Beneficiary.

TRACT No. 1

Ronald Bergeron, and Spouse, if any 1512 Howard Street
Omaha, NE 68102

Linda Bergeron, and Spouse, if any 1512 Howard Street
Omaha, NE 68102

Michael A. Kelley, Attorney at Law 7134 Pacific Street
Omaha, NE 68114

Kirk L. Meisinger, Trustee, 2120 South 72nd Street
Citizens State Bank, Beneficiary Omaha, NE 68124

Julie M. Haney, Douglas County Treasurer
C/o James S. Jansen, Douglas County Attorney
Attn: Bernard J. Monbouquette
County Attorney's Office
909 Civic Center
1819 Farnam Street
Omaha, NE 68183

*Bernard J. in den Bosch
City Attorney's Office
1819 Farnam St, Suite 809
Omaha, NE 68183*