

20031108

STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 18th DAY OF February A.D. 2003
AT 11:13 O'CLOCK A M AND RECORDED IN BOOK
391 AT PAGE 353-372
COUNTY CLERK Charlotta J. Peterson
DEPUTY Karen Madsen

Recorded _____
General _____
Numerical ✓✓
Photostat _____
Prooted _____

03 FEB 18 AM 11:13
CLERK OF COUNTY COURT
WASHINGTON COUNTY
BLAIR BLDG

FILED

BEFORE THE COUNTY JUDGE OF WASHINGTON COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

HILDA RASMUSSEN formerly known as
HILDA SCHUMACHER, Owner of Life
Estate; WENDY REZNICEK and
DENNIS SCHUMACHER, Owners of
Remainder Interest; WASHINGTON
COUNTY;

BLAIR THEATRES, LLC, A Nebraska
Limited Liability Company,
Owner; FREMONT NATIONAL BANK
AND TRUST COMPANY, Trustee and
Beneficiary; SEVI, INC., Bene-
ficiary; JOHN R. O'HANLON,
Trustee; CHARLES IVES, SR.,
Assignee; WASHINGTON COUNTY;

A. ROBERT ANDERSON, Owner,
Trustor; KERRIE ANDERSON, Wife
of A. Robert Anderson; JOHN R.
O'HANLON, Trustee; WASHINGTON
COUNTY;

BYFORD J. KLEIN, A Single Per-
son, Owner of Condominium 1;
KEITH C. CHRISTIANSEN and
ROSALEE K. CHRISTENSEN, Husband
and Wife, Joint Tenants, Owner
of Condominium 2; FIRSTIER BANK,
N.A. n/k/a U S BANK, N.A.,
Trustee and Beneficiary; TWO
RIVERS STATE BANK, Trustee and
Beneficiary; WASHINGTON COUNTY
BANK, Trustee, Beneficiary and
Assignee of Lease to Condomini-
um 1; WASHINGTON COUNTY;

Condemnees.

Case CI02-373

RETURN OF
APPRAISERS

STATE OF NEBRASKA, WASHINGTON COUNTY - SS
I hereby certify this is a true copy of the record
on file in my office.

Mo Feb Da 18th Yr 2003

COUNTY JUDGE Matt Samuelson
BY Julia A. Samuelson
CLERK OF COUNTY COURT

TO THE COUNTY JUDGE OF WASHINGTON COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us 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:

355

PROJECT: 30-7(113)

C.N.: 21760 WASHINGTON COUNTY
(PAGE 1)

TRACT: 18A

CONDEMNATION

HILDA SCHUMACHER, Owner of Life Estate; WENDY REZNICEK and DENNIS
SCHUMACHER, Owners of Remainder Interest;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY,
FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 75 OF SECTION
14, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN,
WASHINGTON COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE EASTERLY A
DISTANCE OF 599.00 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT
OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES,
00 SECONDS A DISTANCE OF 32.99 FEET ALONG THE SOUTH LINE OF SAID SECTION;
THENCE NORTHEASTERLY DEFLECTING 051 DEGREES, 14 MINUTES, 04 SECONDS LEFT, A
DISTANCE OF 66.57 FEET; THENCE NORTHERLY DEFLECTING 050 DEGREES, 28
MINUTES, 03 SECONDS LEFT, A DISTANCE OF 220.69 FEET; THENCE NORTHERLY
DEFLECTING 001 DEGREES, 30 MINUTES, 42 SECONDS LEFT, A DISTANCE OF 100.40
FEET TO A POINT ON THE EASTERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE;
THENCE NORTHERLY DEFLECTING 010 DEGREES, 18 MINUTES, 29 SECONDS RIGHT, A
DISTANCE OF 100.62 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY
DEFLECTING 009 DEGREES, 44 MINUTES, 54 SECONDS RIGHT, A DISTANCE OF 175.30
FEET; THENCE NORTHERLY DEFLECTING 001 DEGREES, 56 MINUTES, 35 SECONDS
LEFT, A DISTANCE OF 200.07 FEET; THENCE NORTHERLY DEFLECTING 003 DEGREES,
28 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 140.09 FEET; THENCE NORTHERLY
DEFLECTING 020 DEGREES, 28 MINUTES, 45 SECONDS RIGHT, A DISTANCE OF 79.06
FEET; THENCE NORTHERLY DEFLECTING 018 DEGREES, 26 MINUTES, 06 SECONDS
LEFT, A DISTANCE OF 45.00 FEET; THENCE NORTHERLY DEFLECTING 021 DEGREES,
48 MINUTES, 05 SECONDS LEFT, A DISTANCE OF 80.78 FEET; THENCE NORTHERLY
DEFLECTING 021 DEGREES, 48 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF
145.42 FEET TO A POINT ON THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE
WESTERLY DEFLECTING 093 DEGREES, 29 MINUTES, 11 SECONDS LEFT, A
DISTANCE OF 25.12 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO A
POINT ON THE EASTERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE; THENCE
SOUTHERLY DEFLECTING 086 DEGREES, 31 MINUTES, 08 SECONDS LEFT, A
DISTANCE OF 677.61 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY
DEFLECTING 006 DEGREES, 22 MINUTES, 00 SECONDS LEFT, A DISTANCE OF
507.10 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 010
DEGREES, 37 MINUTES, 32 SECONDS RIGHT, A DISTANCE OF 138.20 FEET ALONG
SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 37669.69 SQUARE
FEET, MORE OR LESS.

355

PROJECT: 30-7(113)

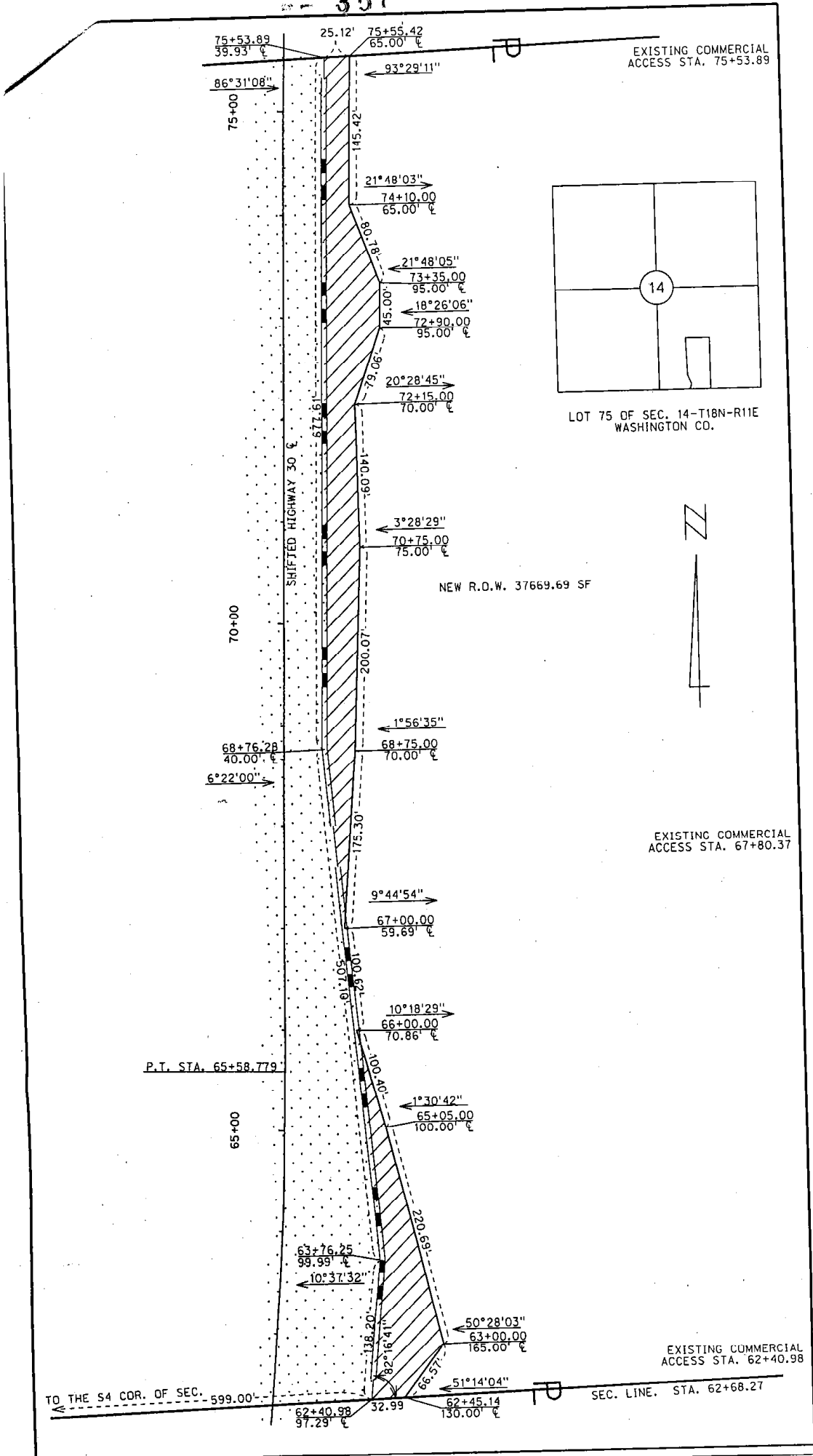
C.N.: 21760 WASHINGTON COUNTY
(PAGE 2)

TRACT: 18A

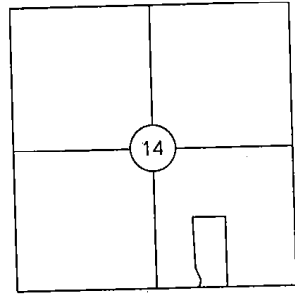
THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 75 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA:

REFERRING TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE EASTERLY A DISTANCE OF 599.00 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 082 DEGREES, 16 MINUTES, 41 SECONDS LEFT, A DISTANCE OF 138.20 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 010 DEGREES, 37 MINUTES, 32 SECONDS LEFT, A DISTANCE OF 507.10 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 006 DEGREES, 22 MINUTES, 00 SECONDS RIGHT, A DISTANCE OF 677.61 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION; EXCEPT, OVER ONE COMMERCIAL ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED ON THE SOUTH LINE OF SAID TAX LOT. AND ALSO EXCEPT, OVER ONE COMMERCIAL ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED NORTHERLY 512.10 FEET FROM THE SOUTH LINE OF SAID SECTION AS MEASURED ALONG THE CENTERLINE OF PROJECT 30-7(113). AND ALSO EXCEPT, OVER ONE COMMERCIAL ACCESS(ES) NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED ON THE NORTH LINE OF SAID TAX LOT.

ALL RIGHTS TO 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 MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



EXISTING COMMERCIAL ACCESS STA. 75+53.89



LOT 75 OF SEC. 14-T18N-R11E WASHINGTON CO.



NEW R.O.W. 37669.69 SF

EXISTING COMMERCIAL ACCESS STA. 67+80.37

EXISTING COMMERCIAL ACCESS STA. 62+40.98

TO THE S4 COR. OF SEC. -599.00'

SEC. LINE. STA. 62+68.27

P.T. STA. 65+58.779

75+53.89
39.93' ⊥

25.12'

75+55.42
65.00' ⊥

86°31'08" →

75+00

93°29'11" ←

145.42'

21°48'03" →

74+10.00
65.00' ⊥

21°48'05" ←

73+35.00
95.00' ⊥

18°26'06" ←

45.00'

72+90.00
95.00' ⊥

20°28'45" →

72+15.00
70.00' ⊥

79.06'

3°28'29" ←

70+75.00
75.00' ⊥

617.61'

60'00"

200.07'

1°56'35" ←

68+76.28
40.00' ⊥

6°22'00" →

68+75.00
70.00' ⊥

175.30'

9°44'54" →

67+00.00
59.69' ⊥

10°18'29" →

66+00.00
70.86' ⊥

1°30'42" ←

65+05.00
100.00' ⊥

65+00

10°37'32" ←

63+76.25
99.99' ⊥

220.59'

50°28'03" ←

63+00.00
165.00' ⊥

118.20'

82°16'41" ←

51°14'04" ←

62+40.98
97.29' ⊥

32.99'

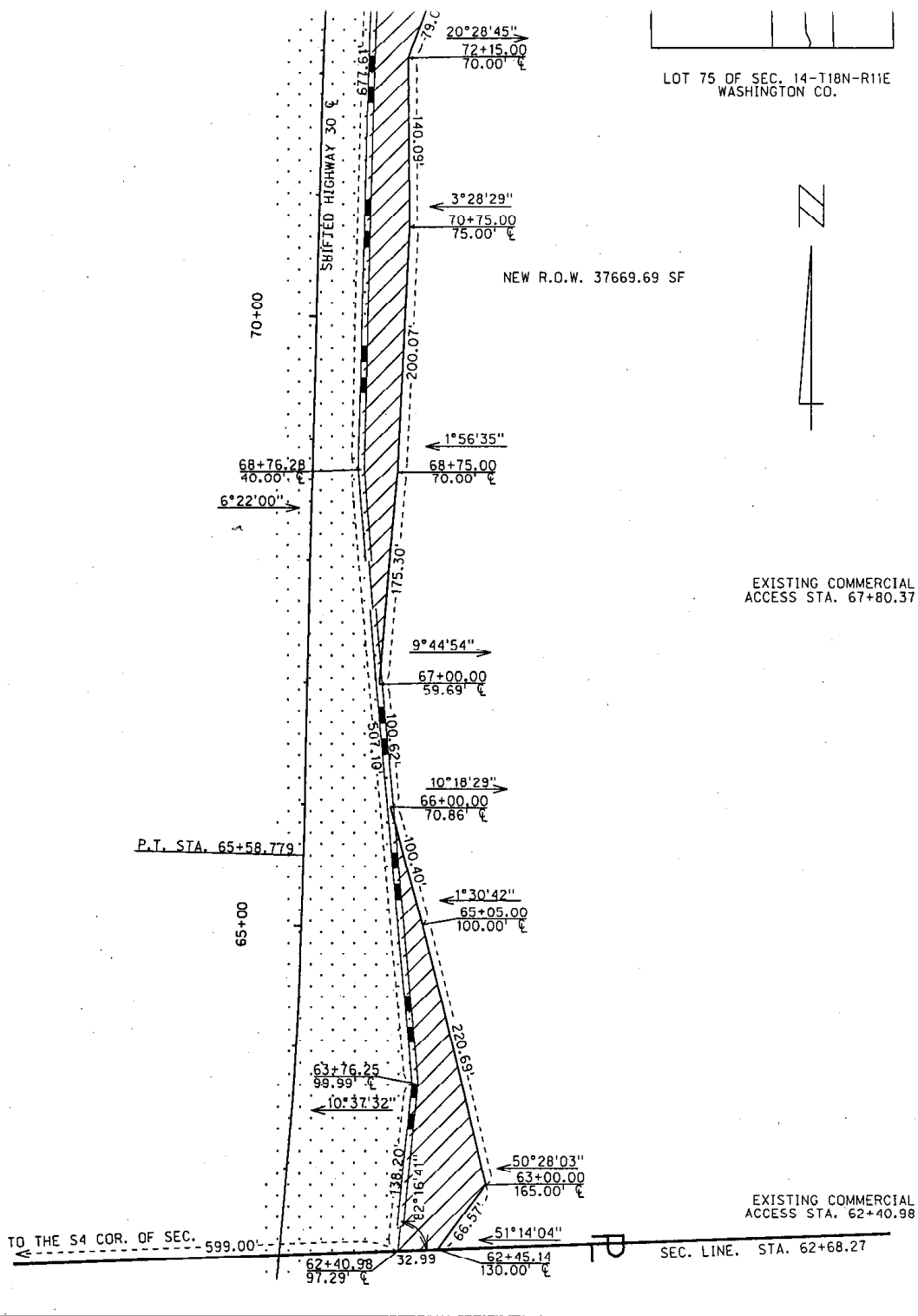
62+45.14
130.00' ⊥

SHIFTED HIGHWAY 30

70+00

65+00

LOT 75 OF SEC. 14-T18N-R11E
WASHINGTON CO.



Sheet 1 of 1

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY
HILDA SCHUMACHER, et al

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

TRACT NO. 18A
LOCATION IN BLAIR
PROJECT NO. 30-7(113)
CONTROL NO. 21760

SCALE 1:100

PREV. R.O.W. 
NEW R.O.W.  37669.69
TEMP. EASE. 
PERM. EASE. 
CONTROLLED ACCESS 

DATE 9-24-02
DRAWN BY O.J.
CHECKED BY E.O.
COMPUTED BY O.J.

PROJECT: 30-7(113)

C.N.: 21760 WASHINGTON COUNTY
(PAGE 1)

TRACT: 20

CONDEMNATION

BLAIR THEATRES, LLC, A Nebraska Limited Liability Company, Owner;
 FREMONT NATIONAL BANK AND TRUST COMPANY, Trustee and Beneficiary;
 SEVI, INC., Beneficiary; JOHN R. O'HANLON, Trustee; CHARLES IVES, SR.,
 Assignee;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY,
 FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 236 IN THE NORTHWEST
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE
 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA,
 AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TAX LOT; THENCE SOUTHERLY A
 DISTANCE OF 199.92 FEET ALONG THE WESTERLY EXISTING HIGHWAY 30 RIGHT OF
 WAY LINE TO A POINT ON THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE
 NORTHERLY DEFLECTING 172 DEGREES, 34 MINUTES, 06 SECONDS RIGHT, A DISTANCE
 OF 169.59 FEET; THENCE NORTHERLY DEFLECTING 000 DEGREES, 23 MINUTES, 14
 SECONDS RIGHT, A DISTANCE OF 27.56 FEET TO A POINT ON THE PROPERTY LINE
 OF THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 087 DEGREES, 10
 MINUTES, 41 SECONDS RIGHT, A DISTANCE OF 25.69 FEET ALONG THE PROPERTY
 LINE OF THE CONDEMNEE(S) TO THE POINT OF BEGINNING CONTAINING 2546.27
 SQUARE FEET, MORE OR LESS.

ALL RIGHTS TO 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 MINERAL
 RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS,
 SUCCESSORS AND ASSIGNS IN EXTRACTING SAID 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 DRIVEWAY CONSTRUCTION PURPOSES, LOCATED IN TAX LOT 236 IN THE NORTHWEST
 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE
 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA,
 AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID TAX LOT; THENCE WESTERLY A
 DISTANCE OF 25.69 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO THE

360

PROJECT: 30-7(113)

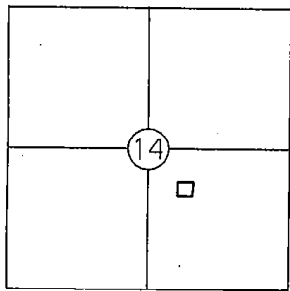
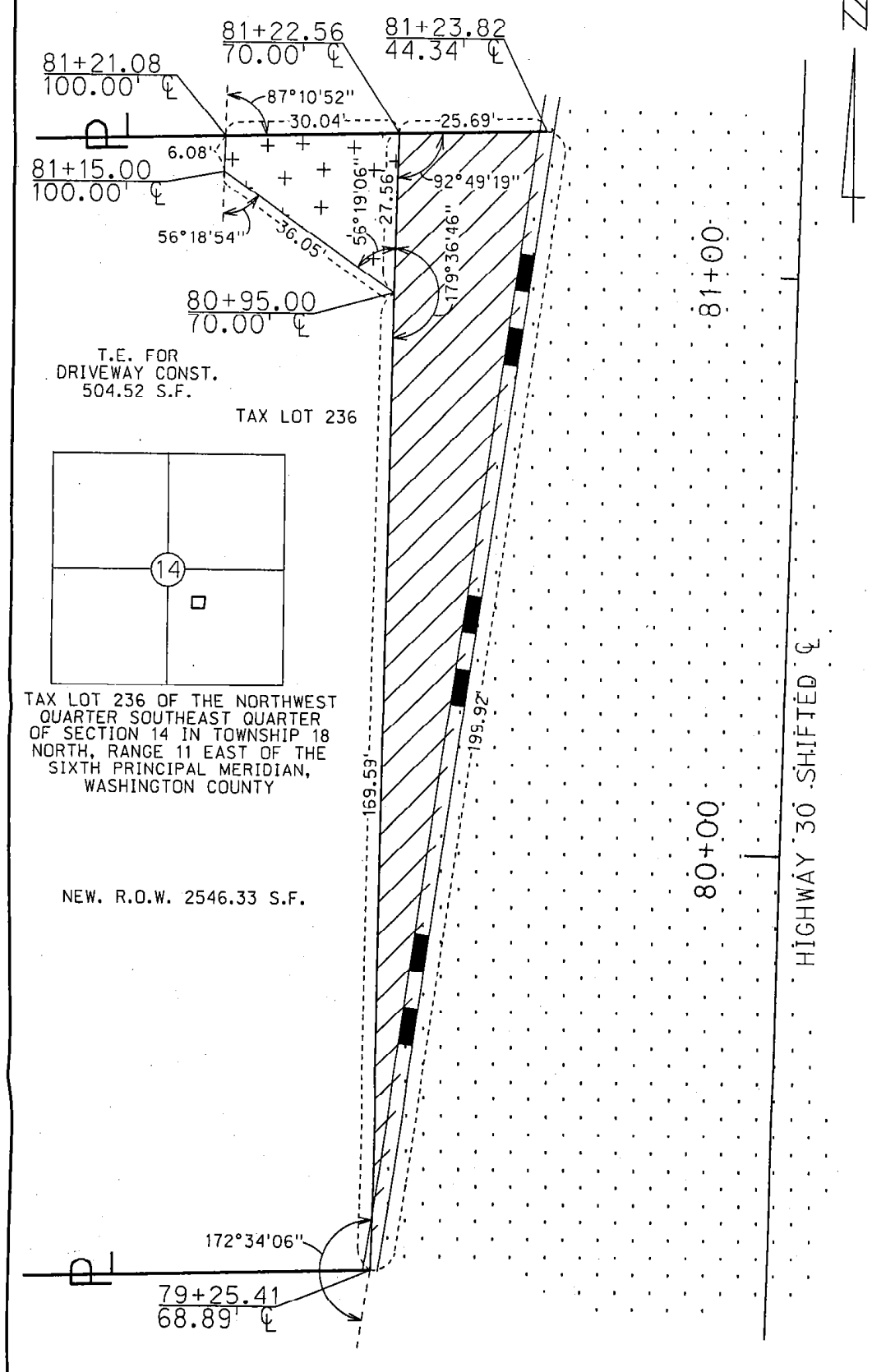
C.N.: 21760 WASHINGTON COUNTY
(PAGE 2)

TRACT: 20

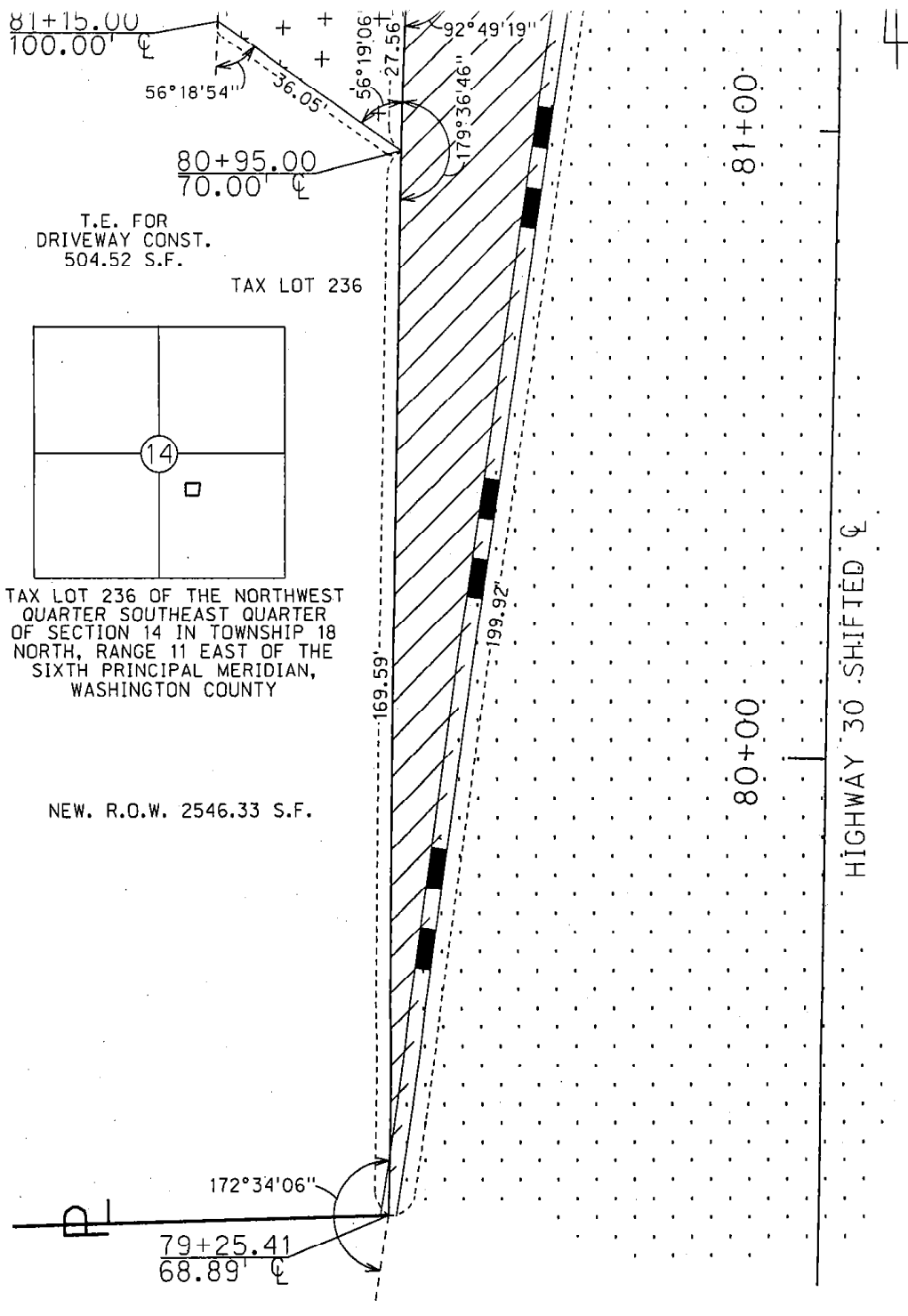
POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 30.04 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE SOUTHERLY DEFLECTING 087 DEGREES, 10 MINUTES, 52 SECONDS LEFT, A DISTANCE OF 6.08 FEET; THENCE SOUTHEASTERLY DEFLECTING 056 DEGREES, 18 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 36.05 FEET; THENCE NORTHERLY DEFLECTING 123 DEGREES, 40 MINUTES, 54 SECONDS LEFT, A DISTANCE OF 27.56 FEET TO THE POINT OF BEGINNING CONTAINING 504.56 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT CENTERLINE OF PROJECT 30-7(113), 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.

360

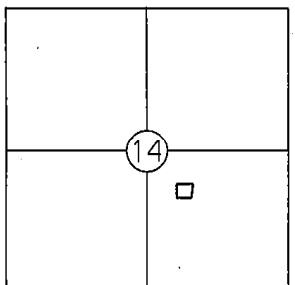


TAX LOT 236 OF THE NORTHWEST
QUARTER SOUTHEAST QUARTER
OF SECTION 14 IN TOWNSHIP 18
NORTH, RANGE 11 EAST OF THE
SIXTH PRINCIPAL MERIDIAN,
WASHINGTON COUNTY



T.E. FOR
DRIVEWAY CONST.
504.52 S.F.

TAX LOT 236



TAX LOT 236 OF THE NORTHWEST
QUARTER SOUTHEAST QUARTER
OF SECTION 14 IN TOWNSHIP 18
NORTH, RANGE 11 EAST OF THE
SIXTH PRINCIPAL MERIDIAN,
WASHINGTON COUNTY

NEW. R.O.W. 2546.33 S.F.

HIGHWAY 30 SHIFTED

Sheet 1 of 1

PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

BLAIR THEATRES, LLC, A Nebraska Limited Liability Company, Owner;
FREMONT NATIONAL BANK AND TRUST COMPANY, Trustee and Beneficiary;
SEVI, INC., Beneficiary; JOHN R. O'HANLON, Trustee; CHARLES IVES, SR.,
Assignee;

STATE OF NEBRASKA	TRACT NO. 20	SCALE 1:20
DEPARTMENT OF ROADS	LOCATION IN BLAIR	
RIGHT OF WAY DIVISION	PROJECT NO. 30-7(113)	
LINCOLN, NEBRASKA	CONTROL NO. 21760	

PREV. R.O.W.			DATE 10-28-02
NEW R.O.W.		2546.33 SF.	DRAWN BY Q.J.
TEMP. EASE.		504.52 SF.	CHECKED BY J.H.
PERM. EASE.			COMPUTED BY Q.J.
CONTROLLED ACCESS			

PROJECT: 30-7(113)

C.N.: 21760 WASHINGTON COUNTY
(PAGE 1)

TRACT: 53

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

A. ROBERT ANDERSON, Owner, Trustor; KERRIE ANDERSON, Wife of A. Robert Anderson; JOHN R. O'HANLON, Trustee;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 7, BLOCK 63, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 140.00 FEET ALONG THE EASTERLY EXISTING HIGHWAY 30 RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 01 MINUTES, 56 SECONDS RIGHT, A DISTANCE OF 4.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 33 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTHERLY EXISTING SOUTH STREET RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 090 DEGREES, 26 MINUTES, 30 SECONDS RIGHT, A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 630.00 SQUARE FEET, MORE OR LESS.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID 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 SHAPING PURPOSES, LOCATED IN LOT 7, BLOCK 63, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY A DISTANCE OF 5.00 FEET ALONG THE NORTHERLY EXISTING SOUTH STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 090 DEGREES, 01 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE WESTERLY DEFLECTING 089 DEGREES, 58 MINUTES, 04 SECONDS LEFT, A

PROJECT: 30-7(113) C.N.: 21760 WASHINGTON COUNTY
(PAGE 2)

TRACT: 53

DISTANCE OF 6.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 26 MINUTES, 30 SECONDS LEFT, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 769.95 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT 30-7(113), 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.

PT. OF LOT 7, BLOCK 63
TO THE CITY OF BLAIR
WASHINGTON COUNTY

NEW ROW 630.00 SF

128

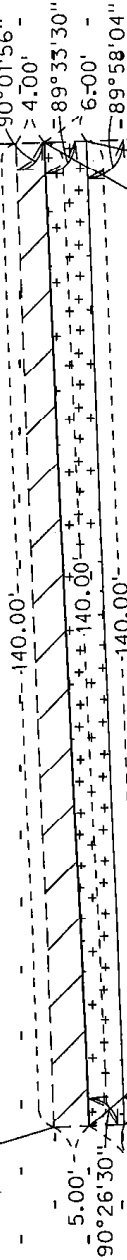
127+91.44
40.00' C

127+91.43
50.00' C
127+91.44
44.00' C

TEMP. EASE. FOR
SHAPING 769.95 S.F.

HWY 30 - C TO BE USED

127



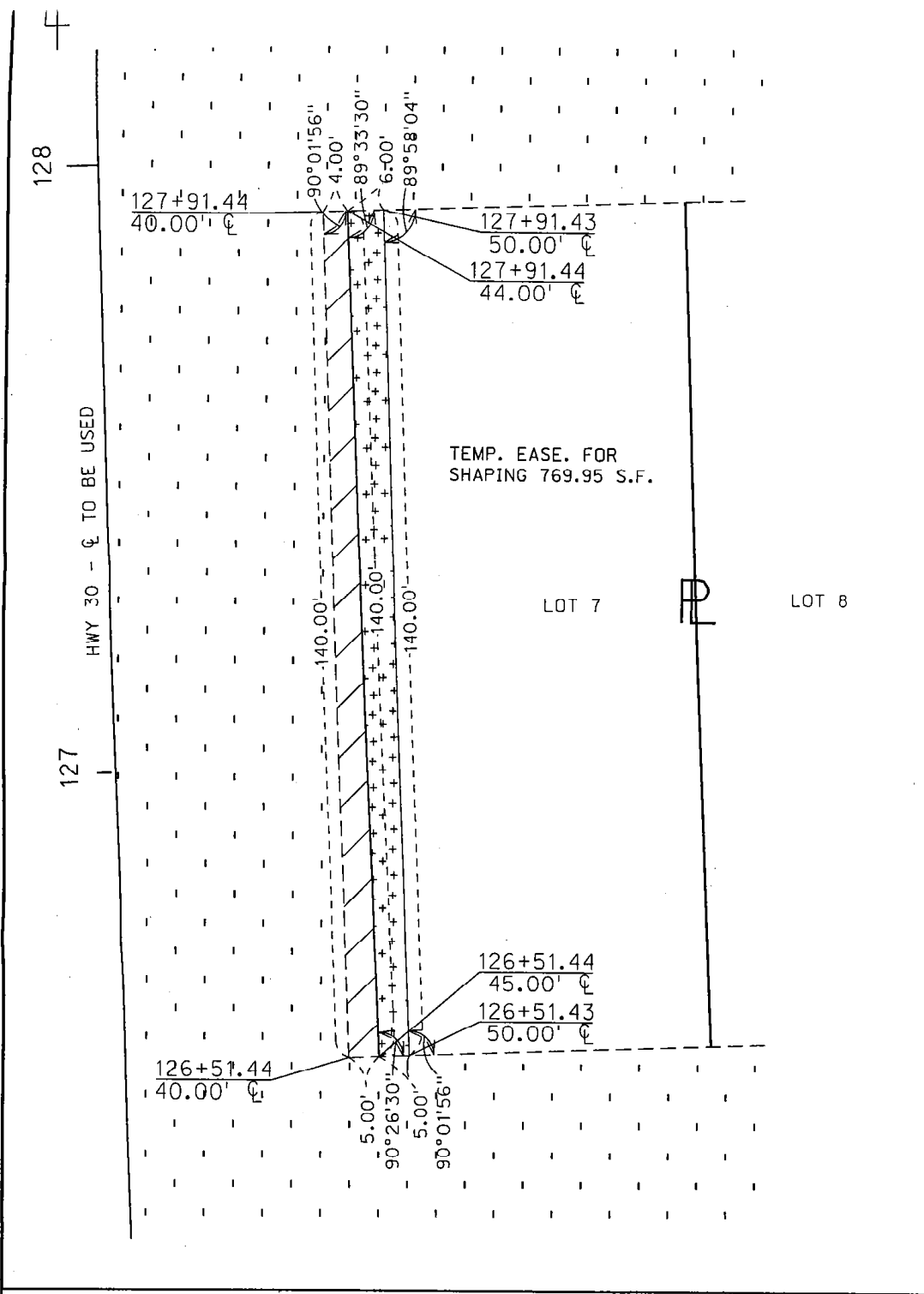
LOT 7

LOT 8

126+51.44
40.00' C

126+51.44
45.00' C
126+51.43
50.00' C

5.00'
90°26'30"
5.00'
90°01'55"



PLAT SHOWING

RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY






A. ROBERT ANDERSON, Owner, Trustor; KERRIE ANDERSON, Wife of A. Robert Anderson; JOHN R. O'HANLON, Trustee;

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

TRACT NO. 53
LOCATION IN BLAIR
PROJECT NO. 30-7(113)
CONTROL NO. 21760

SCALE 1:20

DATE 7-6-02
DRAWN BY A. PRIOR
CHECKED BY J. BARTELS
COMPUTED BY Q. Jordan

PREV. R.O.W.  630.00 SF
NEW R.O.W.  769.95 SF
TEMP. EASE. 
PERM. EASE. 
CONTROLLED ACCESS 

366

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

BYFORD J. KLEIN, a Single Person, Owner of Condominium 1; KEITH C. CHRISTIANSEN and ROSALEE K. CHRISTIANSEN, Husband and Wife, Joint Tenants, Owner of Condominium 2; FIRSTIER BANK, N.A. n/k/a U S BANK, N.A., Trustee and Beneficiary; TWO RIVERS STATE BANK, Trustee and Beneficiary; WASHINGTON COUNTY BANK, Trustee, Beneficiary and Assignee of Lease to Condominium 1;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 12 BLOCK 60, FIRST ADDITION, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY A DISTANCE OF 140.00 FEET ALONG THE WESTERLY NORTH RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE WESTERLY DEFLECTING 089 DEGREES, 57 MINUTES, 57 SECONDS LEFT, A DISTANCE OF 2.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 02 MINUTES, 03 SECONDS LEFT, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTHERLY EXISTING GRANT STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 089 DEGREES, 57 MINUTES, 57 SECONDS LEFT, A DISTANCE OF 2.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 279.98 SQUARE FEET, MORE OR LESS.

ALL RIGHTS TO 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 MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID 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 SHAPING PURPOSES, LOCATED IN LOT 12 BLOCK 60, FIRST ADDITION, TO THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY A DISTANCE OF 2.00 FEET ALONG THE NORTHERLY EXISTING GRANT STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID

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PROJECT: 30-7(113)

C.N.: 21760 WASHINGTON COUNTY
(PAGE 2)

TRACT: 55

LOT; THENCE EASTERLY DEFLECTING 090 DEGREES, 02 MINUTES, 03 SECONDS RIGHT, A DISTANCE OF 5.00 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 57 SECONDS RIGHT, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 700.12 SQUARE FEET, MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT 30-7(113), 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.

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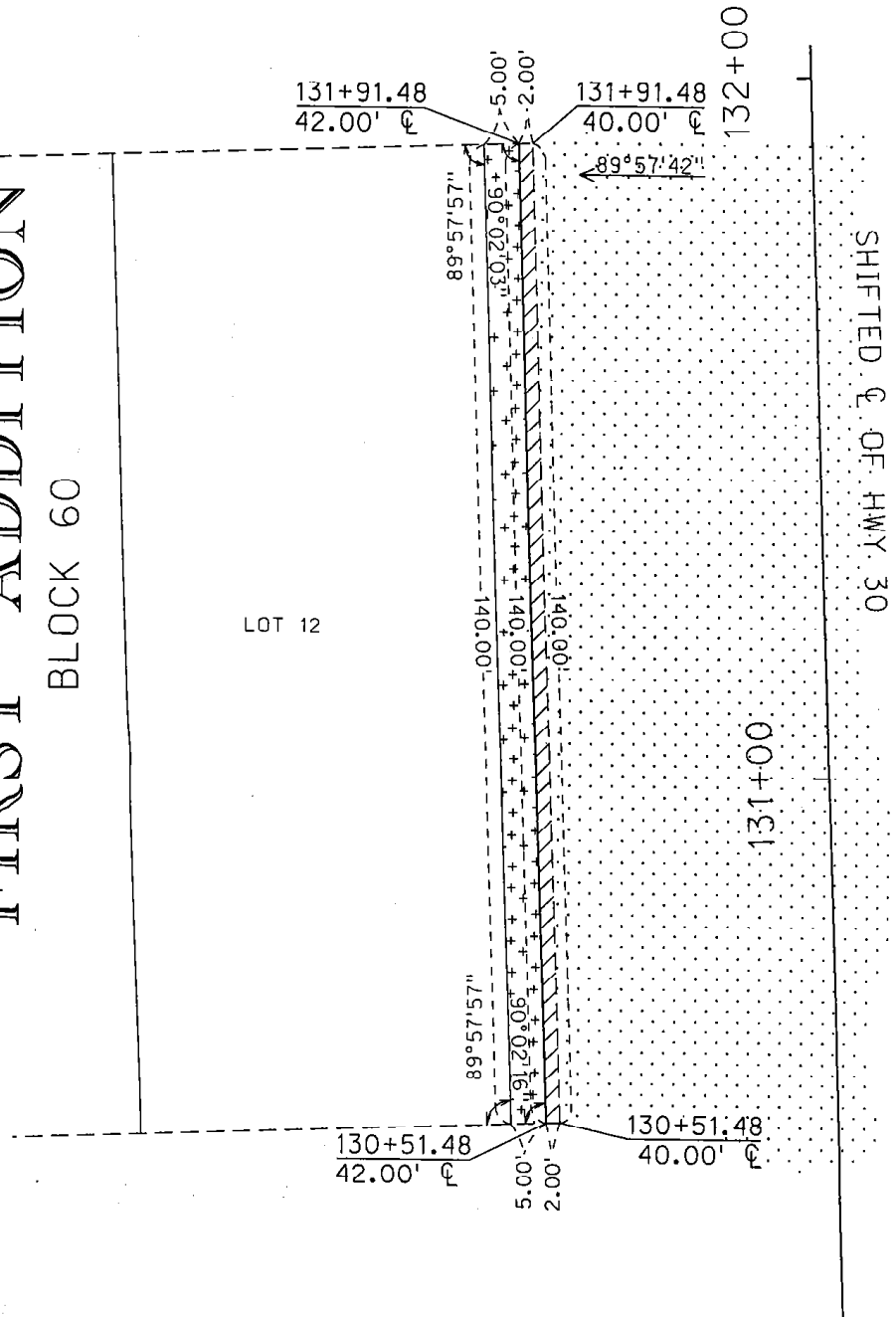
LOT 12, BLOCK 60, FIRST ADDITION, CITY OF BLAIR, WASHINGTON COUNTY



FIRST ADDITION

BLOCK 60

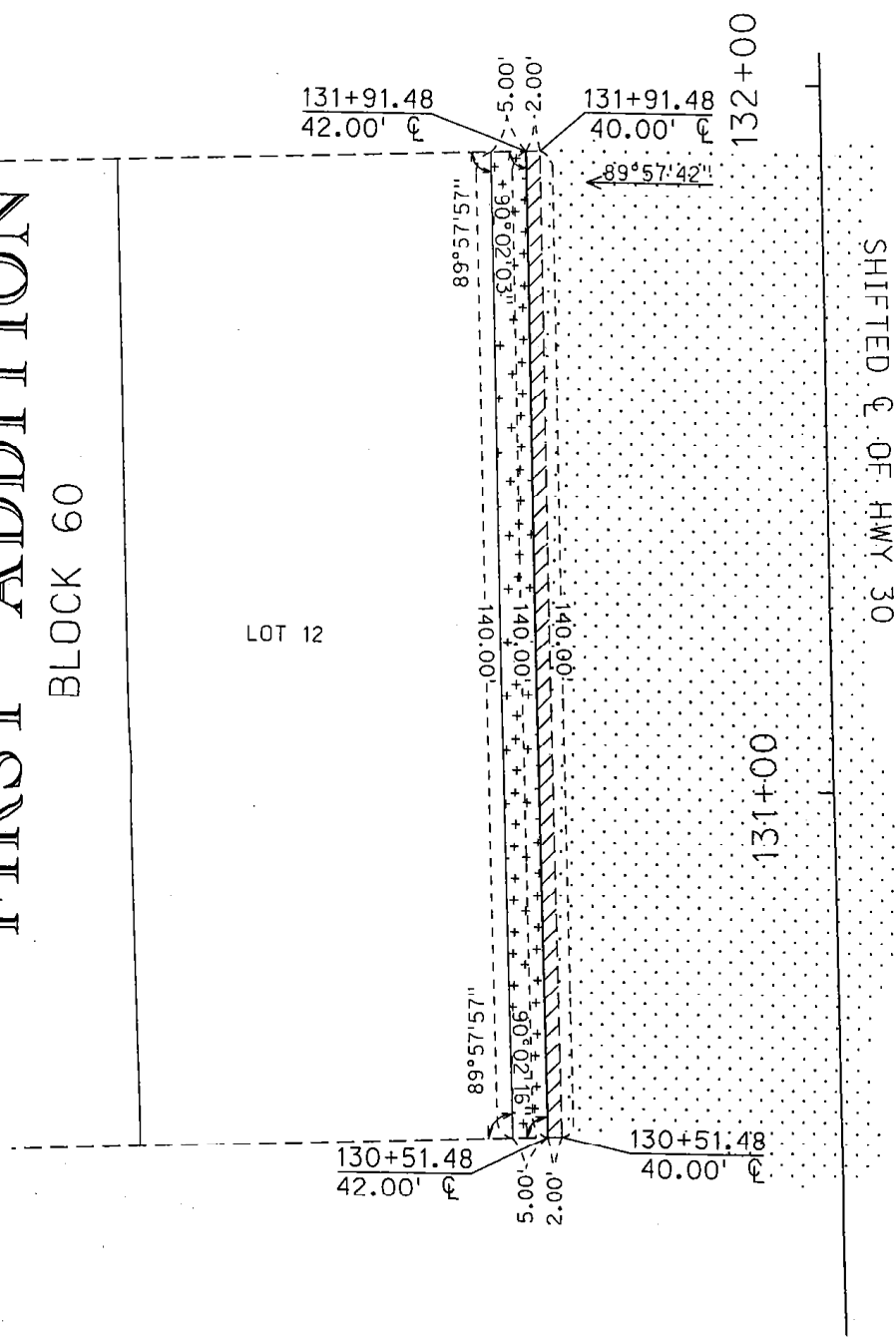
LOT 12



FIRST ADDITION

BLOCK 60

LOT 12



Sheet 1 of 1

PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY

BYFORD J. KLEIN, A Single Person, Owner of Condominium 1; KEITH C. CHRISTENSEN and ROSALEE K. CHRISTIANSEN, Husband and Wife, Joint Tenants, Owner of Condominium 2; FIRSTIER BANK, N.A. n/k/a U S BANK, N.A., Trustee and Beneficiary; TWO RIVERS STATE BANK, Trustee and Beneficiary; WASHINGTON COUNTY BANK, Trustee, Beneficiary and Assignee of Lease to Condominium 1;

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

TRACT NO. 55
 LOCATION IN BLAIR
 PROJECT NO. 30-7(113)
 CONTROL NO. 21760

SCALE 1:20

PREV. R.O.W.  279.98 SF
 NEW R.O.W.  279.98 SF
 TEMP. EASE.  700.12 SF
 PERM. EASE.  700.12 SF
 CONTROLLED ACCESS 

DATE 8-15-02
 DRAWN BY O.J.
 CHECKED BY J.B.
 COMPUTED BY O.J.

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 18A \$ 15,790.00

Award to be distributed as follows:

To: Hilda Rasmussen formerly known as Hilda Schumacher, Owner of Life Estate;	\$ <u>10,697.50</u>
Wendy Reznicek, and	\$ <u>2,546.25</u>
Dennis Schumacher, Owners of a Remainder Interest;	\$ <u>2,546.25</u>
Washington County;	\$ <u>0</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 20 \$ 7,790.00

Award to be distributed as follows:

To: Blair Theatres, LLC, A Nebraska Limited Liability Company, Owner;	\$ <u>7,790.00</u>
Fremont National Bank and Trust Company, Trustee and Beneficiary;	\$ <u>0</u>
SEVI, Inc., Beneficiary;	\$ <u>0</u>
John R. O'Hanlon, Trustee;	\$ <u>0</u>
Charles Ives, Sr., Assignee;	\$ <u>0</u>
Washington County;	\$ <u>0</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 53 \$ 6,860.00

Award to be distributed as follows:

To: A. Robert Anderson, Owner, Trustor;	\$ <u>6,860.00</u>
Kerrie Anderson, Wife of A. Robert Anderson;	\$ <u>0</u>
John R. O'Hanlon, Trustee;	\$ <u>0</u>
Washington County;	\$ <u>0</u>

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TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 55 \$ 5840.00

Award to be distributed as follows:

To: Byford J. Klein, A Single Person, Owner of Condominium 1;	\$ <u>2920.00</u>
Keith C. Christiansen and Rosalie K. Christensen, Husband and Wife, Joint Tenants, Owner of Condominium 2;	\$ <u>2920.00</u>
FirstTier Bank, N.A. n/k/a U S Bank, N.A., Trustee and Beneficiary;	\$ <u>0</u>
Two Rivers State Bank, Trustee and Beneficiary;	\$ <u>0</u>
Washington County Bank, Trustee, Beneficiary and Assignee of Lease to Condominium 1;	\$ <u>0</u>
Washington County;	\$ <u>0</u>

All of which is hereby respectfully submitted.

Dated this 14th day of February, A.D. 2003.

Kenn J. [Signature]

M. L. Smith

[Signature]
Appraisers

Subscribed and sworn to before me this 14th day of February, 2003.
(SEAL)



[Signature]
County Judge

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