

BEFORE THE COUNTY JUDGE OF WASHINGTON COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF ROADS,)
)
Condemner,)

v.)

MUTUAL OF OMAHA INSURANCE)
COMPANY, A Nebraska Corpora-)
tion, Owner; HARLAND H. WARRICK)
and VIVIENNE L. WARRICK, Hus-)
band and Wife, Holders of)
Retained Easement in Tax Lot)
97; WASHINGTON COUNTY;)

AVERY BROS. SIGN COMPANY, L.C.)
An Iowa Limited Liability Com-)
pany, Owner of the Sign and)
Lessee of the Sign Site Adja-)
cent to Reference Post 446.9EC)
on the East Side of Highway 30,)
Washington County, Nebraska,)
advertising NP Dodge on)
April 15, 2002;)

AVERY BROS. SIGN COMPANY, L.C.)
An Iowa Limited Liability Com-)
pany, Owner of the Sign and)
Lessee of the Sign Site Adja-)
cent to Reference Post 447.0EC)
on the East Side of Highway 30,)
Washington County, Nebraska,)
advertising Ratigan Motor)
Center on April 15, 2002;)

LAMAR COMPANY, L.L.C. d/b/a)
LAMAR OUTDOOR ADVERTISING OF)
NEBRASKA, Owner of the Sign and)
Lessee of the Sign Site Adja-)
cent to Reference Post 446.9EA)
on the East Side of Highway 30,)
Washington County, Nebraska,)
advertising McDonald's on)
April 15, 2002;)

Case CI03- 60

RETURN OF
APPRAISERS

20032329
STATE OF NEBRASKA COUNTY OF WASHINGTON)SS
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 4th DAY OF April A.D. 2003
AT 3:46 O'CLOCK p. M AND RECORDED IN BOOK
396 AT PAGE 397-410
COUNTY CLERK Charlotta L. Petersen
DEPUTY Karim Madsen

Recorded _____
General _____
Numerical
Photostal _____
Prooted _____

03 APR -4 PM 3:46
FILED
CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

)
 LAMAR COMPANY, L.L.C. d/b/a)
 LAMAR OUTDOOR ADVERTISING OF)
 NEBRASKA, Owner of the Sign and)
 Lessee of the Sign Site Adja-)
 cent to Reference Post 446.9ED)
 on the East Side of Highway 30,)
 Washington County, Nebraska,)
 advertising No Frills Supermar-)
 ket on April 15, 2002;)

)
 LAMAR COMPANY, L.L.C. d/b/a)
 LAMAR OUTDOOR ADVERTISING OF)
 NEBRASKA, Owner of the Sign and)
 Lessee of the Sign Site Adja-)
 cent to Reference Post 446.9EB)
 on the East Side of Highway 30,)
 Washington County, Nebraska,)
 advertising Huntel Cellular on)
 April 15, 2002;)

)
 Condemnees.)

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:

PROJECT:30-7(113)

C.N.:21760

WASHINGTON COUNTY

TRACT:4

(PAGE 1)

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

MUTUAL OF OMAHA INSURANCE COMPANY, A Nebraska Corporation, Owner;
 HARLAND H. WARRICK and VIVIENNE L. WARRICK, Husband and Wife, Holders
 of Retained Easement in Tax Lot 97;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 97 OF THE NORTHEAST QUARTER OF SECTION 23, 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 SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 78.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 33.75 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 085 DEGREES, 22 MINUTES, 10 SECONDS LEFT, A DISTANCE OF 441.41 FEET TO A POINT ON THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE WESTERLY DEFLECTING 093 DEGREES, 42 MINUTES, 56 SECONDS LEFT, A DISTANCE OF 24.48 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO A POINT ON THE EASTERLY EXISTING HIGHWAY 133 RIGHT OF WAY LINE; THENCE SOUTHERLY DEFLECTING 085 DEGREES, 05 MINUTES, 29 SECONDS LEFT, A DISTANCE OF 442.64 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.29 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 97 OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 78.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 084 DEGREES, 10 MINUTES, 35 SECONDS LEFT, A DISTANCE OF 442.64 FEET ALONG THE EASTERLY EXISTING HIGHWAY 133 RIGHT OF WAY LINE TO THE POINT OF TERMINATION;

AND ALSO:

400

PROJECT:30-7(113) C.N.:21760 WASHINGTON COUNTY TRACT:4
(PAGE 2)

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 73 OF THE SOUTHEAST QUARTER OF SECTION 23, 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 NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 78.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 33.75 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 096 DEGREES, 06 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 375.17 FEET TO A POINT ON THE EASTERLY EXISTING HIGHWAY 133 RIGHT OF WAY LINE; THENCE NORTHERLY DEFLECTING 174 DEGREES, 50 MINUTES, 20 SECONDS RIGHT, A DISTANCE OF 373.08 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.14 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 73 OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, NEBRASKA:

REFERRING TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 78.10 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS A DISTANCE OF 33.75 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 096 DEGREES, 06 MINUTES, 59 SECONDS RIGHT, A DISTANCE OF 375.17 FEET TO THE POINT OF TERMINATION;

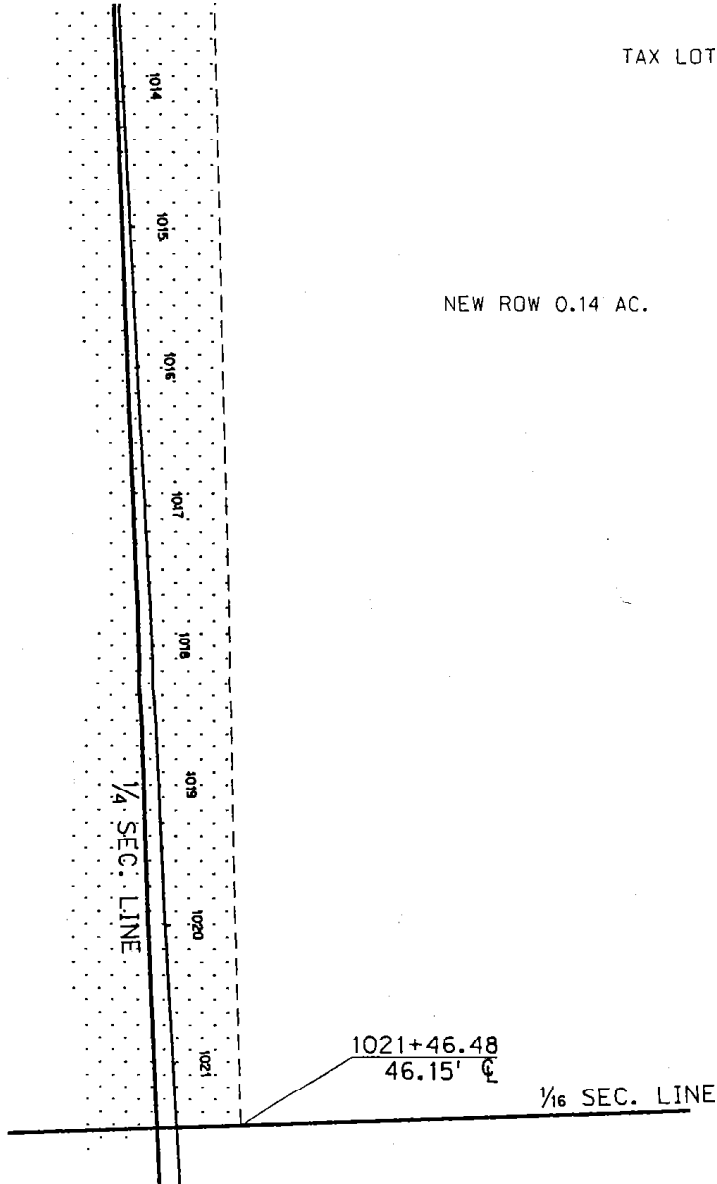
ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL 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.

400

402

TAX LOT 73

NEW ROW 0.14 AC.



Sheet 1 of 1

PLAT SHOWING

RIGHT OF WAY TO BE ACQUIRED FROM LAND OWNED BY

MUTUAL OF OMAHA INSURANCE COMPANY, A Nebraska Corporation, Owner;
 HARLAND H. WARRICK and VIVIENNE L. WARRICK, Husband and Wife, Holders
 of Retained Easement in Tax Lot 97;

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

TRACT NO. 4
 LOCATION IN BLAIR
 PROJECT NO. 30-7(113)
 CONTROL NO. 21760

SCALE 1:100

PREV. R.O.W.  0.43 AC
 NEW R.O.W. 
 TEMP. EASE. 
 PERM. EASE. 
 CONTROLLED ACCESS 

REVISED 01-29-03
 DATE 8-12-02
 DRAWN BY O.J.
 CHECKED BY J.B.
 COMPUTED BY O.J.

402

403

BASIC INFORMATION SHEET
FOR
CONDEMNATION OF SIGN

Project No.: 30-7(113)

County: Washington

Sign Owner / Lessee: AVERY BROS. SIGN COMPANY, L.C.

Title to all property in the nature of an advertising display structure and lessee interest located in the **Tax Lot 75** of Section 14, Township 18 North, Range 11 East of the 6th P.M., **Washington** County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. 30-446.9 on the East side of **Hwy 30** being a sign of 128 square feet in size, with "**NP Dodge**" advertising display on its face as of the 15 day of **April, 2002**.

403

404

BASIC INFORMATION SHEET
FOR
CONDEMNATION OF SIGN

Project No.: 30-7(113)

County: Washington

Sign Owner / Lessee: AVERY BROS. SIGN COMPANY, L.C.

Title to all property in the nature of an advertising display structure and lessee interest located in the **Tax Lot 109** of Section 14, Township 18 North, Range 11 East of the 6th P.M., **Washington** County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. 30-447.0 on the East side of Hwy 30 being a sign of 160 square feet in size, with "Ratigan Motor Center" advertising display on its face as of the 15 day of April, 2002.

404

405

BASIC INFORMATION SHEET
FOR
CONDEMNATION OF SIGN

Project No.: 30-7(113)

County: **Washington**

446.9EA

Sign Owner / Lessee: LAMAR COMPANY, L.L.C. d/b/a LAMAR OUTDOOR
ADVERTISING OF NEBRASKA

Title to all property in the nature of an advertising display structure and lessee interest located in the **Tax Lot 75** of **Section 14**, **Township 18 North**, **Range 11 East** of the **6th P.M.**, **Washington** County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. **30-446.9** on the **East** side of **Hwy 30** being a sign of **240** square feet in size, with "**McDonald's**" advertising display on its face as of the **15** day of **April, 2002**.

405

406

BASIC INFORMATION SHEET
FOR
CONDEMNATION OF SIGN

Project No.: 30-7(113)

County: Washington

446.9ED

Sign Owner / Lessee: LAMAR COMPANY, L.L.C. d/b/a LAMAR OUTDOOR
ADVERTISING OF NEBRASKA

Title to all property in the nature of an advertising display structure and lessee interest located in the **Tax Lot 109** of Section 14, Township 18 North, Range 11 East of the 6th P.M., **Washington** County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. 30-446.9 on the **East** side of **Hwy 30** being a sign of 300 square feet in size, with "**No Frills Supermarket**" advertising display on its face as of the 15 day of **April, 2002**.

406



407

BASIC INFORMATION SHEET
FOR
CONDEMNATION OF SIGN

Project No.: 30-7(113)

County: **Washington**

446.9EB

Sign Owner / Lessee: LAMAR COMPANY, L.L.C. d/b/a LAMAR OUTDOOR
ADVERTISING OF NEBRASKA

Title to all property in the nature of an advertising display structure and lessee interest located in the **Tax Lot 75** of Section **14**, Township **18 North**, Range **11 East** of the **6th** P.M., **Washington** County, Nebraska being more specifically described as follows:

Adjacent to Reference Post No. **30-446.9** on the **East** side of **Hwy 30** being a sign of **96** square feet in size, with "**Huntel Cellular**" advertising display on its face as of the **15** day of **April, 2002**.

407

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 4 \$ 21,200.00

Award to be distributed as follows:

To: Mutual of Omaha Insurance Company, \$ 21,150.00
A Nebraska Corporation, Owner;

Harland H. Warrick and Vivienne L. \$ 50.00
Warrick, Holders of Retained Ease-
ment in Tax Lot 97;

Washington County; \$ 0

TOTAL AMOUNT AWARDED FOR ACQUISITION OF RP 446.9EC \$ 2240.00

Award to be distributed as follows:

To: Avery Bros. Sign Company, L.C., an \$ 2240.00
Iowa Limited Liability Company,
Owner of the Sign and Lessee of the
Sign Site Adjacent to Reference Post
446.9EC on the East Side of
Highway 30, Washington County,
Nebraska, advertising NP Dodge on
April 15, 2002;

TOTAL AMOUNT AWARDED FOR ACQUISITION OF RP 447.0EC \$ 2432.00

Award to be distributed as follows:

To: Avery Bros. Sign Company, L.C., an \$ 2432.00
Iowa Limited Liability Company,
Owner of the Sign and Lessee of the
Sign Site Adjacent to Reference Post
447.0EC on the East Side of High-
way 30, Washington County, Nebraska,
advertising Ratigan Motor Center on
April 15, 2002;

409

TOTAL AMOUNT AWARDED FOR ACQUISITION OF RP 446.9EA \$ 4,460.00

Award to be distributed as follows:

To: Lamar Company, L.L.C. d/b/a Lamar \$ 4,460.00
Outdoor Advertising of Nebraska,
Owner of the Sign and Lessee of the
Sign Site Adjacent to Reference Post
446.9EA on the East Side of High-
way 30, Washington County, Nebraska,
advertising McDonald's on
April 15, 2002;

TOTAL AMOUNT AWARDED FOR ACQUISITION OF RP 446.9ED \$ 6,787.00

Award to be distributed as follows:

To: Lamar Company, L.L.C. d/b/a Lamar \$ 6,787.00
Outdoor Advertising of Nebraska,
Owner of the Sign and Lessee of the
Sign Site Adjacent to Reference Post
446.9ED on the East Side of High-
way 30, Washington County, Nebraska,
advertising No Frills Supermarket on
April 15, 2002;

TOTAL AMOUNT AWARDED FOR ACQUISITION OF RP 446.9EB \$ 1,642.00

Award to be distributed as follows:

To: Lamar Company, L.L.C. d/b/a Lamar \$ 1,642.00
Outdoor Advertising of Nebraska,
Owner of the Sign and Lessee of the
Sign Site Adjacent to Reference Post
446.9EB on the East Side of High-
way 30, Washington County, Nebraska,
advertising Huntel Cellular on
April 15, 2002;

409

All of which is hereby respectfully submitted.

Dated this 4th day of April, A.D. 2003.

[Signature]

[Signature]

[Signature]

Appraisers

Subscribed and sworn to before me this 4th day of April, 2003.
(SEAL)

[Signature]
County Judge

