

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

KEYSTONE LITTLE LEAGUE, INC.,
A Nebraska Non-profit
Corporation, Lessee on land
owned by **KATHERINE J. O'BRIEN**
Estate;

Condemnees.

Docket C3

Page 68

RETURN OF APPRAISERS

TO HONORABLE **ROBERT R. TROYER**, COUNTY JUDGE, **DOUGLAS** COUNTY, NEBR.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by _____, Sheriff or Deputy Sheriff of **Douglas** County, Nebraska, on the _____ day of _____, 19____, 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:

Tenant: Keystone Little League, Inc., on land owned by the Katherine J. O'Erien Trust

Project: F-112 (12) AFE: R-36b Douglas County, Nebraska
Page 1 of 4

To relinquishment of lessee rights only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes, located in the Northeast Quarter of the Southwest Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 34; thence westerly on the North Line of the Northeast Quarter of the Southwest Quarter of said Section 34 a distance of 834.3 feet; thence southeasterly 133 degrees 38 minutes left a distance of 64.9 feet; thence easterly 36 degrees 59 minutes left a distance of 174.6 feet; thence southeasterly 16 degrees 30 minutes right a distance of 403.1 feet; thence continuing southeasterly 31 degrees 16 minutes right a distance of 293.4 feet; thence southerly 33 degrees 12 minutes right a distance of 196.8 feet; thence continuing southerly 07 degrees 38 minutes left a distance of 418.7 feet; thence easterly 82 degrees 32 minutes left a distance of 40.0 feet to a point on the East Line of said Northeast Quarter of the Southwest Quarter; thence northerly on said East Line a distance of 1,110.3 feet to the point of beginning, containing 5.14 acres, more or less, which includes 1.02 acres, more or less, previously occupied as a public highway, the remaining 4.12 acres, more or less, being the additional acreage.

The following described Controlled Access Line shall be part of a Controlled Access Facility as defined in Section 39-1302 (6) R. R. S. 1943, and the remainder of said Northeast Quarter of the Southwest Quarter, which by reason of the taking herein described, now abuts on a highway where none existed theretofore, is subject to the provisions of Section 39-1329 R. R. S. 1943, as illustrated on the attached plat.

Referring to the Center Quarter Corner of said Section 34; thence westerly on the North Line of the Northeast Quarter of the Southwest Quarter of said Section 34 a distance of 834.3 feet to the point of beginning of said Controlled Access Line, said point being on the southerly Highway Right of Way Line; thence southeasterly 133 degrees 38 minutes left and on said Highway Right of Way Line a distance of 64.9 feet; thence easterly 36 degrees 59 minutes left and on said Highway Right of Way Line a distance of 174.6 feet; thence southeasterly 16 degrees 30 minutes right and on said Highway Right of Way Line a distance of 403.1 feet; thence continuing southeasterly 31 degrees 16 minutes right and on said Highway Right of Way Line a distance of 293.4 feet; thence southerly 33 degrees 12 minutes right and on said Highway Right of Way Line a distance of 196.8 feet to the point of termination of said Controlled Access Line.

Also, to relinquishment of lessee rights only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 34; thence easterly on the North Line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 107.5 feet; thence southeasterly 71 degrees 53 minutes right a distance of 299.9 feet; thence continuing southeasterly 26 degrees 11 minutes left a distance of 250.0 feet; thence continuing southeasterly 14 degrees 09 minutes left a distance of 392.0 feet; thence continuing southeasterly 01 degree 54 minutes right a distance of 215.9 feet to a point on the westerly Chicago and Northwestern Railway Company Right of Way Line; thence southerly on said Railway Right of Way Line a distance of 182.0 feet; thence northwesterly 116 degrees 17 minutes right a distance of 308.2 feet; thence continuing northwesterly 05 degrees 39 minutes right a distance of 492.2 feet; thence westerly 33 degrees 53 minutes left a distance of 66.9 feet; thence southerly 95 degrees 35 minutes left a distance of 634.5 feet; thence westerly 86 degrees 15 minutes right a distance of 69.8 feet

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

Tenant: Keystone Little League, Inc., on land owned by the Katherine J. O'Brien Trust

Project: F-112 (12) AFE: R-36b Douglas County, Nebraska

Page 2 of 4

to a point on the West Line of said Northwest Quarter of the Southeast Quarter; thence northerly on said West Line a distance of 1,128.9 feet to the point of beginning, containing 6.30 acres, more or less, which includes 1.02 acres, more or less, previously occupied as a public highway, the remaining 5.28 acres, more or less, being the additional acreage.

The following described Controlled Access Lines shall be part of a Controlled Access Facility as defined in Section 39-1302 (6) R. R. S. 1943, and the remainder of said Part of the Northwest Quarter of the Southeast Quarter, which by reason of the taking herein described now abuts on a highway where none existed theretofore is subject to the Provisions of Section 39-1329 R. R. S. 1943, as illustrated on the attached plat.

Referring to the Center Quarter Corner of said Section 34; thence easterly on the North Line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 107.5 feet to the point of beginning of said Controlled Access Line, said point being on the northeasterly Highway Right of Way Line; thence southeasterly 71 degrees 53 minutes right and on said Highway Right of Way Line a distance of 299.9 feet; thence continuing southeasterly 26 degrees 11 minutes left and on said Highway Right of Way Line a distance of 250.0 feet; thence continuing southeasterly 14 degrees 09 minutes left and on said Highway Right of Way Line a distance of 392.0 feet; thence continuing southeasterly 01 degree 54 minutes right and on said Highway Right of Way Line a distance of 215.9 feet to the point of termination of said Controlled Access Line, said point being on the westerly Chicago and Northwestern Railway Company Right of Way Line.

Also, Referring to the Center Quarter Corner of said Section 34; thence southerly on the West Line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 1,128.9 feet; thence easterly 90 degrees 00 minutes left a distance of 69.8 feet to a point on the easterly Highway Right of Way Line; thence northerly 86 degrees 15 minutes left and on said Easterly Highway Right of Way Line a distance of 434.2 feet to the point of beginning of said Controlled Access Line; thence continuing northerly on the last described course produced and on said easterly Highway Right of Way Line a distance of 200.3 feet to a point on the southwesterly Highway Right of Way Line; thence southeasterly 95 degrees 35 minutes right and on said southwesterly Highway Right of Way Line a distance of 66.9 feet; thence continuing southeasterly 33 degrees 53 minutes right and on said southwesterly Highway Right of Way Line a distance of 492.2 feet; thence continuing southeasterly 05 degrees 39 minutes left and on said southwesterly Highway Right of Way Line a distance of 308.2 feet to the point of termination of said Controlled Access Line, said point being on the westerly Chicago and Northwestern Railway Company Right of Way Line.

Also, to relinquishment of lessee rights only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the Center Quarter Corner of said Section 34; thence easterly on the South Line of the Southwest Quarter of the Northeast Quarter of said Section 34 a distance of 33.0 feet to the point of beginning, said point being on the easterly Existing Public Road Right of Way Line; thence continuing easterly on said South Line a distance of 74.5 feet; thence northerly 100 degrees 44 minutes left a distance of 393.0 feet to a point on said Existing Public Road Right of Way Line; thence southerly 169 degrees 05 minutes left and on said Existing Public Road Right of Way Line a distance of 386.2 feet to the point of beginning, containing 14,379.6 square feet, more or less.

Tenant: Keystone Little League, Inc., on land owned by the Katherine J. O'Brien Trust

Project: F-112 (12) AFE: R-36b Douglas County, Nebraska
Page 3 of 4

Also, to relinquishment of lessee rights only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the Center Quarter Corner of said Section 34; thence northerly on the West Line of the Southwest Quarter of the Northeast Quarter of said Section 34 a distance of 446.6 feet to the point of beginning, said point being on the northwesterly Existing Public Road Right of Way Line; thence continuing northerly on said West Line a distance of 118.4 feet, more or less, to a point on the Centerline of Little Papillion Creek; thence southeasterly on said Little Papillion Creek Centerline a distance of 80 feet, more or less, to a point on said Existing Public Road Right of Way Line; thence southwesterly on said Existing Public Road Right of Way Line a distance of 80 feet, more or less, to the point of beginning, containing 3,315.5 square feet, more or less.

Also, to relinquishment of lessee rights only to a tract of land and all improvements thereon, if any, for Highway Right of Way Purposes located in part of Lot 18, East of the Railroad, in Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the Intersection of the centerline of the previous Military Avenue and the easterly Right of Way Line of the Chicago and Northwestern Railway Company; thence northerly on said Railway Right of Way Line a distance of 665 feet, more or less, to a point on the Centerline of the Little Papillion Creek; thence southeasterly and southerly on said Little Papillion Creek Centerline a distance of 940 feet, more or less, to a point on said previous Military Avenue Centerline; thence westerly on said previous Military Avenue Centerline a distance of 390 feet, more or less, to the point of beginning, containing 3.41 acres, more or less, which includes 0.85 acre, more or less, previously occupied as a public highway, the remaining 2.56 acres, more or less, being the additional acreage.

Also, to relinquishment of lessee rights only to a Temporary Easement and all improvements thereon, if any, for Culvert Purposes located in part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the Center Quarter Corner of said Section 34; thence easterly on the North Line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 107.5 feet to a point on the northeasterly Highway Right of Way Line; thence southeasterly 71 degrees 53 minutes right and on said Highway Right of Way Line a distance of 187.5 feet to the point of beginning, thence continuing southeasterly on the last described course produced and on said Highway Right of Way Line a distance of 50.7 feet; thence northeasterly 99 degrees 34 minutes left a distance of 288.4 feet; thence northwesterly 90 degrees 00 minutes left a distance of 50.0 feet; thence southwesterly 90 degrees 00 minutes left a distance of 280.0 feet to the point of beginning, containing 14,210.5 square feet, more or less.

And also, to relinquishment of lessee rights only to a Permanent Easement and all improvements thereon, if any, for Channel Purposes located in part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the Center Quarter Corner of said Section 34; thence easterly on the North Line of the Northwest Quarter of the Southeast Quarter of said Section 34 a distance of 107.5 feet to a point on the Northeasterly Highway Right of Way Line; thence southeasterly 71 degrees 53 minutes right and on said Highway

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

Tenant: Keystone Little League, Inc., on land owned by the Katherine J. O'Brien Trust

Project: F-112 (12) AFE: R-36b Douglas County, Nebraska
Page 4 of 4

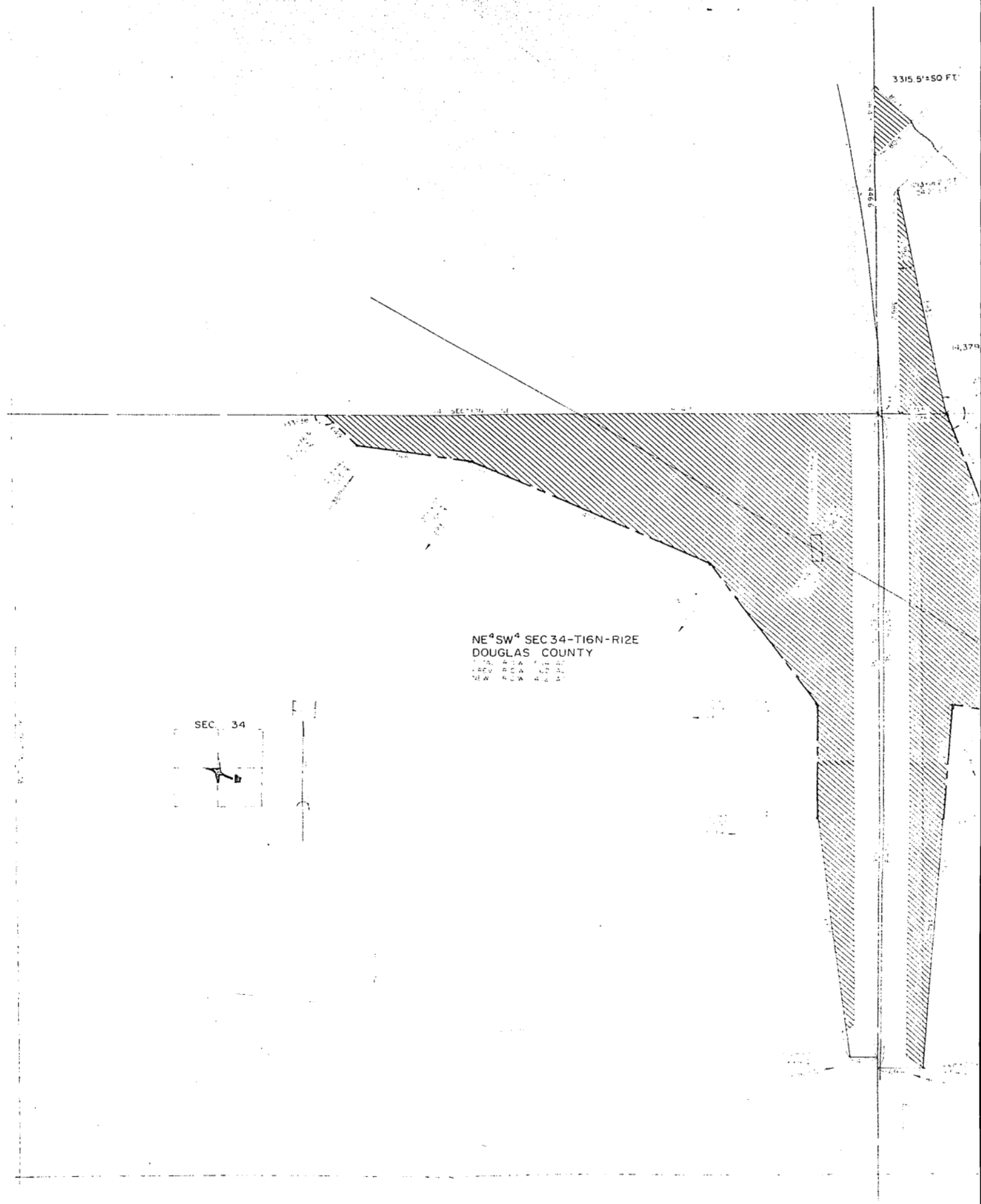
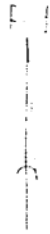
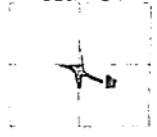
Right of Way Line a distance of 299.9 feet; thence continuing southeasterly 26 degrees 11 minutes left and on said Highway Right of Way Line a distance of 250.0 feet; thence continuing southeasterly 14 degrees 09 minutes left and on said Highway Right of Way Line a distance of 392.0 feet; thence continuing southeasterly 01 degree 54 minutes right and on said Highway Right of Way Line a distance of 134.5 feet to the point of beginning; thence continuing southeasterly on the last described course produced and on said Highway Right of Way Line a distance of 81.4 feet to a point on the westerly Chicago and Northwestern Railway Company Right of Way Line; thence northerly on said Railway Right of Way Line a distance of 231.5 feet; thence westerly 90 degrees 00 minutes left a distance of 70.0 feet; thence southerly 90 degrees 00 minutes left a distance of 190.0 feet to the point of beginning, containing 14,750.9 square feet, more or less.

3315.5'±50 FT

14,379

NE⁴SW⁴ SEC 34-T16N-R12E
DOUGLAS COUNTY
T16N R12E S34
REV PCA 102 AL
NEW PCA 42 3'

SEC 34








SKETCH SHOWING
**RIGHT OF WAY
 TO BE ACQUIRED
 FROM LAND LEASED
 BY
 KEYSTONE LITTLE LEAGUE, INC.**

SCALE 1" = 200'
 TRACT 18

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

PROJ. F-112(12)
 A.F.E. R-36b

LEGEND

PREV. R.O.W.		
NEW R.O.W.		12.37* ACRES
CHANNEL EASE.		14,750.9 SQ. FT.
CULVERT EASE.		14,210.5 SQ. FT.
CONTROLLED ACCESS		

COMPUTED BY *LB.M.*
 DRAWN BY *L.C.G. 5/66*
 CHECKED BY *D.R.C. 5-66*
 WRITTEN BY *C.B.S. 5-66*
 CHECKED BY *W.O.E. 5-66*

PT. SW⁴NE⁴ SEC.34-T16N-R12E
 DOUGLAS COUNTY

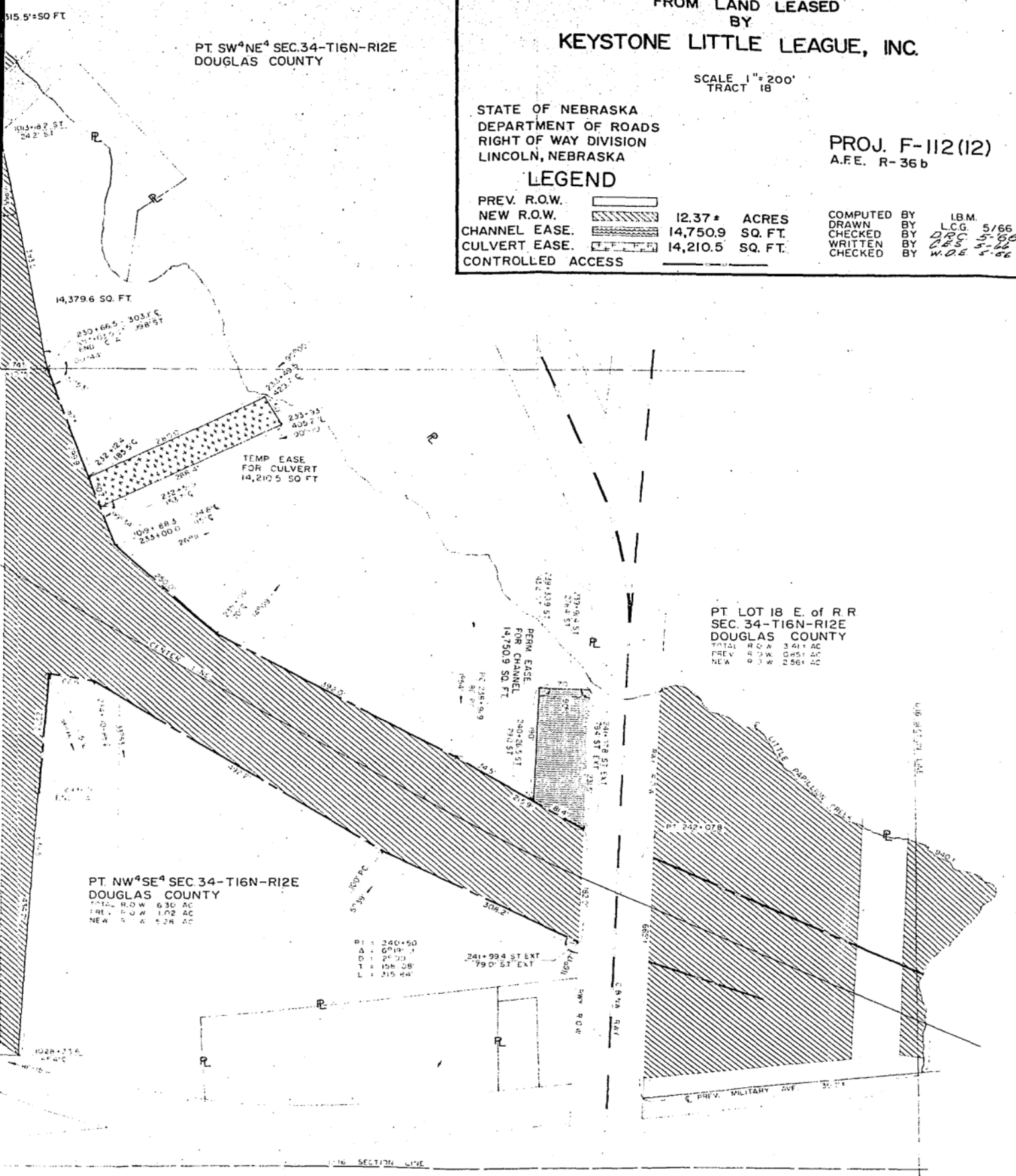
PT LOT 18 E. of R R
 SEC. 34-T16N-R12E
 DOUGLAS COUNTY

PT. NW⁴SE⁴ SEC 34-T16N-R12E
 DOUGLAS COUNTY
 TOTAL R.O.W. 6.30 AC
 PREV. R.O.W. 1.02 AC
 NEW R.O.W. 5.28 AC

P1 : 240+50
 Δ : 6°19' 1
 C : 25' 10
 T : 15R 08'
 L : 215 24'

241+99.4 ST EXT
 79' 0" ST EXT

TOTAL R.O.W. 13.41 AC
 PREV. R.O.W. 1.02 AC
 NEW R.O.W. 12.39 AC



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:

To: Keystone Little League, Inc., A Nebraska Non-profit Corporation, Lessee on land owned by Katherine J. O'Brien Estate;

\$ 100

All of which is hereby respectfully submitted.

Dated this 7 day of July, A. D., 1966.

Stuart S. Marvold

Sidney J. Culler

Ralph P. Turner
Appraisers

Subscribed and sworn to before me this _____ day of _____,

A.D., 19_____.

(SEAL)

County Judge

27-16-12

34-16-12

1350

Co. Just

[Handwritten signature]

THE STATE OF NEBRASKA
County of Douglas
Book 443
Page 710
Filed for Record
in
the
County of Douglas
in
the
State of Nebraska
this
8th
day of
July
1966

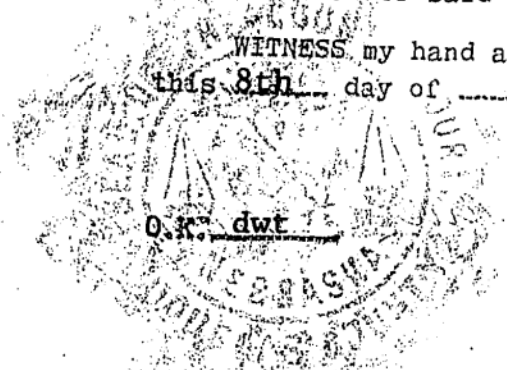
THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1966 NOV 18 PM 1 13

RECEIVED

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 7 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 8th day of July, 1966.



ROBERT R. TROYER, County Judge
BY: *Joseph J. Delitz*
Clerk of the County Court

O.K. dwt