

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a Municipal Corporation,	)	Doc. C 4	No. 82
	)		
	)		
Condemner,	)		
	)		
vs.	)	REPORT OF APPRAISERS.	
	)		
IDA WILLMAN, Et Al,	)		
	)		
	)		
et al, Condemnees.	)		

Now on this 26th day of April, 1971, the undersigned, being the duly appointed, qualified and acting appraisers in the above entitled matter, do hereby make and file this report, showing unto the Court that:

- 1) The undersigned were duly appointed appraisers in the above entitled matter.
- 2) Before entering upon their duties as appraisers in the above entitled matter, the undersigned duly took and subscribed an oath to support the Constitutions of the United States and of the State of Nebraska and to faithfully and impartially discharge their duties as required by law.
- 3) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" the undersigned appraisers carefully inspected and viewed the real estate hereinafter specified sought to be taken and also any other property of the condemnees damaged thereby, and heard all parties interested therein in reference to the amount of damages while so inspecting and viewing the property.
- 4) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" said appraisers did meet to assess the damages that the condemnees sustain by the taking of the hereinafter specified property by the City of Omaha, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate.

In part, said appraisers took into consideration: The value of property being taken, severance damages, any work to be done for ingress and egress over any remaining property of condemnees, any other property of any condemnee herein damaged by any taking herein, reasonable cost of any necessary removal of personal property from the real estate being taken, and condemnee's abstracting expenses.

5) The amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the City of Omaha for \_\_\_\_\_ street \_\_\_\_\_ purposes is as hereinafter found and assessed.

Now, therefore, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the real estate for aforesaid purposes by the City of Omaha as follows:

TRACT NO. 8, LEGAL DESCRIPTION: Lot 13 and the South 1/2 of vacated alley adjacent on the North, all in Block 2, Westwood, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

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359

TEMPORARY CONSTRUCTION & GRADING EASEMENT: The South 5 feet of Lot 13 and all area necessary surrounding driveway for reconstruction.

IDA WILLMAN  
SAM J. HOWELL  
ALL OTHERS

\$ - \*  
\$ - \*  
NONE

\*Reported to be settled by negotiation.

TRACT NO. 10, LEGAL DESCRIPTION: Lots 12 and 13, except the North 75 feet thereof, in Block 1, in Westwood, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

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344  
345

ACQUISITION: That part of Lot 13, Block 1, Westwood, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 13; thence East along the South line of said Lot 13, a distance of 7 feet; thence northwesterly to a point on the West line of said Lot 13, lying 5 feet North of the Southwest corner of said Lot 13; thence South along the West line of said Lot 13 to the point of beginning.

TEMPORARY CONSTRUCTION & GRADING EASEMENT: Except that part taken by Acquisition, the South 20 feet of Lots 12 and 13, Block 1, Westwood, an addition to the City of Omaha, Douglas County, Nebraska.

MARY KATHRYN LOONEY  
OMAHA LOAN & BLDG. ASSOC. OF OMAHA  
SAM J. HOWELL  
ALL OTHERS

\$ 94.42  
\$ none  
\$ 355.58  
NONE

TRACT NO. 20, LEGAL DESCRIPTION: Lots 5 and 12, Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: That part of Lot 5, Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Lot 5; thence South along the West line of said Lot 5, a distance of 43.5 feet; thence northeasterly along a 45-foot radius curve to a point on the North line of said Lot 5, lying 33.5 feet East of the Northwest corner of said Lot 5; thence West along the North line of said Lot 5 to the point of beginning.

TEMPORARY CONSTRUCTION & GRADING EASEMENT: Except that part taken by Acquisition, the North 3 feet of Lot 5 and all area necessary surrounding driveway and sidewalk to office for reconstruction, all in Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska.

*12/16*

MASTERS REAL ESTATE, INC.	\$ 102.70
NEBRASKA SAVINGS & LOAN ASSOCIATION	\$ none
SAM J. HOWELL	\$ 1,297.30
ALL OTHERS	NONE

TRACT NO. 21, LEGAL DESCRIPTION: Lot 6, Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

ACQUISITION: That part of Lot 6, Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Lot 6; thence South along the East line of said Lot 6, a distance of 43.5 feet; thence northwesterly along a 45 foot radius curve to a point on the North line of said Lot 6, lying 33.5 feet West of the Northeast corner of said Lot 6; thence East along the North line of said Lot 6 to the point of beginning.

TEMPORARY CONSTRUCTION & GRADING EASEMENT: Except that part taken by Acquisition, the North 3 feet of Lot 6, and all area necessary surrounding driveways for reconstruction, all in Ak-Sar-Ben Acres, an addition to the City of Omaha, Douglas County, Nebraska.

*12/16*

PASI ALPERSON	\$ none
LEO ALPERSON	\$ none
RUTH CHORNEY	\$ none
COMMERCIAL SAVINGS & LOAN ASSOCIATION	\$ 657.56
CARPENTER OIL, INC.	\$ 425.00
SAM J. HOWELL	\$ 742.44
ALL OTHERS	NONE

*Paul F. Keller*  
*Ray Miller*  
*John A. O'Brien*

Filed: May 5th, 1971.

COUNTY COURT  
DOUGLAS COUNTY  
ROBERT R. TROYER, JUDGE  
DEAN HADORN, CLERK  
OMAHA, NEBR.

STATE OF NEBRASKA, }  
COUNTY OF DOUGLAS } ss.

I, ROBERT R. TROYER, County Judge of Douglas County,

Nebraska, do hereby certify that I have compared the foregoing copy of

"REPORT OF APPRAISERS" in re:

CITY OF OMAHA, a Municipal Corporation, Condemner

-vs-

IDA WILLMAN, et al, Condemnees,

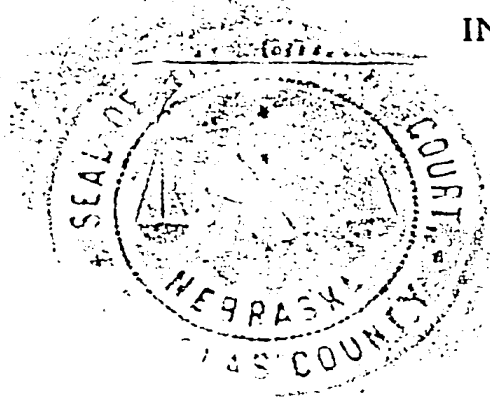
in the matter of the Condemnation Docket C4 - Page 82

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 5th day of May, A. D. 1971.

ROBERT R. TROYER  
County Judge.

By *Dean Hadorn*  
Clerk of the County Court.



9 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
1356  
9 DAY OF May 1971 AT 11:05 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS