

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA  
DEPARTMENT OF ROADS,

Docket 65 Page 50 Case \_\_\_\_\_

Condemner,

v.

PAUL ALPERSON and RUTH CHORNEY,  
Tenants in Common; MARGIE  
ALPERSON, Wife of Paul Alperson;  
DAVID CHORNEY, Husband of Ruth  
Chorney; DON CHRISTENSEN,  
Lessee; MOHAMMED MAJEED d/b/a  
Fast Stop Service, Sublessee;  
COMMERCIAL FEDERAL SAVINGS AND  
LOAN ASSOCIATION, Mortgagee;  
DOUGLAS COUNTY TREASURER;

THICK CHU HUEY and SUN YING  
HUEY, Husband and Wife, Joint  
Tenants; COMMERCIAL FEDERAL  
SAVINGS AND LOAN ASSOCIATION,  
Mortgagee; DOUGLAS COUNTY  
TREASURER;

Condemnees.

RETURN  
OF  
APPRAISERS

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

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 18 day of DEC, 1974, 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:

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

OWNER: Paul Alperson (Spouse-Margie)  
Ruth Chorney (Spouse-David), T.C.

LESSEE: Don Christensen  
(Oil Products Company of Council Bluffs, Iowa)

SUB LESSEE: Mohammed Majeed  
(d/b/a Fast Stop Service)

PROJECT M-5012( 2 ) TRACT 13

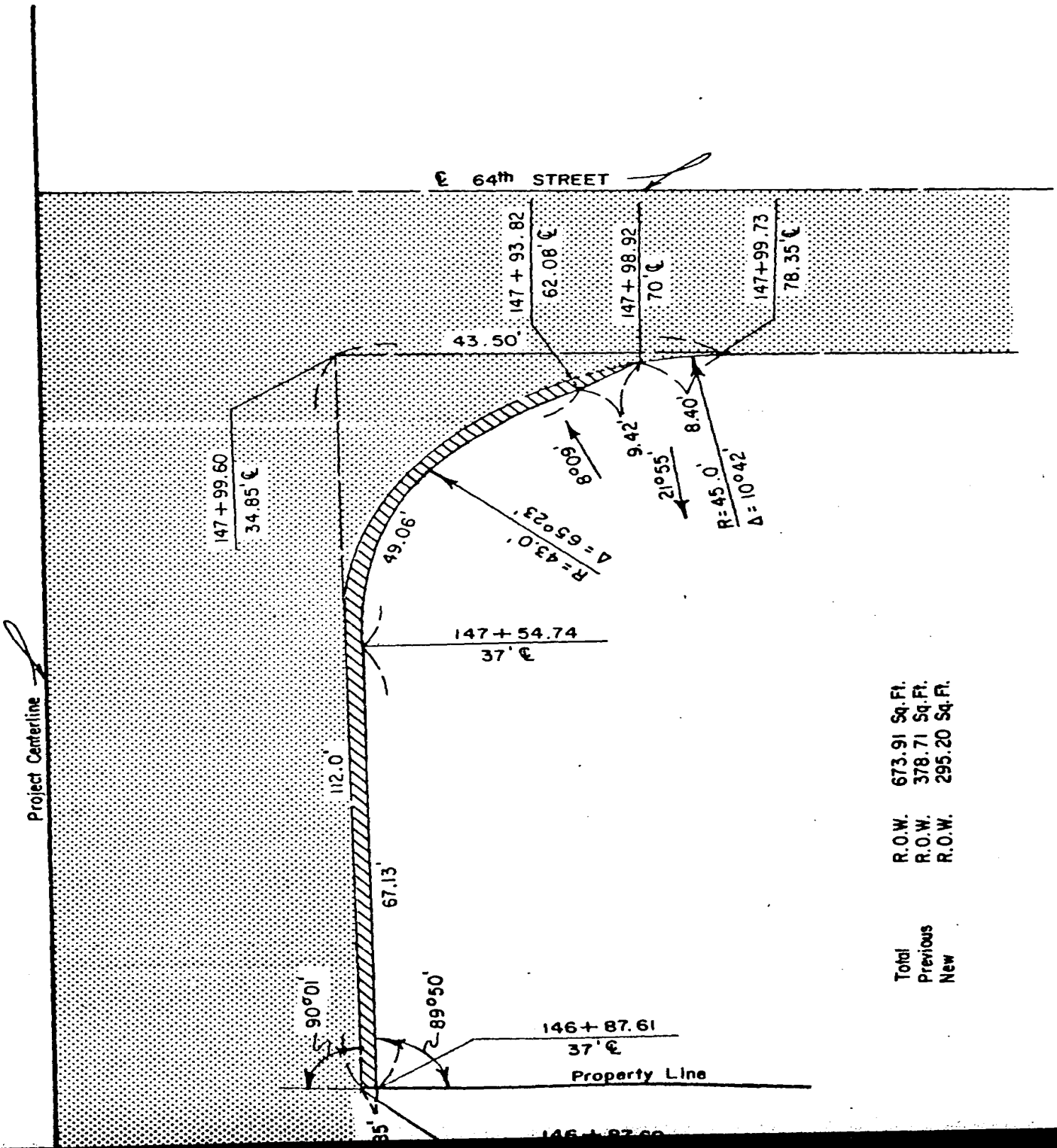
FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 6, AKSARBEN ACRES, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY A DISTANCE OF 112.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 01 MINUTES LEFT, A DISTANCE OF 1.85 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EASTERLY DEFLECTING 089 DEGREES, 50 MINUTES LEFT, A DISTANCE OF 67.13 FEET; THENCE EASTERLY ON A 43.00 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES A DISTANCE OF 49.06 FEET, SUBTENDING A CENTRAL ANGLE OF 065 DEGREES, 23 MINUTES; THENCE SOUTHEASTERLY DEFLECTING 008 DEGREES, 09 MINUTES LEFT, A DISTANCE OF 9.42 FEET TO A POINT ON THE WESTERLY EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE SOUTHERLY ON A 45.00 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 021 DEGREES, 55 MINUTES RIGHT, A DISTANCE OF 8.40 FEET, SUBTENDING A CENTRAL ANGLE OF 010 DEGREES, 42 MINUTES ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF SAID LOT; THENCE NORTHERLY DEFLECTING 180 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 43.50 FEET ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING CONTAINING 673.91 SQUARE FEET, MORE OR LESS, WHICH INCLUDES 378.71 SQUARE FEET, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

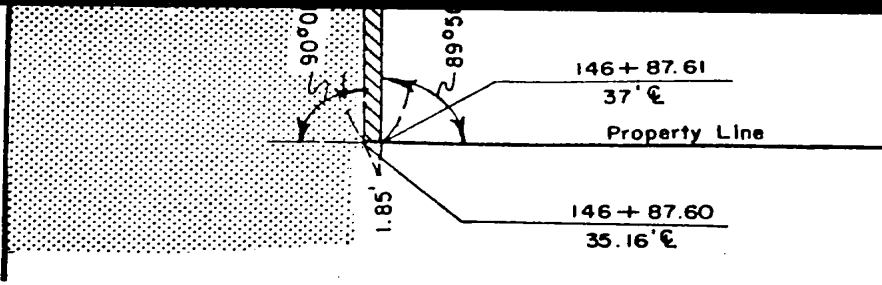
ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL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



Lot 6  
Ak - Sar - Ben Acres  
City of Omaha  
Douglas County



Total	R.O.W.	673.91 Sq. Ft.
Previous	R.O.W.	378.71 Sq. Ft.
New	R.O.W.	295.20 Sq. Ft.

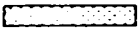


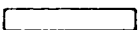



PLAT SHOWING  
**RIGHT OF WAY**

TO BE ACQUIRED FROM LAND OWNED BY  
 PAUL ALPERSON (SPOUSE - MARGIE), RUTH CHORNEY (SPOUSE - DAVID), T. C.  
 LESSEE - DON CHRISTENSEN (OIL PRODUCTS CO. OF COUNCIL BLUFFS, IOWA)  
 SUB-LESSEE - MOHAMMED MAJEED d/b/a FAST STOP SERVICE

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

TRACT NO. 13      SCALE 1" = 20'  
 PROJECT NO. M-5012(2)  
 AFE R-267

PREV. R.O.W.   
 NEW R.O.W.  295.20 Sq. Ft.  
 TEMP. EASE.   
 PERM. EASE.   
 CONTROLLED ACCESS 

DRAWN BY BLH 6-25-79  
 CHECKED BY *HP 6-25-79*  
 COMPUTED BY  
 WRITTEN BY  
 CHECKED BY

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

OWNER: Thick Chu and Sun Ying Huey, H & W, J.T.

MORTGAGEE: Commercial Federal Savings and Loan Association

PROJECT M-5012( 2 ) TRACT 12

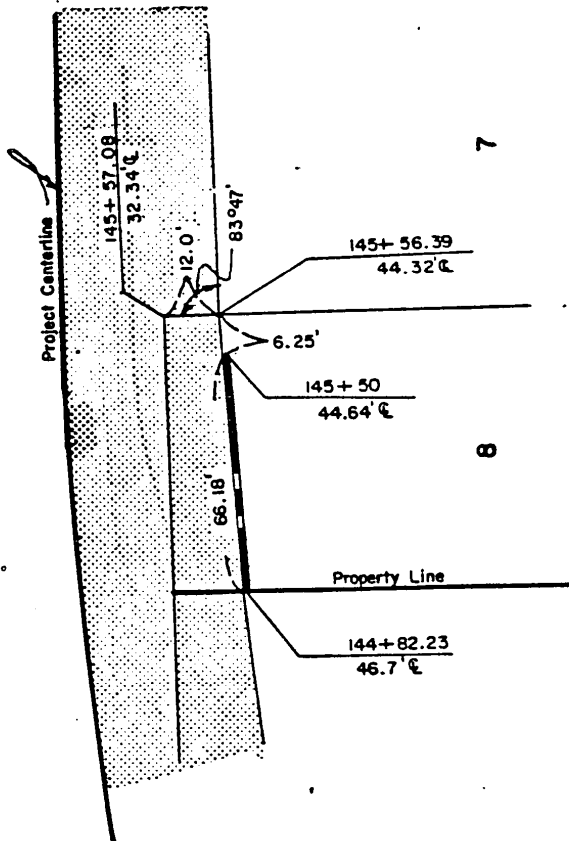
THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 8 AKSARBEN ACRES, AN ADDITION TO THE CITY, OF OMAHA, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY A DISTANCE OF 12.00 FEET ALONG THE EAST LINE OF SAID LOT 8 TO A POINT ON THE SOUTHERLY EXISTING WEST CENTER ROAD RIGHT OF WAY LINE; THENCE WESTERLY DEFLECTING 093 DEGREES, 47 MINUTES RIGHT, A DISTANCE OF 6.25 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 66.18 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF TERMINATION;



Lots 7 & 10,  
W. 72' Lots 8 & 9,  
Ak-Sar-Ben Acres Add.  
to the City of Omaha  
Douglas County






P.I. Sta. 142 + 26.5  
A = 27°00'  
D = 3°00'  
T = 458.82'  
L = 900.0'



PLAT SHOWING  
**CONTROL OF ACCESS**  
 TO BE ACQUIRED FROM LAND OWNED BY  
**THICK CHU & SUN YING HUEY,**  
**H.&W., J.T.**

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

TRACT NO. 12      SCALE 1" = 50'  
 PROJECT NO. M-5012(2)  
 AFE R-267

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

DRAWN BY BLH 9-24-79  
 CHECKED BY *SPD* 9-24-79  
 COMPUTED BY *Tom*  
 WRITTEN BY *Tom*  
 CHECKED BY *par* 9-25-79

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 13 \$ 24,000<sup>00</sup>

Award to be distributed as follows:

To: Paul Alpersen and Ruth Chorney, Tenants in Common; *Paul Alpersen and Margie Alpersen, Wife of Paul Alpersen; Husband & wife*

*20,632.07*  
\$ 20,632.07

David Chorney, Husband of Ruth Chorney;

\$ NONE

Don Christensen, Lessee;

\$ 2,292.45

Mohammed Majeed d/b/a Fast Stop Service, Sublessee;

\$ NONE

Commercial Federal Savings and Loan Association, Mortgagee;

\$ 320<sup>00</sup>

Douglas County Treasurer;

\$ 755.48

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 12 \$ 10,000<sup>00</sup>

Award to be distributed as follows:

To: Thick Chu Huey and Sun Ying Huey, Husband and Wife, Joint Tenants;

\$ 9,390.62

Commercial Federal Savings and Loan Association, Mortgagee;

\$ NONE

Douglas County Treasurer;

\$ 709.38

All of which is hereby respectfully submitted.

Dated this 27<sup>th</sup> day of March, A.D. 1980

*[Signatures]*  
\_\_\_\_\_  
Robert C. Haskins  
\_\_\_\_\_  
Robert E. Swan  
Appraisers

Subscribed and sworn to before me this 27<sup>th</sup> day of

March, A.D. 1980.

\_\_\_\_\_  
County Judge

(SEAL)

COUNTY COURT  
DOUGLAS COUNTY  
DEAN HADORN, CLERK  
OMAHA, NEBR.

STATE OF NEBRASKA, }  
COUNTY OF DOUGLAS } ss.

I, Dean Hadorn, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of.....

"RETURN OF APPRAISERS" in re:

STATE OF NEBRASKA, DEPARTMENT OF ROADS Condemner

-vs-

PAUL ALPERSON, et al, Condemnees,

in the matter of Condemnation Docket C5 - Page 50

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 31st day of March, A. D. 19 80

DEAN HADORN, Clerk of the County Court

By Dean Hadorn Deputy



RECEIVED  
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C. HAROLD OSTLIE  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

12A-13

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