

BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Condemner

vs.

RETURN OF APPRAISERS

~~MARY JENSEN and ALBERT A. JENSEN, wife and husband, Tenants in Common; also FEDERAL LAND BANK, Mortgagee;~~

DEWIS L. KARLOFF and JOAN KARLOFF, husband and wife, Joint Tenants;

BEATRICE R. LANGFELD, Owner; DANIEL LANGFELD, husband of BEATRICE R. LANGFELD; also THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, Mortgagee;

GLADYS HESS, Executrix of the Last Will and Testament of BEN P. SCHOMER, deceased; EDNA KARLOFF, Holder of Interest; ED KARLOFF, first and real name unknown, husband of EDNA KARLOFF; DENNIS KARLOFF and DALE KARLOFF, Occupants;

WILHELM A. VOSS, a single woman, and WILMA WESSEL, Holders of Interest; RAYMOND WESSEL, husband of WILMA WESSEL; JOHN VOSS, Administrator et al. of the Estate of ANNA C. VOSS, deceased;

SARPY COUNTY TREASURER;

Condemnees

TO HONORABLE JOSEPH E. STRAIN, COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers," duly served upon us by R. D. Whitted ~~Sherriff~~ Deputy Sheriff of Sarpy County, Nebraska, on the 18th & 23rd days of June, 1962, 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;

Witness My Hand and Seal July 16, 1962 at 10 O'clock A.M.
301 Ave. 121 1/2 St. Sarpy County Clerk 20 25

30-172
 CONDEMNATION

Land Owners: Dennis L. Karloff and Joan Karloff, husband and wife, Joint Tenants,

Project: 8-810 (3) AFEY R-11hb Sarpy County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Tax Lot 12 in the Southeast Quarter of the Northeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 14; thence northerly on the East line of the Southeast Quarter of the Northeast Quarter of said Section 14 a distance of 794.0 feet; thence westerly 90 degrees 00 minutes left a distance of 33.0 feet to the point of beginning, said point being the southeast property corner; thence northerly on the easterly property line a distance of 150.0 feet to the northeast property corner, said corner being 33.0 feet westerly from said East line; thence westerly on the northerly property line a distance of 21.7 feet to a point 54.7 feet westerly from East line; thence southerly a distance of 132.7 feet to point of curvature, said point being 52.7 feet westerly from said East line; thence continuing southerly on a 11,369.16 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 17.3 feet to a point on the southerly property line, said point being 52.3 feet westerly from said East line; thence easterly on said southerly property line a distance of 19.3 feet to the point of beginning, containing 0.07 acre, more or less, to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said Tax Lot 12.

All mineral rights in the above described tract shall be retained and reserved to the Condemnees, their heirs, successors or assigns. The Condemnees, their heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnees, their heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

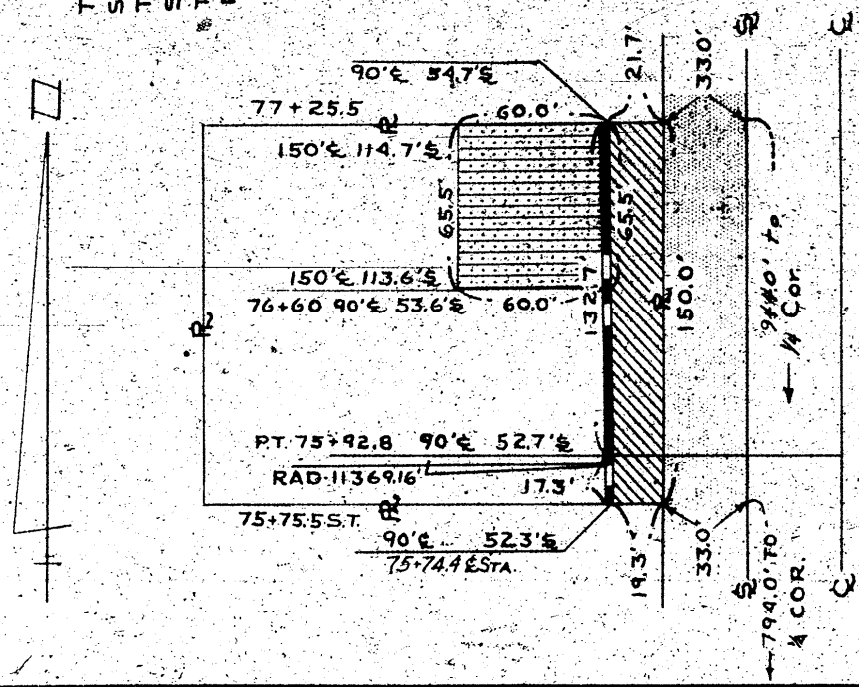
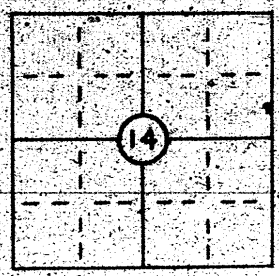
And, also, permanent easement to a tract of land and all improvements thereon, if any, for the construction of a drive located in Tax Lot 12 in the Southeast Quarter of the Northeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 14; thence northerly on the East line of the Southeast Quarter of the Northeast Quarter of said Section 14 a distance of 944.0 feet; thence westerly 90 degrees 00 minutes left a distance of 54.7 feet to the point of beginning, said point being on the westerly highway right of way line, said point also being on the northerly property line; thence continuing westerly on said northerly property line a distance of 60.0 feet to a point 114.7 feet westerly from said East line; thence southerly 90 degrees 00 minutes left a distance of 65.5 feet to a point 113.6 feet westerly from said East line; thence easterly a distance of 60.0 feet to a point on said highway right of way line, said point also being 53.6 feet westerly from said East line; thence northerly on said highway right of way line a distance of 65.5 feet to the point of beginning, containing 0.09 acre, more or less, to be secured in this action.

30-123

TAX LOT #12
SE 1/4 SEC 14
T14N R11E
SARREY COUNTY
TOTAL NEW ROW = 0.07 AC.
DRIVE EASEMENT = 0.09 AC.

PI = 74+57.0
A = 1521' 30" Lt
D = 0' 30"
T = 135.84'
L = 271.67'



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

DENNIS L & JOAN KARLOFF

TRACT # 8
SCALE 1" = 50'

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

Prod S-810(3)
A.F.E. R. 114b

LEGEND

- PREV. ROW [Pattern]
- NEW ROW [Pattern] 0.07 ACRES
- CONTROLLED ACCESS [Pattern]
- DRIVE EASEMENT [Pattern] 0.09 ACRES

COMP BY IEM
 DRAWN BY DFM 5/62
 CHECKED BY HLE 5/62
 WRITTEN BY CES 5/62
 CHECKED BY WDR 6/62

30-176

CONDEMNATION

Land Owners: Edna Karloff and Ed Karloff, wife and husband.

Tenants: Dennis Karloff and Dale Karloff

Project: S-810(3) - AFB: R-111b Sarpy County, Nebraska

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Fee simple title to a tract of land and all improvements thereon; if any, for highway right of way purposes located in the South Half of the Northeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the east quarter corner of said Section 14; thence northerly on the East line of the South Half of the Northeast Quarter of said Section 14 a distance of 1,322.3 feet to the northeast corner of said South Half of the Northeast Quarter; thence westerly on the North line of said South Half of the Northeast Quarter a distance of 80.8 feet; thence southerly a distance of 204.1 feet to a point 77.5 feet westerly from said East line; thence continuing southerly a distance of 102.0 feet to a point 55.9 feet westerly from said East line; thence continuing southerly a distance of 74.5 feet to a point 54.7 feet westerly from said East line, said point also being on a southerly property line; thence easterly along said southerly property line a distance of 21.7 feet to a point on the westerly old highway right of way line, said point being 33.0 feet westerly from said East line; thence southerly on said old highway right of way line a distance of 150.0 feet to a point 33.0 feet westerly from said East line; thence westerly on a northerly property line a distance of 19.3 feet to a point 52.3 feet westerly from said East line; thence southerly on a 11,369.16 foot radius curve to the right a distance of 251.2 feet to point of tangency, said point being 51.4 feet westerly from said East line; thence continuing southerly, tangent, a distance of 471.2 feet to a point 55.0 feet westerly from said East line; thence southwesterly a distance of 222.0 feet to a point 39.0 feet northerly from the South line of said South Half of the Northeast Quarter; thence southerly a distance of 39.0 feet to a point on said South line; thence easterly on said South line a distance of 275.5 feet to the point of beginning, containing 1.97 acres, more or less, which includes 1.18 acres, more or less, previously occupied as a public highway, the remaining 0.79 acre, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress from the above described tract of land onto the remainder of said South Half of the Northeast Quarter except over one field entrance, not to exceed 20 feet in width, to provide for the movement of farming implements and crops so long as it is used consistent with normal farming operations of the owner, the centerline of which is to be located 269.0 feet northerly from the South line of said South Half of the Northeast Quarter as measured along the centerline of the highway, except over one farmstead entrance, not to exceed 20 feet in width, to provide ingress and egress to dwelling and outbuilding site of the owner, so long as it is used consistent with rural living and farming activities, the centerline of which is to be located 1,136.0 feet northerly from the South line of said South Half of the Northeast Quarter as measured along the centerline of the highway, and except over the existing public road along the South line of said South Half of the Northeast Quarter.

Land Owners: Edna Karloff and Ed Karloff, wife and husband.

Tenants: Dennis Karloff and Dale Karloff

Project: S-810(3) AFE: R-111b Sarpy County, Nebraska
Page 2 of 2.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, her heirs, successors or assigns. The Condemnee, her heirs, successors or assigns shall have no right to use or enter the surface of the above described tract for any purpose concerning the reserved mineral rights; nor shall the Condemnee, her heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

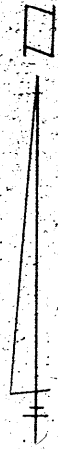
Also, temporary easement to a tract of land and all improvements thereon, if any, for drive purposes located in the South Half of the Northeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 14; thence northerly on the East line of the South Half of the Northeast Quarter of said Section 14 a distance of 168.9 feet; thence westerly 90 degrees 00 minutes left a distance of 54.2 feet to the point of beginning, said point being on the westerly highway right of way line; thence northerly on said highway right of way line a distance of 371.2 feet to point of curvature, said point being 51.4 feet westerly from said East line; thence continuing northerly on a 11,369.16 foot radius curve to the left (initial tangent of which coincides with the last described course) and on said highway right of way line a distance of 112.9 feet to a point 50.9 feet westerly from said East line; thence westerly, radially, a distance of 60.0 feet to a point 110.9 feet westerly from said East line; thence southerly on a 11,309.16 foot radius curve to the right (initial tangent of which forms an angle of 90 degrees 00 minutes left from the last described course) a distance of 112.3 feet to point of tangency; said point being 111.4 feet westerly from said East line; thence continuing southerly, tangent, a distance of 221.2 feet to a point 113.1 feet westerly from said East line; thence southeasterly a distance of 161.6 feet to the point of beginning, containing 0.56 acre, more or less, to be secured in this action.

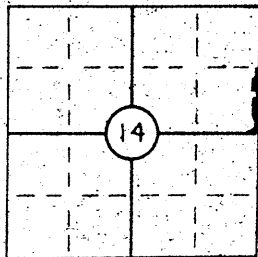
And, also, temporary easement to a tract of land and all improvements thereon, if any, for drive purposes located in the South Half of the Northeast Quarter of Section 14, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of the Northeast Quarter of said Section 14; thence westerly on the North line of the South Half of the Northeast Quarter of said Section 14 a distance of 80.8 feet to a point on the westerly highway right of way line; thence southerly on said westerly highway right of way line a distance of 204.1 feet to the point of beginning, said point being 77.5 feet westerly from the East line of said South Half of the Northeast Quarter; thence continuing southerly on said highway right of way line a distance of 102.0 feet to a point 55.9 feet westerly from said East line; thence continuing southerly on said highway right of way line a distance of 74.5 feet to a point on a southerly property line, said point being 54.7 feet westerly from said East line; thence westerly on said property line a distance of 60.0 feet to a point 114.7 feet westerly from said East line; thence northerly a distance of 174.5 feet to a point 117.5 feet westerly from said East line; thence easterly a distance of 40.0 feet to the point of beginning, containing 0.22 acre, more or less, to be secured in this action.

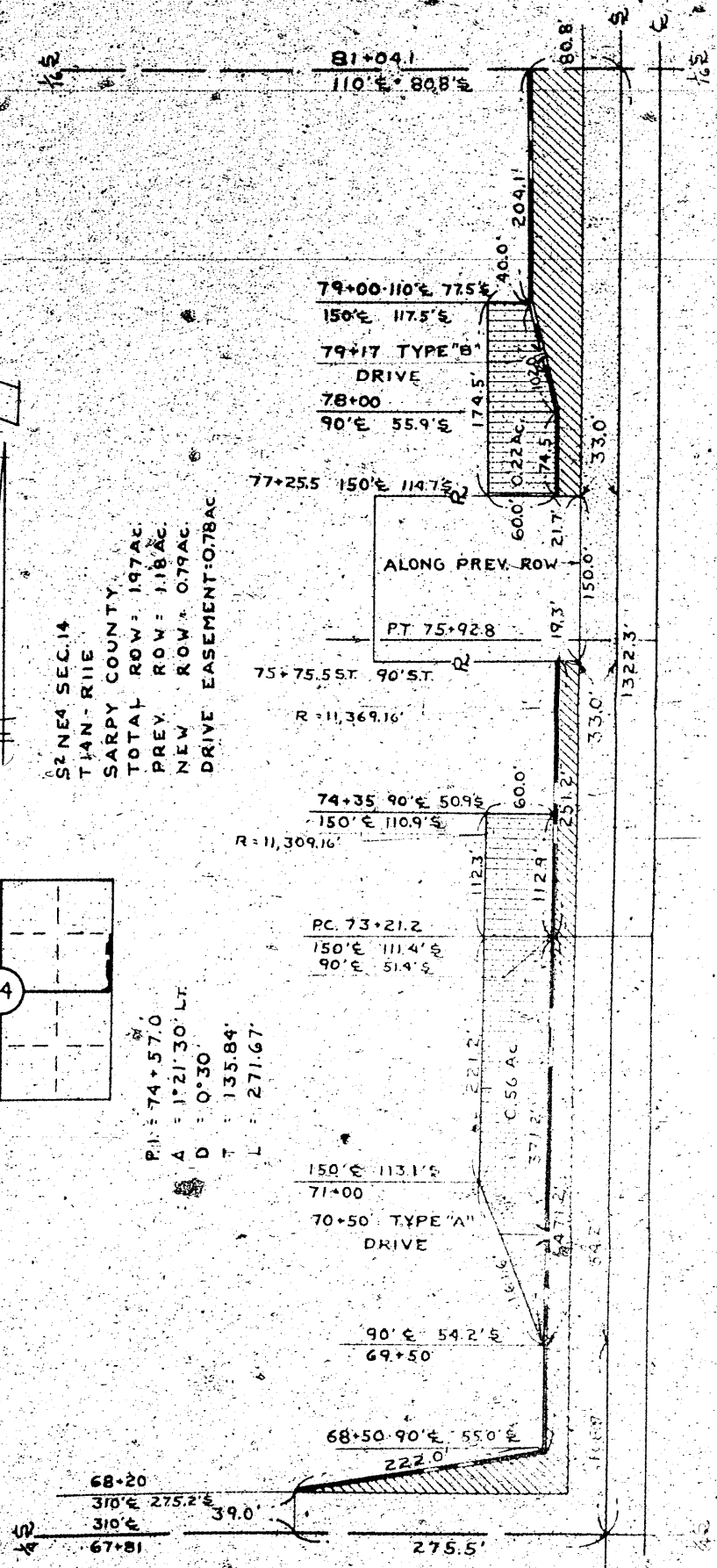
30-178



S2 NE4 SEC. 14
 TRAN-RIIE
 SARY COUNTY
 TOTAL ROW = 197AC
 PREV. ROW = 118AC
 NEW ROW = 0.79AC
 DRIVE EASEMENT = 0.78AC



P.I. = 74+57.0
 A = 1'21'30" LT.
 D = 0'30"
 T = 135.84'
 L = 271.67'



30-129

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

EDNA KARLOFF

TRACT # 8(1)
SCALE 1" = 100'

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

PROJ S-810(3)
A.F.E. R. 114b

LEGEND

PREV ROW [dashed line]
NEW ROW [solid line] 0.79 ACRES
CONTROLLED ACCESS [thick solid line]
DRIVE EASEMENT [dotted line] 0.78 ACRES

COMP. BY IBM
DRAWN BY DNM 5/62
CHECKED BY HLE 5/62
WRITTEN BY CES 3/62
CHECKED BY W.D.E. 5/62

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: ~~Marie Jensen and Albert A. Jensen, wife and husband, Tenants in Common; also Federal Land Bank, Mortgagee; and Sarpy County Treasurer~~
- To: Dennis L. Karloff and Joan Karloff, husband and wife, Joint Tenants; and Sarpy County Treasurer
- To: Beatrice R. Langfeld, Owner; Daniel Langfeld, husband of Beatrice R. Langfeld; also The Prudential Insurance Company of America, Mortgagee; and Sarpy County Treasurer
- To: Gladys Hess, Executrix of the Last Will and Testament of Ben P. Schomer, deceased; Edna Karloff, Holder of Interest; Ed Karloff, first and real name unknown, husband of Edna Karloff; and Sarpy County Treasurer
- To: Dennis Karloff and Dale Karloff, Occupants
- To: Mildred A. Voss, a single woman, and Wilma Wessel, Holders of Interest; Raymond Wessel, husband of Wilma Wessel; John Voss, Administrator c.t.a. of the Estate of Anna C. Voss, deceased

916.00

3208.00

2892.00

10.00

2251.00

All of which is hereby respectfully submitted.

Dated this 25th day of July, A. D., 1962.

Filed July 9, 1962
Jos. E. Strawn
County Judge

Lester Hauschild
Appraisers

Subscribed, attested, certified, and acknowledged in presence of me, Clerk of said County, at _____

_____ County Clerk

30-183

PAPILLION TRIBES PRINT

IN THE COUNTY COURT, OF THE COUNTY OF SARPY, STATE OF NEBRASKA

(Certified Copy of Record)

STATE OF NEBRASKA

County of Sarpy

I, Jos. E. Strawn, Judge of the County Court of the County of Sarpy, State of Nebraska, do hereby certify that I have compared the foregoing copies of

RETURN OF APPRAISERS

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

vs.

DENNIS L. KARLOFF and JOAN KARLOFF,
husband and wife, Joint Tenants;
BEATRICE R. LANGFELD, Owner; DANIEL
LANGFELD, husband of BEATRICE R.
LANGFELD; also THE PRUDENTIAL
INSURANCE COMPANY OF AMERICA,
Mortgagee;
GLADYS HESS, Executrix of the Last
Will and Testament of BEN P. SCHOMER,
deceased; EDNA KARLOFF, Holder of
Interest; ED KARLOFF, first and
real name unknown, husband of EDNA
KARLOFF; DENNIS KARLOFF and DALE
KARLOFF, Occupants;
MILDRED A. VOSS, a single woman,
and WILMA WESSEL, Holders of Interest;
RAYMOND WESSEL; husband of WILMA
WESSEL; JOHN VOSS, Administrator
c.t.a of the Estate of ANNA C. VOSS,
deceased;
SARPY COUNTY TREASURER;

Condemnees.

Doc. M2

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with the original records thereof, now remaining in said Court; that the same are correct transcripts thereof, and of the whole of said original records.

In Witness Whereof I have hereunto set my hand and affixed the seal of said County Court in Papillion, County of Sarpy, State of Nebraska, on this 16th day of July A.D. 19 62

JOS. E. STRAWN

Judge of the County Court

(SEAL)

By

Anna Christman
Clerk of the County Court