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BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

THE STATE OF NEBRASKA  
DEPARTMENT OF ROADS

Condemner

vs.

90-85  
RETURN OF APPRAISERS

HUBERT C. SENG and KATHERINE M. SENG,  
husband and wife, Owners of Record;  
MORRIS A. PHILBEN and MARY E. PHILBEN,  
husband and wife, Holders of Interest,  
Also SMALL BUSINESS ADMINISTRATION,  
Mortgagee;

WILLIAM E. PULOS, Owner; ANNE PULOS,  
wife of WILLIAM E. PULOS;

LANCASTER COUNTY TREASURER;

Condemnees

TO HONORABLE RALPH SLOCUM, COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers," duly served upon us by William E. Pulos Sheriff or Deputy Sheriff of Lancaster County, Nebraska, on the 23rd day of July, 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:

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

Land Owners: Hubert C. Seng and Katherine M. Seng, husband and wife, Joint Tenants

Purchaser On Contract: Morris A. Philben and Mary E. Philben, husband and wife, Joint Tenants

Mortgagee: Small Business Administration, Kansas City, Missouri

Project: F-312(11) APE: R-196b Lancaster County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Lot 118 in the Northwest Quarter of Section 13, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

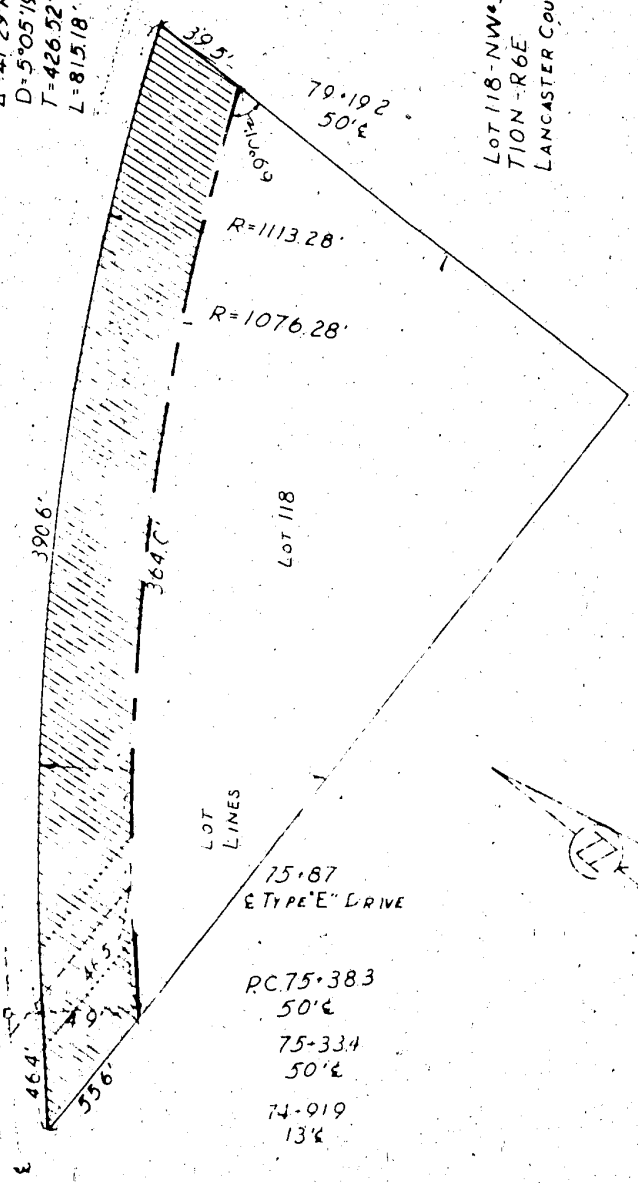
Beginning at the southwest corner of said Lot 118; thence northeasterly on the Northwest line of said Lot 118 a distance of 46.4 feet to point of curvature; thence continuing northeasterly on a 1,113.28 foot radius curve to the right and on said Northwest line a distance of 390.6 feet to the northeast corner of said Lot 118; thence southerly on the East line of said Lot 118 a distance of 39.5 feet; thence southwesterly on a 1,076.28 foot radius curve to the left (initial tangent of which forms an angle of 69 degrees 01 minute right from said East line) a distance of 364.0 feet to point of tangency; thence continuing southwesterly tangent a distance of 4.9 feet to a point on the South line of said Lot 118; thence westerly on said South line a distance of 55.6 feet to the point of beginning, containing 14,900.83 square feet, 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 Lot 118 except over one commercial entrance, not to exceed 40 feet in width to provide ingress and egress to property of the owner so long as it is used consistent with operating normal business activities as they exist, the centerline of which is to be located 51.4 feet northeasterly from the South line of said Lot 118 as measured along the southeasterly highway right of way line, said drive centerline being parallel with said South line as illustrated on the attached plat.

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PI 79+64.82  
Δ = 41°29'RT  
D = 5°05'19.82"  
T = 426.52'  
L = 815.18'

LOT 118 - NW 1/4 SEC. 13  
T10N - R6E  
LANCASTER COUNTY



LOT 118

LOT LINES

75.87  
E TYPE "E" DRIVE

PC 75+383  
50' E

75+33.4  
50' E

74+019  
13' E

75.32  
E TYPE "E" DRIVE

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

HUBERT C. & KATHERINE M. SENG, H&W, J.T.

TRACT # 30  
SCALE: 1"=50'

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

PROJ F-312(11)  
A.F.E. R. 1966

LEGEND

PREV. R.O.W. .....  
NEW R.O.W. .... 14,900.83 SQ. FT.  
CONTROLLED ACCESS -----

COMP. BY IBM  
DRAWN " HLE 5/62  
CHECKED " DNH 5/62  
WRITTEN " CES 5/62  
CHECKED " WDR 5/62

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CONDEMNATION

Land Owners: William E. Pulos and Anne Pulos, husband and wife.  
Project: F-312 (11) AFE: R-196b Lancaster County, Nebraska

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Lots 23 and 24 in Block 2, Yolande Place Addition to the City of Lincoln, Lancaster County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

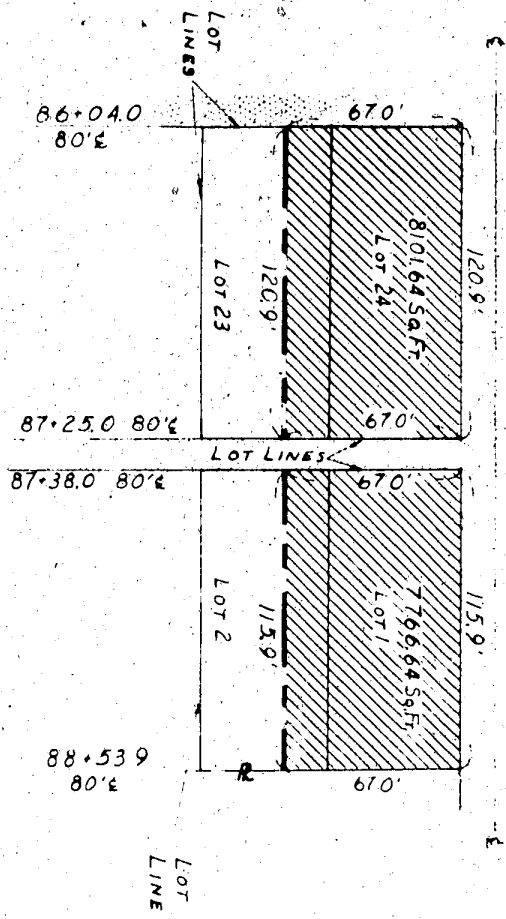
Beginning at the northwest corner of Lot 24, said Block 2; thence southerly on the West line of Lots 23 and 24, said Block 2, a distance of 67.0 feet; thence easterly a distance of 120.9 feet to a point on the East line of said Lot 23; thence northerly on the East line of said Lots 23 and 24 a distance of 67.0 feet to the northeast corner of said Lot 24; thence westerly on the North line of said Lot 24 a distance of 120.9 feet to the point of beginning, containing 8,101.64 square feet, more or less, to be secured in this action.

And, also, fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in Lots 1 and 2 in Block 2, Yolande Place Addition to the City of Lincoln, Lancaster County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the northwest corner of Lot 1, said Block 2; thence southerly on the West line of Lots 1 and 2, said Block 2 a distance of 67.0 feet; thence easterly a distance of 115.9 feet to a point on the easterly property line; thence northerly on said easterly property line a distance of 67.0 feet to the northeast property corner, said property corner being on the North line of said Lot 1; thence westerly on said North line a distance of 115.9 feet to the point of beginning, containing 7,766.64 square feet, more or less, to be secured in this action.

There will be no ingress or egress from the above described tracts of land onto the remainder of said Lots 2 and 23.

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LOTS 1, 2, 23 & 24 BLK. 2  
 YOLANDE PLACE ADD. TO LINCOLN  
 LANCASTER COUNTY

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

**WILLIAM E. PULOS**  
 TRACTS 33434  
 SCALE: 1" = 50'

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

**PROJ. F-312(11)**  
**A.F.E. R 196 b**

**LEGEND**

- PREV. R.O.W.
- NEW R.O.W.
- CONTROLLED ACCESS

15,868.28 SqFt.

COMP. BY IBM  
 DRAWN " HLE 5/62  
 CHECKED " DNM 5/62  
 WRITTEN " CES 4/62  
 CHECKED " WDE 5/62

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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: Hubert C. Seng and Katherine M. Seng, husband and wife, Owners of Record; Morris A. Philben and Mary E. Philben, husband and wife, Holders of interest; also Small Business Administration, Mortgagee; Lancaster County Treasurer; \$10,846.26

To: William E. Pulos, Owner; Anne Pulos, wife of William E. Pulos; Lancaster County Treasurer \$

*Handwritten notes:*  
"Filed"  
"Sept 1962"  
"Lancaster County Treasurer"

All of which is hereby respectfully submitted.  
Dated this 29 day of September, A. D., 1962.

Charles L. Huby  
Ernest P. Bregman  
Robert W. ...  
Appraisers

Subscribed and sworn to before me this 29th day of September  
A. D., 1962.

*Seal*  
Raymond W. ...  
County Judge  
*By: ...*  
*County Treasurer*

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IN THE COUNTY COURT OF LANCASTER COUNTY NEBRASKA

STATE OF NEBRASKA }  
LANCASTER COUNTY }

ss.

CERTIFICATE

I, RALPH W. SLOCUM, Judge of the County Court of Lancaster County, do hereby certify that the foregoing is a full and correct copy of the original instrument duly filed and of record in this Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County Court of said County at Lincoln, Nebraska this 2nd day of October 1965

Ralph W. Sloum  
County Judge

By [Signature]  
Clerk County Court

(SEAL)



INDEXED 13-511513  
GENERAL 6-63215-24  
COMPARED 11.11.65  
PAGED 65

STATE OF NEBRASKA }  
Lancaster County }

ss.

Entered on numerical Index and filed for record in the Register of Deeds Office of said County the 22 day of OCTOBER 1965 at 2 o'clock and 55 minutes P M. and recorded in Book \_\_\_\_\_ of \_\_\_\_\_

at page \_\_\_\_\_  
[Signature]  
Deputy

\$11.00