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BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA  
DEPARTMENT OF ROADS

Condemner

vs.

THOMAS INVESTMENT CO., a Nebraska Corporation, Owner; W. S. NOTT CO., a Corporation, Lessee; HICKLIN G. M. DEISEL, INC., a Corporation, Lessee; THEODORE LUNDT and ELSIE LUNDT, Mortgagees; BUTLER MANUFACTURING CO., Mortgagee; DOUGLAS COUNTY TREASURER; CITY TREASURER OF OMAHA, NEBRASKA;

C2-219

RETURN OF APPRAISERS

Condemnees

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE OF 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 Charles E. Long, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 24 day of June, 1963, 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:

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

Land Owner: Thomas Investment Company, a Nebraska corporation

Tenant: W. S. Nott Company, a corporation

Tenant: Hicklin G. M. Diesel, Incorporated

Mortgagee: Theodore Lundt and Elsie S. Lundt

Mortgagee: Butler Manufacturing Company

Project: U-446 (7) AFE: R-122b Douglas 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 part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 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 east quarter corner of said Section 2; thence westerly on the North line of the Northeast Quarter of the Southeast Quarter of said Section 2 a distance of 295.2 feet; thence southerly 90 degrees 00 minutes left a distance of 40.0 feet to the point of beginning, said point being the northwest property corner; thence continuing southerly on the last described course produced and on the westerly property line a distance of 50.0 feet; thence easterly on a line 90.0 feet southerly from and parallel to said North line a distance of 62.2 feet to a point on the easterly property line; thence northerly on said easterly property line a distance of 50.0 feet to the northeast property corner; thence westerly on a line 40.0 feet southerly from and parallel to said North line and on the northerly property line a distance of 62.2 feet to the point of beginning, containing 3,110 square feet, more or less, to be secured in this action.

Also, fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 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 east quarter corner of said Section 2; thence southerly on the East line of the Northeast Quarter of the Southeast Quarter of said Section 2 a distance of 190.0 feet; thence westerly 90 degrees 00 minutes right a distance of 33.0 feet to the point of beginning, said point being the northeast property corner; thence continuing westerly on the last described course produced and on the northerly property line a distance of 41.0 feet; thence southeasterly a distance of 37.7 feet to a point 52.0 feet westerly from said East line; thence southerly on a line 52.0 feet westerly from and parallel to said East line a distance of 41.2 feet to a point on the southerly property line; thence easterly on said southerly property line a distance of 12.0 feet to the southeast property corner, said point being 40.0 feet westerly from said East line; thence northerly on a line 40.0 feet westerly from and parallel to said East line and on the easterly property line a distance of 95.2 feet; thence easterly on said easterly property line a distance of 7.0 feet to a point 33.0 feet westerly from said East line; thence northerly on a line 33.0 feet westerly from and parallel to said East line and on said easterly property line a distance of 10.0 feet to the point of beginning, containing 2,036.4 square feet, more or less, to be secured in this action.

CONDEMNATION

Land Owner: Thomas Investment Company, a Nebraska corporation

Tenant: W. S. Nott Company, a corporation

Tenant: Hickin G. M. Diesel, Incorporated

Mortgagee: Theodore Lundt and Elsie S. Lundt

Mortgagee: Butler Manufacturing Company

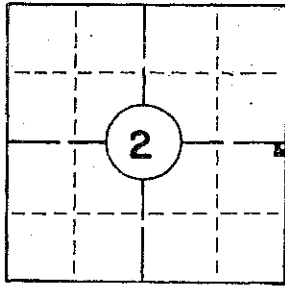
Project: U-446 (7) AFE: R-122b Douglas County, Nebraska

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There will be no ingress or egress from the above described tracts of land onto the remainder of said part of the Northeast Quarter of the Southeast Quarter, except over two commercial entrances, not to exceed 40 feet in width, to provide ingress and egress to property of the owner, so long as they are used consistent with operating normal business activities as they exist, the centerlines of which are to be located 235.0 feet and 285.0 feet southerly from the northeast corner of said Northeast Quarter of the Southeast Quarter as measured along the East line of said Northeast Quarter of the Southeast Quarter.

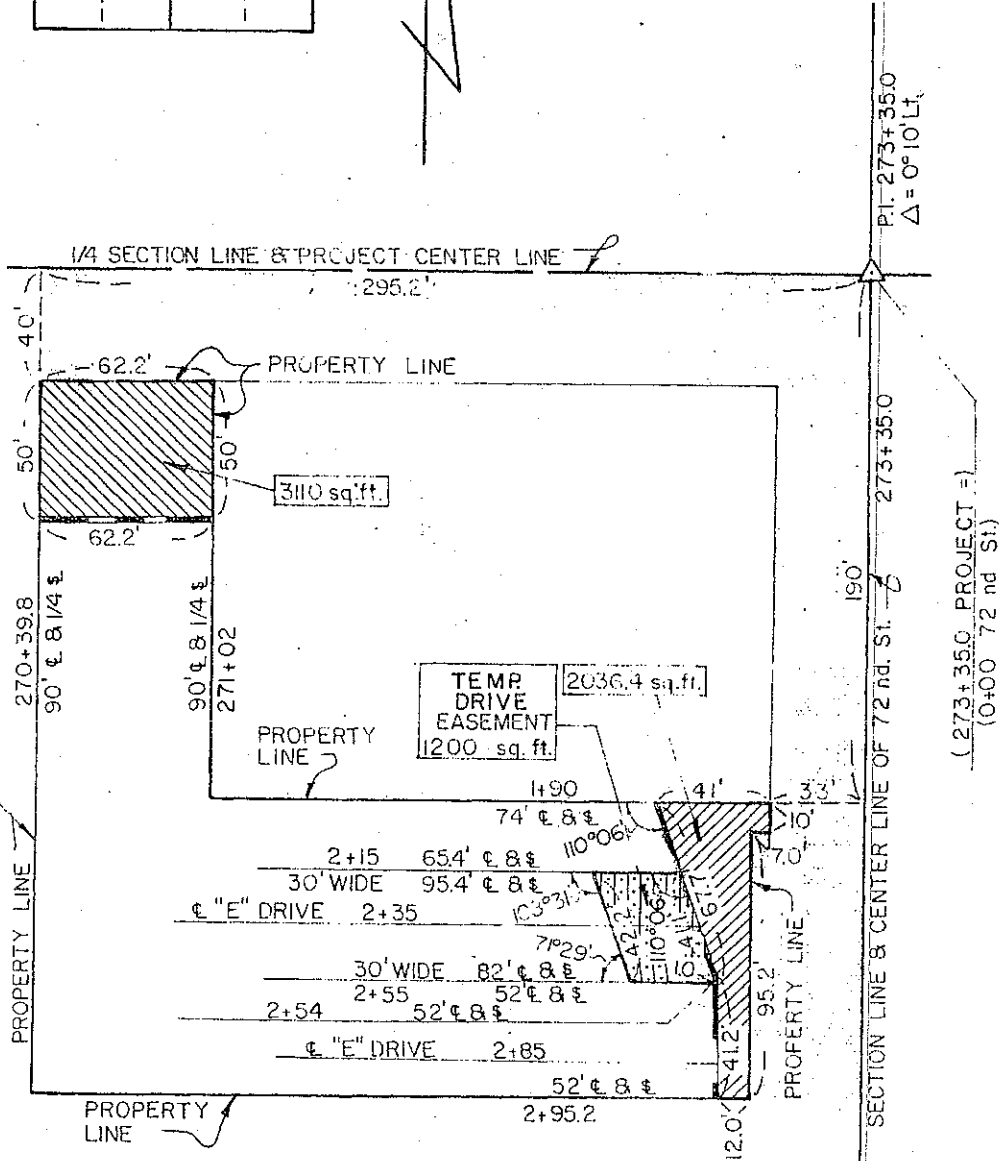
And, also, temporary easement to a tract of land and all improvements thereon, if any, for drive purposes located in part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter corner of said Section 2; thence southerly on the East line of the Northeast Quarter of the Southeast Quarter of said Section 2 a distance of 190.0 feet; thence westerly 90 degrees 00 minutes right and on the northerly property line a distance of 74.0 feet to a point on the westerly highway right of way line; thence southerly 110 degrees 06 minutes left and on said highway right of way line a distance of 26.6 feet to the point of beginning; thence westerly 110 degrees 06 minutes right a distance of 30.0 feet; thence southeasterly 108 degrees 31 minutes left a distance of 42.2 feet; thence easterly a distance of 30.0 feet to a point on said highway right of way line; thence northerly on a line 52.0 feet westerly from and parallel to said East line and on said highway right of way line a distance of 1.0 feet; thence northwesterly on said highway right of way line a distance of 41.1 feet to the point of beginning, containing 1,200.0 square feet, more or less, to be secured in this action.



PT. NE CORNER NE<sup>4</sup> SE<sup>4</sup>  
 SEC. 2-T14 N-R12 E  
 DOUGLAS COUNTY

TOTAL NEW R.O.W. 5146.4 sq. ft.



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





**THOMAS INVESTMENT CO.**

SCALE 1" = 50'  
TRACT 19

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

**PROJ. U-446(7)**  
A.F.E. R-122b

**LEGEND**

PREV. R.O.W.		
NEW R.O.W.		5146.4 sq. ft.
DRIVE EASE.		1200 sq. ft.
CONTROLLED ACCESS		

COMPUTED BY	I.B.M.
DRAWN BY	D.R.C. 3/63
CHECKED BY	G.B. 3/63
WRITTEN BY	C.E.S. 3/63
CHECKED BY	W.D.E. 3/63

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:

Tract No. 19

Total amount awarded for acquisition of property heretofore described: \$15,000.00

Award to be distributed according to respective interests of parties, as follows:

Thomas Investment Co., a Nebraska Corporation; (OWNER)	<u>\$15,000.00</u>
Theodore L. Lundt and Elsie Lundt; (MORTGAGEES)	<u>\$ None</u>
Butler Manufacturing Co.; (MORTGAGEE)	<u>\$ None</u>
W. S. Nott Co., a corporation; (LESSEE)	<u>\$ None</u>
Hicklin G. M. Diesel, Inc., a Corporation; (LESSEE)	<u>\$ None</u>
Douglas County Treasurer; (TAXES)	<u>\$ None</u>
City Treasurer of Omaha, Nebraska	<u>\$ None</u>

All of which is hereby respectfully submitted.

Dated this 15<sup>th</sup> day of October, A.D., 1963.

*[Signature]*  
*[Signature]*  
*[Signature]*  
Appraisers

Subscribed and sworn to before me this \_\_\_\_ day of October, A.D., 1963.

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

*1963*

*D*

RECEIVED

1964 JAN 15 PM 4:22

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

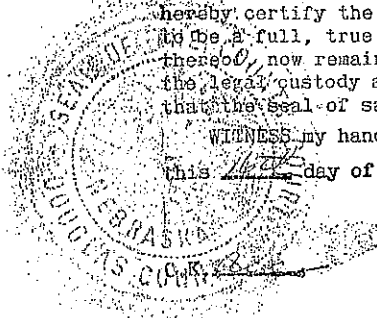
... and first  
... in the office of the Register of  
Deeds of said County and recorded in  
Book 407 of Plat  
Page 35-0

*Thomas J. O'Connor*  
Register of Deeds

*Judge*  
No. 2-14-12  
Date 12-18-63  
Particulars See

*NE of SE  
7-14-62*

STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge  
of Douglas County, Nebraska, do  
hereby certify the foregoing copy, consisting of 3 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 14th day of October 1963

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