

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
98-019224

98 JUL 17 AM 10:12

*Lloyd J. Dowding*  
REGISTER OF DEEDS

98-19224  
Counter \_\_\_\_\_  
Verify \_\_\_\_\_  
D.E. Dy  
Proof \_\_\_\_\_  
Fee \$ 30.50  
Ch  Cash  Chg

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**THIS PAGE ADDED  
FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS  
1210 GOLDEN GATE DRIVE, #1109  
PAPILLION, NE 68046-2895  
402-593-5773

98-19221A Ryob  
Judd

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

PAPIO-MISSOURI RIVER NATURAL )  
RESOURCES DISTRICT, a natural )  
resources district and a political subdivision )  
of the State of Nebraska, )  
 )  
Condemner, )  
 )  
vs. )  
 )  
CHALET PROPERTIES, )  
a Nebraska General Partnership, )  
 )  
and )  
 )  
RICH JAMES, SARPY COUNTY )  
TREASURER, )  
 )  
Condemnees. )

DOC. M4 PAGE 125

REPORT OF APPRAISERS

FILED  
SARPY COUNTY COURT  
98 JUL -6 PM 1:58

COME NOW the undersigned, being the duly appointed, qualified, and acting Appraisers in the above-entitled matter, and do hereby make and file this report, showing the Court as follows, to-wit:

1. The undersigned were duly appointed Appraisers in the above-captioned matter.
2. Before entering upon the duties as Appraisers, 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. On the 12th day of February, 1998, at 9:30 a.m., the undersigned Appraisers carefully inspected and viewed the property herein sought to be taken, and also any other property of the Condemnees damaged thereby, and heard all parties interested therein as to the amount of damages while so inspecting and viewing the property. Those who appeared at the time of such inspection and view were: Kelly R. Dahl, Gerry Bowen and Gregory C. Scaglione.

98-19224B

4. On the 12th day of February, 1998, at 11:00 a.m., following their inspection and view of the property herein sought to be taken, the undersigned Appraisers thereafter did meet in the office of the Clerk of the Sarpy County Court, Sarpy County Courthouse, Papillion, Nebraska, to assess the damages that the Condemnees sustained by the taking of the property by the Condemner, at which time said Appraisers received evidence relative to the amount of damages that will be sustained. Those appeared were: Kelly R. Dahl, Gerry Bowen, Tom Lynam, Ann Birch, Kenneth Beckstrom, and Gregory C. Scaglione.

5. The Board of Appraisers finds that:

a. The District has the authority to acquire the property that is the subject of this condemnation action as described in the Petition for Condemnation (the "property") by eminent domain;

b. The District adopted all the required resolutions and provided Chalet with all notices and complied with the Nebraska statutes governing the acquisition of the property by eminent domain;

c. The District has a present public purpose for taking the property by eminent domain;

d. The District engaged in good faith negotiations for the acquisition of the property in accordance with Nebraska law;

e. The allegations contained in the Petition for Condemnation filed herein are true.

6. The interests in real property sought to be taken by the Condemner consists of the fee simple title to certain parcels of real property in Sarpy County, Nebraska, such parcels hereinafter being referred to as the "Property." The Property, the persons having compensable interest therein, and the damages which the undersigned Appraisers find and determine have been and will be sustained by the Condemnees by reason of the taking of the property by the Condemner, are as follows, to-wit:

98-19221C

That part of the Northwest Quarter of Section 34, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the southwest corner of the said Northwest Quarter of Section 34;

Thence North  $01^{\circ}08'32''$  West (assumed bearings) for 647.65 feet along the west line of the said Northwest Quarter of Section 34;

Thence North  $88^{\circ}51'28''$  East for 33.00 feet to the east right of way line of 25th Street and TRUE POINT OF BEGINNING;

Thence South  $65^{\circ}01'39''$  East for 308.20 feet;

Thence South  $58^{\circ}46'04''$  East for 239.94 feet;

Thence South  $59^{\circ}49'26''$  East for 342.19 feet;

Thence South  $56^{\circ}27'51''$  East for 286.74 feet to the north right of way line of the county roadway;

Thence South  $89^{\circ}14'48''$  West for 156.74 feet along the northeast right of way line of the county roadway which is parallel with and 47.00 feet north of the south line of the said Northwest Quarter of Section 34;

Thence North  $56^{\circ}40'15''$  West for 1031.98 feet along said northeast right of way line of the county roadway to the said east right of way line of 25th Street;

Thence North  $01^{\circ}08'32''$  West for 20.37 feet along said east right of way line parallel with and 33.00 feet east of the west line of the said Northwest Quarter of Section 34 to the Point of Beginning.

Contains 1.71 acres including 0.24 acre of easement granted to the Papio Natural Resources District.

#### TOGETHER WITH

That part of the Northwest Quarter of Section 34, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the southwest corner of the said Northwest Quarter of Section 34;

Thence North  $01^{\circ}08'32''$  West (assumed bearings) for 557.24 feet along the west line of the said Northwest Quarter of Section 34 to the southwest right of way line of the county roadway;

Thence South  $56^{\circ}40'15''$  East for 595.21 feet along the said southwest right of way line of the county roadway to the west right of way line of the county roadway;

Thence South  $36^{\circ}19'08''$  West for 183.07 feet along said west right of way line of the county roadway to an angle point therein;

Thence South  $00^{\circ}45'12''$  East for 77.61 feet along said west right of way line of the county roadway to the south line of the said Northwest Quarter of Section 34;

Thence South  $89^{\circ}14'48''$  West for 378.83 feet to the Point of Beginning.

Contains 4.01 acres including 1.80 acres previously deeded to the Papillion Drainage District (PDD) and 1.22 acres granted as easement to the

98-19224D

Papio Natural Resources District (PNRD). The PNRD easement falls entirely within the area PDD deed.

AND ALSO TOGETHER WITH

That part of the Northwest Quarter of Section 34, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southwest corner of the said Northwest Quarter of Section 34;

Thence North 89°14'48" East (assumed bearings) for 444.83 feet along the south line of the said Northwest Quarter of Section 34 to the east right of way line of the county roadway and the TRUE POINT OF BEGINNING;

Thence North 00°45'12" West for 55.48 feet along said east right of way line of the county roadway to an angle point therein;

Thence North 36°19'08" East for 164.39 feet along said east right of way line of the county roadway to the southwest right of way line of the county roadway;

Thence South 56°40'15" East for 333.06 feet along said county roadway to the south line of the said Northwest Quarter of Section 34;

Thence South 89°14'48" West for 374.95 feet along said south line to the Point of Beginning.

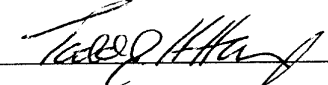
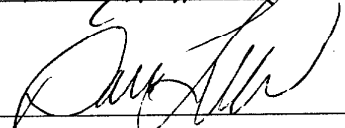
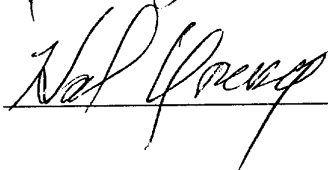
Contains 0.87 acre including 0.76 acres deeded to the Papillion Drainage District (PDD) and 0.58 acres granted as easement to the Papio Natural Resources District (PNRD). The PNRD easement falls entirely within the PDD deed.

Chalet Properties, a Nebraska Limited Partnership .....	\$	<u>7,500.00</u>
Rich James, Sarpy County Treasurer .....	\$	<u>0.00</u>
Total Damages From Taking .....	\$	<u>7,500.00</u>

Dated this 29 day of ~~April~~, 1998.

~~JUNE~~

Kelly Dahl atty for cond.  
1500 Woodmen Tower  
Omaha Ne 68102  
344-0500

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

98-19224E

STATE OF NEBRASKA )  
COUNTY OF SARPY ) SS

Case No. M4-125

I, the Judge of the County Court in and for said county do hereby certify that I have compared the foregoing copies (4) (pages), with the original thereof now remaining on file and of record in this Court, and that the same is a correct transcript therefrom, and of the whole of such original:

Dated 7-14-98

Robert Weston  
County Judge

SEAL

[Signature]  
Clerk of County Court

Return:

Kelly Dahl Atty

1500 Woodmen Tower

Omaha, Ne. 68102