

26-579

BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

THE STATE OF NEBRASKA  
DEPARTMENT OF ROADS

Condemner

vs

RETURN OF APPRAISERS

INEZ RUD JOHNSON and DWLL  
JOHNSON, wife and husband

WALTER P. SCHUESSLER and ELSA E.  
SCHUESSLER, husband and wife

DANA B. VAN DUSEN and ELISE S.  
VAN DUSEN, husband and wife

GENE TAHARSH, tenant (JOHNSON  
land)

DERRIE RUFFCOLE, Tenant (VAN DUSEN  
land)

E. H. LONGLE CORPORATION, (VAN  
DUSEN land)

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 Alvin Helled Sheriff or Deputy Sheriff of Sarpy County, Nebraska, 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, and each of them, as in our opinion was damaged by the appropriation of the property herein described:

Filed in Numerical Index and Recorded in the Register of Deeds office in Sarpy County, Nebraska  
8 day July 1966 at 9:15 AM, Estler Rolf, County Clerk. 4-25

26-580

CONDEMNATION

Land owners: Inez Hood Johnson and Dell Johnson, wife and husband  
Tenant: Gene Naharsh  
Project: F-514 (2) AFE: R-939a 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 A in the Northwest Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 13 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 west quarter corner of said Section 34; thence easterly on the North line of the Northwest Quarter of the Southwest Quarter of said Section 34 a distance of 411.8 feet; thence southerly on a line 411.8 feet easterly from and parallel to the West line of said Northwest Quarter of the Southwest Quarter a distance of 260.4 feet to the point of beginning; thence continuing southerly on the last described course produced a distance of 598.4 feet; thence easterly 90 degrees left a distance of 59.5 feet; thence northeasterly 71 degrees 21 minutes left a distance of 280.8 feet to a point of curvature; thence easterly on a 5,799.58 feet radius curve to the left (initial tangent which forms an angle of 55 degrees 46 minutes right with the last described course produced) a distance of 326.7 feet to a point of tangency; thence continuing easterly, tangent, a distance of 470.4 feet to a point on the East line of said Northwest Quarter of the Southwest Quarter; thence northerly on said East line a distance of 143.0 feet; thence westerly 109 degrees 15 minutes left a distance of 517.6 feet to a point of curvature; thence continuing westerly on a 5,664.58 feet radius curve to the right (initial tangent which coincides with the last described course produced) a distance of 319.1 feet; thence northerly 90 degrees right with the final tangent of the last described curve produced a distance of 210.1 feet; thence westerly a distance of 56.6 feet to the point of beginning, containing a total of 3.96 acres, more or less, which includes 0.45 acres, more or less, previously occupied as a public highway, the remaining 3.51 acres, more or less, being the additional acreage to be secured in this action.

The above described tract shall be part of a controlled access facility as defined in Section 39-1302 (6) Revised Statutes of Nebraska 1943, 1957 Cumulative Supplement and the remainder of said Tax Lot A in the Northwest Quarter of the Southwest Quarter of Section 34, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, which by reason of taking herein described now abuts on a highway where none existed theretofore, is subject to the provisions of Section 39-1329 Revised Statutes of Nebraska, 1957 Cumulative Supplement except over the northerly 210.1 feet and the southerly 230.0 feet and the existing county roads.

CONDEMNATION

Land owners: Walter P. Schuessler and E. Schuessler, husband and wife, joint tenants

Project: F-514 (2) AFE: R-939a 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 West Half of the Southeast Quarter and Tax Lot 5-A in the Southeast Quarter all in Section 33, Township 14 North, Range 13 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 33; thence southerly on the East line of the Southeast Quarter of said Section 33 a distance of 582.6 feet to the point of beginning; thence continuing southerly on said East line a distance of 137.1 feet; thence easterly on a 5,799.58 feet radius curve to the right (initial tangent which forms an angle of 80 degrees 17 minutes right with said East line) a distance of 17.7 feet to a point of tangency; thence continuing westerly, tangent, a distance of 744.5 feet; thence continuing westerly 10 degrees 02 minutes left a distance of 602.3 feet; thence continuing westerly 17 degrees 23 minutes right a distance of 1,331.6 feet to a point on the West line of said Southeast Quarter; thence northerly on said West line a distance of 220.4 feet; thence easterly on a 5,664.58 feet radius curve to the left (initial tangent which forms an angle of 93 degrees 41 minutes right with said West line) a distance of 1,296.0 feet to a point of tangency; thence continuing easterly, tangent, a distance of 1,337.6 feet to a point of curvature; thence continuing easterly on a 5,664.58 feet radius curve to the left (initial tangent which coincides with the last described course preceded) a distance of 40.9 feet to the point of beginning, containing a total of 11.12 acres, more or less, to be secured in this action.

The above described tract shall be part of a controlled access facility as defined in Section 39-1302 (6) Revised Statutes of Nebraska 1943, 1957 Cumulative Supplement and the remainder of said Southeast Quarter which by reason of taking herein described now abuts on a highway where none existed theretofore is subject to the provisions of Section 39-1329 Revised Statutes of Nebraska 1957 Cumulative Supplement, except over one Farmstead Entrance not to exceed 20 feet in width to provide ingress and egress to dwellings and out building site so long as it is used consistent with rural living and farming activities, the centerline of which to be located 667.1 feet westerly from the East line of the Southeast Quarter as measured along the centerline of the highway.

And also, temporary easement to a tract of land and all improvements thereon, if any, for borrow dirt purposes located in the Southeast Quarter of Section 33, Township 14 North, Range 13 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 33; thence southerly on the East line of the Southeast Quarter of said Section 33 a distance of 1,304.4 feet to the point of beginning; thence continuing southerly on said East line a distance of 230.1 feet; thence westerly 90 degrees right a distance of 501.3 feet to a point 501.3 feet westerly from said East line; thence northerly a distance of 514.7 feet to a point 461.3 feet westerly from said East line; thence easterly a distance of 155.3 feet to a point 306.3 feet westerly from said East line; thence southeasterly a distance of 423.9 feet to the point of beginning, containing a total of 4.73 acres, more or less, to be secured in this action.

26-582

CONDEMNATION

Land owner: Dana B. VanDusen and Elise S. VanDusen, husband and wife  
Tenant: Derrel Ruffcorn  
Mortgagee: E. H. Lougee Company  
Project: F-514 (2) AFE: R-939a 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 the Northwest Quarter of Section 34, Township 14 North, Range 13 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 center quarter corner of said Section 34; thence westerly on the South line of the Northwest Quarter of said Section 34 a distance of 757.6 feet; thence northerly 90 degrees right a distance of 33.0 feet; thence easterly on a line 33.0 feet northerly from and parallel to said South line a distance of 385.8 feet to a point of curvature; thence continuing easterly on a 3,884.72 feet radius curve to the right a distance of 372.0 feet to a point on the East line of said Northwest Quarter; thence southerly on said East line a distance of 59.4 feet to the point of beginning, containing a total of 0.71 acres, more or less, which includes 0.57 acre, more or less, previously occupied as a public highway, the remaining 0.14 acre, more or less, being the additional acreage to be secured in this action.

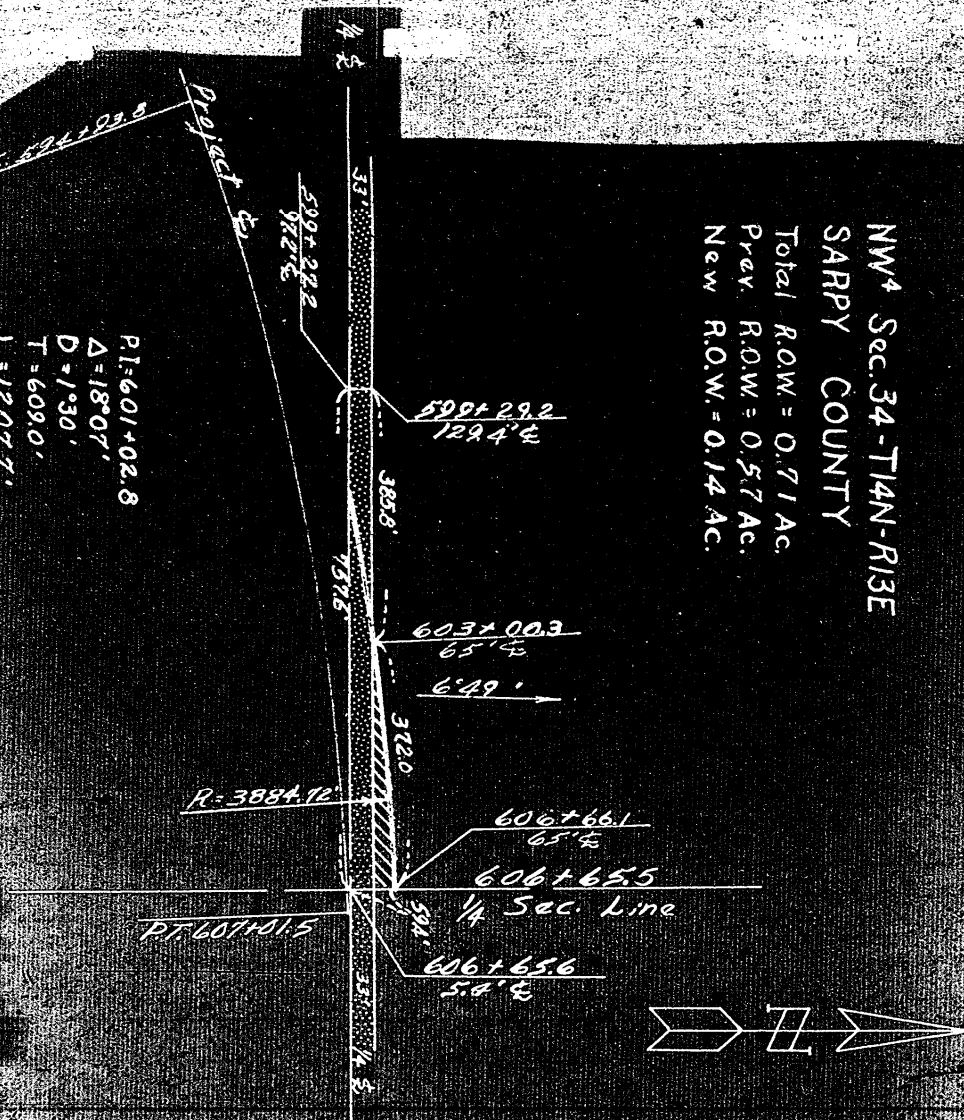
There will be no ingress or egress from the above described tract of land onto the remainder of said Northwest Quarter except over the westerly 385.8 feet.

R.C. 624+03.8

Project #

PI=601+02.8  
Δ=18°07'  
D=1°30'  
T=609.0'  
L=1207.7'

NW<sup>4</sup> Sec. 34-T14N-R13E  
SARPY COUNTY  
Total ROW = 0.71 Ac.  
Prev. ROW = 0.57 Ac.  
New ROW = 0.14 Ac.



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

**DANE B. & ELISE S. VAN DUSEN**

SCALE: 1 INCH = 200 FEET

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

**PROJ. F-514(2)**  
A.F.E. R-939a

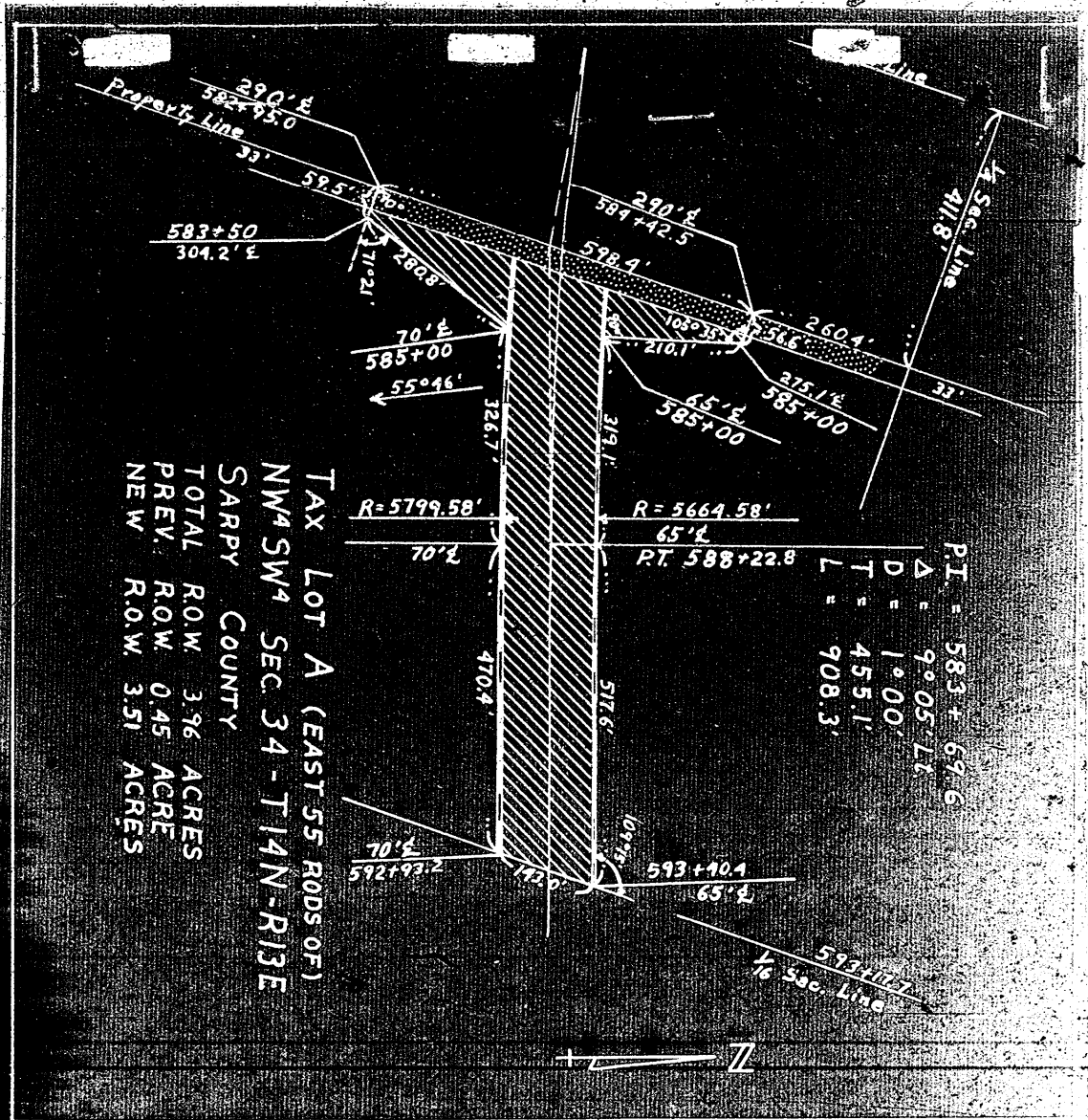
**LEGEND**

- OLD ROAD
- NEW ROW
- CONTROLLED ACCESS

0.14 Ac.

DRAWN BY: C.E.S. 5-9-60  
CHECKED BY: J.S.M. 5-27-60  
WRITTEN BY: J.C.J. 5-31-60  
CHECKED BY: W.D.E. 5-11-60





TAX LOT A (EAST 55 RODS OF)  
 NW 1/4 SW 1/4 SEC. 34 - T14N - R13E  
 SARPY COUNTY  
 TOTAL R.O.W. 3.96 ACRES  
 PREV. R.O.W. 0.45 ACRES  
 NEW R.O.W. 3.51 ACRES

PI = 583 + 69.6  
 $\Delta = 90.05^\circ$  L.L.  
 D = 1000'  
 T = 455.1'  
 L = 908.3'

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

**INEZ HOOD JOHNSON**

SCALE: 1 INCH = 200 FEET

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

**LEGEND**

- OLD ROAD 
- NEW R.O.W. 
- CONTROLLED ACCESS 

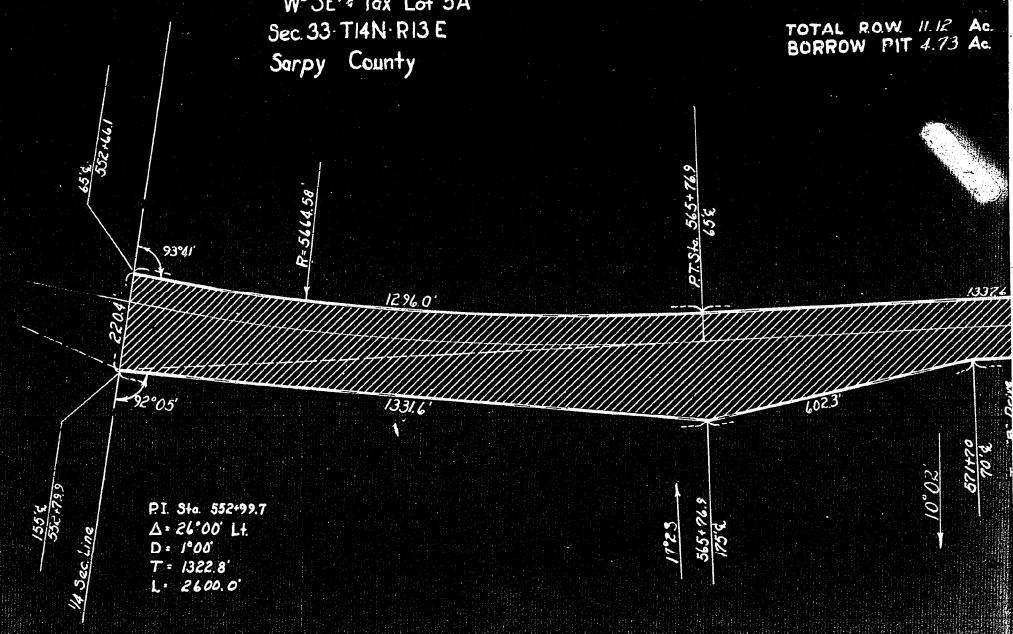
3.51 ACRES

**PROJ. F-514(2)**  
 A.F.E. R-939a  
 TRACT 20

DRAWN BY W.D.E. 1-2-1962  
 CHECKED BY G.C.F. 2-11-62  
 WRITTEN BY J.C. 1-22-62  
 CHECKED BY V.D.E. 3-1-62

TOTAL ROW 11.12 Ac.  
BORROW PIT 4.73 Ac.

W<sup>2</sup> SE<sup>4</sup> Tax Lot 5A  
Sec. 33 T14N R13 E  
Sarpy County



PI Sta. 552+99.7  
Δ = 26°00' Lt  
D = 1°00'  
T = 1322.8'  
L = 2600.0'

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

Walter P. Schuessler, et al

Scale: 1 inch = 200 feet

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

LEGEND

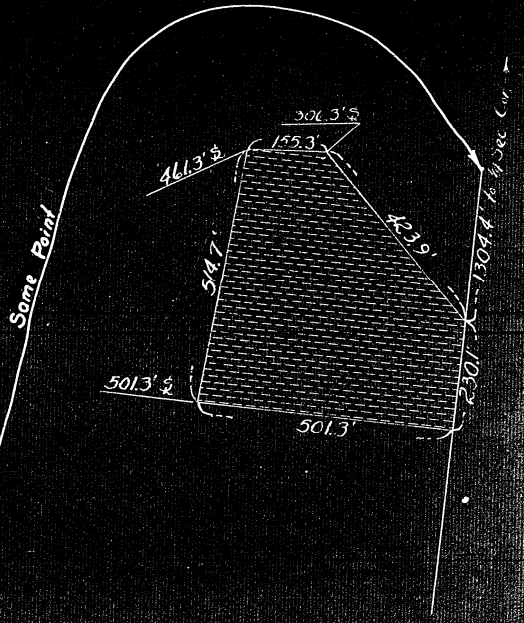
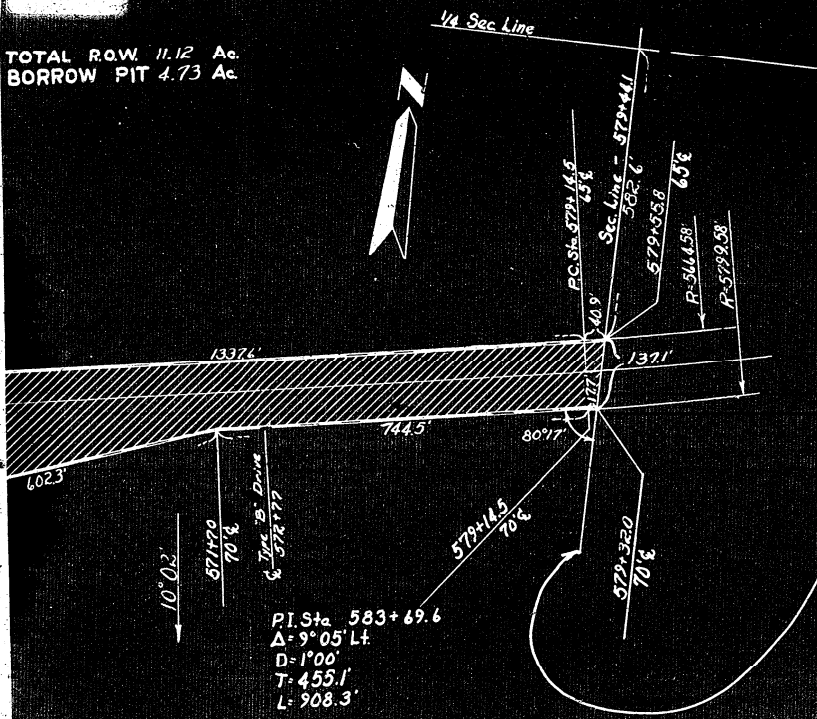
OLD ROAD  
NEW ROW  
BORROW PIT  
CONTROLLED ACCESS

PROJ. F514(2)  
AFE P9399

1112 Acres  
473 Acres

Drawn By: [illegible]  
Checked By: [illegible]  
W-H-S-B  
Checked By: [illegible]

TOTAL R.O.W. 11.12 Ac.  
 BORROW PIT 4.73 Ac.





26-583

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, herein described for State highway purposes by the State of Nebraska, Department of Roads in the amount of:

To: Inez Hood Johnson and Bell Johnson husband and wife	\$ 2009 <sup>00</sup>
To: Walter P. Schuessler and Elsa E. Schuessler, husband and wife	\$ 10824 <sup>00</sup>
To: Dana B. Van Dusen and Elise S. Van Dusen, husband and wife	_____
To: <del>John Rudolph</del> , Tenant (JOHNSON land)	\$ 100
To: <del>Earl Schuessler</del> , Tenant ( <del>Van Dusen</del> land)	\$ 191 <sup>85</sup>
To: E. H. Lougee Corporation, (VAN DUSEN land)	_____

All of which is hereby respectfully submitted.

Dated this 30<sup>th</sup> day of June, A.D., 1960.

Wm. G. Gumbach  
Lester Hauschild  
Michael J. Hogan