

BEFORE THE COUNTY JUDGE OF WASHINGTON COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Docket 33

Page 65

Condemner

vs.

RETURN OF APPRAISERS

JAMES J. COUFAL and MARION M.
COUFAL, husband and wife, Joint
Tenants;
BYRON LAURITSEN and DARLENE
LAURITSEN, husband and wife, Joint
Tenants;
PATRICIA M. BLATTER BRYANT, Holder
of Life Estate; JEANNE BRYANT, a
minor, GORDON BRYANT, a minor and
MICHAEL BRYANT, a minor, Remainder-
men; GORDON BRYANT, husband of
Patricia M. Blatter Bryant and
natural father and Guardian of
Jeanne Bryant, Gordon Bryant and
Michael Bryant, minors;
DELLA LARSEN, a widow, Owner;
RUSSELL LAREEN, Lessee;

Condemnees

TO HONORABLE HAROLD J. NADSEN, COUNTY JUDGE, WASHINGTON COUNTY, NEBR.

We, the undersigned appraisers, do hereby certify that under and
by virtue of an "Appointment of Appraisers" duly served upon us by
Bert Spanton & Gilenley, Sheriff or Deputy Sheriff of Washington
County, Nebraska, on the 18th & 23rd day of December, 1951, and after
having taken and filed the "Oath of Appraisers" that we did carefully
inspect and view the property described herein, sought to be appropri-
ated 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 sus-
tained 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.

CONDEMNATION

Land Owners: James J. Coufal and Marion M. Coufal, Husband and wife,
Joint Tenants.

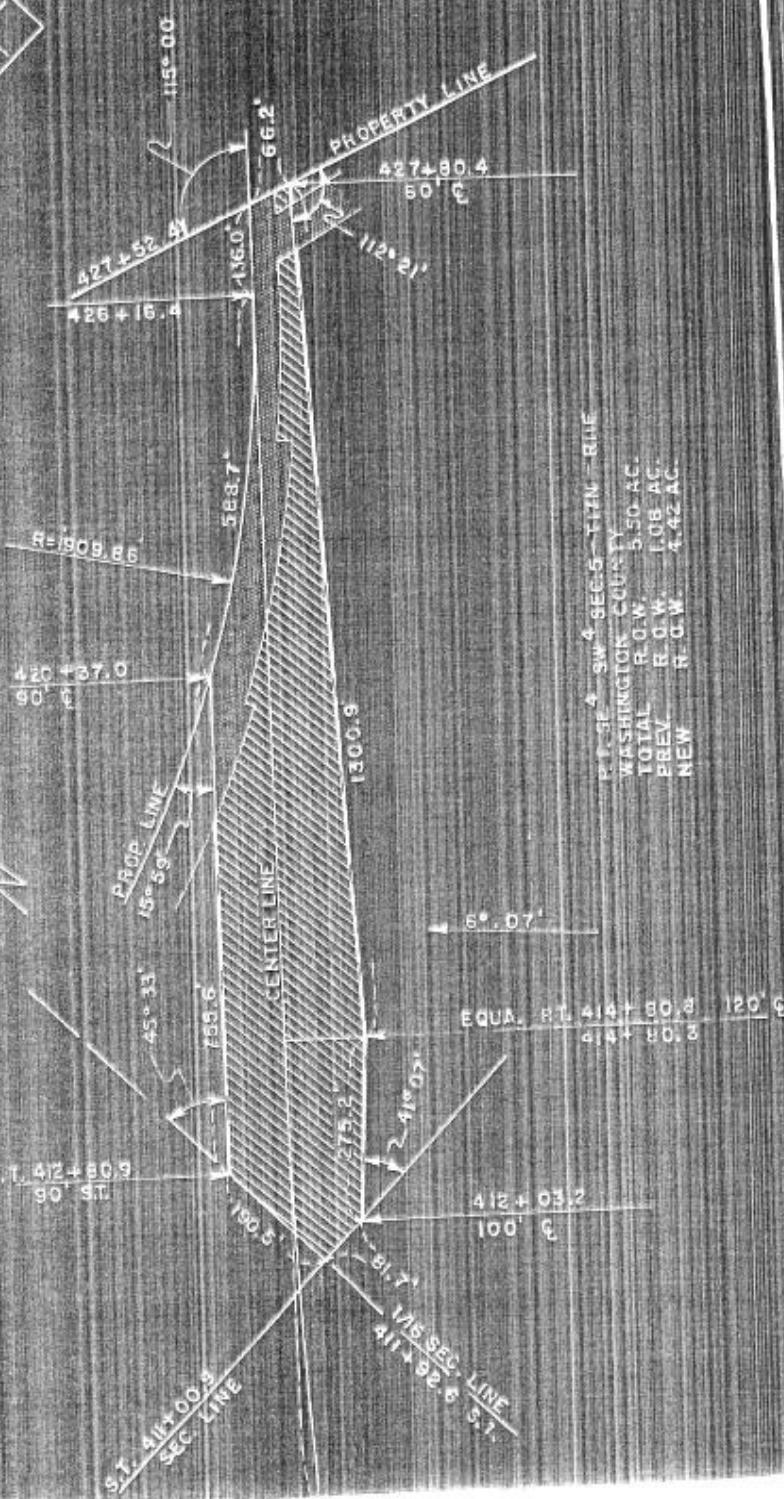
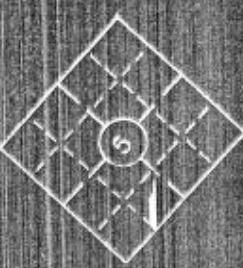
Project: F-259(1B) AFS: R-273b Washington County, Nebraska.

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 Southeast Quarter of the Southwest Quarter of Section 5,
Township 17 North, Range 11 East of the 6th P.M., Washington County,
Nebraska, as illustrated on the attached plat and being more parti-
cularly described as follows:

Beginning at the south corner inner corner of the Southwest
Quarter of said Section 5; thence northerly on the West line of the
Southeast Quarter of the Southwest Quarter of said Section 5 a dis-
tance of 199.5 feet; thence northeasterly 43 degrees 33 minutes right
bearing 81° 55.6 feet to a point on the northwesterly property
line, said northwesterly property line being on the centerline of the
existing public road; thence continuing northeasterly on a 1,909.86
foot radius curve to the left. (Initial tangent of which forms an
arc of 15 degrees 59 minutes right from the last described course)
and on said public road centerline a distance of 588.7 feet to point
of tangency; thence continuing northeasterly, tangent, and on said
public road centerline a distance of 136.0 feet to a point on the
northerly property line; thence easterly 65 degrees 00 minutes right
and on said northerly property line a distance of 68.2 feet; thence
southerly 112 degrees 21 minutes right a distance of 1,300.9 feet;
thence continuing southwesterly 36 degrees 07 minutes right a distance
of 275.2 feet to a point on the South line of said Southeast Quarter
of the Southwest Quarter; thence westerly 41 degrees 07 minutes right
and on said South line a distance of 81.7 feet to the point of begin-
ning containing 5.50 acres, more or less, which includes 1.05 acre
more or less, previously occupied as a public highway, the remaining
1.42 acres, 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 part of the Southwest Quarter of
the Southwest Quarter, except over the existing public roads as illus-
trated on the attached plat.

All mineral rights in the above described tract shall be retained
and reserved to the Condemnees; their heirs, successors or assigns; and
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 Con-
demnees, their heirs, successors or assigns in extracting such
minerals, damage or in any way impair the use of the above described
tract.



P.T. SEC 4 SW 4 SEC 5 - T17N - R15
WASHINGTON COUNTY
TOTAL R.O.W. 5.50 AC.
R.O.H. 1.06 AC.
REV. 4.42 AC.
NEW

8 b

P.L. = 408 + 57.6
A = 6° 14' RT.
D = 0° 30'
L = 623.93
L.C. = 1246.67

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

JAMES J. & MARION M. COUFAL, H&W, J.T.

SCALE 1" = 200'
TRACT 6

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

LEGEND

PREV. R.O.W.	[Hatched]	
NEW R.O.W.	[Hatched]	4.42 ACRES
CONTROLLED ACCESS	[Hatched]	ACRES

PROJ. F-258 (18)
A.F.E. R- 273 b

COMPUTED BY	I.B.M.	11-64
DRAWN BY	JFK	11-64
CHECKED BY	J.D.V.	11-64
WRITTEN BY	W.G.P.	11-64
CHECKED BY	M.G.S.	11-64

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CONDEMNATION

Land Owners: Byron Lauritsen and Darlene Lauritsen, Husband and Wife, Joint Tenants.

Project: F-258(18) AFE: R-273b Washington County, Nebraska.

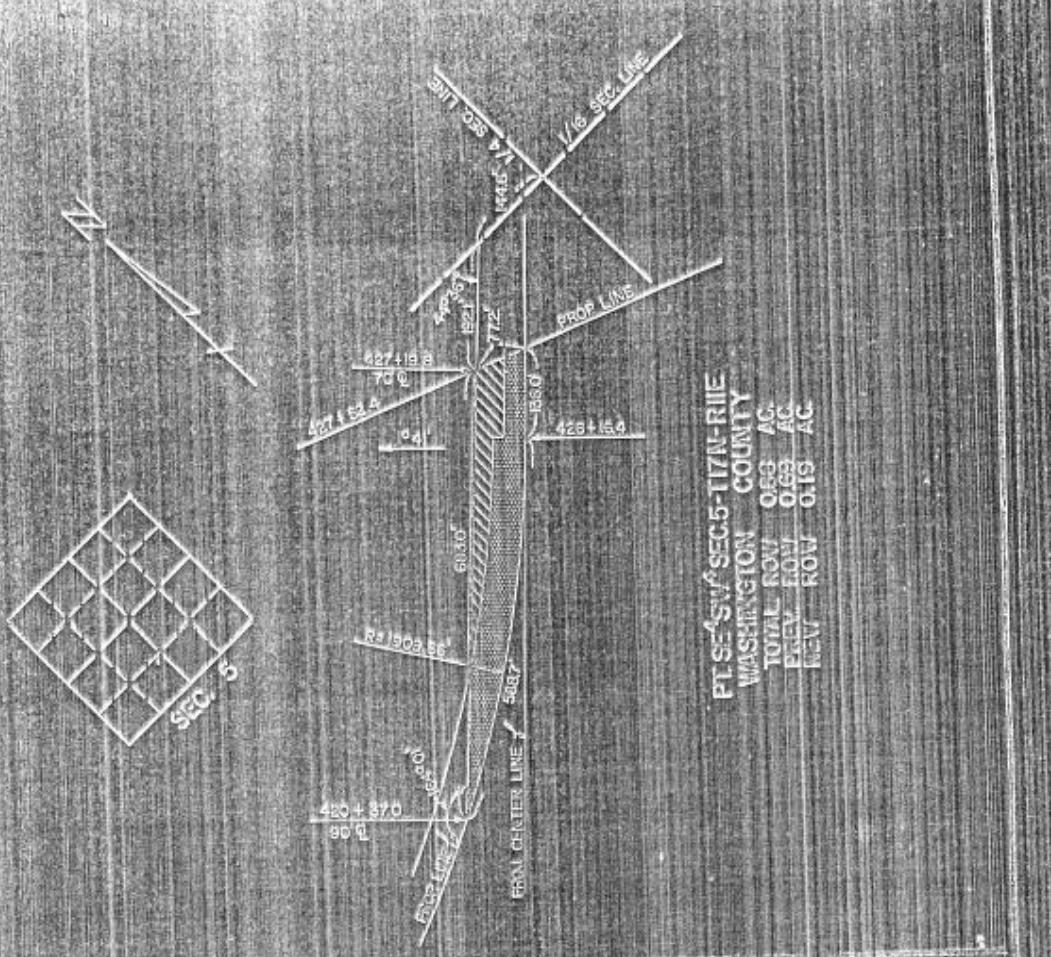
Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter quarter corner of the Southwest Quarter of said Section 5; thence westerly on the North line of the Southeast Quarter of the Southwest Quarter of said Section 5 a distance of 184.8 feet; thence southwesterly 44 degrees 30 minutes left a distance of 192.1 feet to the point of beginning; said point being on the northerly property line; thence continuing southwesterly 44 degrees 41 minutes right a distance of 683.0 feet to a point on the southeasterly property line; said property line being the centerline of the existing public road; thence northeasterly on said existing public road centerline, said existing public road centerline being on a 1,079.56 foot radius curve to the left (initial tangent of which forms an angle of 161 degrees 01 minute left from the last described course) a distance of 500.7 feet to point of tangency; thence continuing northeasterly, tangent, and on said existing public road centerline a distance of 136.0 feet; thence westerly on said northerly property line a distance of 77.2 feet to the point of beginning, containing 0.88 acre, more or less, which includes 0.69 acre, more or less, previously occupied as a public highway, the remaining 0.19 acre, more or less, being the additional acreage to be secured in this action.

There will be no ingress or egress over the above described tract onto the remainder of said part of the Southeast Quarter of the Southwest Quarter except over the existing road as illustrated on the attached plat.

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.

三



SKETCH SHOWING
RIGHT OF WAY
TO BE ACQUIRED
FOR CANAL DITCHES

BYRON B. DARLENE LAURITSEN, H.B.M.A.J.T.

SCALE 1:200'
TRACT 7

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

LEGEND

PERIODIC
REVIEW
CONTROLLED ACCESS

CONTROLLED ACCESS

PROJ. F-258(3)
ASSR-273 b

卷之二 273 b

COMPUTED BY LOV 11/64
DRAWN BY WGT 11/64
CHECKED BY UGM 11/64
WRITTEN BY NDE 11/64
CHECKED BY

2

CONDEMNATION

Land Owners: Patricia M. Blatter Bryant, Life Estate; Jeanne Bryant, a single minor; Gordon Bryant, a single minor; and Michael Bryant, a single minor, remainderman; Gordon Bryant, Husband of Patricia M. Blatter Bryant.

Project: I-250(1B) AFE: R-2738 Washington County, Nebraska.

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 Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the east quarter quarter corner of the Southwest Quarter of said Section 5; thence westerly on the North line of the Southeast Quarter of the Southwest Quarter of said Section 5 a distance of 111.9 feet; thence southwesterly 44 degrees 30 minutes left a distance of 152.1 feet to a point on the southerly property line; thence easterly 116 degrees 11 minutes left and on said southerly property line a distance of 300.6 feet to a point on the last line of said Southeast Quarter of the Southwest Quarter; thence northerly on said last line a distance of 237.6 feet to the point of beginning, containing 1.00 acre, more or less, which includes 0.51 acre, more or less, previously occupied as a public highway, the remaining 0.49 acres, more or less, being the additional acreage to be acquired in this action.

There will be no interest or estates from the above described tract of land onto the remainder of said part of the Southwest Quarter of the Southwest Quarter, except over the existing public road as illustrated on the attached plat.

All mineral rights in the above described tract will be retained and reserved to the Landowners, their heirs, successors or assigns.

In case of sale of the surface of the above described tract, nothing hereinabove concerning the reserved mineral rights, nor shall the Landowners, their heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

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ESTATE OF MARY VANDER
Vanderbilt County
Tenn. Nov. 20 AC
Ex-Y Nov. 20 AC
Ex-R Nov. 20 AC

11/04
11/05
11/04
11/04

34

CONDEMNATION

Land Owner: Della Larsen, a widow.

Tenants: Russell Larsen and Elaine Larsen, Husband and Wife.

Project: F-258 (18) AFB: R-273b Washington County, Nebraska.

Page 1 of 3

Fee simple title to a tract of land and all improvements thereon, if any, for highway right of way purposes located in part of Tax Lot 6 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the south quarter corner of said Section 27; thence westwardly on the South line of the Southwest Quarter of said Section 27 a distance of 955.5 feet to the point of beginning; thence continuing westerly on said South line a distance of 40.5 feet to the southwest property corner; thence northeasterly 132 degrees 11 minutes right and on the northeasterly property line a distance of 169.4 feet; thence continuing northeasterly 28 degrees 49 minutes right and on said property line a distance of 116.1 feet; thence southwesterly a distance of 237.5 feet to the point of beginning, containing 0.18 acre, 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 Tax Lot 6 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the east quarter quarter corner of the Southwest Quarter of said Section 27; thence southerly on the East line of the Southeast Quarter of the Southwest Quarter of said Section 27 a distance of 137.0 feet to the point of beginning, said point being the northeast property corner; thence continuing southerly on said East line a distance of 31.2 feet; thence southwesterly 33 degrees 54 minutes right a distance of 330.9 feet to a point on the northeasterly property line; thence northeasterly 93 degrees 56 minutes right and on said property line a distance of 95.0 feet; thence northeasterly 20 degrees 00 minutes right and on said property line a distance of 361.0 feet to the point of beginning, containing 0.10 acre, 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 Tax Lot 7 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the south quarter corner of said Section 27; thence westwardly on the South line of the Southwest Quarter of said Section 27 a distance of 1,05.9 feet to the point of beginning; thence continuing westerly on said South line a distance of 27.0 feet; thence northeasterly 132 degrees 11 minutes right and on said property line a distance of 116.7 feet to point of curvature; thence continuing northeasterly a distance of 11,399.16 foot radius curve to the left (initial tangent of which coincides with the last specified course) a distance of 126.4 feet to point of tangency; thence continuing northeasterly, tangent, a distance of 40.7 feet to a point on the northeasterly property line; thence southerly 153 degrees 26 minutes right and on said property line a distance of 40.7 feet; thence southerly 26 degrees 34 minutes right and on said property line a distance of 779.0 feet to point of curvature; thence continuing southwesterly on an 11,191.16 foot radius curve to the right (initial tangent of which coincides with the last specified course) and on said property line a distance of 126.4 feet to point of tangency; thence continuing southwesterly, tangent, and on said property line a distance of 177.0 feet to the point of beginning, containing 0.64 acre, more or less, which includes 0.02 acre, more or less, previously occupied as a public lot, the remaining 0.62 acre, more or less, being the additional acreage to be secured in this action.

CONDEMNATION

Land Owner: Della Larsen, a widow.

Tenant: Russell Larsen and Elaine Larsen, Husband and Wife.

Project: F-258 (18) AFE: R-2735 Washington County, Nebraska.

Page 2 of 3

All rights of ingress and egress are prohibited over a line located in Tax Lot 6 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

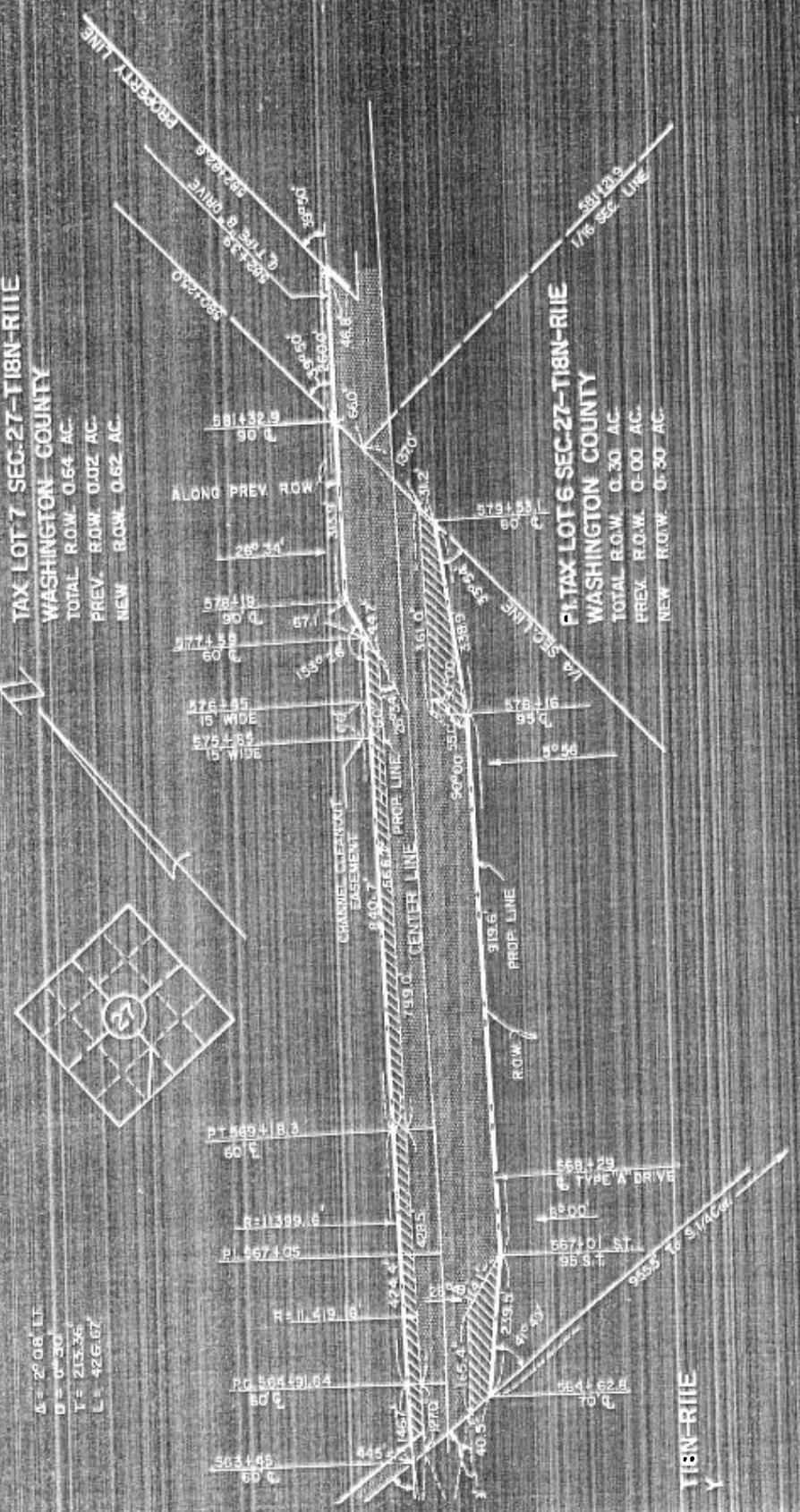
Referring to the south quarter corner of said Section 27; whence west-
erly on the South line of the Southwest Quarter of said Section 27 a distance of
955.5 feet to the point of beginning of said controlled access line, said point
being on the southeasterly highway right of way line; thence northeasterly 138
degrees 21 minutes right and on said highway right of way line a distance of
239.3 feet to a point on the northwesterly property line; thence continuing
northeasterly 06 degrees 00 minutes left and on said property line a distance of
919.0 feet; thence continuing northeasterly 05 degrees 56 minutes left and on
the southeasterly highway right of way line a distance of 316.9 feet to the
point of termination of said controlled access line, said point being on the
East line of said Southwest Quarter; except ingress and egress will be permitted
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
129.7 feet northeasterly from the South line of said Southwest Quarter as mea-
sured along the centerline of the highway and as illustrated on the attached
plat.

All rights of ingress and egress are prohibited over a line located in
Tax Lot 7 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Wash-
ington County, Nebraska, as illustrated on the attached plat and being more par-
ticularly described as follows:

Referring to the south quarter corner of said Section 27; whence west-
erly on the South line of the Southwest Quarter of said Section 27 a distance of
1,130.9 feet; thence northeasterly 132 degrees 11 minutes right a distance of
14.5 feet to the point of beginning of said controlled access line, said point
being at the intersection of the northwesterly highway right of way line and the
northerly existing public road right of way line; thence continuing northeast-
erly on the last described course trued and on said highway right of way line
a distance of 102.2 feet to point of curvature; thence continuing northeasterly
a distance of 11,399.15 foot radius curve to the left (initial tangent of which coin-
cides with the last described course) and on said highway right of way line a
distance of 150.4 feet to point of tangency; thence continuing northeasterly,
tangency, and on said highway right of way line a distance of 810.7 feet; thence
northeastly 26 degrees 34 minutes left and on the southwesterly property line a
distance of 67.1 feet; thence northeasterly 26 degrees 34 minutes right and on
said property line a distance of 679.9 feet to the southwest property corner,
said point being the point of termination of said controlled access line, except
said point being the point of termination of said controlled access line, except
ingress and egress will be permitted over one farmstead entrance, not to exceed
20 feet in width, to provide ingress and egress to dwelling and out building
sites of the owner so long as it is used consistent with rural living and farming
activities, the centerline of which is to be located 1,039.7 feet northeasterly
from the South line of said Southwest Quarter as measured along the centerline
of the highway and as illustrated on the attached plat.

All mineral rights in the above described tracts shall be reserved 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 tracts for any purpose concerning the reserved mineral
rights; nor shall the Condemnee, her heirs, successors or assigns in extracting
minerals, damage or in any way impair the use of the above described tracts.

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472' 220' 102' 474'

SCALE
463' 183'

PI TAX LOT 6 SEC 27
WASHINGTON COUNTY
TOTAL R.O.W. 0.18 AC.
PREV. R.O.W. 0.00 AC.
NEW R.O.W. 0.18 AC.

SKETCH SHOWING
RIGHT OF WAY
TO BE ACQUIRED
FROM LAND OWNED
BY
DELLA LARSEN, A WIDOW

SCALE 1" = 200'
TRACT 20

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

PROJ. F-258(8)
A.F.E. R-2735

LEGEND

PREV. R.O.W.		1.10	ACRES
NEW R.O.W.		0.02	ACRES
EASEMENT			
CONTROLLED ACCESS			

COMPUTED BY
DRAWN BY
CHECKED BY
WRITTEN BY
CHECKED BY
L.B.M.
W.G.T. 11/64
J.D.V. 11/64
J.E.S. 11/64
W.D.E. 11/64

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CONDEMNATION

Land Owner: Della Larsen, a widow.

Tenants: Russell Larsen and Blaine Larsen, Husband and Wife.

Project: R-258 (18) AFE: R-2735 Washington County, Nebraska.

Page 3 of 3

And also, temporary easement to a tract of land and all improvements thereon, if any, for channel cleanout purposes located in Tax Lot 7 in Section 27, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the south corner corner of said Section 27; thence westwardly on the South Line of the Southwest Quarter of said Section 27 a distance of 1,130.9 feet; thence northeasterly 132 degrees 11 minutes right and on the northwesterly highway right of way line a distance of 146.7 feet to point of curvature; thence continuing northeasterly on an 11,399.16 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 1,244.1 feet to point of tangency; thence continuing northeasterly, tangent, and on said highway right of way line a distance of 666.7 feet to the point of beginning; thence continuing northeasterly on the last described course produced a distance of 60.0 feet; thence northwesterly 90 degrees 00 minutes left a distance of 15.0 feet; thence southwesterly 90 degrees 00 minutes left a distance of 60.0 feet; thence southeasterly 90 degrees 00 minutes left a distance of 15.0 feet to the point of beginning, containing 0.02 acre, more or less, to be secured in this action.

New, 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: James J. Coufal and Marion M. Coufal, husband and wife, Joint Tenants;	\$ <u>3125</u>
To: Byron Lauritzen and Darlene Lauritzen, husband and wife, Joint Tenants;	\$ <u>161</u>
To: Patricia M. Blatter Bryant, Holder of Life Estate; Jeanne Bryant, a minor, Gordon Bryant, a minor and Michael Bryant, a minor; Remaindermen: Gordon Bryant, Husband of Patricia M. Blatter Bryant and Natural father of Jeanne Bryant, Gordon Bryant and Michael Bryant, minors;	\$ <u>216</u>
To: Della Larsen, a widow, Owner;	\$ <u>94</u>
To: Russell Larsen, Lessee;	\$ <u>100</u>

All of which is hereby respectfully submitted,

Dated this 31 day of November, A. D., 1964.

William C. Nichols

Andrew G. Lundquist

P. O. Nease

Appraisers

Subscribed and sworn to before me this 31 day of December,

A. D., 1964.

(SEAL)



J. F. Johnson
County Judge

RLW-619

Certificate of Transcript

STATE OF NEBRASKA } ss.
WASHINGTON COUNTY
IN THE COUNTY COURT OF WASHINGTON COUNTY, NEBRASKA

H. J. MADSEN County Judge in and for said County, do hereby certify that
I have compared the foregoing copy of

RETURN OF APPRAISERS

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Condemner

vs.

JAMES J. COUFAL and MARION M.
COUFAL, husband and wife, Joint
Tenants;

BYRON DAURITSEN and DARLENE
DAURITSEN, husband and wife,
Joint Tenants;

PATRICIA M. BLATTER BRYANT, Holder
of Life Estate; JEANNE BRYANT, a
minor; GORDON BRYANT, a minor and
MICHAEL BRYANT, a minor; Remainder-
man; GORDON BRYANT, Husband of
Patricia M. Blatter Bryant and
Natural father and Guardian of
Jeanne Bryant, Gordon Bryant and
Michael Bryant, minors;

DELLA LARSEN, a Widow, Owner;
RUSSELL LARSEN, Lessee;

Condemnees

Civil Docket No. 22

Case No. 5299

Page No. 125

State of Nebraska } ss. 7
County of Washington }
Entered in Numerical Index and Filed for record
this 4 day of December
A.D. 1965 at 9:30 A.M.
and recorded in dock 31 at page 125
Quinton W. Chalom
County Clerk

Deputy

Recorded	<input checked="" type="checkbox"/>
General	<input checked="" type="checkbox"/>
Numerical	<input checked="" type="checkbox"/>
Photostat	<input checked="" type="checkbox"/>

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and
of the whole of said original record; that I have the legal custody and control of said original record; that said
court is a court of record, has a seal, and that said seal is herein affixed; and that the foregoing attestation is
in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said court this 31st
day of December A.D. 1965.

H. J. Madsen
COUNTY JUDGE

BY: *Mildred Blattner*
CLERK OF COUNTY COURT

