

P.

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA )  
DEPARTMENT OF ROADS, )

Docket C 5 Page 28 Case \_\_\_\_\_

Condemner, )

v. )

LOUIE BLUMKIN, Trustee; ROBERT )  
DOLL, JR., Lessee; DOUGLAS )  
COUNTY TREASURER; )

RETURN

OF

APPRAISERS

BLUMKIN REALTY COMPANY, former- )  
ly Rose Investment Company, a )  
Nebraska corporation, Owner; )  
DOUGLAS COUNTY TREASURER; )

ROSE BLUMKIN and IRVING VEITZER, )  
Trustees; ROBERT DOLL, JR., )  
Lessee; DOUGLAS COUNTY TREASUR- )  
ER; )

ELI M. ZALKIN and ALLEN S. )  
ZALKIN, Tenants in Common; SARA )  
ZALKIN, wife of Eli M. Zalkin; )  
MONIE ZALKIN, wife of Allen S. )  
Zalkin; ELMO'S PUB, LTD., a )  
Nebraska corporation, Lessee; )  
DOUGLAS COUNTY TREASURER; )

Condemnees. )

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by \_\_\_\_\_, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 19 day of June, 1979, 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

OWNER: Louie Blumkin (Trustee)

TENANT: Robert Doll, Jr.

## TRACT 5

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1326.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 09 MINUTES LEFT, A DISTANCE OF 95.00 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY DEFLECTING 089 DEGREES, 51 MINUTES LEFT, A DISTANCE OF 1325.84 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 95.00 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 125967.30 SQUARE FEET, MORE OR LESS, WHICH INCLUDES 91409.48 SQUARE FEET, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 50.00 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES RIGHT, A DISTANCE OF 1325.96 FEET TO THE POINT OF TERMINATION;

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR STORM SEWER PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 95.00 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES RIGHT, A DISTANCE OF 192.80 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 620.00 FEET; THENCE NORTHWESTERLY DEFLECTING 156 DEGREES, 34 MINUTES LEFT, A DISTANCE OF 326.96 FEET; THENCE SOUTHWESTERLY DEFLECTING 045 DEGREES, 32 MINUTES LEFT, A DISTANCE OF 345.40 FEET TO THE POINT OF BEGINNING CONTAINING 40300.00 SQUARE FEET, MORE OR LESS.

# POOR INSTRUMENT FILED

Project: F-6-7(106)

AFE: R-172

Douglas County

Tract: 5

BOOK 620 PAGE 3

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CUT PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 95.00 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 25.00 FEET ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY DEFLECTING 094 DEGREES, 32 MINUTES RIGHT, A DISTANCE OF 213.47 FEET; THENCE SOUTHWESTERLY DEFLECTING 153 DEGREES, 21 MINUTES RIGHT, A DISTANCE OF 21.59 FEET; THENCE WESTERLY DEFLECTING 022 DEGREES, 07 MINUTES RIGHT, A DISTANCE OF 192.80 FEET TO THE POINT OF BEGINNING CONTAINING 3443.25 SQUARE FEET, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CONSTRUCTION PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 1326.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 09 MINUTES LEFT, A DISTANCE OF 95.00 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 50.00 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY DEFLECTING 097 DEGREES, 25 MINUTES LEFT, A DISTANCE OF 113.90 FEET; THENCE WESTERLY DEFLECTING 007 DEGREES, 34 MINUTES RIGHT, A DISTANCE OF 200.00 FEET; THENCE WESTERLY DEFLECTING 006 DEGREES, 43 MINUTES LEFT, A DISTANCE OF 222.29 FEET; THENCE SOUTHEASTERLY DEFLECTING 149 DEGREES, 51 MINUTES LEFT, A DISTANCE OF 22.64 FEET; THENCE EASTERLY DEFLECTING 023 DEGREES, 26 MINUTES LEFT, A DISTANCE OF 512.04 FEET TO THE POINT OF BEGINNING CONTAINING 16565.43 SQUARE FEET, MORE OR LESS.

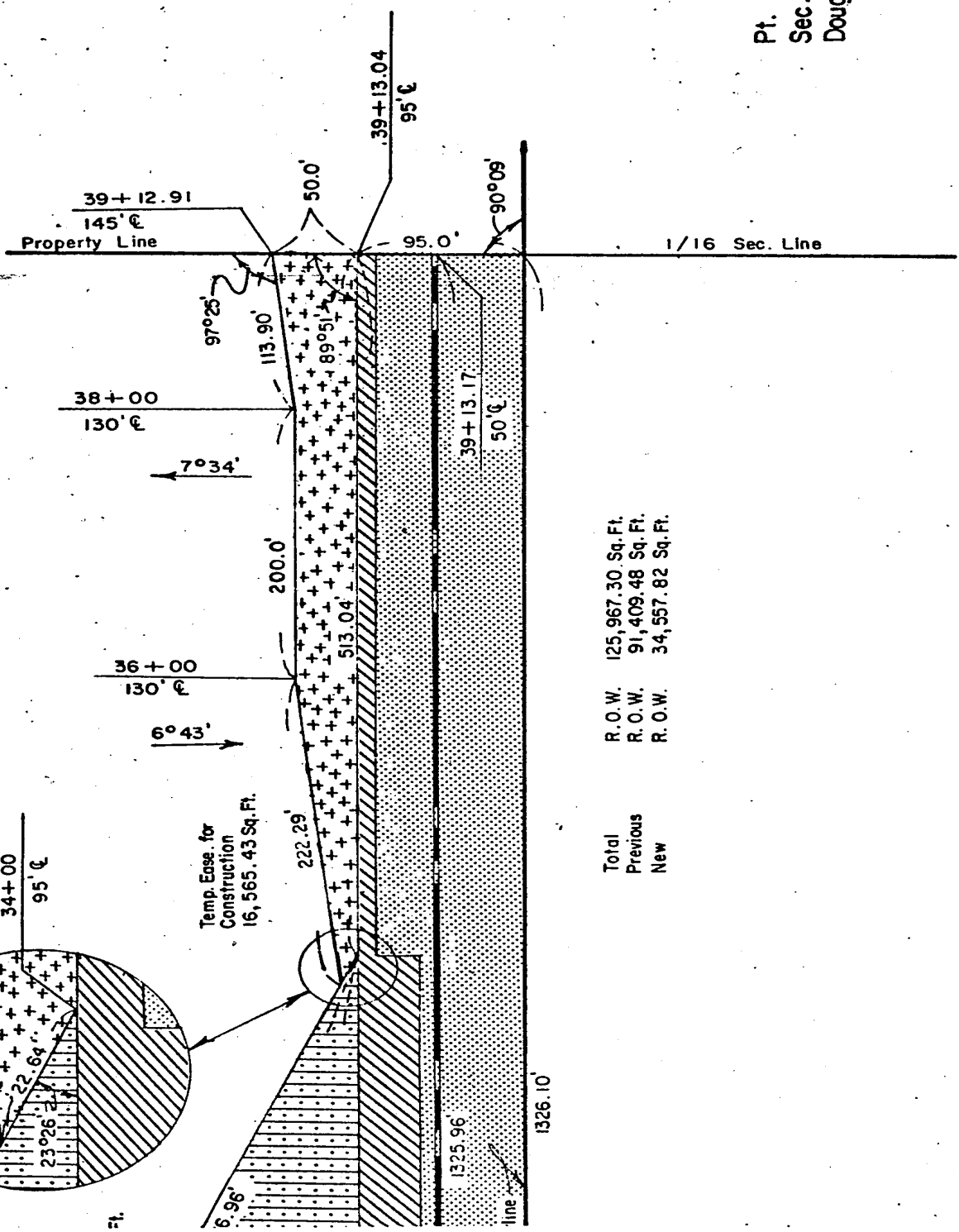
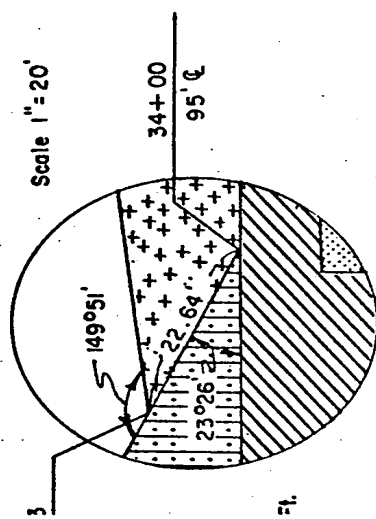
UPON COMPLETION AND ACCEPTANCE OF PROJECT U-6-7(106), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEEMNEES AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEEMNEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID CONDEEMNEES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

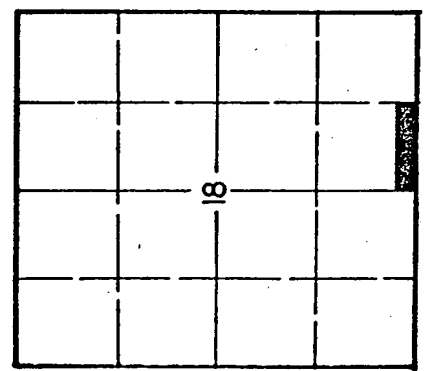
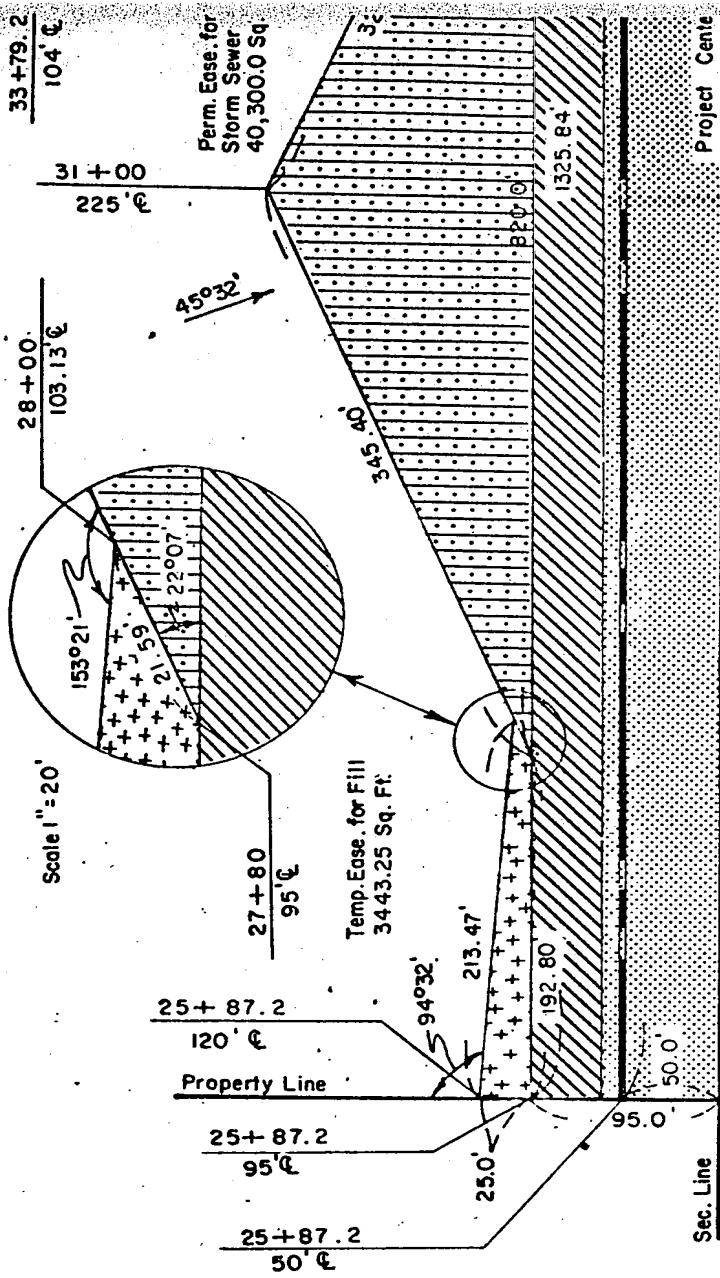
Pt. SW<sup>4</sup> SE<sup>4</sup>  
 Sec. 18-T15N-R12E  
 Douglas County



2



	R.O.W.	Sq. Ft.
Total		125,967.30
Previous		91,409.48
New		34,557.82



PLAT SHOWING  
**RIGHT OF WAY**  
 TO BE ACQUIRED FROM LAND OWNED BY  
**LOUIE BLUMKIN-TRUSTEE**  
**TENANT-ROBERT DOLL, JR.**

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

TRACT NO. 5      SCALE 1"=100'  
 PROJECT NO. F-6-7(106)  
 AFE R-172

PREV. R.O.W.			
NEW R.O.W.		34,557.82	Sq. Ft.
TEMP. EASE.		20,008.68	Sq. Ft.
PERM. EASE.		40,300.00	Sq. Ft.
CONTROLLED ACCESS			

DRAWN BY BLH 4-24-79  
 CHECKED BY  
 COMPUTED BY  
 WRITTEN BY  
 CHECKED BY

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

OWNER: Blumkin Realty Company

BOOK 620 PAGE 6

PROJECT U-6-7 (106 ) TRACT 6

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 994.57 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 331.52 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 110.00 FEET ALONG THE PROPERTY LINE OF THE CONDEEMEE(S); THENCE EASTERLY DEFLECTING 090 DEGREES, 09 MINUTES RIGHT, A DISTANCE OF 331.52 FEET; THENCE SOUTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 110.00 FEET ALONG THE PROPERTY LINE OF THE CONDEEMEE(S) TO THE POINT OF BEGINNING CONTAINING 36467.75 SQUARE FEET, MORE OR LESS, WHICH INCLUDES 28179.62 SQUARE FEET, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

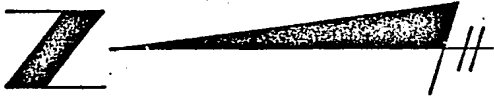
REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1326.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 50.00 FEET ALONG THE PROPERTY LINE OF THE CONDEEMEE(S) TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 090 DEGREES, 09 MINUTES RIGHT, A DISTANCE OF 302.84 FEET; THENCE EASTERLY ON A 973.93 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES A DISTANCE OF 28.69 FEET, SUBTENDING A CENTRAL ANGLE OF 001 DEGREES, 41 MINUTES TO THE POINT OF TERMINATION;

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

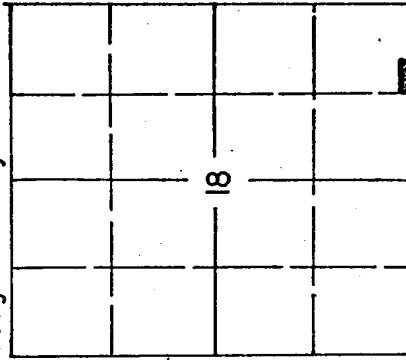
REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1326.10 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 110.00 FEET ALONG THE PROPERTY LINE OF THE CONDEEMEE(S) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 110.00 FEET ALONG THE PROPERTY LINE OF THE CONDEEMEE(S); THENCE EASTERLY DEFLECTING 090 DEGREES, 09 MINUTES RIGHT, A DISTANCE OF 37.29 FEET; THENCE EASTERLY DEFLECTING 020 DEGREES, 29 MINUTES RIGHT, A DISTANCE OF 314.40 FEET; THENCE WESTERLY DEFLECTING 159 DEGREES, 31 MINUTES RIGHT, A DISTANCE OF 331.52 FEET TO THE POINT OF BEGINNING CONTAINING 20285.08 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT U-6-7(106), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEEMEE AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEEMEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEEMEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL THE CONDEEMEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

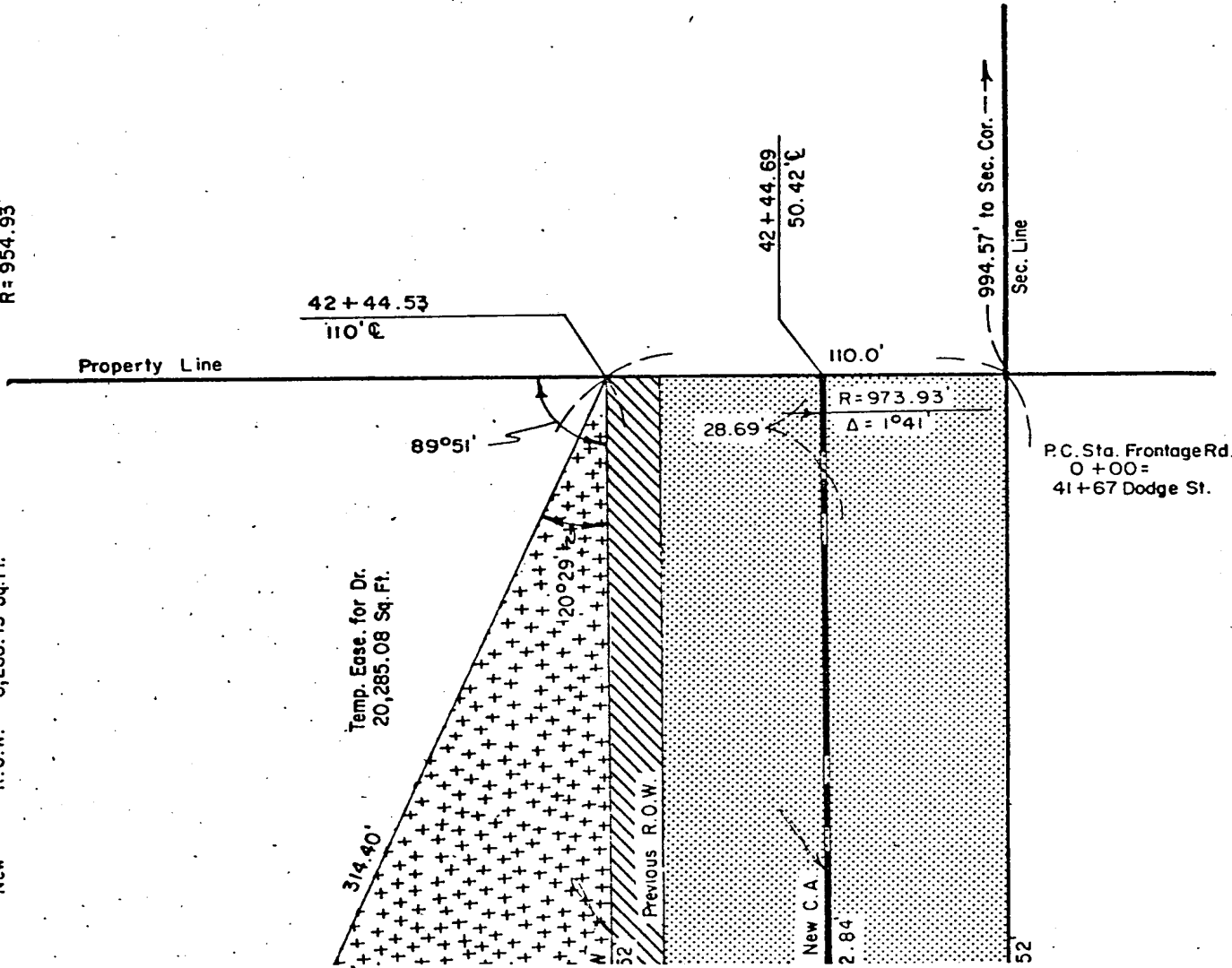


W. 10 Ac. SE 4SE4  
 Sec. 18--T15N--R12E  
 Douglas County

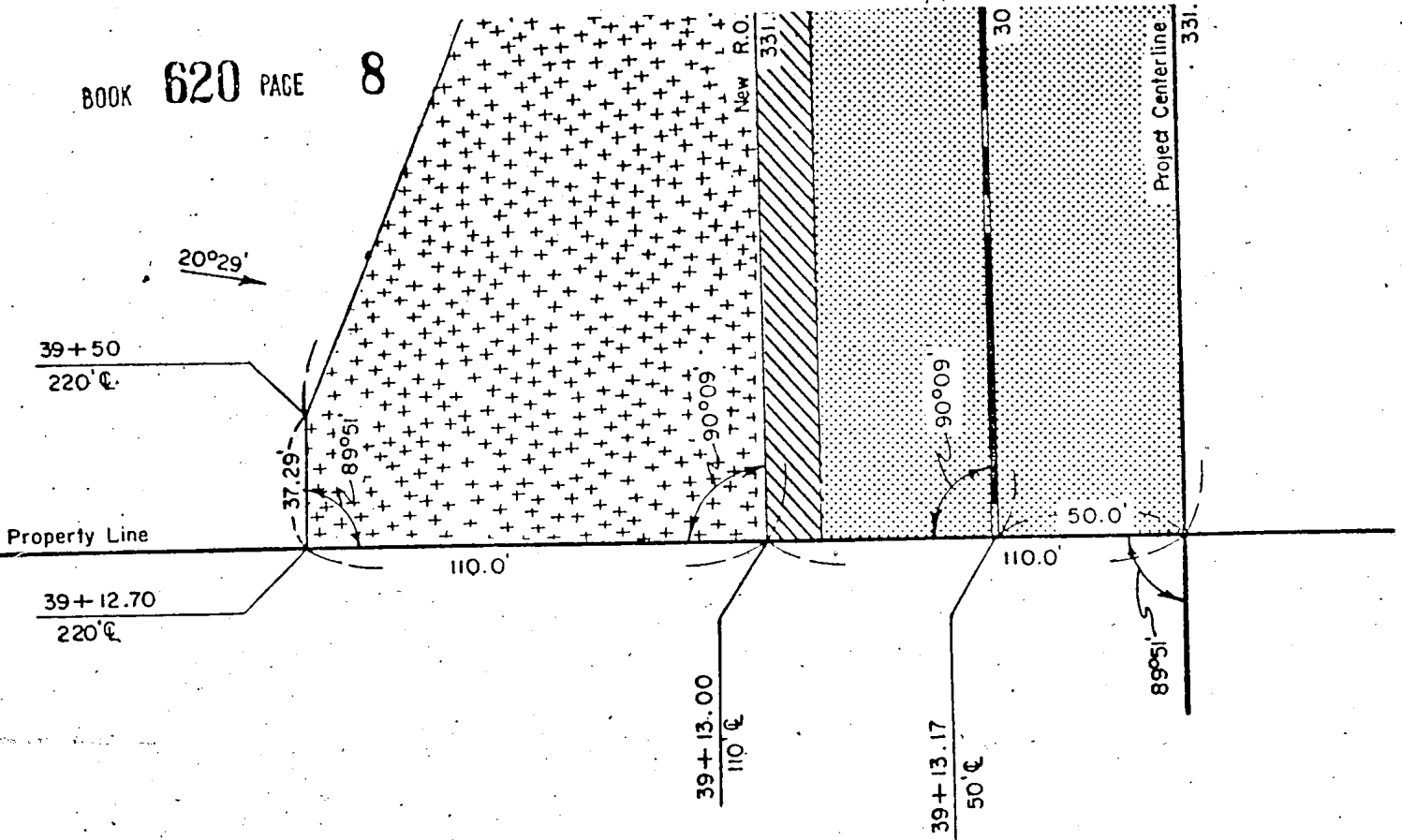


Frontage Road  
 $A = 12^{\circ}00'$  Lt.  
 $D = 6^{\circ}00'$   
 $T = 100.37'$   
 $L = 200.0'$   
 $R = 954.93'$

Total R.O.W. 36,467.75 Sq. Ft.  
 Previous R.O.W. 28,179.62 Sq. Ft.  
 New R.O.W. 8,288.13 Sq. Ft.



P.C. Sta. Frontage Rd.  
 0 + 00 =  
 41 + 67 Dodge St.



PLAT SHOWING  
**RIGHT OF WAY**  
 TO BE ACQUIRED FROM LAND OWNED BY  
**BLUMKIN REALTY COMPANY**

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

TRACT NO. 6

SCALE 1" = 50'

PROJECT NO. U-6-7(106)  
 AFE R-172

- PREV. R.O.W. 8,288.13 Sq. Ft.
- NEW R.O.W. 20,285.08 Sq. Ft.
- TEMP. EASE.
- PERM. EASE.
- CONTROLLED ACCESS

DRAWN BY BLH 4-10-79  
 CHECKED BY  
 COMPUTED BY JBM  
 WRITTEN BY JBM  
 CHECKED BY Daz 4-10-79



**POOR INSTRUMENT FILED**

BOOK 620 PAGE 9

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

OWNER: Rose Blumkin and Irving Veitzer (Trustees)

TENANT: Robert Doll, Jr.

**TRACT 7**

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 994.57 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 110.00 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 075 DEGREES, 25 MINUTES RIGHT, A DISTANCE OF 417.60 FEET; THENCE EASTERLY DEFLECTING 011 DEGREES, 50 MINUTES RIGHT, A DISTANCE OF 221.49 FEET; THENCE EASTERLY ON A 191.50 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 009 DEGREES, 06 MINUTES LEFT, A DISTANCE OF 187.19 FEET, SUBTENDING A CENTRAL ANGLE OF 056 DEGREES, 00 MINUTES; THENCE NORTHERLY DEFLECTING 027 DEGREES, 12 MINUTES LEFT, A DISTANCE OF 259.40 FEET; THENCE NORTHERLY ON A 147.00 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 005 DEGREES, 03 MINUTES RIGHT, A DISTANCE OF 217.90 FEET, SUBTENDING A CENTRAL ANGLE OF 084 DEGREES, 56 MINUTES; THENCE NORTHERLY DEFLECTING 084 DEGREES, 08 MINUTES LEFT, A DISTANCE OF 361.08 FEET; THENCE EASTERLY ON A 370.00 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 097 DEGREES, 45 MINUTES RIGHT, A DISTANCE OF 55.20 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 33 MINUTES ALONG THE SOUTHERLY BURT STREET RIGHT OF WAY LINE; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 60.00 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES RIGHT, A DISTANCE OF 1105.46 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 368385.90 SQUARE FEET, MORE OR LESS, WHICH INCLUDES 135558.48 SQUARE FEET, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 994.57 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY DEFLECTING 089 DEGREES, 51 MINUTES RIGHT, A DISTANCE OF 50.42 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE EASTERLY ON A 973.93 FOOT RADIUS CURVE TO THE LEFT, DEFLECTION TO THE INITIAL TANGENT BEING 088 DEGREES, 28 MINUTES RIGHT, A DISTANCE OF 175.29 FEET, SUBTENDING A CENTRAL ANGLE OF 010 DEGREES, 19 MINUTES; THENCE EASTERLY DEFLECTING 002 DEGREES, 32 MINUTES RIGHT, A DISTANCE OF 474.17 FEET; THENCE NORTHEASTERLY DEFLECTING 019 DEGREES, 03 MINUTES LEFT, A DISTANCE OF 248.22 FEET; THENCE NORTHERLY DEFLECTING 059 DEGREES, 31 MINUTES LEFT, A DISTANCE OF 383.89 FEET TO THE POINT OF TERMINATION;

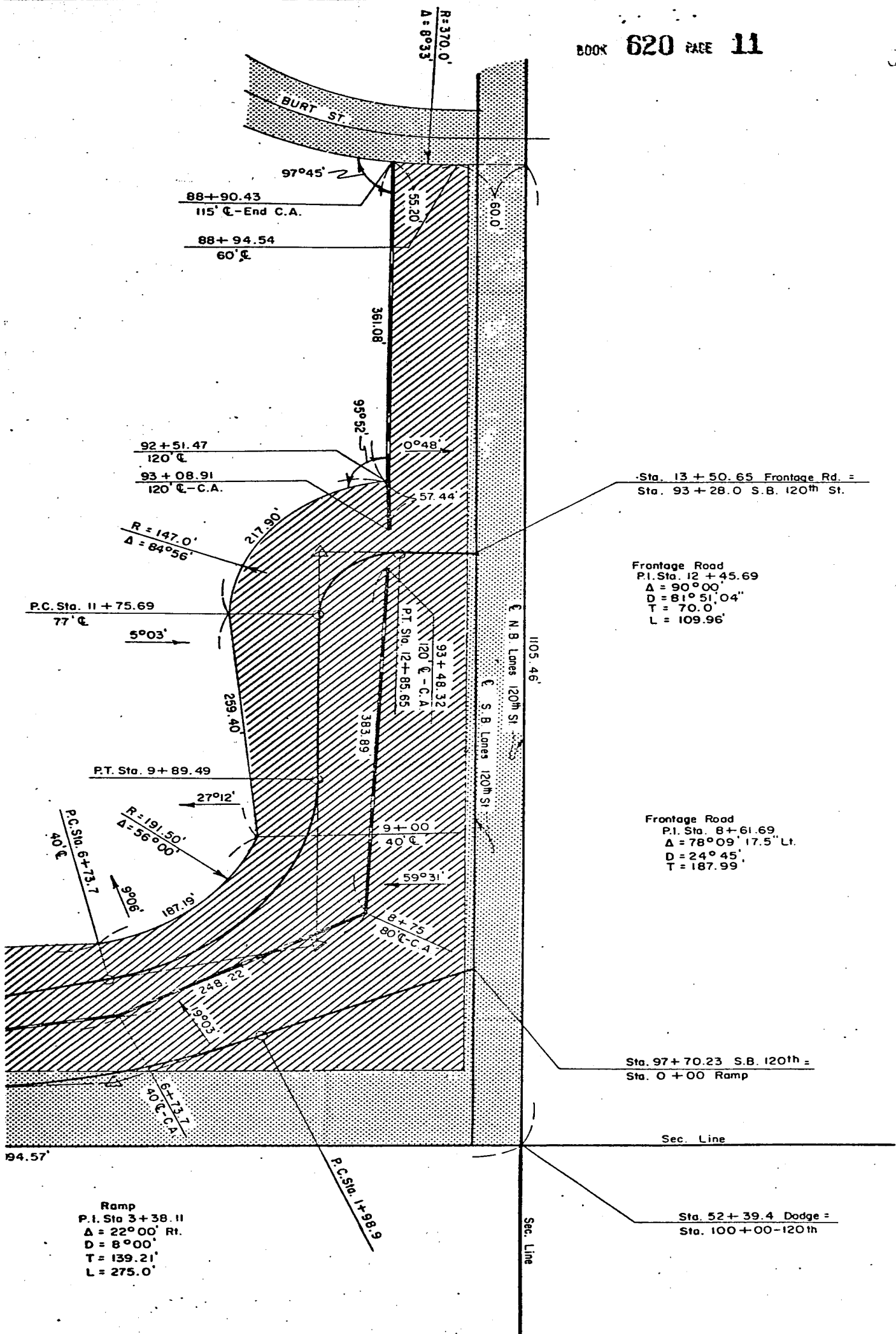
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**AND ALSO:**

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 1105.46 FEET ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 60.00 FEET; THENCE WESTERLY ON A 370.00 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 00 MINUTES A DISTANCE OF 55.20 FEET, SUBTENDING A CENTRAL ANGLE OF 008 DEGREES, 33 MINUTES ALONG THE SOUTHERLY BURT STREET RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 097 DEGREES, 45 MINUTES LEFT, A DISTANCE OF 361.08 FEET; THENCE SOUTHERLY DEFLECTING 000 DEGREES, 48 MINUTES LEFT, A DISTANCE OF 57.44 FEET TO THE POINT OF TERMINATION;

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNES AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID CONDEMNES AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.



Sta. 13 + 50.65 Frontage Rd. =  
Sta. 93 + 28.0 S.B. 120th St.

Frontage Road  
P.I. Sta. 12 + 45.69  
 $\Delta = 90^{\circ}00'$   
 $D = 81^{\circ}51.04''$   
 $T = 70.0'$   
 $L = 109.96'$

Frontage Road  
P.I. Sta. 8 + 61.69  
 $\Delta = 78^{\circ}09'17.5''$   
 $D = 24^{\circ}45'$   
 $T = 187.99'$

Sta. 97 + 70.23 S.B. 120th =  
Sta. 0 + 00 Ramp

Sec. Line

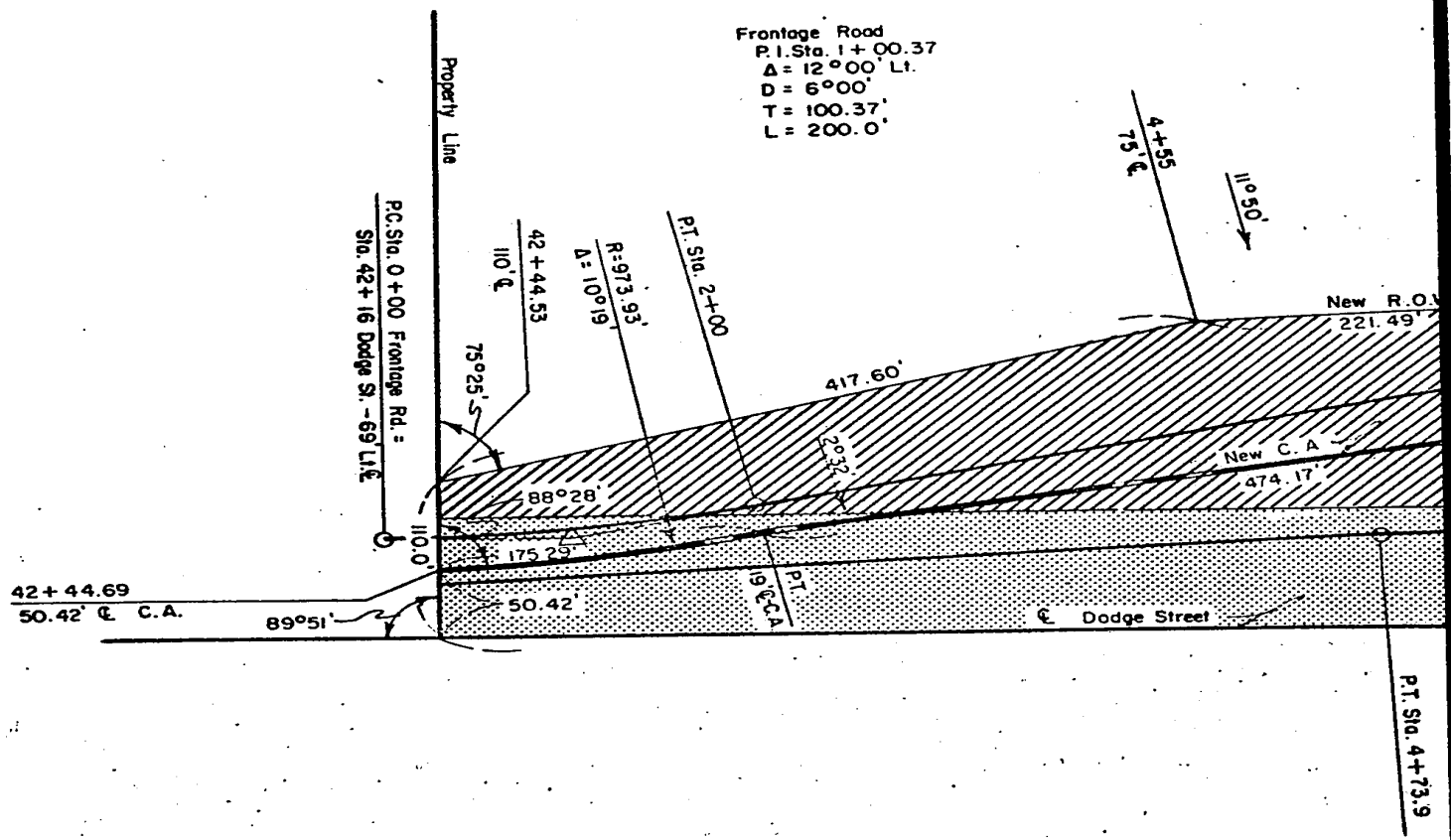
Sta. 52 + 39.4 Dodge =  
Sta. 100 + 00 - 120th

Ramp  
P.I. Sta 3 + 38.11  
 $\Delta = 22^{\circ}00'$  Rt.  
 $D = 8^{\circ}00'$   
 $T = 139.21'$   
 $L = 275.0'$



Pt. SE<sup>4</sup>SE<sup>4</sup>  
 Sec. 18-T15N-R12E  
 Douglas County

Total	R.O.W.	368,385.90 Sq. Ft.
Previous	R.O.W.	135,558.48 Sq. Ft.
New	R.O.W.	232,827.42 Sq. Ft.



BOOK 620 PAGE 13

PLAT SHOWING

**RIGHT OF WAY**  
TO BE ACQUIRED FROM LAND OWNED BY  
**TRUSTEES - ROSE BLUMKIN & IRVING**  
**VEITZER**  
**TENANT - ROBERT DOLL, JR.**






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

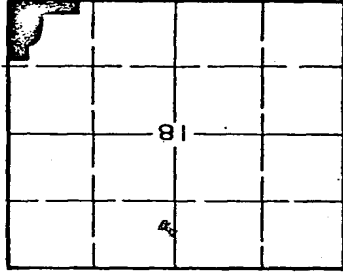
TRACT NO. 7 SCALE 1"=100'

PROJECT NO. F-6-7(106)  
AFE R-172

DRAWN BY BLH 4-25-79  
CHECKED BY GLP 4-26-79  
COMPUTED BY  
WRITTEN BY  
CHECKED BY

232,827.42 Sq.Ft.

PREV. ROW.   
NEW ROW.   
TEMP. EASE.   
PERM. EASE.   
CONTROLLED ACCESS 



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

OWNER: Eli M. Zalkin (Spouse-Sara)  
Allen S. Zalkin (Spouse-Monie), T.C.

LESSEE: Elmo Sturch

## TRACT, 18

~~THE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 49.50 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 605.99 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 41 MINUTES RIGHT, A DISTANCE OF 90.01 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 19 MINUTES RIGHT, A DISTANCE OF 258.03 FEET; THENCE EASTERLY DEFLECTING 019 DEGREES, 53 MINUTES LEFT, A DISTANCE OF 249.90 FEET; THENCE EASTERLY DEFLECTING 017 DEGREES, 22 MINUTES RIGHT, A DISTANCE OF 114.16 FEET; THENCE SOUTHERLY DEFLECTING 093 DEGREES, 12 MINUTES RIGHT, A DISTANCE OF 180.01 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 74456.91 SQUARE FEET, MORE OR LESS, WHICH INCLUDES 36359.48 SQUARE FEET, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID QUARTER SECTION. EXCEPT, OVER THE ACCESS ROAD TO BE CONSTRUCTED.

TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE AND TRAILER REMOVAL PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 655.49 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 41 MINUTES RIGHT, A DISTANCE OF 90.01 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S) TO THE POINT OF BEGINNING; THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 55.00 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 092 DEGREES, 47 MINUTES RIGHT, A DISTANCE OF 82.52 FEET; THENCE SOUTHERLY DEFLECTING 086 DEGREES, 32 MINUTES RIGHT, A DISTANCE OF 37.00 FEET; THENCE EASTERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 55.00 FEET; THENCE EASTERLY DEFLECTING 006 DEGREES, 11 MINUTES RIGHT, A DISTANCE OF 120.70 FEET; THENCE WESTERLY DEFLECTING 173 DEGREES, 49 MINUTES RIGHT, A DISTANCE OF 258.03 FEET TO THE POINT OF BEGINNING CONTAINING 5837.53 SQUARE FEET, MORE OR LESS.

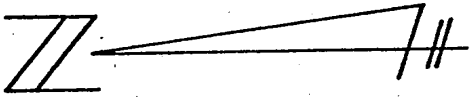
BOOK 620 PAGE 15

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR BUILDING REMOVAL PURPOSES, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

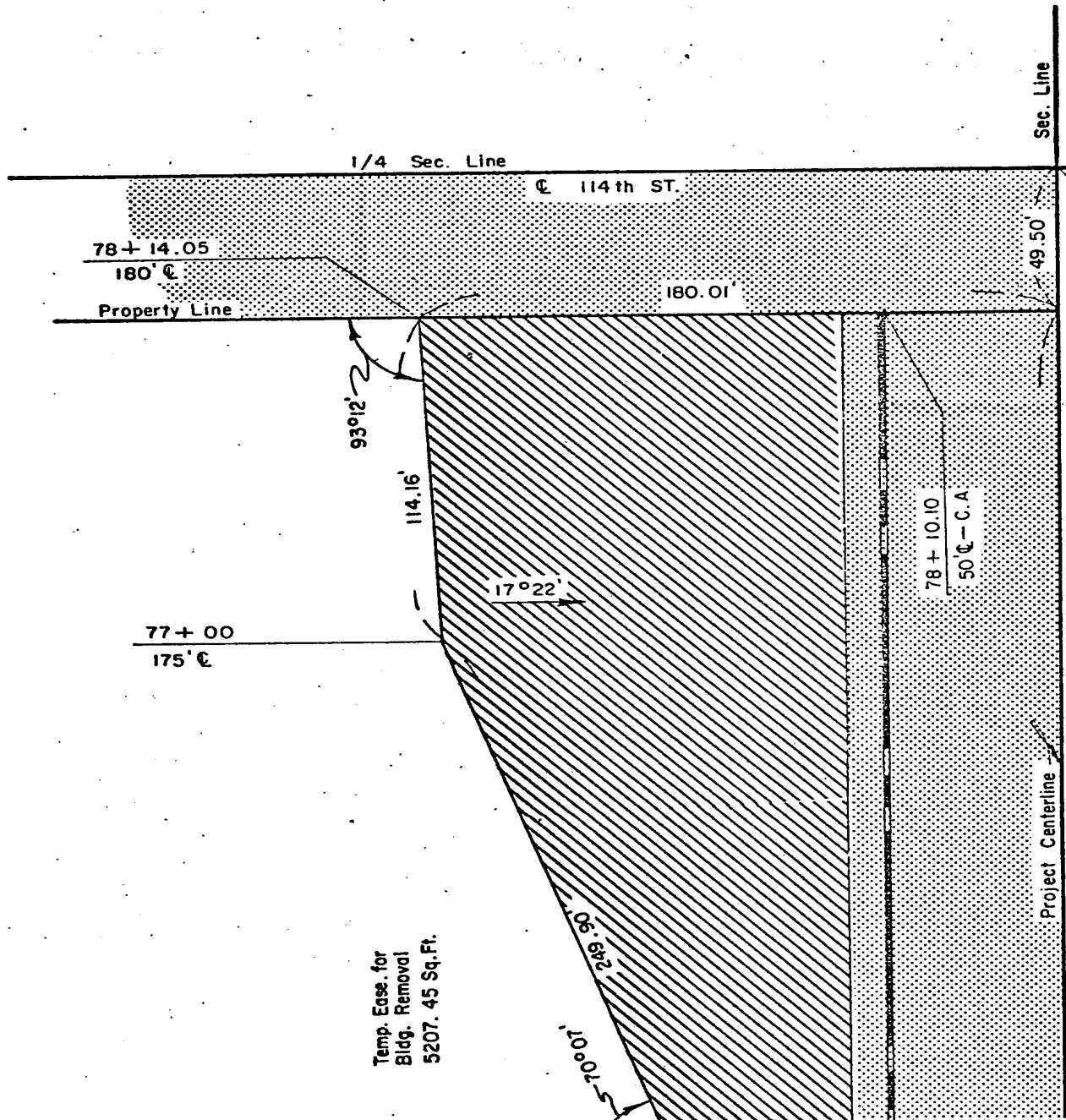
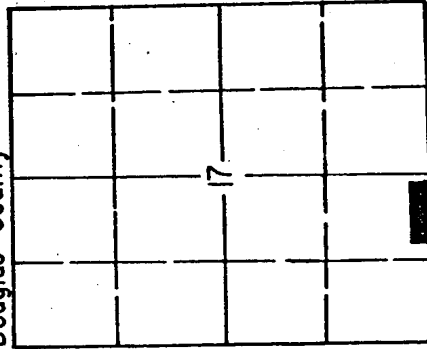
REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 655.49 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY DEFLECTING 090 DEGREES, 41 MINUTES RIGHT, A DISTANCE OF 90.01 FEET ALONG THE PROPERTY LINE OF THE CONDEMNEE(S); THENCE EASTERLY DEFLECTING 089 DEGREES, 19 MINUTES RIGHT, A DISTANCE OF 258.03 FEET; THENCE EASTERLY DEFLECTING 019 DEGREES, 53 MINUTES LEFT, A DISTANCE OF 5.32 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 53.17 FEET; THENCE NORTHERLY DEFLECTING 070 DEGREES, 07 MINUTES LEFT, A DISTANCE OF 95.11 FEET; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 50.00 FEET; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 113.19 FEET TO THE POINT OF BEGINNING CONTAINING 5207.45 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF PROJECT U-6-7(106), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL THE CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

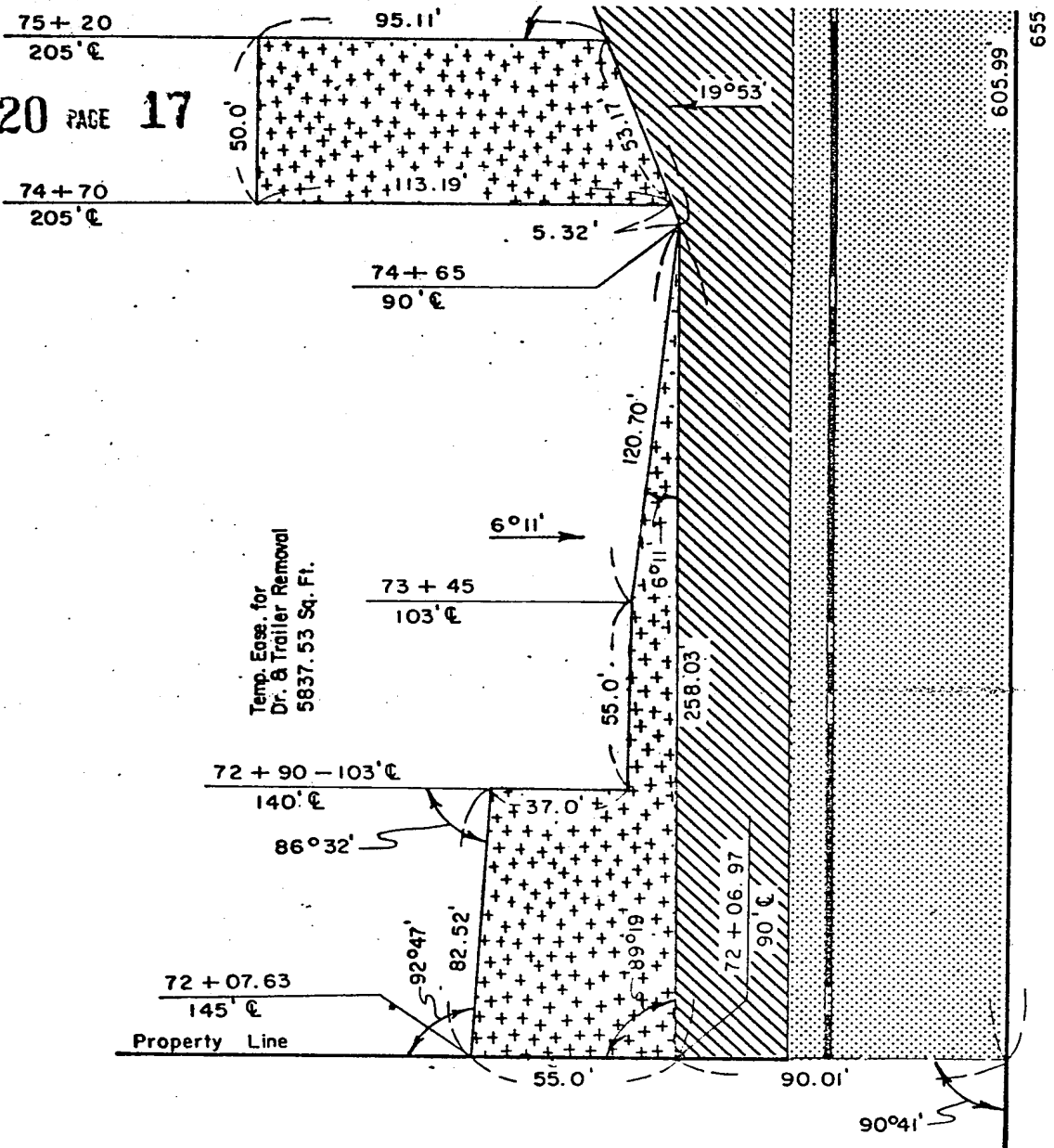


Pt. S<sup>2</sup> SW<sup>4</sup>  
Sec. 17-T15N-R12E  
Douglas County





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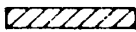
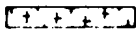
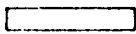

Total  
Previous  
New

R.O.W. 74,456.91 Sq. Ft.  
R.O.W. 36,359.48 Sq. Ft.  
R.O.W. 38,097.43 Sq. Ft.

PLAT SHOWING  
**RIGHT OF WAY**  
 TO BE ACQUIRED FROM LAND OWNED BY  
**ELI M. ZALKIN (SPOUSE-SARA)**  
**ALLEN S. ZALKIN (SPOUSE-MONIE), T. C.**  
**LESSEE-ELMO STURCH**

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

TRACT NO. 18      SCALE 1" = 50'  
 PROJECT NO. F-6-7(106)  
 AFE R-172

PREV. R.O.W.   
 NEW R.O.W.   
 TEMP. EASE.   
 PERM. EASE.   
 CONTROLLED ACCESS 

38,097.43 Sq. Ft.  
 11,044.98 Sq. Ft.

DRAWN BY BLH 5-16-79  
 CHECKED BY  
 COMPUTED BY  
 WRITTEN BY  
 CHECKED BY

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:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 5           \$ 32,000.00

Award to be distributed as follows:

To: Louie Blumkin, Trustee;	\$ <u>31,156.51</u>
Robert Doll, Jr., Lessee;	\$ <u>0</u>
Douglas County Treasurer;	\$ <u>843.49</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 6           \$ 10,600.00

Award to be distributed as follows:

To: Blumkin Realty Company, formerly Rose Investment Company, a Nebraska corporation, Owner;	\$ <u>10,600.00</u>
Douglas County Treasurer;	\$ <u>0</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 7           \$ 200,000.00

Award to be distributed as follows:

To: Rose Blumkin and Irving Veitzer, Trustees;	\$ <u>99,645.77</u> \$ <u>99,645.76</u>
Robert Doll, Jr., Lessee;	\$ <u>0</u>
Douglas County Treasurer;	\$ <u>708.47</u>

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 18         \$ 153,000.00

Award to be distributed as follows:

To: Eli M. Zalkin and Allen S. Zalkin, Tenants in Common;	\$ <u>68,176.74</u> \$ <u>68,176.73</u>
Sara Zalkin, wife of Eli M. Zalkin;	\$ <u>0</u>
Monie Zalkin, wife of Allen S. Zalkin;	\$ <u>0</u>
Elmo's Pub, Ltd., a Nebraska cor- poration, Lessee;	\$ <u>13,000.00</u>
Douglas County Treasurer;	\$ <u>3,646.53</u>

All of which is hereby respectfully submitted.

Dated this 9 day of August, A.D. 1979.

Robert Peterson

[Signature]

Frank H. B. Smith  
Appraisers

Subscribed and sworn to before me this \_\_\_ day of  
\_\_\_\_\_, A.D. 19\_\_.

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

Filed: August 9th, 1979.

COUNTY COURT  
DOUGLAS COUNTY  
DEAN HADORN, CLERK  
OMAHA, NEBR.

STATE OF NEBRASKA, }  
COUNTY OF DOUGLAS } ss.

I, Dean Hadorn, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of.....

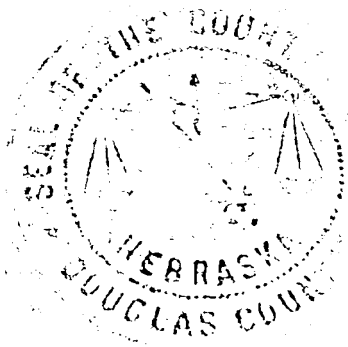
"RETURN OF APPRAISERS" in re:

STATE OF NEBRASKA, DEPARTMENT OF ROADS, Condemner -vs-

LOUIE BLUMKIN, Trustee, et al, Condemnees,

in the matter of Docket C5 - Page 28

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 hereto 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 at Omaha, this 10th day of August, A. D. 1979.

DEAN HADORN, Clerk of the County Court

By John A. Douglas Deputy

10 V. J. P.

RECEIVED  
1979 AUG 30 AM 8:32

C. HAROLD ESTLER  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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