



1151 021 MISC



07210 95 021-027



STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

C95 60006

Douglas County Court, Civil/Small Claims Division
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

I, Joyce A. Riedler, Deputy Clerk of the Douglas

County Court, certify that the attached documents are full, true and complete copies of the original records of
entries identified as follows: Return of Appraisers

on file and of record in the Douglas County Court, entitled: State of Nebraska Dept of Roads
vs. Ridges Limited Partnership, et al

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: July 10, 1995

BY THE COURT:

Joyce A Riedler

(Deputy Clerk)

(Seal)



Return to:

Joyce A. Riedler
Room F03
Civic Center

Bill:

Gary R. Welch
P O Box 94759
Lincoln NE 68509

RECEIVED
JUL 11 8 56 AM '95
CLERK OF DISTRICT COURT
DOUGLAS COUNTY, NE

07210 24-15-11 MAB
FEE 35.00 N FB 01-60000
DEL CO COMP
LEGAL PD SCAM WJ 8

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA)
 DEPARTMENT OF ROADS,)
)
 Condemner,)
)
 v.)
)
 RIDGES LIMITED PARTNERSHIP, A)
 Nebraska Limited Partnership,)
 Owner; FIRST BANK, Holder of a)
 Lien; SANITARY IMPROVEMENT)
 DISTRICT NO. 367, Holder of)
 Easement; ~~METROPOLITAN UTILITIES~~)
~~DISTRICT, Holder of Easement;~~)
 DOUGLAS COUNTY TREASURER;)
)
 Condemnees.)

Docket ___ Page ___ Case C 95-60006

RETURN OF APPRAISERS

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 Timothy F. Dunning, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 11th day of May, 1995, 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:

FILED
 COUNTY CLERK
 DOUGLAS COUNTY
 NEBRASKA
 MAY 11 1995

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

RIDGES LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, OWNER;
FIRST BANK, HOLDER OF A LIEN; SANITARY IMPROVEMENT DISTRICT NO. 367,
HOLDER OF EASEMENT; METROPOLITAN UTILITIES DISTRICT, HOLDER OF EASEMENT;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF
ANY FOR HIGHWAY RIGHT OF WAY PURPOSES AS ILLUSTRATED ON THE ATTACHED
PLAT AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF OUTLOT A, IN
SECTION 29, TOWNSHIP 15 NORTH, RANGE 11 EAST, DOUGLAS COUNTY, NEBRASKA.

SE/SW
SW/SW

SE/SE
SW/SE

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:

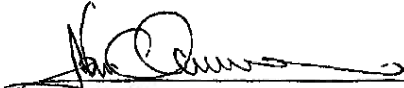
TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1 \$257,620.00

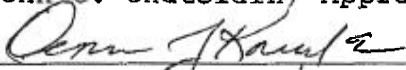
Award to be distributed as follows:

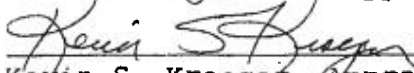
To: Ridges Limited Partnership, A Nebraska Limited Partnership, Owner;	\$257,192.66
First Bank, Holder of a Lien;	\$ 0-
Sanitary Improvement District No. 367, Holder of Easement;	\$ 0-
Metropolitan Utilities District, Holder of Easement;	\$
Douglas County Treasurer;	\$ 47.34

All of which is hereby respectfully submitted.

Dated this 5th day of July, A.D. 1995.

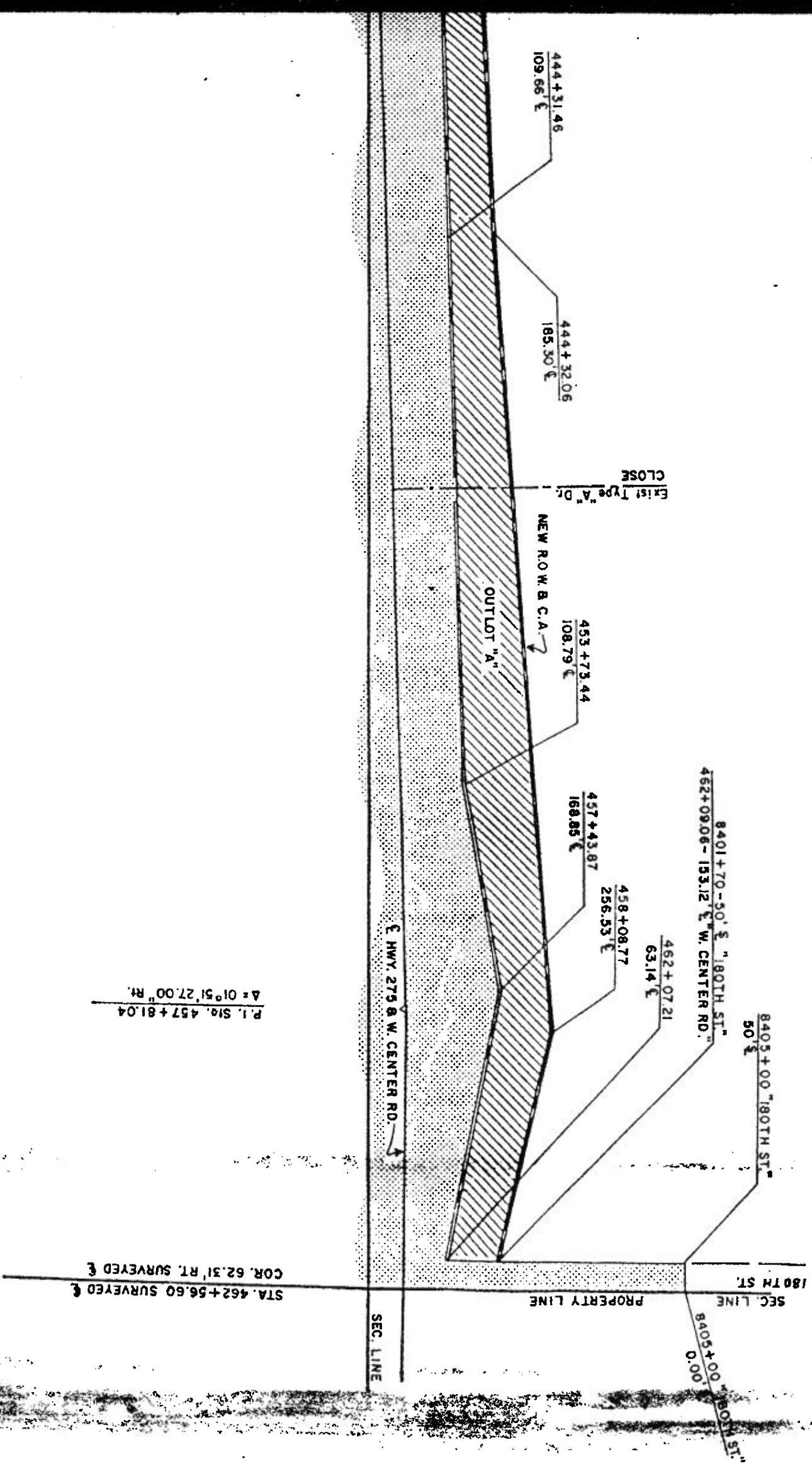

John C. Chatelain, Appraiser


Dennis J. Knudsen, Appraiser


Kevin S. Kroeger, Appraiser

Filed this _____ day of _____, 1995.
(SEAL)

County Judge



Exist. Type "A" Dr.
CLOSE

NEW R

$\frac{444 + 32.06}{185.30' \text{ E}}$

$\frac{444 + 31.46}{109.86' \text{ E}}$

$\frac{436 + 24.58}{169.60' \text{ E}}$

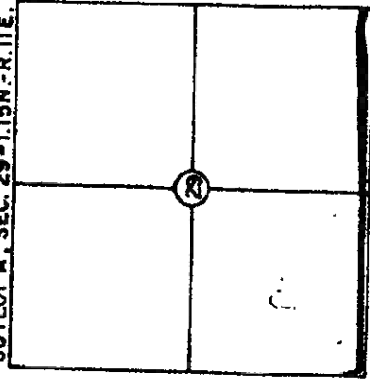
Exist. Type "A" Dr.
CLOSE

$\frac{436 + 01.11}{110.19' \text{ E}}$

Exist. Type "A" Dr.
CLOSE

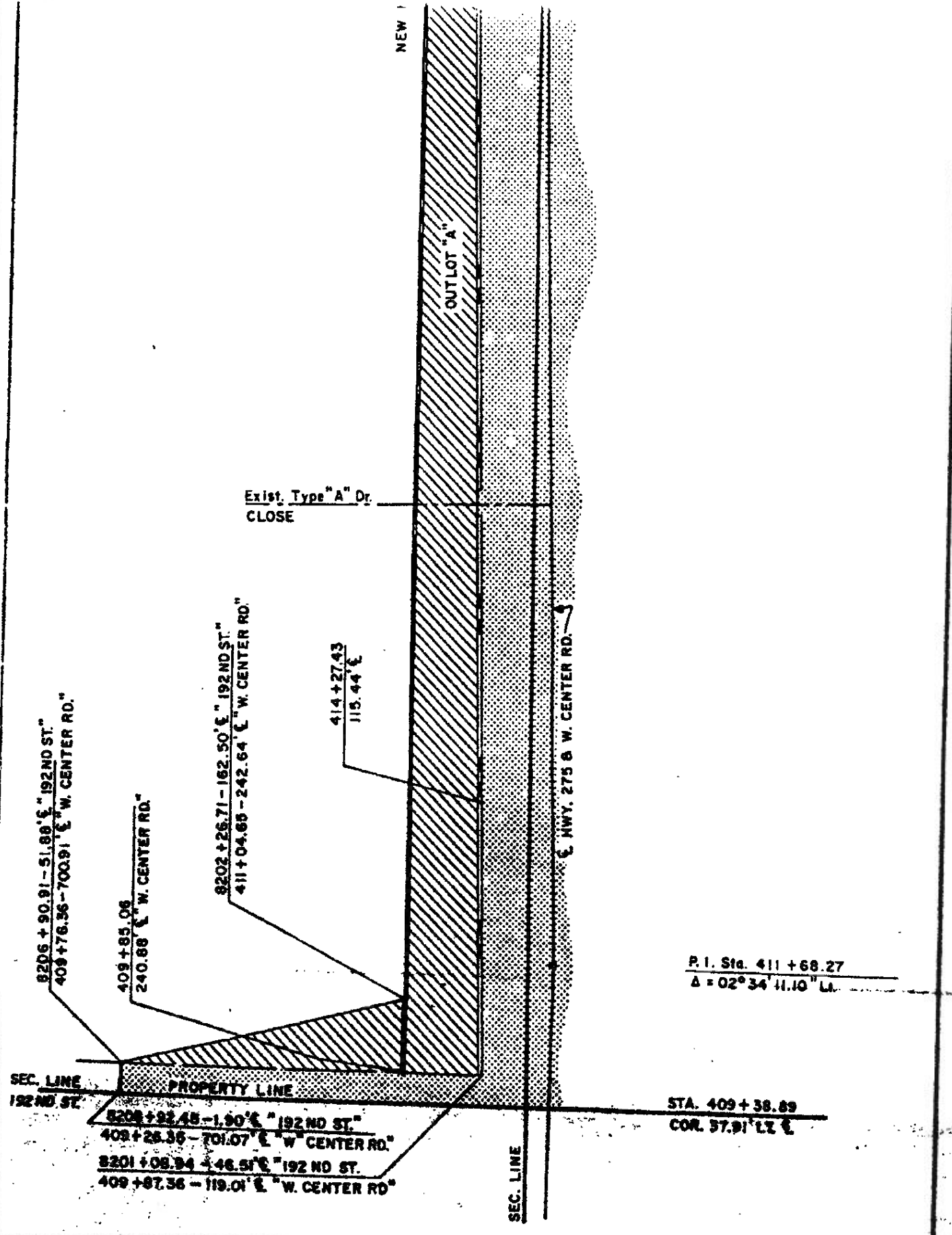
NEW R.O.W. 6 C.A.

OUTLOT "A", SEC. 29-T.15N.-R.11E.



DOUGLAS COUNTY

TOTAL 6 NEW R.O.W. 11.71 ACRES



PLAT SHOWING
RIGHT OF WAY

TO BE ACQUIRED FROM LAND OWNED BY

RIDGES LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, OWNER;
 FIRST BANK, HOLDER OF A LIEN; SANITARY IMPROVEMENT DISTRICT NO. 367,
 HOLDER OF EASEMENT; METROPOLITAN UTILITIES DISTRICT, HOLDER OF EASEMENT;

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

TRACT NO. 1
 LOCATION 168TH - JCT US 6 OMAHA
 PROJECT NO. F-275-7(149)
 CONTROL NO. 20256 A

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

11.71 ACRES

SCALE 1" = 200'
 DRAWN BY J.F.B. 1/18/95
 CHECKED BY B.J.C. 1/18/95
 COMPUTED BY
 WRITTEN BY
 CHECKED BY