

BEFORE THE COUNTY JUDGE OF **DOUGLAS** COUNTY, NEBRASKA

STATE OF NEBRASKA
DEPARTMENT OF ROADS,

Condemner,

v.

N. P. DODGE COMPANY, A Nebraska Corporation, Owner; 103 PLAZA, INC., A Nebraska Corporation, Holder of Interest; MINNIE D. THOMSEN, Mortgagee; DOUGLAS COUNTY TREASURER;

ANDREW JENSEN and ANNA S. JENSEN, husband and wife, Joint Tenants; DOUGLAS COUNTY TREASURER;

Condemnees.

Docket C-3 Page 69

RETURN OF APPRAISERS

TO HONORABLE **ROBERT R. TROYER** , COUNTY JUDGE, **DOUGLAS** COUNTY, NEBR.

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 _____ day of _____, 19____, 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:

RLW-648

BOOK 443 PAGE 696

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

Land Owner: N. P. Dodge Company

Possible Purchaser on Contract: 103 Plaza Incorporated

Mortgagee: Minnie D. Thomsen

Project: I-680-9 (77) AFE: R-502 Douglas County, Nebraska

Project: I-280-9 (97) AFE: R-174b Douglas 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 East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 33; thence northerly on the East Line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 33 a distance of 603.6 feet; thence southwesterly 160 degrees 07 minutes left a distance of 573.2 feet; thence westerly 70 degrees 00 minutes right a distance of 412.2 feet; thence southerly 90 degrees 00 minutes left a distance of 15.0 feet; thence westerly 90 degrees 00 minutes right a distance of 52.7 feet to a point on the West Line of said East Half of Southeast Quarter of the Southwest Quarter; thence southerly on said West Line a distance of 50.0 feet to the Southwest Corner of said East Half of the Southeast Quarter of the Southwest Quarter; thence easterly on the South Line of said East Half of the Southeast Quarter of the Southwest Quarter a distance of 659.8 feet to the point of beginning, containing 2.16 acres, more or less, which includes 0.49 acre, more or less, previously occupied as a public highway, the remaining 1.67 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 East Half of the Southeast Quarter of the Southwest Quarter, except over the westerly 60.0 feet of the easterly 566.8 feet of said tract, to be used for a three way intersection for 103 Street, as measured along the South Line of said East Half of the Southeast Quarter of the Southwest Quarter as illustrated on the attached plat.

All mineral rights in the above described tract shall be retained and reserved to the Condemnee, its heirs, successors or assigns. The Condemnee, its 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 Condemnee, its heirs, successors or assigns in extracting such minerals, damage or in any way impair the use of the above described tract.

Also, Permanent Easement to a tract of land for the Control of Outdoor Advertising as illustrated on the attached plat and being more particularly described as all that part of the East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, lying within 660 feet of the Interstate Highway Right of Way Controlled Access Line as measured at right angles to the centerline of said Interstate Highway and being in accordance with the rules and regulations Relating to the Control of Advertising in Areas Adjacent to the National System of Interstate and Defense Highways in Nebraska, which were adopted pursuant to Section 39-1320.03, R. S. Supp., 1961, and in accordance with Section 84-907, R. R. S. 1943, approved and filed on June 15, 1961.

Also, Temporary Easement to a tract of land located in the East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and temporary use of said land in securing and removing road material, said tract of land as illustrated on the attached plat and being more particularly described as follows:

Referring to the South Quarter Corner of said Section 33; thence northerly on the East Line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 33 a distance of 603.6 feet to the point of beginning,

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

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Land Owner: N. P. Dodge Company

Possible Purchaser on Contract: 103 Plaza Incorporated

Mortgagee: Minnie D. Thomsen

Project: I-680-9 (77) AFE: R-502 Douglas County, Nebraska

Project: I-280-9 (97) AFE: R-174b Douglas County, Nebraska

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said point being on the northwesterly Highway Right of Way Line; thence continuing northerly on said East Line a distance of 230.9 feet; thence southwesterly 16 1/4 degrees 59 minutes left a distance of 797.2 feet to a point on said Highway Right of Way Line; thence easterly 105 degrees 08 minutes left and on said Highway Right of Way Line a distance of 11.5 feet; thence northeasterly 70 degrees 00 minutes left and on said Highway Right of Way Line a distance of 573.2 feet to the point of beginning, containing 0.62 acre, more or less, to be secured in this action.

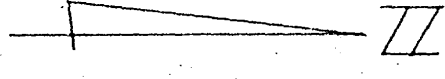
The right to remove the above described road material from the premises above described shall terminate upon acceptance by the Department of Roads of the above mentioned Project: I-680-9 (77).

Also, Temporary Easement to a tract of land and all improvements thereon, if any, for Construction Purposes located in the East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

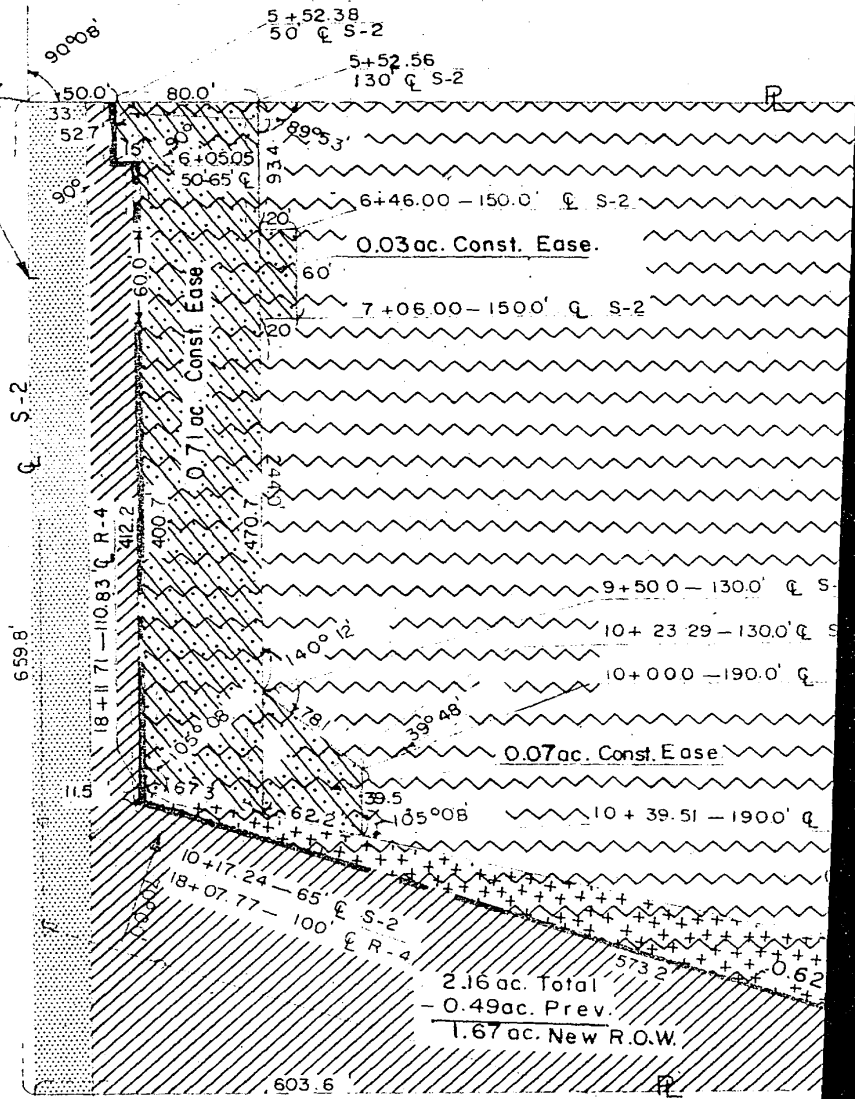
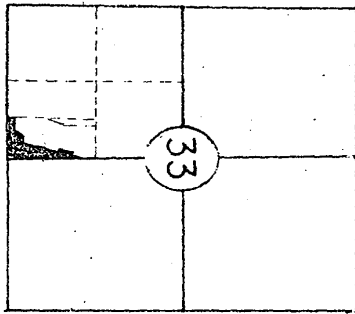
Referring to the South Quarter Corner of said Section 33; thence northerly on the East Line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 33 a distance of 834.5 feet; thence southwesterly 16 1/4 degrees 59 minutes left a distance of 133.0 feet to the point of beginning; thence continuing southwesterly on the last described course produced a distance of 100.4 feet; thence northwesterly 9 1/4 degrees 52 minutes right a distance of 41.3 feet; thence northeasterly 90 degrees 00 minutes right a distance of 100.0 feet; thence southeasterly 90 degrees 00 minutes right a distance of 32.8 feet to the point of beginning, containing 0.08 acre, more or less, to be secured in this action.

And, also, Temporary Easement to a tract of land and all improvements thereon, if any, for Construction Purposes located in the East Half of the Southeast Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, as illustrated on the attached plat and being more particularly described as follows:

Referring to the South Quarter Corner of said Section 33; thence westerly on the South Line of the East Half of the Southeast Quarter of the Southwest Quarter of said Section 33 a distance of 659.8 feet to the Southwest Corner of said East Half of the Southeast Quarter of the Southwest Quarter; thence northerly 90 degrees 08 minutes right and on the West Line of said East Half of the Southeast Quarter of the Southwest Quarter a distance of 50.0 feet to the point of beginning, said point being on the northerly Highway Right of Way Line; thence continuing northerly on said West Line a distance of 80.0 feet; thence easterly 89 degrees 53 minutes right a distance of 93.4 feet; thence northerly 90 degrees 00 minutes left a distance of 20.0 feet; thence easterly 90 degrees 00 minutes right a distance of 60.0 feet; thence southerly 90 degrees 00 minutes right a distance of 20.0 feet; thence easterly 90 degrees 00 minutes left a distance of 244.0 feet; thence northeasterly 39 degrees 48 minutes left a distance of 78.1 feet; thence easterly 39 degrees 48 minutes right a distance of 39.5 feet; thence southwesterly 105 degrees 08 minutes right a distance of 129.5 feet to a point on said Highway Right of Way Line; thence westerly 7 1/4 degrees 52 minutes right and on said Highway Right of Way Line a distance of 400.7 feet; thence southerly 90 degrees 00 minutes left and on said Highway Right of Way Line a distance of 15.0 feet; thence westerly 90 degrees 00 minutes right and on said Highway Right of Way Line a distance of 52.7 feet to the point of beginning, containing 0.81 acre, more or less, to be secured in this action.

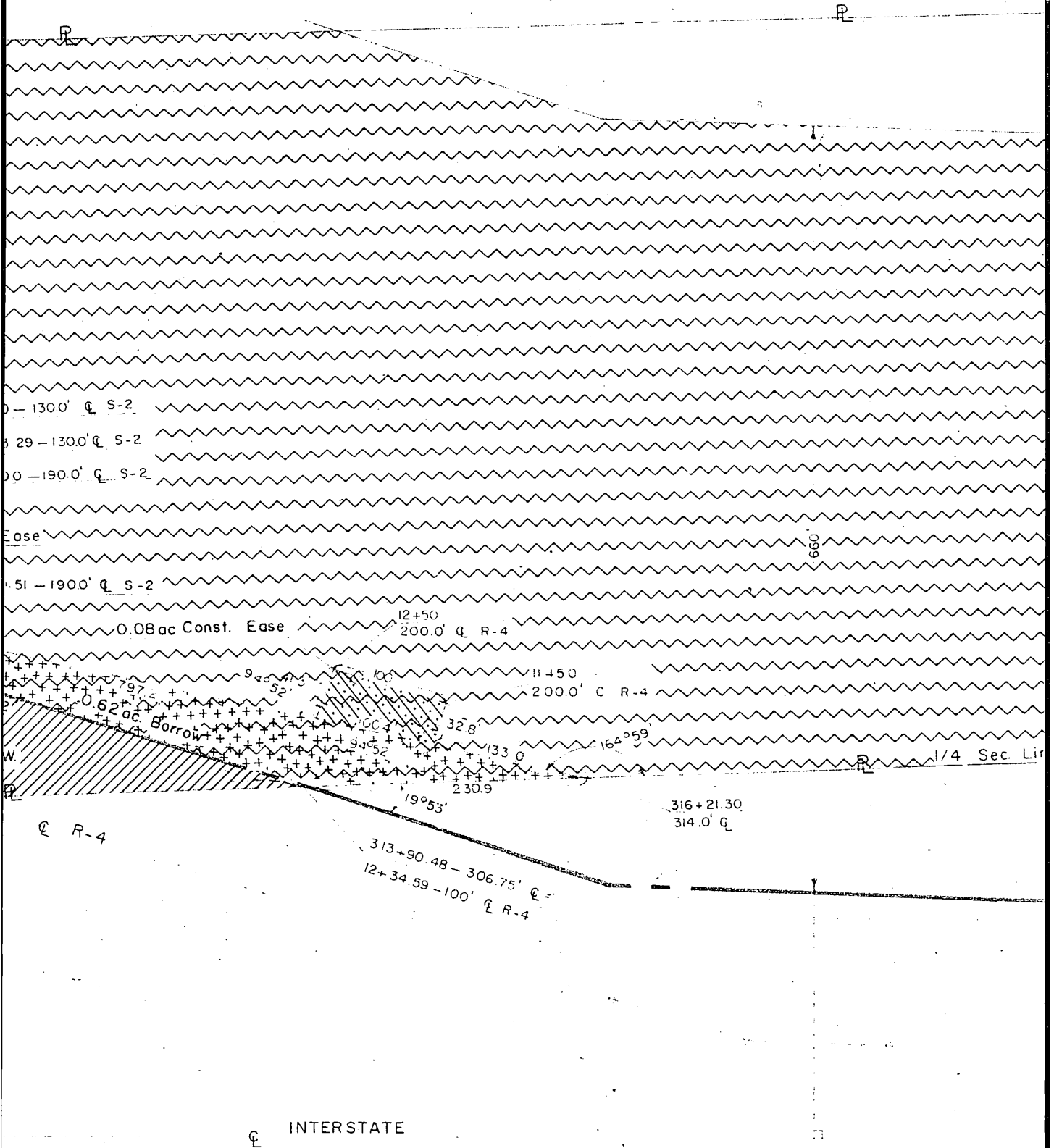


Sta. 6+75.3 Lt.
3-Way Intersection
for 103rd Street

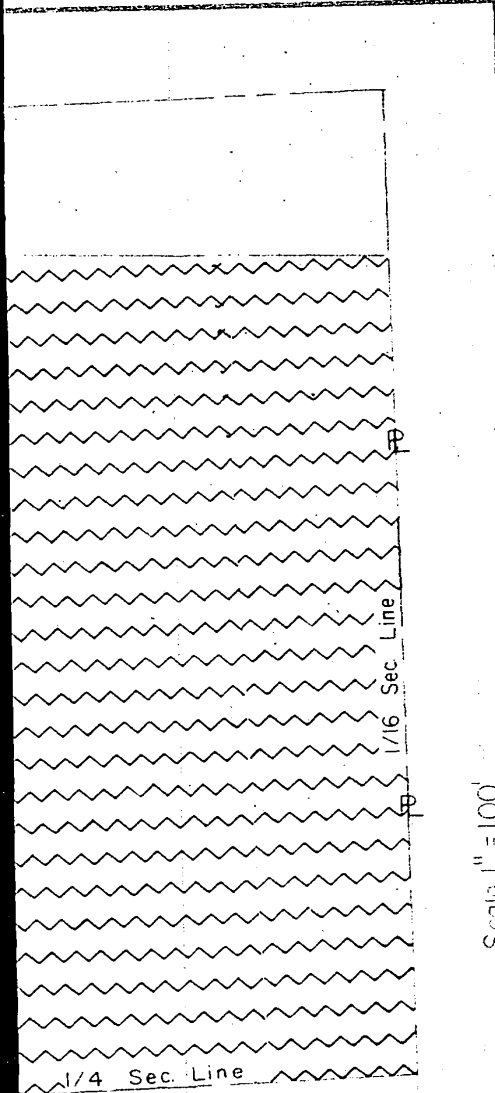


Sec Line

Q R-4



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RIGHT OF WAY
 to be acquired for Interstate Highway purposes
 Project: I-680-9(77) Tract I Douglas County A.F.E.R-502
 I-280-9(97) Tract II Douglas County A.F.E.R-174b

Holder of Record: N. P. Dodge Company
 Purchaser under Contract: 103 Plaza Inc.
 Location: E² SE⁴ SW⁴ of Sec. 33-T16N-R12E

- Old R.O.W. = 0.49 ac.
- New R.O.W. = 1.67 ac.
- Temp. Const. Ease. = 0.89 ac.
- Temp. Borrow Ease. = 0.62 ac.
- Advertising Control Line.
- Controlled Access Line

drawn checked
 written checked
 B. J. R. 6/1/66
 C.E.S. 6-6-66
 W.R.B. 6-7-66

STATE OF NEBRASKA
DEPARTMENT OF ROADS

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

Land Owners: Andrew Jensen and Anna S. Jensen, Husband and Wife, Joint Tenants

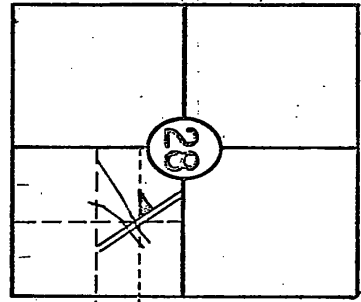
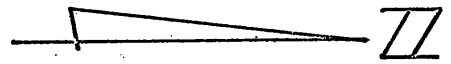
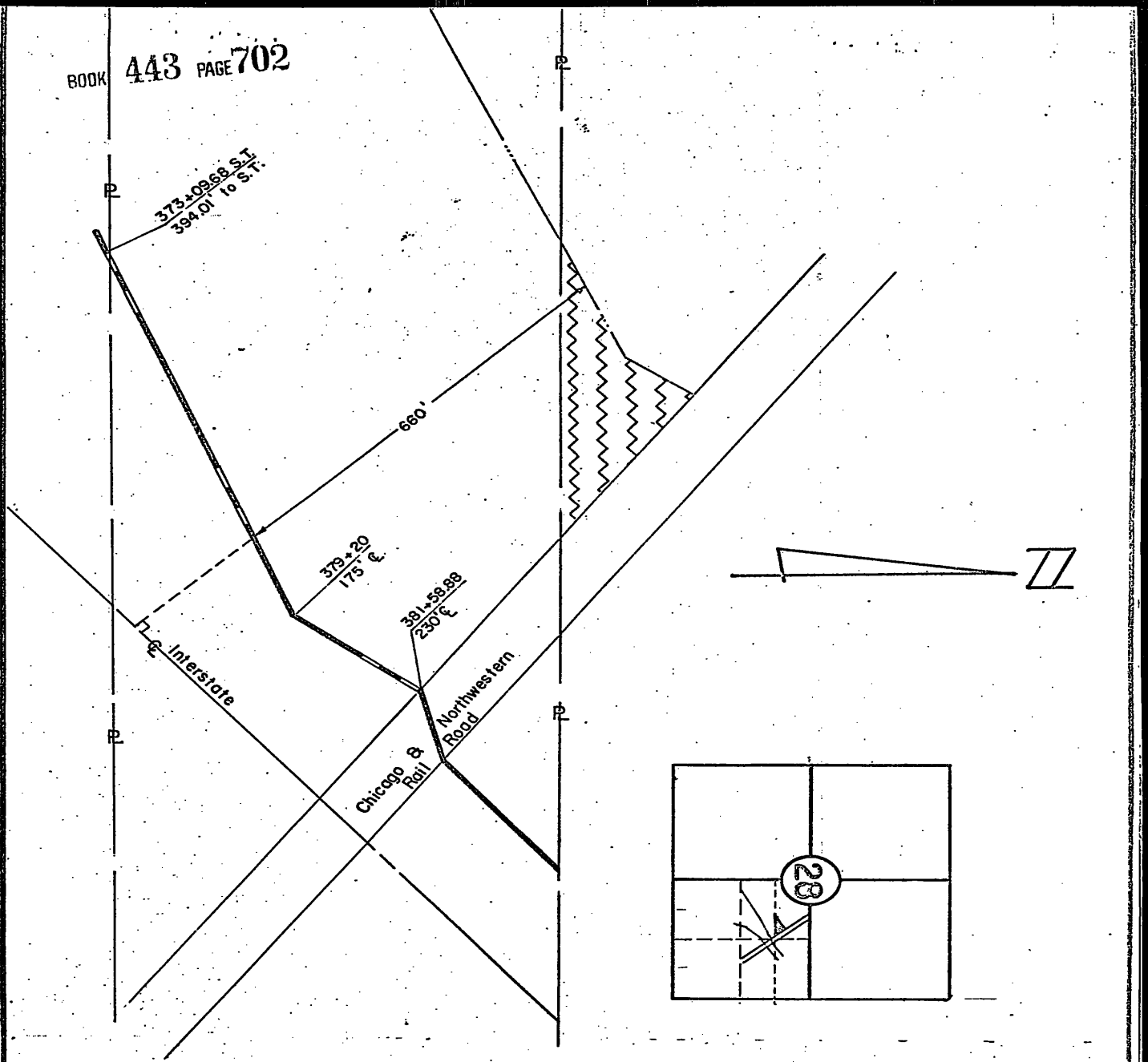
Project: I-280-9 (97)

AFE: R-174b

Douglas County, Nebraska

Permanent Easement to a tract of land for the Control of Outdoor Advertising as illustrated on the attached plat and being more particularly described as all that part of the North Half of the Northwest Quarter of the Southeast Quarter of Section 28, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, lying within 660 feet of the Interstate Highway Controlled Access Line as measured at right angle to the centerline of said Interstate Highway and being in accordance with the Rules and Regulations Relating to the Control of Advertising in Areas Adjacent to the National System of Interstate and Defense Highways in Nebraska, which were adopted pursuant to Section 39-1320.03, R. S. Supp., 1961 and in accordance with Section 84-907, R. R. S. 1943; approved and filed on June 15, 1961.

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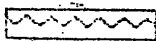
scale 1" = 200'

ADVERTISING CONTROL

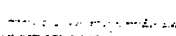
to be acquired for Interstate Highway purposes
 Project I-280-9(97) Douglas County A.F.E. R-174b
 Tract 131

Holder of Record: Andrew & Anna S. Jensen
 Location: Part of the N² NW⁴ SE⁴ of Sec. 28-T16N-R12E

drawn B.J.R. 5/19/65
 checked P.J.R.
 written W.O.R. 5/65
 checked C.E.S. 5/65

 Advertising Control Easement

STATE OF NEBRASKA
 DEPARTMENT OF REVENUE

 Controlled Access Line

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:

To: N. P. Dodge Company, A Nebraska Corporation, owner;	\$ <u>2140⁹⁰</u>
To: 103 Plaza, Inc., a Nebraska Corporation, Holder of Interest;	\$ <u>— 0 —</u>
To: Minnie D. Thomsen, Mortgagee;	\$ <u>3891¹⁰</u>
To: Douglas County Treasurer;	\$ <u>— 0 —</u>
To: Andrew Jensen, Husband of Anna S. Jensen;	\$ <u>50⁰⁰</u>
To: Anna S. Jensen, Wife of Andrew Jensen;	\$ <u>— 0 —</u>
To: Douglas County Treasurer;	\$ <u>— 0 —</u>

All of which is hereby respectfully submitted.

Dated this 13th day of July, A.D., 1966.

Ralph W. Pfeiffer
William S. Manville
Sidney J. Cutting

Subscribed and sworn to before me this _____ day of _____,

A.D., 19 _____.

(SEAL)

County Judge

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33-16-12
28-16-12

33-16-12 G.P.M.P.G. 75
28-16-12

Judge

2

443
695
mael

STATE OF NEBRASKA
JUDGES COURT
Entered in the Office of the
Register of Deeds
of Douglas County, Nebraska
this 20th day of July, 1966

THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

RECEIVED
18 PM 1 13

STATE OF NEBRASKA } SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS } of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 7 pages,
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody and control of said original record; and
that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court at Omaha
this 20th day of July, 1966.

ROBERT R. TROYER, County Judge

BY Joseph J. Delitz
Clerk of the County Court

