

COUNTY COURT
DOUGLAS COUNTY, NEBRASKA

ROBERT R. TROYER, JUDGE
JOSEPH J. BELIZ, CLERK

ACRES
RESTRICTED

OMAHA, NEBR. Sept. 26, 1961

State of Nebraska, Dept. of Roads
Right of Way Division

Lincoln, Nebr.
vs State Dept. of Roads vs Jacobson et al.

RE Condemnation Doc. C2 PAGE 173

STATEMENT OF COSTS

7-25-61	Filing Petition Order Appointing Appraisers	\$ 2.00
8-1-61	Sheriff's Fee-Serving Order Sheriff's Fee-Serving Notice	*1.75 *5.75
8-29-61	Certified Copy Return of Appraisers Register of Deeds Recording Fee	1.25 9.10
	Due County Court	\$ 19.35

* Paid direct to Sheriff

Mattie Jacobson
F-28(10)
1139
4-10
4-11

Article 44th Court adopted January 10, 1942, in part provides:

If costs are put in advance, both the estate and the attorney filing same will be held responsible for ultimate payment of the costs.

THE ABOVE AMOUNT IS NOW DUE. PLEASE BRING THIS STATEMENT WITH YOU.

BEFORE THE COUNTY JUDGE OF DODGAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA
DEPARTMENT OF ROADS

Condemner

vs.

~~JULIUS A. BERGER and GLADYS M.
BERGER, husband and wife, Joint
Tenants~~MADELINE JACOBSON and EUGENE V.
JACOBSON, wife and husband;MADELINE JACOBSON PROPERTIES
INCORPORATED, a Corporation;LESTER B. MOYROE and GLADYS B.
MOYROE, husband and wife;GLADYS B. MOYROE and LESTER B.
MOYROE, wife and husband;

Condemnees

TO HONORABLE ROBERT R. TROYER, COUNTY JUDGE OF DODGAS COUNTY, NEBRASKA

We, the undersigned appraisers, do hereby certify that under

and by virtue of an "Appointment of Appraisers", duly served upon us

by Charles E. Long Sheriff or Deputy Sheriff of DouglasCounty, Nebraska, on the 10 day of July, 1941, 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 damages 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

and 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: Madeline Jacobson and Eugene B. Jacobson, wife and husband

Projects P-78 (10)

AFF: R-818a Douglas 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 West Half of the Southeast Quarter of Section 30, Township 15 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 southeast corner of said Section 30; thence westerly on the South Line of the Southeast Quarter of said Section 30, a distance of 1321.0 feet to the point of beginning; said point being the Southeast property corner; thence continuing westerly on the South line of the West Half of the Southeast Quarter of said Section 30, a distance of 567.7 feet to the southwest property corner; thence northerly on the West Property Line, a distance of 68.5 feet; thence easterly a distance of 223.4 feet to a point 50.0 feet northerly from said South Line; thence continuing easterly a distance of 346.3 feet to a point on the East Property line; thence southerly along said East property line, a distance of 79.3 feet to the point of beginning; containing a total of 0.82 acre, more or less, which includes 0.65 acre, more or less, previously occupied as a public highway, the remaining 0.17 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 of land onto the remainder of said West Half of the Southeast Quarter except over one commercial entrance, not to exceed 10 feet in width, to provide ingress and egress to the property of the owner so long as it is used consistent with operating normal business activities as they exist, the centerline of which is to be located 22.7 feet easterly from the West Property Line as measured along the centerline of the highway.

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.

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

Land Owners: Madeline Jacobson Properties Incorporated

Project: F-78 (10)

AFE: R-818a

Douglas 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 East Half of the Southeast Quarter of Section 30, Township 15 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 southeast corner of said Section 30; thence westerly on the South line of the East Half of the Southeast Quarter of said Section 30, a distance of 1321.0 feet to the Southwest Property Corner, thence northerly on the West Property Line, a distance of 79.3 feet; thence easterly a distance of 406.0 feet to a point 50.0 feet northerly from said South line; said point also being on the Northerly Old Highway Right of Way Line; thence continuing easterly along said Northerly Old Highway Right of Way Line, a distance of 916.0 feet to a point on the East line of said East Half of the Southeast Quarter; thence southerly on said East line, a distance of 50.0 feet to the point of beginning; containing a total of 1.65 acres, more or less, which includes 1.52 acres, more or less, previously occupied as a public highway, the remaining 0.13 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 East Half of the Southeast Quarter except over one non-restricted drive, the centerline of which is to be located 130.1 feet westerly from the East line of said East Half of the Southeast Quarter as measured along the centerline of the highway and over the existing county road along the East line of said East Half of the Southeast Quarter.

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.

CONFESSION

Land Owners: Lester M. Monroe and Maude B. Monroe, husband and wife.

Project: F-78 (10) ABE: R-018A Douglas 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 Southwest Quarter of Section 25, Township 15 North, Range 11 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 southwest corner of said Section 25; thence easterly on the South Line of the Southwest Quarter of said Section 25, a distance of 2632.7 feet to the southeast corner of said Southwest Quarter; thence northerly on the East Line of said Southwest Quarter, a distance of 69.8 feet; thence southwesterly a distance of 170.3 feet to a point 33.0 feet northerly from said South Line, said point being on the Northerly Old Highway Right of Way Line; thence westerly on said Old Highway Right of Way Line, said Old Highway Right of Way Line being 33.0 feet northerly from and parallel to said South Line, a distance of 2165.9 feet to a point on the West Line of said Southwest Quarter; thence southerly on said West Line, a distance of 33.0 feet to the point of beginning, containing a total of 2.06 acres, more or less, which includes 1.99 acres, more or less, previously occupied as a public highway, the remaining 0.07 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 onto the remainder of said Southwest Quarter, except over the County Road along the West line of said Southwest Quarter.

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.

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

Land Owners: Gladys B. Monroe and Lester M. Monroe, wife and husband.

Project: F-78 (10) AFE: R-818a Douglas 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 36, Township 15 North, Range 11 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 northwest corner of said Section 36; thence easterly on the North Line of the Northwest Quarter of said Section 36, a distance of 2632.7 feet to the Northeast corner of said Northwest Quarter; thence southerly on the East Line of said Northwest Quarter, a distance of 105.2 feet to a point on the Southerly Old Highway Right of Way Line; thence westerly along said Southerly Old Highway Right of Way Line, a distance of 916.8 feet to a point 118.4 feet southerly from said North Line; thence southerly a distance of 15.0 feet to a point 133.4 feet southerly from said North Line; thence westerly a distance of 259.0 feet to a point 137.0 feet southerly from said North Line; thence northerly a distance of 15.0 feet to a point 122.0 feet southerly from said North Line; said Point being on said Southerly Old Highway Right of Way Line; thence westerly along said Southerly Old Highway Right of Way Line, a distance of 600.0 feet to a point 130.7 feet southerly from said North Line; thence continuing westerly along said Southerly Old Highway Right of Way Line, a distance of 254.0 feet to a point 179.3 feet southerly from said North Line; thence continuing westerly along said Southerly Old Highway Right of Way Line, a distance of 156.6 feet to a point 136.5 feet southerly from said North Line; thence continuing westerly along said Southerly Old Highway Right of Way Line, a distance of 465.6 feet to a point on the West Line of said Northwest Quarter; thence northerly along said West Line, a distance of 143.2 feet to the point of beginning; containing a total of 7.80 acres, more or less, which includes 7.71 acres, more or less, previously occupied as a public highway, the remaining .09 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 a County Road along the West Line of said Northwest Quarter.

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.

T 17 N R 12 E
SEC 30

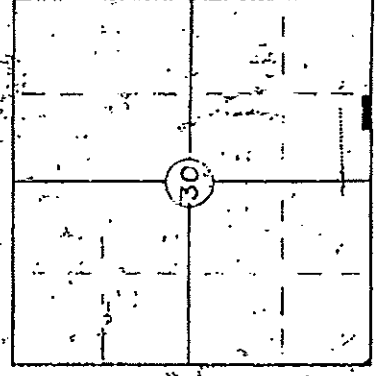
371 220

DOUGLAS COUNTY

TOTAL R.O.W. = 0.82AC

OLD R.O.W. = 0.65AC

NEW R.O.W. = 0.17AC



SKETCH SHOWING RIGHT OF WAY

TO BE ACQUIRED
FROM LAND OWNED
BY

MADLINE & EUGENE V. JACOBSON W&H.

SCALE 1"=100'

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

LEGEND

OLD R.O.W. [Hatched pattern]

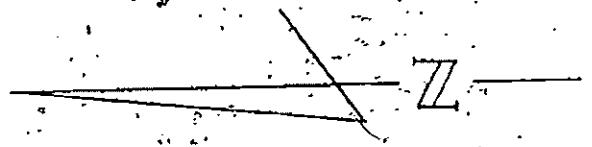
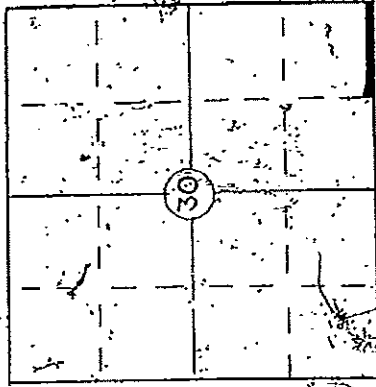
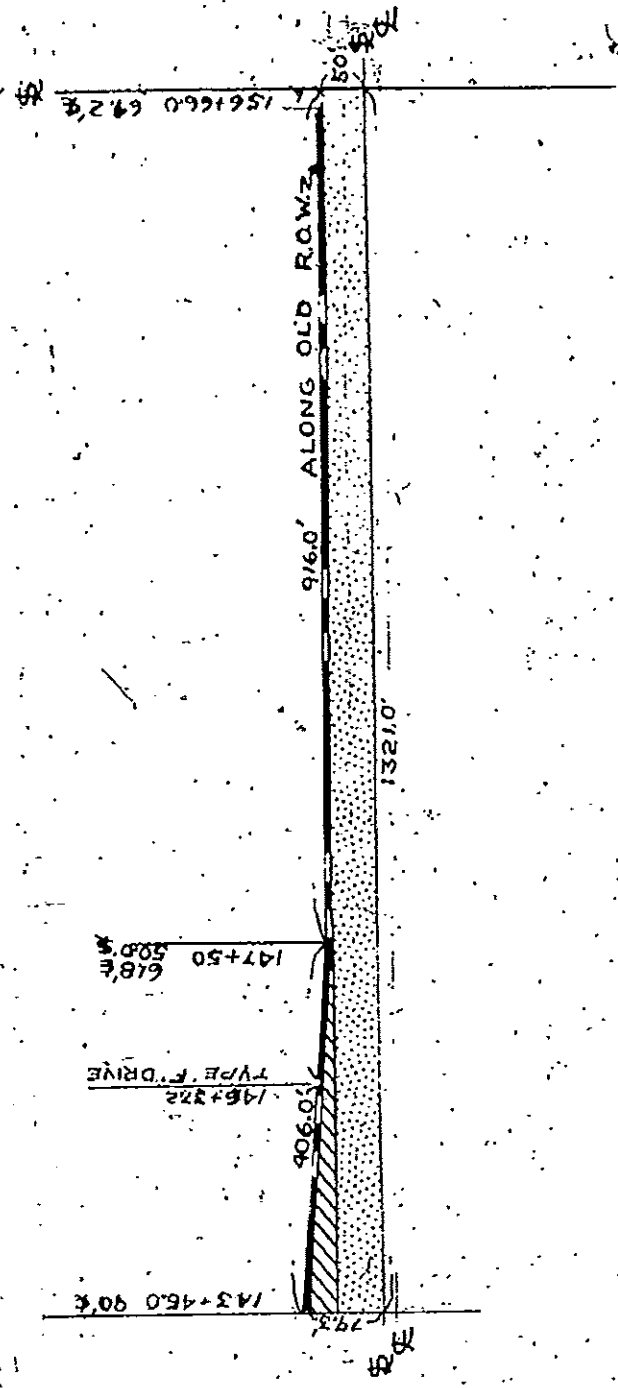
NEW R.O.W. [Diagonal line pattern]

CONTROLLED ACCESS [Solid line]

PROJ. F78(10)
AFER 818a

0.17 ACRES
COMP. BY IBM
DRAWN BY DIMS/SL
CHECKED BY JAC/SL
WRITTEN BY CES/SL
CHECKED BY WPT

DOUGLAS COUNTY
TOTAL R.O.W. = 1.65AC
OLD R.O.W. = 1.52AC
NEW R.O.W. = 0.13AC



SKETCH SHOWING RIGHT OF WAY

TO BE ACQUIRED
FROM LAND OWNED
BY

MADLINE JACOBSON PROPERTIES INC.

SCALE 1" = 200'

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

LEGEND

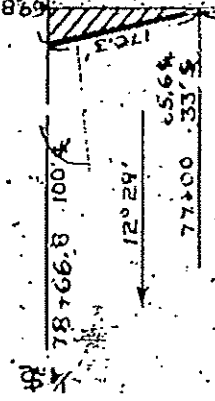
- OLD R.O.W. [Dotted pattern]
- NEW R.O.W. [Hatched pattern]
- CONTROLLED ACCESS [Solid black bar]

0.13 ACRES

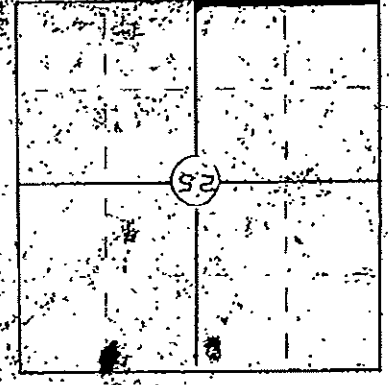
PROJ. F78(10)
AFF. R818a

COMP BY IBM
DRAWN BY PNM/S/G
CHECKED BY OLF/S/J
WRITTEN BY CES/S-L/G
CHECKED BY WDS/S-J-L/K

10



ACCESS & OLD ROW = 2465.9
2632.7



SW 1/4 SEC 25
T-15N R-11E
DOUGLAS COUNTY
TOTAL ROW = 206 AC
OLD ROW = 199 AC
NEW ROW = 6.7 AC



ALONG CONTROLLED

52+34.4 10124

SKETCH SHOWING RIGHT OF WAY

TO BE ACQUIRED FROM HAND OWNED

BY




LESTER M. MONROE

SCALE: 1 INCH = 200 FT

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

PROJ. F-78(10)
A.F.E. R-818a

LEGEND

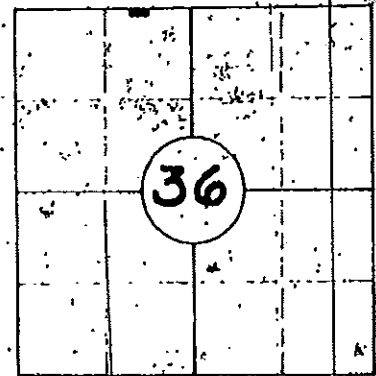
- OLD R.O.W. 
- NEW R.O.W. 
- CONT. ACCESS 

0.07 ACRES

COMP. BY LBM
 DRAWN BY DWT/SJG
 CHKD BY G.B.S./AL
 WRN BY C.S. 5/26-4
 CHKD BY J.M.S./E.G.

Sec. Line

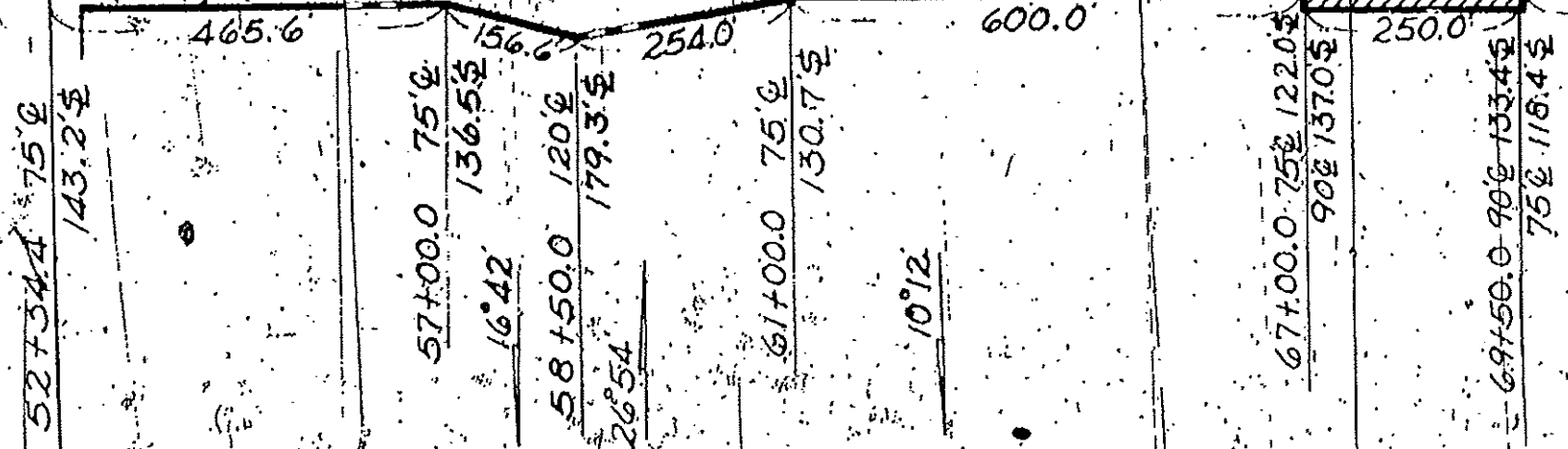
DOUGLAS COUNTY
NW 4 Sec 36 - T15N - R11E
Total R.O.W. 7.80 Ac.
Prev. R.O.W. 7.71 "
New R.O.W. 0.09 "



Center Line

2632.7

Along Old R.O.W.



Along Old ROW.
916.8'

1/4 Section

Sec. Line

78+66.8 75.0
105.2 2 1/2

SKETCH SHOWING

RIGHT OF WAY

TO BE ACQUIRED
FROM LAND OWNED
BY



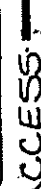
GLADYS B. MONROE

SCALE: 1 inch = 200 feet

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

PROJ. F-78(10)
AFF R-818a

LEGEND

- OLD ROW. 
- NEW ROW. 
- CONTROLLED ACCESS. 

0.09 ACRES

Comp. by I.B.M.
Drawn by G.B.S-23-61
CHKD O.L.F. 5-23-61
Writn. CES 5-26-61
CHKD. J.G.M. 5-26-61

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:

For Madeline A. Jacobson and Gladys B. Monroe, husband and wife, joint tenants

1800.00

For Ernest V. Jacobson

1800.00

For Madeline Jacobson Properties Incorporated, a Corporation

000.00

For Lester M. Monroe and Gladys B. Monroe, husband and wife

1231.00

For Gladys M. Monroe and Lester M. Monroe, wife and husband

2031.00

All of which is hereby respectfully submitted.

Dated this 22 day of Aug, A. D., 1961.

Valley J. Callahan

William F. Callahan

James J. Callahan
Appraisers

Subscribed and sworn to before me this 22 day of Aug

1961.

Notary Public

Henry S. Callahan
Notary Public

Misc

RECEIVED

1961 OCT 20 AM 11 20

THOMAS J. O'CONNOR
DOUGLAS COUNTY CLERK

STATE OF NEBRASKA
Douglas County
Entered in Numerical Index and Book
for Record in the office of the Register of
Deeds of said County and recorded in
Book 321 of Misc
Page 223

Thomas J. O'Connor
Clerk of County

Judge Troyer

30-15-11

36-10-11

9/2 36-15-11

30-15-12

28-15-11

STATE OF NEBRASKA SS. I, Robert R. Troyer, County Judge
COUNTY OF DOUGLAS of Douglas County, Nebraska, do
her by certify the foregoing copy, consisting of 10 pages,
to be a full, true and correct copy of the original record
whereof now remaining on file in said court; that I have
a personal custody and control of said original record; and
that the seal of said court is hereto affixed.

IN WITNESS MY HAND AND THE SEAL OF SAID COURT AT CHATHAM,

1961 August 1961

ROBERT R. TROYER, County Judge

Joseph J. Delaney
Clerk of the County Board