

97-019990

FILED SARPY CO. NE.
INSTRUMENT NUMBER
97-019990

97 SEP 11 PM 3:58

Shirley Dowling
REGISTER OF DEEDS

Counter *119*
Verify: *SM*
D.E.: *SM*
Proof: *in*
Fee: *60.50*
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Charge *MGA*

BEFORE THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA

M4-123

STATE OF NEBRASKA)	Docket	Page	Case
DEPARTMENT OF ROADS,)			
)			
Condemner,)			
)			
v.)			
)			
)			
<u>F-370-7(103)</u>)			
PAPILLION GRANGE 401, INCOR-)			
PORATED, A Nebraska Corpora-)			
tion, Owner; SARPY COUNTY)			
TREASURER;)			
)			
PETERSEN FAMILY PARTNERSHIP,)			
Owner; SARPY COUNTY TREASURER;)			
)			
<u>F-370-7(120)</u>)			
LAWRENCE F. CHANDLER and)			
EILEEN G. CHANDLER, Husband)			
and Wife, Joint Tenants;)			
SARPY COUNTY TREASURER;)			
)			
Condemnees.)			

RETURN OF APPRAISERS

TO THE COUNTY JUDGE OF SARPY COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us 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

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97-0-19990A

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:

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SARPY COUNTY

TRACT: 28

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

OWNER: PETERSEN FAMILY PARTNERSHIP

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 799.30 FEET ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 111.69 FEET; THENCE CONTINUING NORTHERLY DEFLECTING 000 DEGREES, 02 MINUTES, 07 SECONDS LEFT ALONG THE SAID EXISTING EASTERLY PROPERTY LINE, FOR A DISTANCE OF 107.00 FEET; THENCE WESTERLY DEFLECTING 084 DEGREES, 43 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 605.89 FEET; THENCE NORTHERLY DEFLECTING 065 DEGREES, 43 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 490.59 FEET TO A POINT ON THE RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE WESTERLY DEFLECTING 070 DEGREES, 44 MINUTES, 37 SECONDS LEFT, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS LEFT, ALONG THE SAID WESTERLY LINE OF SAID QUARTER SECTION, FOR A DISTANCE OF 737.93 FEET TO THE POINT OF BEGINNING CONTAINING 5.85 ACRES, MORE OR LESS, WHICH INCLUDES 2.52 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY AND PUBLIC ROAD.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST, OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY A DISTANCE OF 799.30 FEET ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE NORTHERLY DEFLECTING 090 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 111.69 FEET; THENCE CONTINUING NORTHERLY DEFLECTING 000 DEGREES, 02 MINUTES, 07 SECONDS LEFT, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 084 DEGREES, 43 MINUTES, 33 SECONDS LEFT, A DISTANCE OF 605.89 FEET; THENCE NORTHERLY DEFLECTING 065 DEGREES, 43 MINUTES, 42 SECONDS RIGHT, A DISTANCE OF 15.83 FEET TO THE POINT OF TERMINATION.

AND ALSO:

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SARPY COUNTY

TRACT: 28

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FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY PURPOSES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1306.71 FEET ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE NORTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 53 SECONDS RIGHT, ALONG THE EXISTING WESTERLY PROPERTY LINE, FOR A DISTANCE OF 298.05 FEET; THENCE EASTERLY DEFLECTING 100 DEGREES, 19 MINUTES, 07 SECONDS RIGHT, A DISTANCE OF 483.51 FEET; THENCE CONTINUING EASTERLY DEFLECTING 018 DEGREES, 56 MINUTES, 49 SECONDS LEFT, A DISTANCE OF 454.67 FEET; THENCE CONTINUING EASTERLY DEFLECTING 011 DEGREES, 57 MINUTES, 19 SECONDS RIGHT, A DISTANCE OF 383.66 FEET TO A POINT ON THE EASTERLY LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 087 DEGREES, 00 MINUTES, 29 SECONDS RIGHT ALONG THE SAID EASTERLY LINE OF SAID QUARTER SECTION, FOR A DISTANCE OF 258.20 FEET TO THE POINT OF BEGINNING CONTAINING 7.69 ACRES, MORE OR LESS, WHICH INCLUDES 3.48 ACRES, 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 SOUTHWEST QUARTER SECTION, EXCEPT, OVER ONE FIELD ENTRANCE NOT TO EXCEED 40.00 FEET IN WIDTH, TO PROVIDE FOR THE MOVEMENT OF FARMING IMPLEMENTS AND CROPS SO LONG AS IT IS USED CONSISTENT WITH NORMAL FARMING OPERATIONS, THE CENTERLINE OF WHICH IS LOCATED WESTERLY 20.90 FEET FROM THE EASTERLY LINE OF SAID SOUTHEAST QUARTER SECTION AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

ALL RIGHTS TO OIL AND GAS MINERALS IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEDS AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS. SAID CONDEMNEDS 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 OIL AND GAS MINERAL RIGHTS, NOR SHALL SAID CONDEMNEDS AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID OIL AND GAS MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CHANNEL CHANGE PURPOSES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WESTERLY A DISTANCE OF 1306.71 FEET ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION TO A POINT; THENCE NORTHERLY DEFLECTING 089 DEGREES, 57 MINUTES, 53 SECONDS RIGHT, A DISTANCE OF 298.05 FEET; THENCE EASTERLY DEFLECTING 100 DEGREES, 19 MINUTES, 07 SECONDS RIGHT, ALONG THE NEW NORTHERLY RIGHT OF WAY LINE OF HIGHWAY N-370, FOR A DISTANCE OF 50.95 FEET TO POINT OF BEGINNING; THENCE CONTINUING EASTERLY DEFLECTING 000 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE SAID NEW NORTHERLY RIGHT OF WAY LINE OF HIGHWAY N-370, FOR A DISTANCE OF 137.40 FEET; THENCE NORTHEASTERLY DEFLECTING 070 DEGREES, 28 MINUTES, 46 SECONDS LEFT, A DISTANCE OF 208.44 FEET; THENCE NORTHWESTERLY DEFLECTING 085 DEGREES, 33 MINUTES, 11 SECONDS LEFT, A DISTANCE OF 79.06 FEET; THENCE

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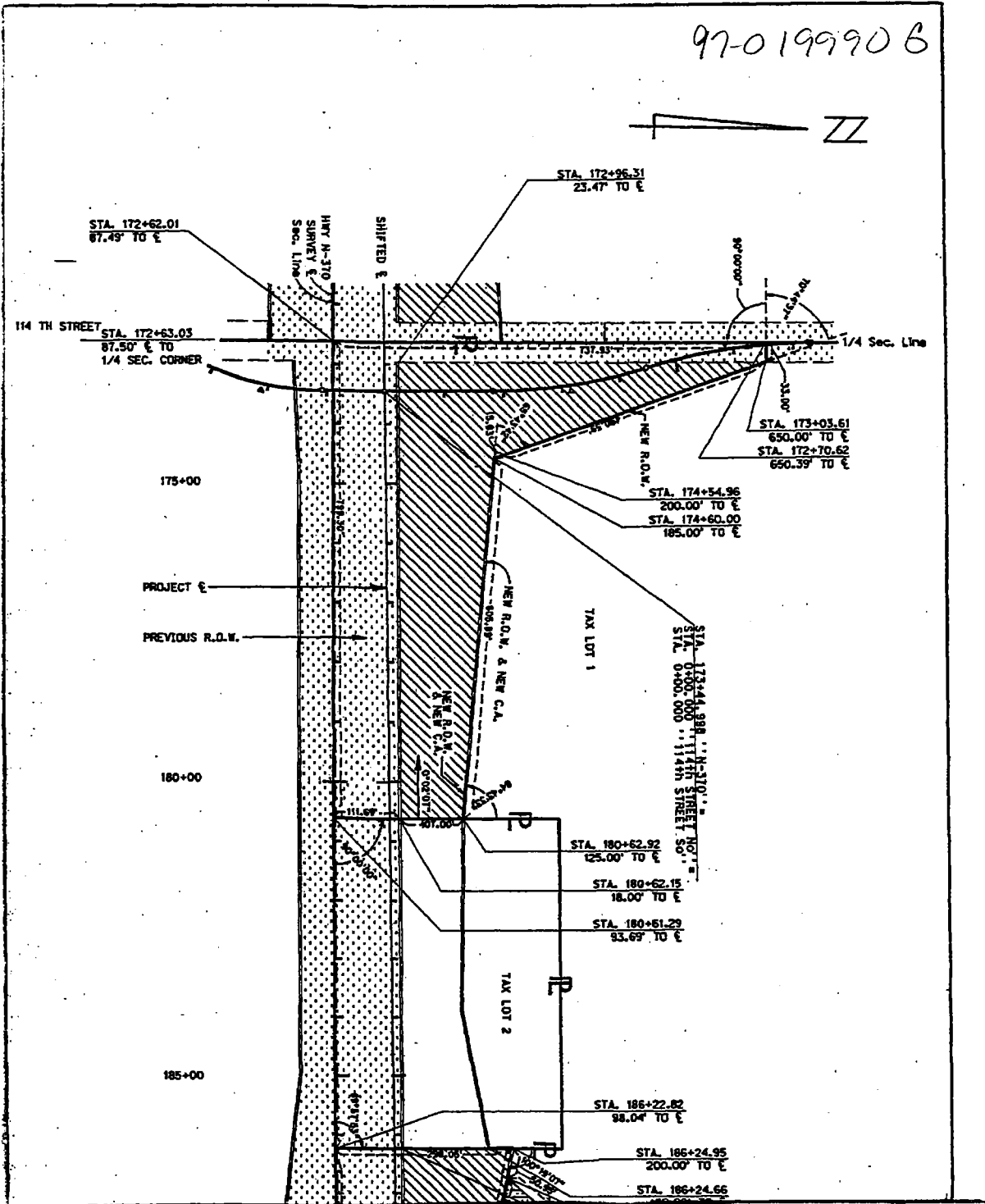
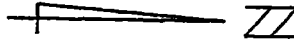
SARPY COUNTY

TRACT: 28

SOUTHWESTERLY DEFLECTING 083 DEGREES, 26 MINUTES, 09 SECONDS LEFT, A DISTANCE OF 265.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.55 ACRES, MORE OR LESS.

THE EASEMENT AREA MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.

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STA. 172+62.01
87.49' TO E

STA. 172+96.31
23.47' TO E

NEW R.O.W.
SHIFTED E
Spec. Line

114 TH STREET
STA. 172+63.03
87.50' E TO
1/4 SEC. CORNER



STA. 173+03.61
650.00' TO E
STA. 172+70.62
650.39' TO E

175+00

STA. 174+54.96
200.00' TO E
STA. 174+60.00
185.00' TO E

PROJECT E

PREVIOUS R.O.W.

TAX LOT 1

STA. 173+44.988 "N-310"
STA. 0+00.000 "114TH STREET NO."
STA. 0+100.000 "114TH STREET SO"

180+00

STA. 180+62.92
125.00' TO E

STA. 180+62.15
18.00' TO E

STA. 180+61.29
93.69' TO E

185+00

STA. 186+22.82
98.04' TO E

STA. 186+24.95
200.00' TO E

STA. 186+24.66

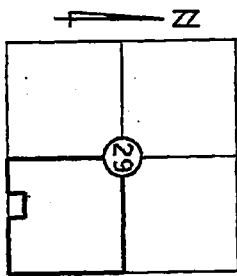
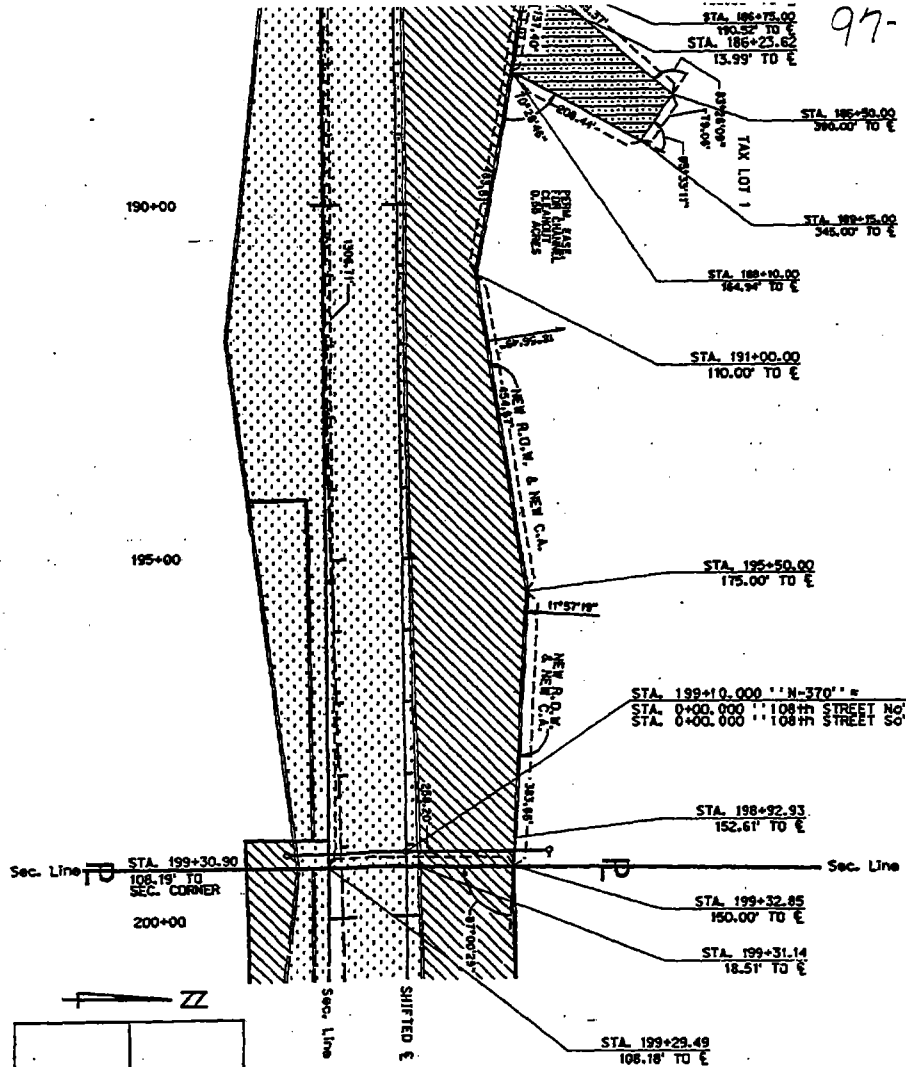
NEW R.O.W. & NEW C.A.

NEW R.O.W.

NEW C.A.

TAX LOT 2

97-19910 H



PREV. R.O.W. 6.00 AC.
 NEW R.O.W. 7.54 AC.
 TOTAL R.O.W. 13.54 AC.

TAX LOT 1 IN SEC. 29 - T14 N. - R. 12 E.
 SARPY COUNTY, NEBRASKA

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

PETERSEN FAMILY PARTNERSHIP

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

TRACT NO. 28
 LOCATION N-370, N-50 TO N-85 SARPY COUNTY
 PROJECT NO. NH-370-7 (103)
 CONTROL NO. 20258

SCALE 1" = 200'

PREV. R.O.W. [Pattern] 6.00 ACRES
 NEW R.O.W. [Pattern] 7.54 ACRES
 TEMP. EASE. [Pattern]
 TERM. EASE. [Pattern]
 CONTROLLED ACCESS [Pattern]

DRAWN BY CDH
 CHECKED BY NDOR
 COMPUTED BY RFK
 WRITTEN BY RFK
 CHECKED BY NDOR

97-019990.K

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:

F-370-7(103)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 23 \$ 60,000⁰⁰

Award to be distributed as follows:

To: Papillion Grange 401, Incorporated, \$ 60,000⁰⁰
A Nebraska Corporation Owner;
Sarpy County Treasurer; \$ 0

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 28 \$ 71,075⁰⁰

Award to be distributed as follows:

To: Petersen Family Partnership, \$ 71,075⁰⁰
Owner;
Sarpy County Treasurer; \$ 0

F-370-7(120)

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 4 \$ 750⁰⁰

Award to be distributed as follows:

To: Lawrence F. Chandler and Eileen G. \$ 750
Chandler, Husband and Wife, Joint
Tenants;
Sarpy County Treasurer; \$ 0

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All of which is hereby respectfully submitted.

Dated this 5th day of September, A.D. 1997.

Edward C Young
Edward C Young
Robert H. Harvey
Appraisers

Subscribed and sworn to before me this 5th day of Sept, 1997.
(SEAL)

[Signature]
County Judge

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

Case No. M4-123

I, the Judge of the County Court in and for said county do hereby certify that I have compared the foregoing copies (12) (pages), with the original thereof now remaining on file and of record in this Court, and that the same is a correct transcript therefrom, and of the whole of such original:

Dated 9/5/97

S/S James Fugitt
County Judge

SEAL

[Signature]
Clerk of County Court