

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

In the Matter of the Application of
Sanitary and Improvement District
No. 354 of Douglas County, Nebraska,
to certain easements in Douglas County,
Nebraska, by eminent domain to be owned
and used by the Condemner for its
corporate purposes,

Condemner.

v.

E. Dolores Armbrust, Owner; James M.
Brazda and Alyce J. Brazda, Husband &
Wife, Owner; Theresa A. Brazda, Owner;
Warren S. Zweiback, Owner; Sam J.
Howell, Douglas County Treasurer,

Condemnees.

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REPORT OF APPRAISERS

On the 1st day of January, 1990, the undersigned,
being the duly appointed, qualified and acting appraisers in the
above-entitled proceeding, do hereby make and file their report
as follows:

1. THAT pursuant to an Order entered in the County Court
of Douglas County, Nebraska on the 11th day of January, 1990, the
undersigned were duly appointed appraisers in the above-entitled
matter; and that before entering upon the duties as such
appraisers, the undersigned duly took and subscribed their oath
as required by law.

2. THAT the undersigned appraisers carefully inspected and
viewed the premises, hereinafter described, on the 29th day of
January, 1990, and thereafter, did hold a hearing on the 29th day
of January, 1990, at 10050 Regency Circle, Suite 200, Omaha,
Nebraska, at which time evidence was received relative to the
amount of damages that have been sustained or will be sustained
by such appropriation of the property herein described for
permanent and temporary easement 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:

TRACT 3

PERMANENT AND PERPETUAL EASEMENT

A. A permanent easement 20 feet in width for construction
and maintenance of a sanitary sewer over that part of the
Southwest Quarter of Section 10, Township 14 North, Range 11
East, of the 6th P.M., Douglas County, Nebraska the centerline of
which is described as follows: Commencing at the Southwest

10-4-11
01-6000

corner of the Southwest Quarter of said Section 10; thence North 88°46'52" East (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 532.20 feet along the South line of the Southwest Quarter of said Section 10 to the TRUE POINT OF BEGINNING; thence North 25°01'52" West for 74.24 feet; thence North 25°45'44" West for 340.02 feet; thence North 12°07'29" West for 350 feet; thence North 45°22'23" West for 166.37 feet; thence North 31°00'41" West for 268.50 feet; thence North 00°08'07" West for 133.00 feet; thence North 78°50'41" West for 25.49 feet to the POINT OF TERMINUS in the West line of the said Section 10, said point being North 00°08'49" West and 1212.75 feet along the West line of the Southwest Quarter of said Section 10, from the Southwest corner of the Southwest Quarter of said Section 10. Contains 0.62 acres.

TEMPORARY CONSTRUCTION EASEMENTS

B. A temporary easement 90 feet in width for the construction of a sanitary sewer over that part of the Southwest Quarter of Section 10, Township 14 North, Range 11 East, of the 6th P.M., Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 10; thence North 88°46'52" East (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 532.20 feet along the South line of the Southwest Quarter of said Section 10 to the TRUE POINT OF BEGINNING; thence North 25°01'52" West for 74.24 feet; thence North 25°45'44" West for 340.02 feet; thence North 12°07'29" West for 350 feet; thence North 45°22'23" West for 166.37 feet; to the POINT OF TERMINUS, said point being North 00°08'49" West and 844.28 feet along the West line of the Southwest Quarter of said Section 10; thence North 89°51'11" East for 162.74 feet from the Southwest corner of the Southwest Quarter of said Section 10. Contains 1.92 acres.

C. A temporary easement for the construction of a sanitary sewer over that part of the Southwest Quarter of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00°08'49" West (bearing referenced to the Final Plat of Autumn Ridge, a Subdivision, as surveyed, platted, and recorded in Douglas County Nebraska) for 1031.61 feet along the West line of the Southwest Quarter of said Section 10; to the TRUE POINT OF BEGINNING; thence North 00°08'49" West for 227.03 feet along the West line of the Southwest Quarter of said Section 10; thence South 78°50'41" East for 91.78 feet; thence South 00°08'49" East for 189.68 feet; thence South 31°00'41" East for 203.58 feet; thence South 44°37'37" West for 90.00 feet; thence North 31°00'41" West for 255.45 feet to the POINT OF BEGINNING. Contains 0.89 acres.

-1411
1.6000

TRACT 4

PERMANENT AND PERPETUAL EASEMENT

9-14-11
01-600

A. A permanent easement 20 feet in width for construction and maintenance of a sanitary sewer over that part of the Southeast Quarter of, Section 9, Township 14 North Range 11 East, of the 6th P.M., Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 9; thence North $00^{\circ}08'49''$ West (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska for 1212.75 feet along the East line of the Southeast Quarter of said Section 9 to the TRUE POINT OF BEGINNING; thence North $78^{\circ}50'44''$ West for 36.08 feet; thence North $38^{\circ}56'28''$ West for 134.20 feet to the POINT OF TERMINUS in the North line of the Southeast Quarter of the Southeast Quarter of said Section 9, said point being North $00^{\circ}08'49''$ West along the East line of the Southeast Quarter of said Section 9 for 1325.36 feet, and South $89^{\circ}24'04''$ West for 119.47 feet along the North line of the Southeast Quarter of the Southeast Quarter of said Section 9. Contains 0.08 acres.

TEMPORARY CONSTRUCTION EASEMENT

B. A temporary easement 90 feet in width for the construction of a sanitary sewer over that part of the Southeast Quarter of, Section 9, Township 14 North Range 11 East, of the 6th P.M., Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Southeast Corner of the Southeast Quarter of said Section 9; thence North $00^{\circ}08'49''$ West (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska for 1212.75 feet along the East line of the Southeast Quarter of said Section 9 to the TRUE POINT OF BEGINNING; thence North $78^{\circ}50'44''$ West for 36.08 feet; thence North $38^{\circ}56'28''$ West for 134.20 feet to the POINT OF TERMINUS in the North line of the Southeast Quarter of the Southeast Quarter of said Section 9, said point of being North $00^{\circ}08'49''$ West along the East line of the Southeast Quarter of said Section 9 for 1325.36 feet, and South $89^{\circ}24'04''$ West for 119.47 feet along the North line of the Southeast Quarter of the Southeast Quarter of said Section 9. Contains 0.35 acres.

TRACT 5

PERMANENT AND PERPETUAL EASEMENT

A. A permanent easement 20 feet in width for construction and maintenance of a sanitary sewer over that part of the Southeast Quarter of Section 9 Township 14 North, Range 11 East of the 6th P.M. Douglas County, Nebraska, the centerline of which is described as follows; Commencing at the Northeast corner of the Southeast Quarter of said Section 9; thence South $00^{\circ}08'49''$

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01-600

East (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1325.36 feet along the East line of the Southeast Quarter of said Section 9; thence South 89°24'04" West for 119.47, to the TRUE POINT OF BEGINNING; thence North 38°56'28" West for 75.67 feet; thence North 10°43'07" West for 205.34 feet; thence North 23°22'09" West for 349.95 feet; thence North 07°35'41" West for 196.73 feet; thence North 31°30'32" West for 342.50 feet; thence North 19°28'36" East for 268.18 feet to the POINT OF TERMINUS in the North line of the Southeast Quarter of said Section 9, said point being South 89°25'01" West for 456.23 feet along the North line of the Southeast Quarter of said Section 9 from the Northeast corner of the Southeast Quarter of said Section 9. Contains 0.66 acres.

TEMPORARY CONSTRUCTION EASEMENT

B. A temporary easement 90 feet in width for the construction of a sanitary sewer over that part of the Southeast Quarter of Section 9 Township 14 North, Range 11 East of the 6th P.M. Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 9; thence South 00°08'49" East (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1325.36 feet along the East line of the Southeast Quarter of said Section 9; thence South 89°24'04" West for 119.47, to the TRUE POINT OF BEGINNING; thence North 38°56'28" West for 75.67 feet; thence North 10°43'07" West for 205.34 feet; thence North 23°22'09" West for 349.95 feet; thence North 07°35'41" West for 196.73 feet; thence North 31°30'32" West for 342.50 feet; thence North 19°28'36" East for 268.18 feet to the POINT OF TERMINUS in the North line of the Southeast Quarter of said Section 9, said point being South 89°25'01" West for 456.23 feet along the North line of the Southeast Quarter of said Section 9 from the Northeast corner of the Southeast Quarter of said Section 9. Contains 2.97 acres.

TRACT 6

PERMANENT AND PERPETUAL EASEMENT

A. A permanent easement 20 feet in width for construction and maintenance of a sanitary sewer over that part of the Northeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Southeast corner of the Northeast quarter of said Section 9; thence South 89°23'10" West (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 456.23 feet, along the North line of the Southeast Quarter of said Section 9 to the TRUE POINT OF BEGINNING; thence North 19°28'36" East for 79.72 feet; thence North 02°32'01" East for 339.33 feet; thence North 00°40'34" East

for 339.02 feet; thence North $21^{\circ}14'24''$ West for 190.00 feet; thence North $28^{\circ}13'47''$ East for 290.00 feet; thence North $35^{\circ}03'01''$ West for 300.00 feet; thence North $16^{\circ}32'32''$ West for 350.00 feet; thence North $44^{\circ}09'58''$ West for 350.00 feet; thence North $38^{\circ}45'21''$ West for 350.00 feet; thence North $00^{\circ}20'53''$ West for 105.78 feet; thence North $35^{\circ}26'17''$ West for 254.90 feet; thence North $89^{\circ}56'19''$ West for 225.71 feet; thence North $27^{\circ}09'55''$ West for 38.32 feet to the POINT OF TERMINUS in the North line of the Northeast quarter of said Section 9, said point being South $89^{\circ}21'15''$ West and 1463.30 feet along the North line of said Section 9 from the Northeast corner of the Northeast Quarter of said Section 9. Contains 1.26 acres.

TOGETHER WITH

A permanent easement 20 feet in width for construction and maintenance for a sanitary sewer over that part of the Northeast quarter of Section 9, Township 14 North, Range 11 East, of the 6th P.M. Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 9; thence South $00^{\circ}07'17''$ East (bearing referenced to the final plat of Autumn Ridge a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1468.68 feet; thence South $89^{\circ}59'43''$ West for 339.78 feet to the TRUE POINT OF BEGINNING; thence South $64^{\circ}16'38''$ East for 201.88 feet; thence North $89^{\circ}59'31''$ East for 125.00 feet; thence North $00^{\circ}00'29''$ West for 1500.00 feet; thence North $16^{\circ}19'45''$ West for 58.90 feet to the POINT OF TERMINUS in the North line of the Northeast Quarter of said Section 9, said point being South $89^{\circ}21'15''$ West for 46.73 feet along the North line of the Northeast Quarter of said Section 9, from the Northeast corner of the Northeast Quarter of said Section 9. Contains 0.87 acres.

TEMPORARY CONSTRUCTION EASEMENTS

B. A temporary easement 90 feet in width for the construction of a sanitary sewer over that part of the Northeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the centerline of which is described as follows: Commencing at the Southeast corner of the Northeast quarter of said Section 9; thence South $89^{\circ}23'01''$ West (bearing referenced to the Final Plat of Autumn Ridge, a subdivision platted and recorded in Douglas County, Nebraska) for 456.23 feet, along the South line of the Northeast Quarter of said Section 9 to the TRUE POINT OF BEGINNING; thence North $19^{\circ}28'36''$ East for 79.72 feet; thence North $02^{\circ}32'01''$ East for 339.33 feet; thence North $00^{\circ}40'34''$ East for 339.02 feet; thence North $21^{\circ}14'24''$ West for 190.00 feet; thence North $28^{\circ}13'47''$ East for 290.00 feet; thence North $35^{\circ}03'01''$ West for 300.00 feet; thence North $16^{\circ}32'32''$ West for 350.00 feet; thence North $44^{\circ}09'58''$ West for 350.00 feet; thence North $38^{\circ}41'21''$ West for 350.00 feet; thence North $00^{\circ}21'53''$ West for 105.78 feet; thence North $35^{\circ}26'17''$ West for 254.90 feet to the POINT OF TERMINUS in

the North line of the Northeast quarter of said Section 9, said point being South 89°21'15" East and 1220.50 feet along the North line of the Northeast quarter of said Section 9 and South 00°38'45" East and 37.08 feet from the Northeast corner of the Northeast Quarter of said Section 9. Contains 6.09 acres.

C. A temporary easement for the construction of a sanitary sewer over that part of the Northeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 9; thence South 89°21'15" West (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1186.83 feet along the North line of the Northeast Quarter of said Section 9 to the TRUE POINT OF BEGINNING; thence South 00°38'45" East for 83.77 feet; thence South 89°21'15" West for 304.36 feet; thence North 00°38'45" West for 83.77 feet to the North line of the Northeast Quarter of said Section 9; thence North 89°21'15" East for 304.36 feet along the North line of the Northeast Quarter of said Section 9 back to the POINT OF BEGINNING. Contains 0.59 acres.

D. A temporary easement for the construction of a sanitary sewer over that part of the Northeast Quarter of Section 9, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of the Northeast Quarter of said Section 9, thence South 00°07'17" East (bearing referenced to the Final Plat of Autumn Ridge, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska) for 1602.00 feet along the East line of the Northeast Quarter of said Section 9; thence South 89°59'31" West for 168.46 feet; thence North 64°16'38" West for 222.15 feet; thence North 25°43'22" East for 90.00 feet; thence South 64°16'38" East for 201.60 feet; thence North 89°59'31" East for 69.72 feet; thence North 00°00'29" West for 1511.16 feet to the North line of the Northeast Quarter of said Section 9; thence North 89°21'15" East for 75.01 feet along the North line of the Northeast Quarter of said Section 9 back to the POINT OF BEGINNING. Contains 3.42 acres.

3. THAT 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 temporary and permanent sanitary sewer easements by Sanitary and Improvement District No. 354 of Douglas County, Nebraska, in the amount of:

TRACT NO. 3:

TO: Sam J. Howell, Douglas
County Treasurer
Warren S. Zweiback, Owner
Permanent Easement
Temporary Easement
Crop Damage

\$	None
\$	
\$	28,000.00
\$	2,000.00
\$	600.00
\$	30,600.00

TOTAL AWARD

TRACT NO. 4:

TO: Sam J. Howell, Douglas
County Treasurer
Theresa A. Brazda, Owner
Permanent Easement
Temporary Easement
Crop Damage

\$	None
\$	
\$	2,000.00
\$	250.00
\$	100.00
\$	2,350.00

TOTAL AWARD

TRACT NO. 5:

TO: Sam J. Howell, Douglas
County Treasurer
James M. Brazda and Alyce J.
Brazda, Owners
Permanent Easement
Temporary Easement
Crop Damage

\$	None
\$	
\$	28,000.00
\$	2,100.00
\$	600.00
\$	30,700.00

TOTAL AWARD

TRACT NO. 6:

TO: Sam J. Howell, Douglas
County Treasurer
E. Dolores Armbrust, Owner
Permanent Easement
Temporary Easement
Crop Damage

\$	None
\$	
\$	60,000.00
\$	7,300.00
\$	2,000.00
\$	69,300.00

TOTAL AWARD

THEREFORE, the undersigned appraisers do hereby find and assess the damages as indicated in Paragraph 2 that will be suffered by reason of taking of the real estate by the Condemner and said appraisers hereby submit this report as required by the laws of the State of Nebraska.

FILED
COUNTY CLERK
PROBATE DIVISION

FEB 2 1990

DOUGLAS COUNTY, NEBRASKA

Jack W. Marer
Jack W. Marer, Chairman
Attilio J. Rindone
Attilio J. Rindone
Charles A. Rasmussen
Charles A. Rasmussen

Board of Appraisers

2337 In

RECEIVED

FEB 9 3 46 PM '90

GEORGE J. RUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



(Seal)

2337 mag 1002

EX 913
N 10-14-11
N 9-14-11
N 126-133
COMP OF Misc
F/B
DEL. MC 1135
FILE 4100

DATE: 2/2/90 BY THE COURT: Janet Langle Registrar (Seal)

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

Matter of Condemnation Docket: C6 Page 44
on file and of record in the Douglas County Court, entered in the

vs. E. DOLORES ARMSTRONG, et al, Condemnees.
SANITARY AND IMPROVEMENT DISTRICT, Condemner.

entries identified as follows: "REPORT OF APPRAISERS" in 191
County Court, certify that the attached documents are full, true and complete copies of the original records of
I, Janet Langle Registrar
Deputy Clerk of the Douglas

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)
ss.)

913 MC 133
DOUGLAS COUNTY COURT, RECORDS SECTION
715 A FARMER STREET, 2ND FLOOR, DOUGLAS, NE 68003 (402) 444-7103