

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

COUNTY OF DOUGLAS, a Political  
Subdivision and County of the  
State of Nebraska,

DOC. C6

NO. 27

Condemner,

vs.

ANTHONY A. WISH and LAIMA T. WISH,  
husband and wife; SAM J. HOWELL,  
Douglas County Treasurer;  
PACKERS BANK & TRUST COMPANY,  
Trustee and Beneficiary;  
PROSKOCILS, INC., Lessor;  
AUTOMATIC GAS DISTRIBUTORS, INC.;  
COLORADO NATIONAL BANK,  
Assignee and Secured Party;  
UNIVERSAL NEON SIGN COMPANY, INC.;  
METROPOLITAN UTILITIES DISTRICT;  
OMAHA PUBLIC POWER DISTRICT;  
NORTHWESTERN BELL TELEPHONE  
COMPANY n/k/a U.S. WEST  
COMMUNICATIONS, INC.;  
NORTHERN NATURAL GAS COMPANY,  
a Division of Enron;  
SANITARY & IMPROVEMENT DISTRICT  
NO. 161; PONDEROSA DEVELOPMENT  
COMPANY; FIRST FINANCIAL  
RESOURCES, INC.; PONDEROSA POINTE  
PARTNERSHIP; PONDEROSA  
PARTNERSHIP; FIRST NATIONAL BANK  
OF OMAHA, Trustee and Beneficiary;  
STEVEN M. FAILLA;  
PEOPLES NATURAL GAS COMPANY;  
UNITED CABLE TELEVISION OF SARPY  
COUNTY; EUGENE H. RUNTE, a Single  
Person; CFM MARKETING SYSTEMS,  
INC.; SUNSHINE PHARMACY, INC.;  
NO SWEAT FITNESS SYSTEMS, INC.;  
K-BON, INC. d/b/a RAFFLES BAR;  
APPLAUSE VIDEO CORPORATION;  
KING ENTERPRISES, INC.; and  
CHERYL HANTEN d/b/a SHEAR STYLE  
SALON,

Condemnees.

On the 4th day of January, 1987, the undersigned,  
being the duly appointed, qualified and acting appraisers in the

REPORT OF APPRAISERS

BK 876 N \_\_\_\_\_ C/O \_\_\_\_\_ FEE 67.00  
PG 438-456 N \_\_\_\_\_ DEL MC We  
OF Misc COMP \_\_\_\_\_ FID D2-30880

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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 12th day of December, 1988, and the 23rd day of December, 1988, 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 December, 1988, and thereafter, did hold a hearing on the 29th day of December, 1988, in the County Court of Douglas County, Nebraska, 3rd Floor, Hall of Justice, 17th & Farnam Streets, 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 county road 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 NO. 6

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 369.35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 7.12 FEET; THENCE NORTH 06 DEGREES, 30 MINUTES, 03 SECONDS EAST, A DISTANCE OF 45.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 160.00 SQUARE FEET, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA:

REFERRING TO A POINT 369.35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS

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WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 7.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES, 30 MINUTES, 03 SECONDS EAST, A DISTANCE OF 45.56 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 114.35 FEET TO THE POINT OF TERMINATION, EXCEPT, OVER ONE UNRESTRICTED DRIVE, NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED SOUTHERLY 221.39 FEET, PLUS OR MINUS, FROM THE NORTH LINE OF SAID LOT, AS MEASURED ALONG THE SAID WEST LINE OF 72ND STREET.

AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA:

REFERRING TO THE SOUTHEAST CORNER OF SAID LOT 242, SAID CORNER BEING LOCATED ON THE NORTHERLY EXISTING HARRISON STREET RIGHT OF WAY LINE; THENCE SOUTH 88 DEGREES, 14 MINUTES, 24 SECONDS WEST (ASSUMED BEARING) ALONG SAID LINE, A DISTANCE OF 421.31 FEET TO THE POINT OF TERMINATION, EXCEPT, OVER ONE UNRESTRICTED DRIVE, NOT TO EXCEED 50 FEET IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED WESTERLY 396.31 FEET, PLUS OR MINUS, FROM THE EAST LINE OF SAID LOT, AS MEASURED ALONG THE SAID NORTH RIGHT OF WAY LINE OF HARRISON STREET.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES LOCATED IN LOT 242, IN PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING AT A POINT 369.35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) ALONG THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET, A DISTANCE OF 126.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 55.00 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,815.0 SQUARE FEET, MORE OR LESS.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR STREET LIGHTS AND RELATED APPURTENANCE PURPOSES LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING AT A POINT 369.35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY

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LINE OF 72ND STREET; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 7.12 FEET; THENCE NORTH 06 DEGREES, 30 MINUTES, 03 SECONDS EAST, A DISTANCE OF 13.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST ALONG A LINE 5.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT A DISTANCE OF 145.97 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 114.35 FEET; THENCE SOUTH 06 DEGREES, 30 MINUTES, 03 SECONDS WEST, A DISTANCE OF 32.01 FEET TO THE POINT OF BEGINNING, CONTAINING 650.0 SQUARE FEET, MORE OR LESS.

TRACT NO. 6A

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA:

BEGINNING AT A POINT 210.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) ALONG THE WESTERLY EXISTING 72ND STREET RIGHT OF WAY LINE A DISTANCE OF 210.00 FEET TO THE POINT OF TERMINATION, EXCEPT, OVER ONE UNRESTRICTED DRIVE, NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED SOUTHERLY 221.39 FEET, PLUS OR MINUS, FROM THE NORTH LINE OF SAID LOT, AS MEASURED ALONG THE SAID WEST LINE OF SAID LOT 242.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR STORM SEWER AND DRAINAGE MAINTENANCE PURPOSES LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING AT A POINT 210.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST RIGHT OF WAY LINE OF 72ND STREET, A DISTANCE OF 87.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 45.10 FEET; THENCE NORTH 76 DEGREES, 31 MINUTES, 04 SECONDS WEST, A DISTANCE OF 72.70 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 55 DEGREES, 21 MINUTES, 47 SECONDS EAST, A DISTANCE OF 41.34 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 10.56 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE NORTH 55 DEGREES, 20 MINUTES, 30 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT, A DISTANCE OF 55.28 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 33.21 FEET TO A POINT ON THE SAID WEST RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 102.00 FEET TO THE POINT OF BEGINNING CONTAINING 8,558.00 SQUARE FEET, MORE OR LESS.

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AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR STREET LIGHTS AND RELATED APPURTENANCES LOCATED IN LOT 242 IN PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 210.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) A DISTANCE OF 210.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 55 DEGREES, 20 MINUTES, 30 SECONDS WEST, A DISTANCE OF 5.90 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 206.22 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,040.00 SQUARE FEET MORE OR LESS.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRIVE PURPOSES LOCATED IN LOT 242 IN PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 210.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) A DISTANCE OF 10.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 55.00 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, CONTAINING 550.00 SQUARE FEET, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CONSTRUCTION PURPOSES LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 242, WHICH POINT IS ON THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET AND IS A COMMON POINT WITH THE SOUTHEAST CORNER OF LOT 616; THENCE SOUTH 55 DEGREES, 20 MINUTES, 30 SECONDS WEST ALONG THE REAR LINE OF LOT 616, A DISTANCE OF 94.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 10.56 FEET; THENCE SOUTH 51 DEGREES, 21 MINUTES, 47 SECONDS WEST, A DISTANCE OF 41.34 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 76 DEGREES, 31 MINUTES, 04 SECONDS EAST, A DISTANCE OF 52.01 FEET TO A POINT ON AN EXISTING TEMPORARY CONSTRUCTION EASEMENT; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID EASEMENT, A DISTANCE OF 25.69 FEET;

THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 64.25 FEET; THENCE NORTH 55 DEGREES, 20 MINUTES, 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 242, A DISTANCE OF 53.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2,686.00 SQUARE FEET, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CONSTRUCTION PURPOSES LOCATED IN LOT 242, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID LOT 242, WHICH POINT IS ON THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET AND IS A COMMON POINT WITH THE SOUTHEAST CORNER OF LOT 616; THENCE SOUTH 55 DEGREES, 20 MINUTES, 30 SECONDS WEST ALONG THE REAR LINE OF LOT 616, A DISTANCE OF 5.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55 DEGREES, 20 MINUTES, 30 SECONDS WEST, A DISTANCE OF 33.33 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 28.21 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 17.75 FEET TO THE POINT OF BEGINNING CONTAINING 250.00 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF STATE PROJECT M-5037(8) ( COUNTY PROJECT C-28(58C) ), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA SHALL BE RETURNED TO THE CONDEMNEE AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

TRACT NO. 7

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN LOT 243, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88 DEGREES, 14 MINUTES, 24 SECONDS WEST (ASSUMED BEARING) ALONG THE NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET, A DISTANCE OF 28.00 FEET; THENCE NORTH 12 DEGREES, 49 MINUTES, 54 SECONDS EAST, A DISTANCE OF 52.99 FEET; THENCE NORTH 02 DEGREES 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 13 DEGREES, 15 MINUTES, 41 SECONDS EAST, A DISTANCE OF 20.30 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 7.12 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF 72ND STREET, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3,953.0 SQUARE FEET, MORE OR LESS.

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THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 243, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 88 DEGREES, 14 MINUTES, 24 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET, A DISTANCE OF 207.00 FEET; THENCE NORTH 12 DEGREES, 49 MINUTES, 54 SECONDS EAST, A DISTANCE OF 52.99 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 13 DEGREES, 15 MINUTES, 41 SECONDS EAST, A DISTANCE OF 20.30 FEET TO A POINT ON THE NORTH LINE OF SAID LOT BEING THE POINT OF TERMINATION, EXCEPT, OVER TWO UNRESTRICTED DRIVE, NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINES OF WHICH ARE LOCATED SOUTHERLY 84.14 FEET, PLUS OR MINUS FROM THE NORTH OF SAID LOT, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF 72ND STREET; AND EASTERLY 38.39 FEET FROM THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF HARRISON STREET.

TRACT NO. 15

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 513, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 561.36 FEET TO THE POINT OF TERMINATION, EXCEPT OVER ONE FUTURE UNRESTRICTED DRIVE, NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE OF WHICH IS LOCATED NORTHERLY 318 FEET, PLUS OR MINUS FROM THE SOUTHEAST CORNER OF SAID LOT, AS MEASURED ALONG THE EAST LINE OF SAID LOT.

AND ALSO PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR DRAINAGE PURPOSE LOCATED IN LOT 513, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 266.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A POINT ON THE SAID EAST LINE OF SAID LOT, ALSO KNOWN AS THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 420.0 SQUARE FEET, MORE OR LESS.

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AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR FILL AND SHAPING PURPOSES LOCATED IN LOT 513, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 513; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 32.21 FEET; THENCE NORTH 15 DEGREES, 37 MINUTES, 08 SECONDS WEST, A DISTANCE OF 100.28 FEET; THENCE NORTH 16 DEGREES, 48 MINUTES, 19 SECONDS EAST, A DISTANCE OF 42.38 FEET; THENCE NORTH 03 DEGREES, 00 MINUTES, 20 SECONDS WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 29 DEGREES, 57 MINUTES, 33 SECONDS WEST, A DISTANCE OF 56.36 FEET; THENCE NORTH 08 DEGREES, 49 MINUTES, 31 SECONDS EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 14 DEGREES, 24 MINUTES, 15 SECONDS WEST, A DISTANCE OF 116.20 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 05 SECONDS EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 280.20 FEET; THENCE SOUTH 87 DEGREES, 30 MINUTES, 55 SECONDS WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 87 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 28.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 266.15 FEET TO THE POINT OF BEGINNING, CONTAINING 28,982.0 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF STATE PROJECT M-5037(8) ( COUNTY PROJECT C-28(58C) ), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA SHALL BE RETURNED TO THE CONDEMNEE AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

#### TRACT NO. 22

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN LOT 119, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF 72ND STREET; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST (ASSUMED BEARING) ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 134.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STREET ON A 1,120.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.00 FEET TO THE POINT OF TERMINATION.

AND ALSO, PERMANENT EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR SLOPE PROTECTION/RETAINING



WALL PURPOSES LOCATED IN LOT 119, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 119; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 134.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG A 1,120.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING SOUTH 88 DEGREES, 44 MINUTES, 36 SECONDS WEST, CHORD DISTANCE 48.01 FEET) AN ARC DISTANCE OF 48.02 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 42 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES, 44 MINUTES, 36 SECONDS EAST, A DISTANCE OF 26.30 FEET; THENCE NORTH 42 DEGREES, 30 MINUTES, 55 SECONDS EAST, A DISTANCE OF 4.34 FEET; THENCE NORTH 02 DEGREES, 29 MINUTES, 05 SECONDS WEST, A DISTANCE OF 108.68 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE NORTH 66 DEGREES, 19 MINUTES, 47 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 19.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2,807.0 SQUARE FEET, MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR CONSTRUCTION PURPOSES LOCATED IN LOT 119, PONDEROSA ADDITION, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 119; THENCE SOUTH 66 DEGREES, 19 MINUTES, 47 SECONDS WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF LOT 119 A DISTANCE OF 19.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES, 29 MINUTES, 05 SECONDS EAST A DISTANCE OF 108.68 FEET; THENCE SOUTH 42 DEGREES, 30 MINUTES, 55 SECONDS WEST A DISTANCE OF 4.34 FEET; THENCE SOUTH 88 DEGREES, 44 MINUTES, 36 SECONDS WEST A DISTANCE OF 26.30 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 42 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG A 1,120.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 45.90 FEET; (CHORD BEARING NORTH 88 DEGREES, 51 MINUTES, 15 SECONDS WEST, CHORD DISTANCE 45.90 FEET); THENCE NORTH 02 DEGREES, 19 MINUTES, 12 SECONDS EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 85 DEGREES, 54 MINUTES, 44 SECONDS EAST A DISTANCE OF 43.33 FEET; THENCE NORTH 31 DEGREES, 49 MINUTES, 09 SECONDS EAST A DISTANCE OF 42.58 FEET; THENCE NORTH 11 DEGREES, 34 MINUTES, 30 SECONDS WEST A DISTANCE OF 74.18 FEET TO A POINT OF THE NORTHERLY LINE OF SAID LOT 119; THENCE NORTH 66 DEGREES, 19 MINUTES, 47 SECONDS EAST A DISTANCE OF 21.15 FEET TO THE POINT OF BEGINNING, CONTAINING 2,032.00 SQUARE FEET, MORE OR LESS.

UPON COMPLETION AND ACCEPTANCE OF STATE PROJECT M-5037(8) (COUNTY PROJECT C-28(58C) ), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA SHALL BE RETURNED TO THE CONDEMNEE AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.

BOOK

876 PAGE 446

APPROX

APPROX

DESCR

AMOUNT

TRACT

TO:

TRACT

TO:

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 county road purposes by the County of Douglas, in the amount of:

TRACT NO. 6:

TO: Sam J. Howell, Douglas County Treasurer	\$ 3305.00
Anthony & Laima T. Wish, Owners	
Packers Bank & Trust Company, Trustee & Ben.	
Proskocils, Inc., Lessor	
Automatic Gas Distributers, Inc., Lessee	
Colorado National Bank of Denver, Assignee	
Universal Neon Sign Company, Inc., Lienor	
Metropolitan Utilities District	
Omaha Public Power District, Easement Holder	
Northwestern Bell Telephone Co. n/k/a U.S.	
West Communications, Inc., Easement Holder	
Northern Natural Gas Company, Easement Holder	
Sanitary & Improvement District No. 161	
Ponderosa Development Company	
Ponderosa Pointe General Partnership	
Sunshine Pharmacy, Inc., Tenant	
No Sweat Fitness Systems, Inc., Tenant	
K-Bon, Inc., Tenant	
Applause Video Corporation, Tenant	
King Enterprises, Inc., d/b/a Bredeaux Pisa	
Cheryl A. Hanten, d/b/a Shear Style Salon, Tenant	
TOTAL AWARD	\$ 3305.00

TRACT NO. 6A:

TO: Sam J. Howell, Douglas County Treasurer	\$ 679.06
First Financial Resources, Inc., Owner	\$ 10345.94
Packers Bank & Trust Company, Trustee & Ben.	
Proskocils, Inc., Lessor	
Automatic Gas Distributers, Inc., Lessee	
Colorado National Bank of Denver, Assignee	
Universal Neon Sign Company, Inc., Lienor	
Metropolitan Utilities District	
Omaha Public Power District, Easement Holder	
Northwestern Bell Telephone Co. n/k/a U.S.	
West Communications, Inc., Easement Holder	
Northern Natural Gas Company, Easement Holder	
Sanitary & Improvement District No. 161	

TOTAL AWARD

BOOK	PAGE
876	448
11025.00	10350.00

TO: Sam J. Howell, Douglas County Treasurer  
Anthony A. & Laima T. Wish, Owners  
Packers Bank & Trust Company, Trustee & Ben.  
Proskocils, Inc., Lessor  
Automatic Gas Distributors, Inc., Lessee  
Colorado National Bank of Denver, Assignee  
Universal Neon Sign Company, Inc., Lianor  
Metropolitan Utilities District  
Omaha Public Power District, Easement Holder  
Northwestern Bell Telephone Co. n/k/a U.S.  
West Communications, Inc., Easement Holder  
Northern Natural Gas Company, Easement Holder  
Sanitary & Improvement District No. 151  
Ponderosa Development Company  
Ponderosa Pointe General Partnership

TOTAL AWARD

10350.00

10350.00

TO: Sam J. Howell, Douglas County Treasurer  
Ponderosa Partnership, Owner  
First National Bank of Omaha, Trustee & Ben.  
Metropolitan Utilities District  
Omaha Public Power District, Easement Holder  
Northwestern Bell Telephone Co. n/k/a U.S.  
West Communications, Inc., Easement Holder  
Peoples Natural Gas Company, Easement Holder  
United Cable Television of Sarpy County  
Anthony A. & Laimi T. Wish  
Sanitary & Improvement District No. 161

TOTAL AWARD

3445.00

3445.00

TO: Sam J. Howell, Douglas County Treasurer  
Eugene H. Runte, Owner  
Omaha Public Power District, Easement Holder  
Northwestern Bell Telephone Co. n/k/a U.S.  
West Communications, Inc., Easement Holder

TOTAL AWARD

\$ 5175.00

\$ 5175.00

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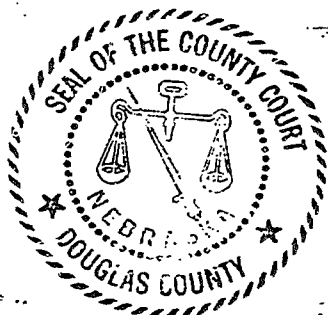
THEREFORE, the undersigned appraisers do hereby find and assess the damages as indicated in Paragraph 3 that will be suffered by reason of the taking of the real estate by the Condemner and said appraisers hereby submit this report as required by the laws of the State of Nebraska.

Robert C. McLowery  
James Brown  
Robert E. Wean

0452/32-43

FILED  
COUNTY COURT  
PROBATE DIVISION  
JAN 30 1989  
DOUGLAS COUNTY, NEBRASKA

CERTIFICATION



STATE OF NEBRASKA } SS.  
COUNTY OF DOUGLAS }

I, Deputy Clerk of the Douglas County Court, certify this document, consisting of 12 page(s), to be a full, true and correct copy of the original record on file in the Douglas County Court.  
IN TESTIMONY WHEREOF, I have placed my Signature and the seal of said court.

Date 1-30-89 BY THE COURT John T. Dugan  
(Deputy Clerk)  
(Seal)

## CERTIFICATE

Docket C6

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Douglas County Court, Probate Division  
17th & Farnam Streets, 3-West, Omaha, NE 68103 (402) 444-7152

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS.

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I, Janet Langle Registrar, 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: "REPORT OF APPRAISERS" in re:

COUNTY OF DOUGLAS, Condemner, vsANTHONY A. WISH, et al, Condemnees.

on file and of record in the Douglas County Court, entitled: In the  
Matter of: Condemnation Docket C6 Page 27

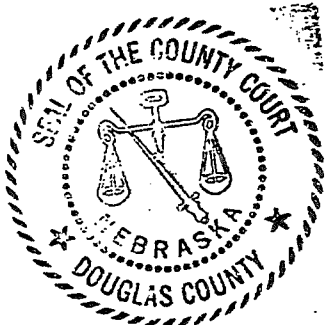
IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court:

DATE: 1/31/89

BY THE COURT:

Janet Langle  
Registrar (Deputy Clerk)

(Seal)



misc. 11281