

Return of Appraisers



1151 021 MISC



07210 95 021-027

BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF ROADS,)
)
Condemner,)
)
v.)
)
RIDGES LIMITED PARTNERSHIP, A)
Nebraska Limited Partnership,)
Owner; FIRST BANK, Holder of a)
Lien; SANITARY IMPROVEMENT)
DISTRICT NO. 367, Holder of)
Easement; ~~METROPOLITAN UTILITIES~~)
~~DISTRICT, Holder of Easement,~~)
DOUGLAS COUNTY TREASURER;)
)
Condemnees.)

Docket _____ Page _____ Case C 95-60006

RETURN OF APPRAISERS

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us by Timothy F. Dunning, Sheriff or Deputy Sheriff of Douglas County, Nebraska, on the 11th day of May, 1995, 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:

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

RIDGES LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, OWNER;
FIRST BANK, HOLDER OF A LIEN; SANITARY IMPROVEMENT DISTRICT NO. 367,
HOLDER OF EASEMENT; METROPOLITAN UTILITIES DISTRICT, HOLDER OF EASEMENT;

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF
ANY FOR HIGHWAY RIGHT OF WAY PURPOSES AS ILLUSTRATED ON THE ATTACHED
PLAT AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF OUTLOT A, IN
SECTION 29, TOWNSHIP 15 NORTH, RANGE 11 EAST, DOUGLAS COUNTY, NEBRASKA.

SE/SW
SW

SE/SE
SW

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:

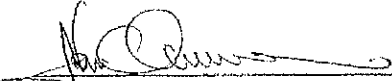
TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 1 \$257,620.00

Award to be distributed as follows:

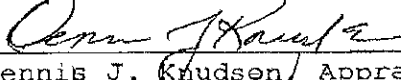
To: Ridges Limited Partnership, A Nebraska Limited Partnership, Owner;	\$257,192.66
First Bank, Holder of a Lien;	\$ -0-
Sanitary Improvement District No. 367, Holder of Easement;	\$ -0-
Metropolitan Utilities District, Holder of Easement;	\$ -0-
Douglas County Treasurer;	\$ 427.34

All of which is hereby respectfully submitted.

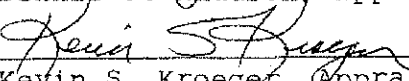
Dated this 5th day of July, A.D. 1995.



John C. Chatelain, Appraiser



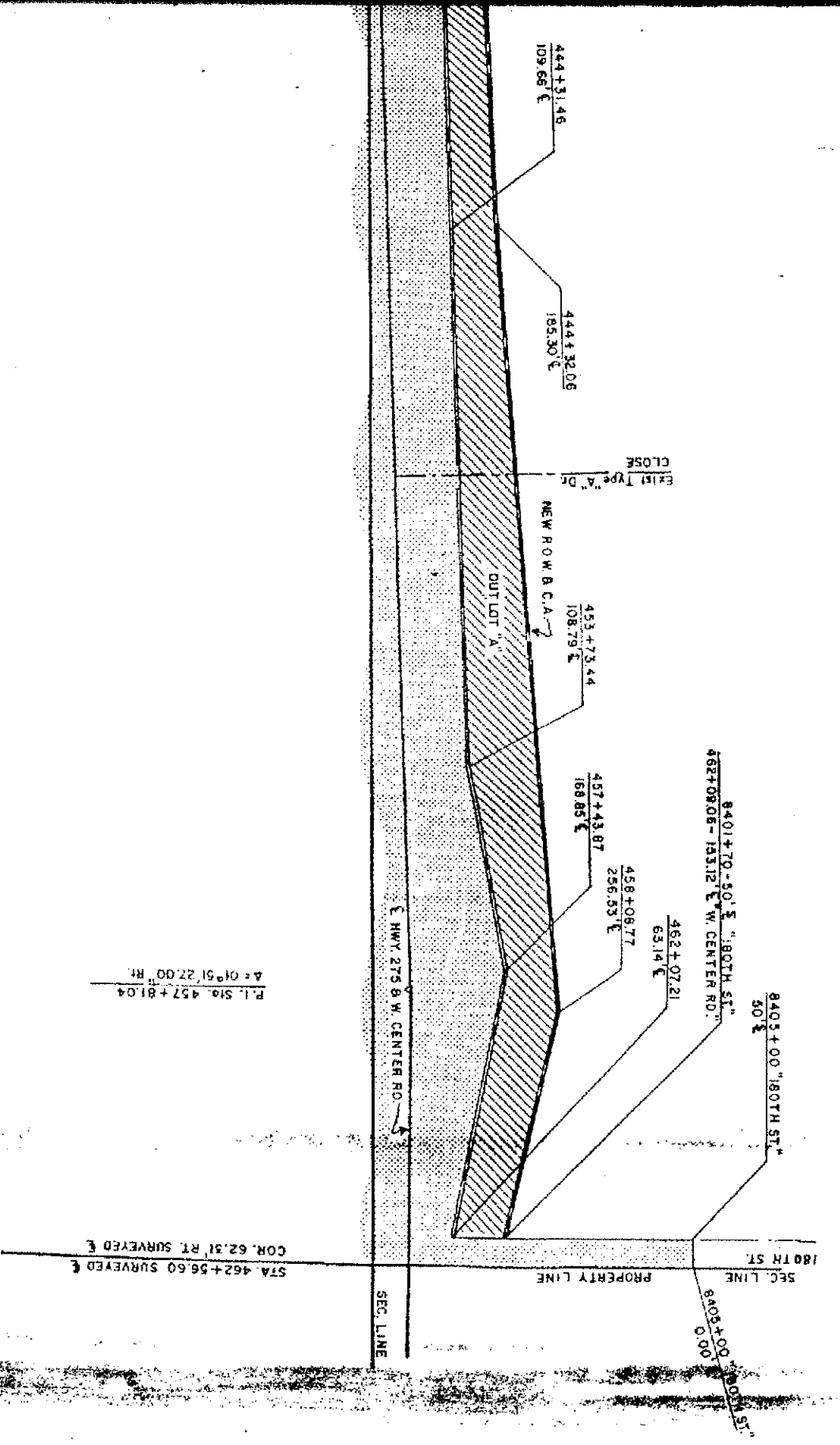
Dennis J. Knudsen, Appraiser

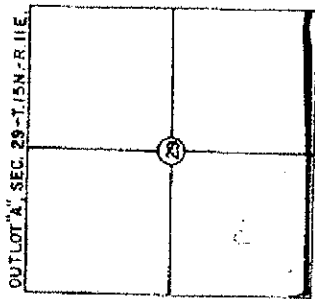
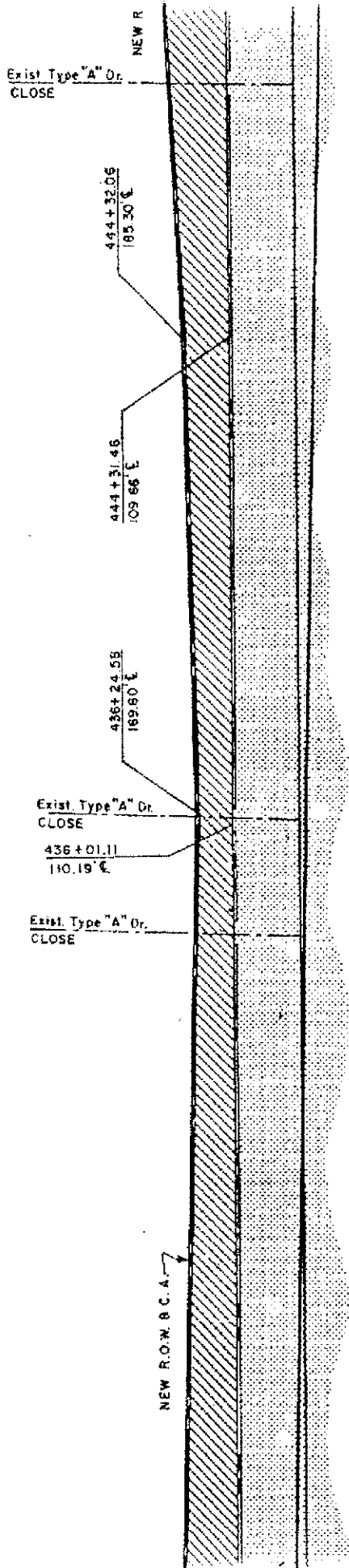


Kevin S. Kroeger, Appraiser

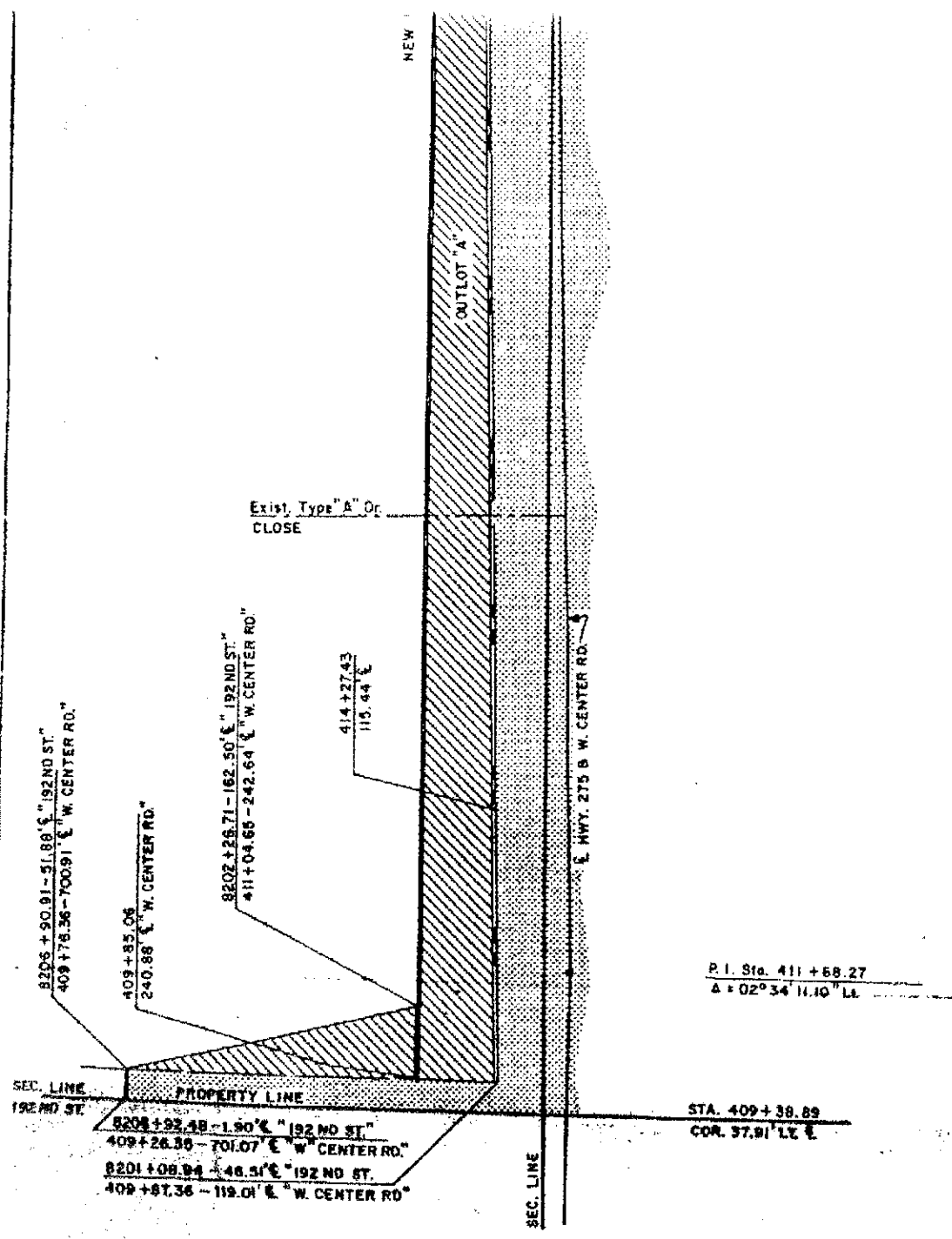
Filed this _____ day of _____, 1995.
(SEAL)

County Judge





TOTAL & NEW R.O.W. 11.71 ACRES



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

RIDGES LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, OWNER;
 FIRST BANK, HOLDER OF A LIEN; SANITARY IMPROVEMENT DISTRICT NO. 367,
 HOLDER OF EASEMENT; METROPOLITAN UTILITIES DISTRICT, HOLDER OF EASEMENT;

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

TRACT NO. 1 SCALE 1" = 200'
 LOCATION 168TH - JCT US 6 OMAHA
 PROJECT NO. F-275-7(149)
 CONTROL NO. 20256 A

PREV. R.O.W. [Hatched] [Hatched]
 NEW R.O.W. [Hatched] 11.71 ACRES
 TEMP. EASE. [Dotted]
 PERM. EASE. [Dotted]
 CONTROLLED EASEMENT [Dotted]

DRAWN BY J.F.B. 1/18/95
 CHECKED BY B.J.C. 1/18/95
 COMPUTED BY
 WRITTEN BY
 CHECKED BY

3807-600

BOOK 3807 PAGE 612

EXHIBIT A

A TRACT OF LAND LOCATED IN ALL OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 11, EAST OF THE 6TH P.M., EXCEPT FOR THAT PART TAKEN FOR U.S. HIGHWAY NO. 275 RIGHT-OF-WAY, ALL IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 29, THENCE S00 DEGREES 00'03"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 2519.38 FEET TO A POINT ON THE EXTENDED NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 275, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 275 AND THE EXTENSIONS THEREOF, ON THE FOLLOWING DESCRIBED COURSES, THENCE N 79 DEGREES 19'44"W, A DISTANCE OF 527.95 FEET, THENCE S 79 DEGREES 43'21"W, A DISTANCE OF 377.99 FEET, THENCE S88 DEGREES 54'11"W, A DISTANCE OF 937.76 FEET, THENCE S 88 DEGREES 53'33"W, A DISTANCE OF 830.40 FEET, THENCE S88 DEGREES 59'14"W, A DISTANCE OF 2172.40 FEET, THENCE N 89 DEGREES 37'36"W, A DISTANCE OF 486.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 29, THENCE N 00 DEGREES 19'48"E ALONG SAID WEST LINE OF SECTION 29, A DISTANCE OF 2567.87 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 29, THENCE N 00 DEGREES 29'06"E ALONG SAID WEST LINE OF SECTION 29, A DISTANCE OF 2641.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29, THENCE S 89 DEGREES 52'33"E ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2639.51 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE S 89 DEGREES 52'21"E ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 2638.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29, THENCE S 00 DEGREES 00'10"W, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 2648.75 FEET TO THE POINT OF BEGINNING.

10728
B

RECEIVED
JUN 1 3 13 PM '92
GEORGE J. BURTON, CLERK
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

JAMES E. LANG
ATTORNEY AT LAW

LANGHEIM, PETERSON & LANG
1506 DAVENPORT STREET
OMAHA, NEBRASKA 68104-2030

Office (402) 330-1900

BK 3807 N: 600 FEE 65.30
PG 600-612 N 29-15-11 DEL 11 MC ---
OF 112 COMP 11 F/B 01-60000