



04026047

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LANCASTER COUNTY, NE

\$ 50.00

INST. NO 2004

026047

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IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

LOWER PLATTE SOUTH NATURAL )  
RESOURCES DISTRICT, a political )  
subdivision of the State of Nebraska )

Plaintiff/Condemner, )

vs. )

SWR INVESTMENTS, LLC, A Nebraska )  
limited liability company; PAULA J. )  
METCALF, TRUSTEE; LINCOLN AG- )  
PRODUCTS CO., A Nebraska Corporation; )  
MISSOURI VALLEY GAS COMPANY )  
(n/k/a NORTHERN NATURAL GAS )  
COMPANY); MISSOURI VALLEY )  
PIPELINE COMPANY (n/k/a NORTHERN )  
NATURAL GAS COMPANY); LINCOLN )  
TELEPHONE AND TELEGRAPH (n/k/a )  
ALLTEL COMMUNICATIONS); )  
NORTHERN NATURAL GAS )  
COMPANY; LANCASTER COUNTY )  
NEBRASKA, )

Defendants/Condemnees. )

Case No. CTD4-1864

REPORT OF APPRAISERS

Now this 5 day of April, 2004, the undersigned, being the duly appointed, qualified and acting appraisers in the above-entitled matter, do hereby make and file this report showing unto the Court:

1. The undersigned were duly appointed appraisers in the above-entitled matter by order of this Court;
2. Before entering upon the duties as appraisers in the above-entitled matter, the undersigned duly took and subscribed an oath to support the Constitution of the United States and of the State of Nebraska and to faithfully and impartially discharge their duties as required by law.
3. The undersigned appraisers carefully inspected and viewed the real estate sought to be taken described Exhibit "A" attached hereto and incorporated herein by this reference, and

County Court

also any other property of the Condemnees damaged thereby, and heard all parties interested therein to the amount of damages while so inspecting and viewing the property.

4. Said appraisers did meet on Monday, April 5, 2004, at 9:00 o'clock a.m., to assess the damages that the Condemnees sustained by the taking of the property described in paragraph 3 above by the Condemner, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the Condemnees.

5. The amount of damages that will be sustained by the Condemnees by reason of the taking described in the Petition to Condemn by the Condemner is as hereinafter found and assessed.

NOW, THEREFORE, the undersigned appraisers do hereby find and assess the damages that will be suffered by Condemnees by reason of the taking of real estate described in the Petition to Condemn by the Condemner in the following amounts:

|                              |                    |            |
|------------------------------|--------------------|------------|
| SWR Investments, LLC         | } Total: \$674,000 | \$ _____   |
| Paula J. Metcalf, Trustee    |                    | \$ _____   |
| Lincoln Ag Products, Co.     |                    | \$ _____   |
| Northern Natural Gas Company |                    | \$ 0 _____ |
| Alltel Communications        |                    | \$ 0 _____ |
| Lancaster County, Nebraska   |                    | \$ 0 _____ |

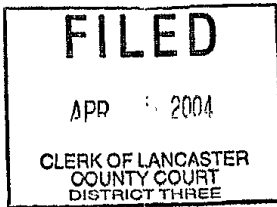
APPRAISERS:

Cecilia J. Nielsen  
Appraiser

Tatiana W. Wain  
Appraiser

John R. Layman  
Appraiser

Subscribed and sworn to before me this 5th day of April, 2004.



BY: Sherry DeLaney  
Deputy Clerk

LOWER PLATTE SOUTH NRD  
STEVENS CREEK WATERSHED PROJECT

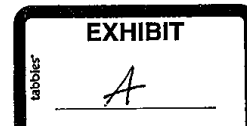
SKYRANCH FARM POND  
EASEMENT

SWR INVESTMENTS

77 L11 SW 1/4, R7 NW 1/4, A4 LB NW 1/4

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 11 I.T., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S2SW4), AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW4SW4), AND A PORTION OF LOT 8 I.T., LOCATED IN THE NORTHWEST QUARTER (NW4), ALL LOCATED IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 I.T., SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NW4; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 8 I.T., ON AN ASSUMED BEARING OF NORTH 89 DEGREES 36 MINUTES WEST A DISTANCE OF 1332 FEET TO THE NORTHEAST CORNER OF SAID NW4SW4; THENCE SOUTH 00 DEGREES 21 MINUTES EAST, ALONG THE EAST LINE OF SAID NW4SW4, A DISTANCE OF 463 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM); THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY CLOCKWISE DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 11 I.T., SAID POINT ALSO BEING LOCATED 923 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID SW4; THENCE NORTH 00 DEGREES 19 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 11 I.T., AND THE WEST LINE OF SAID NW4SW4, A DISTANCE OF 469 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM), SAID POINT ALSO BEING LOCATED 1,392 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID SW4; THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY COUNTER CLOCKWISE DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID NW4SW4, SAID POINT ALSO BEING LOCATED 1,597 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID SW4; THENCE NORTH 00 DEGREES 19 MINUTES WEST, ALONG THE WEST LINE OF SAID NW4SW4, A DISTANCE OF 60 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM), SAID POINT ALSO BEING LOCATED 1,657 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID SW4; THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY COUNTER CLOCKWISE DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID NW4SW4, SAID POINT ALSO BEING LOCATED 2,361 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID NW4;



THENCE NORTH 00 DEGREES 19 MINUTES WEST, ALONG THE WEST LINE OF SAID NW4SW4 A DISTANCE OF 104 FEET, MORE OR LESS, TO A AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM), SAID POINT ALSO BEING LOCATED 2,465 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID SW4; THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY COUNTER CLOCKWISE DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID NW4SW4, SAID POINT ALSO BEING LOCATED 112 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID NW4; THENCE NORTH 00 DEGREES 19 MINUTES WEST, ALONG THE WEST LINE OF SAID NW4SW4, A DISTANCE OF 112 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SW4; THENCE NORTH 00 DEGREES 13 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 8 I.T., A DISTANCE OF 547 FEET, MORE OR LESS, TO A AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM); THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY COUNTER CLOCKWISE DIRECTION TO A POINT THAT IS LOCATED 622 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID LOT 8 I.T., AND 1,105 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID LOT 8 I.T.; THENCE NORTH 50 DEGREES 18 MINUTES WEST A DISTANCE OF 170 FEET, MORE OR LESS; THENCE NORTH 21 DEGREES 16 MINUTES EAST A DISTANCE OF 50 FEET, MORE OR LESS; THENCE SOUTH 83 DEGREES 23 MINUTES EAST A DISTANCE OF 775 FEET, MORE OR LESS; THENCE NORTH 21 DEGREES 16 MINUTES EAST A DISTANCE OF 425 FEET, MORE OR LESS; THENCE SOUTH 68 DEGREES 44 MINUTES EAST A DISTANCE OF 509 FEET, MORE OR LESS; THENCE SOUTH 23 DEGREES 05 MINUTES EAST A DISTANCE OF 698 FEET, MORE OR LESS TO THE EAST LINE OF SAID LOT 8 I.T.; THENCE SOUTH 00 DEGREES 26 MINUTES EAST, ALONG SAID EAST LINE, A DISTANCE OF 269 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 70.4 ACRES, MORE OR LESS.

LOWER PLATTE SOUTH NRD  
STEVENS CREEK WATERSHED PROJECT

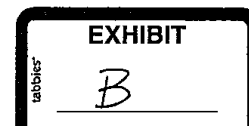
SKYRANCH FARM POND  
PERMANENT ACCESS EASEMENT

SWR INVESTMENTS

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 8 I.T., LOCATED IN THE NORTHWEST QUARTER (NW4), OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

R- 28 NW 1/4

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8 I.T.; SAID POINT BEING LOCATED 50.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NW4; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 8 I.T., SAID LINE ALSO BEING THE EAST LINE OF SAID NW4, ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 26 MINUTES EAST, A DISTANCE OF 561.0 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 130.0 FEET, A DELTA ANGLE OF 55 DEGREES 16 MINUTES, AN ARC LENGTH OF 125.4 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 12 MINUTES WEST AND A CHORD LENGTH OF 120.6 FEET; THENCE SOUTH 54 DEGREES 50 MINUTES WEST, A DISTANCE OF 130.7 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 100.0 FEET, A DELTA ANGLE OF 72 DEGREES 59 MINUTES, AN ARC LENGTH OF 127.4 FEET, A CHORD BEARING OF SOUTH 18 DEGREES 21 MINUTES WEST AND A CHORD LENGTH OF 119.0 FEET; THENCE SOUTH 18 DEGREES 09 MINUTES EAST, A DISTANCE OF 198.1 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES EAST A DISTANCE OF 95.6 FEET; THENCE NORTH 87 DEGREES 18 MINUTES WEST A DISTANCE OF 124.9 FEET; THENCE SOUTH 75 DEGREES 43 MINUTES WEST, A DISTANCE OF 141.7 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 175.0 FEET, A DELTA ANGLE OF 81 DEGREES 25 MINUTES, AN ARC LENGTH OF 248.7 FEET, A CHORD BEARING OF SOUTH 35 DEGREES 01 MINUTES WEST AND A CHORD LENGTH OF 228.3 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES EAST, A DISTANCE OF 234.1 FEET; THENCE NORTH 68 DEGREES 44 MINUTES WEST, A DISTANCE OF 33.7 FEET; THENCE NORTH 05 DEGREES 42 MINUTES WEST, A DISTANCE OF 218.9 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 205.0 FEET, A DELTA ANGLE OF 81 DEGREES 25 MINUTES, AN ARC LENGTH OF 291.3 FEET, A CHORD BEARING OF NORTH 35 DEGREES 01 MINUTES EAST AND A CHORD LENGTH OF 267.4 FEET; THENCE NORTH 75 DEGREES 43 MINUTES EAST, A DISTANCE OF 146.2 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES EAST A DISTANCE OF 96.3 FEET; THENCE NORTH 03 DEGREES 00 MINUTES WEST A DISTANCE

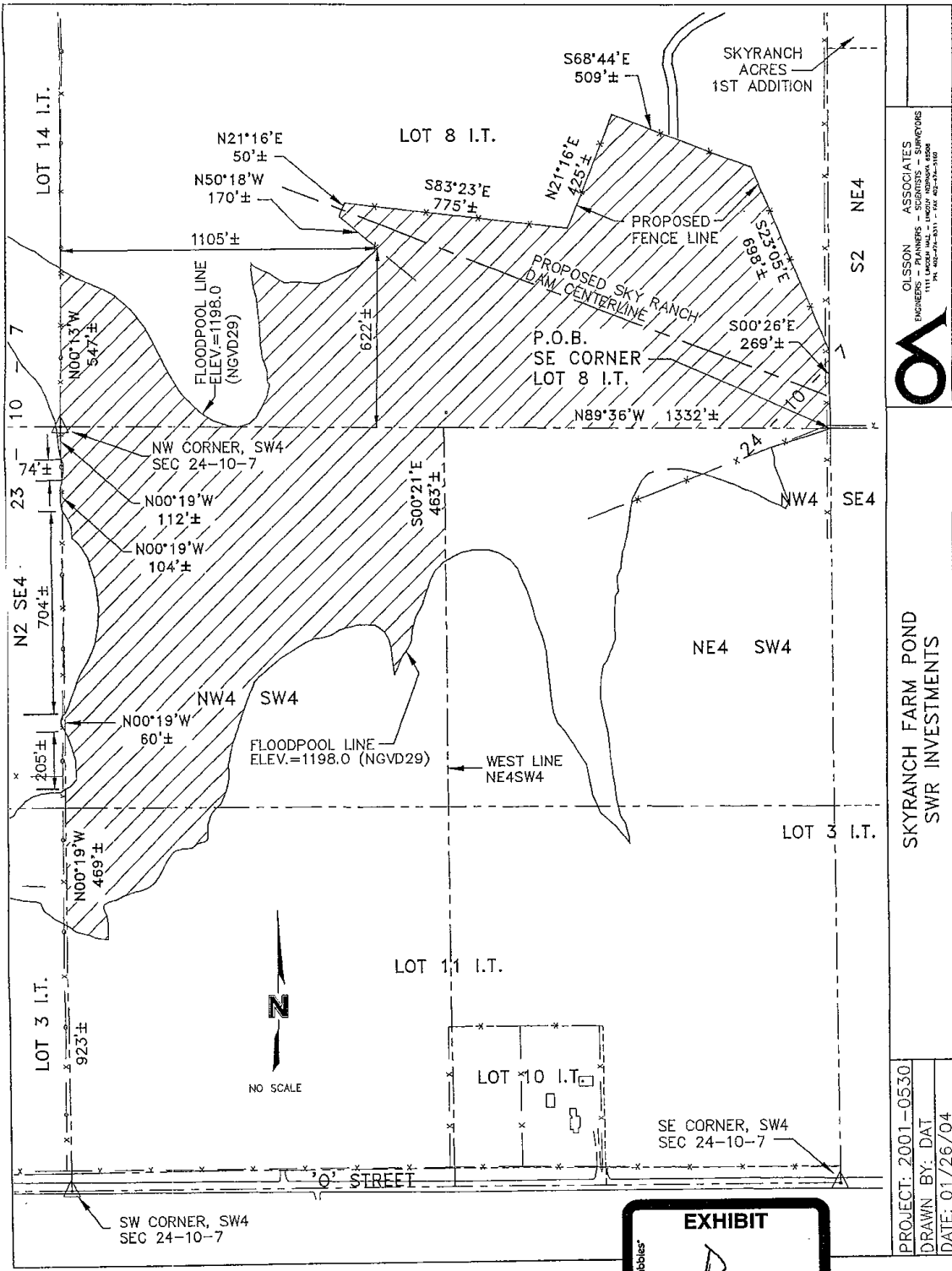


OF 58.5 FEET; THENCE NORTH 18 DEGREES 09 MINUTES WEST, A DISTANCE OF 194.1 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 130.0 FEET, A DELTA ANGLE OF 72 DEGREES 59 MINUTES, AN ARC LENGTH OF 165.6 FEET, A CHORD BEARING OF NORTH 18 DEGREES 21 MINUTES EAST AND A CHORD LENGTH OF 154.6 FEET; THENCE NORTH 54 DEGREES 50 MINUTES EAST, A DISTANCE OF 130.7 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 100.0 FEET, A DELTA ANGLE OF 55 DEGREES 16 MINUTES, AN ARC LENGTH OF 96.5 FEET, A CHORD BEARING OF NORTH 27 DEGREES 12 MINUTES EAST AND A CHORD LENGTH OF 92.8 FEET; THENCE NORTH 00 DEGREES 26 MINUTES WEST, ALONG LINE THAT IS 30 FEET WEST OF AN PARALLEL WITH THE EAST LINE OF SAID LOT 8 I.T., A DISTANCE OF 561.6 FEET TO THE NORTH LINE OF SAID LOT 8 I.T.; THENCE SOUTH 89 DEGREES 21 MINUTES EAST, ALONG SAID NORTH LINE, SAID LINE ALSO BEING LOCATED 50.0' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NW4, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1.4 ACRES, MORE OR LESS.



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OLSSON ASSOCIATES  
 ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS  
 1111 LEXINGTON HALL - LEXINGTON, KENTUCKY 40504-2808  
 TEL: 606/251-2001 FAX: 606/251-2002

SKYRANCH FARM POND  
 SWR INVESTMENTS

PROJECT: 2001-0530  
 DRAWN BY: DAT  
 DATE: 01/26/04



