



\$30.50

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2004 APR 27 P 2: 28

INST. NO 2004

LANCASTER COUNTY, NE

026049

BLOCK  
CODE  
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ENTERED  
SERIALIZED

IN THE COUNTY COURT OF LANCASTER COUNTY, NEBRASKA

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

Case No. CID4-1861

Plaintiff/Condemner, )

REPORT OF APPRAISERS

vs. )

SESOSTRIS SHRINE TEMPLE HOLDING )  
CORP., a Nebraska non-profit corporation; )  
MISSOURI VALLEY GAS COMPANY )  
OF NEBRASKA (n/k/a NORTHERN )  
NATURAL GAS); MISSOURI VALLEY )  
PIPELINE COMPANY OF NEBRASKA )  
(n/k/a NORTHERN NATURAL GAS )  
COMPANY); LINCOLN TELEPHONE )  
AND TELEGRAPH COMPANY (n/k/a )  
ALLTEL COMMUNICATIONS) )  
NORTHERN NATURAL GAS )  
COMPANY; STATE OF NEBRASKA )  
DEPARTMENT OF ROADS; SESOSTRIS )  
SHRINE CORP. )

Defendants/Condemnees. )

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.

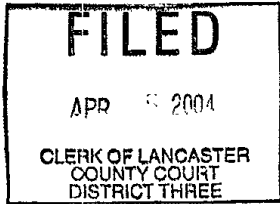
4. Said appraisers did meet on Monday, April 5, 2004 at 9:00 o'clock a.m., to assess the damages that the Condemnees sustained by the taking of the property described in paragraph 3 above by the Condemner, at which time said appraisers did receive evidence relative to the amount of damages that will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

|  |            |
|--|------------|
| Sesostris Shrine Temple Holding Corp.  | \$ 128,000 |
| Northern Natural Gas Company           | \$ 0       |
| Alltel Communications                  | \$ 0       |
| State of Nebraska, Department of Roads | \$ 0       |

APPRAISERS:



*Colleen J. Nelson*  
Appraiser

*Kathleen Warner*  
Appraiser

*John Kay*  
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

SESOSTRIS TEMPLE HOLDING CO.

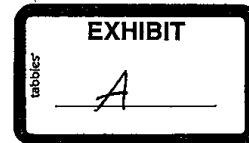
7-11 SW4, NE4SW4

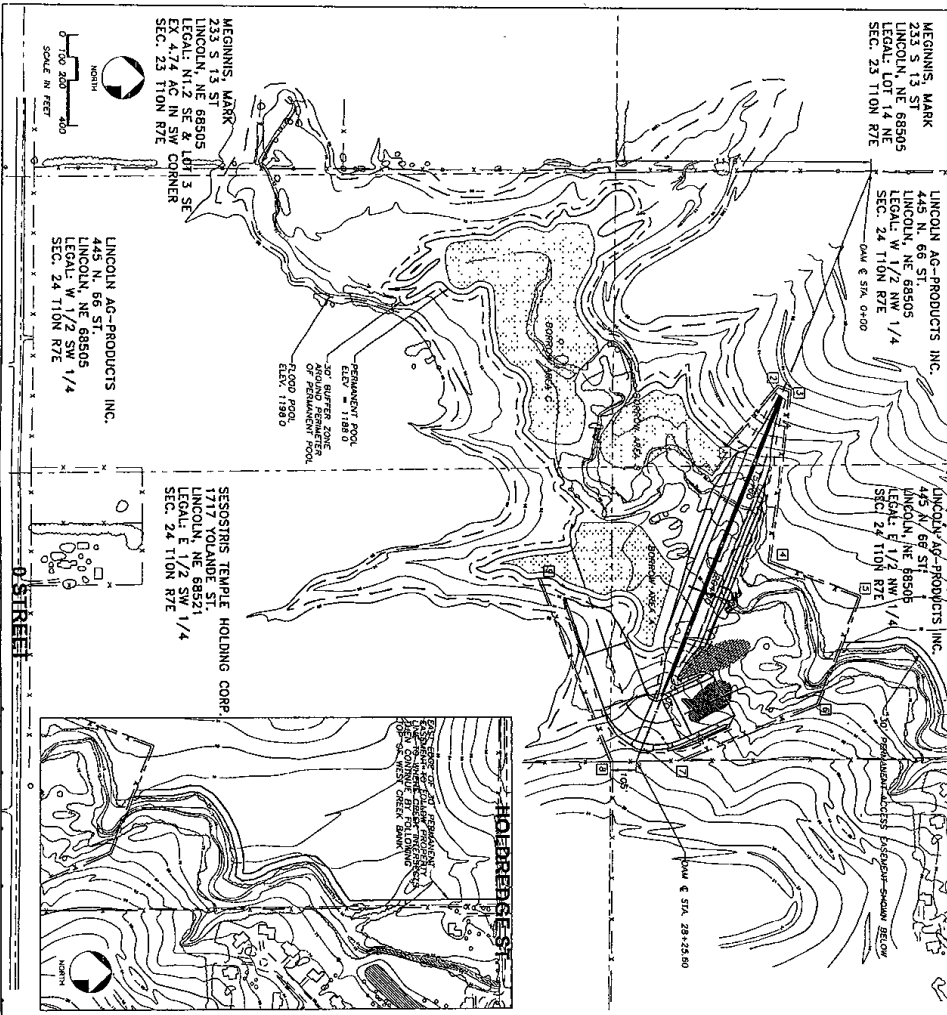
A TRACT OF LAND COMPOSED OF A PORTION OF LOT 11 I.T., LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S2SW4), AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE4SW4), ALL LOCATED IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NE4SW4, THE EAST LINE OF SAID NE4SW4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 25 MINUTES WEST; THENCE SOUTH 72 DEGREES 32 MINUTES WEST A DISTANCE OF 218 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM), SAID POINT BEING LOCATED 209 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SAID SW4, AND 67 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID SW4; THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY CLOCKWISE DIRECTION TO A POINT THAT IS LOCATED 442 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SAID SW4, AND 158 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID SW4; THENCE SOUTH 68 DEGREES 53 MINUTES WEST A DISTANCE OF 261 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE FOLLOWING AN ELEVATION OF 1198.0 FEET (NGVD29 DATUM), SAID POINT ALSO BEING LOCATED 686 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SAID SW4, AND 254 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID SW4; THENCE ALONG SAID ELEVATION IN A SUBSTANTIALLY CLOCKWISE DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF THE NE4 OF SAID SW4; THENCE NORTH 00 DEGREES 21 MINUTES WEST, ALONG SAID WEST LINE A DISTANCE OF 463 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID NE4SW4; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, ALONG THE NORTH LINE OF SAID NE4SW4, A DISTANCE OF 1332 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 13.1 ACRES, MORE OR LESS.

21 January 2004  
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**LEGEND**

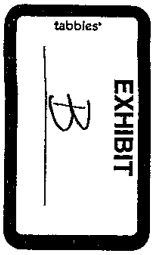
- MULTI-DAY STORM FLOOD POOL
- BARREN ZONE
- LOT 1 OF CONSTRUCTION
- LOT 2 OF CONSTRUCTION
- EXISTING CREEK FLOW LINE
- EXISTING FENCE
- EXISTING HANGAR CONTOURS
- EXISTING GROUND HANGAR CONTOURS
- EXISTING CHANNEL TO BE FILLED
- BORROW AREA
- BUILD FENCE
- COMMON EXCAVATION WASTE AREA
- PROPERTY LINE

**FENCING LAYOUT**

|    |                |
|----|----------------|
| 1  | DUAL 6 STATION |
| 2  | 13178, 13477   |
| 3  | 10450, 2387    |
| 4  | 10450, 2387    |
| 5  | 18400, 2317    |
| 6  | 18400, 2317    |
| 7  | 23700, 546     |
| 8  | 23700, 546     |
| 9  | 27724, 170     |
| 10 | 27724, 170     |
| 11 | 33781, 37      |
| 12 | 33781, 37      |

**LANDOWNER**

| LANDOWNER                      | DUAL 6 STATION | FEEDER FLOOD ACCESS | POOL       | ROSE        | TOTAL      |             |
|--------------------------------|----------------|---------------------|------------|-------------|------------|-------------|
| LINCOLN AG-PRODUCTS INC.       | 1.4            | 4.7                 | 1.1        | 6.2         | 0.0        | 13.9        |
| LINCOLN AG-PRODUCTS INC.       | 17.8           | 6.3                 | 0.0        | 0.0         | 1.4        | 25.5        |
| LINCOLN AG-PRODUCTS INC.       | 0.0            | 1.2                 | 2.4        | 12.1        | 0.0        | 32.4        |
| SESTOIRIS TEMPLE HOLDING CORP. | 2.8            | 3.2                 | 0.8        | 8.4         | 0.0        | 15.0        |
| MEGINNIS, MARK                 | 0.0            | 0.0                 | 0.0        | 3.3         | 0.0        | 3.3         |
| LINCOLN AG-PRODUCTS INC.       | 0.0            | 0.0                 | 0.0        | 0.0         | 0.0        | 0.0         |
| MEGINNIS, MARK                 | 0.0            | 0.0                 | 0.0        | 0.0         | 0.0        | 0.0         |
| LINCOLN AG-PRODUCTS INC.       | 0.0            | 0.0                 | 0.0        | 0.0         | 0.0        | 0.0         |
| MEGINNIS, MARK                 | 0.0            | 0.0                 | 0.0        | 0.0         | 0.0        | 0.0         |
| <b>TOTALS</b>                  | <b>21.6</b>    | <b>27.1</b>         | <b>4.3</b> | <b>38.1</b> | <b>1.4</b> | <b>97.2</b> |



**OLSSON ASSOCIATES**

CONSULTING ENGINEERS  
2010 S. 10th St.,  
Omaha, NE 68134  
402.341.1100  
www.olsson.com

**MEGINNIS, MARK**  
233 S. 13 ST.  
LINCOLN, NE 68505  
LEGAL: LOT 14 NE  
SEC. 24 110N R7E  
SEC. 23 110N R7E  
DUAL 6 STN. 0400

**LINCOLN AG-PRODUCTS INC.**  
445 N. 66 ST.  
LINCOLN, NE 68505  
LEGAL: W 1/2 NW 1/4  
SEC. 24 110N R7E  
DUAL 6 STN. 0400

**SESTOIRIS TEMPLE HOLDING CORP.**  
1717 YOUANDE ST.  
LINCOLN, NE 68521  
LEGAL: E 1/2 SW 1/4  
SEC. 24 110N R7E

**MEGINNIS, MARK**  
233 S. 13 ST.  
LINCOLN, NE 68505  
LEGAL: N 1/2 SE & LOT 3 SE  
SEC. 24 110N R7E

**LINCOLN AG-PRODUCTS INC.**  
445 N. 66 ST.  
LINCOLN, NE 68505  
LEGAL: W 1/2 SW 1/4  
SEC. 24 110N R7E

**RESIDUAL POOL**  
ELEV. = 1188.0

**30' BUFFER ZONE**  
OF RESIDUAL POOL

**FLOOD POOL**  
ELEV. 1189.0

**30' BUFFER ZONE**  
OF FLOOD POOL

**STREET**

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