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CERTIFICATE

Douglas County Court, Civil/Small Claims Division
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) SS.

I, JOYCE A. RIEDLER, 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

on file and of record in the Douglas County Court, entitled: SANITARY AND IMPROVEMENT DISTRICT NO 384 VS. MARK A. KLINKER, ET AL

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

DATE: JUNE 14, 1995 BY THE COURT: Joyce A Riedler (Deputy Clerk)

(Seal)



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10050 REGENCY CR, SUITE 200
OMAHA NE 68114

Handwritten notes and stamps including dates (2-15-11, 3-16-12, 3-16-11), numbers (6285, 01-60000), and a signature (Sec. Hatchel).

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

In the Matter of the Application )  
of Sanitary and Improvement )  
District No. 384 of Douglas )  
County, Nebraska, to certain )  
easements in Douglas County, )  
Nebraska, by eminent domain to be )  
owned and used by the Condemnor )  
for its corporate purposes, )  
Condemnor, )

CASE NO.: C95-60007M

vs. )

REPORT OF APPRAISERS

TRACTS 1 & 2 MARK A. KLINKER, )  
Personal Representative and )  
Trustee; FIRSTIER BANK, Trustee; )  
OMAHA PUBLIC POWER DISTRICT; )  
NORTHWESTERN BELL TELEPHONE )  
COMPANY; and JULIE M. HANEY, )  
Douglas County Treasurer, )

TRACT 3 LEE E. CAMENZIND; )  
OMAHA PUBLIC POWER DISTRICT; )  
JULIE M. HANEY, Douglas County )  
Treasurer, )

TRACT 5 JOHN A. CRAWFORD and )  
KAREN K. CRAWFORD; STATE BANK )  
AND TRUST COMPANY, Trustee; )  
OMAHA PUBLIC POWER DISTRICT; )  
JULIE M. HANEY, Douglas County )  
Treasurer, )

TRACT 8 MARILYN L. THOMPSON, )  
Trustee; MILDRED HARDER, Personal )  
Representative of the Estate of )  
WALTER T. HARDER; and JULIE M. )  
HANEY, Douglas County Treasurer, )

TRACT 9 ROBERT C. LUIKART and )  
GEORGIANA LUIKART; OMAHA )  
EQUESTRIAN CENTER, INC.; BONIFACE )  
R. MCGUIRE, Trustee; HERMAN W. )  
FICK and ROMA SACHO FICK; OMAHA )  
PUBLIC POWER DISTRICT; and JULIE )  
M. HANEY, Douglas County )  
Treasurer, )

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COUNTY COURT  
DOUGLAS COUNTY, NEBRASKA

TRACT 11 BRUHNS PACKING COMPANY; )  
BANK OF ELKHORN; NORTHERN NATURAL )  
GAS COMPANY; PAPIO-MISSOURI )  
NATURAL RESOURCES DISTRICT; and )  
JULIE M. HANEY, Douglas County )  
Treasurer, )

TRACT 12 WAYNE T. FOBER and )  
KATHY K. FOBER; CAPSTEAD MORTGAGE )  
CORPORATION; PAPIO-MISSOURI )  
RIVER NATURAL RESOURCES DISTRICT, )  
NORTHERN NATURAL GAS COMPANY, )  
and JULIE M. HANEY, Douglas County )  
Treasurer, )

Condemnees. )

On the 12<sup>th</sup> day of June, 1995, 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 15th day of May, 1995, 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 31st day of May, 1995, and thereafter, did hold a hearing on the 31st day of May, 1995, 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 1

85A-  
SD1

67-44410

A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN PART OF LOT 351 OF WINCHESTER HEIGHTS, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND BEING 20 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NW CORNER OF THE SW 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 12 EAST, DOUGLAS COUNTY, NEBRASKA, THENCE N87°40'05"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF 132ND STREET; THENCE S02°24'18"E ALONG SAID LINE 93.33 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE N40°46'02"E ALONG SAID CENTERLINE, 36.53 FEET TO EAST PROPERTY LINE OF SAID LOT 351 AND CONTAINING 0.03 ACRES (1461 S.F.), MORE OR LESS.

B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING 40 FEET WIDE ON EACH SIDE AND PARALLEL TO THE ABOVE DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED AND CONTAINING 0.03 ACRES (1461 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

TRACT 2

67-44410

A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN PART OF LOT 60 OF WINCHESTER HEIGHTS, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND BEING 15 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S87°40'05"W (ASSUMED BEARING) ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31 A DISTANCE OF 202.71 FEET; THENCE S02°16'34"E A DISTANCE OF 33.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S88°05'24"W ALONG SAID CENTERLINE, A DISTANCE OF 366.77 FEET; THENCE S78°34'48"W ALONG SAID CENTERLINE, A DISTANCE OF 740.20 FEET; THENCE N63°47'53"W ALONG SAID CENTERLINE, A DISTANCE OF 309.55 FEET TO THE NORTH LINE OF THE SW 1/4

OF SAID SECTION 31 AND CONTAINING 0.97 ACRES (42302 S.F.), MORE OR LESS.

ALONG WITH ANOTHER PART OF LOT 60 OF WINCHESTER HEIGHTS BEING 20 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE N87°40'05"E ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, A DISTANCE OF 137.47 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF SANITARY SEWER LINE; THENCE S40°46'02"W ALONG SAID CENTERLINE A DISTANCE OF 91.29 FEET TO THE WEST LOT LINE OF SAID LOT 60 AND CONTAINING 0.08 ACRES (3651 S.F.), MORE OR LESS.

B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN PART OF LOT 60 OF WINCHESTER HEIGHTS, AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S87°40'05"W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 31, A DISTANCE OF 172.71 FEET; THENCE S02°16'34"E A DISTANCE OF 3.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S02°16'34"E A DISTANCE OF 60.00 FEET; THENCE S88°05'24"W A DISTANCE OF 394.56 FEET; THENCE S78°34'48"W A DISTANCE OF 366.61 FEET; THENCE N63°47'53"W A DISTANCE OF 212.88 FEET; THENCE S87°40'05"W A DISTANCE OF 993.75 FEET; THENCE S40°46'02"W A DISTANCE OF 61.77 FEET TO THE WEST LINE OF SAID LOT 60; THENCE N02°24'18"W ALONG SAID WEST LINE OF LOT 60 DISTANCE OF 116.90 FEET; THENCE N40°46'02"E A DISTANCE OF 11.24 TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31; THENCE N87°40'05"E ALONG SAID SECTION LINE, A DISTANCE OF 1027.86 FEET; THENCE S63°47'53"E A DISTANCE OF 244.15 FEET; THENCE N78°34'48"E A DISTANCE OF 360.88 FEET; THENCE N88°05'24"E A DISTANCE OF 399.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.82 ACRES (122,543 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

### TRACT 3

A. PERMANENT AND PERPETUAL EASEMENT

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31; THENCE N87°40'05"E (ASSUMED BEARING) ALONG THE SOUTH

LINE OF THE NW 1/4 OF SAID SECTION 31, A DISTANCE OF 110.08 FEET TO THE TRUE POINT OF BEGINNING, THENCE N40°46'02"E A DISTANCE OF 68.48 FEET; THENCE N87°40'05"E A DISTANCE OF 612.42 FEET; THENCE S02°07'08"E A DISTANCE OF 14.77 FEET; THENCE N87°40'05"E A DISTANCE OF 309.91 FEET; THENCE S02°19'55"E A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 31; THENCE S87°40'05"W ALONG SAID SOUTH LINE A DISTANCE OF 969.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.98 ACRES (42635 S.F.), MORE OR LESS.

31-16-12 ✓  
1

SW NW

B. TEMPORARY CONSTRUCTION EASEMENT

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31; THENCE N87°40'05"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 31, A DISTANCE OF 82.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE N40°46'02"E A DISTANCE OF 82.17 FEET; THENCE N87°40'05"E A DISTANCE OF 971.71 FEET; THENCE S02°19'55"E A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 31; THENCE S87°40'05"W ALONG SAID SOUTH LINE A DISTANCE OF 1027.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES (17352 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

SW NW

**TRACT 5**

A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 11 EAST, DOUGLAS COUNTY, NEBRASKA, AND BEING 25 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

36-16-11  
01-60000

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE N87°40'20"E (ASSUMED BEARING), 659.79 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 36 TO THE NORTHWESTERLY PROPERTY LINE OF JOHN A. CRAWFORD ETAL.; THENCE N42°37'44"E ALONG SAID PROPERTY LINE A DISTANCE OF 563.05 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S32°22'05"E ALONG SAID CENTERLINE A DISTANCE OF 120.16 FEET; THENCE S42°37'46"W ALONG SAID CENTERLINE A DISTANCE OF 172.94 FEET; THENCE N38°30'01"W ALONG SAID CENTERLINE A DISTANCE OF 117.47 FEET TO SAID NORTHWESTERLY PROPERTY LINE AND ENDING AT SAID LINE AND CONTAINING 0.47 ACRES (20525 S.F.), MORE OR LESS.

SW SE

B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING 40 FEET WIDE ON EACH SIDE AND PARALLEL TO THE ABOVE DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED. SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 0.28 ACRES (12315 SQ.FT.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

SW SE

**TRACT 8**

A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 11 EAST, DOUGLAS COUNTY, NEBRASKA, AND BEING 15 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

30-16-11 ✓

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE S87°38'46"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 36 A DISTANCE OF 825.26 FEET TO EAST PROPERTY LINE OF MARILYN L. THOMPSON ETAL.; THENCE N19°28'44"E ALONG SAID LINE A DISTANCE OF 444.55 FEET; THENCE N02°18'55"W ALONG SAID LINE A DISTANCE OF 1072.86 FEET TO THE NORTH PROPERTY LINE OF SAID MARILYN L. THOMPSON, ETAL.; THENCE S87°38'41"W ALONG SAID NORTH LINE A DISTANCE OF 557.48 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S26°28'22"W ALONG SAID CENTERLINE A DISTANCE OF 244.50 FEET; THENCE N26°24'11"W ALONG SAID CENTERLINE A DISTANCE OF 234.55 FEET TO SAID NORTH PROPERTY LINE AND CONTAINING 0.33 ACRES (14365 S.F.), MORE OR LESS.

NE }  
NW } SW  
SE }  
SW }

B. TEMPORARY CONSTRUCTION EASEMENT

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE S87°38'46"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 36 A DISTANCE OF 825.26 FEET TO EAST PROPERTY LINE OF MARILYN L. THOMPSON ETAL.; THENCE N19°28'44"E ALONG SAID LINE A DISTANCE OF 444.55 FEET; THENCE N02°18'55"W ALONG SAID LINE A DISTANCE OF 1072.86 FEET TO THE NORTH PROPERTY LINE OF SAID MARILYN L. THOMPSON ETAL.; THENCE S87°38'41"W ALONG SAID NORTH LINE A DISTANCE OF 523.24 FEET TO THE TRUE POINT OF BEGINNING, THENCE S26°28'22"W A DISTANCE OF 321.34 FEET; THENCE N26°24'11"W A DISTANCE OF 308.17 FEET TO SAID NORTH PROPERTY LINE; THENCE N87°38'41"E ALONG SAID NORTH LINE A DISTANCE OF 280.52 FEET TO THE POINT OF BEGINNING

NE }  
NW } SW  
SE }  
SW }



AND CONTAINING 0.58 ACRES (25100 S.F.), MORE OR LESS,  
WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

## TRACT 9

### A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 35,  
TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS  
COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, THENCE  
S87°36'43"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE  
SE 1/4 OF SAID SECTION 35, 1316.64 FEET TO THE WEST LINE  
OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE  
N02°25'43"W ALONG SAID LINE, 33.00 FEET TO THE TRUE POINT  
OF BEGINNING, SAID POINT ALSO BEING THE NORTH R.O.W. LINE  
OF FORT STREET; THENCE S87°36'43"W ALONG SAID R.O.W.  
LINE, 10.00 FEET; THENCE N02°25'43"W, 521.55 FEET; THENCE  
N76°20'40"E, 10.20 FEET TO THE WEST LINE OF THE SE 1/4 OF  
THE SE 1/4 OF SAID SECTION 35; THENCE S02°25'43"E ALONG  
SAID LINE, 523.54 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 0.12 ACRES (5,223 S.F.), MORE OR LESS.

35-16-11  
SW SE

### B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 35,  
TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS  
COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, THENCE  
S87°36'43"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE  
SE 1/4 OF SAID SECTION 35, 1316.64 FEET TO THE WEST LINE  
OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 35; THENCE  
N02°25'43"W ALONG SAID LINE, 33.00 FEET TO THE NORTH  
R.O.W. LINE OF FORT STREET; THENCE S87°36'43"W ALONG SAID  
R.O.W. LINE, 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID R.O.W. LINE, 30.00 FEET;  
THENCE N02°25'43"W 520.67 FEET; THENCE N76°20'40"E, 40.78  
FEET TO THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID  
SECTION 35; THENCE S02°25'43"E ALONG SAID LINE 5.10 FEET;  
THENCE S76°20'40"W, 10.20 FEET; THENCE S02°25'43"E,  
521.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.36  
ACRES (15,754 S.F.), MORE OR LESS.

SW SE

TRACT 11A

A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING 15 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

1  
2-15-11 ✓

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2; THENCE S87°37'35"W (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 2, 50.00 FEET; THENCE S01°57'42"E, 532.88 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S76°25'31"W ALONG SAID CENTERLINE, 419.35 FEET; THENCE S58°44'08"W ALONG SAID CENTERLINE, 350.00 FEET; THENCE S31°15'52"E ALONG SAID CENTERLINE, 200.00 FEET; THENCE S58°44'08"W ALONG SAID CENTERLINE, 350.00 FEET; THENCE S56°06'46"W ALONG SAID CENTERLINE, 350.54 FEET; THENCE S03°13'00"E ALONG SAID CENTERLINE, 299.80 FEET; THENCE BEING 10 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE CONTINUING S03°13'00"E ALONG SAID CENTERLINE, 214.89 FEET; THENCE S18°56'40"E ALONG SAID CENTERLINE, 350.00 FEET; THENCE S12°15'27"W ALONG SAID CENTERLINE, 220.00 FEET; THENCE S02°39'10"E ALONG SAID CENTERLINE, 255.14 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 2 AND CONTAINING 1.83 ACRES (79,891 S.F.), MORE OR LESS.

NE } NW  
SE }

B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING 50 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

NE } NW  
SE }

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2; THENCE S87°37'35"W (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 2, 50.00 FEET; THENCE S01°57'42"E, 532.88 FEET TO THE TRUE POINT OF BEGINNING, ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S76°25'31"W ALONG SAID CENTERLINE, 419.35 FEET; THENCE S58°44'08"W ALONG SAID CENTERLINE, 350.00 FEET; THENCE BEING 30 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE S31°15'52"E ALONG SAID CENTERLINE, 200.00 FEET; THENCE BEING 30 FEET WIDE ON THE WEST (RIGHT) SIDE, AND BEING 50 FEET WIDE ON THE EAST (LEFT)

SIDE AND BOTH BEING PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE S58°44'08"W ALONG SAID CENTERLINE, 350.00 FEET; THENCE S56°06'46"W ALONG SAID CENTERLINE, 350.54 FEET; THENCE S03°13'00"E ALONG SAID CENTERLINE, 299.80 FEET; THENCE BEING 20 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE CONTINUING S03°13'00"E ALONG SAID CENTERLINE, 214.89 FEET; THENCE S18°56'40"E SAID CENTERLINE, 350.00 FEET; THENCE S12°15'27"W ALONG SAID CENTERLINE, 220.00 FEET; THENCE S02°39'10"E ALONG SAID CENTERLINE, 255.14 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 2 AND CONTAINING 2.99 ACRES (130324 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

### TRACT 11B

A. PERMANENT AND PERPETUAL EASEMENT

2-15-11 /

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING 20 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N87°36'43"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2, 263.00 FEET; THENCE S01°57'42"E, 470.51 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE N76°25'31"E ALONG SAID CENTERLINE, 611.11 FEET; THENCE BEING 25 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE N37°28'37"E ALONG SAID CENTERLINE, 250.00 FEET; THENCE N56°23'52"E ALONG SAID CENTERLINE, 143.78 FEET; THENCE N02°14'17"W ALONG SAID CENTERLINE, 52.54 FEET TO THE SOUTH RIGHT OF WAY LINE OF FORT STREET AND CONTAINING 1.07 ACRES (46,702 S.F.), MORE OR LESS.

NW NE

B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING 50 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

NW NE

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N87°36'43"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2, 263.00 FEET; THENCE

S01°57'42"E, 470.51 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE N76°25'31"E ALONG SAID CENTERLINE, 611.11 FEET; THENCE N37°28'37"E ALONG SAID CENTERLINE, 250.00 FEET; THENCE N56°23'52"E ALONG SAID CENTERLINE, 143.78 FEET; THENCE THE EAST SIDE INTERSECTS WITH A PROPERTY LINE AND FOLLOWS THE PROPERTY LINE N02°07'45"W, 96.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF FORT STREET; THENCE THE WEST SIDE CONTINUES ALONG THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED; THENCE N02°14'17"W ALONG SAID CENTERLINE, 52.54 FEET TO THE SOUTH RIGHT OF WAY LINE OF FORT STREET AND CONTAINING 1.30 ACRES (56,746 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

## TRACT 12

### A. PERMANENT AND PERPETUAL EASEMENT

A TRACT OF LAND LOCATED IN THE NE 1/4 AND IN THE NW 1/4 OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND BEING 15 FEET WIDE ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N87°36'43"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 2, 263.00 FEET; THENCE S01°57'42"E, 470.51 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF A SANITARY SEWER LINE; THENCE S76°25'31"W ALONG SAID CENTERLINE 319.54 FEET AND CONTAINING 0.22 ACRES (9586 S.F.), MORE OR LESS.

### B. TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING 50 FEET WIDE ON EACH SIDE AND PARALLEL TO THE ABOVE DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED AND CONTAINING 0.51 ACRES (22368 S.F.), MORE OR LESS, WHICH EXCLUDES THE ABOVE DESCRIBED PERMANENT EASEMENT.

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. 384 of Douglas County, Nebraska, in the amount of:

2-15-11  
NE NW  
NW NE

TRACTS 1 & 2:

TO: \*Julie M. Haney, Douglas  
 County Treasurer  
 \*Tract 1 272<sup>00</sup> Tract 2 6,013<sup>00</sup> \$ 6,285<sup>00</sup>

Mark A. Klinker, Personal  
 Representative and Trustee,  
 Owners }  
 Permanent Easement \$ 2713<sup>00</sup>  
 & Temporary Easement \$ 1,862<sup>80</sup>

FirstTier Bank, Trustee,  
 Owner }  
 Permanent Easement \$ ~~X~~  
 Temporary Easement \$ ~~X~~

Omaha Public Power District  
 Permanent Easement \$ ~~0~~  
 Temporary Easement \$ ~~0~~

Northwestern Bell Telephone  
 Permanent Easement \$ ~~0~~  
 Temporary Easement \$ ~~0~~

TOTAL AWARD \$ 11,061<sup>00</sup>

TRACT 3:

TO: Julie M. Haney, Douglas  
 County Treasurer \$ \_\_\_\_\_

Lee E. Camenzind, Owner  
 (Permanent Easement \$ \_\_\_\_\_  
 W Temporary Easement \$ \_\_\_\_\_  
 from consideration

Omaha Public Power District  
 Permanent Easement \$ \_\_\_\_\_  
 Temporary Easement \$ \_\_\_\_\_

TOTAL AWARD \$ N/A

TRACT 5:

TO: Julie M. Haney, Douglas  
 County Treasurer \$ ~~0~~

John A. and Karen K.  
 Crawford, Owners }  
 Permanent Easement \$ 8,800<sup>00</sup>  
 & Temporary Easement \$ 1,200<sup>00</sup>

*g*  
State Bank & Trust Company  
Owner  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Omaha Public Power District  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

TOTAL AWARD \$ 10,000<sup>00</sup>

TRACT 8:

TO: Julie M. Haney, Douglas  
County Treasurer

\$ \_\_\_\_\_

Marilyn A. Thompson,  
Trustee, Owner  
Permanent Easement  
Temporary Easement

*With cooperation from*

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

Mildred Harder, Personal  
Representative, Owner  
Permanent Easement  
Temporary Easement

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

TOTAL AWARD \$ N/A

TRACT 9:

TO: Julie M. Haney, Douglas  
County Treasurer

\$ 0

Robert C. and Georgiana  
Luikart, Owners  
Permanent Easement  
Temporary Easement

*g*

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Omaha Equestrian Center,  
Inc., Owner  
Permanent Easement  
Temporary Easement

*g*

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Boniface R. McGuire,  
Trustee, Owner  
Permanent Easement  
Temporary Easement

\$ 1500<sup>00</sup>  
\$ 2,200<sup>00</sup>

*&*  
Herman W. and Roma Sacho  
Fick, Owners  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Omaha Public Power District  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

TOTAL AWARD

\$ 3,750<sup>00</sup>

TRACTS 11A & 11B:

TO: Julie M. Haney, Douglas  
County Treasurer

~~\$~~ \_\_\_\_\_

Bruhns Packing Company,  
Owner

*&* Permanent Easement  
Temporary Easement

\$ 24,643<sup>00</sup>  
\$ 7,207<sup>00</sup>

Bank of Elkhorn, Owner  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Northern Natural Gas Company  
Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

Papio-Missouri River Natural  
Resources District

Permanent Easement  
Temporary Easement

~~\$~~ \_\_\_\_\_  
~~\$~~ \_\_\_\_\_

TOTAL AWARD

\$ 31,850<sup>00</sup>

TRACT 12:

TO: Julie M. Haney, Douglas  
County Treasurer

\$ \_\_\_\_\_

Wayne T. and Kathy R.  
Fober, Owners

Permanent Easement  
Temporary Easement

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

Capstead Mortgage Corpora-  
tion, Owner

Permanent Easement  
Temporary Easement

\$ \_\_\_\_\_  
\$ \_\_\_\_\_

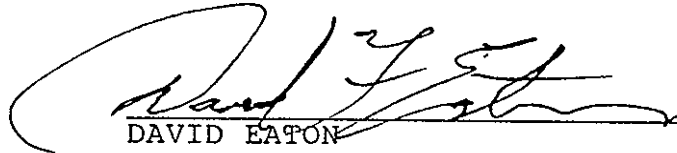
Papio-Missouri River  
Natural Resources District


*from consideration*  
Permanent Easement \$ \_\_\_\_\_  
Temporary Easement \$ \_\_\_\_\_


Northern Natural Gas Company  
Permanent Easement \$ \_\_\_\_\_  
Temporary Easement \$ \_\_\_\_\_

TOTAL AWARD \$ NS/A

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.

  
\_\_\_\_\_  
DAVID EATON

  
\_\_\_\_\_  
MARY MORRISSEY

  
\_\_\_\_\_  
KENNETH MANGER

CHECK PICK-UP PROCEDURE. PLEASE CALL (402) 444-7420 THIRTY (30) DAYS FROM THE DATE THIS REPORT OF APPRAISERS IS FILED, TO MAKE ARRANGEMENTS WITH THE DIVISION MANAGER, CIVIL DIVISION, COUNTY COURT LOCATED IN THE OMAHA/DOUGLAS CIVIC CENTER, FARNAM STREET LEVEL, ROOM F03, AS TO A DATE AND TIME WHEN YOU MAY PICK UP YOUR CHECK.