

IN THE COUNTY COURT OF LINCOLN COUNTY, NEBRASKA

THE COUNTY OF LINCOLN,  
NEBRASKA,

Case No. CI 11-679

Condemner,

vs.

RETURN OF APPRAISERS

HANSEN'S HIDDEN ACRES, LLC;  
HERMAN D. HASENAUER;  
REBECCA G. HASENAUER;  
DRAINAGE DISTRICT NO. 1 OF  
LINCOLN COUNTY; AND PLATTE  
VALLEY IRRIGATION DISTRICT,

COPY

Condemnees.

TO THE COUNTY JUDGE OF LINCOLN COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us 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 county of Lincoln, Nebraska, and also other property of the condemnees alleged damaged thereby and did hear from one Condemnee, Hansen's Hidden Acres, LLC, by and through its representative, Don Hansen, 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 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:



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FILED  
M.  
25 2011  
COUNTY COURT

Legal Description - Right-of-Way Acquisition

TRACT 11:

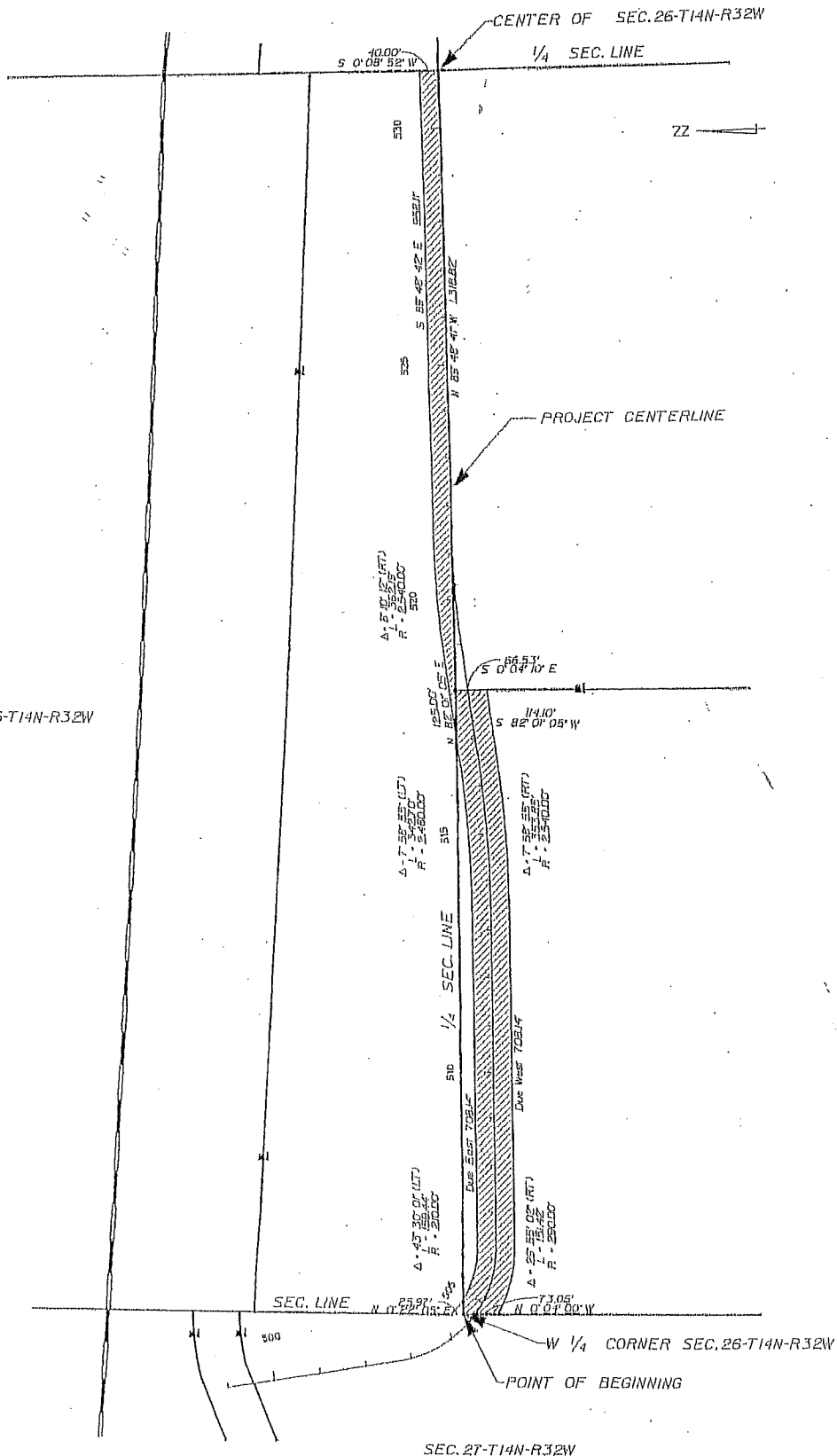
FEE SIMPLE TITLE TO A PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR COUNTY ROAD PURPOSES LYING IN SECTION 26, TOWNSHIP 14 NORTH, RANGE 32 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF LINCOLN, NEBRASKA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE W 1/4 CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 32 WEST, THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 25.97 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 159.44 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 43 DEGREES 30 MINUTES 01 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 68 DEGREES 14 MINUTES 59 SECONDS EAST, AND HAS A CHORD LENGTH OF 155.64 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 708.14 FEET; THENCE EASTERLY A DISTANCE OF 342.70 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2460.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 07 DEGREES 58 MINUTES 55 SECONDS; THENCE NORTH 82 DEGREES 01 MINUTES 05 SECONDS EAST A DISTANCE OF 125.00 FEET; THENCE EASTERLY A DISTANCE OF 362.19 FEET ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2540.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 08 DEGREES 10 MINUTES 12 SECONDS; THENCE SOUTH 89 DEGREES 48 MINUTES 42 SECONDS EAST A DISTANCE OF 958.11 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS WEST A DISTANCE OF 1318.82 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 66.53 FEET; THENCE SOUTH 82 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 114.10 FEET; THENCE WESTERLY A DISTANCE OF 353.85 FEET ALONG A CURVE CONCAVE

NORTHERLY HAVING A RADIUS OF 2540.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 07 DEGREES 58 MINUTES 55 SECONDS; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 708.14 FEET; THENCE WESTERLY A DISTANCE OF 151.42 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 29 DEGREES 55 MINUTES 02 SECONDS; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 73.06 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 3.58 ACRES OR 156117.59 SQUARE FEET, MORE OR LESS.



SEC. 26-T14N-R32W

SEC. 27-T14N-R32W

NEW R.O.W. 3.58 AC.

SHEET 1 OF 1	PREV. R.O.W.		PROJECT NAME:	PROJECT NO.	PREPARED BY:
	NEW R.O.W.		FRONT ROAD GRADE SEPARATION	RRZ-1390(3)	
	TEMP. EASE.		RIGHT-OF-WAY TO BE ACQUIRED	CONTROL NO.	1924 FRAGILE SHEETS
	PERM. EASE.		TRACT 11	61416	DATE 10/
	CONTROLLED ACCESS		OWNER	SCALE	FIGURE 100-425-0100
					NTS

PROJECT: RRZ-1390(3)

CONTROL NO.: 61416

Legal Description - Right-of-Way Acquisition

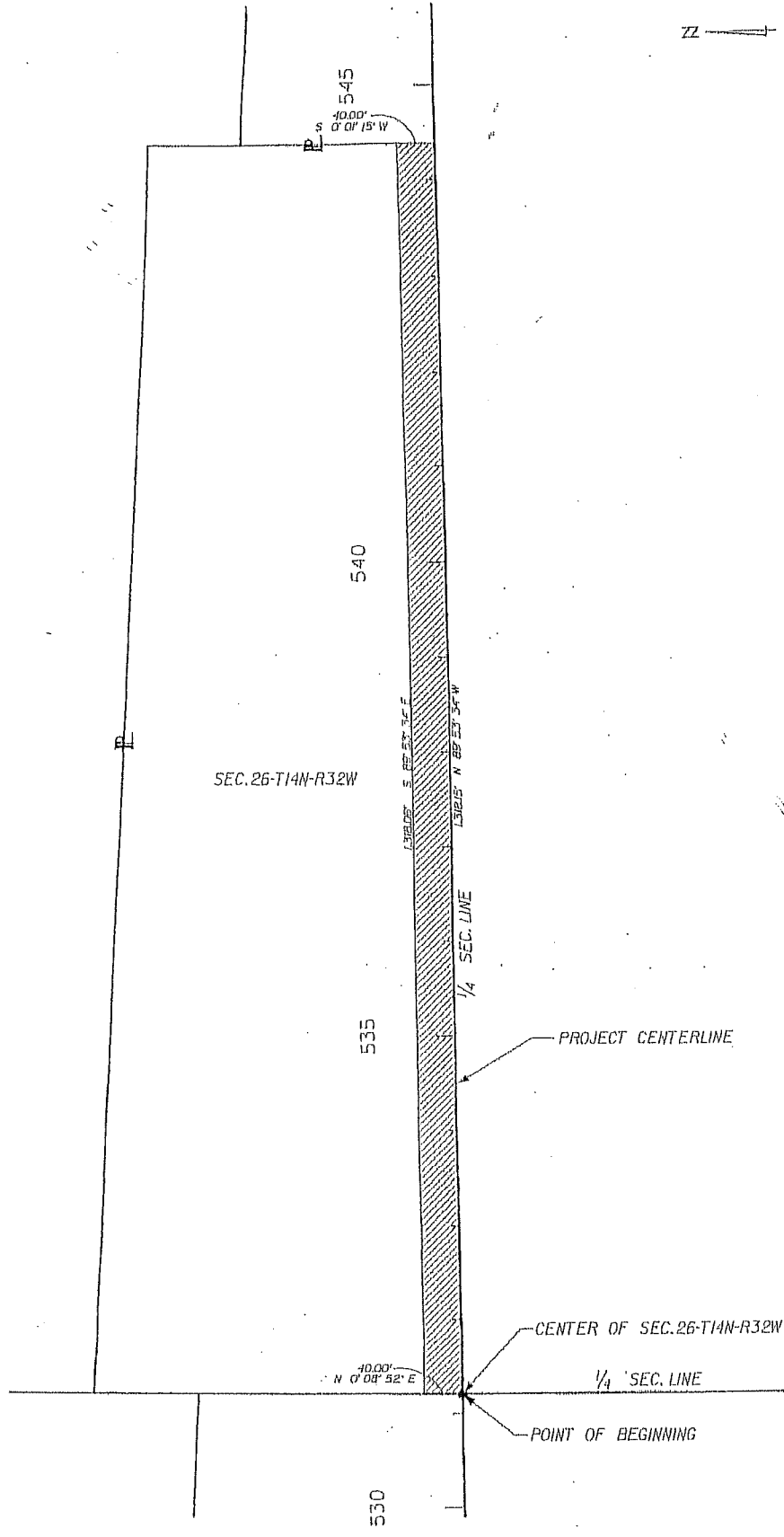
TRACT 13:

FEE SIMPLE TITLE TO A PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR COUNTY ROAD PURPOSES LYING IN SECTION 26, TOWNSHIP 14 NORTH, RANGE 32 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF LINCOLN, NEBRASKA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 32 WEST, THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST A DISTANCE OF 1318.06 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 1318.15 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1.21 ACRES OR 52724.23 SQUARE FEET, MORE OR LESS.



NEW R.O.W. 1.21 AC.

SHEET  
1  
OF  
1

PREV. R.O.W.  
NEW R.O.W.  
TEMP. EASE.  
PERM. EASE.  
CONTROLLED ACCESS

PROJECT NAME:  
**FRONT ROAD GRADE SEPARATION**  
RIGHT-OF-WAY TO BE ACQUIRED  
TRACT 13  
OWNER  
HARRY MORGAN A

PROJECT NO.  
RRZ-1390(3)  
CONTROL NO.  
61-416  
SCALE  
NTS  
DATE

PREPARED BY:  
**Team Systems**  
DATE PRINTED: 08/20/03  
SCALE: 1/4" = 100'  
PROJECT NO: RRZ-1390(3)  
PAC 000 216-3000  
WACO, TEXAS

LOCATION

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 county road purposes by The county of Lincoln, Nebraska, in the amount of:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 11 \$ 27,925<sup>00</sup>.

Award to be distributed as follows:

To: Hansen's Hidden Acres, LLC, owner;	\$ <u>27,900<sup>00</sup></u>
Herman D. Hasenauer, Leaseholder;	\$ <u>25<sup>00</sup></u>
Rebecca Hasenauer, Wife of Herman D. Hasenauer;	\$ <u>Ø</u>
Drainage District No. 1 of Lincoln County;	\$ <u>Ø</u>
Platte Valley Irrigation District;	\$ <u>Ø</u>

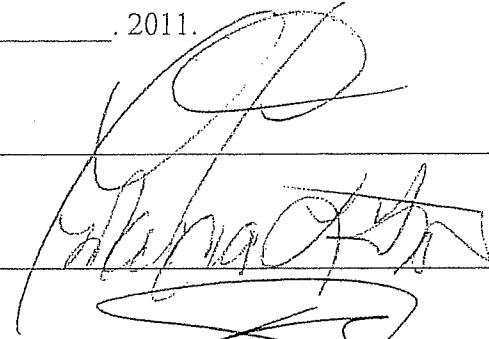
TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 13 \$ 4,365<sup>00</sup>.

Award to be distributed as follows:

To: Hansen's Hidden Acres, LLC, Owner;	\$ <u>4,340</u>
Herman D. Hasenauer, Leaseholder;	\$ <u>25<sup>00</sup></u>
Rebecca Hasenauer, Wife of Herman D. Hasenauer;	\$ <u>Ø</u>
Drainage District No. 1 of Lincoln County;	\$ <u>Ø</u>
Platte Valley Irrigation District;	\$ <u>Ø</u>

All of which is hereby respectfully submitted.

Dated this 25 day of April, 2011.

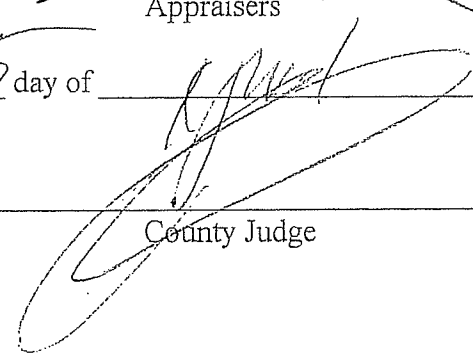
  
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\_\_\_\_\_  
\_\_\_\_\_

Appraisers

Subscribed and sworn to before me this 25 day of April, 2011.

(SEAL)



  
\_\_\_\_\_

County Judge