

Tracts

IN THE COUNTY COURT OF LINCOLN COUNTY, NEBRASKA

THE COUNTY OF LINCOLN,
NEBRASKA,

Case No. CI 11-1180

Condemner,

Vs.

RETURN OF APPRAISERS

JEROME H. STEFFES and BETTY L. STEFFES, Husband and Wife; DAVID A. STEFFES a/k/a DAVID STEFFES and VALERIE J. STEFFES a/k/a VALERIE STEFFES, Husband and Wife; THE COUNTY OF LINCOLN, NEBRASKA; DRAINAGE DISTRICT NO. 1 OF LINCOLN COUNTY; SUBURBAN IRRIGATION DISTRICT; PLATTE VALLEY IRRIGATION DISTRICT; MARY ANN STRASHEIM and JERROLD LEE STRASHEIM, Wife and Husband; MARY VIRGINIA TALBOT; LYNN NEVILLE EVERT; FRANCES ELIZABETH NEWBERRY; and IRENE MORELL BYSTROM,

Condemnees.

TO THE COUNTY JUDGE OF LINCOLN COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Order Appointing 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 all parties interested therein, including _____

_____ 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

State of Nebraska } ss
County of Lincoln }
FILED FOR RECORD

JUN 21 2011

Time _____
Vol _____
By _____
Lincoln County Clerk

FILED
M.
JUN 13 2011
Randy Medley
CLERK OF COUNTY COURT



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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:

Legal Description – Right-of-way Acquisition

TRACT 5:

FEE SIMPLE TITLE TO A PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR COUNTY ROAD PURPOSES LYING IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF LINCOLN, NEBRASKA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST A DISTANCE OF 185.61 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 86 DEGREES 08 MINUTES 15 SECONDS WEST A DISTANCE OF 598.42 FEET, TO THE POINT OF BEGINNING FOR THE PARCEL TO BE DESCRIBED. FROM THE POINT OF BEGINNING, THENCE NORTH 86 DEGREES 08 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 340.20 FEET; THENCE NORTH 05 DEGREES 51 MINUTES 02 SECONDS EAST A DISTANCE OF 118.76 FEET; THENCE NORTHERLY A DISTANCE OF 1129.58 FEET ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2335.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 27 DEGREES 43 MINUTES 02 SECONDS; THENCE NORTH 33 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 33.86 FEET; THENCE SOUTH 25 DEGREES 04 MINUTES 43 SECONDS EAST A DISTANCE OF 209.87 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 587.25 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 30 DEGREES 10 MINUTES 57 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 14 DEGREES 44 MINUTES 31 SECONDS WEST, AND HAS A CHORD LENGTH OF 580.49 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 57 SECONDS EAST A DISTANCE OF 353.45 FEET; THENCE SOUTH 05 DEGREES 51 MINUTES 02 SECONDS WEST A DISTANCE OF 118.05 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 6.81 ACRES OR 296663.48 SQUARE FEET, MORE OR LESS.

ALSO

FEE SIMPLE TITLE TO A PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR COUNTY ROAD PURPOSES LYING IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF LINCOLN, NEBRASKA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST; THENCE SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF 280.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING FOR THE PARCEL TO BE DESCRIBED. FROM THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 24 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 980.17 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 56 SECONDS WEST A DISTANCE OF 273.51 FEET; THENCE NORTH 24 DEGREES 59 MINUTES 38 SECONDS EAST A DISTANCE OF 263.53 FEET; THENCE NORTHEASTERLY A DISTANCE OF 620.80 FEET ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1400.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 25 DEGREES 24 MINUTES 24 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 12 DEGREES 17 MINUTES 26 SECONDS EAST, AND HAS A CHORD LENGTH OF 615.73 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST A DISTANCE OF 137.19 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 25.00 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.23 ACRES OR 97265.80 SQUARE FEET, MORE OR LESS.

AND,

Legal Description - Permanent Easement

TRACT 5:

A PERMANENT EASEMENT TO A PARCEL OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR PURPOSE OF DRAINAGE DITCH ACCESS AND THE SUBSEQUENT MAINTENANCE OF SAME LYING IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF LINCOLN, NEBRASKA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 31 WEST THENCE SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF 1260.40 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 56 SECONDS WEST A DISTANCE OF 306.51 FEET; TO THE POINT OF BEGINNING FOR THE PARCEL TO BE DESCRIBED. FROM THE POINT OF BEGINNING THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 108.07 FEET; THENCE NORTH 55 DEGREES 27 MINUTES 55 SECONDS EAST A DISTANCE OF 44.02 FEET; THENCE NORTH 24 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 222.15 FEET; THENCE NORTH 39 DEGREES 37 MINUTES 16 SECONDS EAST A DISTANCE OF 43.15 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 48 SECONDS EAST A DISTANCE OF 43.43 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 05 SECONDS EAST A DISTANCE OF 44.54 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 45.26 FEET ALONG A NON-

TANGENTIAL CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 09 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 24 DEGREES 04 MINUTES 04 SECONDS WEST, AND HAS A CHORD LENGTH OF 45.26 FEET; THENCE SOUTH 24 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 263.53 FEET; BACK TO THE POINT OF BEGINNING.

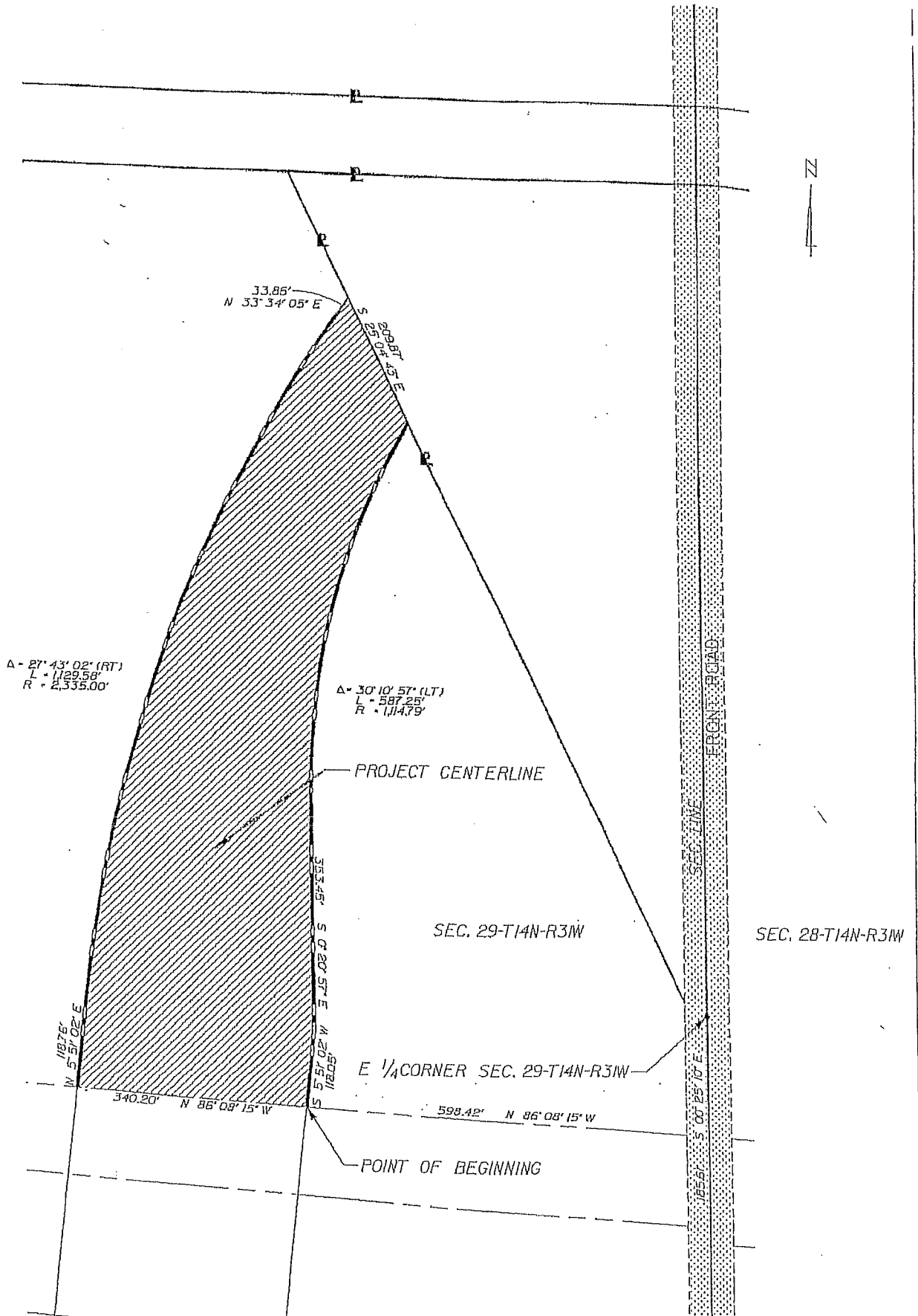
THE ABOVE DESCRIBED TRACT CONTAINS 0.544 ACRES OR 23711.49 SQUARE FEET, MORE OR LESS

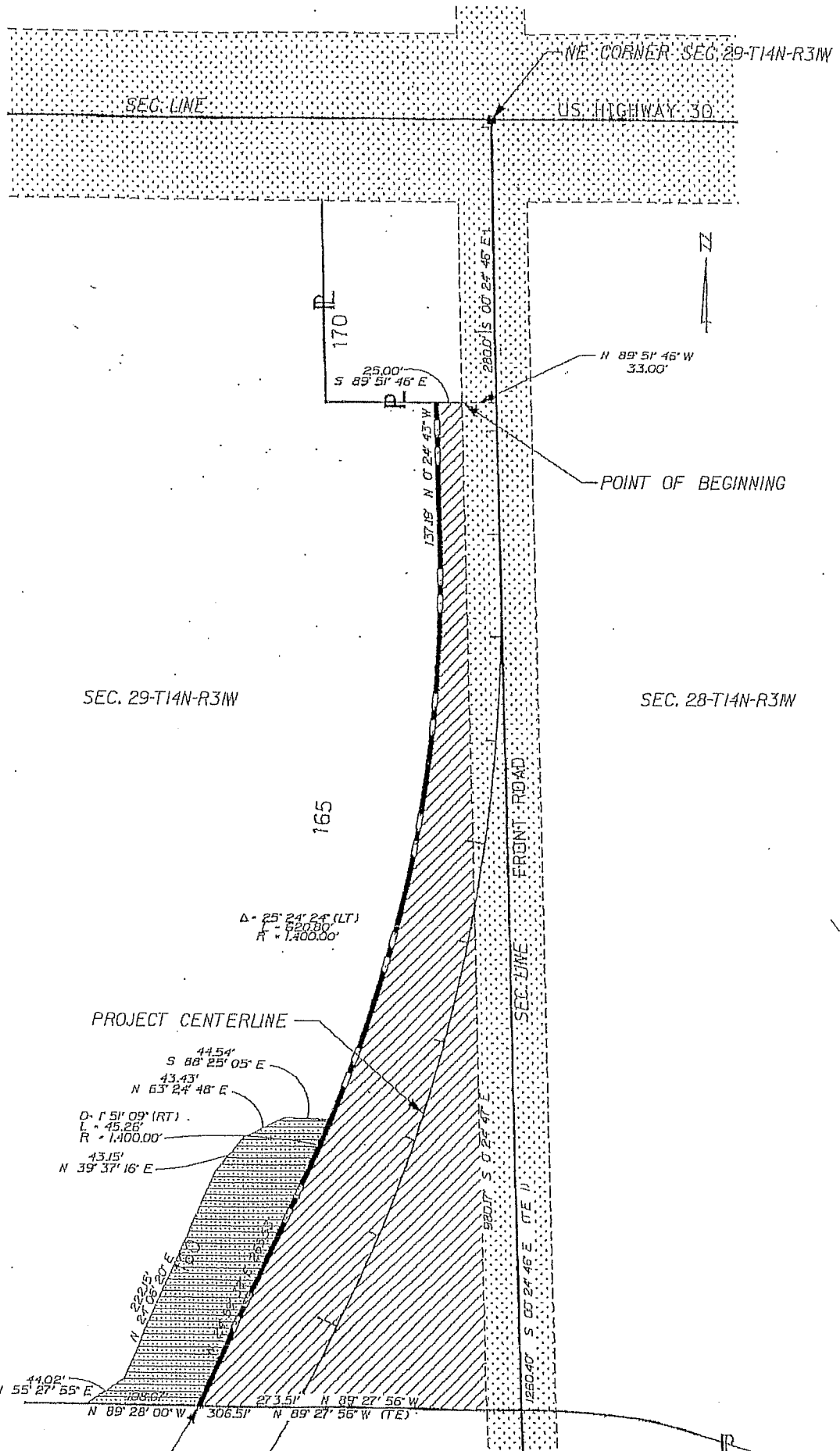
AND,

Legal Description - Controlled Access

TRACT 5:

SEE DESCRIPTION ON NEXT PAGE





THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, NEBRASKA:

COMMENCING AT THE E 1/4 CORNER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST A DISTANCE OF 185.61 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 86 DEGREES 08 MINUTES 15 SECONDS WEST A DISTANCE OF 598.42 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 340.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 51 MINUTES 02 SECONDS EAST A DISTANCE OF 118.76 FEET; THENCE NORTHERLY A DISTANCE OF 1129.58 FEET ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2335.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 27 DEGREES 43 MINUTES 02 SECONDS; THENCE NORTH 33 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 33.86 FEET TO THE POINT OF TERMINATION.

AND ALSO

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, NEBRASKA:

COMMENCING AT THE E 1/4 CORNER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST A DISTANCE OF 185.61 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 86 DEGREES 08 MINUTES 15 SECONDS WEST A DISTANCE OF 598.42 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 5 DEGREES 51 MINUTES 02 SECONDS EAST A DISTANCE OF 118.05 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 57 SECONDS WEST A DISTANCE OF 353.45 FEET; THENCE NORTHEASTERLY A DISTANCE OF 587.25 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 30 DEGREES 10 MINUTES 57 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 14 DEGREES 44 MINUTES 31 SECONDS EAST, AND HAS A CHORD LENGTH OF 580.49 FEET TO THE POINT OF TERMINATION.

Also

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, NEBRASKA:

COMMENCING AT THE NE CORNER OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST; THENCE SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF 280.00 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST A DISTANCE OF 33.00 FEET; THENCE; SOUTH 00 DEGREES 24 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 980.17 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 56 SECONDS WEST A DISTANCE OF 273.51 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 24 DEGREES 59 MINUTES 38 SECONDS EAST A DISTANCE OF 263.53 FEET; THENCE NORTHEASTERLY A DISTANCE OF 620.80 FEET ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1400.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 25 DEGREES 24 MINUTES 24 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 12 DEGREES 17 MINUTES 26 SECONDS EAST, AND HAS A CHORD LENGTH OF 615.73 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST A DISTANCE OF 137.19 FEET TO THE POINT OF TERMINATION; EXCEPT OVER ONE ACCESS NOT TO EXCEED 40 FEET IN WIDTH LOCATED 1,019 FEET SOUTH OF THE NORTH LINE OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST AND 193 FEET WEST OF THE EAST LINE OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST.

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 5 (Right-of-Way Acquisition, Permanent Easement, and Controlled Access)

\$ 209,528⁰⁰

Award to be distributed as follows:

To: David A. Steffes a/k/a David Steffes, buyer under contract;	\$ _____
Valerie J. Steffes a/k/a Valerie Steffes, spouse of buyer;	\$ _____
Jerome H. Steffes, owner as tenant in common with spouse, Betty L. Steffes;	\$ _____
Betty L. Steffes, owner as tenant in common with spouse, Jerome H. Steffes;	\$ _____
The county of Lincoln, Nebraska;	\$ _____
Drainage District No. 1 of Lincoln County;	\$ _____
Suburban Irrigation District;	\$ _____
Platte Valley Irrigation District;	\$ _____
Mary Ann Strasheim, 12.50% interest in mineral rights;	\$ _____
Jerrold Lee Strasheim, husband of Mary Ann Strasheim;	\$ _____
Mary Virginia Talbot, 6.25% interest in mineral rights;	\$ _____
Lynn Neville Evert, 6.25% interest in mineral rights;	\$ _____

*\$ 209,528⁰⁰ **

Appraisers Cannot Determine Interests between parties

Frances Elizabeth Newberry,
12.50% interest in mineral rights;

\$ 0

Irene Morell Bystrom,
12.50% interest in mineral rights;

\$ 0

All of which is hereby respectfully submitted.

Dated this _____ day of 6/13, 2011.

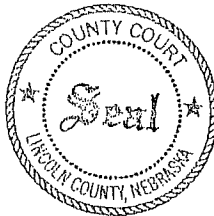
[Signature]

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Appraisers

Subscribed and sworn to before me this 13 day of June,
2011.

(SEAL)



[Signature]

County Judge