

Tract 6

IN THE COUNTY COURT OF LINCOLN COUNTY, NEBRASKA

THE COUNTY OF LINCOLN,  
NEBRASKA,

Case No. CI 11-1177

Condemner,

Vs.

RETURN OF APPRAISERS

VALERIE J. STEFFES a/k/a VALERIE  
STEFFES and DAVID A. STEFFES a/k/a  
DAVID STEFFES, Wife and Husband; 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,

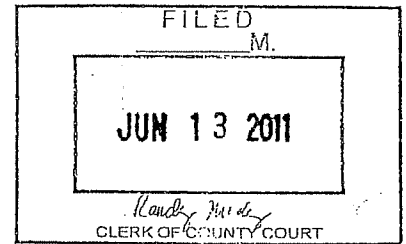
State of Nebraska } ss  
County of Lincoln }  
**FILED FOR RECORD**

JUN 16 2011

Time \_\_\_\_\_ No. \_\_\_\_\_  
Vol. \_\_\_\_\_  
Lincoln County Clerk

By \_\_\_\_\_

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



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 6:

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 NORTH 00 DEGREES 24 MINUTES 46 SECONDS WEST A DISTANCE OF 894.55 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 14 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 89 DEGREES 35 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 130.83 FEET; THENCE WESTERLY A DISTANCE OF 222.40 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 375.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 33 DEGREES 58 MINUTES 51 SECONDS; THENCE NORTH 56 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 12.28 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 89.43 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 47 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, AND HAS A CHORD LENGTH OF 89.41 FEET; THENCE NORTH 25 DEGREES 04 MINUTES 43 SECONDS WEST A DISTANCE OF 209.87 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 226.34 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 190.33 FEET; THENCE SOUTH 33 DEGREES 27 MINUTES 15 SECONDS WEST A DISTANCE OF 219.92 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 55 SECONDS EAST A DISTANCE OF 29.26 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 145.30 FEET ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 245.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 33 DEGREES 58 MINUTES 51 SECONDS; THENCE NORTH 89 DEGREES 35 MINUTES 14 SECONDS EAST A DISTANCE OF 130.83 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 46 SECONDS EAST A DISTANCE OF 130.00 FEET, BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.26 ACRES OR 98453.76 SQUARE FEET, MORE OR LESS.

AND,

Legal Description – Controlled Access

TRACT 6:

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 NORTH 00 DEGREES 24 MINUTES 46 SECONDS WEST A DISTANCE OF 894.55 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 130.83 FEET; THENCE WESTERLY A DISTANCE OF 222.40 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 375.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 33 DEGREES 58 MINUTES 51 SECONDS; THENCE NORTH 56 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 12.28 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 89.43 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 47 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, AND HAS A CHORD LENGTH OF 89.41 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 NORTH 00 DEGREES 24 MINUTES 46 SECONDS WEST A DISTANCE OF 894.55 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 130.83 FEET; THENCE WESTERLY A DISTANCE OF 222.40 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 375.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 33 DEGREES 58 MINUTES 51 SECONDS; THENCE NORTH 56 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 12.28 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 89.43 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 47 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, AND HAS A CHORD LENGTH OF 89.41 FEET; THENCE NORTH 25 DEGREES 04 MINUTES 43 SECONDS WEST A DISTANCE OF 209.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 226.34 FEET TO THE POINT OF TERMINATION EXCEPT OVER ONE ACCESS, NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE OF THE ACCESS IS LOCATED 489 FEET WEST OF THE EAST LINE OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST AND 1,516 FEET SOUTH OF THE NORTH LINE OF SECTION 29 TOWNSHIP 14 NORTH RANGE 31 WEST.

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 NORTH 00 DEGREES 24 MINUTES 46 SECONDS WEST A DISTANCE OF 894.55 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 130.83 FEET; THENCE WESTERLY A DISTANCE OF 222.40 FEET ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 375.00 FEET AND TANGENT TO THE LAST COURSE, HAVING A CENTRAL ANGLE OF 33 DEGREES 58 MINUTES 51 SECONDS; THENCE NORTH 56 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 12.28 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 89.43 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.79 FEET AND A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 47 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 32 DEGREES 07 MINUTES 53 SECONDS WEST, AND HAS A CHORD LENGTH OF 89.41 FEET; THENCE NORTH 25 DEGREES 04 MINUTES 43 SECONDS WEST A DISTANCE OF 209.87 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 05 SECONDS EAST A DISTANCE OF 226.34 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 190.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 27 MINUTES 15 SECONDS WEST A DISTANCE OF 219.92 FEET TO THE POINT OF TERMINATION.

PROJECT: RRZ-1390(3)

CONTROL NO.: 61416

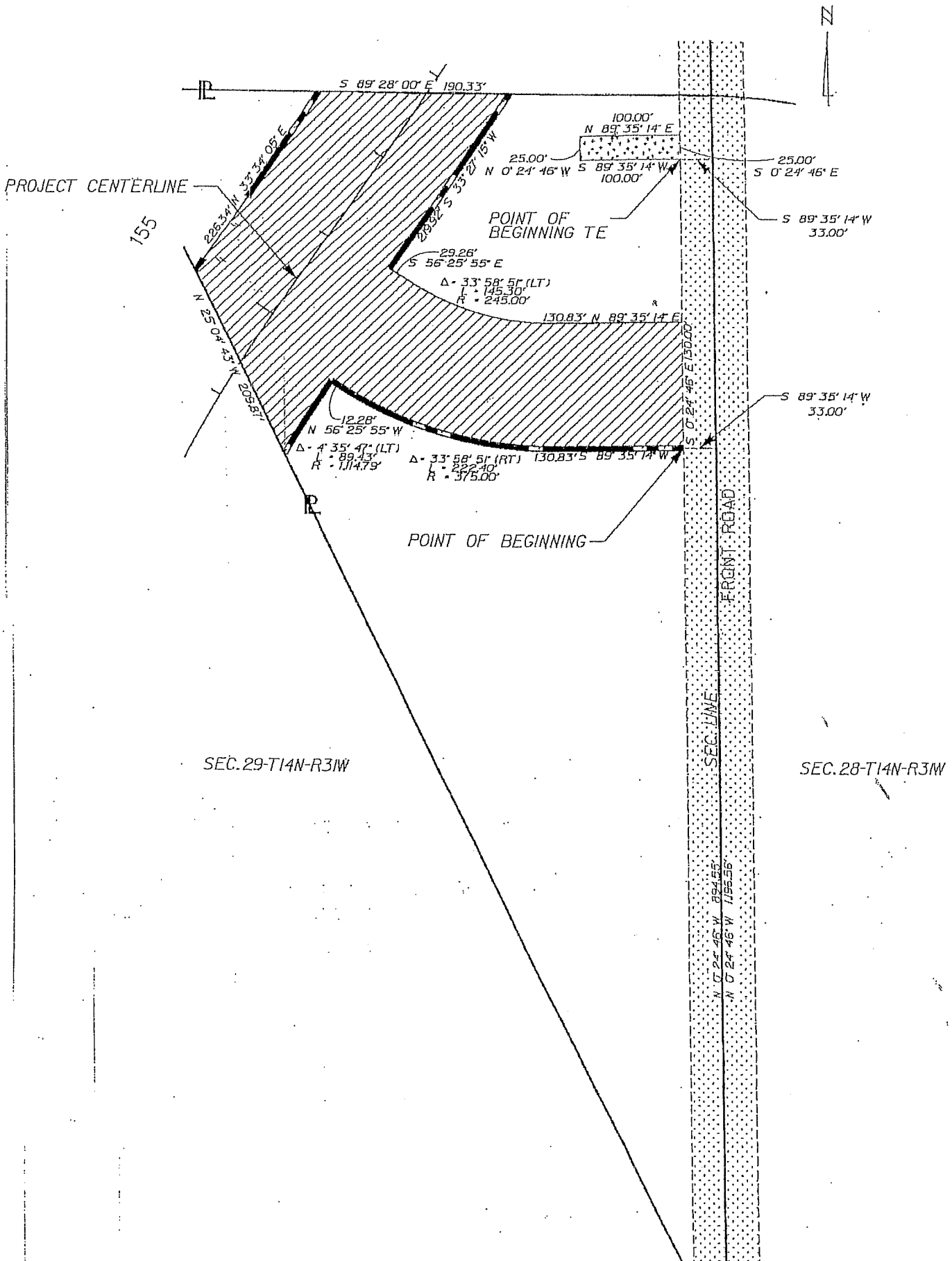
Legal Description – Right-of-way Acquisition

FEE SIMPLE TITLE TO A PARCEL OF LAND, CONTAINING 1.28 ACRES OR 55840.75 SQUARE FEET, MORE OR LESS, AND ALL IMPROVEMENTS THEREON, IF ANY, FOR COUNTY ROAD PURPOSES LYING IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 31 WEST OF THE 6<sup>TH</sup> P.M., 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 of the 6th P.M., Lincoln County, Nebraska; thence North 0 degrees 24 minutes 46 seconds West, a distance of 1024.55 feet; thence South 89 degrees 35 minutes 14 seconds West, a distance of 33.00 feet to the POINT OF BEGINNING; thence continuing South 89 degrees 35 minutes 14 seconds West, a distance of 130.83 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 245.00 feet and a central angle of 33 degrees 58 minutes 51 seconds; thence westerly along said curve, an arc distance of 145.30 feet; thence North 56 degrees 25 minutes 55 seconds West, a distance of 29.26 feet; thence North 33 degrees 27 minutes 15 seconds East, a distance of 219.92 feet; thence South 89 degrees 28 minutes 00 seconds East, a distance of 169.50 feet; thence South 0 degrees 24 minutes 46 seconds East, a distance of 238.00 feet to the POINT OF BEGINNING; said described tract containing 1.28 acres or 55840.75 square feet, more or less.



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 6 (Right-of-Way Acquisition and Controlled Access)**      \$ 32,100.<sup>00</sup>

Award to be distributed as follows:

To: Valerie J. Steffes a/k/a Valerie Steffes, owner;	\$ <u>32,100.<sup>00</sup></u>
David A. Steffes a/k/a David Steffes, husband of owner;	\$ <u>0</u>
The county of Lincoln, Nebraska;	\$ <u>0</u>
Drainage District No. 1 of Lincoln County;	\$ <u>0</u>
Suburban Irrigation District;	\$ <u>0</u>
Platte Valley Irrigation District;	\$ <u>0</u>
Mary Ann Strasheim, 12.50% interest in mineral rights;	\$ <u>0</u>
Jerrold Lee Strasheim, husband of Mary Ann Strasheim;	\$ <u>0</u>
Mary Virginia Talbot, 6.25% interest in mineral rights;	\$ <u>0</u>
Lynn Neville Evert, 6.25% interest in mineral rights;	\$ <u>0</u>

**TOTAL AMOUNT AWARDED FOR ACQUISITION  
OF AN ADDITIONAL 1.28 ACRES OR 55840.75  
SQUARE FEET OF LAND, DESCRIBED HEREIN,**

\$ \_\_\_\_\_.

*Included  
in Total Award*

Award to be distributed as follows:

To: Valerie J. Steffes a/k/a Valerie Steffes, owner;

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

David A. Steffes a/k/a David Steffes, husband of owner;

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

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;

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

Frances Elizabeth Newberry,  
12.50% interest in mineral rights;

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

Irene Morell Bystrom,  
12.50% interest in mineral rights;

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



All of which is hereby respectfully submitted.

Dated this \_\_\_\_\_ day of 6/13, 2011.

Heinrich Kohler

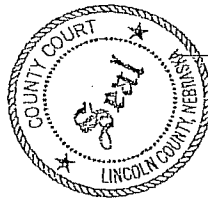
[Signature]

Appraisers

2011.

Subscribed and sworn to before me this (3) day of June

(SEAL)



[Signature]  
County Judge