

BEFORE THE COUNTY JUDGE OF DODGE COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF TRANSPORTATION,)
)
Condemner,)
)
v.)
)
SWEETWATER, INC., et al,)
)
Condemnees.)

Case CI20- 124

NOTICE TO

LANDOWNERS

Agenda Item # 15
Date 2-12-2020

2020 JAN 27 PM 1:37
DODGE COUNTY NEBRASKA
LISA K. STOVER
COUNTY COURT CLERK

FILED

TO: SWEETWATER, INC., A Nebraska Corporation, Owner; DODGE COUNTY;

You are hereby notified that on the 27 day of January, 2020, the State of Nebraska, Department of Transportation "NDOT", made application to the County Judge of Dodge County, Nebraska, for the appointment of appraisers to appraise the value of certain property of which you are the owners, or have an interest therein, said property situated in the said County of Dodge, and the part sought to be acquired by the NDOT, to wit:

RECEIVED
2020 JAN 30 AM 11:36
DODGE COUNTY NEBRASKA
FRED MYTTE, COUNTY CLERK

C O N D E M N A T I O N

Owner: SWEETWATER, INC., A Nebraska Corporation

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN TAX LOT 22, IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 992.36 FEET, TO THE POINT OF BEGINNING; THENCE EASTERLY, DEFLECTING 89 DEGREES, 09 MINUTES, 47 SECONDS, LEFT, A DISTANCE OF 534.44 FEET; THENCE NORTHEASTERLY, DEFLECTING 00 DEGREES, 50 MINUTES, 29 SECONDS, LEFT, A DISTANCE OF 687.15 FEET; THENCE NORTHEASTERLY, DEFLECTING 03 DEGREES, 15 MINUTES, 11 SECONDS, LEFT, A DISTANCE OF 609.42 FEET; THENCE NORTHEASTERLY, DEFLECTING 13 DEGREES, 21 MINUTES, 51 SECONDS, LEFT, A DISTANCE OF 202.05 FEET; THENCE NORTHEASTERLY, DEFLECTING 60 DEGREES, 37 MINUTES, 11 SECONDS, LEFT, A DISTANCE OF 282.15 FEET; THENCE NORTHEASTERLY, DEFLECTING 12 DEGREES, 58 MINUTES, 40 SECONDS, RIGHT, A DISTANCE OF 477.17 FEET, TO THE WEST LINE OF THE EXISTING HIGHWAY 275 RIGHT-OF-WAY; THENCE SOUTHEASTERLY, ALONG THE EXISTING HIGHWAY 275 RIGHT-OF-WAY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF

2,050.48 FEET AND AN INITIAL TANGENT FORMING AN ANGLE OF 107 DEGREES, 49 MINUTES, 59 SECONDS, RIGHT, FOR A DISTANCE OF 26.84 FEET; THENCE SOUTHERLY, DEFLECTING 45 DEGREES, 41 MINUTES, 00 SECONDS, RIGHT, ALONG SAID WEST LINE OF THE EXISTING HIGHWAY 275 RIGHT-OF-WAY, A DISTANCE OF 1084.26 FEET; THENCE WESTERLY, DEFLECTING 89 DEGREES, 33 MINUTES, 42 SECONDS, RIGHT, A DISTANCE OF 2,312.43 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 9 EAST; THENCE NORTHERLY, DEFLECTING 90 DEGREES, 26 MINUTES, 06 SECONDS, RIGHT, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 330.77 FEET, TO THE POINT OF BEGINNING, CONTAINING 20.70 ACRES, MORE OR LESS.

THERE WILL BE NO INGRESS OR EGRESS OVER THE FOLLOWING DESCRIBED CONTROLLED ACCESS LINE LOCATED IN TAX LOT 22, IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 992.36 FEET, TO THE POINT OF BEGINNING; THENCE EASTERLY, DEFLECTING 89 DEGREES, 09 MINUTES, 47 SECONDS, LEFT, A DISTANCE OF 534.44 FEET; THENCE NORTHEASTERLY, DEFLECTING 00 DEGREES, 50 MINUTES, 29 SECONDS, LEFT, A DISTANCE OF 687.15 FEET; THENCE NORTHEASTERLY, DEFLECTING 03 DEGREES, 15 MINUTES, 11 SECONDS, LEFT, A DISTANCE OF 609.42 FEET; THENCE NORTHEASTERLY, DEFLECTING 13 DEGREES, 21 MINUTES, 51 SECONDS, LEFT, A DISTANCE OF 202.05 FEET; THENCE NORTHEASTERLY, DEFLECTING 60 DEGREES, 37 MINUTES, 11 SECONDS, LEFT, A DISTANCE OF 282.15 FEET; THENCE NORTHEASTERLY, DEFLECTING 12 DEGREES, 58 MINUTES, 40 SECONDS, RIGHT, A DISTANCE OF 477.17 FEET, TO THE WEST LINE OF THE EXISTING HIGHWAY 275 RIGHT-OF-WAY AND POINT OF TERMINATION.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNEE AND TO ITS SUCCESSORS AND

PROJECT: 77-3(1036)

C.N.: 22722

DODGE COUNTY

TRACT: 16

(PAGE 3 of 3)

ASSIGNS. SAID CONDEMNEE AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID CONDEMNEE AND/OR ITS SUCCESSORS, AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.


Said application was granted on said date, and the appraisers appointed by the County Judge and summoned by the Sheriff of Dodge County, Nebraska, will meet at the County Judge's office at Fremont, Nebraska, on the 24 day of February, 2020, at 10:00 o'clock a.M., to take the oath required by law, and thereafter to appraise the property appropriated by the NDOT for state highway purposes and also any other property of which you are the owners or hold interest in, and in which you may claim damage by said appropriation. The appraisers will first convene at the Dodge County Courthouse to hear interested parties at a place identified by the County Court Clerk, and then proceed to carefully inspect and view the property taken or sought to be taken, and also any other property of the condemnee damaged thereby. The appraisers shall then assess the damages sustained by reason of the appropriation of said property herein described to the use of the NDOT for State highway purposes and will thereafter make and file a report in writing with the County Judge.

At that time and place set forth above, you may be heard, as you desire, upon the question of the amount of damages you will suffer by reason of such appropriation.

Dated this 21 day of January, 2020.

STATE OF NEBRASKA
DEPARTMENT OF TRANSPORTATION

By DOUGLAS J. PETERSON #18146
Attorney General

By 

Jennifer A. Huxoll #20406
Assistant Attorney General
P.O. Box 94759
Lincoln, NE 68509-4759
Ph: (402) 479-4611
Fax: (402) 479-4375
Jennifer.Huxoll@nebraska.gov

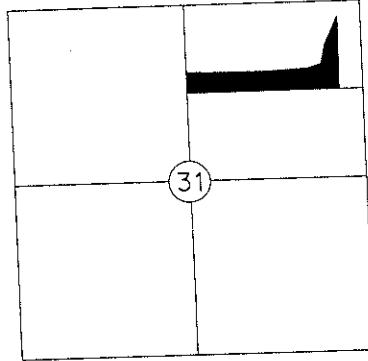
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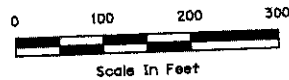
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QUARTER SECTION LINE

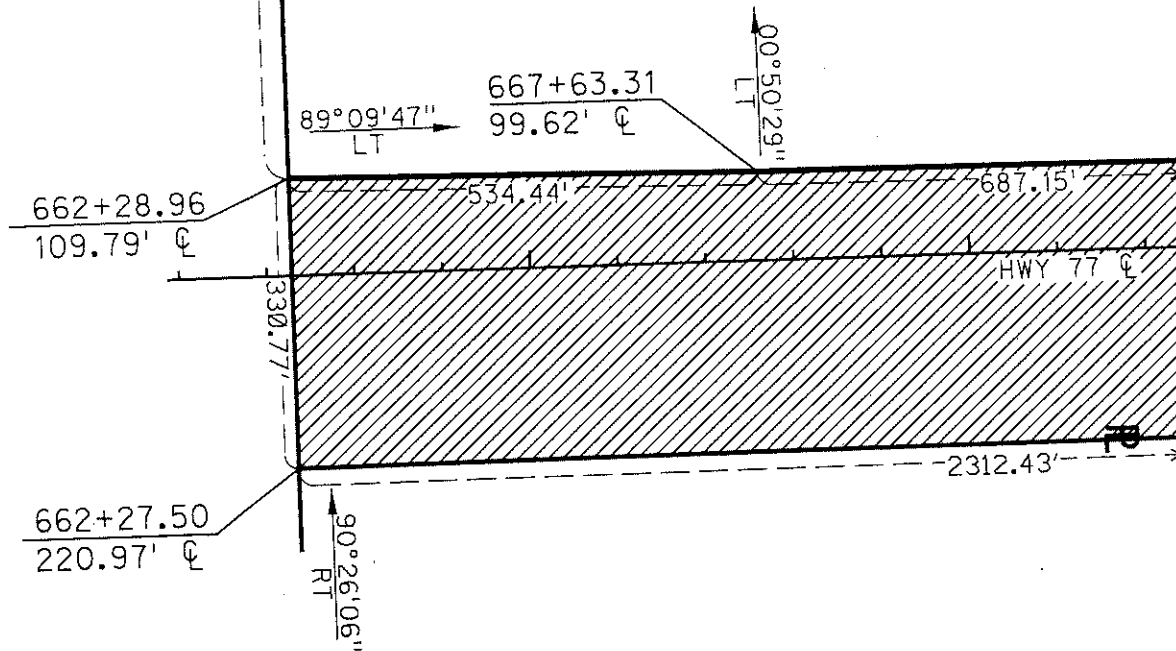
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PT N 1/2 NE 1/4
 SEC. 31-T17N-R9E
 REFERRED TO AS TAX LOT 22
 DODGE COUNTY, NEBRASKA



SEC. 31-T17N-R9E



Sheet 1 of 2

PLAT SHOWING

RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY
 SWEETWATER, INC., A Nebraska Corporation

STATE OF NEBRASKA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY DIVISION
 LINCOLN, NEBRASKA

TRACT NO. 16
 LOCATION FREMONT SOUTHEAST BELTWAY
 PROJECT NO. 77-3(1036)
 CONTROL NO. 22722

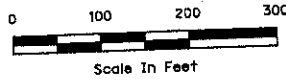
- EXIST. R.O.W.
- TO BE ACQUIRED
- PREV. R.O.W.
- NEW R.O.W. 20.70 Ac.
- TEMP. EASE.
- PERM. EASE.
- EXISTING CONTROLLED ACCESS
- NEW CONTROLLED ACCESS

DATE 11/12/2019
 DRAWN BY TDS/SCHEMMER
 CHECKED BY BW/SCHEMMER

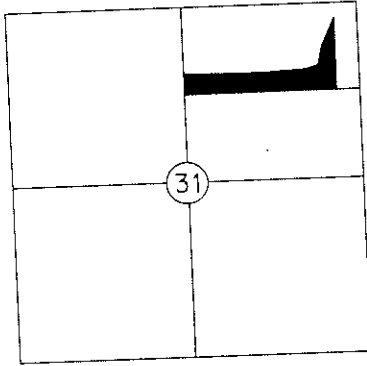
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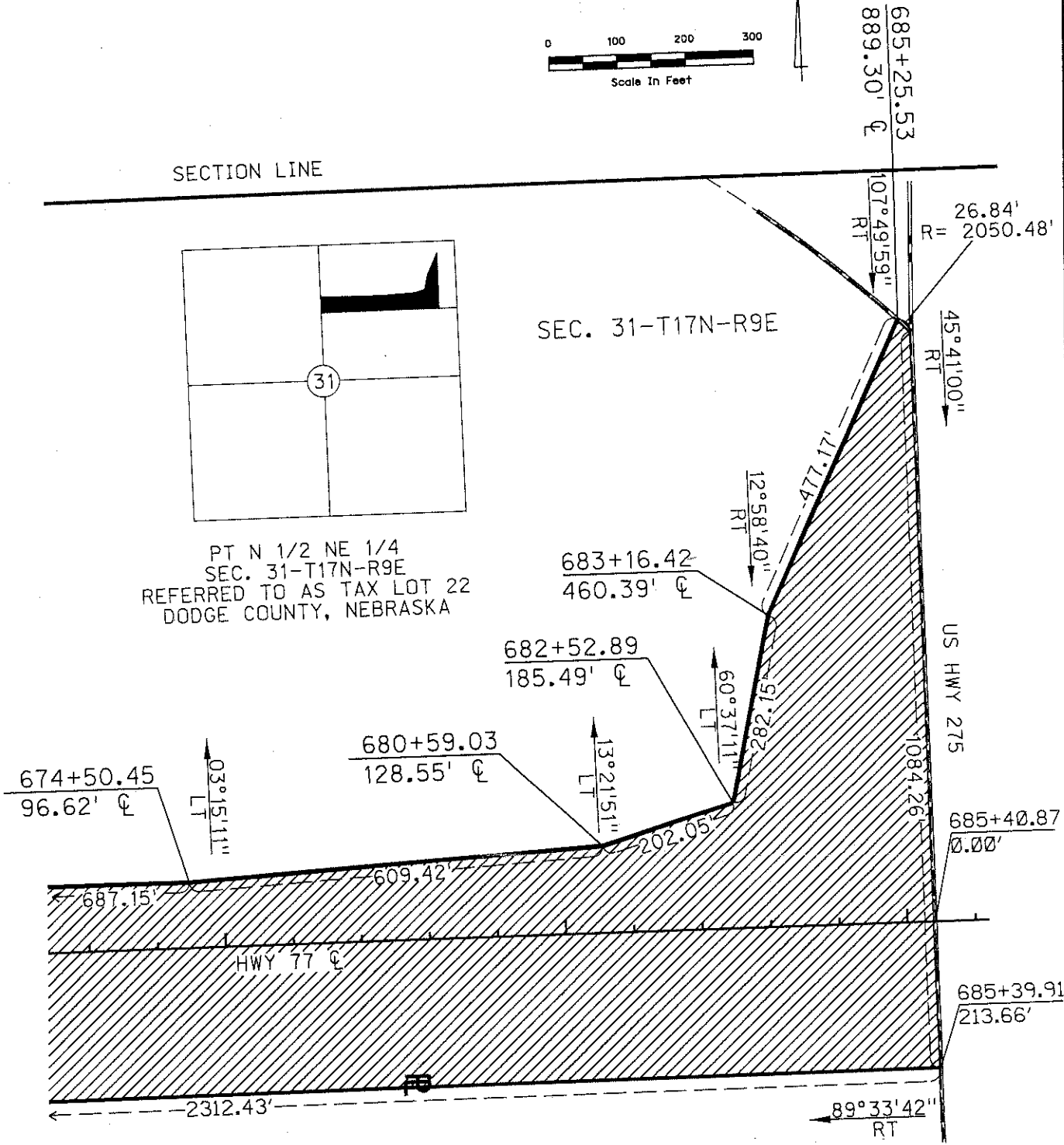


SECTION LINE



PT N 1/2 NE 1/4
 SEC. 31-T17N-R9E
 REFERRED TO AS TAX LOT 22
 DODGE COUNTY, NEBRASKA

SEC. 31-T17N-R9E



Sheet 2 of 2

PLAT SHOWING

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