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2020 FEB 27 PM 3:06

DODGE COUNTY, NEBRASKA
JUDICIAL CLERK

Agenda Item # 17
Date 3/11/20

2020 FEB 27 PM 1:57
DODGE COUNTY, NEBRASKA
LISA K. STOVER
COUNTY COURT CLERK

FILED

BEFORE THE COUNTY JUDGE OF DODGE COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF TRANSPORTATION,)
)
Condemner,)
)
v.)
)
SWEETWATER, INC., A Nebraska)
Corporation, Owner; DODGE)
COUNTY;)
)
Condemnees.)

Case CI20-124

**RETURN OF
APPRAISERS**

TO THE COUNTY JUDGE OF DODGE 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 State of Nebraska, Department of Transportation, and also other property of the condemnees alleged damaged thereby and did hear all parties interested therein 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 State highway 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:

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.

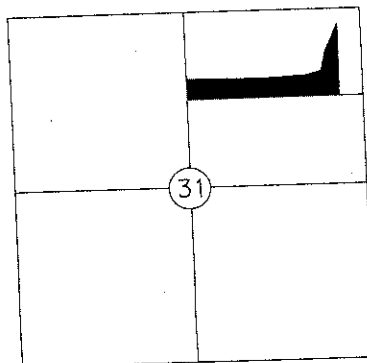
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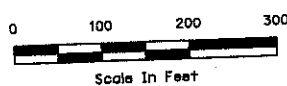
SECTION LINE

QUARTER SECTION LINE

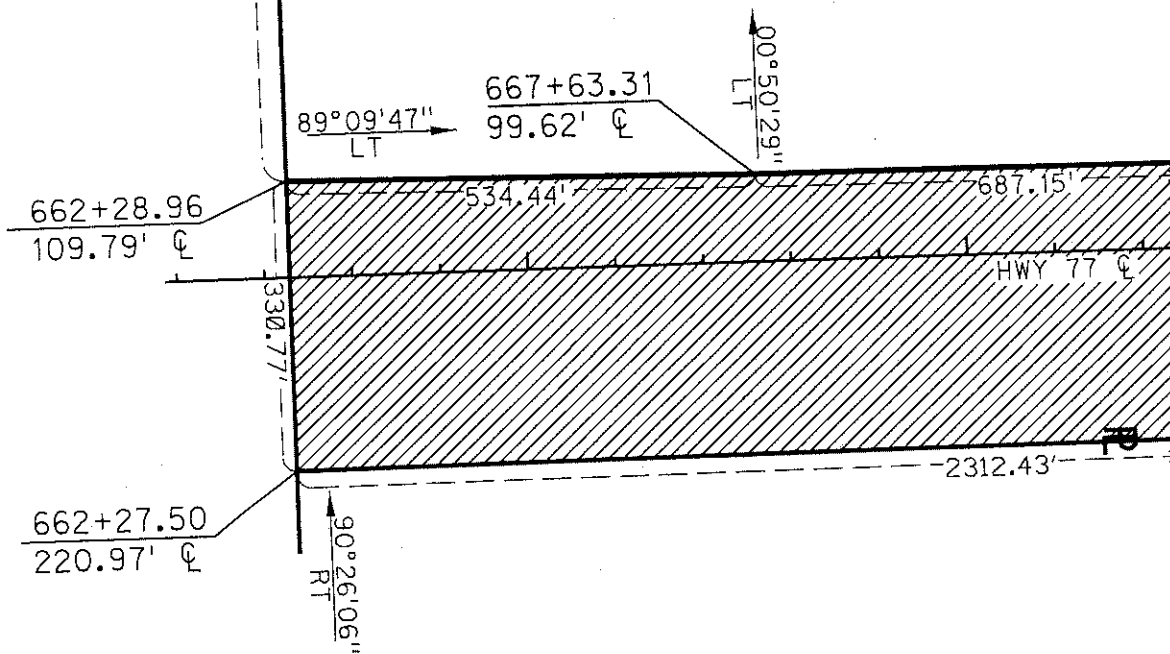
992.36'



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

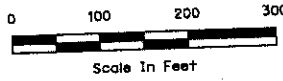
- EXIST. R.O.W.
- TO BE ACQUIRED 20.70 Ac.
- PREV. R.O.W.
- NEW R.O.W.
- TEMP. EASE.
- PERM. EASE.
- EXISTING CONTROLLED ACCESS
- NEW CONTROLLED ACCESS

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

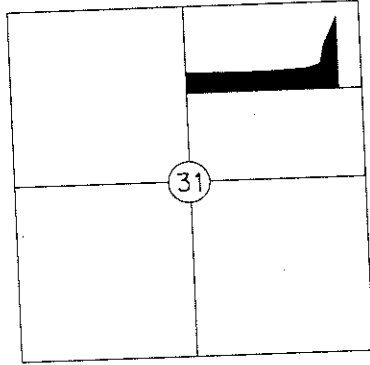
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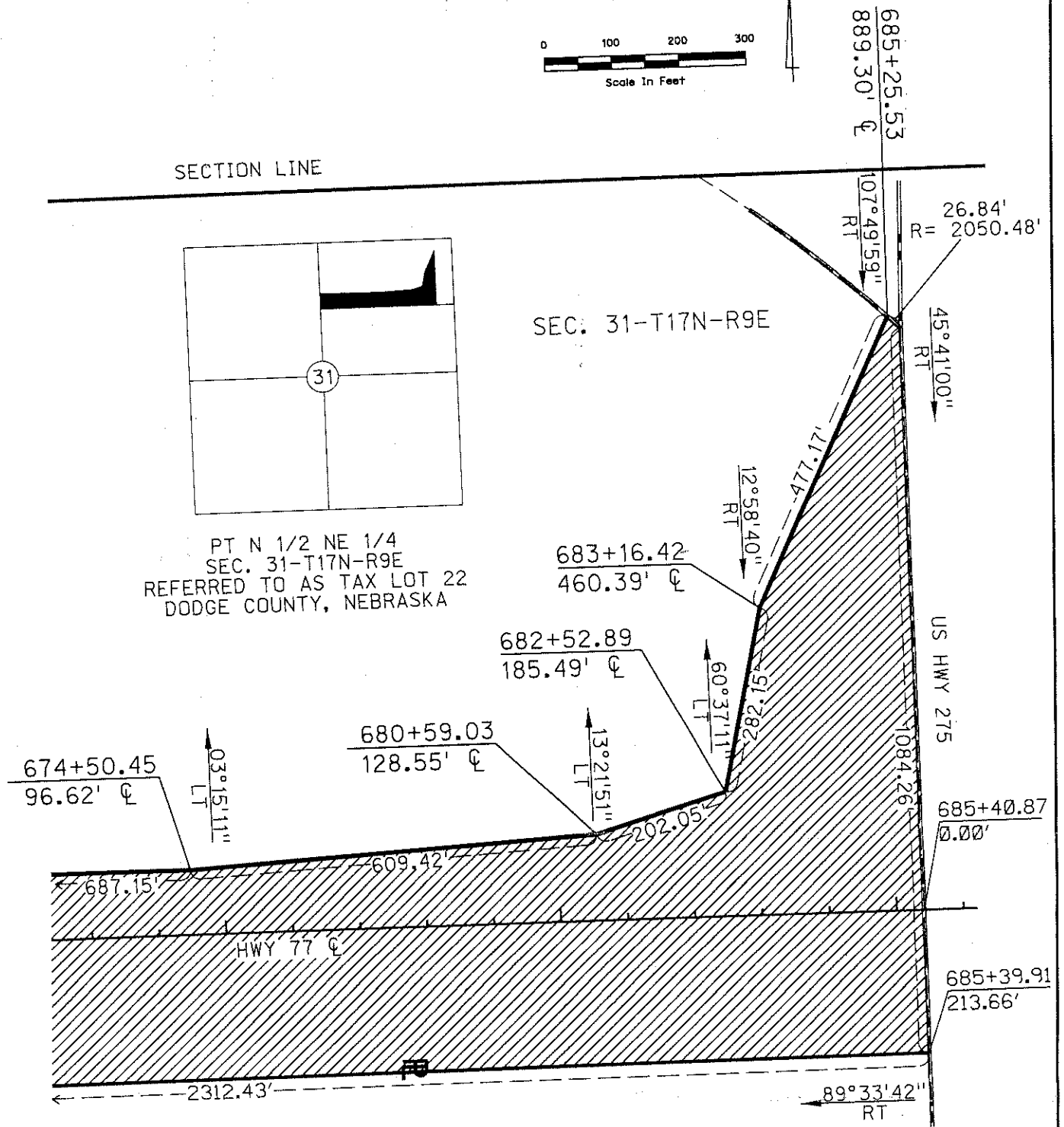


SECTION LINE



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
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

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 State highway purposes by the State of Nebraska, Department of Transportation, in the amount of:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 16 \$ 368,242⁰⁰

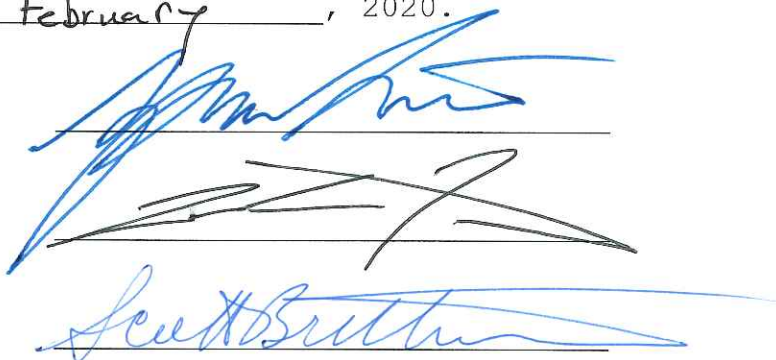
Award to be distributed as follows:

To: Sweetwater, Inc., A Nebraska Corporation, Owner; \$ 368,242⁰⁰

Dodge County; \$ 0

All of which is hereby respectfully submitted.

Dated this 27 day of February, 2020.



Appraisers

Subscribed and sworn to before me this 27 day of February, 2020.
(SEAL)


County Judge

