JAVA Resolution 09-00108-04

JAVA

Joint Antelope Valley Authority

WHEREAS, the Joint Antelope Valley Authority (JAVA), a joint administrative entity created under the Nebraska Interlocal Cooperation Act (Neb. Rev. Stat. § 13-801 et. seq.) by agreement of April 15, 2000 as amended (JAVA Interlocal Agreement) between the Board of Regents of the University of Nebraska, a public body corporate and governing body of the University of Nebraska (University), the City of Lincoln, Nebraska, a municipal corporation (City), and the Lower Platte South Natural Resources District, a political Subdivision of the State of Nebraska (LPSNRD) is now implementing under the JAVA Interlocal Agreement the Phase One Priority Projects of Antelope Valley Amended Draft Single Package; and

WHEREAS, JAVA has previously approved by-laws, administrative resolution, policies and guidelines for the implementation of the Phase One Priority Projects; and

NOW THERFORE, be it resolved by the Administrative Board of the Joint Antelope Valley Authority as follows:

1. JAVA is hereby authorized to obtain and conduct appraisals, title work, relocation, geotechnical and other appropriate studies, pertaining to certain tracts in the Antelope Valley South Street Bridge Project, JAVA Project No. _____, including the partial tracts as more specifically defined herein.
2. JAVA is hereby authorized to acquire, including by condemnation if necessary, the necessary property for public purposes in connection with the Project and corresponding bid packages:
   a. Tract 99, Ruliffson Wayne J. & Janice, 3637 South Street, E ½ of Lot 7, Woods Bros. Half Acres;
   b. Tract 100, Planned Parenthood of Lincoln, 3705 South Street, Lot 5 & Lot 6 Except Triangular Tract in the NE Corner, & the N 62.01' of Lot 24, Woods Bros. Half Acres;
   c. Tract 101, Bohling, Lynn M., Alan D., & Sara L, 2135 S. 38th Street, S 60' of Lot 24, Woods Bros. Half Acres;
   d. Tract 102, Dinh, Coi V. & Anne, 2119 South 38th Street, Lot 25 South of Antelope Creek & N 10' of Lot 33, Woods Bros. Half Acres;
   e. Tract 103, Mears, Steve & Barbara, 3801 South Street, W 70' of Lot 4, Except Triangular Tract, Woods Bros. Half Acres; and
   f. Tract 160, Linscott, Martin V. & Elisa, 3815 South Street, E 70.3' of Lot 4, Woods Bros. Half Acres;

   all as generally depicted on the attached diagrams in Lincoln, Lancaster County Nebraska, incorporated by this reference; and i) Where necessary due to appraisal studies or other legal or practical reasons, remainder or commonly owned tracts inextricably related to the tract identified above; and ii) Necessary and required temporary and permanent construction easements as approved by the City of Lincoln, for the Project.
3. The Chairperson is authorized to direct the same to be accomplished, approve the necessary documents and execute agreements to complete the same.

Dated this 8th Day of January, 2009. Introduced by: _____

Approved by Unanimous Vote of _____, _____, and _____ after public hearing on this 8th Day of January, 2009.

Signed: **Joint Antelope Valley Authority**

_____ _____

Vice Chairperson Glenn Johnson, Chairperson

Approved as to form and Legality

_____

Legal Counsel

TRACT 99

ROW

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 7, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 4.74 FEET TO A POINT; THENCE NORTH 40 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 6.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 4.07 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 10 SQUARE FEET OR 0.0002 ACRES MORE OR LESS.

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 7, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 4.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 27.76 FEET TO THE POINT; THENCE NORTH 36 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 31.24 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 51.44 FEET TO A POINT, THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 7.59 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 66.08 FEET TO A POINT; THENCE SOUTH 40 DEGREES 37 MINUTES 49 SECONDS EAST, A DISTANCE OF 6.25 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 753 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

TRACT 100

ROW

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 6, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 6 ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 140.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 1.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS WEST, A DISTANCE OF 123.58 FEET TO A POINT; THENCE SOUTH 54 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.49 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 12.85 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 239 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 6, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.49 FEET TO A POINT, THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 31.86 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AN EXISTING PERMANENT CHANNEL EASEMENT; THENCE SOUTH 56 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHWESTERLY EASEMENT LINE, A DISTANCE OF 27.71 FEET TO A POINT; THENCE SOUTH 31 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 5.11 FEET TO A POINT; THENCE NORTH 56 DEGREES 36 MINUTES 59 SECONDS WEST, A DISTANCE OF 27.22 FEET TO A POINT; THENCE SOUTH 33 DEGREES 23 MINUTES 14 SECONDS WEST, A DISTANCE OF 14.34 FEET TO A POINT; THENCE SOUTH 68 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 41.27 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 19.58 FEET THE POINT OF BEGINNING. CONTAINING AN AREA OF 1048

SQUARE FEET OR 0.02 ACRES MORE OR LESS.

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOTS 5 AND 24, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 24, SAID POINT BEING 62.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 86.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AN EXISTING PERMANET CHANNEL EASEMENT; THENCE SOUTH 56 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHWESTERLY EASEMENT LINE, A DISTANCE OF 44.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE NORTH 89 DEGREES 54 MINUTES 42 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 0.92 FEET TO A POINT; THENCE SOUTH 56 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PERMANENT EASEMENT, A DISTANCE OF 70.22 FEET TO A POINT ON THE EAST LINE OF SAID LOT 24; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 23.80 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 5213 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

TRACT 101

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 24, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 24, SAID POINT BEING 62.01 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 00 DEGREES 01 MMINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 300 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

TRACT 102

PE

A TRACT OF LAND COMPOSED OF A PORTION OF LOTS 25 & 33, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 33, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 33; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 01 MMINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 33 AND 25, A DISTANCE OF 92.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PERMANENT CHANNEL EASEMENT; THENCE SOUTH 56 DEGREES 48 MINUTES 28 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID PERMANENT EASEMENT, A DISTANCE OF 14.34 FEET TO A POINT, THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 84.53 FEET TO A POINT 10.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 33; THENCE NORTH 89 DEGREES 41 MINUTES 04 SECONDS WEST, ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1061 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 25, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMENNCING FROM A POINT ON THE WEST LINE OF LOT 33, WOODS BROS. HALF ACRES, SAID POINT BEING 10.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 33; THENCE ON A ASSUMED BEARING OF SOUTH 89 DEGREES 41 MINUTES 04 SECONDS EAST, ALONG A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 12.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE 12.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 33 & 25, A DISTANCE OF 44.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE 12.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 25, A DISTANCE OF 40.36 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A PERMANENT CHANNEL EASEMENT; THENCE SOUTH 56 DEGREES 48 MINUTES 28 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 50.94 FEET TO A POINT, THENCE SOUTH 29 DEGREES 49 MINUTES 49 SECONDS WEST, A DISTANCE OF 14.40 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 35.45 FEET TO THE POINT OF

BEGINNING. CONTAINING AN AREA OF 1081 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

TRACT 103

PE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 4, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 4 AS ORIGINALLY PLATTED, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 39 MMINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 4.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 98.48 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PERMANENT CHANNEL EASEMENT, THENCE NORTH 56 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PERMANENT EASEMENT, A DISTANCE OF 14.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 82.70 FEET TO A POINT, THENCE NORTH 45 DEGREES 09 MINUTES 20 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 4, A DISTANCE OF 11.28 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1103 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 4, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID LOT 4 AS ORIGINALLY PLATTED, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 39 MMINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 28.66 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS WEST, A DISTANCE OF 19.98 FEET TO A POINT, THENCE SOUTH 89 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 8.17 FEET TO A POINT; THENCE SOUTH 44 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 6.36 FEET TO A POINT; THENCE SOUTH 01 DEGREES 41 MINUTES 50 SECONDS WEST, A DISTANCE OF 79.04 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PERMANENT CHANNEL EASEMENT; THENCE NORTH 89 DEGREES 48 MINUTES 30 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PERMANENT

EASEMENT, A DISTANCE OF 5.57 FEET TO A POINT; THENCE NORTH 56 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PERMANENT EASEMENT, A DISTANCE OF 9.66 FEET TO A POINT; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 98.48 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1810 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

TRACT 160

TE

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 4, WOODS BROS. HALF ACRES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT ON THE NORTH LINE OF SAID LOT 4, SAID POINT BEING 70.3 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4 AS ORIGINALLY PLATTED, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST, ALONG A LINE 70.3 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 104.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 32.78 FEET TO A POINT; THENCE SOUTH 29 DEGREES 49 MINUTES 49 SECONDS WEST, A DISTANCE OF 26.73 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PERMANENT CHANNEL EASEMENT, THENCE NORTH 56 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 84.03 FEET TO A 70.3 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE NORTH 0 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE 70.3 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 31.48 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 663 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

Antelope Valley Right-of-Way Opinion of Probable Costs

South Street Bridge

Antelope Valley South Street Bridge: Project No. STPC-5212(5), C.N. 11215k

Tract No.	Owner	ROW Area	ROW Unit Cost Per Sq. Ft.	ROW Cost	PE Area	PE Unit Cost Per Sq. Ft.	Permanent Easement Cost	TE Area	TE Unit Cost Per Sq. Ft.	Temporary Easement Cost	Estimated Damages	Estimated Relocation Costs	Appraisal, Review & Negotiations	Total Estimated ROW Cost/Tract
6	Lower Platte South NRD	140.00	0.00	0.00	0.00	0.00	0.00	6,455.00	0.00	0.00	0.00	0.00	0.00	0.00
12	City of Lincoln - Golf Course	0.00	0.00	0.00	0.00	0.00	0.00	25,335.00	0.00	0.00	0.00	0.00	0.00	0.00
99	Wayne & Janice Ruliffson	10.00	5.00	50.00	0.00	2.50	0.00	964.00	0.50	753.00	0.00	0.00	1,800.00	2,603.00
100	Planned Parenthood of Lincoln	239.00	11.00	2,629.00	0.00	5.50	0.00	6,261.00	1.10	6,887.10	0.00	0.00	2,200.00	11,716.10
101	Lynn & Alan Bohling	0.00	5.00	0.00	0.00	2.50	0.00	300.00	0.50	150.00	0.00	0.00	1,800.00	1,950.00
102	Coi & Anne Dinh	0.00	5.00	0.00	1,061.00	2.50	2,652.50	1,081.00	0.50	540.50	1,000.00	0.00	2,200.00	6,393.00
103	Steve & Barbara Mears	0.00	11.00	0.00	1,103.00	5.50	6,066.50	1,810.00	1.10	1,991.00	0.00	0.00	2,200.00	10,257.50
160	Martin & Elisa Linscott	0.00	11.00	0.00	0.00	5.50	0.00	663.00	1.10	729.30	0.00	0.00	1,800.00	2,529.30

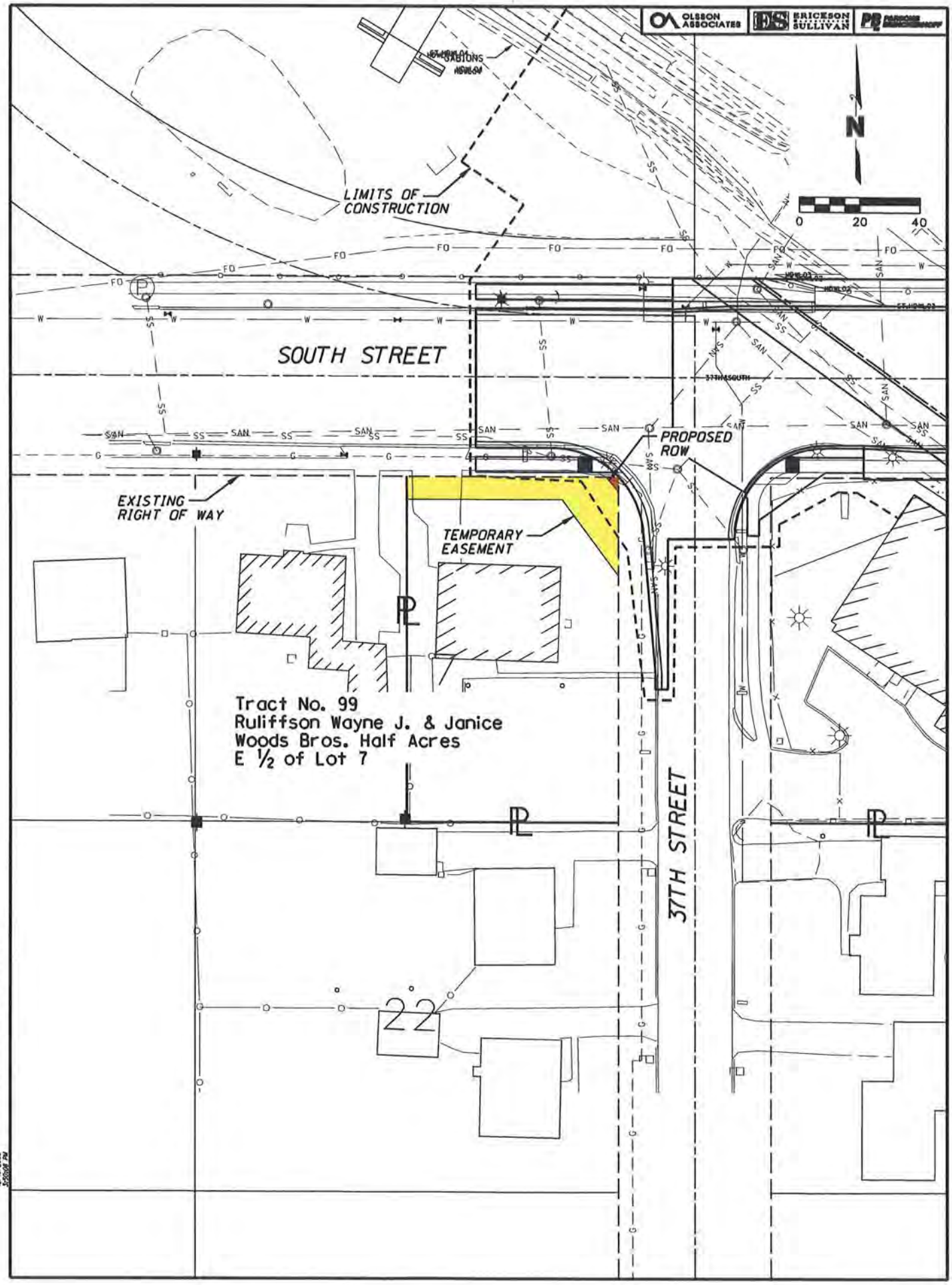
Subtotal ROW Costs for N-S Roadway, Q to Vine Project =	**35,448.90**
Contingencies for Eminent Domain and Miscellaneous (25%) =	**8,862.23**
Total ROW Costs for South Street Bridge Project =	**44,311.13**

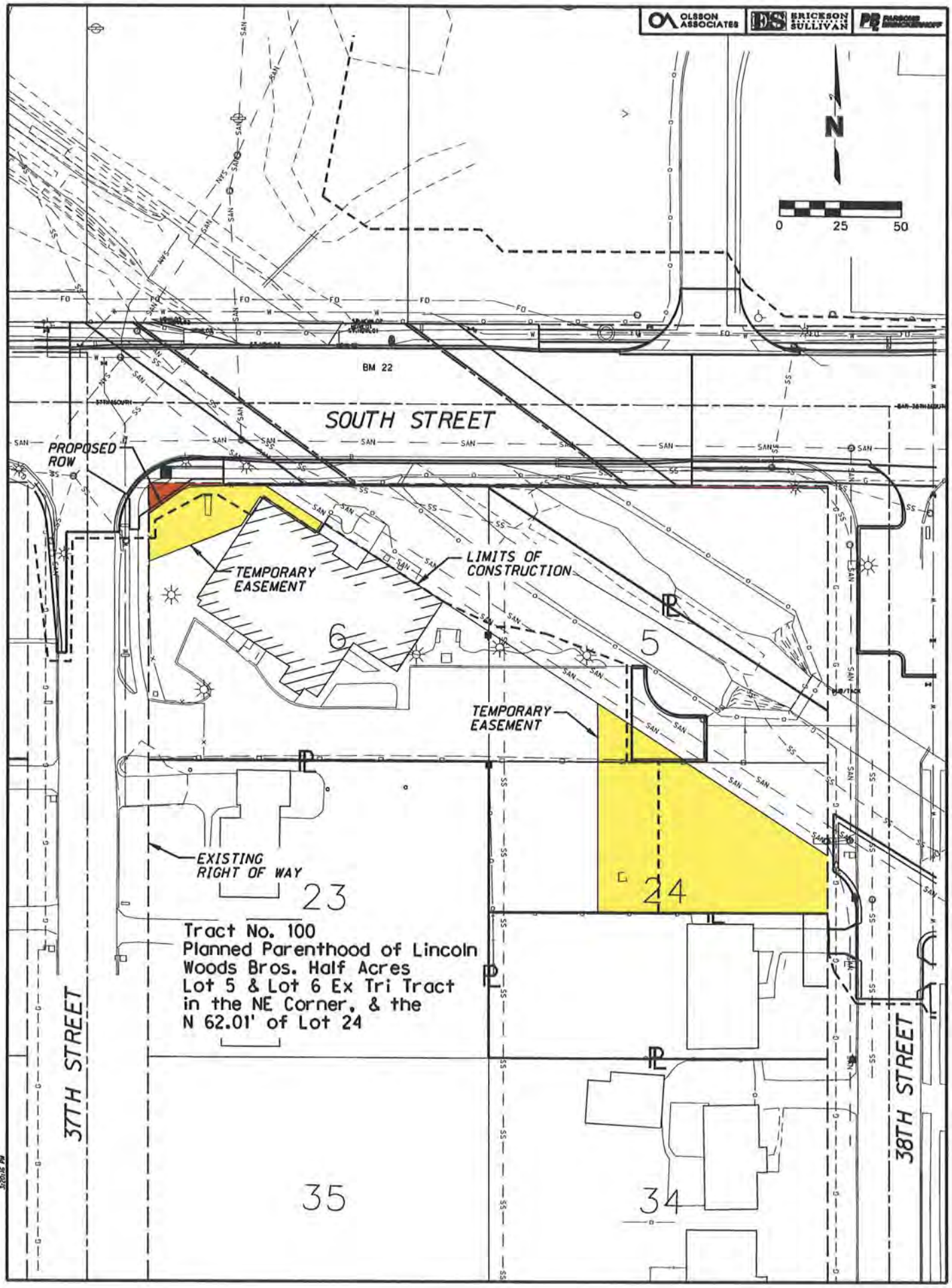
0

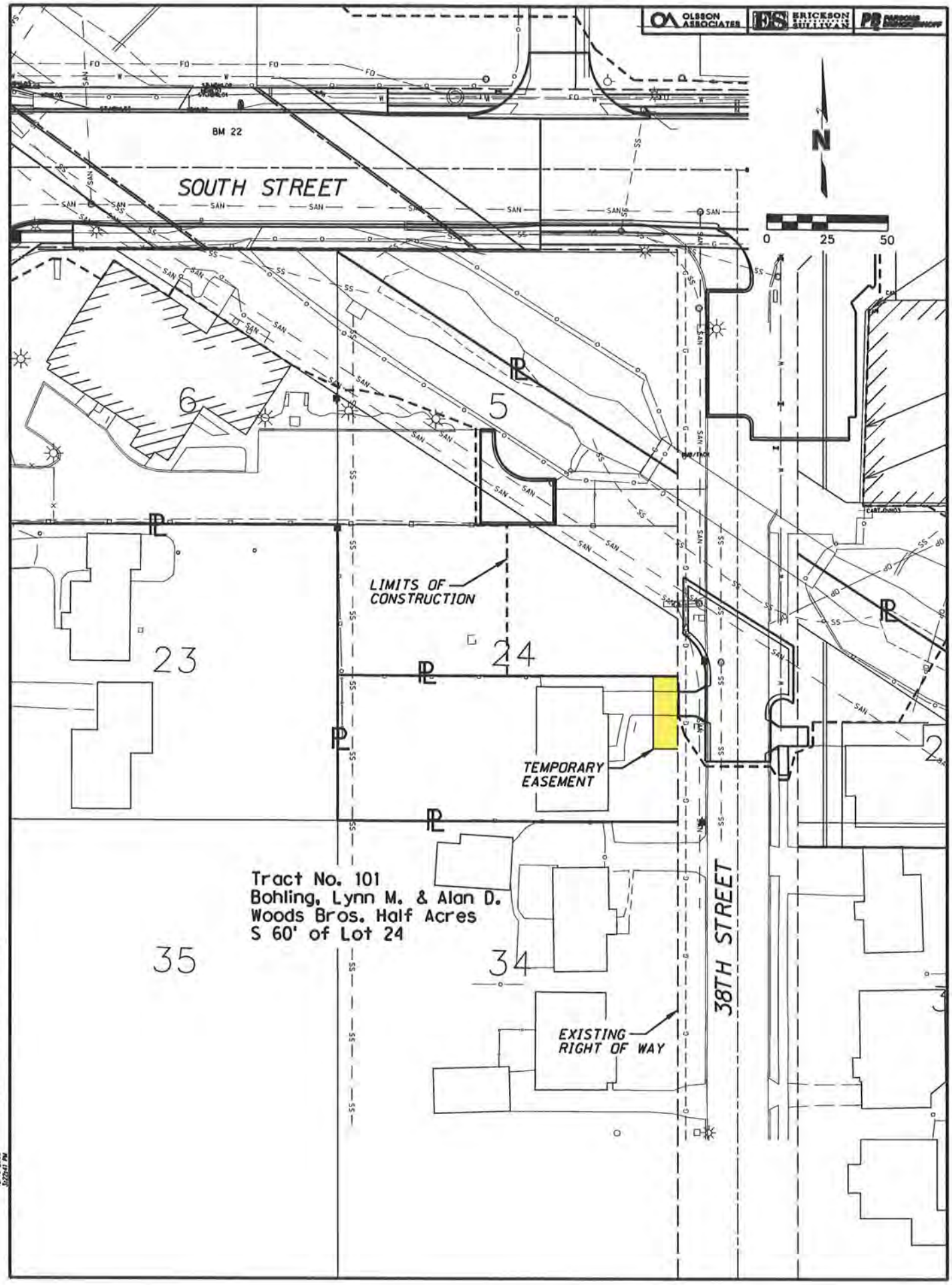
Note: Tracts 6 and 12 are owned by JAVA partners and the ROW and easements at these tracts will be donated.

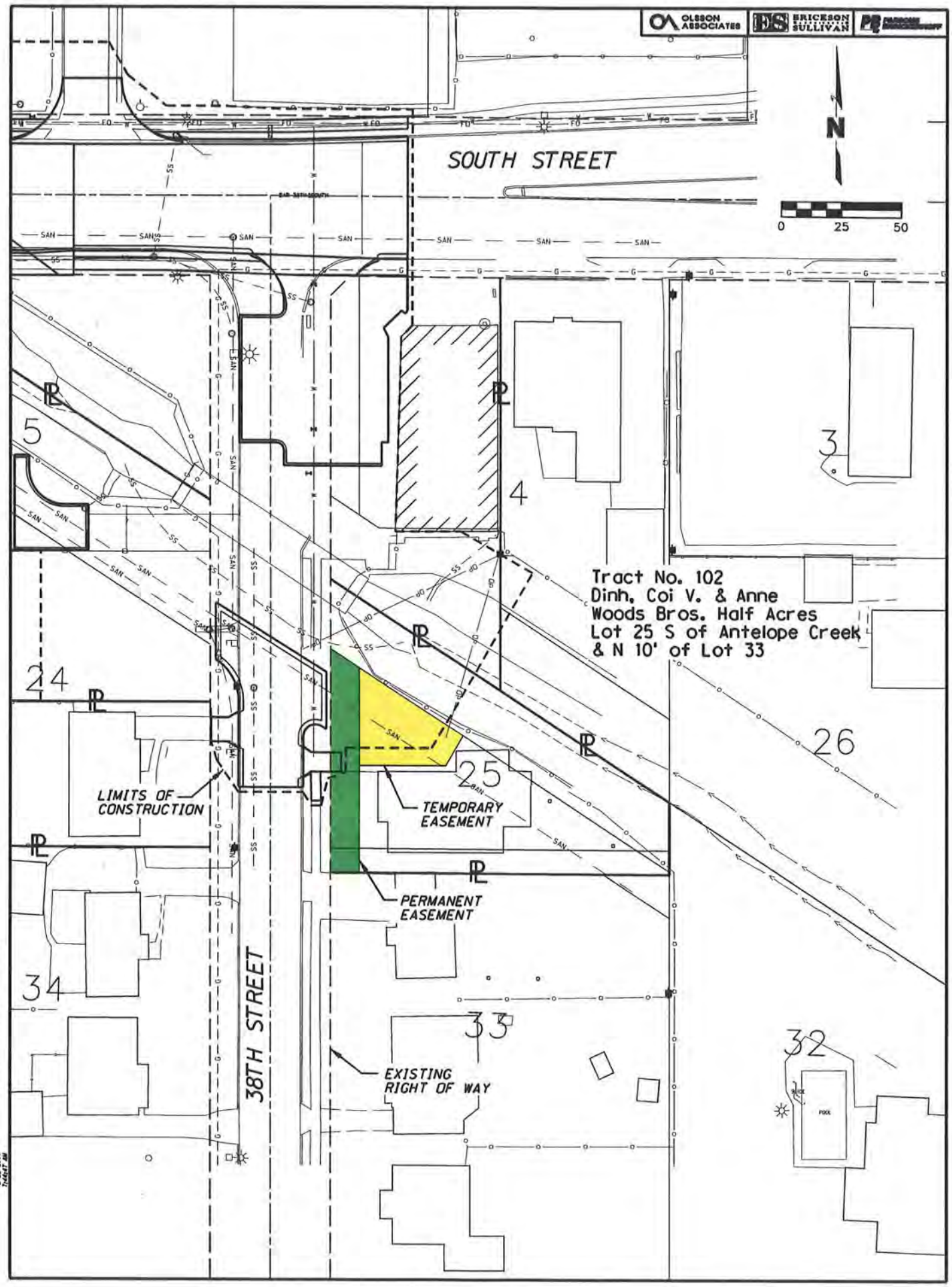
Note: Tract the damages associated with Tract 102 are associated with the loss of two trees.

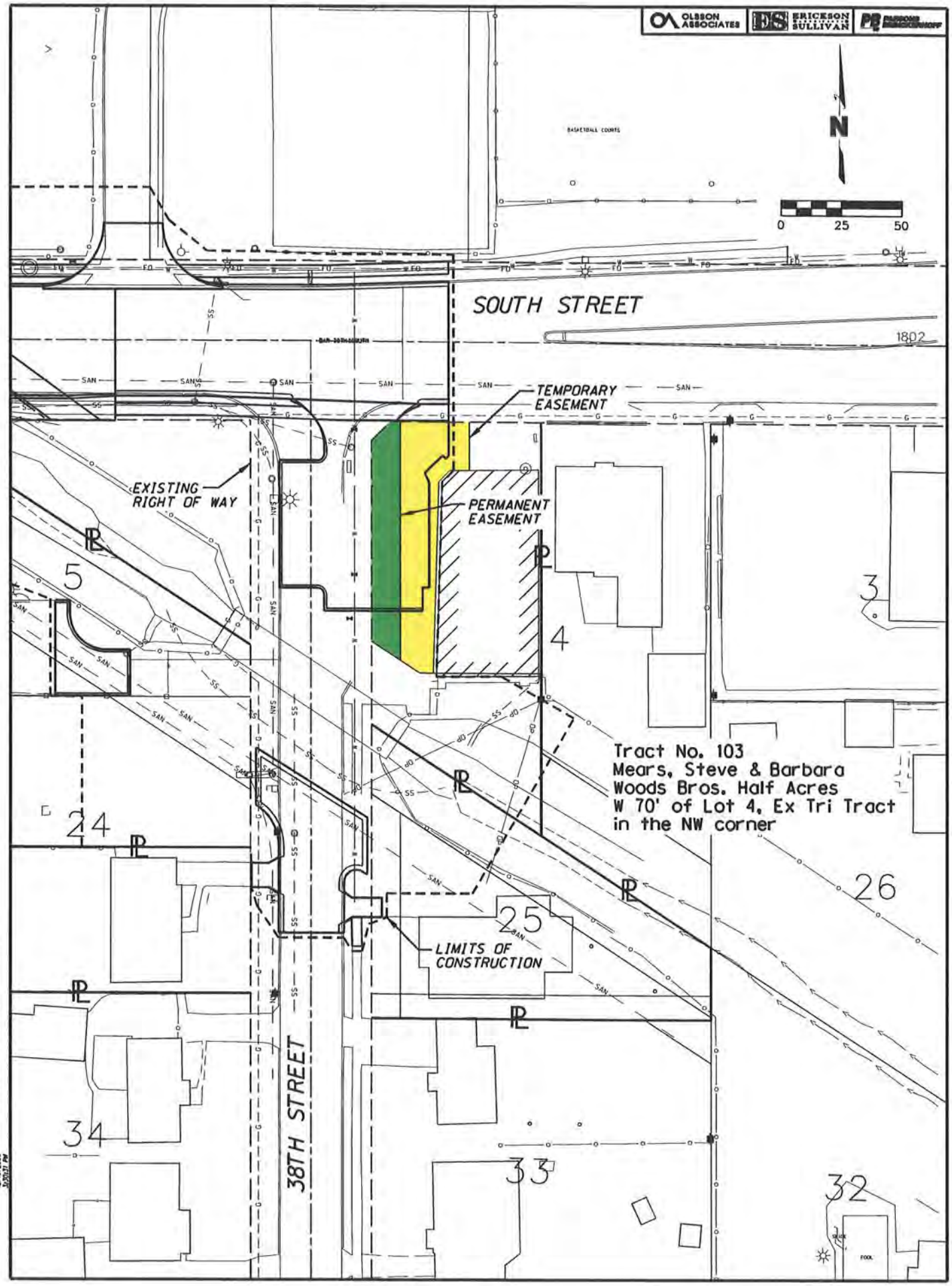
Note: The underlying land value at the business zoned property is estimated at $11 per square foot and the residential property at $5 per square foot.

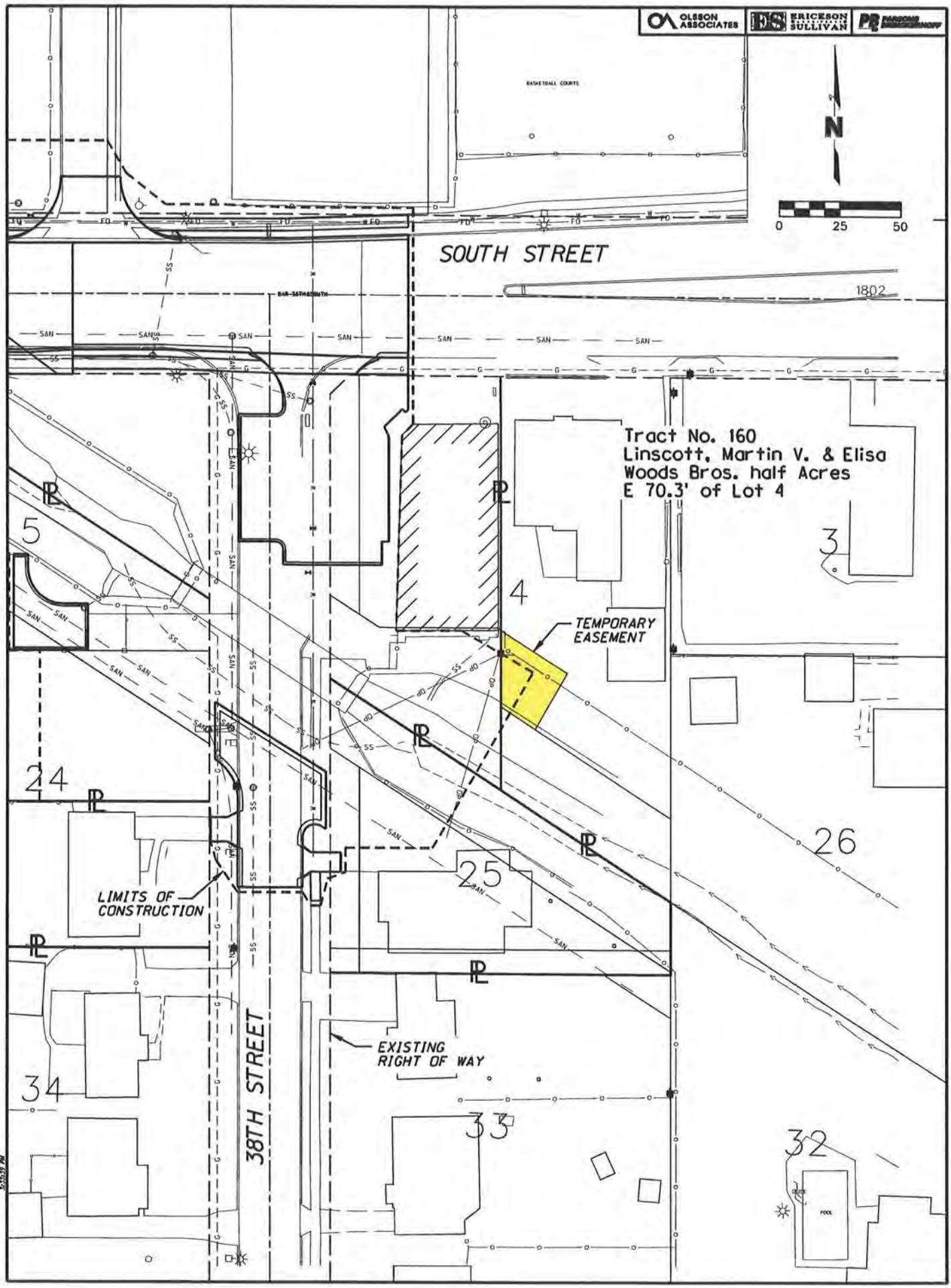

OLSSON ASSOCIATES
ERICKSON SULLIVAN
N
0 20 40
LIMITS OF CONSTRUCTION
SOUTH STREET
PROPOSED ROW
EXISTING RIGHT OF WAY
TEMPORARY EASEMENT
Tract No. 99
Ruliffson Wayne J. & Janice
Woods Bros. Half Acres
E ½ of Lot 7
37TH STREET
22


OLSSON ASSOCIATES
ERICKSON SULLIVAN
N
0 25 50
BM 22
SOUTH STREET
PROPOSED ROW
TEMPORARY EASEMENT
LIMITS OF CONSTRUCTION
6
5
TEMPORARY EASEMENT
EXISTING RIGHT OF WAY
23
24
Tract No. 100
Planned Parenthood of Lincoln
Woods Bros. Half Acres
Lot 5 & Lot 6 Ex Tri Tract
in the NE Corner, & the
N 62.01' of Lot 24
37TH STREET
38TH STREET
35
34


OLSSON ASSOCIATES
ERICKSON SULLIVAN
BM 22
SOUTH STREET
N
0 25 50
6
5
LIMITS OF CONSTRUCTION
23
24
TEMPORARY EASEMENT
Tract No. 101
Bohling, Lynn M. & Alan D.
Woods Bros. Half Acres
S 60' of Lot 24
35
34
38TH STREET
EXISTING RIGHT OF WAY


OLSSON ASSOCIATES
BRICESON SULLIVAN
SOUTH STREET
N
0 25 50
Tract No. 102
Dinh, Coi V. & Anne
Woods Bros. Half Acres
Lot 25 S of Antelope Creek
& N 10' of Lot 33
LIMITS OF CONSTRUCTION
TEMPORARY EASEMENT
PERMANENT EASEMENT
38TH STREET
EXISTING RIGHT OF WAY
5
4
3
24
25
26
34
33
32


OLSSON ASSOCIATES
ERICKSON SULLIVAN
N
0 25 50
SOUTH STREET
1802
TEMPORARY EASEMENT
EXISTING RIGHT OF WAY
PERMANENT EASEMENT
5
4
3
Tract No. 103
Mears, Steve & Barbara
Woods Bros. Half Acres
W 70' of Lot 4, Ex Tri Tract
in the NW corner
24
25
26
LIMITS OF CONSTRUCTION
38TH STREET
34
33
32


OLSSON ASSOCIATES
ERICKSON SULLIVAN
BASKETBALL COURTS
N
0 25 50
SOUTH STREET
1802
Tract No. 160
Linscott, Martin V. & Elisa
Woods Bros. half Acres
E 70.3' of Lot 4
5
4
3
TEMPORARY EASEMENT
24
26
25
LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY
38TH STREET
34
33
32
POOL