

**5th AVENUE - SOUTH E STREET (HIGHWAY 2) TO MEMORIAL DRIVE**

**STREET IMPROVEMENT DISTRICT 2014-2**

**ASSESSMENT SCHEDULE**

**\$20.00 / RUNNING FOOT BROKEN BOW, NEBRASKA JEO PROJECT NO. 100118**

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
<b>ORIGINAL TOWN</b>					
1	Peggy Reiser	511 S. E, Broken Bow, NE 68822	Lots 1-2, Block 1, Original Town	112	\$2,240.00
2	Douglas Family Trust Co-Treas: Penny D. & Fred A. Douglas	712 Avondale Street, Broken Bow, NE 68822	Lots 3-4 & East 10' Lot 5, Block 1, Original Town	0	\$0.00
3	Elizabeth Mosher	420 N. 11th St., Broken Bow, NE 68822	Lot 5 Ex. E 10', Lot 6, E1/2 Lot 7, Block 1, Original Town	0	\$0.00
4	Chad & Megan Hempstead	522 South D Street, Broken Bow, NE 68822	E 10' Lot 14 & Lots 15-16, Block 1, Original Town	0	\$0.00
5	Raymond Brown	80116 Seven Mile Avenue, Arcadia, NE 68815	Lots 17-18, Block 1, Original Town	112	\$2,240.00
6	Matthew J. Wright	335 S. 10th St., Broken Bow, NE 68822	E1/2 Lot 1, Block 16, Original Town	112	\$2,240.00
7	Ericstar Properties LLC	PO Box 1949, North Platte, NE 69103	W1/2 Lot 1, Block 16, Original Town	0	\$0.00
8	Opportunity Land Investments, LLC c/o Christopher Myers	720 Pawnee Lane, Broken Bow, NE 68822	Lots 2-4, Block 16, Original Town	0	\$0.00
9	Opportunity Land Investments, LLC	720 Pawnee Lane, Broken Bow, NE 68822	Lots 7-8, Block 16, Original Town	112	\$2,240.00
10	Randall L. & Amy White	509 S. C St., Broken Bow, NE 68822	Lots 1-2, Block 17, Original Town	112	\$2,240.00
11	Anthony & Kristi Sanchez	1321 N. B St., Broken Bow, NE 68822	Lot 7, Block 17, Original Town	0	\$0.00
13	Cecil Burt, Jr.	534 S. 6th Avenue, Broken Bow, NE 68822	Parcel in Block 32, Lot 5, Original Town	78	\$1,560.00
14	Tim and Patricia Thomas	1299 Airport Road, Broken Bow, NE 68822	A tract of land located in Block Thirty-two (32), Original Town of Broken Bow, Custer County, Nebraska, described as follows: Commencing at the southeast lot corner of Block Thirty-two (32), Original Town of Broken Bow, Custer County, Nebraska, thence west 300 feet, thence north 180 feet, thence east 20 feet, thence southeast 300 feet, more or less, the east side of the block, thence south 62 feet to the point of beginning.	62	\$1,240.00
<b>GROATS ADDITION</b>					
1	Wayne, Larry, & Donna Fisher	417 N 5th St., Broken Bow, NE 68822	Lot 1 and N1/2 Lot 2, Block 69, Groats Addition	72	\$1,440.00
2	Larry & Donna Fisher	417 N. 5th St., Broken Bow, NE 68822	S1/2 Lot 2, Lot 3 and N36' Lot 4, Block 69, Groats Addition	108	\$2,160.00
3	Brandon Hoffman	984 Preakness Cit, Deland, FL 32724	S12' Lot 4 and All Lot 5, Block 69, Groats Addition	60	\$1,200.00

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
4	Robert & Susan Rose	343 N. 5th St., Broken Bow, NE 68822	Lots 1-2 and N1/2 Lot 3, Block 84, Groats Addition	120	\$2,400.00
5	Opportunity Land Investments, LLC c/o Christopher Myers	720 Pawnee Lane, Broken Bow, NE 68822	S1/2 Lot 3 and All Lots 4-5, Block 84, Groats Addition	120	\$2,400.00
6	Delbert Porter	502 N. C St., Broken Bown, NE 68822	E60' Lots 1-2, & E60' N1/2 Lot 3, Block 93, Groats Addition	120	\$2,400.00
7	Opportunity Land Investments, LLC c/o Christopher Myers	720 Pawnee Lane, Broken Bow, NE 68822	W72' Lots 1-2 & W72' N1/2 Lot 3, Block 93, Groats Addition	0	\$0.00
8	City of Broken Bow	P.O. Box 504, Broken Bow, NE 68822	S1/2 Lot 3 & All Lot 4, Block 93, Groats Addition	72	\$1,440.00
9	City of Broken Bow	P.O. Box 504, Broken Bow, NE 68822	Lot 5, Block 93, Groats Addition	48	\$960.00
10	Trotter, Inc.	PO Box 158, Arcadia, NE 68815	Lots 1-2, Block 108, Groats Addition	96	\$1,920.00
11	Wendell & Kathy Brott	41041 Road 761, PO Box 285, Gothenburg, NE 69138	Lots 3 & 6 + vacated alley between Lots 7-8, Block 108, Groats Addition	48	\$960.00
12	Wendell & Kathy Brott	41041 Road 761, PO Box 285, Gothenburg, NE 69138	IOLL: Pens/Fence: Railroad Addition Block 106 & Groats Blocks 107-108	0	\$0.00
1	Douglas & Sheila Staab	44010 Memorial Drive, Broken Bow, NE 68822	Lot 1, Block 1, Maulick's Addition	112	\$2,240.00
2	Christine M. Cooley	435 S. E St., Broken Bow, NE 68822	Lot 2, Block 1, Maulick's Addition	0	\$0.00
3	Mary Katherine Price	427 S. E St., Broken Bow, NE 68822	Lot 3, Block 1, Maulick's Addition	0	\$0.00
4	Edward & Michele Staggs	416 S. D St., Broken Bow, NE 68822	W38.51' Lot 8, All Lots 9-10, E 3'4 Lot 11, Block 1, Maulick's Addition	0	\$0.00
5	Lanny Dainton	349 S. H St., Broken Bow, NE 68822	W38-1/3' of N62' Lot 11 & N62' Lot 12, Block 1, Maulick's Addition	62	\$1,240.00
6	Theresa Cheryl Sharp	418 S. 5th St., Broken Bow, NE 68822	S50' Lot 11 Ex. E 3-1/3', S 50' Lot 12, Block 1, Maulick's Addition	50	\$1,000.00
7	William & Miche Rowell	441 S. D St., Broken Bow, NE 68822	Lots 1-2, Block 8, Maulick's Additon	112	\$2,240.00
8	Opportunity Land Investments, LLC c/o Christopher Myers	720 Pawnee Lane, Broken Bow, NE 68822	Lots 3-4 & W28'4" Lot 5, Block 8, Maulick's Addition	0	\$0.00
9	Province Plumbing & Heating Co.	PO Box 382, Broken Bow, NE 68822	Lot 9 & Lot 10 Ex. W 10.34', Block 8, maulick's Addition	0	\$0.00
10	Province Plumbing & Heating Co.	PO Box 382, Broken Bow, NE 68822	W 10.34' Lot 10 & E 11.7' Lot 11, Block 8, Maulick's Addition	0	\$0.00
11	Gene & Laura Hendricks	310 S. 5th St., Broken Bow, NE 68822	Lot 11 Ex. W 10' & Ex. E 10.34', Block 8, Maulick's Addition	0	\$0.00

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
12	Gene & Laura Hendricks	310 S. 5th St., Broken Bow, NE 68822	W 10' Lot 11 & All Lot 12, Block 8, Maulick's Addition	112	\$2,240.00
13	David & Tammy Hendrickson	733 N. 13th Avenue, Broken Bow, NE 68822	Lots 1-3, Block 9, Maulick's Addition	112	\$2,240.00
14	Dell Done Wright Water, Inc.	PO Box 361, Broken Bow, NE 68822	N72' Lots 11-12, N88' of E25' Lot 10, N72' of W 16.8' Lot 10, Block 9, Maulick's Addition	72	\$1,440.00
15	Ardith Joleen McCandless Stewart Rev. Trust	1499 Myers Road, Broken Bow, NE 68822	A tract of land located on Lots 10, 11, & 12, Block 9, Maulick's addition to the City of Broken Bow, Custer County, Nebraska, described as follows: Commencing at the southwest corner of said Lot 12, thence north along the west line of said Lot, 40 feet, thence east 100 feet, thence south 16 feet, thence east 25 feet to the east line of said Lot 10, thence south 24 feet, thence west along the south line of said Lots, 125 feet to the place of beginning	40	\$800.00
PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST

16	Wendell & Kathy Brott	41041 Road 761, PO Box 285, Gothenburg, NE 69138	<p>A tract of land located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirty-two (32), Township Seventeen (17) North, Range Twenty (20) West of the 6th P.M., Custer County, Nebraska, more particularly described as follows: Commencing at a point 30 feet east of the intersection of the south line of North B Street (formerly Jewett Street) with the east line of the North 8th Avenue (formerly North Third Avenue) which is 110 feet east of the northeast corner of Block 105, Railroad Addition to Broken Bow, Custer County, Nebraska, according to the recorded plat thereof, thence east on the continuation of the south line of North B Street 210 feet, thence south at right angles to said south line 122.33 feet to intersect the north line of North Railway Street of said addition, if produced east, thence west on said produced line 210 feet to a point directly south of the point of beginning, thence north 123.65 feet or more or less, to the place of beginning; subject to road right-of-way. (being the east 210 feet of vacated Block 106, Railroad Addition to Broken Bow, Custer County, Nebraska; AND Lots Three (3), Four (4), and Five (5), in Block Ninety-four (94), of Groats Addition to Broken Bow, Custer County, Nebraska, AND Lots One (1), Two (2), Six (6) and Seven (7) in Block One Hundred Seven (107); and Lots Three (3), Six (6), Seven (7) and Eight (8), in Block One Hundred Eight (108); all in Groats Addition to Broken Bow, Custer County, Nebraska; Including streets and alleys that attached thereto by operation of law. A tract of land in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Thirty-three (33), in Township Seventeen (17) North, of Range Twenty (20) West of the 6th P.M., Custer County, Nebraska, more particularly described as follows: Commencing at a point on the east line of former Division Street, now 5th Avenue, at the intersection of said east line with the south line of the right-of-way of Chicago, Burlington and Quincy Railroad (now Burlington Northern Railroad), said point of beginning being 42.5 feet south and 40 feet east of the northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of said Section 33; thence east along the south line of said right-of-way a distance of 600 feet, more less to the center of Muddy Creek as the same no flows; thence southerly along the center of said creek until said center intersects the center line of Custer Street in Maulick's Addition to Broken Bow, Nebraska, as originally laid out, being 40 feet south of the north line of said Custer Street; thence west along the center line of said Custer Street parallel and 40 feet south of the north line of said Custer Street to the east line of 5th Avenue to a point 40 feet south of the southwest corner of Block Sixteen (16) of said Maulick's Addition; thence north along the east line of 5th Avenue a distance of 322.5 feet, more or less to the point of beginning (subject to the rights of the public in Blaine and Custer Streets); (the above description includes all of Block 16, of Maulick's Addition to Broken Bow, Custer County, Nebraska) EXCEPT the following described property: A parcel of land in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 33, in Township 17 North, of Range 20 West of the 6th P.M., beginning at the southwest corner of Block 16, of Maulick's Addition to Broken Bow, Nebraska, thence north on the west line of said Block 16, a distance of 54 feet, thence southeasterly on the approximate high bank of Muddy Creek a distance of 174 feet, more or less, to the center line of South B Street, thence westerly along said center line a distance of 147 feet to the east line of 5th Avenue,</p>	184	\$3,680.00
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PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
<b>PARCELS</b>					
1	Broken Bow Christian Life Center	204 N. 5th St., PO Box 124, Broken Bow, NE 68822	A tract of land in the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Seventeen (17) North, Range Twenty (20), West of the 6th P.M., Custer County, Nebraska, commencing at a point 865 feet South and 33 feet East of the Northwest corner of Section Thirty-three (33), in Township Seventeen (17) North, Range Twenty (20), West, running thence East 132 feet; thence South 163.45 feet, thence West 132 feet; thence North 163.45 feet to the place of beginning. Subject to all easements, and rights-of-way of record, including all gas, oil and mineral rights.	238.45	\$4,769.00
2	Wanda L. S. Melville Rev. Trust	PO Box 297, Broken Bow, NE 68822	A tract of land conveyed in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Thirty-three (33), Township Seventeen (17) North, Range Twenty (20) West of the 6th P.M. in Custer County, Nebraska, more particularly described as follows, to-wit: Commencing at a point 40 feet south and 1,040 feet east of the southeast corner of Block 81 of the Railroad Addition to Broken Bow, Nebraska, according to the recorded plat thereof, said point of beginning being at the southwest corner of a tract of land conveyed by the Lincoln Land Company to E.A. Ellis by deed dated the 25th day of February, 1905, thence east along the south side of said Ellis tract and the continuation thereof 1,240 feet; thence south parallel with the east line of the NW1/4NW1/4 of said Section 33, to the center of Muddy Creek as the same now flows; thence in a southwesterly direction along the center of said Muddy Creek to a point 220 feet north of the right of way of the Chicago, Burlington & Quincy Railroad Company; thence west parallel to said right of way 280 feet; thence south 115.1 feet; thence west parallel to said right of way 353.3 feet to the southeast corner of a tract of land conveyed to E.L. Stephenson; thence north along the east line of said Stephenson tract 443.45 feet; thence west to the section line between Sections 32 and 33, Township 17 North, Range 20; thence north 60 feet to the place of beginning, except the following tracts which have been conveyed therefrom: A tract of land sold to the city of Broken Bow, Nebraska, recorded in Deed Record 112, on page 599 thereof, described as follows: Commencing at a point 40 feet east and 143.7 feet south of the northeast corner of Block 108, Railroad Addition to Broken Bow, Nebraska, said point on the section lines between Sections 32 and 33 and on 5th Avenue; thence in an easterly direction 487.3 feet, to a point parallel to and 104.9 feet north of the north line C, B & Q. Railroad right of way; thence at right angles in a northerly direction 115.1 feet; thence in a westerly direction 40 feet; thence in a	150.0	\$3,000.00
<b>BISHOP ADDITION</b>					
1	Barbara Koch Bacon & Harold Koch	302 N. 5th St., Broken Bow, NE 68822	Lot 6 & S 30' Lot 7 & N1/2 Vac. Street, Block 1, Bishops Addition	98	\$1,960.00
2	Megan Hanson	326 North 5th Avenue, Broken Bow, NE 68822	N 18' Lot 7, Block 1, Bishops Addition	18	\$360.00

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
4	Ronald & Angela Jones	344 North 5th Avenue, Broken Bow, NE 68822	Lot 10, Block 1, Bishops Addition	66	\$1,320.00
<b>PARCELS</b>					
1	Larry D. & Kim Rowden	4008 N. 5th St., Broken Bow, NE 68822	A tract of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), of Section Thirty-three (33), in Township Seventeen (17) North, of Range Twenty (20) West of the 6th P.M., Custer County, Nebraska, described as follows: Commencing at a point 161 feet south and 33 feet east of the northwest corner of Section 33, thence east 134 feet, thence south 159 feet, thence west 134 feet, thence north 159 feet to the place of beginning.	159	\$3,180.00
2	Ardith Joleen McCandless Stewart	1499 Meyers Road, Broken Bow, NE 68822	A tract of land located in the NW quarter of the NW quarter (NW 1/4 NW 1/4) of Section Thirty-three (33), Township Seventeen (17) North Range Twenty (20) West of the 6th P.M., Custer County, Nebraska, more particularly described as follows; Commencing at a point 33 feet south and 45 feet east of the northwest corner of said Section 33, running thence south 128 feet, thence east 112 feet, thence north 128 feet, thence west 112 feet to the point of beginning. Subject to easements of record or of use, public roads and highways, rights of way, covenants, restrictions and reservations of records. (128' along 5th Avenue)	128	\$2,560.00
TOTAL				3537.35	\$70,747.00