

149559

BEFORE THE COUNTY JUDGE OF LANCASTER COUNTY, NEBRASKA

CITY OF LINCOLN, NEBRASKA, a)
municipal corporation, dba)
LINCOLN ELECTRIC SYSTEM,)

DOCKET 119 PAGE 121

REPORT OF APPRAISERS

Condemner.)

vs.)

JOHN N. GRAINGER, a single)
person,)

Condemnee.)

TO THE HONORABLE ~~DONALD R. GRANT~~ ^{JAMES L. FOSTER}, JUDGE OF THE COUNTY COURT OF
LANCASTER COUNTY, NEBRASKA:

We, the undersigned appraisers, duly appointed by the County Judge of Lancaster County, Nebraska, to view the grounds, hear testimony, and appraise the damages by reason of the taking as hereinafter described respectfully submit the following report.

After taking and subscribing to the oath as prescribed by law, we separately and as a body, did carefully inspect and view the grounds and premises in question, and the grounds, premises, and property for which damages are claimed by the claimant named in the Petition for the Appointment of Appraisers and Condemnation of Lands, and hear all parties present who were interested therein with reference to the amount of damages, and we have and do hereby assess the damages which John N. Grainger has sustained by reason of the taking and appropriating of lands and rights therein for the public purposes as stated in the said Petition and as shown on the attached Exhibits.

We assess all damages in the sum of \$ 38,500.00, which sum we award to John N. Grainger, a single person.

GIVEN under our hands this 28th day of September, 1993.

Jana V. Baker
Mar. Tuller
Paul Krown

Subscribed and sworn to before me this 28 day of September, 1993.



James L. Foster
~~XXXXXXXXXXXX~~, JAMES L. FOSTER
COUNTY JUDGE

BY: Murray DeLarney
Deputy Clerk of County Court

RIGHT-OF-WAY EASEMENT

JOHN N. GRAINGER, A SINGLE PERSON

To acquire a permanent right, privilege, and easement to survey, construct, reconstruct, relocate, maintain, inspect, operate, alter and replace electric transmission lines and appurtenances thereto, including structures, structure foundations, poles, pole foundations, downguys, anchors, insulators, underground cables, communication lines, wires and supports upon, above, along, under, in and across, the real estate, as described on the attached exhibit, on the following terms and conditions:

A. Condemner shall have the right of reasonable ingress and egress to and from the easement area from public roads and streets and from adjacent properties for its employees, contractors, vehicles, and equipment, and shall have the right to remove, control, impede the growth of, trim, and clear away any trees, weeds, shrubs, roots, limbs, or other surface materials which now or at any future time are located on, overhang, or extend into the easement area and which interfere with or jeopardize lines to be constructed or installed by the terms of this proceeding. Condemner has the right to top or remove any trees which, in falling, would come within 15 feet of the nearest electric line conductor within the easement area. Condemner will remove all brush, trimmings and debris at its expense.

B. Condemner is obtaining the uses herein specified without divesting condemnee(s) of title and ownership of the rights to use and enjoy the property as described on the attached exhibit for any purpose except the construction of buildings or structures, storage of any flammable material, metal, or other personal property, or use of the area in any way which would, in the judgement of condemner, endanger or be a hazard to or interfere with the rights of condemner to use the same for the purpose herein expressed in accordance with the terms hereof. Condemnee(s) shall not change or alter the grade of the right-of-way described hereinafter without the prior written approval of condemner.

C. As soon as possible following completion of any construction by condemner in the easement area, condemner will cause to be removed from the property hereinafter described all debris and construction equipment and restore the property to the extent practicable. Any damage to crops of condemnee(s) or any tenant resulting from the entry upon the property of condemnee(s) for construction, maintenance or repair purposes shall be paid to condemnee(s) or condemnee(s)' tenant as determined by agreement of the parties or as determined by law.

D. A description of the right-of-way easement to be acquired is as shown on the attached exhibit.

G:\PFT\CDH\10114\22275
ROW-FORM

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EXHIBIT

DESCRIPTION of a Transmission Line Easement along the West line and South line of Lot 1 of Irregular Tracts located in the Southwest Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION:

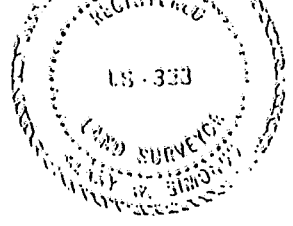
Referring to the Northwest corner of the Southwest Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. Thence in an Easterly direction along the North line of the Southwest Quarter of said Section 19 on an assumed bearing of S 89° 25' 54" E a distance of Fifty and No Tenths (50.0) feet to the Point of Beginning. Thence continuing along the last described course on a bearing of S 89° 25' 54" E a distance of One Hundred and No Tenths (100.0) feet. Thence S 03° 50' 39" W a distance of One Thousand One and Sixty-One Hundredths (1,001.61) feet to a point Eighty-Five and No Tenths (85.0) feet East of the West line of the Southwest Quarter of said Section 19. Thence S 00° 07' 24" W parallel to and Eighty-Five and No Tenths (85.0) feet East of the West line of the Southwest Quarter of said Section 19 a distance of One Thousand Four Hundred Sixty-Six and Thirty-Two Hundredths (1,466.32) feet. Thence S 45° 28' 45" E a distance of One Hundred Thirty-Two and Ninety-Two Hundredths (132.92) feet to a point Eighty-Five and No Tenths (85.0) feet North of the South line of the Southwest Quarter of said Section 19. Thence N 88° 55' 06" E on a line parallel to and Eighty-Five and No Tenths (85.0) feet North of the South line of the Southwest Quarter of said Section 19 a distance of Two Thousand Four Hundred Sixty-Seven and Thirty-One Hundredths (2,467.31) feet to a point on the East line of the Southwest Quarter of said Section 19. Thence S 00° 07' 47" W along the East line of the Southwest Quarter of said Section 19 a distance of Thirty-Five and One Hundredth (35.01) feet to a point Fifty and No Tenths (50.0) feet North of the South line of the Southwest Quarter of said Section 19. Thence S 88° 55' 06" W on a line parallel to and Fifty and No Tenths (50.0) feet North of the South line of the Southwest Quarter of said Section 19 a distance of Two Thousand Five Hundred Ninety-Seven and Three Tenths (2,597.3) feet to a point Fifty and No Tenths (50.0) feet East of the West line of the Southwest Quarter of said Section 19. Thence N 00° 07' 24" E parallel to and Fifty and No Tenths (50.0) feet East of the West line of the Southwest Quarter of said Section 19 a distance of Two Thousand Five Hundred Ninety-Seven and Thirty-Three Hundredths (2,597.33) feet to the Point of Beginning and containing a calculated area of 217,576 Square Feet.

CERTIFICATION:

I hereby certify the location of the Proposed Easement on the property described above. The centerline of which was located by me.

Signed this 10th day of December, 1972

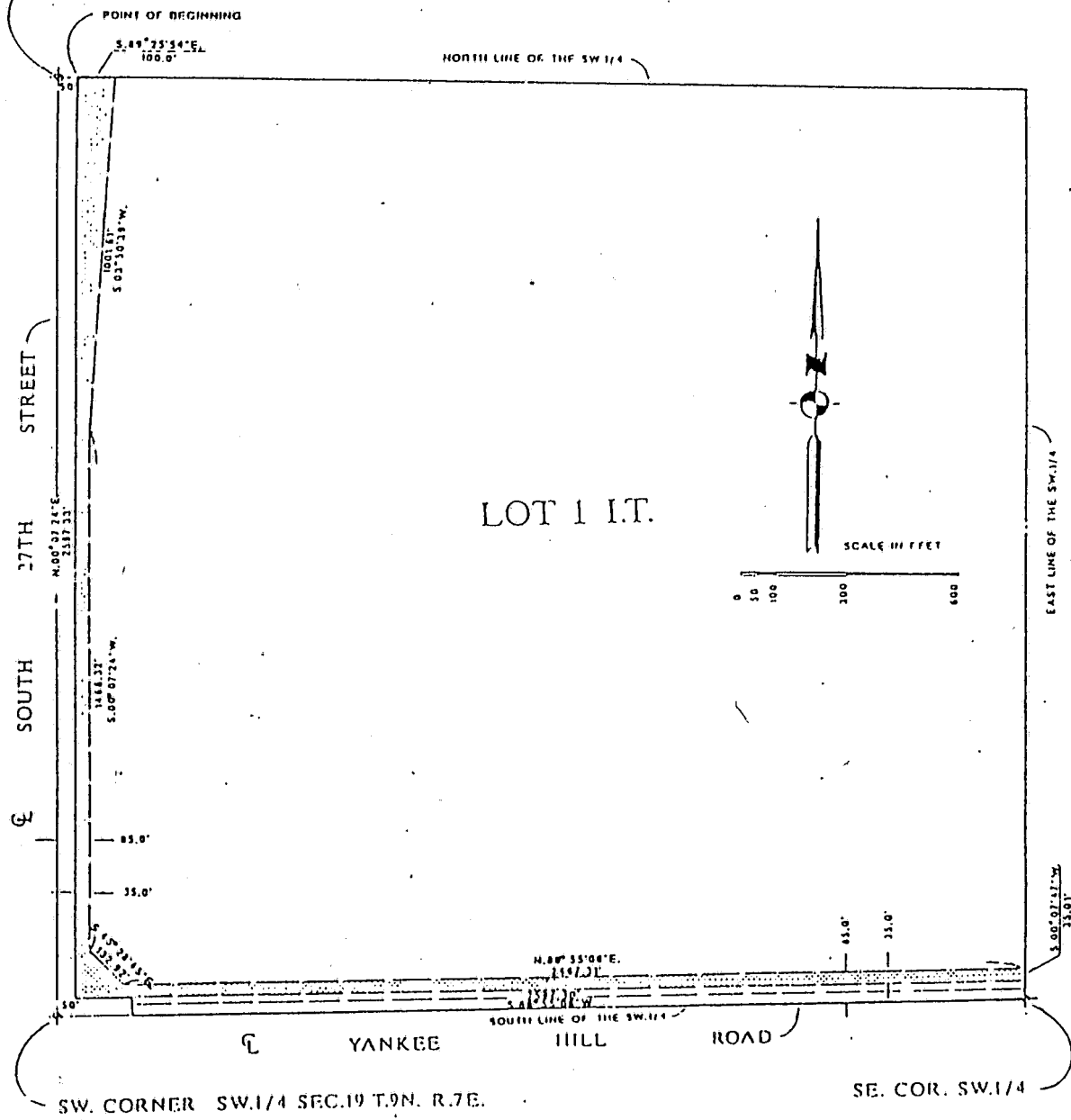
Kerry W. Simon
KERRY W. SIMON L.S. #333



L.E. TRANSMISSION LINE EASEMENT

TRACT # 17A

NW CORNER SW.1/4 SEC.19 T.9N. R.7E.



EASEMENT AREA = 217,576 Sq. Ft.

LEGAL DESCRIPTION:	
Easement across a part of LOT 1 of irregular tracts located in the SW.1/4 of Section 19 T.9N. R.7E.	
Date:	12/10/2002
Scale:	Drawing No. 1

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IN THE COUNTY COURT OF LANCASTER COUNTY NEBRASKA
STATE OF NEBRASKA } 93. CERTIFICATE
LANCASTER COUNTY }

The Deputy Clerk of the County Court of Lancaster County does hereby certify that the foregoing is a full and correct copy of the original instrument duly filed and of record in this court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County Court of said County at Lincoln, Nebraska this 13th day of Oct., 1993.



Henry D. Lacey
Deputy Clerk of the County Court

INST. NO 93

LANCASTER COUNTY, NEB
Don Miller
REGISTER OF DEEDS

\$25.50

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env - Clerk C. C.