

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

4-Mortgage-
Lura M. Keller
5-Tenant-
None

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA)
COUNTY OF CASS)

) ss.
)

CERTIFICATE OF TRANSCRIPT

I, Raymond J. Case County Judge of Cass County, Nebraska, do hereby certify the foregoing to be a true, perfect and complete copy of REPORT OF APPRAISERS FILED IN THE CASE OF OMAHA PUBLIC POWER DISTRICT, a Public Corporation, CONDEMNER, VS WILL A. MINFORD ET AL, CONDEMNNEES, as the same appears----on file and of record in the County Court of Cass County, Nebraska. I further certify that I have legal custody and control of the records of said Court; that said Court is a Court of Record, has a seal, and the said seal is hereto affixed; and that the foregoing attestation is in due form and according to the laws of the State of Nebraska. IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the County Court of Cass County, Nebraska, at Plattsmouth, this 25th day of August A.D., 1967.

(SEAL OF THE COUNTY COURT)
(OF CASS COUNTY, NEBRASKA)

Raymond J. Case
County Judge

by: Sarah Cecil
Clerk of The County Court

REPORT OF APPRAISERS
Omaha Public Power District
vs.
Howard E. Wiles et al

COMPARED

Filed 29 August 1967 at: 3:30 P.M.
Betty Philpot, Register of Deeds
\$ 8.60

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

In the Matter of the Petition of OMAHA PUBLIC POWER DISTRICT, a Public Corporation, of Omaha, Nebraska, to acquire a right-of-way easement across lands in Cass County, Nebraska, by eminent domain for the purpose of constructing, operating and maintaining a high voltage transmission line for the transmission of electricity.

) DOC. NO.

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

Condemner,

vs.

REPORT
OF
APPRAISERS

HOWARD E. WILES; HOWARD EMERSON WILES, JR.; JOSEPH MYRON WILES AND JENNIE L. WILES, HUSBAND AND WIFE; RHINEHARD GWAHEN; MARVIN GWAHEN; MARGARET DONELAN BROWN; ARTHUR PENKE; RALPH D. YOUNKER AND BONNIE J. YOUNKER, HUSBAND AND WIFE;

Condemnees.

"Come now the undersigned appraisers duly appointed in this matter to assess the damages that have been sustained by the owners and other persons interested in the premises hereinafter described, and we do hereby respectfully report that after subscribing the oath at the time and place appointed by the Court and as required by law we proceeded in a body to view the lands in the respective parcels involved herein and there fully informed ourselves in said matter and heard the evidence as offered by the interested parties.

We took into consideration the fact that the condemner proposes to construct immediately

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FLEXIBLE HINGE
L. L. BROWN & SONS, INC.
ST. LOUIS, MO.

and to operate and maintain a 345,000 volt transmission line together with necessary poles, towers, footings, down-guys, anchors, conductors and shield wires, from the condemner's switching station, at approximately 8900 South 36th Street in South Omaha, Nebraska, to a point on the Missouri River northeast of Rulo, Nebraska, for the purpose of transmitting electricity to provide power and energy to the customers of the condemner in the State of Nebraska, and that it is necessary that said high voltage transmission line be constructed over and across the lands hereinafter described as shown on the plats of the parcels attached hereto as Exhibit "A", and by reference made a part hereof.

We further took into consideration the fact that said transmission line is generally described as a two-pole H-frame transmission line, the conductors being supported on cross-arms attached to two wooden poles located as designated on said exhibit in connection with each tract number. Said H-frame poles will be twenty-seven feet apart and approximately eighty to one hundred five feet long. All clearances of the wires above the ground will comply with the rules and regulations of the Nebraska State Railway Commission.

We further took into consideration the fact that the condemner requires a perpetual easement for a right-of-way one hundred fifty feet in width, seventy-five feet on each side of the center-line, together with all rights and privileges incident to the use and enjoyment thereof, including the right of ingress and egress; the right to trim and remove underbrush and trees to safe clearance; the right to remove obstructions within seventy-five feet of the center-line of said right-of-way, which obstructions would be a hazard to said line; and the right to erect, operate, maintain and repair said electric transmission line, over, upon, along and above the right-of-way across the real estate hereinafter described.

Being fully advised in the premises, we do hereby find, fix and assess the damages sustained by reason of the appropriation of a permanent easement and right-of-way for the construction, operation and maintenance of the condemner's electric transmission line on and across the parcels of land described in the petition filed herein and in the plats of said lands attached hereto, marked Exhibit "A", and hereby made a part hereof.

The descriptions of the parcels, the descriptions of the easements and our awards of damages to the respective owners and other persons interested therein, are as follows:

- 2 -

Parcel No. 1c

Description of Parcel: The East One-half of the Northwest Quarter (E1/2 NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), all in Section Thirty-six (36), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), One Thousand Two Hundred Sixty-six feet (1,266') East of the Southwest corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, One Thousand Two Hundred Ninety-four feet (1,294') East of the Northwest corner thereof.

Owner:	Howard E. Wiles	\$ 2500.00
Tenant:	Howard Emerson Wiles, Jr.	\$ 400.00

Parcel No. 2c

Description of Parcel: Lot Seven (7) being in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twenty-five (25), Lot Twelve (12) being in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-three (23), and Lot One (1) being in the

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MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

Northeast Quarter of the Northeast Quarter (NE 1/4 NE1/4) of Section Twenty-six (26), all in Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Lot Seven (7), Six Hundred Eighteen feet (618') East of the Southwest corner thereof, thence in a Northwesterly direction to a point of leaving located on the West line of said Lot Twelve (12), Four Hundred Ninety-four feet (494') South of the Northwest corner thereof.

Owners:	Joseph Myron Wiles	\$ 3850.00
	Jennie L. Wiles	\$ _____
Tenants:	Rhinehard Gwahn	\$ 350.00
	Marvin Gwahn	\$ _____

- 3 -

Parcel No. 3c

Description of Parcel: The Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A tract of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the East line of said Northwest Quarter (NW1/4), One Thousand Four Hundred Twenty-eight feet (1,428') South of the Northeast corner thereof, thence in a Northwesterly direction to a point of leaving located on the North line thereof, Nine Hundred Twenty-two feet (922') West of the Northeast corner thereof.

Owners:	Joseph Myron Wiles	\$ 2650.00	
	Jennie L. Wiles	3850.00	Error
		\$ _____	
Tenants:	Rhinehard Gwahn	\$ 250.00	
	Marvin Gwahn	350.00	Error
		\$ _____	

Parcel No. 4c

Description of Parcel: The North One-half of the Northeast Quarter (N1/2 NE1/4) of Section Fifteen (15), and the Southeast Quarter (SE1/4) of Section Ten (10), both in Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said North One-half of the Northeast Quarter (N1/2 NE1/4), Eight Hundred Fifteen feet (815') West of the Southeast corner thereof, thence in a Northwesterly direction to a point of turning located Five Hundred Twenty-seven feet (527') East of and Seven Hundred Forty-nine feet (749') North of the Southwest corner of said Southeast Quarter (SE1/4), thence continuing in a Northwesterly direction to a point of turning located One Hundred Thirty-four feet (134') East of and One Thousand Two Hundred Eighty-one feet (1,281') North of the aforesaid Southwest corner, thence continuing in a Northwesterly direction to a point of leaving located on the West line of said Southeast Quarter (SE1/4), One Thousand Five Hundred Thirteen feet (1,513') North of the Southwest corner thereof.

Owner:	Margaret Donelan Brown	\$ 3520.00
Tenant:	Arthur Penke	\$ 420.00

- 4 -

Parcel No. 5c

Description of Parcel: The North Nine and five tenths (9.5) acres of Tax Lot Two (2) being in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Ten (10), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

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MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
L. D. BROWN & CO.
PAPER & CO.
ST. LOUIS, MO.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said North Nine and five tenths (9.5) acres, Four Hundred Seventy-eight feet (478') West of the Southeast corner thereof, thence in a Northwesterly direction to a point of leaving located on the North line thereof, Six Hundred Sixty-six feet (666') West of the Northeast corner thereof.

Owners: Ralph D. Younker) \$ 1500.00
 Bonnie J. Younker) \$ _____

" Dated at Plattsmouth, Nebraska, this 7th day of August, 1967.

A W Propst
Edwin T. McHugh
Dwight L. Clements

ENDORSED: FILED IN COUNTY COURT CASS COUNTY, NEBR. AUG. 7, 1967
RAYMOND J. CASE, COUNTY JUDGE.
- 5 -

EXHIBIT "A" PARCEL NO 1c FILED IN PLAT BOOK NO. 6, PAGE 23

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1-Description of land-
The E1/2 of NW1/4 & the NW1/4 of NW1/4 of Sec. 36, T 12 N, R 13 E 6th P.M., Cass County, Nebraska.

2-Description of Easement-
A strip of land 150' in width, 75' on each side of the following described centerline-Beginning at a point on the South line of said NW1/4 of NW1/4, 1,266' East of the SW Cor. thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, 1,294' East of the NW Cor. thereof.

3-Owner-
Howard E. Wiles

4-Mortgage
None

5-Tenant-
Howard Emerson Wiles, Jr.

EXHIBIT "A" PARCEL NO 2c FILED IN PLAT BOOK NO. 6, PAGE 23

1-Description of land-
Lot 7 in NW1/4 of NW1/4 of Sec. 25, Lot 12 in SE1/4 of SE1/4 of Sec. 23 & Lot 1 in NE1/4 of NE1/4 of Sec. 26, all T12N, R13E 6th P.M., Cass County, Nebraska.

2-Description of Easement-
A strip of land 150' in width, 75' on each side of the following described centerline-beginning at a point on the South line of said Lot 7, 618' East of the SW Cor. thereof, thence in a Northwesterly direction to a point of leaving located on the Westline of said Lot 12, 494' South of the NW Cor. thereof.

3-Owner-
Joseph Myron & Jennie L. Wiles

4-Mortgage-
None

5-Tenant-
Rhinehard & Marvin Gwahn

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

EXHIBIT "A" PARCEL NO 3c FILED IN PLAT BOOK NO. 6, PAGE 23

1-Description of land-

The NW1/4 of Sec. 23, T 12 N, R 13 E 6th P.M., Cass County, Nebraska

2-Description of Easement-

A tract of land 150' in width, 75' on each side of the following described centerline-
Beginning at a point on the East line of said NW1/4, 1,428' South of the NE Cor. thereof,
thence in a Northwesterly direction to a point of leaving located on the North line thereof,
922' West of the NE Cor. thereof.

3-Owner-

Joseph Myron & Jennie L. Wiles

4-Mortgage-

None

5-Tenant-

Rhinehard & Marvin Gwahn

EXHIBIT "A" PARCEL NO 4c FILED IN PLAT BOOK NO. 6, PAGE 23

1-Description of land-

The N1/2 of NE1/4 of Sec. 15 & the SE1/4 of Sec. 10, both T 12 N, R 13E, 6th P.M., Cass County, Nebraska.

2-Description of Easement-

A strip of land 150' in width, 75' on each side of the following described centerline:
Beginning at a point on the South line of said N1/2 of NE 1/4, 815' West of the SE Corner thereof, thence in a Northwesterly direction to a point of turning located 527' East of and 749' North of the SW Corner of said SE1/4, thence continuing in a Northwesterly direction to a point of turning located 134' East of and 1,281' North of the aforesaid SW Corner, thence continuing in a Northwesterly direction to a point of leaving located on the Westline of said SE1/4, 1,513' North of the SW Corner thereof.

3-Owner-

Margaret Donelan Brown

4-Mortgage-

None

5-Tenant-

Arthur Penke

EXHIBIT "A" PARCEL NO 5c FILED IN PLAT BOOK NO. 6, PAGE 23

1-Description of land-

The North 9.5 Acs. of Tax Lot 2 of NE1/4 of SW1/4 of Sec. 10, T 12 N, R13E 6th P.M., Cass County, Nebraska.

2-Description of Easement-

A strip of land 150' in width, 75' on each side of the following described centerline-
Beginning at a point on the South line of said North 9.5 Acs., 478' West of the SE Cor. thereof, thence in a Northwesterly direction to a point of leaving located on the North line thereof, 666' West of the NE Cor. thereof.

3-Owner-

Ralph D. & Bonnie J. Younker

4-Mortgage-

None

5-Tenant-

None

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA)

COUNTY OF CASS)

)
)ss.
)

CERTIFICATE OF TRANSCRIPT

I, Raymond J. Case County Judge of Cass County, Nebraska, do hereby certify the foregoing to be a true, perfect and complete copy of REPORT OF APPRAISERS FILED IN THE CASE OF OMAHA PUBLIC POWER DISTRICT, A PUBLIC CORPORATION, CONDEMNER, VS HOWARD E. WILES ET AL, CONDEMNNEES, as the same appear.....on file and of record in the County Court of Cass County, Nebraska.

I further certify that I have legal custody and control of the records of said Court; that said Court is a Court of Record, has a seal, and the said seal is hereto affixed; and that the foregoing attestation is in due form and according to the laws of the State of Nebraska.

FILED IN PLAT BOOK NO. 6, PAGE 23

Blue Border
100% ALUMINUM LEADER

MISCELLANEOUS RECORD NO. 10

20334-REVISED BY COMPANY, INC., OMAHA

FLEXIBLE HINGE
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11 PAPER

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the County Court of Cass County, Nebraska, at Plattsmouth, this 28th day of August A.D., 1967.

(SEAL OF THE COUNTY COURT)
(OF CASS COUNTY, NEBRASKA)

Raymond J. Case
County Judge

by: Sarah Cecil
Clerk of The County Court

REPORT OF APPRAISERS
Omaha Public Power District
vs.
Opal E. Moritz et al

COMPARED

Filed 29 August 1967 at: 3:31 P.M.
Betty Philpot, Register of Deeds
\$ 8.10

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

In the Matter of the Petition of OMAHA)
PUBLIC POWER DISTRICT, a Public Corpor-)
ation, of Omaha, Nebraska, to acquire a)
right-of-way easement across lands in)
Cass County, Nebraska, by eminent domain)
for the purpose of constructing, oper-)
ating and maintaining a high voltage)
transmission line for the transmission)
of electricity.)

DOC.

NO.

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

Condemner,

vs.

REPORT
OF
APPRAISERS

OPAL E. MORITZ; ROBERT MORITZ; CHARLES
H. BOEDEKER AND FRANCES M. BOEDEKER,
HUSBAND AND WIFE; HENRY HOBSCHIEDT AND
KATHERINE R. HOBSCHIEDT, HUSBAND AND
WIFE; KENNETH E. TODD AND ELLEN M. TODD,
HUSBAND AND WIFE; MURRAY STATE BANK;
LOTTIE M. VALLERY; NOLA BETTY MRASEK;
GEORGE MINFORD; CLARENCE JACOBSEN

Condemnees.)

ENDORSED: FILED IN COUNTY COURT CASS COUNTY, NEBR. AUG. 25, 1967
RAYMOND J. CASE, COUNTY JUDGE.

Come now the undersigned appraisers duly appointed in this matter to assess the damages that have been sustained by the owners and other persons interested in the premises hereinafter described, and we do hereby respectfully report that after subscribing the oath at the time and place appointed by the Court and as required by law we proceeded in a body to view the lands in the respective parcels involved herein and there fully informed ourselves in said matter and heard the evidence as offered by the interested parties.

We took into consideration the fact that the condemner proposes to construct immediately and to operate and maintain a 345,000 volt transmission line together with necessary poles, towers, footings, down-guys, anchors, conductors and shield wires, from the condemner's switching station, at approximately 8900 South 36th Street in South Omaha, Nebraska, to a point on the Missouri River northeast of Rulo, Nebraska, for the purpose of transmitting electricity to provide power and energy to the customers of the condemner in the State of Nebraska, and that it is necessary that said high voltage transmission line be constructed over and across the lands hereinafter described as shown on the plats of the parcels attached hereto as Exhibit "A", and by reference made a part hereof.

We further took into consideration the fact that said transmission line is generally described as a two-pole H-frame transmission line, the conductors being supported on cross-arms attached to two wooden poles located as designated on said exhibit in connection with each tract

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