

IN THE COUNTY COURT OF DOUGLAS 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
Douglas County, Nebraska, by
eminent domain for the purpose
of constructing, operating and
maintaining a high voltage trans-
mission line for the transmission
of electricity.

Doc. C-2

No. 29

REPORT OF APPRAISERS

OMAHA PUBLIC POWER DISTRICT,
a public corporation,

Condemner,

vs.

WILLIAM F. SMOCK, ET AL,

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 that the condemner proposes to construct the 161,000 volt double circuit steel tower transmission line for the transmission of electricity, together with the necessary footings, wires and other fixtures and appliances over, upon, along and above the properties described, together with the right, privilege and authority to enter upon and pass over such property for the purpose of constructing, repairing, operating and maintaining said line and equipment upon said property.

We further took into consideration the fact that said transmission line is generally described as a double circuit steel tower transmission line with provision for eight conductors to be supported on four steel crossarms, attached to a steel tower, four conductors on each side, one above the other. Five will be installed at this time; the remaining three conductors will be added at some future date. The dimensions of said steel towers vary, being approximately five to six feet square at the top, approximately seventeen to twenty-eight feet square at the bottom, and approximately ninety-seven to one hundred thirty-two feet tall. The majority of the towers will be approximately eighteen feet square at the bottom and approximately one hundred two feet tall.

The minimum clearance of the lowest conductors at the bottom cross-arm will be approximately forty-five feet, and the center of the span will be approximately twenty-nine feet at 120° Fahrenheit.

We further took into consideration the fact that the condemnor requires an easement for a right of way fifty feet on each side of a centerline, or one hundred feet in width, and also requires the right to trim or fell trees and remove obstructions within fifty feet of the centerline of said right of way which would be a hazard to said transmission line, together with all rights and privileges incident to the use and enjoyment of said easement.

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 petitioner'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, made a part hereof and incorporated herein and marked Exhibit A for reference.

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

Parcel No. 1

Description of Parcel: All that part of Lots 1, 2, 3 and 4, Block 122, and any vacated or vacant streets and alleys adjacent thereto and abutting thereon lying South of the Chicago, St. Paul, Minneapolis and Omaha Railroad right of way, in the City of Florence, now Omaha, Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Overhanging the South 50 feet more or less along the South line of the above described property in Block 122, said Addition to said City of Omaha, Douglas County, Nebraska.

Owners: William F. Smock and
Ethel J. Smock

\$ 50⁰⁰

Parcel No. 2

Description of Parcel: The East one-half of the Northeast Quarter of the Southwest Quarter and the East 658 feet of the Southeast Quarter of the Northwest Quarter, lying south of the Chicago, St. Paul, Minneapolis and Omaha Railroad, all in Section 20, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 135 feet more or less South of the centerline of the Chicago, St. Paul, Minneapolis and Omaha Railroad right of way and on the East line of above described property, thence Northwesterly 65 feet more or less to point of turning, said point being 130 feet more or less South of the centerline of said Chicago, St. Paul, Minneapolis & Omaha Railroad right of way, thence Southwesterly to a point on the west line of above described property and 145 feet more or less South of the centerline of said Chicago, St. Paul, Minneapolis & Omaha Railroad right of way, all in Section 20, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

Owners: Mary Allenbeck

\$ 500⁰⁰

Tenants: M. E. Goslin and
Zella Goslin

\$ NONE

Parcel No. 3

Description of Parcel: South one-half of the South one-half of the Northwest Quarter and the North one-half of the North one-half of the Southwest Quarter, Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 20 feet more or less West of the Northeast corner and on the North line of the South one-half of the South one-half of the Northwest Quarter, Section 4, thence Southerly to a point 20 feet more or less West of the Southeast corner and on the South line of the North one-half of the North one-half of the Southwest Quarter, Section 4, Township 15 North, Range 12 East, of the 6th P.M., Douglas County, Nebraska.

Owners: Howard Larsen and
Maxine Larsen

\$ 2362⁰⁰

Parcel No. 4

Description of Parcel: East 65 acres of the South 120 acres of the Southwest Quarter, Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 20 feet more or less West of the Northeast corner and on the North line of the above described property, thence Southerly to a point 20 feet more or less West of the Southeast corner and on the South line of the Southwest Quarter, Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owner: Matilda Jort

\$ 2823⁰⁰

Parcel No. 5

Description of Parcel: West 20 acres of the East 55 acres of the Northwest Quarter, North and East of County Road #24B, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 186 feet more or less Northerly of the centerline of County Road #24B, and on the East line of the above described tract, thence Southwesterly to a point 93 feet more or less West of the East line of the above described tract and on the South line thereof, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Melvin Brennfoerder and
 Ilah M. Brennfoerder } \$ 2500⁰⁰
 AND
 Mortgagees: Conservative Savings
 and Loan Association }

Parcel No. 6

Description of Parcel: Triangular South one-half of the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 858 feet more or less Southeasterly of the Northwest corner of the Southeast Quarter of the Northwest Quarter, Section 9, said distance measured along centerline of County Road #24B, thence Southwesterly to a point 149 feet more or less South of the Northwest corner of the Northeast Quarter of the Southwest Quarter and on the West line thereof, all in Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Mary A. Guenette \$ 2613⁰⁰

Parcel No. 7

Description of Parcel: North one-half of the North one-half of the Northwest Quarter of the Southwest Quarter, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 149 feet more or less South of the Northeast corner of the Northwest Quarter of the Southwest Quarter, and on the East line thereof, thence Southwesterly to a point 140 feet more or less West of the Southeast corner of the North 10 acres of the Northwest Quarter of the Southwest Quarter and on the South line thereof, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Robert Parisot and
 Lillian Parisot \$ 700⁰⁰

Parcel No. 8

Description of Parcel: South one-half of the North one-half of the Northwest Quarter of the Southwest Quarter, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 140 feet more or less West of the Northeast corner of the South 10 acres of the North one-half of the Northwest Quarter of the Southwest Quarter, and on the North line thereof, thence Southwesterly to a point 351 feet more or less West of the Southeast corner of the North one-half of the Northwest Quarter of the Southwest Quarter, and on the South line thereof, Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Jack Parisot and
Rosemarie Parisot

\$ 750⁰⁰

Parcel No. 9

Description of Parcel: The South 34 acres of the Southeast Quarter of the Southeast Quarter, Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 330 feet more or less North of the Southeast corner and on the East line of the Southeast Quarter of the Southeast Quarter, Section 8, thence Westerly to a point 330 feet more or less North of the Southwest corner and on the West line of the Southeast Quarter of the Southeast Quarter, Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: John Christensen and
Marie Christensen

\$ 3823⁰⁰

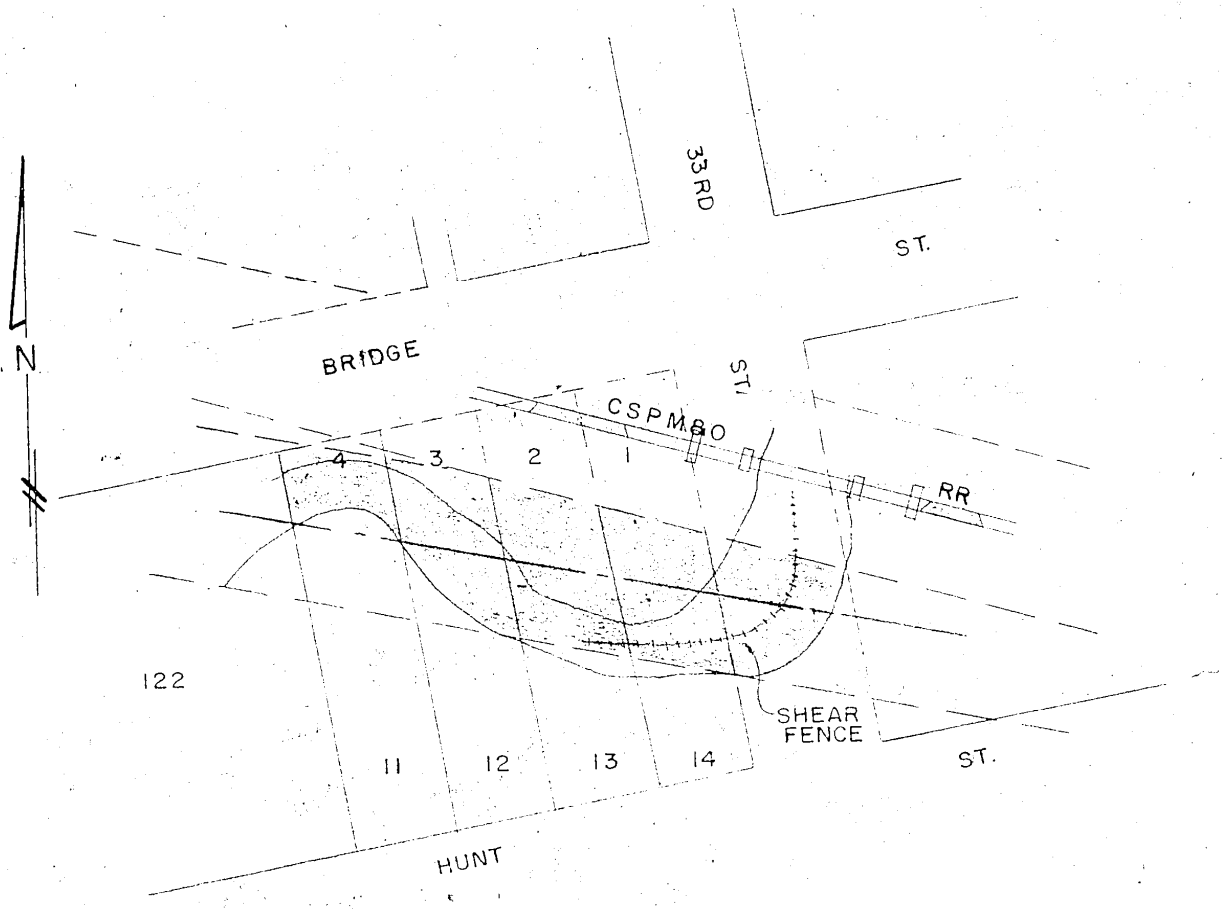
Dated at Omaha, Nebraska, this 20th day of

July, 1956.

DAVID B. ANDERSON

HAROLD J. GROVE

ROBERT C. HASTINGS



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 WILLIAM F. & ETHEL J. SMOCK

LOTS 1-2-3 & 4 & ANY VACANT OR VACATED STREETS OR ALLEYS ADJACENT
 THERETO AND ABUTTING THEREON LYING SOUTH OF THE CHICAGO, ST. PAUL,
 MINNEAPOLIS & OMAHA R.R. ROW. BLOCK 122 IN THE CITY OF FLORENCE,
 NOW OMAHA.

DOUGLAS COUNTY, NEBRASKA

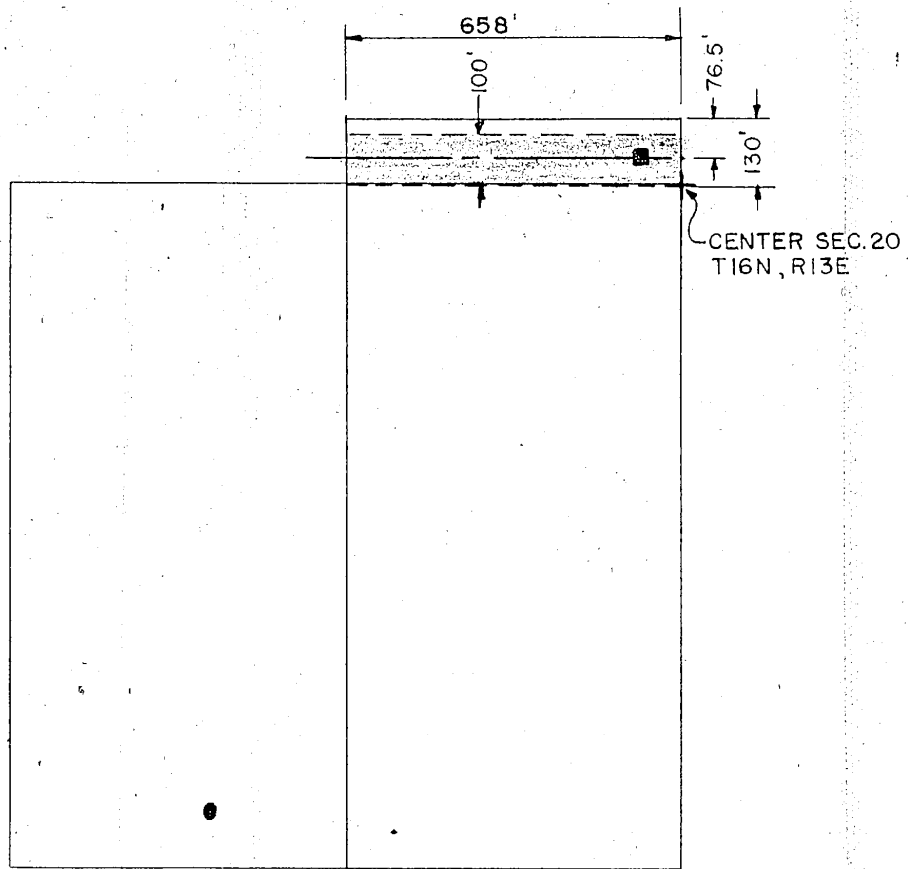
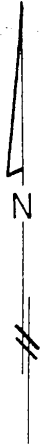
LEGEND -

————— APPROXIMATE CENTER LINE 3 ϕ 161,000 VOLT LINE
 - - - - - OVERHANG ONLY

SCALE: 1"=100'

EXHIBIT-"A"

PARCEL NO. 1



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 MARY ALLENBECK

SO OF RAILWAY E 658' OF SE 1/4 OF NW 1/4 &
 E. 1/2 OF NE 1/4 OF SW 1/4, SEC. 20-16-13
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

LEGEND

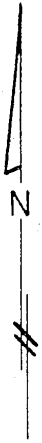
- — — — — APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION OF STEEL TOWER

SCALE: 1" = 300'

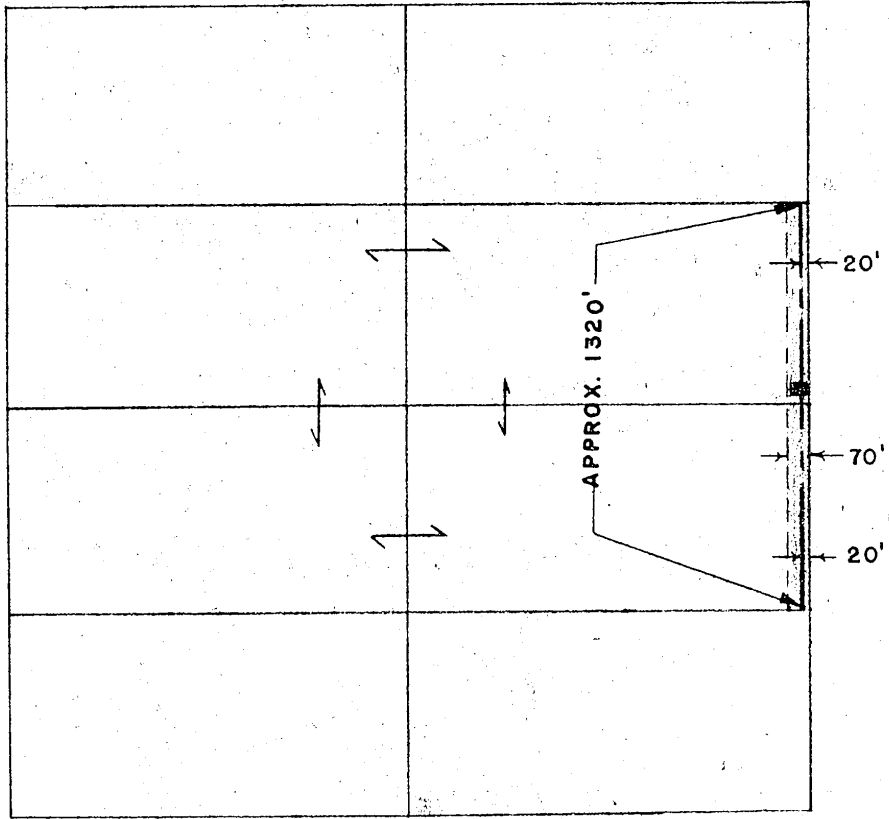
EXHIBIT-"A"

PARCEL NO. 2

GRAVEL ROAD



108 TH ST.



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 HOWARD & MAXINE LARSEN

S 1/2 OF S 1/2 OF NW 1/4 & N 1/2 OF N 1/2 OF SW 1/4, SEC. 4, T15N, R12E.
 OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

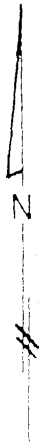
LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 161,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

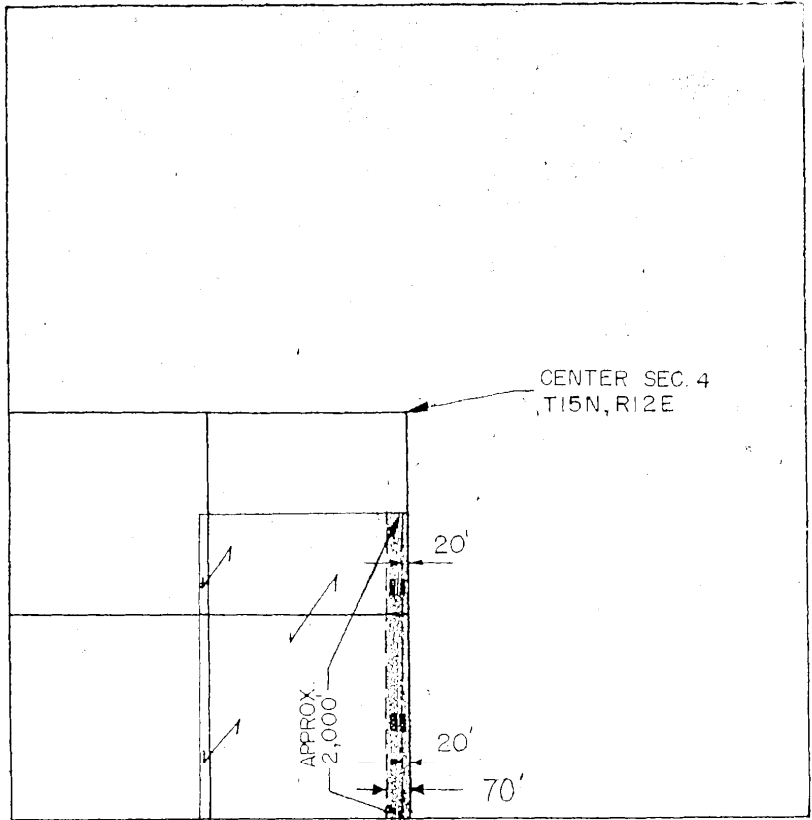
SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 3



108TH STREET



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 MRS. MATILDA JORT

E. 65 Acres OF S. 120 Acres OF SW 1/4, Sec. 4, T15N, R12E.
 OF THE 6TH PM.

DOUGLAS COUNTY, NEBRASKA

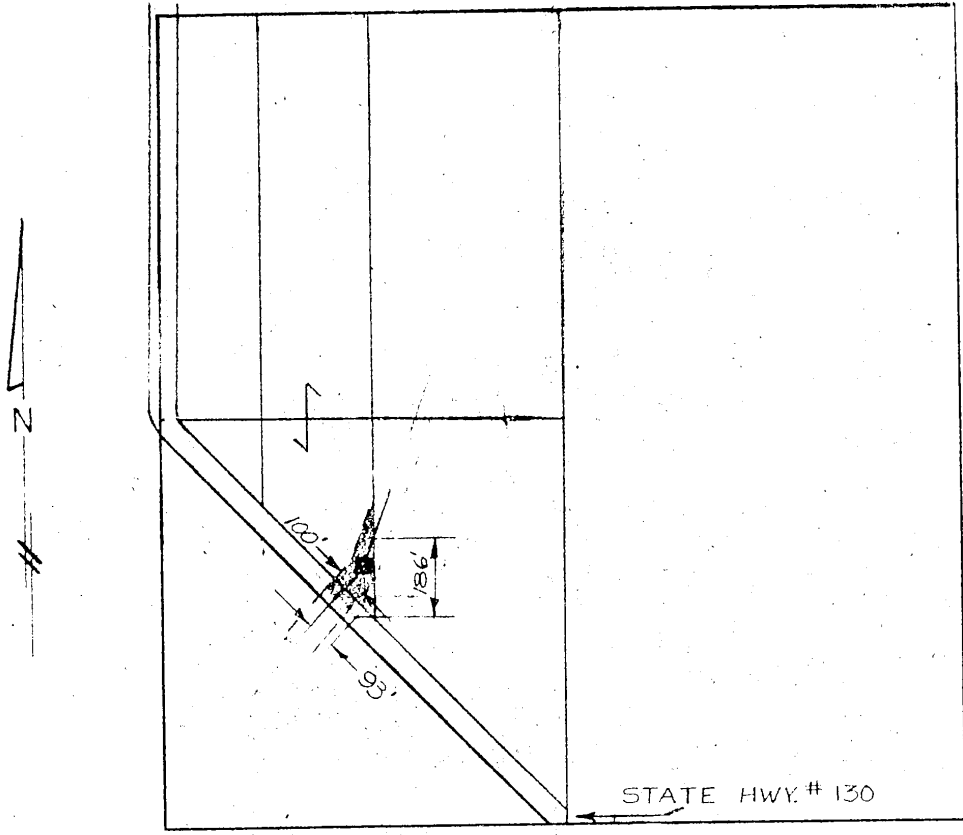
LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 1000'

EXHIBIT-"A"

PARCEL NO. 4



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 MELVIN & ILAH M. BRENNFOERDER

.W. 20 Acres OF E. 55 Acres OF NW 1/4 N. & E.
 OF COUNTY ROAD #24B, SEC. 9 T15N, R12E
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

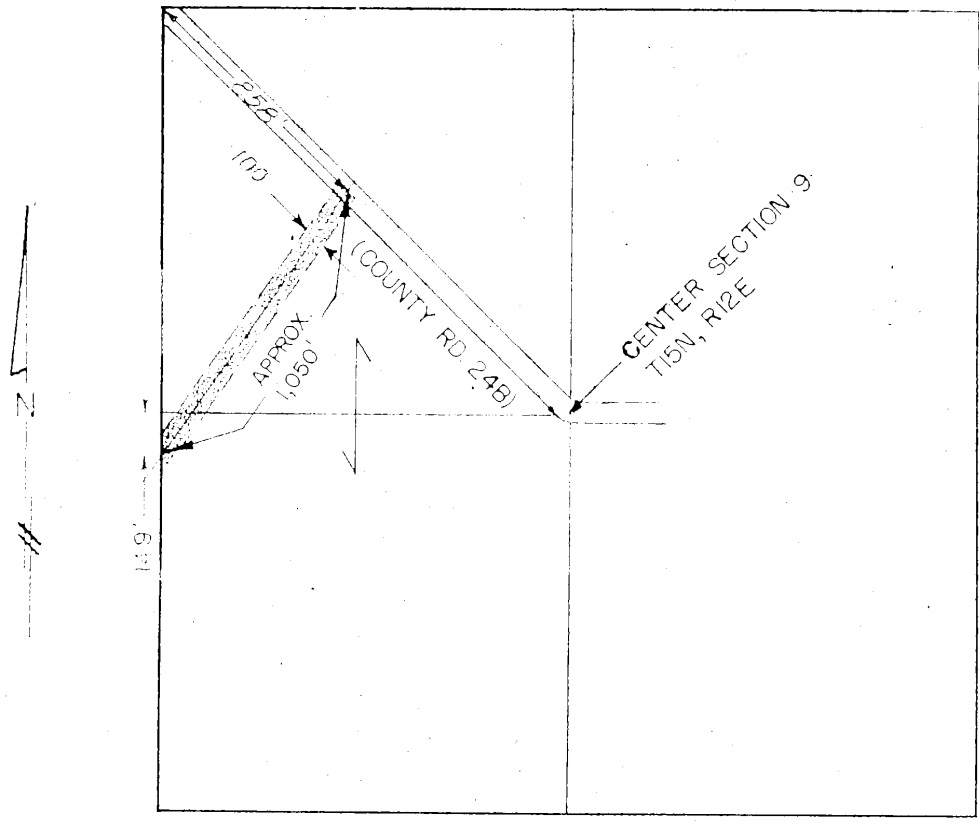
LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE.

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 5



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3Ø 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 MARY A. GUENETTE

TRIANGULAR S 1/2 OF SE 1/4 OF NW 1/4 AND
 NE 1/4 OF SW 1/4, SEC. 9, T15N, R12E, OF THE
 6TH PM
 DOUGLAS COUNTY, NEBRASKA

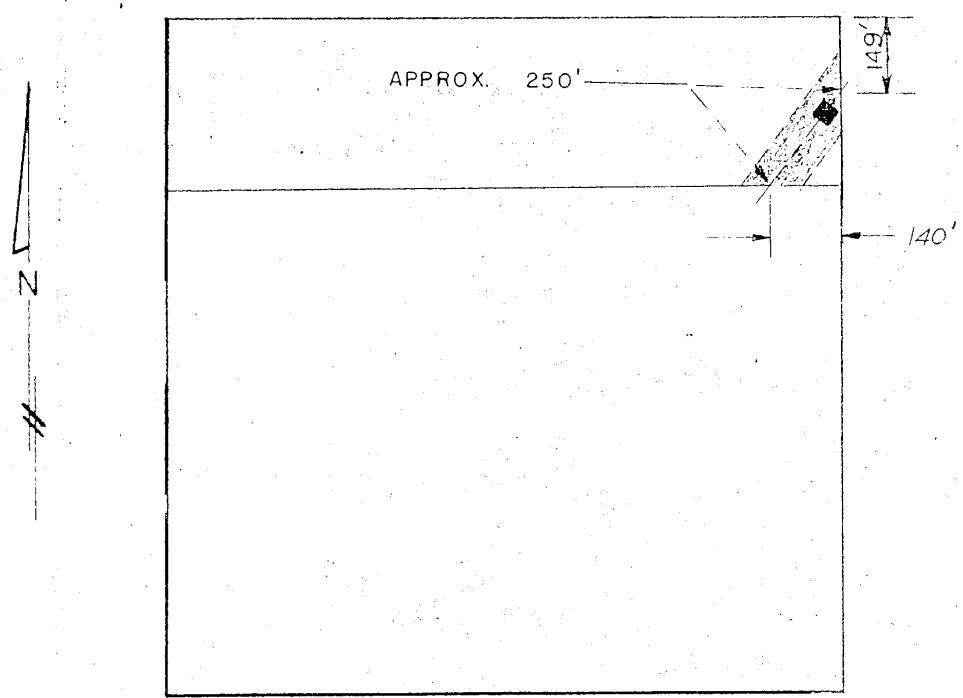
LEGEND:

----- APPROXIMATE CENTER LINE 3Ø 161,000 VOLT LINE
 OVERHANG ONLY

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 6



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 ROBERT & LILLIAN PARISOT

N. 1/2 OF N. 1/2 OF NW 1/4 OF SW 1/4, Sec. 9, T15N, R12E.
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

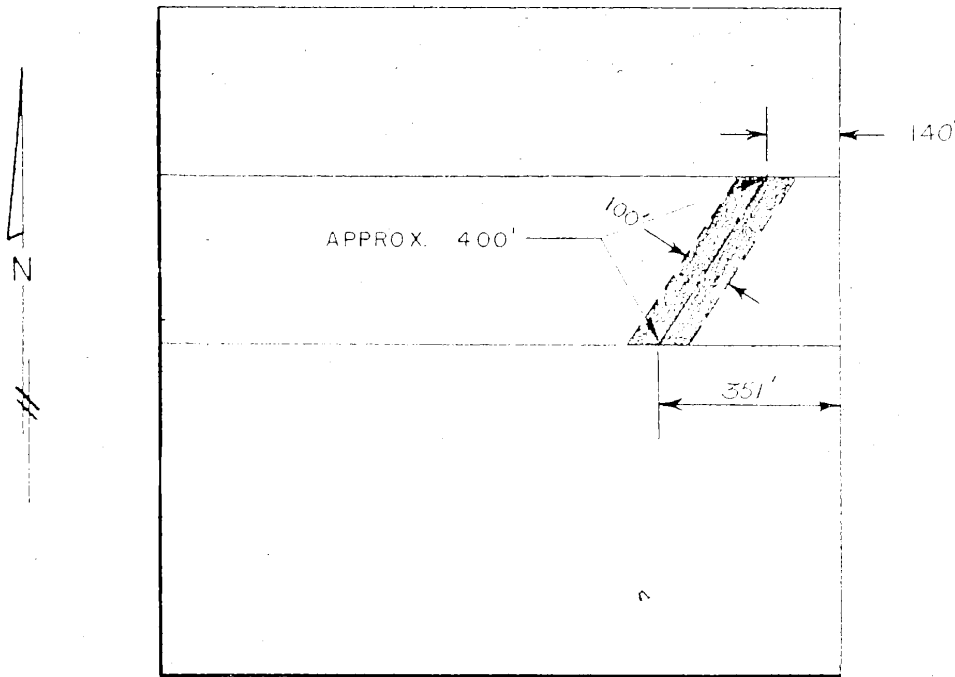
LEGEND

- APPROXIMATE CENTERLINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE.

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 7



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 JACK & ROSEMARIE PARISOT

S. 1/2 OF N. 1/2 OF NW 1/4 OF SW 1/4 Sec. 9 T15N, R12E
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

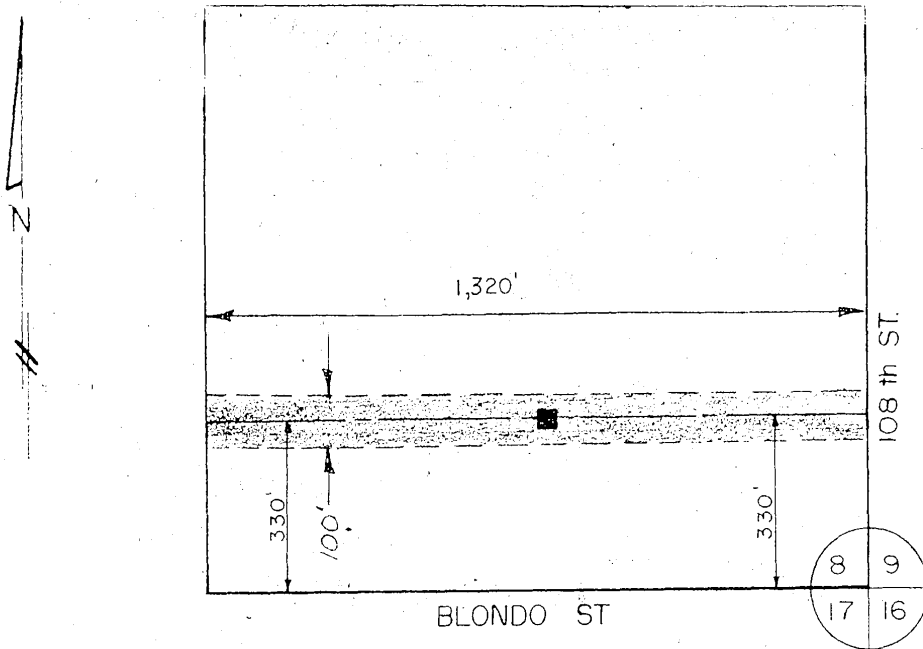
LEGEND

----- APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
 OVERHANG ONLY

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 8



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 JOHN & MARIE CHRISTENSEN

SOUTH 34 ACRES OF SE 1/4 OF SE 1/4,
 SEC. 8 T15N, R12E, OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 161,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE.

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 9

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge
of Douglas County, Nebraska, do
hereby certify the foregoing copy, consisting of 17 pages
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody and control of said original record; and
that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court at Omaha
this 8 day of August 1956

ROBERT R. TROYER, County Judge
BY Joseph J. Delitz
Clerk of the County Court

6.

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.
8 DAY August 1956 AT 11:20 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

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