

39-82

IN THE COUNTY COURT OF SARPY 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 Sarpy County,
Nebraska, by eminent domain for the purpose
of constructing, operating and maintaining
transmission lines for the transmission of
electricity.

Doc. M 3. No. 343
Page 23

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

CORRECTED
REPORT OF APPRAISERS

Condemner,

vs.

JAMES ISKE, SINGLE; HENRY J. KELLER JR.
AND MARY ANN KELLER, HUSBAND AND WIFE;
METROPOLITAN LIFE INSURANCE COMPANY; FARMERS
HOME ADMINISTRATION; JULIANE HANSEN, WIDOW,
LOUIS P. RIHA AND MICHAEL WELSH,

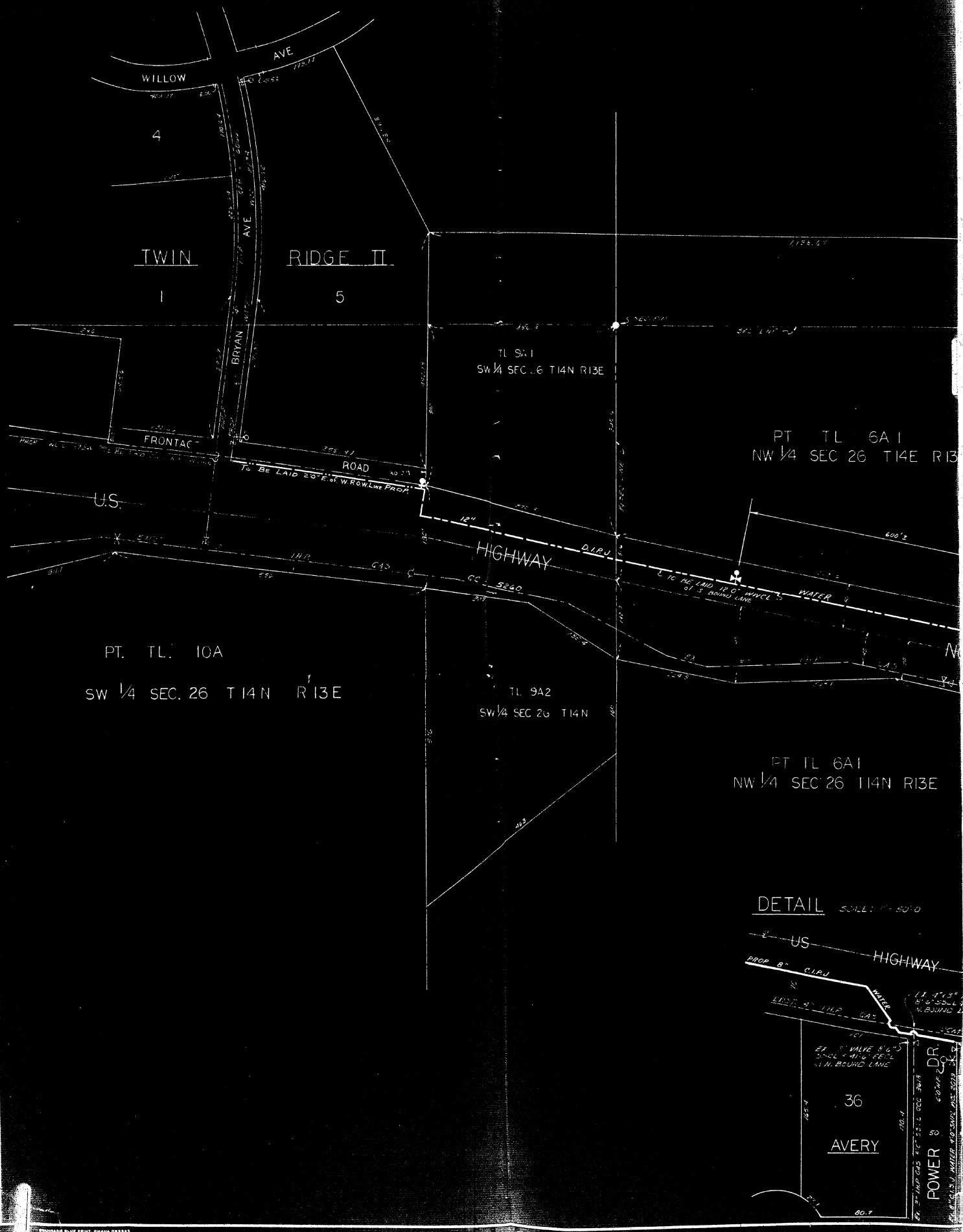
Condemnees

FILED FOR RECORD IN SARPY COUNTY NEB. Oct 9 1967 AT 3 O'CLOCK P.M.

AND RECORDED IN BOOK 39 OF Miss. Rec. PAGE 82

Alvin R. Bunker REGISTER OF DEEDS. 13⁰⁰

1810



WILLOW

AVE

4

TWIN

RIDGE II

5

BRYAN AVE

FRONTAGE

ROAD

US

HIGHWAY

WATER

PT. TL. 10A

SW 1/4 SEC. 26 T14N R13E

TL 9A2

SW 1/4 SEC. 26 T14N

PT. TL. 6A1

NW 1/4 SEC. 26 T14N R13E

DETAIL

US

HIGHWAY

36

AVERY

POWER

39.83

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 345,000 volt transmission lines 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 lines 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 lines are generally described as underground lines as well as two-pole H-frame overhead transmission lines; that the poles of each said H-frame shall be placed twenty-five feet to forty feet apart and shall be approximately eighty to one hundred fifty feet in height; that where required, steel towers will be constructed in place of said H-frame poles; that the dimensions of said towers vary, being approximately twenty-five to forty feet square at the bottom and approximately ninety-five to two hundred feet tall; and that all clearances of the wires above the ground will comply with the rules and regulations of the Nebraska State Railway Commission and the National Electrical Safety Code.

We further took into consideration the fact that the condemner requires a perpetual easement for a right of way three hundred feet or four hundred feet in width, as described herein and on the exhibits attached hereto, together with all rights and privileges incident to the use and enjoyment thereof, including all right of ingress and egress along said easement; the right to trim underbrush and trees to a safe clearance; the right to remove all obstructions within said right of way, which obstructions in the condemner's opinion would be a hazard to said lines or otherwise; and the right to locate, erect, relocate, construct, reconstruct, operate, maintain and repair one or more electric transmission lines, together with such poles, towers, footings, down-guys, anchors, conductors, shield wires and other necessary transmission facilities, over, upon, along, under 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 description of the easements and our awards of damages to the respective owners and other persons interested therein, are as follows:

39-22
39-84

Parcel No. 1

Description of Parcel: The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty (20) and the East One-half (E 1/2) of the Northeast Quarter (NE 1/4); Tax Lots 6A, 6C and 6C1 of Section Twenty-nine (29), Township thirteen (13) North, Range thirteen (13) east of the 6th P.M., in Sarpy County, Nebraska.

Description of Easement: A strip of land 400 feet in width, 325 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said Section twenty-nine (29), 975 feet West of the Southeast corner thereof; thence in a Northwesterly direction to a point of turning located 1,227 feet West of and 4,420 feet South of the Northeast corner thereof, also--

A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at the above stated point of turning and continuing in a Northerly direction to a point of turning located 1,252 feet West of and 753 feet South of the aforesaid Northeast corner; thence in a Northwesterly direction to a point of leaving located on the North line of the South One-half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section twenty (20), 1,363 feet West of the Northeast corner thereof.

Owner: James Iske

\$ 94,870.⁰⁰

Tenant: Michael Welsh

\$ 125.⁰⁰

Parcel No. 2.

Description of Parcel: The North One-half (N 1/2) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section twenty (20), Township thirteen (13) North, Range thirteen (13) east of the 6th P.M., Sarpy County, Nebraska.

Description of Easement: A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said North One-half (N 1/2) of the Southeast Quarter (SE 1/4), said point being 1,363 feet West of the Southeast corner thereof; thence in a Northwesterly direction to a point of turning located 283 feet South of and 1,408 feet West of the Northeast corner thereof; thence in a Northerly direction to a point of leaving located on the North line thereof, 1,405 feet West of the Northeast corner thereof.

Owners: Henry J. Keller

\$ 43,560.⁰⁰

Mary Ann Keller

\$

Mortgagees: Metropolitan Life Insurance Co.

\$ None

Farmers Home Administration

\$ None

39-23
39-85

Parcel No. 3

Description of Parcel: The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section twenty-nine (29), Township fourteen (14) North, Range thirteen (13) east of the 6th P.M., in Sarpy County, Nebraska.

Description of Easement: A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said Northeast Quarter (NE 1/4), said point being 785 feet West of the Southeast corner thereof; thence in a Northeasterly direction to a point of turning located 650 feet West of and 959 feet South of the Northeast corner thereof; thence in a Northerly direction to a point of leaving located on the North line thence; said point being 650 feet West of the Northeast corner thereof.

Owner: Juliane Hansen

\$ 18,180⁰⁰

Tenant: Louis P. Riha

\$ 60⁰⁰

Dated at Papillion, Nebraska, this 12th day of Sept., 1967.

Ray Lemke

Wibb Warren

J. E. H. H. H.

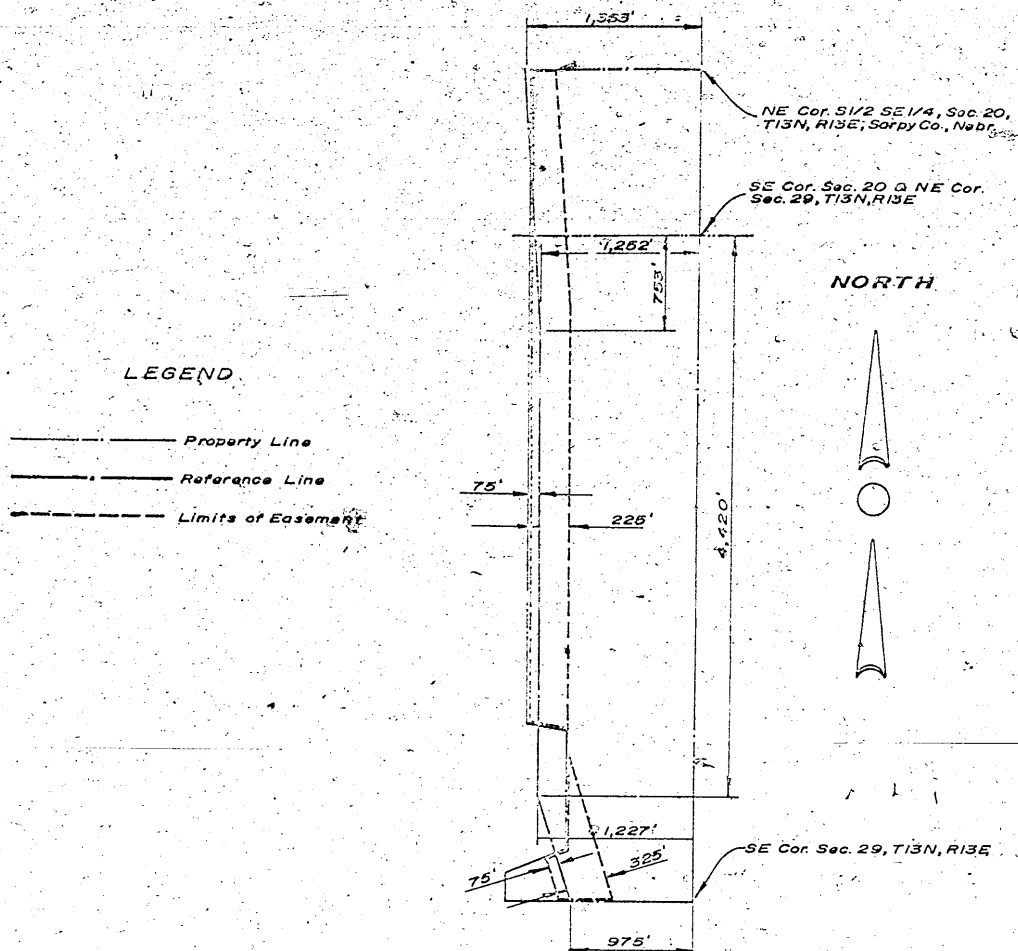
Corrected Report of Appraisers approved this 9 day of October, 1967, at Papillion, Nebraska,

Ray Lemke
Appraiser

Wibb Warren
Appraiser

J. E. H. H. H.
Appraiser

39-86.



1- Description of land-

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 20 & the E $\frac{1}{2}$ of the NE $\frac{1}{4}$; Tax Lots 6A, 6C & 6C1 of Sec. 29, T13N, R13, E 6th R.M., Sarpy Co., Nebr.

2- Description of Easement -

A strip of land 400' in width, 325' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at a point on the South line of said Sec. 29, 975' West of the SE corner thereof; thence in a Northwesterly direction to a point of turning located 1,227' West of and 4,420' South of the NE corner thereof, also -

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at the above stated point of turning and continuing in a Northerly direction to a point of turning located 1,252' West of and 753' South of the aforesaid NE corner; thence in a Northwesterly direction to a point of leaving located on the North line of the SE $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Sec. 20, 1363' West of the NE corner thereof.

3- Owner -

James Lake, single

4- Mortgage -

None

5- Tenant -

Michael Walsh

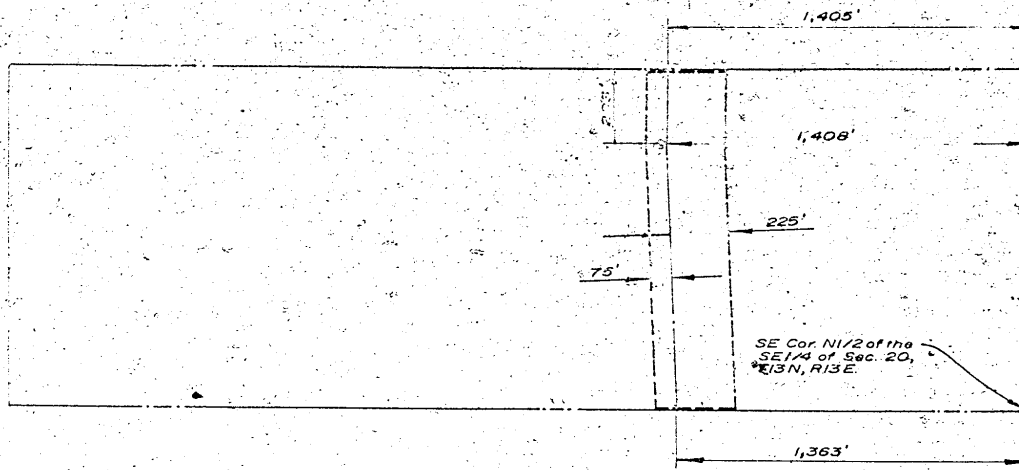
EXHIBIT "A"

Scale: 1" = 1,000'

Ref No 101-1) 255
102-1)

PARCEL NO. 1

39-87



NORTH

LEGEND

- — — — — Property Line
- — — — — Reference Line
- - - - - Limits of Easement

1- Description of land—

The NE 1/2 of the SE 1/4 & the NE 1/4 of the SW 1/4 of Sec. 20,
T13N, R13E, 6th P.M., Sarpy County, Nebraska.

2- Description of Easement—

A strip of land 300' in width, 225' East of and parallel to and 75' West
of and parallel to the following described reference line—Beginning at
a point on the South line of said NE 1/2 of the SE 1/4, said point being
1,363' West of the SE corner thereof; thence in a Northwesterly direction
to a point of turning located 225' South of and 1,408' West of the NE corner
thereof; thence in a Northwesterly direction to a point of leaving located on the
North line thereof, 1,405' West of the NE corner thereof.

3- Owners—

Henry J. Jr. & Mary Ann Keller, husband and wife.

4- Mortgage—

Metropolitan Life Insurance Co.
and
Farmers Home Administration

5- Tenant—

None

EXHIBIT "A"

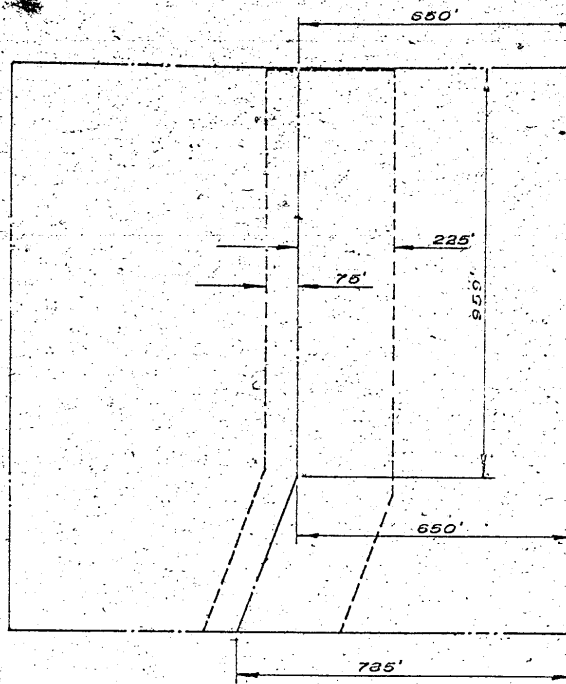
Scale: 1" = 500'

Ref. No. 102-3-236

PARCEL NO. 2

39-88

NORTH



1- Description of land -

The NE 1/4 of the NE 1/4 of Sec. 29, T14N, R15, E 6th PM, Sarpy Co., Nebr.

2- Description of Easement -

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at a point on the South line of said NE 1/4 of the NE 1/4, said point being 735' West of the SE corner thereof; thence in a Northeasterly direction to a point of turning located 650' West of and 959' South of the NE corner thereof; thence in a Northerly direction to a point of leaving located on the North line thence; said point being 650' West of the NE corner thereof.

3- Owner -

Juliane Hansen, widow

4- Mortgage -

None

5- Tenant

Louis P Riha

LEGEND

————— Property Line
 ———— Reference Line
 - - - - - Limits of Easement

EXHIBIT "A"

Scale: 1" = 300'

Ref. No. 107-5-253

PARCEL NO. 3

39-89.

PAPILLION TIMES-PRINT

IN THE COUNTY COURT, OF THE COUNTY OF SARPY, STATE OF NEBRASKA

(Certified Copy of Record)

STATE OF NEBRASKA

County of Sarpy

ss.

I, Orville Entenman Judge of the County Court of the County of Sarpy, State of Nebraska, do hereby certify that I have compared the foregoing copies of

CORRECTED REPORT OF APPRAISERS

IN THE MATTER OF THE PETITION OF
OMAHA PUBLIC POWER DISTRICT,

VS

JAMES ISKE, Single; HENRY J. KELLER, JR.
AND MARY ANN KELLER, Husband and Wife;
METROPOLITAN LIFE INSURANCE COMPANY;
Farmers Home Administration; JULIANE
HANSEN, Widow, LOUIS P. RIHA AND
MICHAEL WELSH, Condemnees

Doc. M3 Page 23 No. 343

with the original records thereof, now remaining in said Court; that the same are correct transcripts thereof, and of the whole of said original records.

In Witness Whereof I have hereunto set my hand
and affixed the seal of said County Court in Papil-
lion, County of Sarpy, State of Nebraska, on this
9.... day of October..... A.D., 19.67

(SEAL)

Orville Entenman

Judge of the County Court

By

Helene Johnson
Clerk of the County Court