

47-378

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 emi-
nent domain for the purpose of
constructing, operating and
maintaining transmission lines
for the transmission and/or
distribution of electricity.

Doc. *M3* No. *456*

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OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

REPORT OF APPRAISERS

Condemner,

vs.

EMIL A. FRICKE, single; WALT
RUFF; HARLAND W. & VELMA J.
TRUMBLE, husband and wife;
ROY & JUDITH I. FREDERICK,
husband and wife; and JOHN
GOLDENSTEIN and JANET M. GOL-
DENSTEIN, husband and wife,

Condemnees.

FILED FOR RECORD *7-1-74* AT *8:00 A* M, IN BOOK *47* OF *Miss Ross*
PAGE *378* *Carl L. Hillebrand* REGISTER OF DEEDS, SARPY COUNTY, NEB. *21 50*

47
47-37727

47-378A

To the Honorable Judge of Sarpy County, Nebraska:

We, the undersigned Appraisers, duly appointed in the above captioned proceedings by virtue of an "ORDER APPOINTING APPRAISERS", dated _____, 1974, to appraise the property sought to be condemned and to ascertain and determine the damages sustained by the respective Condemnees, do hereby respectfully report that upon being qualified and taking and subscribing the oath, as prescribed by law, we proceeded in a body to carefully inspect and view the property of each Condemnee sought to be taken and also any other property of each Condemnee damaged thereby, and there fully informed ourselves in said matter, and heard all parties interested therein in reference to the amount of damages when so inspecting and viewing the property, and being fully advised in the premises, we did and do hereby assess the damages that each respective Condemnee has sustained or will sustain by reason of the appropriation of the following described easements to the use of the petitioner as fully delineated in the petition of condemnation filed herein:

PARCEL NO. 1

Award

Owner: Emil A. Fricke, single

\$ 30,568.75

Tenant: Walt Ruff

\$ 1,965.15

Legal Description of Real Estate: The Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska.

Legal Description of Easement: A strip of land One Hundred Seventy feet (170') in width, lying adjacent to and parallel to the South line of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska, containing approximately 10.2 acres, more or less.

PARCEL NO. 2

Award

Owner: Harland W. & Velma J. Trumble,
husband and wife
Roy & Judith I. Fredereck,
husband and wife

\$ _____
or \$ 17,101.00

Tenant:

60% Lease \$ 2,173.00

Legal Description of Real Estate: The West one-half of the West one-half of the Northeast Quarter (W 1/2 W 1/2 NE 1/4), the East one-half of the Northwest Quarter (E 1/2 NW 1/4), Tax Lot Two and Seven (T. L. 2 & 7); and Tax Lots A, B & C, all in Section Twenty-one (21), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska.

Legal Description of Easement: A strip of land One Hundred Seventy feet (170') in width, lying adjacent to and parallel to the South line of the North one-half (N 1/2) of Section Twenty-one (21), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska.

47-378B

PARCEL NO. 3

Award

Owners: John Goldenstein and Janet M. Goldenstein, husband and wife

\$ 10,000.00

Tenant:

J. L. Goldenstein & 2008, etc.

Legal Description of Real Estate: The East One-half of the North-east Quarter (E 1/2 NE 1/4), of Section Twenty-one (21), Township Fourteen (14) North, Range Eleven (11), East of the 6th P.M., Sarpy County, Nebraska.

Legal Description of Easement: A strip of land One Hundred Seventy feet (170') in width, lying adjacent to and parallel to the South line of the East One-half of the Northeast Quarter (E 1/2 NE 1/4), of Section Twenty-one (21), Township Fourteen (14) North, Range Eleven (11), East of the 6th P.M., Sarpy County, Nebraska, and containing approximately 5.253 acres.

Dated at Scottsbluff, Nebraska, this 12 day of March, 1974.

James J. Ottum
Appraiser

Wm. H. Haney
Appraiser

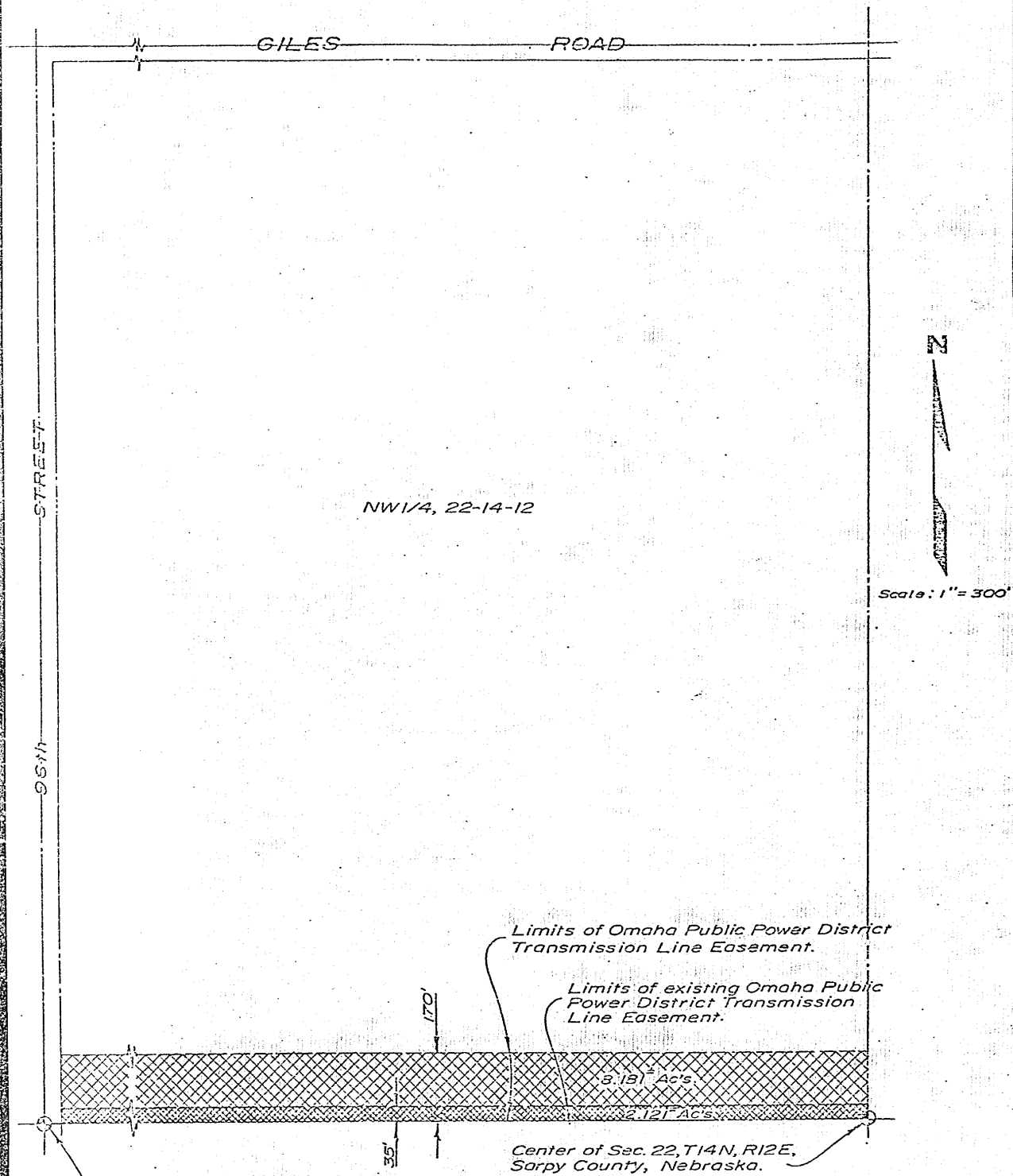
Theodore M. Zeller
Appraiser

Subscribed and sworn to before me this 21 day of March, 1974.

(SEAL)

[Signature]
County Judge of Sarpy County, Nebraska

47-378 C



W 1/4 Corner of Sec. 22, T14N, R12E,
Sarpy County, Nebraska.

Legal Description -

The Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska.

Easement Description -

A strip of land One Hundred Seventy feet (170') in width, lying adjacent to and parallel to the South line of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Fourteen (14) North, Range Twelve (12), East of the 6th P.M., Sarpy County, Nebraska, and containing 10.303 acres, more or less.

Owner -

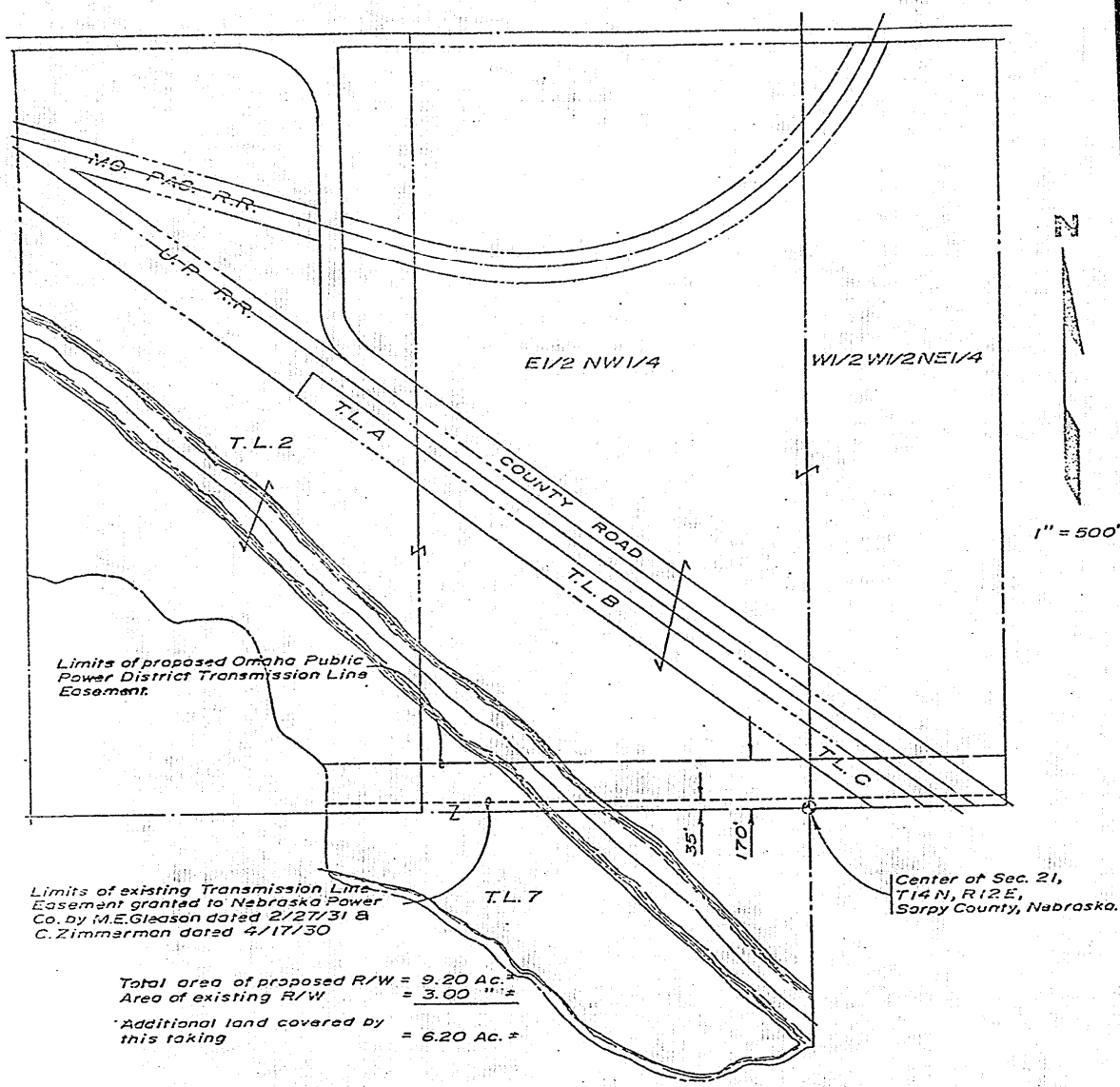
Ernil A. Fricke, single

Tenant -

Walt Ruff

PARCEL NO 1
ORPD. Doc. 235(1-)

47-378D



Limits of existing Transmission Line Easement granted to Nebraska Power Co. by M.E. Gleason dated 2/27/31 & C. Zimmerman dated 4/17/30

Total area of proposed R/W = 9.20 Ac. ±
 Area of existing R/W = 3.00 " " ±
 Additional land covered by this taking = 6.20 Ac. ±

Center of Sec. 21, T14 N, R12 E, Sarpy County, Nebraska.

Legal Description:

The West one-half of the West one-half of the Northeast Quarter (W1/2 W1/2 NE1/4); the East one-half of the Northwest Quarter (E1/2 NW1/4); Tax Lot Two and Seven (T.L. 2 & 7); and Tax Lots A, B & C, all in Section Twenty-one (21), Township Fourteen (14) North, Range Twelve (12), East of the 5th R.M., Sarpy County, Nebraska.

Easement Description:

A strip of land One Hundred Seventy feet (170) in width, lying adjacent to and parallel to the South line of the North one-half (N1/2) of Section Twenty-one (21), Township Fourteen (14) North, Range Twelve (12), East of the 6th R.M., Sarpy County, Nebraska.

Owners:

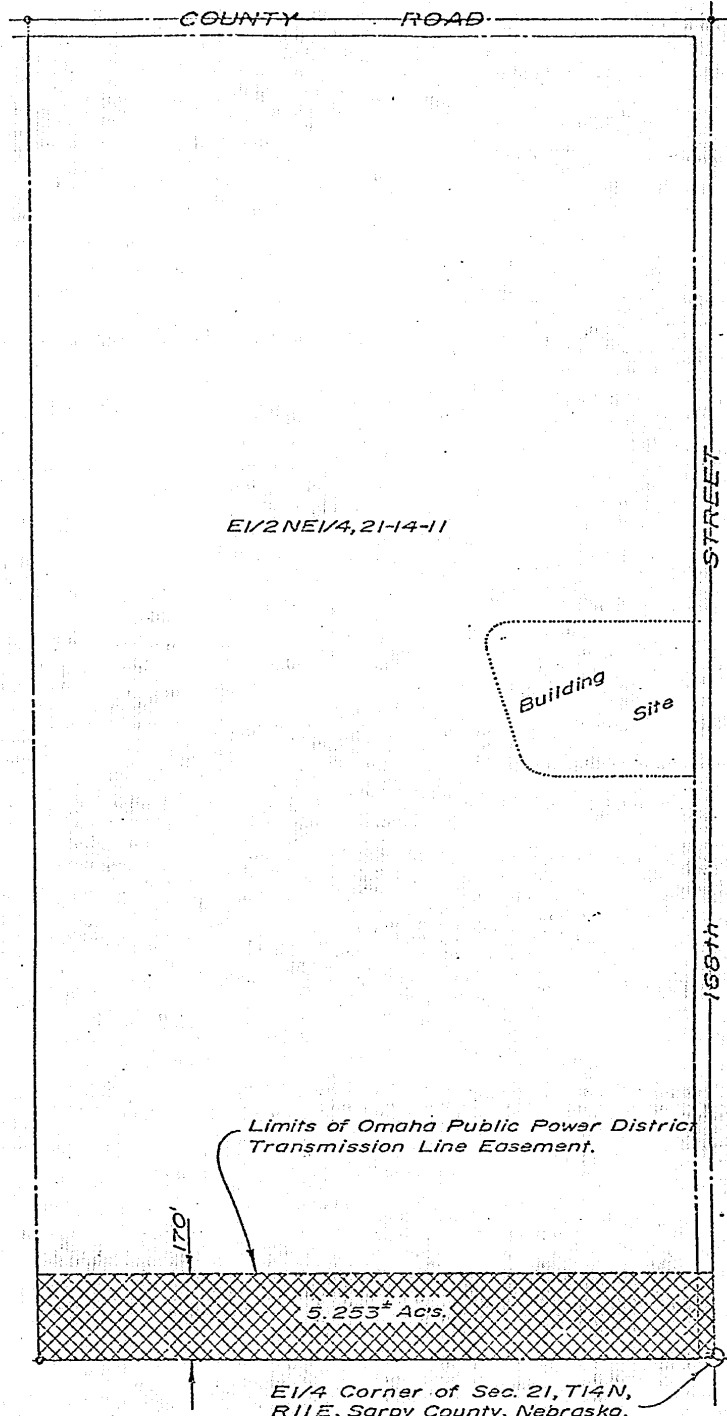
Harland W. & Valmo J. Trumbis, husband and wife
 Roy & Judith I. Fredereck, husband and wife.

O.R.R.D. File No.: Doc. 2.85(17)

PARCEL NO. 2

EXHIBIT "B"

47-378E



Scale: 1"=300'

Legal Description—

The East One-half of the Northeast Quarter (E1/2 NE1/4), of Section Twenty-one (21), Township Fourteen (14) North, Range Eleven (11), East of the 6th R.M., Sarpy County, Nebraska.

Easement Description —

A strip of land One Hundred Seventy feet (170') in width, lying adjacent to and parallel to the South line of the East One-half of the Northeast Quarter (E1/2 NE1/4), of Section Twenty-one (21), Township (14) North, Range Eleven (11), East of the 6th R.M., Sarpy County, Nebraska, and containing approximately 5.253 acres.

Owners —

John Goldanstein and Janet M. Goldenstein, husband and wife.

O.P.P.D. File No. Doc. 2.86(18)

PARCEL NO. 3

47-378 F

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

(Certified Copy of Record)

STATE OF NEBRASKA }
County of Sarpy } ss.

I, Jeffrey L. Campbell Judge of the County Court of the County of Sarpy, State of Nebraska, do hereby certify that I have compared the foregoing copies of

Report of Appraisers

M3 Page 136 No. 456

Omaha public Power District,
a Public Corporation,
Condemner,

VS

Emil A. Fricke, single; Walt
Ruff; Harland W. & Velma J.
Trumble, husband and wife;
Roy & Judith I. Fredereck,
husband and wife; and John
Goldenstein and Janet M.
Goldenstein, husband and wife,
Condemnees

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 Papillion, County of Sarpy, State of Nebraska, on this 28th day of June A.D., 1974.

Jeffrey L. Campbell

Judge of the County Court

(SEAL)

By

William J. Meyer

Clerk of the County Court