

## 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.

OMAHA PUBLIC POWER DISTRICT,  
a public corporation,

Condemner,

vs.

WILLIAM F. RUZICKA, ET AL,

Condemnees.

Doc. C-2

No. 30

REPORT OF APPRAISERS

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 immediately a 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 property hereinafter 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 such property. The location of the lines and structures on the respective parcels hereinafter described are shown on the plats in Exhibit A attached hereto and made a part hereof.

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.

A perpetual easement is condemned for a right of way fifty feet on each side of a centerline, or one hundred feet in width, with 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: The West one-half of the Southeast Quarter and the East one-half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter and the South 10 acres of the Southwest Quarter of the Northeast Quarter and South 10 acres of the Southeast Quarter of the Northwest Quarter and the North 8 1/2 feet of the Northwest Quarter of the Southeast Quarter, all in Section 8, Township 15 North, Range 12 East of the 6th P. M., in 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 Southwest 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 Southwest Quarter, Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: William F. Ruzicka and  
Viva V. Ruzicka

\$ 5,668<sup>00</sup>

Tenants: Arthur Dohse and  
Dora Dohse

\$ 150<sup>00</sup>

Parcel No. 2

Description of Parcel: Northeast Quarter of the Northeast Quarter, Section 18, 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 360 feet more or less North of the Southeast corner and on the East line of the Northeast Quarter of the Northeast Quarter, Section 18, thence Southwesterly to a point 350 feet more or less West of the Southeast corner and on the South line of the Northeast Quarter of the Northeast Quarter, Section 18, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Etta Cole and  
Irene Cole Wilson

\$ 600<sup>00</sup>

Tenants: Henry Hegedorn and  
Anita Hegedorn

\$ none

Parcel No. 3A

Description of Parcel: Northwest Quarter of the Northeast Quarter and the South one-half of the Northeast Quarter and the Northeast Quarter of the Southwest Quarter and the North one-half of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, except County Road; Section 18, Township 15 North, Range 12 East, of the 6th P.M., Douglas County, Nebraska.

Owners: Irving Veitzer and  
Rose Blunkin, Trustees

\$ 4,335<sup>00</sup>

Parcel No. 3B

Description of Parcel: Southwest Quarter of the Southeast Quarter, Section 18, Township 15 North, Range 12 East, of the 6th P.M., Douglas County, Nebraska.

Owners: Louis Blumkin, Trustee

\$ 2540<sup>00</sup>

Parcel No. 3AParcel No. 3B

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 350 feet more or less West of the Northeast corner and on the North line of the South one-half of the Northeast Quarter, Section 18, thence Southwesterly to a point of turning, said point of turning being 1526 feet more or less North of the South line and 50 feet more or less East of the West line of the Southeast Quarter, Section 18, thence Southerly to a second point of turning, said second point of turning being 381 feet more or less North of the South line and 50 feet more or less East of the West line of the Southeast Quarter, Section 18, thence Southwesterly to a point 30 feet more or less East of the Southwest corner and on the South line of the Southeast Quarter, Section 18, Township 15 North, Range 12 East, of the 6th P.M., Douglas County, Nebraska.

Parcel No. 4

Description of Parcel: West one-half of the Northeast Quarter, except County Road, Section 19, 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 30 feet more or less East of the Northwest corner and on the North line of the West one-half of the Northeast Quarter, Section 19, thence Southwesterly to a point 20 feet more or less East of the Southwest corner and on the South line of the West one-half of the Northeast Quarter, Section 19, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: John Mach and  
Dorothy Mach

\$ 4905<sup>00</sup>

Tenants: Bernard Bruning and  
Cecelia Bruning

\$ 80<sup>00</sup>

Parcel No. 5

Description of Parcel: East one-half of the East one-half of the Northwest Quarter, except County Road, Section 19, 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 center-line described as follows: Overhanging 30 feet more or less along the East line of the East one-half of the East one-half of the Northwest Quarter, Section 19, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Henry E. Hubermann and  
Amelia E. Hubermann

\$ 410<sup>00</sup>

Tenants: Charles Dietrich and  
Dorothy Dietrich

\$ None

Parcel No. 6

Description of Parcel: West one-half of the Southeast Quarter except West 208.72 feet of the South 626.22 feet, Section 19, 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 center-line described as follows: Beginning at a point 20 feet more or less East of the Northwest corner of the West one-half of the Southeast Quarter, and on the North line thereof; thence, Southerly to point of turning, said point being 20 feet more or less East of the West line and 50 feet South of the North line of above described tract, thence Southeasterly to a point of turning, said point being 80 feet more or less West of the East line and 235 feet North of the South line of above described tract, thence South to a point on the South line and 80 feet more or less West of the Southeast corner of the above described tract, Section 19, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Archie W. Fulton and  
Nan J. Fulton

\$ 10,760<sup>00</sup>

Parcel No. 7

Description of Parcel: East one-half of the Northwest Quarter of the Northeast Quarter, except 10 feet off the West side of said 20 acre tract reserved for

roadway, Section 30, 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 80 feet more or less West of the Northeast corner and on the North line of the East one-half of the Northwest Quarter of the Northeast Quarter, Section 30, thence Southerly to a point 80 feet more or less West of the Southeast corner, and on the South line of the East one-half of the Northwest Quarter of the Northeast Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Milton Sorenson and  
Bernice Sorenson

\$ 3000<sup>00</sup>

Tenant: Ben Busboom

\$ 60<sup>00</sup>

Parcel No. 8

Description of Parcel: South one-half of the Northeast Quarter of the Northeast Quarter and the South one-half of the Northeast Quarter and East 10 feet of the West one-half of the Northwest Quarter of the Northeast Quarter and the West 10 feet of the East one-half of the Northwest Quarter of the Northeast Quarter, Section 30, 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 80 feet more or less West of the Northeast corner and on the North line of the Southwest Quarter of the Northeast Quarter, Section 30, thence Southerly to a point 80 feet more or less West of the Southeast corner and on the South line of the Southwest Quarter of the Northeast Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Walter W. Pedersen and  
Isabelle Pedersen

\$ 2500<sup>00</sup>

Tenant: Ben Busboom

\$ 25<sup>00</sup>

Parcel No. 9

Description of Parcel: Southeast Quarter, Section 30, 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 80 feet more or less West of the Northeast corner and on the North line of the West one-half of the Southeast Quarter, Section 30, thence Southerly to a point 80 feet more or less West of the Southeast corner and on the South line of the West one-half of the Southeast Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Fred O. Pedersen and  
Clara Pedersen

\$ 4500<sup>00</sup>

Tenants: Ralph Todd and  
Marsha Todd

\$ 100<sup>00</sup>

Parcel No. 10

Description of Parcel: All that tract of land lying North of right of way of the Union Pacific Railroad in the Southeast Quarter Section 31, and the Northeast Quarter of Section 31, 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 80 feet more or less West of the Northeast corner and on the North line of the Northwest Quarter of the Northeast Quarter, Section 31, thence Southerly to a point 80 feet more or less West of the East line of the Southwest Quarter of the Southeast Quarter, Section 31, and on the North line of Union Pacific Railroad right of way in the Southwest Quarter of the Southeast Quarter, Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Charles N. Pedersen and  
Mae Augusta Pedersen

\$ 6752<sup>00</sup>

Tenants: Bernard Brazda and  
James Brazda, Jr.

\$ 160<sup>00</sup>

Dated at Omaha, Nebraska, this 20<sup>th</sup> day of July,

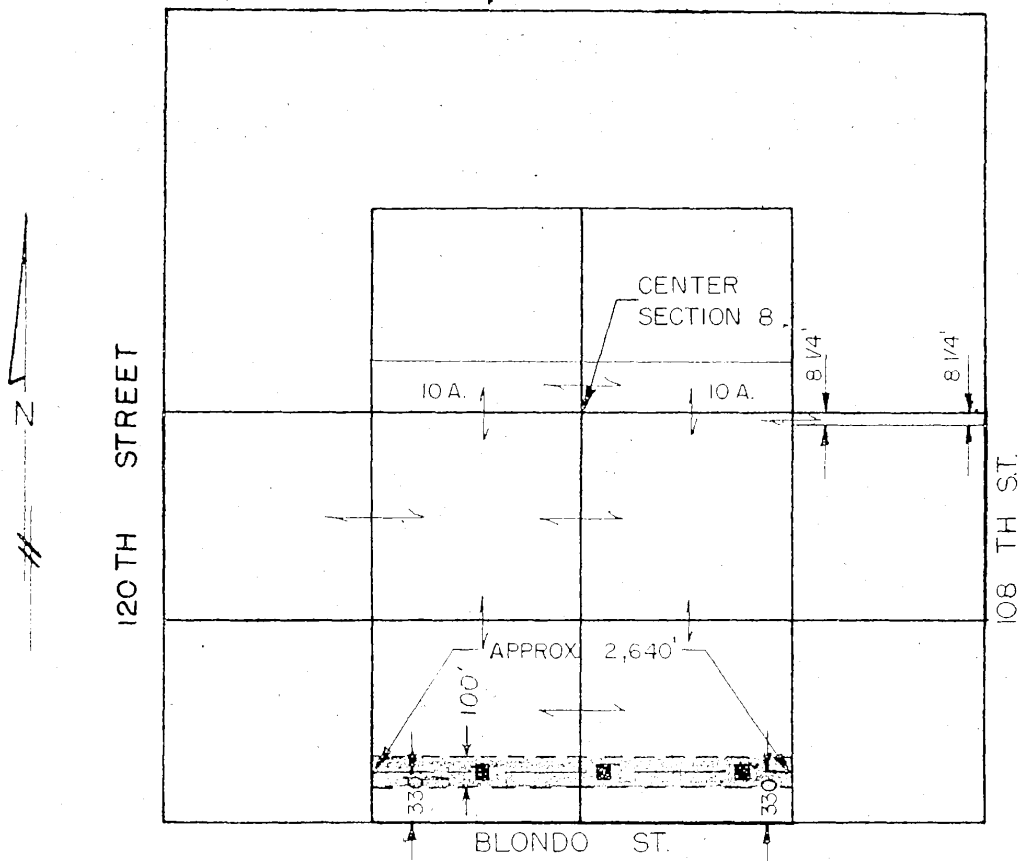
1956.

David B. Anderson

HAROLD J. GROVE

Robert C. Hastings





PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
WILLIAM F. & VIVA V. RUZICKA

THE W. 1/2 OF SE 1/4 & E. 1/2 OF SW 1/4 & NW 1/4 OF SW 1/4 & S. 10 ACRES  
OF SW 1/4 OF NE 1/4 & S. 10 ACRES OF SE 1/4 OF NW 1/4 & N. 8 1/4 FEET  
NW 1/4 OF SE 1/4 IN Sec. 8 T15N, R12E. OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

LEGEND

----- APPROXIMATE CENTER LINE 3 $\phi$  161,000 VOLT LINE

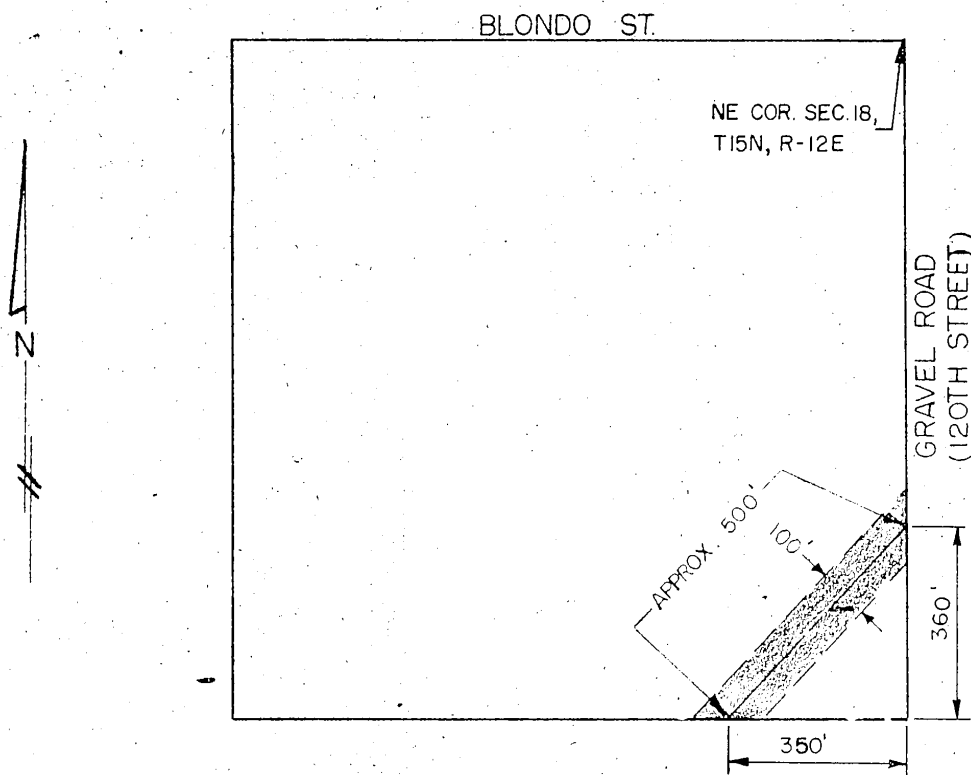


APPROXIMATE LOCATION STEEL TOWER STRUCTURE.

SCALE: 1" = 1000'

EXHIBIT-"A"

PARCEL NO. 1



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
IRENE COLE WILSON & ETTA COLE

NE 1/4 OF NE 1/4 SEC. 18, T15N, R12E, OF THE 6TH. PM

DOUGLAS COUNTY, NEBRASKA

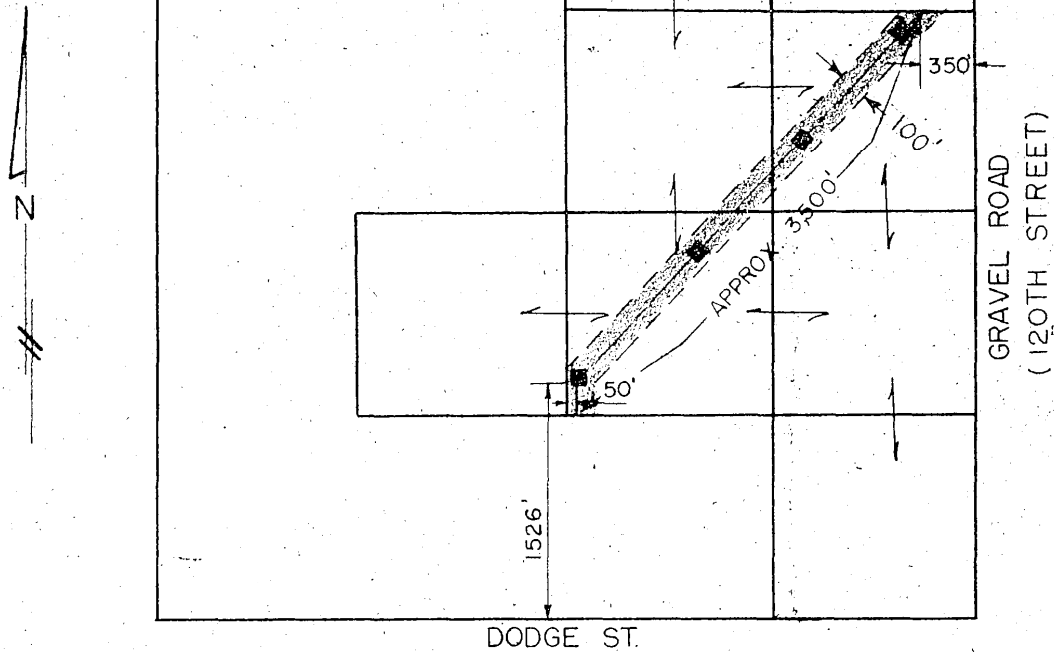
LEGEND

— — — — — APPROXIMATE CENTER LINE 3 $\phi$  161,000 VOLT LINE  
OVERHANG ONLY

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 2



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  16,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
IRVING VEITZER & ROSE BLUMKIN  
TRUSTEES

NW 1/4 OF NE 1/4 & So. 1/2 OF NE 1/4 & No. 1/2 OF SE 1/4 & SE 1/4 OF SE 1/4  
& NE 1/4 OF SW 1/4 Sec. 18 T15N, R12E. OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

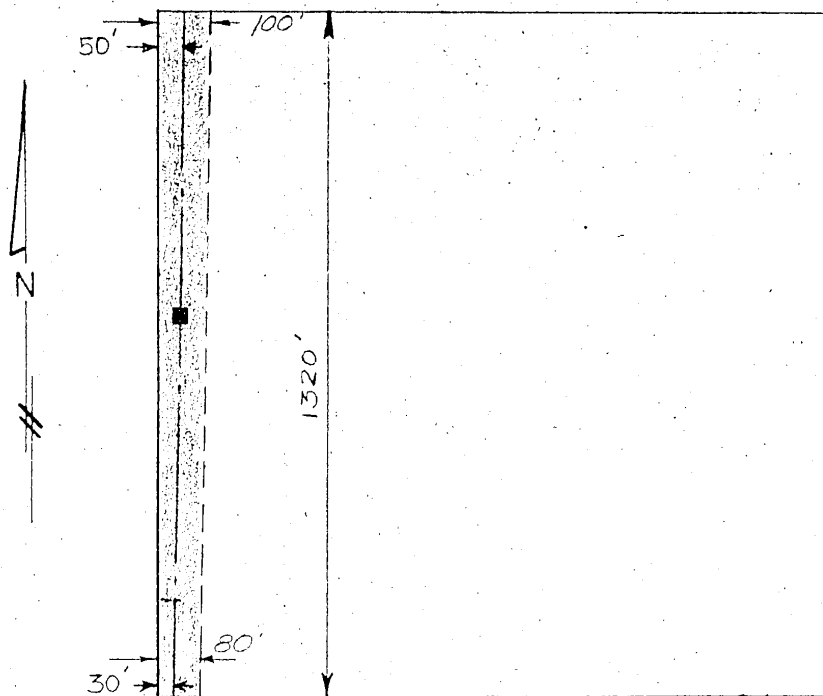
LEGEND

— APPROXIMATE CENTER LINE 3 $\phi$  16,000 VOLT LINE  
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 1000'

EXHIBIT-"A"

PARCEL NO. 3A



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3Ø 161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
LOUIS BLUMKIN-TRUSTEE



SW 1/4 OF SE 1/4, Sec. 18 T15N, R12E  
OF THE 6TH PM  
DOUGLAS COUNTY, NEBRASKA

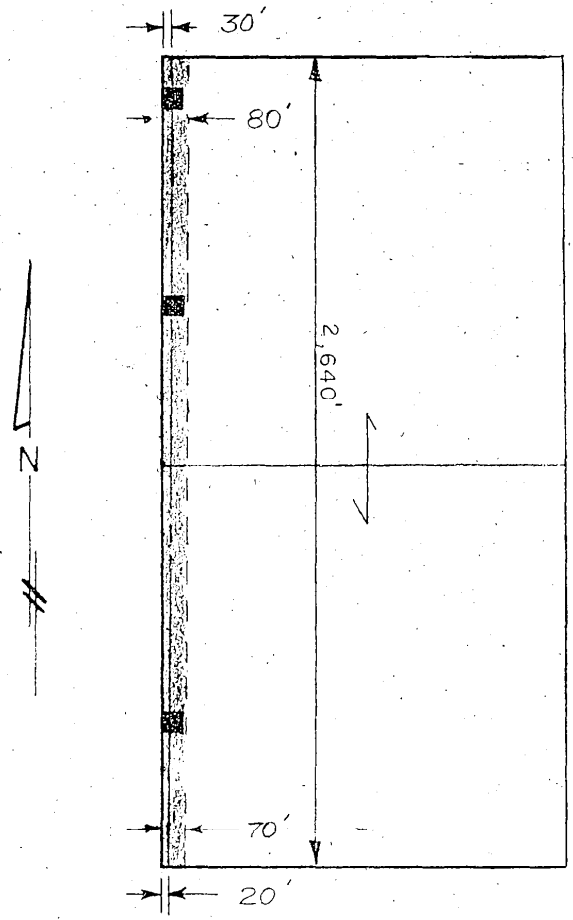
LEGEND

— APPROXIMATE CENTER LINE 3Ø 161,000 VOLT LINE  
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 3B



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3Ø 161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
JOHN & DOROTHY MACH

W 1/2 OF NE 1/4 Sec. 19 T15N, R12E OF THE 6TH PM  
DOUGLAS COUNTY, NEBRASKA

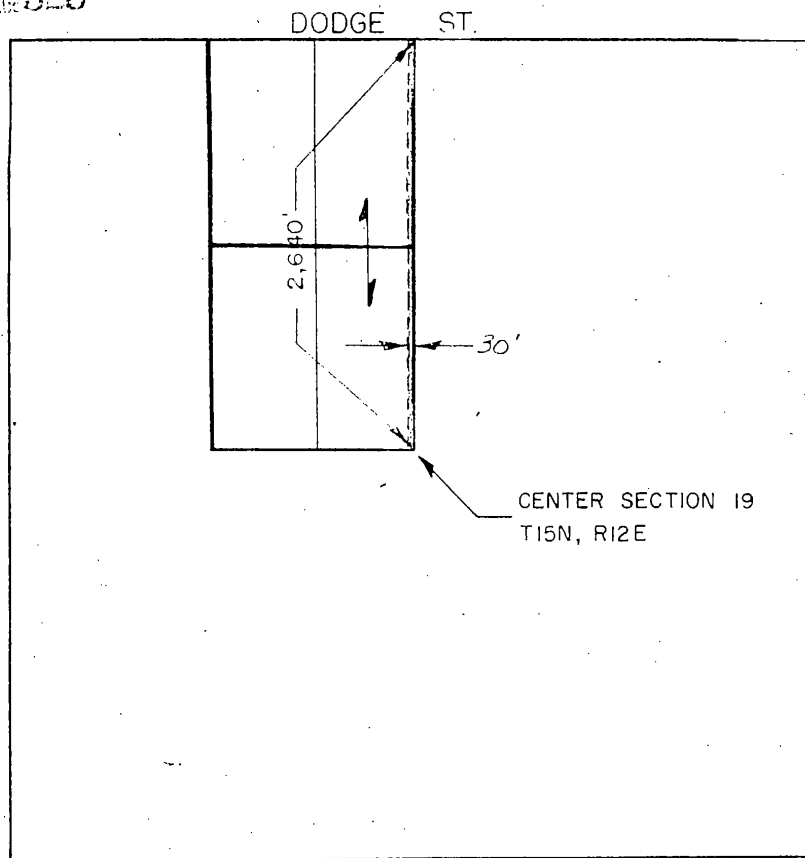
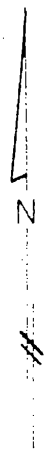
LEGEND

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

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 4



PACIFIC STREET

PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  16,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
HENRY E. & AMELIA E. HUBERMANN

E. 1/2 OF E. 1/2 OF NW. 1/4 Sec. 19 T15N, R12E.  
OF THE 6TH PM  
DOUGLAS COUNTY, NEBRASKA

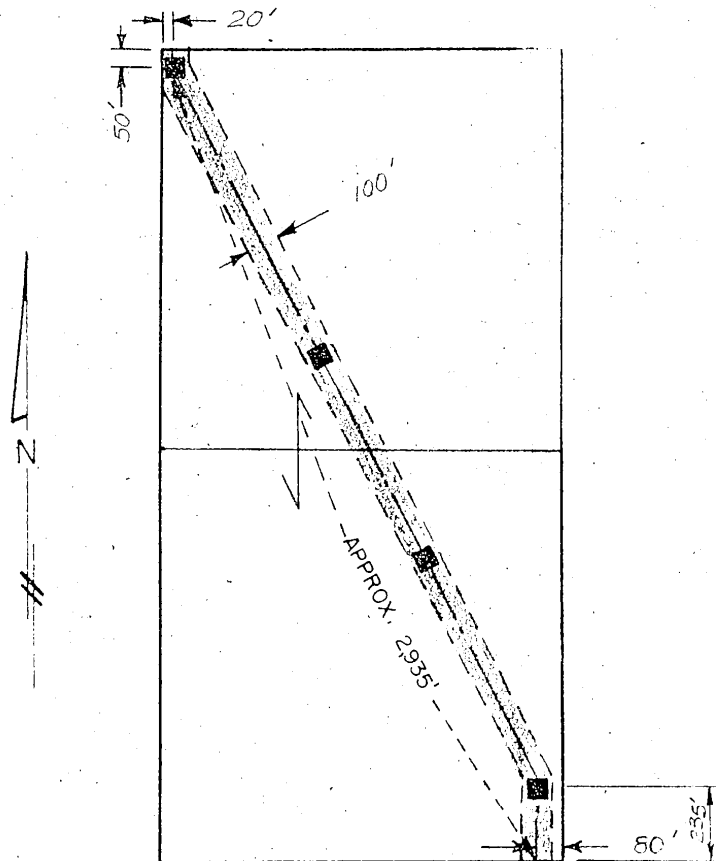
LEGEND

----- APPROXIMATE CENTER LINE 3 $\phi$  16,000 VOLT LINE  
OVERHANG ONLY

SCALE: 1" = 1000'

EXHIBIT-"A"

PARCEL NO. 5



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
ARCHIE W. & NAN J. FULTON

W. 1/2 OF SE 1/4, EXCEPT W. 208.72'  
OF THE S. 626.22, SEC. 19 T15N, R 12 E  
OF THE 6TH PM  
DOUGLAS COUNTY, NEBRASKA

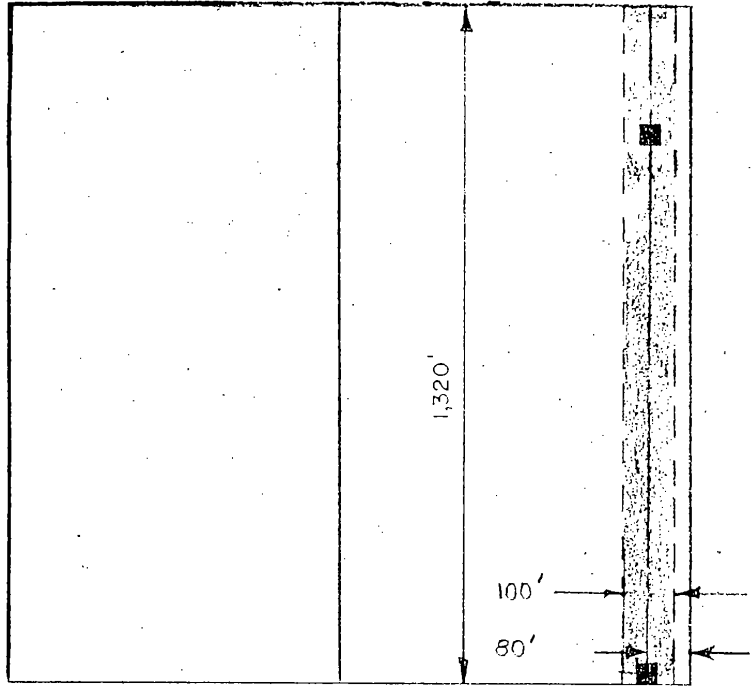
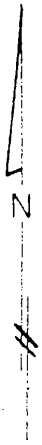
LEGEND

----- APPROXIMATE CENTER LINE 3 $\phi$  161,000 VOLT LINE  
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 6



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3Ø 161,000 VOLT ELECTRIC LINE  
OVER PROPERTY OF  
MILTON & BERNICE SORENSEN

E. 1/2 OF NW 1/4 OF NE 1/4, EXCEPT 10' OFF  
THE WEST SIDE, SEC. 30, T15N, R12E.  
OF THE 6TH PM  
DOUGLAS COUNTY, NEBRASKA

LEGEND

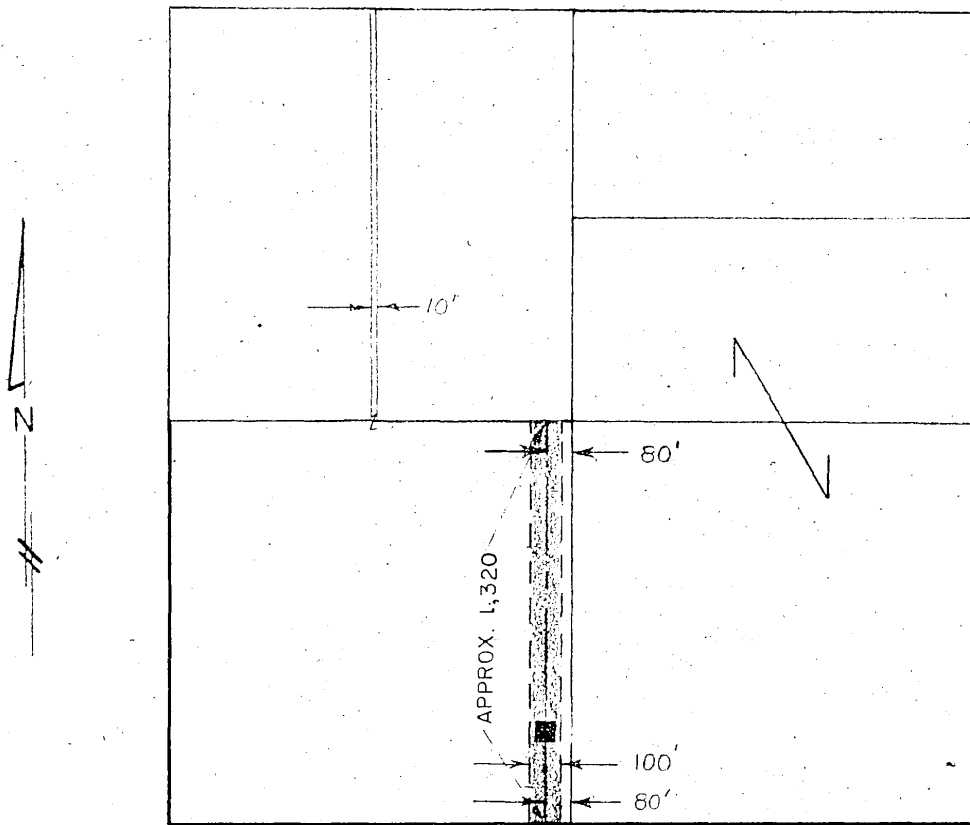
- APPROXIMATE CENTER LINE 3Ø 161,000 VOLT LINE  
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 7





PROPOSED  
 OMAHA PUBLIC POWER DISTRICT  
 3 $\phi$  16,000 VOLT ELECTRIC LINE  
 OVER PROPERTY OF  
 WALTER W. & ISABELLE PEDERSEN

S. 1/2 OF N.E. 1/4 OF N.E. 1/4 AND THE S. 1/2 OF N.E. 1/4,  
 AND E 10' OF W 1/2 OF NW 1/4 OF NE 1/4, SEC. 30, T15N, R12E  
 OF THE 6TH PM  
 DOUGLAS COUNTY, NEBRASKA

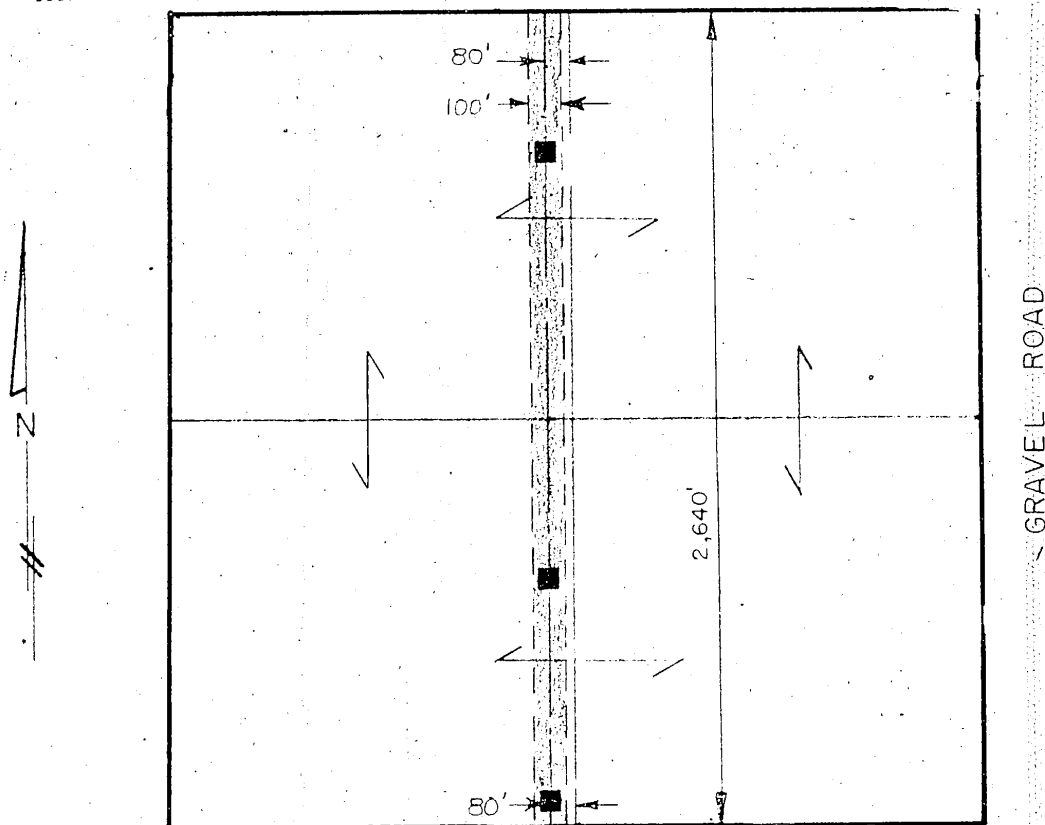
LEGEND

————— APPROXIMATE CENTER LINE 3 $\phi$  16,000 VOLT LINE  
 ■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 8



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3  $\phi$  161,000 VOLT ELECTRIC LINE

OVER PROPERTY OF

FRED O. & CLARA PEDERSEN

SOUTHEAST QUARTER, SECTION 30, T15N, R12E.  
OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

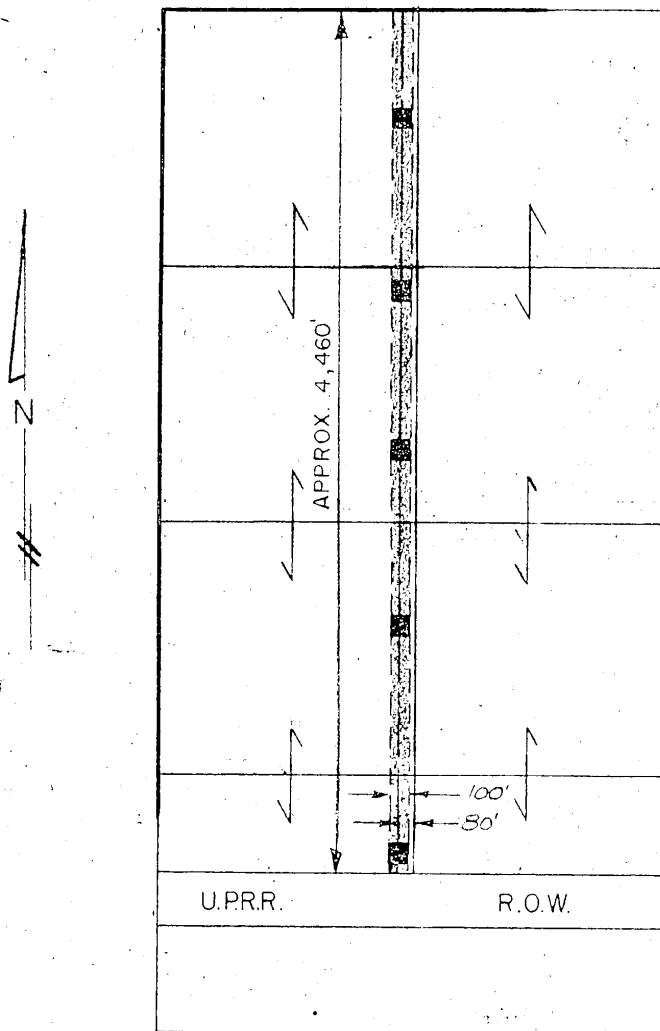
LEGEND

- APPROXIMATE CENTER LINE 3  $\phi$  161,000 VOLT LINE  
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 500'

EXHIBIT-"A"

PARCEL NO. 9



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3 $\phi$  16,000 VOLT ELECTRIC. LINE


OVER PROPERTY OF

CHARLES N. PEDERSEN 3/4 INTEREST  
MAE AUGUSTA PEDERSEN 1/4 INTEREST

ALL THAT TRACT OF LAND LYING NORTH OF THE R.O.W.  
OF THE U.P.R.R. IN THE SE. 1/4, SEC. 31 AND THE N.E. 1/4 OF  
SEC. 31, T15N, R12E, OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

LEGEND

----- APPROXIMATE CENTER LINE 3 $\phi$  16,000 VOLT. LINE  
 APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 800'

EXHIBIT-"A"

PARCEL NO. 10

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STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge  
hereby certify the foregoing copy, consisting of 19 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 8th day of August, 1956.  
ROBERT R. TROYER, County Judge  
BY Joseph J. Delitz  
Clerk of the County Court

7. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
8. DAY August 1956 AT 11:21 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

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