

AA 312/513

513

see Parcel 91449 &
↑ Replat.
Affects Bel-Air
& Bel-Air Village

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

Doc. C-2 No. 30

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 transmission line for the transmission of electricity.

OMAHA PUBLIC POWER DISTRICT,
a public corporation,

vs.

WILLIAM F. RUZICKA, ET AL,

Condemner,

4Cpdeemnees.

REPORT OF APPRAISERS

1. 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 condemnor proposes to construct immediately a 101,000 volt double circuit steel tower transmission line for the transmission of electricity, together with the necessary footings, valves, 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 purposes 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 plat 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 fourteen 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 lower 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° spanball.

A perpetual easement is requested 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, save a part hereof and incorporated herein and marked Exhibit A for reference.

The description of the parcels, the descriptions for 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 Southeast Quarter and the Northeast Quarter of the Southwest Quarter and the South 10 acres of the Southeast Quarter of the Northeast Quarter and South 10 acres of the Southeast Quarter of the Northwest Quarter and the North 8 1/2 feet all in Section 8, Township 15 North, Range 12 East of the 5th E. M., in Douglas County, Nebraska.

312 516

Description of Parcel: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 390 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 390 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: William F. Husicka and
Viva V. Husicka

Tenants: Arthur Dobas and
Dora Dobas

5,668.⁰⁰

150.⁰⁰

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 390 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

Tenants: Henry Hegedorn and
Anita Hegedorn

600.⁰⁰

None

Parcel No. 3A

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

Owners: Lyring Veitman and
Dora Husicka, Trustees

4335.⁰⁰

Parcel No. 28

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.

Owner: Louis Blumkin, Trustee 2540°

Parcel No. 24
Parcel No. 28

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 750 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 1500 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 361 feet more or less North of the South line and 30 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 Southeast 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. 1

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 Northeast corner and on the North line of the West one-half of the Northeast Quarter, Section 19, thence Southerly to a point 60 feet more or less East of the Southeast 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.

Owner: John Bush and Beverly Bush

4905.00

Mineral: Edward Bushing and Gerald Bushing

80.00

PL 472

342-518

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. Huberman and
Assilia K. Huberman

Tenants: Charles Dietrich and
Dorothy Dietrich

Parcel No. 6

Description of Parcel: West one-half of the Southeast Quarter except West 208.72 feet of the South 625.22 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 Southwesterly 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 V. Fulton and
Mar. J. Fulton

Parcel No. 7

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

10 0 0 0

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 in the North line of the East one-half of the Northwest Quarter of the Northwest Quarter, Section 30, Tenthue Section 14 to a point 80 feet more or less West of the Southwest corner, and on the South line of the East one-half of the Northwest Quarter of the Northwest Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Milton Sorenson and
Bernice Sorenson

Tenant: Ben Busboon

Power P.O.L.

Description of Easement: South one-half of the Northwest Quarter of the Northwest Quarter and the South one-half of the Northwest Quarter and East 10 feet of the West one-half of the Northwest Quarter of the Northwest Quarter and the West 10 feet of the East one-half of the Northwest Quarter of the Northwest 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 Northwest corner and on the North line of the Southwest Quarter of the Northwest Quarter, Section 30, Tenthue Section 14 to a point 80 feet more or less West of the Southwest corner and on the South line of the Southwest Quarter of the Northwest Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Walter V. Peterson and
Imabelle Peterson

Tenant: Ben Busboon

Power P.O.L.

Description of Easement: Southwest Quarter, Section 30, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

312 520

DESCRIPTION OF PROPERTY: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 50 feet more or less West of the North-east corner and on the North line of the West one-half of the Southeast Quarter, Section 30, thence Southerly to a point 50 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 18 East of the 6th P.M., Douglas County, Nebraska.

Owners: Fred O. Pedersen and
Clara Pedersen

Tenants: Ralph Todd and
Martha Todd

TAKE NOTICE

DESCRIPTION OF PROPERTY: 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 18 East of the 6th P. M., Douglas County, Nebraska.

DESCRIPTION OF PROPERTY: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 50 feet more or less West of the Northeast corner and on the North line of the Northeast Quarter of the Northeast Quarter, Section 31, thence Southerly to a point 50 feet more or less West of the East line of the Southeast Quarter of the Southeast Quarter, Section 31, and on the North line of Union Pacific Railroad right of way in the Southeast Quarter of the Southeast Quarter, Section 31, Township 15 North, Range 18 East of the 6th P.M., Douglas County, Nebraska.

Owners: Charles I. Pedersen and
Eva Augusta Pedersen

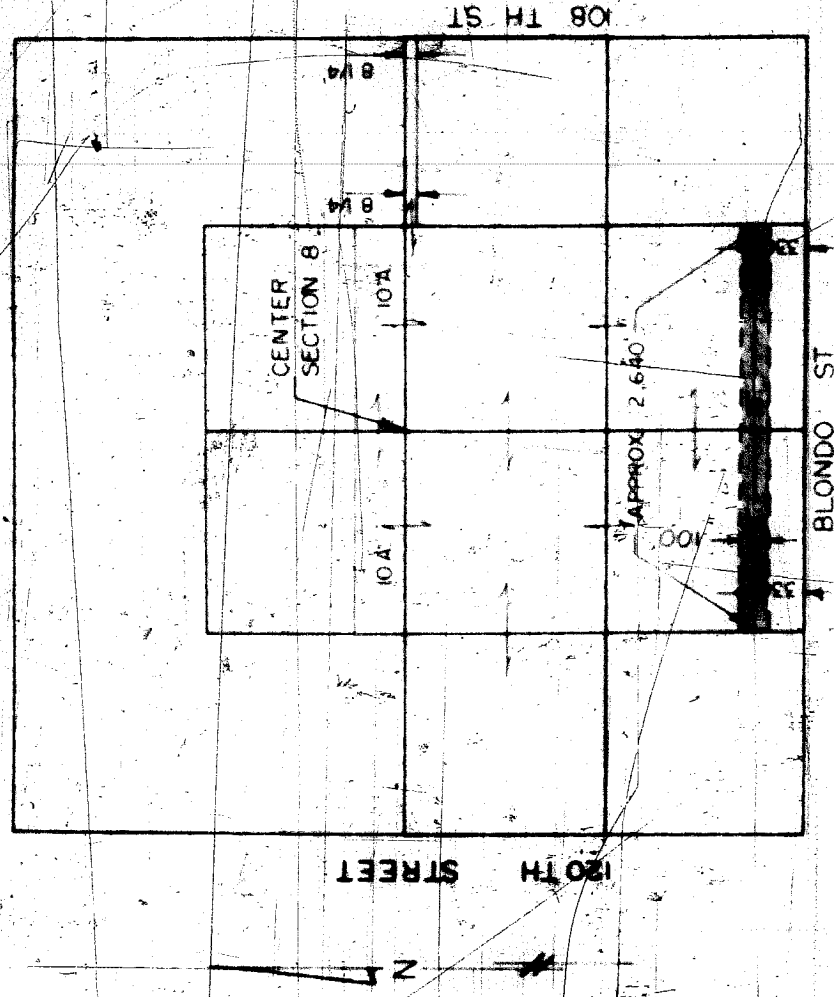
Tenants: Edward Myrland and
Joseph Swales, Jr.

Noted at Omaha, Nebraska, this 20th day of July

David B. Anderson

Harold J. Grove

Robert A. Hastings



**PROPOSED
OMAHA PUBLIC POWER DISTRICT
39 16,000 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 1/4 ACRES
OF SW 1/4 OF NE 1/4 & S 1/4 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 39 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

EXHIBIT

BOOK 312 PAGE 522

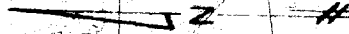
BLONDO ST

NE COR. SEC 18,
T15N, R12E

GRAVEL ROAD
(120TH STREET)

360'

360'



PROPOSED
OMAHA PUBLIC POWER DISTRICT
3 ϕ 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

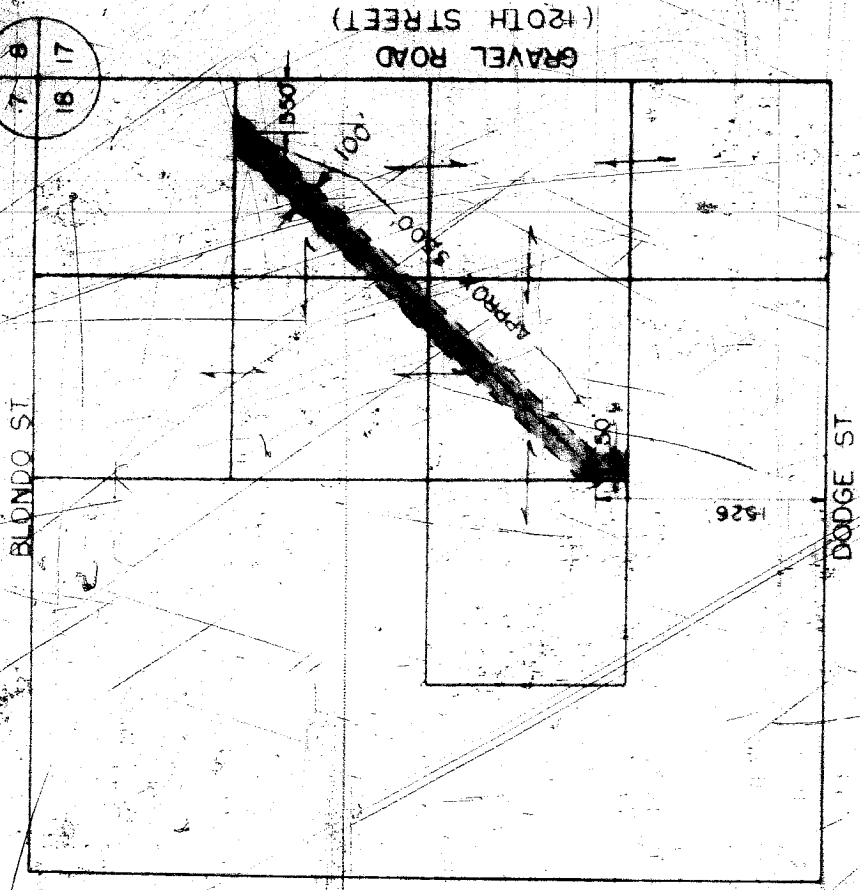
--- APPROXIMATE CENTER LINE 3 ϕ 161,000 VOLT LINE
--- OVERHANG ONLY

SCALE: 1" = 300'

EXHIBIT "A"

PANEL NO. 2

807PM 312 PAGE 323



**PROPOSED
OMAHA PUBLIC POWER DISTRICT
37 161,000 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

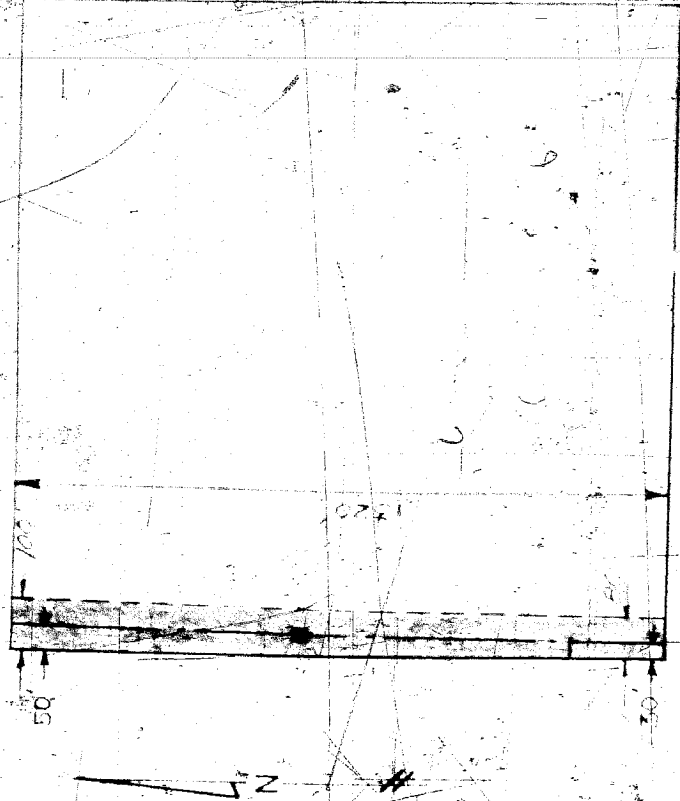
LEGEND

- APPROXIMATE CENTER LINE 37 161,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 1000'

EXHIBIT 'A'

BOOK 312 PAGE 524



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 8TH PM

DOUGLAS COUNTY, NEBRASKA

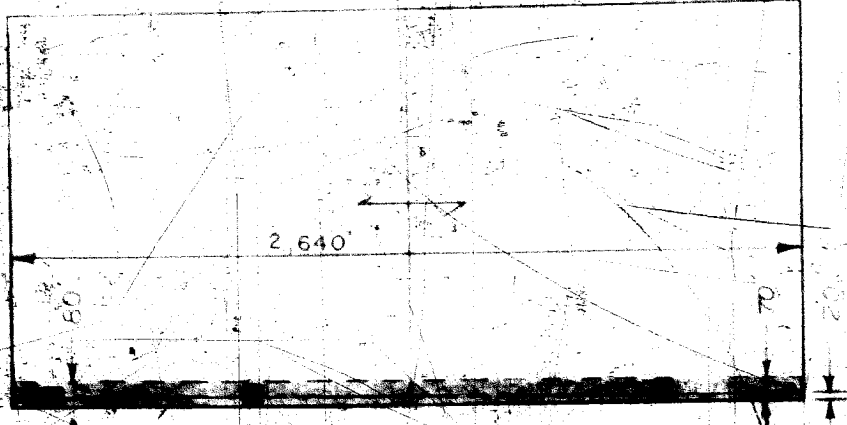
APPROXIMATE CENTER LINE OF 3Ø 161,000 VOLT LINE
 APPROXIMATE LOCATION OF STEEL TOWER STRUCTURE

SCALE: 1" = 300'

EXHIBIT - "A"

PAGE NO. 31

BOOK 312 PAGE 525



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 39 161,000 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

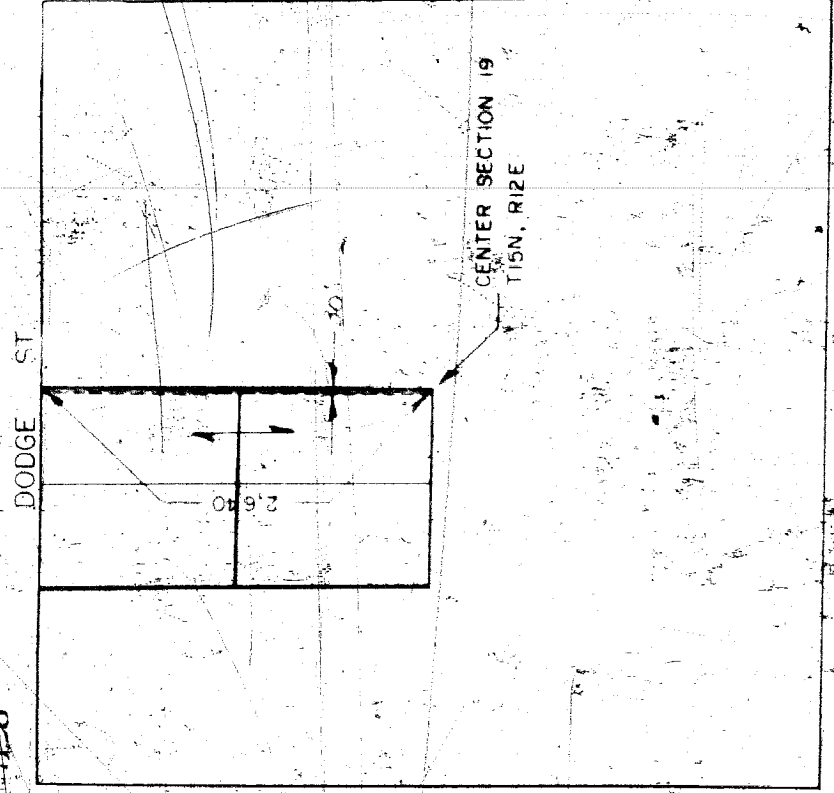
LEGEND

- APPROXIMATE CENTERLINE 39 161,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 500'

EXHIBIT 'A'

312 526



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 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

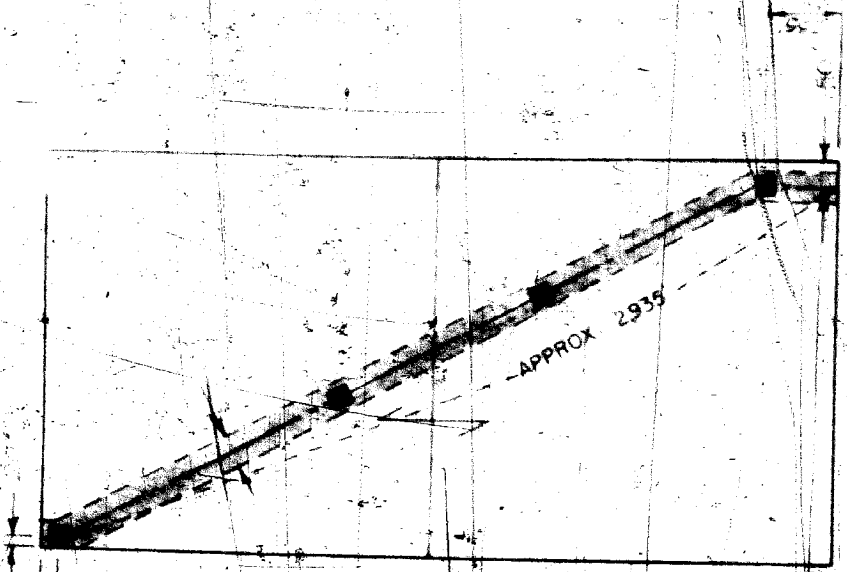
LEGEND
 APPROXIMATE EXTENT OF
 OVERHANG ONLY

SCALE 1" = 1000'

EXHIBIT - "A"

PARCEL NO 5

312 327



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 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 T. 15 N., R. 12 E
 OF THE 6TH PM.

DOUGLAS COUNTY, NEBRASKA

LEGEND

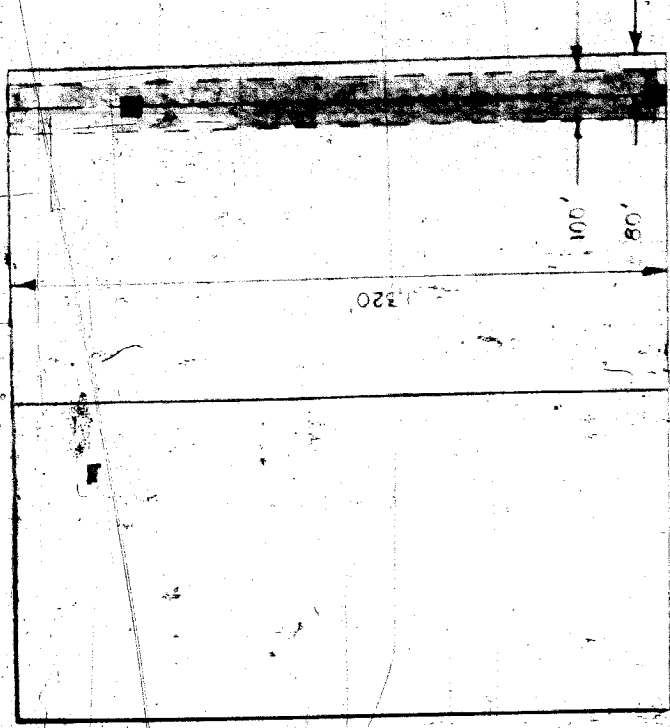
- APPROXIMATE TOWER LOCATION - STEEL TOWER STRUCTURE
- LINE 3 ϕ 161,000 VOLT LINE

SCALE: 1" = 500'

EXHIBIT "A"

PARCEL NO. 0

BOOK 312 PAGE 528



**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

DOUGLAS COUNTY, NEBRASKA

LEGEND

— APPROXIMATE CENTER LINE 3Ø 161,000 VOLT LINE

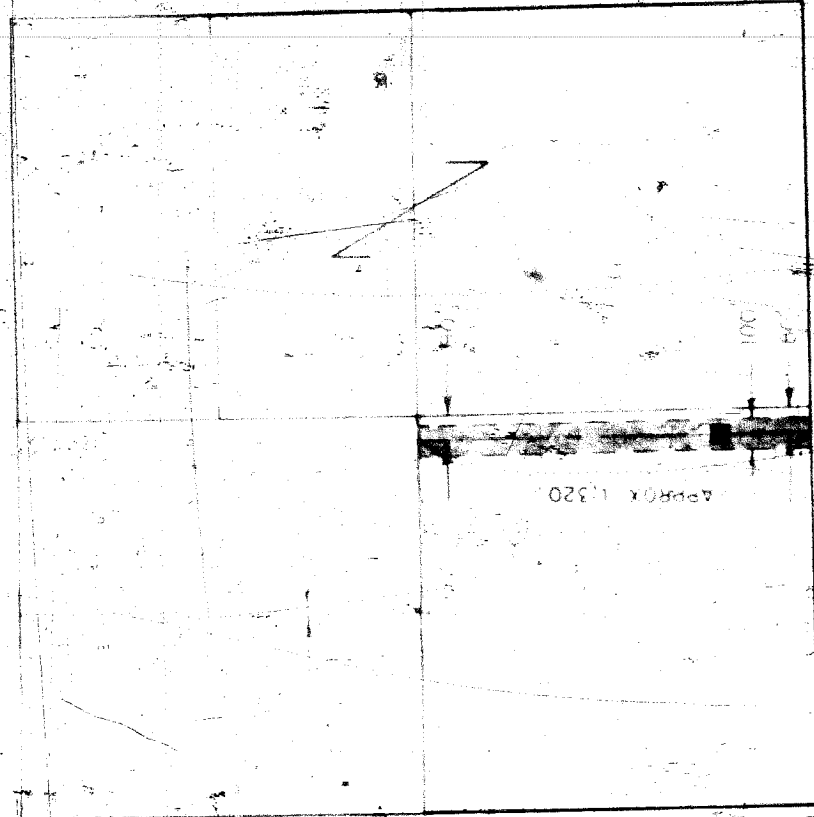
■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 300'

EXHIBIT - "A"

PARCEL NO. 7

312 PAGE 529



**PROPOSED
OMAHA PUBLIC POWER DISTRICT
3 ϕ 161,000 VOLT ELECTRIC LINE**

OVER PROPERTY OF

WALTER, W. & ISABELLE PEDERSEN

S 1/2 OF NE 1/4 OF NE 1/4 AND THE S 1/2 OF NE 1/4
AND E 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 ϕ 161,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

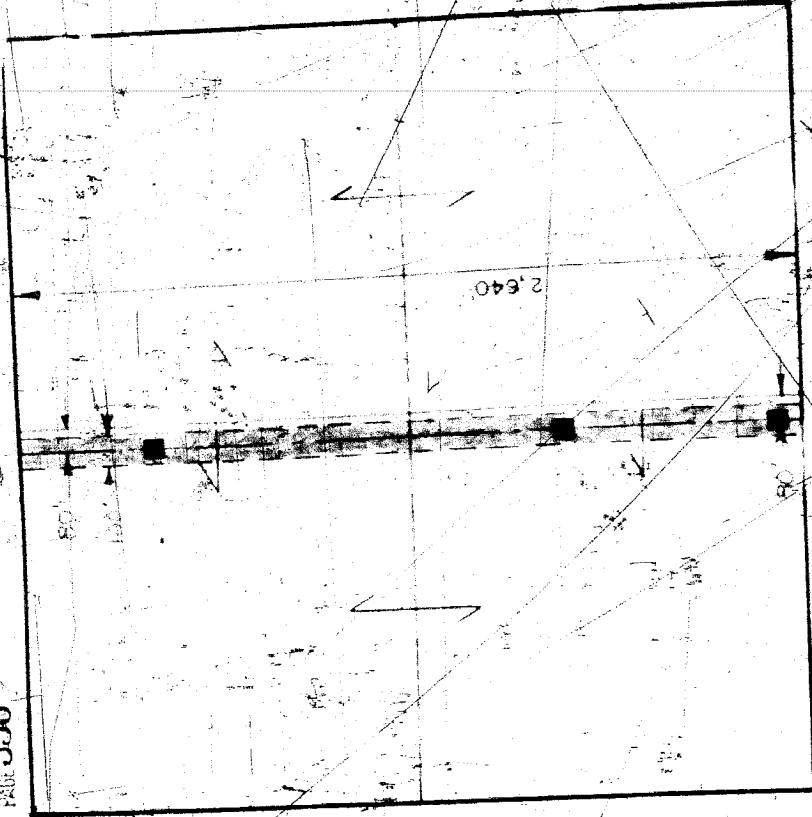
SCALE 1" = 500'

EXHIBIT - "A"

PARCEL NO. 9

312 PAGE 530

BOOK



GRAVEL ROAD

2,640

90

PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 161,000 VOLT ELECTRIC LINE

OVER PROPERTY OF

FREDO & CLARA PEDERSEN

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

DOUGLAS COUNTY, NEBRASKA

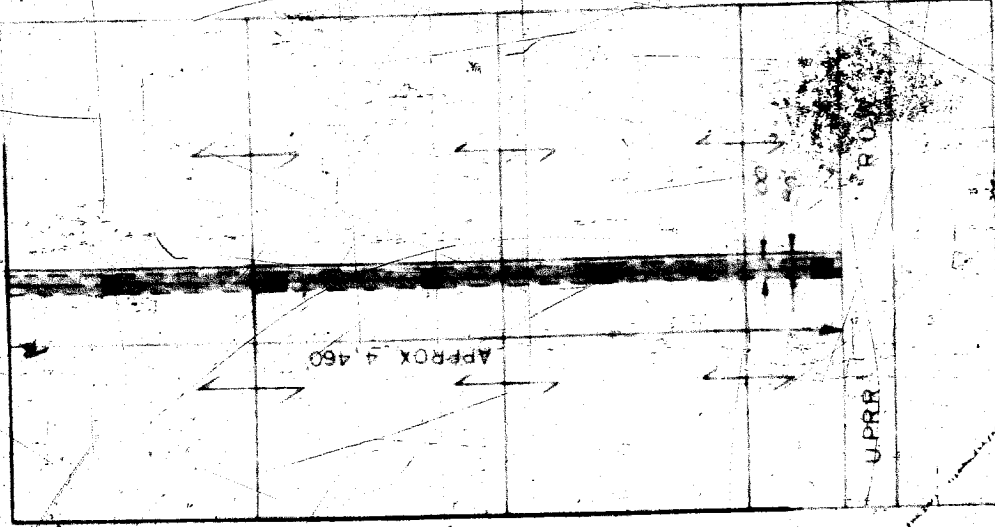
APPROXIMATE CENTER LINE OF 161,000 VOLT LINE
 APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 500'

EXHIBIT - "A"

PARCEL NO. 9

STATE HWY 38



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3Ø 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 ROW
 OF THE U.P.R.R. IN THE SE 1/4, SEC. 31 AND THE NE 1/4 OF
 SEC. 31, T15N, R12E, OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

LEGEND

APPROXIMATE CENTER LINE 3Ø 16,000 VOLT LINE

APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 800'

EXHIBIT - A

PARCEL NO 10

