

Affects Lot 201 BOOK 469 PAGE 205

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

In the Matter of the Petition of OMAHA
PUBLIC POWER DISTRICT, a Public Corpor-
ation, 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 transmission
lines for the transmission of electricity.

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

Condemner,

vs.

HENRY J. NEUHAUS AND OPAL O. NEUHAUS,
HUSBAND AND WIFE,

Condemnee.

Doc. 23 No. 174

REPORT OF APPRAISERS

Come now, the undersigned appraisers duly appointed in this matter to assess the damages that have been sustained by the owners 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 land in the respective parcel 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 electric transmission lines together with necessary poles, towers, footings, down-guys, anchors, conductors and shield wires, from the petitioner's switching station, at approximately 108th and Blondo Streets in Northwest Omaha, to a point on the Missouri River near Salix, Iowa, for the purpose of transmitting electricity to provide power and energy to the customers of the petitioner in the State of Nebraska, and that it is necessary that said transmission lines be constructed and that such conductors and shield wires be erected and placed over, along, under and across the lands hereinafter described as shown on the plat of the parcel 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. 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. Where required steel towers will be constructed in place of said H-frame poles. 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. 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 one hundred-sixty feet in width, as described herein and on the exhibit attached hereto, together with all rights and privileges incident to the use and enjoyment thereof, including the right of ingress and egress along said easement; the right to trim and remove 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 line or otherwise; the right to prohibit the changing or altering of the grade of said right of way as it now exists; 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 lines on and across the parcel of land described in the petition filed herein and in the plat of said land attached hereto, marked Exhibit "A", and hereby made a part hereof.

The description of the parcel, the description of the easement and our awards of damages to the respective owners interested therein, are as follows:

Parcel No. 1

Description of Parcel: The South One-half of the Northwest Quarter (S1/2 NW1/4), lying Northwest of creek, in Section Thirty-one (31), Township Sixteen (16) North, Range Twelve (12), East of the 6th P.M., Douglas County, Nebraska.

Description of Easement: A strip of land One Hundred Sixty feet (160') in width, Eighty feet (80') on each side of and parallel to the following described centerline - Beginning at a point on the East line of the South One-half of the Northwest Quarter (S1/2 NW1/4), Four Hundred Fifty-two feet (452') South of the Northeast corner thereof; thence in a Northwesterly direction to a point of leaving located on the North line thereof, Four Hundred Seventy-two feet (472') West of the aforesaid Northeast corner.

Owners: Henry J. Neuhaus
Opal O. Neuhaus

\$ 600⁰⁰
\$ 600⁰⁰

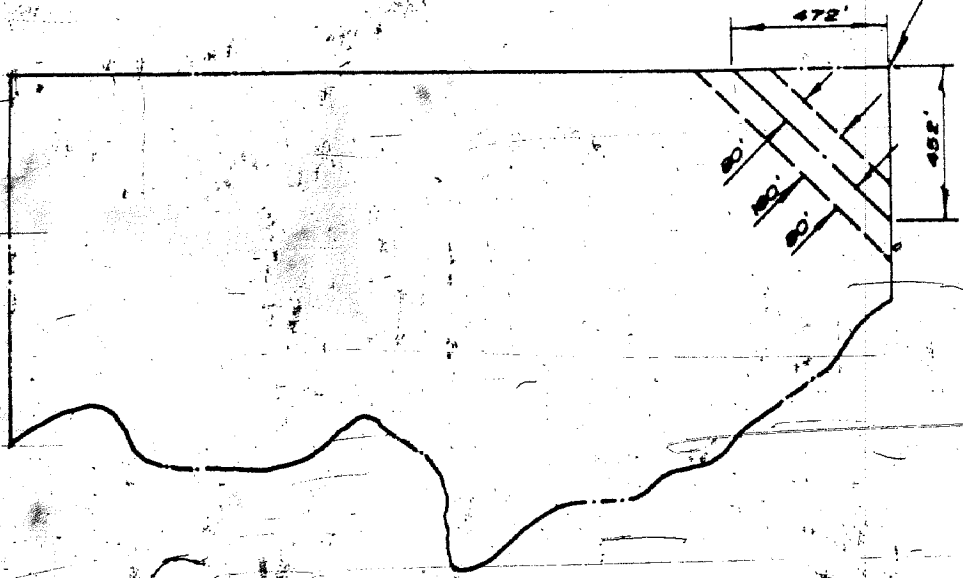
Dated at Omaha, Nebraska, this 25th day of

JUNE, 1968.

Larry W. Meyer
Richard H. Albrecht
Herbert L. Albrecht

Filed: June 27th, 1968

NE Cor. 31/2 NW 1/4 Sec. 31,
T16N, R12E, Douglas Co., Nebr.



1- Legal Description

The 31/2 of the NW 1/4, lying Northwest of creek, in Sec. 31,
T16N, R12E 6th P.M., Douglas County, Nebraska.

2- Description of Easement

A strip of land 160' in width, 80' on each side of and parallel to the
following described centerline. - Beginning at a point on the East line
of 31/2 of the NW 1/4, 482' South of the NE Corner thereof; thence
in a Northwesterly direction to a point of leaving located on the North
line thereof, 472' West of the aforesaid NE-Corner.

3- Owner

Henry J. Neuhaus & Opal O. Neuhaus, husband and wife.

LEGEND

- Property Line
- Centerline of Easement
- Limits of Easement

EXHIBIT "A"

Scale: 1" = 500'

Ref. No. 2.55(9)

PARCEL NO. 1

COUNTY COURT

DOUGLAS COUNTY

ROBERT R. TROYER, Judge
JOSEPH J. BELITZ, Clerk

OMAHA, NEBR.

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STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } ss.

I, ROBERT R. TROYER, County Judge of Douglas County,

Nebraska, do hereby certify that I have compared the foregoing copy of

"REPORT OF APPRAISERS"

in re: OMAHA PUBLIC POWER DISTRICT, Condemner

vs.

HENRY J. NEUHAUS and OPAL O. NEUHAUS, Condemnees,

in the matter of the Condemnation Docket C3 - Page 174

with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Omaha, this 27th day of June, A. D. 1968



By ROBERT R. TROYER, County Judge
Joseph J. Belitz, Clerk of this County Court

IN THE COUNTY COURT

DOUGLAS COUNTY, NEBRASKA

In the Matter of the

of

CERTIFIED COPY
OF

"REPORT OF APPRAISERS"

24
Mail

RECORDED & INDEXED
DOUGLAS COUNTY, NEBRASKA

THE STATE OF NEBRASKA } ss.
Douglas County }
Entered in Numerical Index and the
for Record in the office of the Register
Deeds of said County and recorded
Book 469 of (New)
Page 206

James J. ...
Register of Deeds

By: Deputy
MAIL Judge ...

Compared 3-16-12 90

3P-16-12