

MISCELLANEOUS RECORD NO. 10

20334-REDFIELD & COMPANY, INC., OMAHA

REPORT OF APPRAISERS
Omaha Public Power District
vs.
Will A. Minford et al

COMPARED

Filed 28 August 1967 at: 2:10 P.M.
Betty Philpot, Register of Deeds
\$ 9.10

IN THE COUNTY COURT OF CASS 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
Cass County, Nebraska, by eminent domain
for the purpose of constructing, oper-
ating and maintaining a high voltage
transmission line for the transmission
of electricity.

DOC. NO.

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,
Condemner,

REPORT
OF
APPRAISERS

vs.

WILL A. MINFORD; FLOY KENNEDY; JEAN H.
SPANGLER AND MARY ALICE SPANGLER, HUS-
BAND AND WIFE; RICHARD E. SPANGLER AND
MARJORIE ANN SPANGLER, HUSBAND AND WIFE;
HOWARD EMERSON WILES, JR.; LURA M. KELLER;
DALE WOHLFARTH; THE FEDERAL LAND BANK OF
OMAHA.

Condemnees.

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 a 345,000 volt transmission line 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 line 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 line is generally described as a two-pole H-frame transmission line, the conductors being supported on cross-arms attached to two wooden poles located as designated on said exhibit in connection with each tract number. Said H-frame poles will be twenty-seven feet apart and approximately eighty to one hundred five feet long. All clearances of the wires above the ground will comply with the rules and regulations of the Nebraska State Railway Commission.

We further took into consideration the fact that the condemner requires a perpetual easement for a right-of-way one hundred fifty feet in width, seventy-five feet on each side of the center-line, together with all rights and privileges incident to the use and enjoyment thereof, including the right of ingress and egress; the right to trim and remove underbrush and trees to safe clearance; the right to remove obstructions within seventy-five feet of the center-line of said right-

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20334-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
L. L. BROWN & COMPANY, INC.
LINEN & PAPER CO.
ST. LOUIS, MO.

of-way, which obstructions would be a hazard to said line; and the right to erect, operate, maintain and repair said electric transmission line, over, upon, along 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 descriptions of the easements and our awards of damages to the respective owners and other persons interested therein, are as follows:

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Parcel No. 1b

Description of Parcel: The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and Lot Four (4) of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-four (24) and the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Thirteen (13), all in Township Eleven (11) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Lot Four (4), Eight Hundred Eighty-two feet (882') East of and One Thousand Four Hundred Fifty-six feet (1,456') South of the Northwest corner of the Northwest Quarter (NW1/4); thence Northerly to a point of turning located Eight Hundred Eighty-two feet (882') East of and Twenty-three and Eight hundredths feet (23.08') North of the Southwest corner of said Southwest Quarter (SW1/4); thence continuing in a Northerly direction to a point of leaving located on the North line of said Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), Nine Hundred Six feet (906') East of the Northwest corner thereof.

Owner: Will A. Minford \$ 4000.00

Parcel No. 2b

Description of Parcel: The Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), except the South Sixteen and Five tenths feet (16.5') thereof of Section Thirteen (13), Township Eleven (11) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Nine Hundred Six feet (906') East of the Southwest corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, Nine Hundred Twenty-nine feet (929') East of the Northwest corner thereof.

Owner: Floy Kennedy \$ 1500.00
Tenant: Dale Wohlfarth \$ 300.00

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Parcel No. 3b

Description of Parcel: The Northwest Quarter (NW1/4) of Section One (1), Township Eleven (11) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

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20334—RISFIELD & COMPANY, INC., OMAHA

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Northwest Quarter (NW1/4), One Thousand One Hundred Thirteen feet (1,113') East of the Southwest corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, One Thousand One Hundred Seventy-seven feet (1,177') East of the Northwest corner thereof.

Owners:	Jean H. Spangler)	\$ _____
	Mary Alice Spangler)	\$ _____
)	2700.00
Mortgagee:	The Federal Land Bank of Omaha)	\$ _____
Tenant:	Richard E. Spangler -----)		\$ 900.00

Parcel No. 4b

Description of Parcel: The Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Southwest Quarter (SW1/4), One Thousand One Hundred Seventy-seven feet (1,177') East of the Southwest corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, One Thousand Two Hundred Forty feet (1,240') East of the Northwest corner thereof.

Owners:	Richard E. Spangler)	\$ _____
	Marjorie Ann Spangler)	3600.00
)	\$ _____

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Parcel No. 5b

Description of Parcel: Lot Two (2) being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Thirty-six (36), Township Twelve (12) North, Range Thirteen (13), East of the 6th P.M., Cass County, Nebraska.

Description of Easement: A strip of land 150' in width, 75' on each side of the following described centerline: Beginning at a point on the South line of said Lot Two (2), One Thousand Two Hundred Four feet (1,204') East of the Southwest corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, One Thousand Two Hundred Sixty-six feet (1,266') East of the Northwest corner thereof.

Owner:	Howard Emerson Wiles, Jr.)	\$ _____
)	2000.00
Mortgagee:	Lura M. Keller)	\$ _____

Dated at Plattsmouth, Nebraska, this 7th day of August, 1967.

A W Propst
Edwin T. McHugh
Dwight L. Clements

ENDORSED: FILED IN COUNTY COURT CASS COUNTY, NEBR. AUG. 7, 1967
RAYMOND J. CASE, COUNTY JUDGE.

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EXHIBIT "A" PARCEL NO 1b FILED IN PLAT BOOK NUMBER 6, PAGE 22

1-Description of land -
The NW1/4 of NW1/4 & Lot 4 of SW1/4 of NW1/4 of Sec. 24 and SW1/4 of SW1/4 of Sec. 13, T11 N, R 13 E 6th P.M., Cass County, Nebraska.

2-Description of Easement-
A strip of land 150' in width, 75' on each side of the following described centerline-
Beginning at a point on the South line of said Lot 4, 882' East of and 1,456' South of the NW Corner of the NW1/4; thence Northerly to a point of turning located 882'

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L. L. Brown & Co. Paper Co.
L. L. Brown & Co. Paper Co.

East of and 23.08' North of the SW Corner of said SW1/4; thence continuing in a Northerly direction to a point of leaving located on the North line of said SW1/4 of SW1/4, 906' East of the NW Corner thereof.

- 3- Owner-
 Will A. Minford
4- Mortgage-
 None
5- Tenant-
 None

EXHIBIT "A" PARCEL NO 2b FILED IN PLAT BOOK NUMBER 6, PAGE 22

- 1-Description of land-
 The NW1/4 of SW1/4, except So. 16.5' thereof of Sec. 13, T 11 N, R 13 E 6th P.M., Cass County, Nebraska.
2-Description of Easement-
 A strip of land 150' in width, 75' on each side of the following described centerline - Beginning at a point on the South line of said NW1/4 of SW1/4, 906' East of the SW Cor. thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, 929' East of the NW Cor. thereof.

- 3-Owner-
 Floy Kennedy
4-Mortgage
 None
5-Tenant-
 Dale Wohlfarth

EXHIBIT "A" PARCEL NO 3b FILED IN PLAT BOOK NUMBER 6, PAGE 22

- 1-Description of land-
 The NW1/4 of Sec. 1, T 11 N, R 13 E 6th P.M., Cass County, Nebraska.
2-Description of Easement-
 A strip of land 150' in width, 75' on each side of the following described centerline-Beginning at a point on the South line of said NW1/4, 1,113' East of SW Corner thereof, thence in a northerly direction to a point of leaving located on the North line thereof, 1,177' East of the NW Corner thereof.

- 3-Owner-
 Jean H. & Mary Alice Spangler
4-Mortgage-
 The Federal Land Bank of Omaha.
5-Tenant-
 Richard Spangler

EXHIBIT "A" PARCEL NO 4b FILED IN PLAT BOOK NUMBER 6, PAGE 22

- 1-Description of land-
 The SW1/4 of Sec. 36, T 12 N, R 13 E 6th P.M., Cass County, Nebraska.
2-Description of Easement-
 A strip of land 150' in width, 75' on each side of the following described centerline-Beginning at a point on the South line of said SW1/4, 1,177' East of the SW Corner thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, 1,240' East of the NW Corner thereof.

- 3-Owner-
 Richard E. & Marjorie Ann Spangler
4-Mortgage-
 None
5-Tenant-
 None

EXHIBIT "A" PARCEL NO 5b FILED IN PLAT BOOK NUMBER 6, PAGE 22

- 1-Description of land-
 Lot 2 (SW1/4 of NW1/4) of Sec. 36, T 12 N, R 13 E 6th P.M., Cass County, Nebraska.
2-Description of Easement-
 A strip of land 150' in width, 75' on each side of the following described centerline-Beginning at a point on the South line of said Lot 2, 1,204' East of the SW Cor. thereof, thence in a Northerly direction to a point of leaving located on the North line thereof, 1,266' East of the NW Cor. thereof.

- 3-Owner-
 Howard Emerson Wiles, Jr.

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MISCELLANEOUS RECORD NO. 10

20334-RENFIELD & COMPANY, INC., OMAHA

4-Mortgage-
 Lura M. Keller
 5-Tenant-
 None

IN THE COUNTY COURT OF CASS COUNTY, NEBRASKA

THE STATE OF NEBRASKA)
)
 COUNTY OF CASS)

) ss.

CERTIFICATE OF TRANSCRIPT

I, Raymond J. Case County Judge of Cass County, Nebraska, do hereby certify the foregoing to be a true, perfect and complete copy of REPORT OF APPRAISERS FILED IN THE CASE OF OMAHA PUBLIC POWER DISTRICT, a Public Corporation, CONDEMNER, VS WILL A. MINFORD ET AL, CONDEMNNEES, as the same appears----on file and of record in the County Court of Cass County, Nebraska. I further certify that I have legal custody and control of the records of said Court; that said Court is a Court of Record, has a seal, and the said seal is hereto affixed; and that the foregoing attestation is in due form and according to the laws of the State of Nebraska. IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the County Court of Cass County, Nebraska, at Plattsmouth, this 25th day of August A.D., 1967.

(SEAL OF THE COUNTY COURT)
 (OF CASS COUNTY, NEBRASKA)

Raymond J. Case
 County Judge

by: Sarah Cecil
 Clerk of The County Court

REPORT OF APPRAISERS
 Omaha Public Power District
 vs.
 Howard E. Wiles et al

COMPARED

Filed 29 August 1967 at: 3:30 P.M.
 Betty Philpot, Register of Deeds
 \$ 8.60

IN THE COUNTY COURT OF CASS 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 Cass County, Nebraska, by eminent domain for the purpose of constructing, operating and maintaining a high voltage transmission line for the transmission of electricity.

DOC.

NO.

OMAHA PUBLIC POWER DISTRICT,
 a Public Corporation,

Condemner,

vs.

HOWARD E. WILES; HOWARD EMERSON WILES, JR.; JOSEPH MYRON WILES AND JENNIE L. WILES, HUSBAND AND WIFE; RHINEHARD GWAHEN; MARVIN GWAHEN; MARGARET DONELAN BROWN; ARTHUR PENKE; RALPH D. YOUNKER AND BONNIE J. YOUNKER, HUSBAND AND WIFE;

Condemnees.

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 the fact that the condemner proposes to construct immediately

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