

Reg. No. 11.25

39-385

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 eminent domain for the purpose of constructing, operating and maintaining transmission lines for the transmission of electricity.

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OMAHA PUBLIC POWER DISTRICT,  
a Public Corporation,

REPORT OF APPRAISERS

Condemner,

vs.

GLADYS MARIE FORNOFF & WALTER E. FORNOFF, WIFE AND HUSBAND; HERMAN COHEN, TRUSTEE; METROPOLITAN LIFE INSURANCE CO. AND CLARENCE ISKE & GERTRUDE ISKE; DONALD GOTTSCH; NISSE HANSEN, SINGLE; CITY WIDE ROCK & EXCAVATING CO.,

Condemnees.

FILED FOR RECORD IN SARPY COUNTY NEB Jan 25 1968 AT 11 O'CLOCK A.M.  
AND RECORDED IN BOOK 39 OF Miss Rec PAGE 385  
Alice Binkley Jones REGISTER OF DEEDS 41 25

3689

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 345,000 volt transmission lines 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 lines 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 lines are generally described as underground lines as well as two-pole H-frame overhead transmission lines; that 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; that where required, steel towers will be constructed in place of said H-frame poles; that 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; and that 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 three hundred feet in width, as described herein and on the exhibits attached hereto, together with all rights and privileges incident to the use and enjoyment thereof, including all right of ingress and egress along said easement; the right to trim 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 lines or otherwise; 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 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.

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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:

Parcel No. 1b

Description of Parcel: The North One-half of the Southeast Quarter (N1/2 SE1/4) of Section Eight (8), Township Thirteen (13) North, Range Thirteen (13), East of the 6th P.M., Sarpy County, Nebraska.

Description of Easement: A strip of land Three Hundred feet (300') in width, Two Hundred Twenty-five feet (225') East of and parallel to and Seventy-five feet (75') West of and parallel to the following described reference line: Beginning at a point on the South line of said North One-half of the Southeast Quarter (N1/2 SE1/4), One Thousand Nine Hundred Fifty-eight feet (1,958') West of the Southeast corner thereof; thence in a Northwesterly direction to a point of leaving located on the North line thereof; Two Thousand Forty-three feet (2,043') West of the Northeast corner thereof.

Owners: Gladys Marie Fornoff  
Walter E. Fornoff

} \$ ~~17,500.<sup>00</sup>~~  
\$ 17,500.<sup>00</sup>

Parcel No. 2b

Description of Parcel: The South One-half of the Southeast Quarter (S1/2 SE1/4) of Section Five (5), and the Northeast Quarter (NE1/4) of Section Eight (8), Township Thirteen (13) North, Range Thirteen (13), East of the 6th P.M., Sarpy County, Nebraska.

Description of Easement: A strip of land Three Hundred feet (300') in width, Two Hundred Twenty-five feet (225') East of and parallel to and Seventy-five feet (75') West of and parallel to the following described reference line: Beginning at a point on the South line of said Northeast Quarter (NE1/4), Two Thousand Forty-three feet (2,043') West of the Southeast corner thereof; thence in a Northwesterly direction to a point of leaving located on the North line of said South One-half of the Southeast Quarter (S1/2 SE1/4), Two Thousand Two Hundred Sixty feet (2,260') West of the Northeast corner thereof.

Owner: Herman Cohen, Trustee

\$ 32,600.<sup>00</sup>

Mortgagee: Metropolitan Life Insurance Co.  
Clarence Iske  
Gertrude Iske

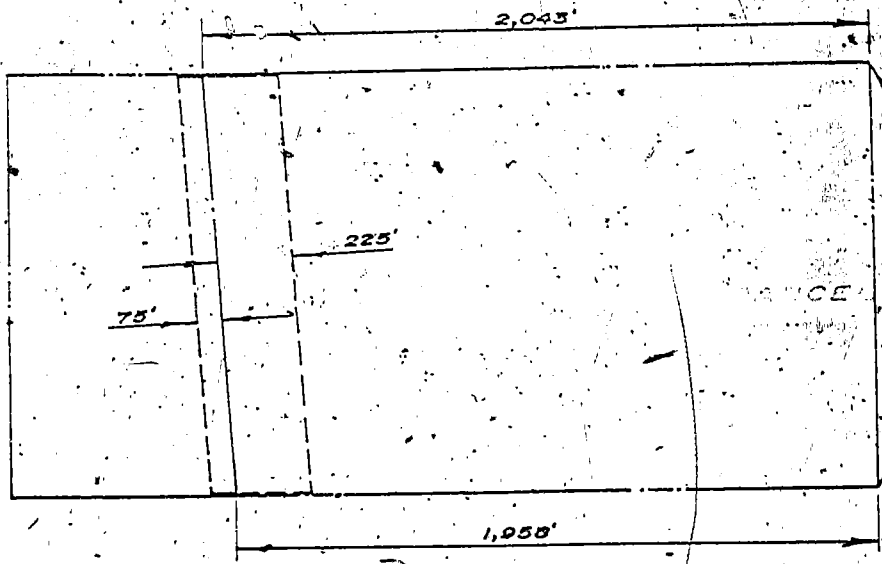
\$ 0  
\$ 0  
\$ 0

Tenant: Donald Gottsch

\$ 450.<sup>00</sup>

39-389

NORTH



1 - Description of land -

The N1/2 of the SE1/4 of Sec. 8, T13N, R13, E of the 6th RM., Sarpy County, Nebraska.

2 - Description of Easement -

A strip of land 300' in width, 225' East of and parallel to and 75' West of, and parallel to the following described reference line - Beginning at a point on the South line of said N1/2 of the SE1/4, 1,958' West of the SE Corner thereof; thence in a Northwesterly direction to a point of leaving located on the North line thereof, 2,043' West of the NE Corner thereof.

3 - Owner -

Gladys Marie Fornoff & Walter E. Fornoff, wife & husband

4 - Mortgage -

None

5 - Tenant -

None

LEGEND

- Property Line
- Reference Line
- Limits of Easement

EXHIBIT "A"

Scale: 1" = 500'

Ref. No. 104-2-242

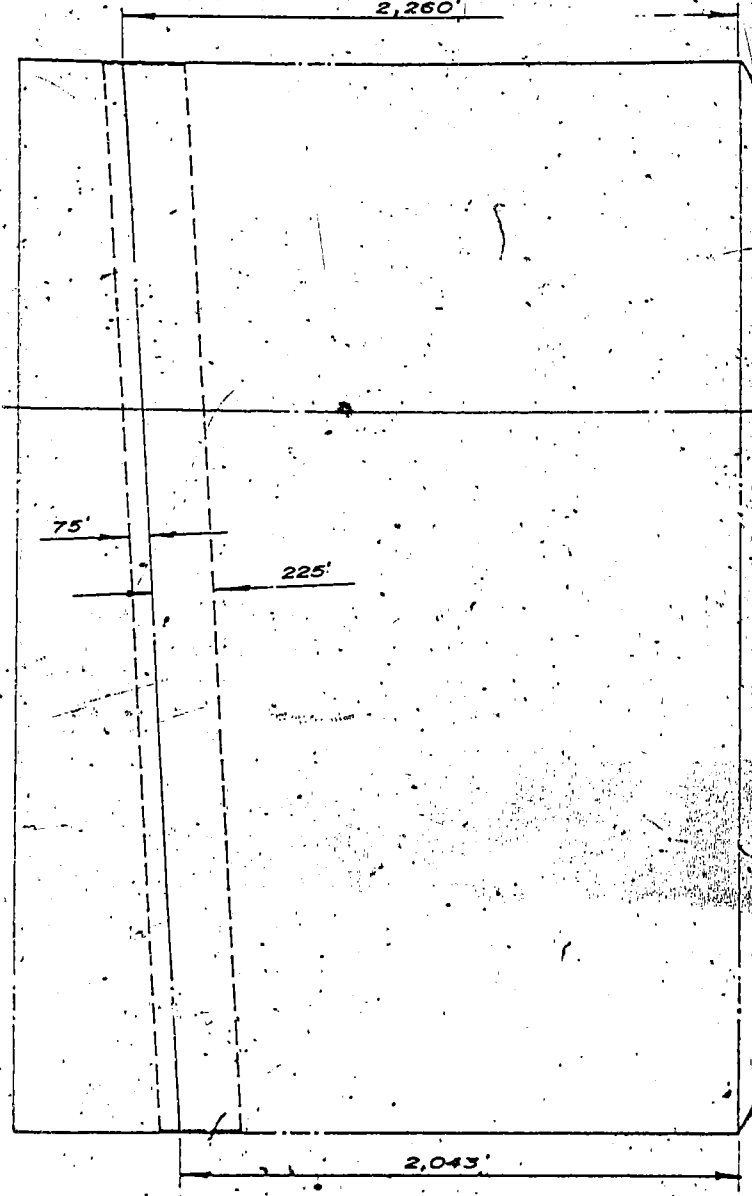
PARCEL NO. 4b

39-390

2,260'

NE Cor. 1/2 SE 1/4,  
Sec. 8, T13N, R13E,  
Sarpy.

NORTH



SE Cor. NE 1/4  
Sec. 8, T13N, R13E  
Sarpy Co., Nebraska

2,043'

1- Description of land.—

The 1/2 of the SE 1/4 of Sec. 8 & the NE 1/4 of Sec. 8, T13N, R13, E. 6th P.M., Sarpy Co., Nebr.

2- Description of Easement —

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line— Beginning at a point on the South line of said NE 1/4, 2,043' West of the SE Corner thereof; thence in Northwesternly direction to a point of leaving located on the North line of said 1/2 of the SE 1/4, 2,260' West of the NE Corner thereof.

3 - Owner

Herman Cohen, trustee

4 - Mortgage —

Metropolitan Life Insurance Co. and  
Clarence and Gertrude Lake

5 - Tenant—

Dorald Gottsch

EXHIBIT "A"

LEGEND

- Property Line
- Reference Line
- - - - - Limits of Easement

Scale: 1" = 600'

Ref. No. 104-3)  
105-1)-243

PARCEL NO. 2b