

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 a high voltage
transmission line for the transmission
of electricity.

Doc. C-3 No. 128

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

REPORT
OF APPRAISERS

Condemner,

vs.

OVERLAND-WOLF, INC., A NEBRASKA CORPORATION,
LARSEN & LARSEN, INC., A NEBRASKA CORPOR-
ATION, NEBRASKA SAVINGS AND LOAN
ASSOCIATION,

Condemnee.

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 it has become necessary for the condemner to construct and relocate 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, and that it is necessary that said high voltage transmission lines be constructed over and across the lands hereinafter described and as shown on the plats of the separate parcels in Exhibit "A", which is attached hereto and made a part hereof.

We further took into consideration the fact 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 steel towers, four conductors on each side, one above the other; that five conductors will be installed at this time, the remaining three conductors will be added at some future date; that one steel tower has heretofore been relocated on one parcel herein described being approximately five to six feet square at the top, approximately seventeen to twenty-eight feet square at the bottom, and approximately one hundred one to one hundred twenty-one feet tall. The minimum clearance of the lowest conductors at the bottom crossarm will be approximately forty-five feet and the center of the span will be approximately twenty-nine feet at 120° Fahrenheit.

We further took into consideration the fact that the condemner requires a perpetual easement for a right of way fifty feet on each side of a centerline, or one hundred feet in width, together with all rights and privileges incident to the use and enjoyment thereof, including but not limited to the right of ingress and egress to enter upon said lands, to construct, repair and maintain said structures and lines 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, and the right to trim and remove underbrush and trees to a safe clearance, and to operate, maintain and repair said electric transmission line over, upon, along and above all of 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 description of the easements and our awards of damages to the respective owners and other persons interested therein, are as follows:

Parcel No. 1

Legal Description: Lot Four (4), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Beginning at the Southeast corner of said Lot Four (4); thence in a Southwesterly direction along the Southerly line of said Lot a distance of Thirty-three feet (33'), more or less; thence in a Northwesterly direction to a point on the Northwesterly line of said lot, said point being Twenty-one feet (21'), more or less, Southwest of the North lot corner of said lot; thence in a Northeasterly direction to said North corner; thence in a Southeasterly direction along the Easterly lot line of said lot to point of beginning.

Owners:	Overland-Wolf Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>600.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

Parcel No. 2

Legal Description: Lot Five (5), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Beginning at the Southeast corner of said Lot Five (5); thence in a Southwesterly direction along the Southerly line of said lot a distance of Forty-three feet (43'), more or less; thence in a Northwesterly direction to a point on the Northerly line of said lot, said point being Thirty-three feet (33'), more or less, Southwest of the Northeasterly corner of said lot; thence in a Northeasterly direction along said Northerly line to the Northeasterly lot corner; thence in a Southeasterly direction along the Easterly line of said lot to the point of beginning.

Owners:	Overland-Wolf Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>1000.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

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Parcel No. 3

Legal Description: Lot Six (6), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Beginning at a point on the Southeasterly line of said Lot Six (6), said point being Five feet (5'), more or less, Southwest of the Southeasterly lot corner; thence continuing in a Southwesterly direction along said Southeasterly line a distance of Forty-nine feet (49'), more or less; thence in a Northwesterly direction to a point on the Northwesterly line of said lot Six (6), said point being Forty-three feet (43'), more or less, Southwest of the Northeasterly lot corner; thence in a North-easterly direction along said Northwesterly lot line to the North-easterly lot corner; thence in a Southeasterly direction along the Easterly line of said lot a distance of Sixty-two feet (62'), more or less, to a point on the West line of an existing Omaha Public Power District Transmission Line Easement; thence in a Southerly direction along said West right of way line to the point of beginning.

Owners:	Overland-Wolf, Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>1500.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

Parcel No. 4

Legal Description: Lot Seven (7), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Beginning at a point on the South-easterly line of said Lot Seven (7), said point being Thirty-six and one-half feet (36.5'), more or less, Southwest of the South-easterly lot corner; thence continuing in a Southwesterly direction along said Southeasterly line a distance of Twenty-six and one-half feet (26.5'), more or less; thence in a Northwesterly direction to a point on the Northwesterly line of said Lot Seven (7), said point being Fifty-four feet (54'), more or less, Southwest of the North-easterly corner of said lot; thence in a Northeasterly direction a distance of Forty-nine feet (49'), more or less, to a point on the West line of an existing Omaha Public Power District Transmission Line Easement; thence in a Southerly direction along said west right of way line to the point of beginning.

Owners:	Overland-Wolf, Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>1500.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

Parcel No. 5

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Legal Description: Lot Eight (8), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Beginning at a point on the Southerly line of said Lot Eight (8), said point being Sixty-nine feet (69') Southwest of the Southeast corner of said lot; thence continuing in a Southwesterly direction a distance of Five feet (5'), more or less; thence in a Northwesterly direction to a point on the Northerly line of said lot, said point being Sixty-three feet (63'), more or less, Southwest of the Northeast corner of said lot; thence continuing in a Northeasterly direction along said Northerly lot line a distance of Twenty-six and one-half feet (26.5'), more or less, to a point on the West line of an existing Omaha Public Power District Transmission Line Easement; thence in a Southerly direction along said West right of way line to the point of beginning.

Owners:	Overland-Wolf, Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>1000.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

Parcel No. 6

Legal Description: Lot Nine (9), Block One (1), Second Platting, First Addition to Sunnyslope, an addition to Douglas County, Nebraska, as surveyed, platted and recorded.

Description of Easement Area: Commencing at the Southeast corner of said Lot Nine (9); thence West along the South line of said lot a distance of Seventy feet (70'); thence North and parallel with the East line of said lot a distance of Seventy-three feet (73'), more or less, to the point of beginning; thence in a Northwesterly direction to a point on the Northerly line of said Lot Nine (9), said point being Seventy-four feet (74'), more or less, West of the Northeast corner of said lot; thence in an Easterly direction along said Northerly line a distance of Five feet (5') to the West line of an existing Omaha Public Power District Transmission Line Easement; thence in a Southerly direction a distance of Twenty-one and one-half feet (21.5') to the point of beginning.

Owners:	Overland-Wolf, Inc., A Nebraska Corporation	\$ <u>— 0 —</u>
	Larsen & Larsen, Inc., A Nebraska Corporation	\$ <u>200.00</u>
Mortgagee:	Nebraska Savings and Loan Association	\$ <u>— 0 —</u>

Dated at Omaha, Nebraska, this 10th day of

November, 1967.

OFFICE OF THE
COUNTY JUDGE
FILED
NOV 16 1967

ROBERT R. TROYER, County Judge

John R. Barton
William L. ...
Sidney J. Cullingham

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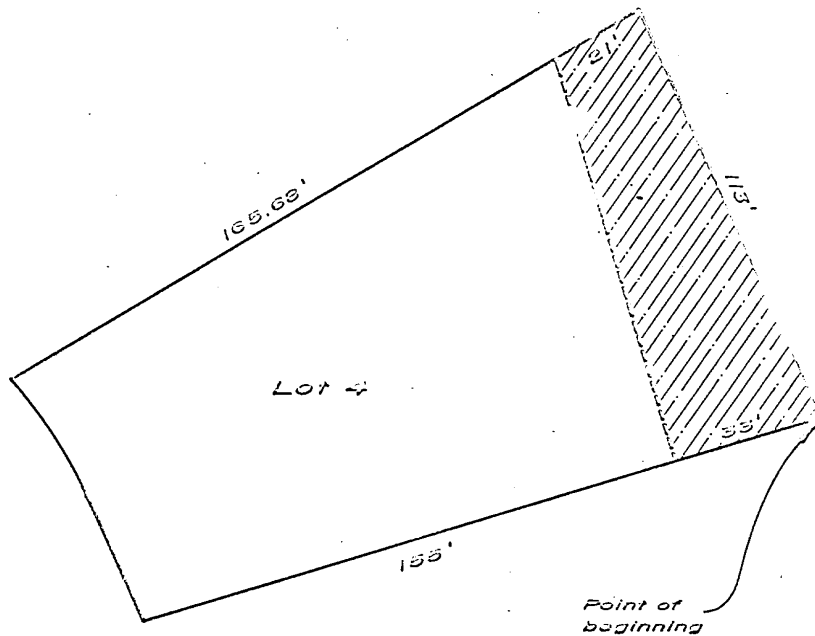
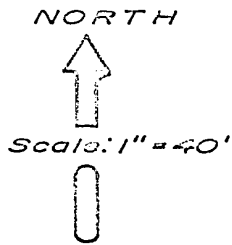


EXHIBIT ³³A⁰⁰

Legal Description: Lot 4, Block 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska

*Owner: OVERLAND-WOLF, INC., a Nebraska Corporation
LARSEN & LARSEN, INC., a Nebraska Corporation*

Mortgage: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO. 1

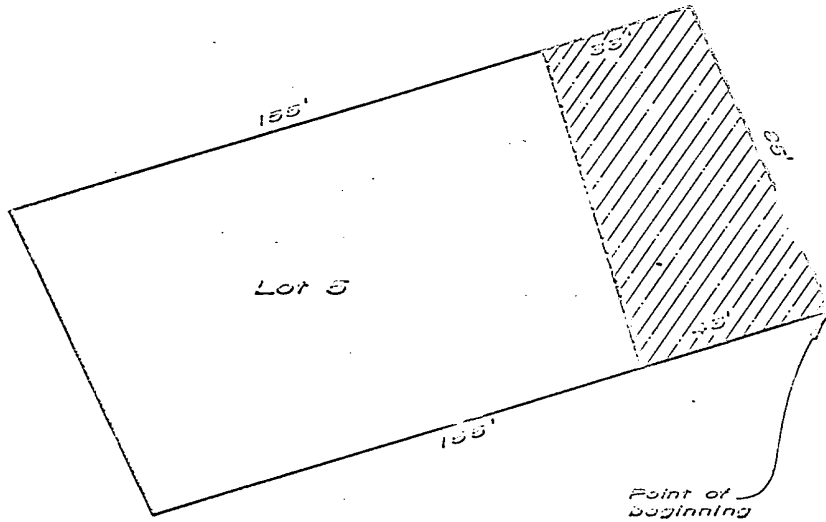
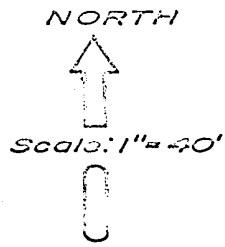


EXHIBIT "A"

Legal Description: Lot 5, Block 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska

*Owner: OVERLAND - WOLF, INC., a Nebraska Corporation
LARSEN & LARSEN, INC., a Nebraska Corporation*

Mortgagee: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO. 2

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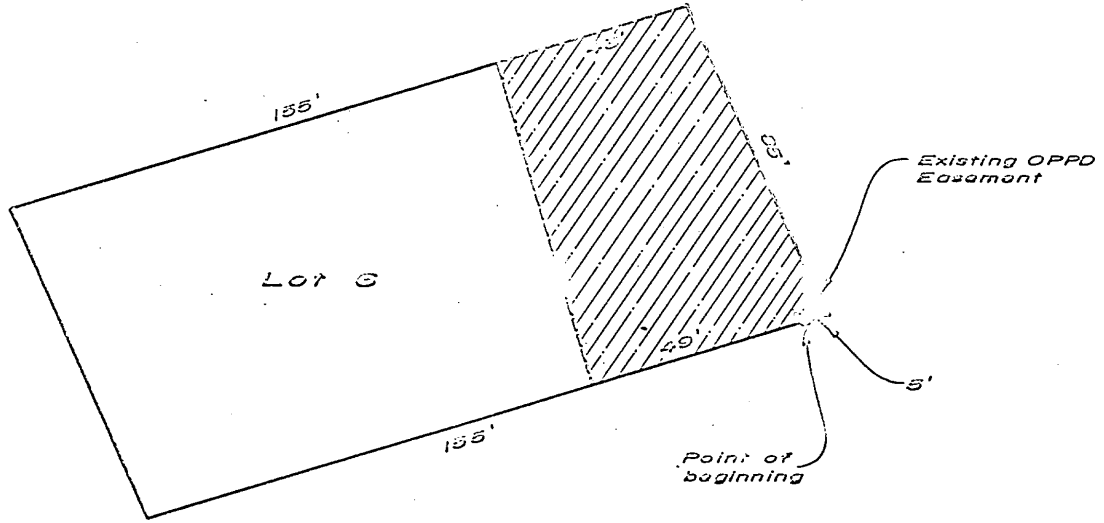
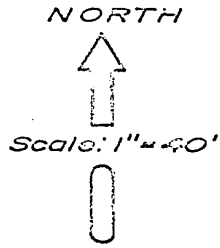


EXHIBIT "A"

Legal Description: Lot 6, Block 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska

*Owner: OVERLAND - WOLF, INC., a Nebraska Corporation
LARSEN & LARSEN, INC., a Nebraska Corporation*

Mortgage: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO. 5

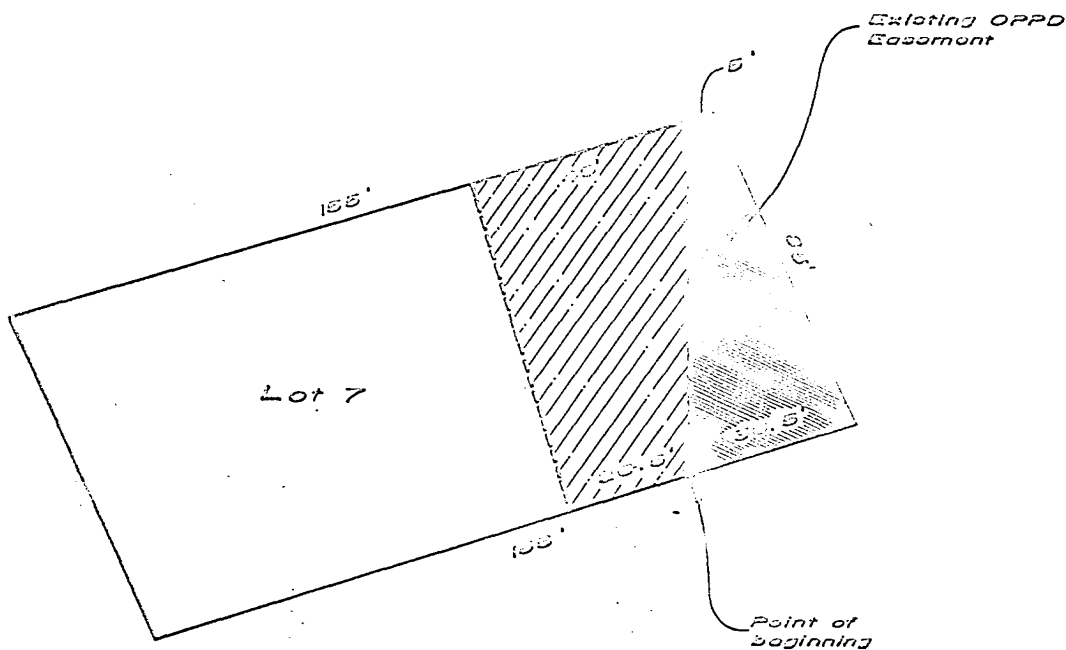


EXHIBIT A

Legal Description: Lot 7, Block: 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska.

*Owner: OVERLAND - WOLF, INC., a Nebraska Corporation.
LARSEN & LARSEN, INC., a Nebraska Corporation.*

Mortgage: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO. 3

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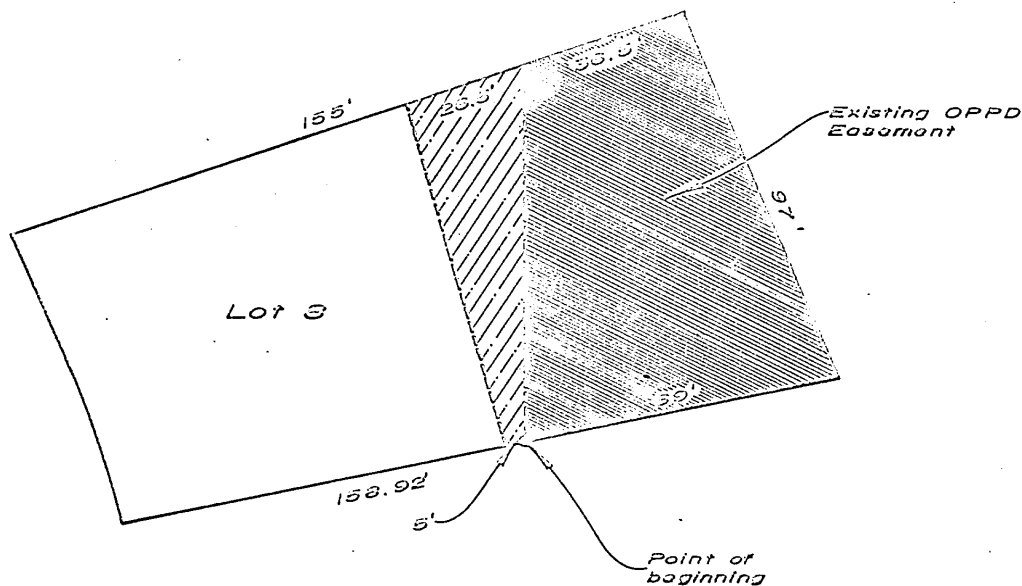
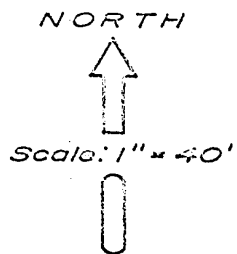


EXHIBIT "A"

Legal Description: Lot 3, Block 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska.

*Owner: OVERLAND - WOLF, INC., a Nebraska Corporation
LARSEN & LARSEN, INC., a Nebraska Corporation*

Mortgage: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO 5

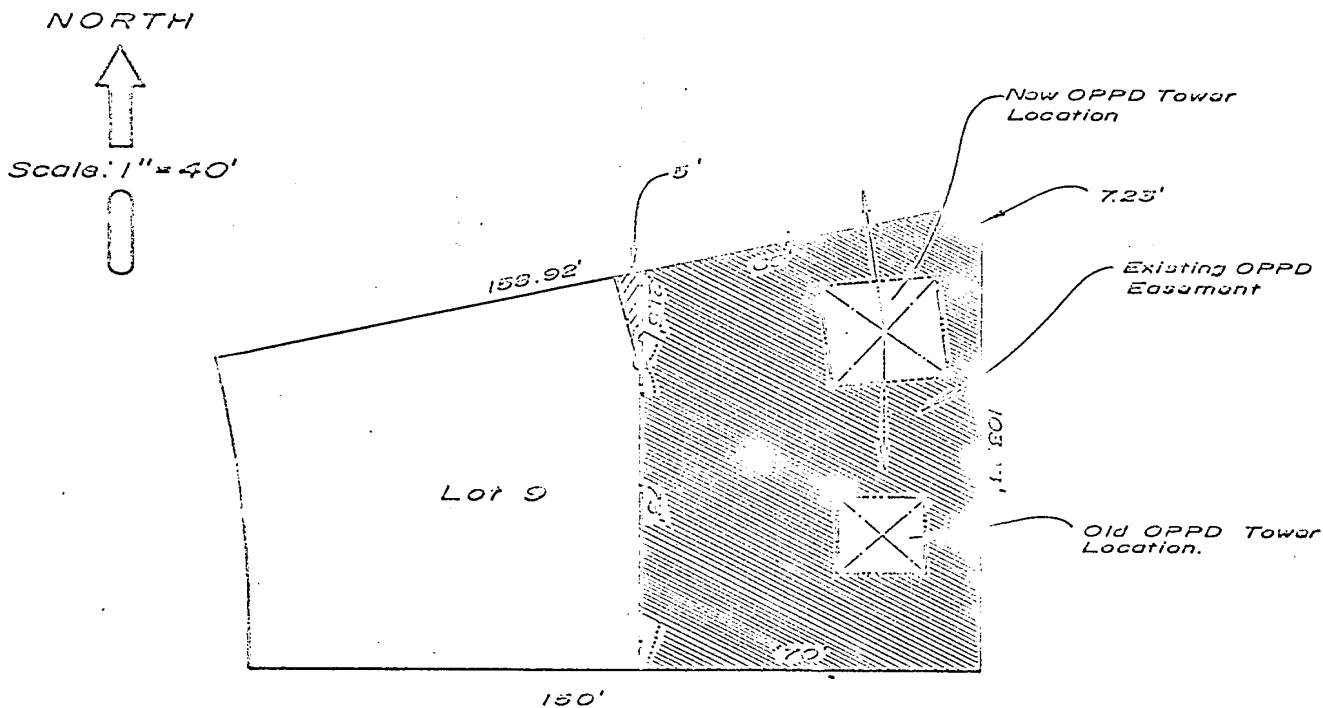


EXHIBIT A

Legal Description: Lot 9, Block 1, 2nd Platting 1st Addition to Sunnyslope, Douglas County, Nebraska.

*Owner: OVERLAND - WOLF, INC., a Nebraska Corporation.
LARSEN & LARSEN, INC., a Nebraska Corporation.*

Mortgage: NEBRASKA SAVINGS AND LOAN ASSOCIATION

PARCEL NO. 6

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COUNTY COURT

DOUGLAS COUNTY

ROBERT R. TROYER, JUDGE
JOSEPH J. BELITZ, CLERK
OMAHA, NEBR.

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } SS.

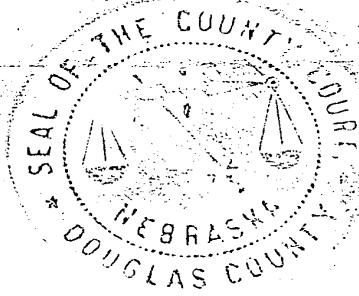
I, ROBERT R. TROYER, County Judge of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of "REPORT OF APPRAISERS"

in re: OMAHA PUBLIC POWER DISTRICT, a Public Corporation, Condemner

vs.

OVERLAND-WOLF, INC., et al., Condemnees

in the matter of the Condemnation Docket C3 - Page 128, 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 20th day of November, A. D. 19. 67.

ROBERT R. TROYER

County Judge.

By

Joseph J. Belitz

Clerk of the County Court.

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THE STATE OF NEBRASKA
DOUGLAS COUNTY
CLERK OF THE COUNTY COURT

Entered in Indexed Index and filed for Record in the Office of the Register of Deeds of Douglas County and recorded in Book 469 of Maps.
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Joseph J. Belitz
Clerk of the County Court

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