

See page 53

IN THE COUNTY COURT OF DOUGLAS 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 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-2 No. 30

REPORT OF APPRAISERS

OMAHA PUBLIC POWER DISTRICT,
a public corporation,

Condemner,

vs.

WILLIAM F. RUZICKA, ET AL,

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 that the condemnor proposes to construct immediately a 141,000 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. 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 seventeen 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 lowest conductors at the bottom cross-arms will be approximately forty-five feet and the center of the span will be approximately twenty-nine feet at 120° Fahrenheit.

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

The description of the parcels, the descriptions of 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 Southeast Quarter and the South 10 acres of the Southeast Quarter of the Northeast Quarter and South 10 acres of the Southeast Quarter of the Northeast Quarter and the North 8 1/2 feet of the Southeast Quarter of the Southeast Quarter, all in Section 8, Township 15 North, Range 12 East of the 5th E. M., in 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 330 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 Westwardly to a point 330 feet more or less North of the Southeast 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. Rusicka and Viva V. Rusicka \$ 5,668.00

Tenants: Arthur Dehse and Dora Dehse \$ 150.00

Parcel No. 2

Description of Parcel: Northeast Quarter of the Northeast Quarter, Section 15, 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 330 feet more or less North of the Southeast corner and on the East line of the Northeast Quarter of the Northeast Quarter, Section 15, thence Southeastwardly to a point 330 feet more or less West of the Southeast corner and on the South line of the Northeast Quarter of the Northeast Quarter, Section 15, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Etta Cole and Irene Cole Wilson \$ 600.00

Tenants: Henry Hegedorn and Anita Hegedorn \$ None

Parcel No. 3

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

Owners: Irving Veltner and Rose Alankin, Trustees \$ 4,335.00

Parcel No. 2

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 Bluskin, Trustee

2540⁰⁰

Parcel No. 3

Description of Easement: A high voltage double circuit steel tower transmission line with the centerline described as follows: Beginning at a point 350 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 381 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 Southwesterly to a point 30 feet more or less East of the Southwest 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. 4

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 Southwesterly to a point 30 feet more or less East of the Southwest 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 Mack and Dorothy Mack

Owner: Edward Manning and Gerald Manning

4905⁰⁰

8000

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 West 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. Haberman and
Lucia E. Haberman

\$ 410.00

Tenants: Charles Dietrich and
Dorothy Dietrich

\$ None

Parcel No. 6

Description of Parcel: West one-half of the Southeast Quarter except West 208.72 feet of the South 624.82 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 60 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. Falton and
Ann J. Falton

\$ 10,260.00

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

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 Northwest corner and on the North line of the East one-half of the Northwest Quarter of the Northwest Quarter, Section 30, thence Southerly to a point 80 feet more or less West of the Northwest 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.

Grantors: Milton Sorvick and
Harriet Sorvick

Tenant: Sun, Nebraska

Block No. 1

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 East one-half of the Northwest Quarter of the Northwest Quarter and the West 20 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, thence Southerly 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.

Grantors: Walter V. Johnson and
Emelita Johnson

Tenant: Sun, Nebraska

Block No. 2

Description of Easement: Southwest 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 Northeast corner and on the North line of the West one-half of the Southeast Quarter, Section 30, thence Southerly to a point 80 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 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Fred O. Pedersen and Clara Pedersen \$ 72.00

Tenants: Ralph Todd and Marsha Todd \$ 0.00

Parcel No. 10

Description of Parcel: 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 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 on the North line of the Northeast Quarter of the Southeast Quarter, Section 31, thence Southerly to a point 80 feet more or less West of the East line of the Southwest Quarter of the Southeast Quarter, Section 31, and on the North line of Union Pacific Railroad right of way in the Southwest Quarter of the Southeast Quarter, Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Owners: Charles H. Pedersen and Mae Augusta Pedersen \$ 12.00

Tenants: Bernard Brandt and James Brandt, Jr. \$ 0.00

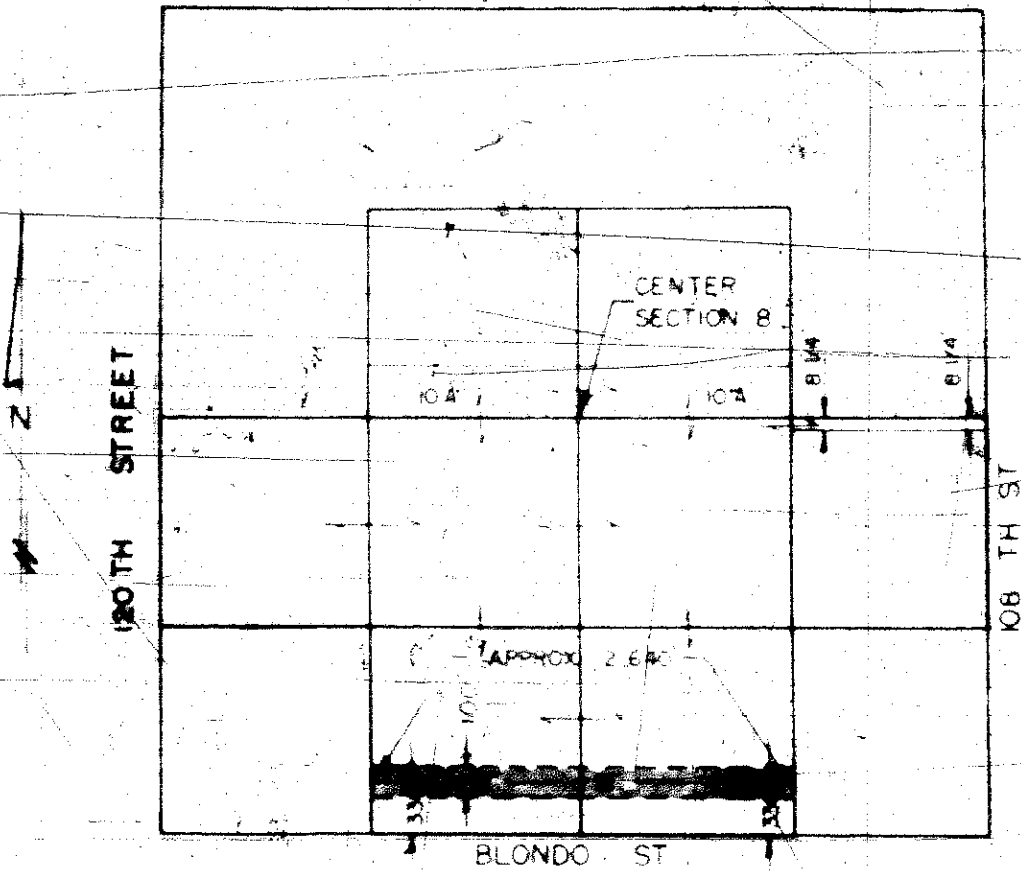
Dated at Omaha, Nebraska, this 12 day of July

1936.

David B. Anderson

Harold E. Grove

Robert L. Hastings



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 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 10 ACRES
 OF SW 1/4 OF NE 1/4 & S 10 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

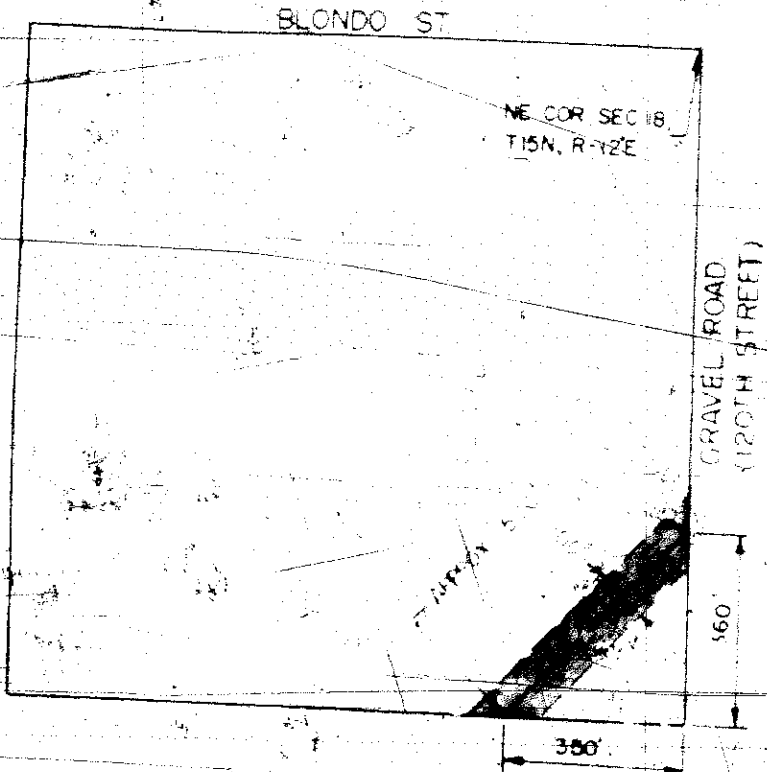
LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 100'

EXHIBIT - "A"

PLANS NO. 1



PROPOSED
OMAHA PUBLIC POWER DISTRICT
3 ϕ 16,000 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

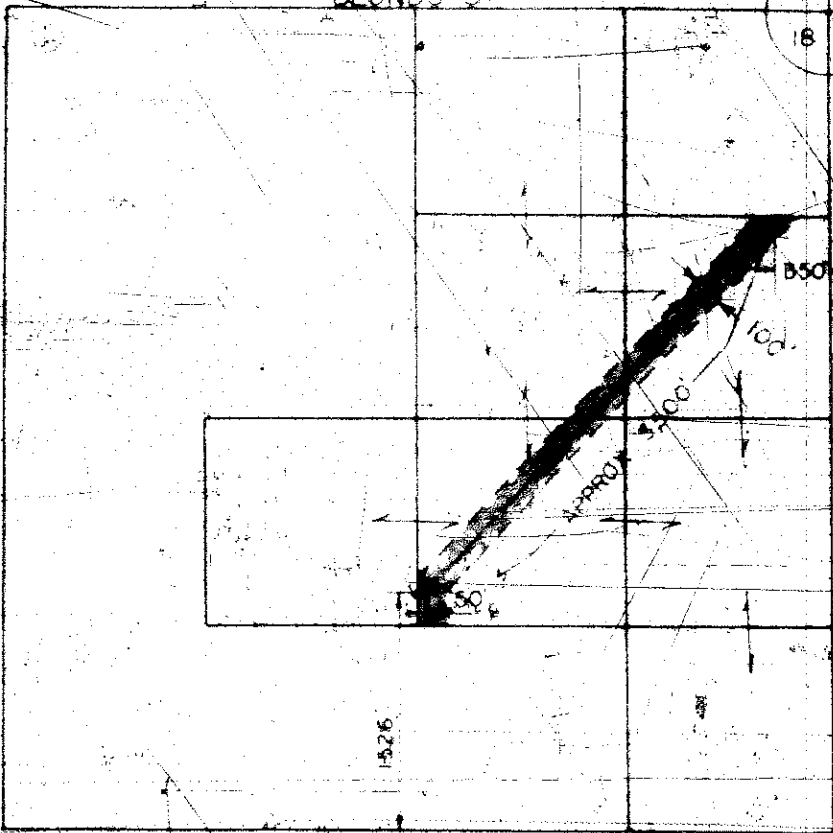
— APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
— OVERHANG ONLY

SCALE 1" = 300'

EXHIBIT-"A"

PARCEL NO. 2

BLONDO ST



GRAVEL ROAD
(120TH STREET)

DODGE ST

PROPOSED
OMAHA PUBLIC POWER DISTRICT
34,600 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

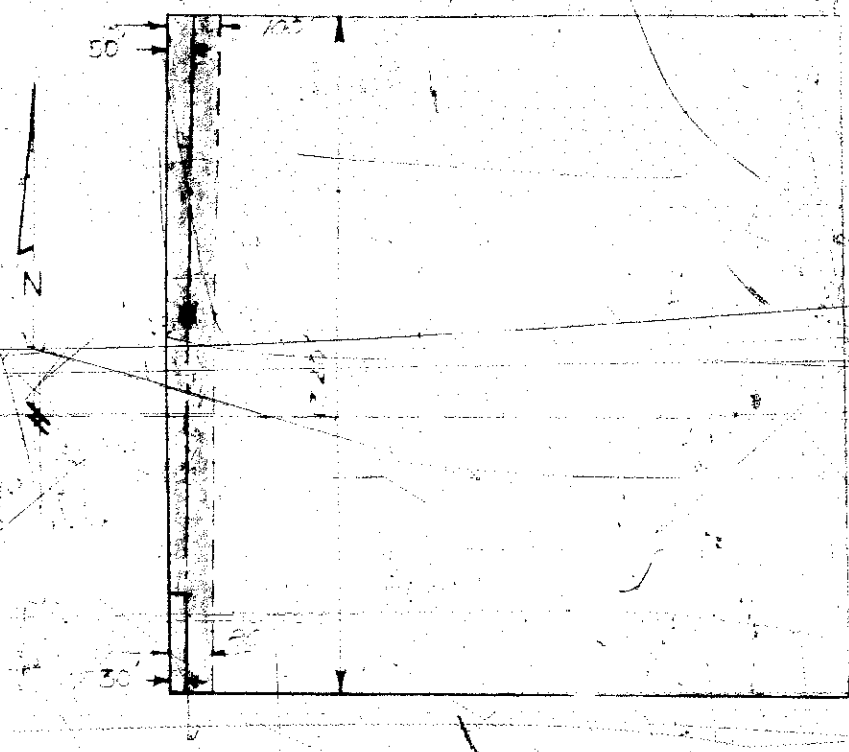
LEGEND

- APPROXIMATE CENTERLINE 34,600 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 100'

EXHIBIT-"A"

312-524



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3Ø 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 LOUIS BLUMKIN-TRUSTEE

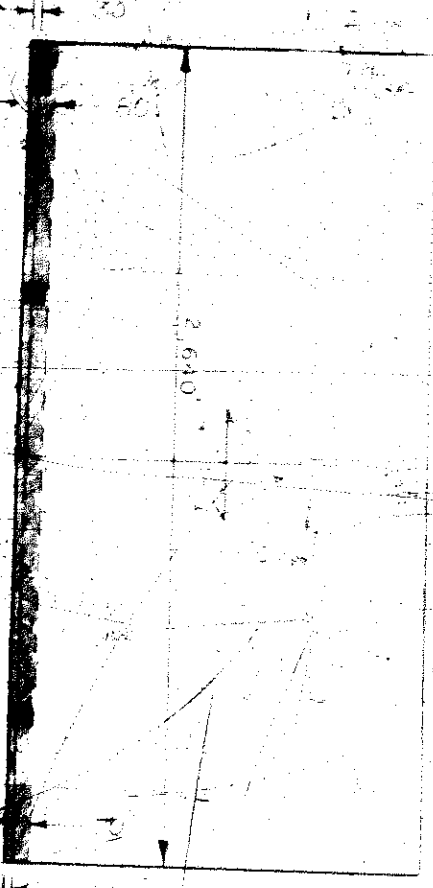
SW 1/4 OF SE 1/4, Sec 18 T15N, R12E
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

APPROXIMATE CENTER LINE OF PROPOSED LINE
 ■ APPROXIMATE LOCATION OF STEEL TOWER STRUCTURE

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 33



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 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

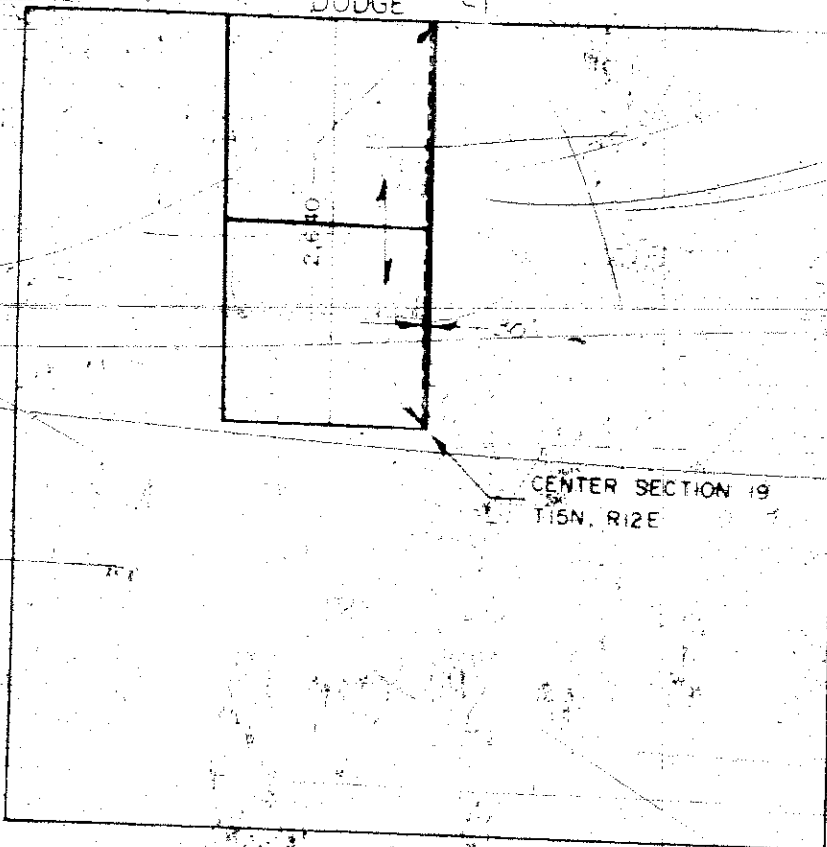
LEGEND
 ——— APPROXIMATE CENTERLINE 3 ϕ 16,000 VOLT LINE
 ■ APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE: 1" = 500'

EXHIBIT-"A"

PAGE NO. 1

DODGE ST



CENTER SECTION 19
T15N, R12E

PACIFIC STREET

PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 39, 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

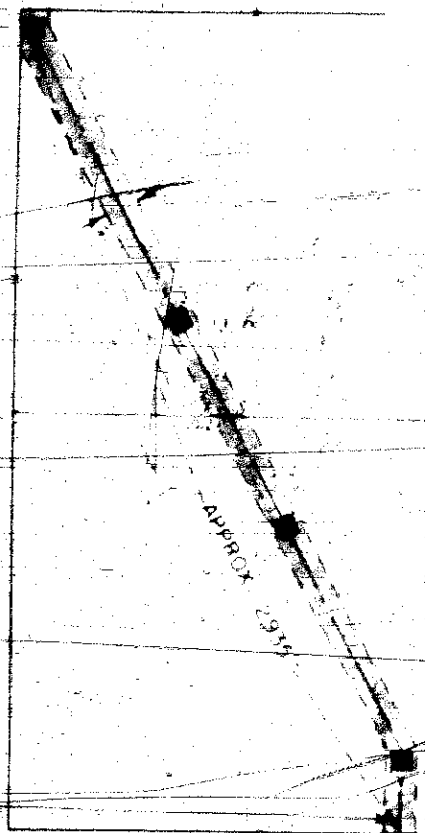
OVERHANG ONLY

SCALE 1" = 1000'

EXHIBIT-"A"

PARCEL NO. 5

312-527



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 ARCHIE W. & NAN J. FULTON

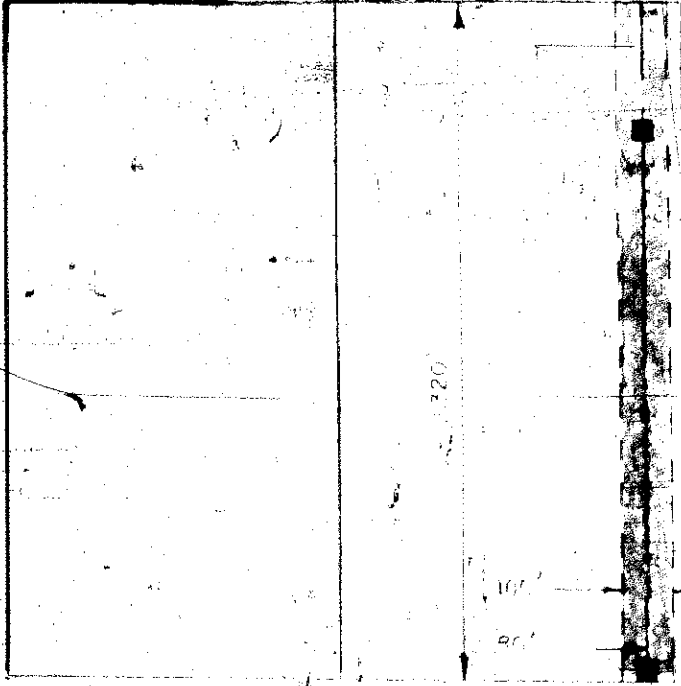
W 1/2 OF SE 1/4, EXCEPT W. 208.72'
 OF THE S 626.22', SEC. 19 T15N, R 12 E
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

APPROXIMATE LOCATION - LINE 3 ϕ 16,000 VOLT LINE
 APPROXIMATE LOCATION - STEEL TOWER STRUCTURE

SCALE 1" = 500'

EXHIBIT-"A"

PARCEL NO. 6



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 161,000 VOLT ELECTRIC LINE
 OVER PROPERTY OF
 MILTON & BERNICE SORENSEN

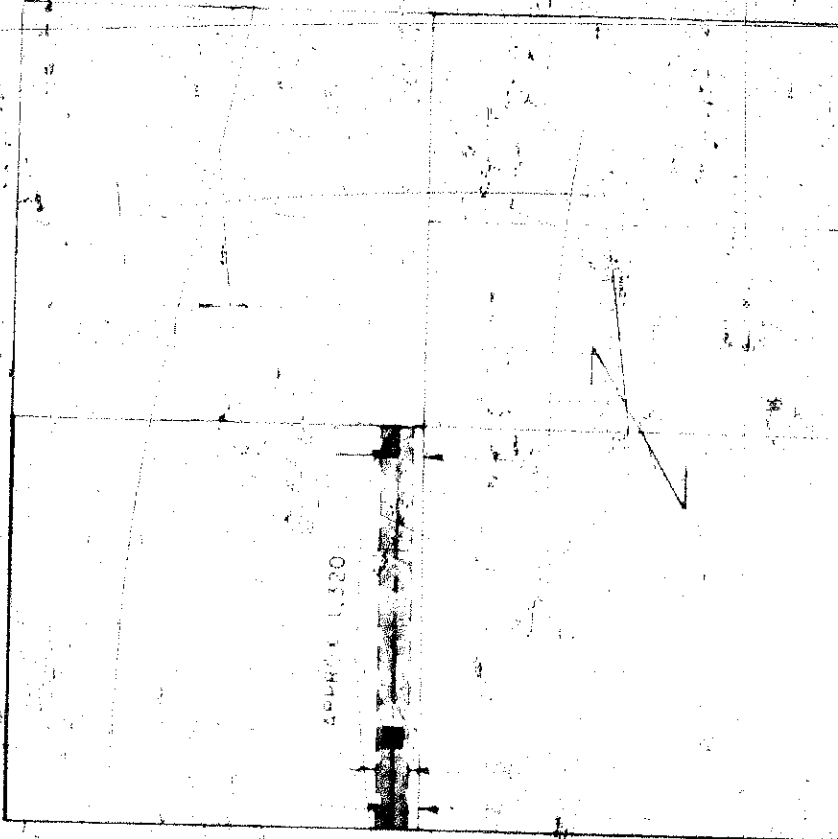
S. 1/2 OF NW 1/4 OF NE 1/4, EXCEPT 10' OFF
 THE WEST SIDE, SEC 30, T15N, R12E
 OF THE 6TH PM
 DOUGLAS COUNTY, NEBRASKA

APPROXIMATE CENTER LINE OF PROPOSED LINE
 LOCATION OF PROPOSED STEEL TOWER STRUCTURE

SCALE: 1" = 300'

EXHIBIT-"A"

PARCEL NO. 7



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 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 W 1/2 OF NW 1/4 OF NE 1/4, SEC 30, T15N, R12E
 OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

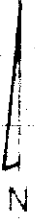
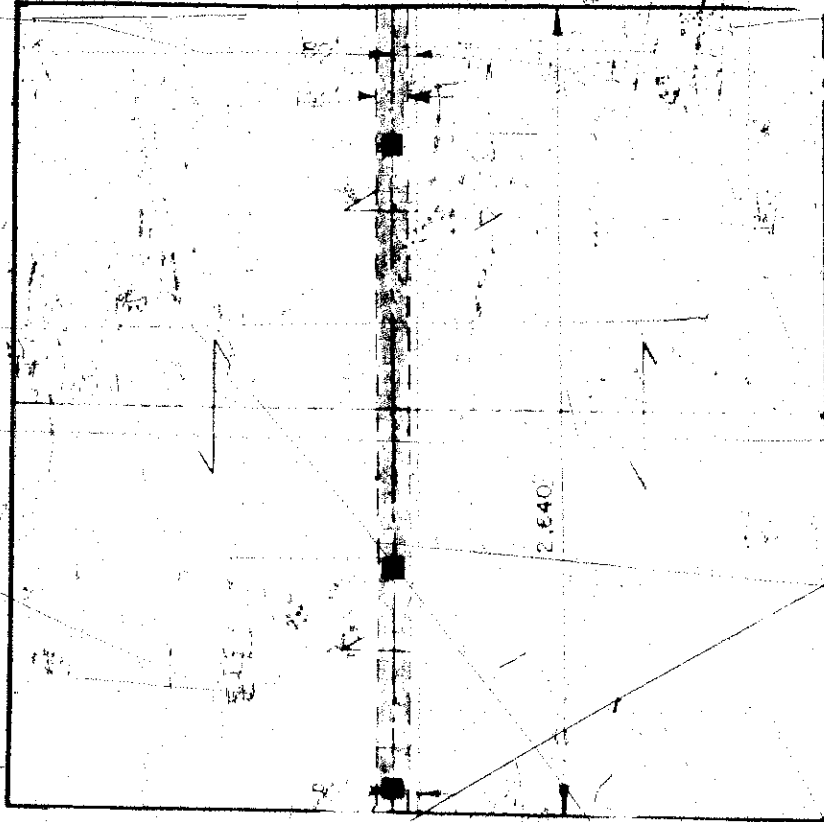
LEGEND

- APPROXIMATE CENTER LINE 3 ϕ 16,000 VOLT LINE
- APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 500'

EXHIBIT-"A"

PARCEL NO. 8



PROPOSED
 OMAHA PUBLIC POWER DISTRICT
 3 ϕ 16,000 VOLT ELECTRIC LINE

OVER PROPERTY OF

FREDO & CLARA PEDERSEN

SOUTHEAST QUARTER SECTION 30, T15N, R10E,
 OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA

INDICATED BY A SQUARE SYMBOL IS THE LOCATION OF THE
 PROPOSED STEEL TOWER STRUCTURE

SCALE 1" = 500'

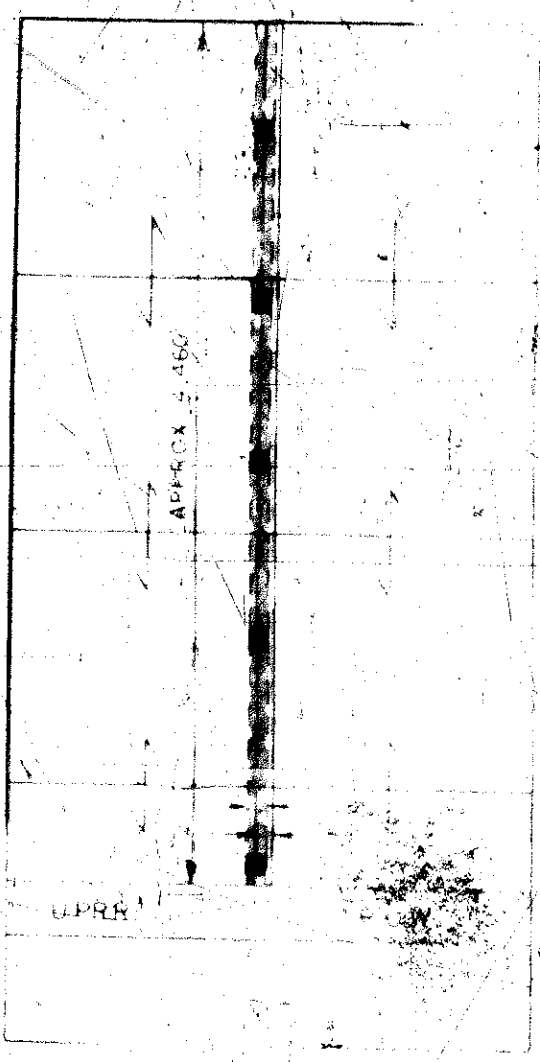
EXHIBIT-"A"

PARCEL NO 9

5 E 64

STATE HWY 38

312 531



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 UPRR IN THE SE 1/4 SEC 21 AND THE NE 1/4 & 4 OF
 SEC 30 T8N. R22E. OF THE 6TH PM

DOUGLAS COUNTY, NEBRASKA



APPROXIMATE CENTER LINE OF ROAD
 APPROXIMATE LOCATION STEEL TOWER STRUCTURE

SCALE 1" = 800'

EXHIBIT - "A"

PARCEL NO. 10

STATE OF NEBRASKA, County of Douglas, ss. I, Robert E. Troyer, County Judge
do hereby certify the foregoing copy consisting of 12 pages
to be a full, true and correct copy of the original record
thereof, now remaining on file in said court; that I have
the legal custody and control of said original record; and
that the seal of said court is hereto affixed.



1947
Robert E. Troyer, County Judge
By *Joseph D. [Signature]*
Clerk of the County Court

7 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA, 7-15
8 DAY August 11:21 AM, 1947, THOMAS J. O'SHEA, REGISTER OF DEEDS