

## 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 trans-  
 mission line for the transmission  
 of electricity.

Doc. 2

No. 20

OMAHA PUBLIC POWER DISTRICT,  
 a public corporation,

Condemner,

REPORT OF APPRAISERS

vs.

L. A. JOHNSON, first and real  
 name unknown,  
 WINIFRED SCHAFER,  
 AMERICAN COMMUNITY STORES  
 CORPORATION, A Delaware corporation,  
 and FIRST NATIONAL BANK OF OMAHA,  
 a corporation,

Condemnees.

Come now the undersigned Appraisers, duly appointed in  
 the above entitled proceedings to assess the damages that have been  
 sustained by the owners and other persons interested in said premises,  
 and do hereby respectfully report that upon 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 parcel  
 involved herein and there fully informed ourselves in said matter,  
 and heard the evidence as offered by interested parties, and being  
 fully advised in the premises, we do hereby find, fix and assess  
 the damages sustained by reason of the appropriation of a permanent

## 799 566

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, made a part hereof and incorporated herein and marked Exhibit A for reference:

Parcel 1:

Description of Parcel - The North One-half ( $N\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) and the North Fourteen and Eight-tenths (14.8) acres of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section Thirty-five (35), Township Fifteen (15) North, Range Twelve (12) East, Douglas County, Nebraska.

Description of Easement - The centerline of the proposed transmission line over the above described property is as follows: Entering the above tract at a point on the East line Thirty-eight (38) feet more or less North of the Southeast (SE) corner of the North Fourteen and Eight-tenths (14.8) acres of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), thence Westerly and leaving the property on the West line Thirty-eight (38) feet more or less North of the Southwest (SW) corner of the North Fourteen and Eight-tenths (14.8) acres of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), and also overhanging the West part of both the North Fourteen and Eight-tenths (14.8) acres of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), and the North one-half ( $N\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), all in Section Thirty-five (35), Township Fifteen (15) North, Range Twelve (12) East; the centerline of the supporting structures to be located two (2) feet more or less West of the West property line.

Description of Transmission Line - The transmission line is generally described as a single pole wishbone transmission line, the conductor being supported on crossarms attached to a single pole located as designated on the Exhibit herein after referred to in connection with each tract number. Said poles are approximately 70 to 85 feet long. The minimum clearance of the lowest conductor at the crossarms is approximately 45 feet and in the center of the span is approximately 40 feet at 60 degrees Fahrenheit. The easement includes a right-of-way 20 feet on each side of a centerline, or 40 feet in width, and also includes

the right to cut down or trim any trees or limbs of trees under or on either side thereof as would be a hazard to said line in breaking off and falling over or against said line.

Total amount of award \$ 2,600.00

L. A. Johnson, Owner

Parcel 2:

Description of Parcel - Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), Bellair, an Addition to Douglas County, and Lot Sixteen (16) as shown in original dedication filed of record December 6, 1884, all in Section Fourteen (14), Township Fifteen (15) North, Range Twelve (12) East, Douglas County, Nebraska.

Description of Easement - Overhanging the West part of Lots Eleven (11) and Fourteen (14) and overhanging the South part of Lots Thirteen (13) and Fourteen (14), the supporting structures for said electric lines to be located Twenty-three (23) feet more or less East of the centerline of 74th Street, and Fifteen (15) feet more or less North of the centerline of Seward Street, also the placing of two (2) anchors and down guy wires along the South line of Lot Fifteen (15) and the placing of two (2) anchors and down guy wires along the East line of Lot Sixteen (16), as shown in dedication filed of record December 6, 1884.

Description of Transmission Line - The transmission line with underbuilt distribution line is generally described as a single pole vishbone transmission line with the transmission conductors being supported on crossarms attached to a single pole, and the distribution conductors being supported on separate crossarms attached lower on said transmission poles with inter-set distribution poles on the same centerline and between said transmission poles. Said transmission and distribution poles being located as designated on the Exhibit hereinafter referred to in connection with each tract number. The minimum clearance of the lowest transmission conductor at the crossarm is approximately 46 feet and in the center of the span is approximately 43 feet at 60 degrees Fahrenheit. The clearance of the underbuilt distribution will equal or exceed all applicable local, State and National Electrical Safety Codes. The easement includes right-of-way 20 feet on each side of a

centerline, or 40 feet in width, and also includes the right to cut down or trim any trees or limbs of trees under or on either side thereof as would be a hazard to said line in breaking off and falling over or against said line.

Total amount of award \$2,000.00

Winnifred Schafer, Owner

First National Bank of Omaha, Mortgagee

Parcel No. 3.

We did not view this parcel as we were informed that settlement had been made with the owner thereof and that easement had been executed and delivered.

Dated at Omaha, Nebraska, this 27th day of October, 1955.

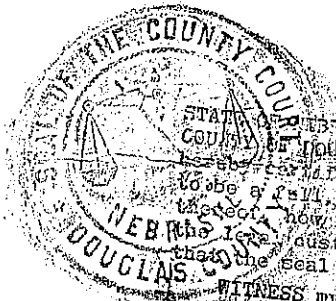
OFFICE OF THE  
COUNTY JUDGE  
NEW YORK  
OCT 27 1955

ROBERT R. TROYER, County Judge

*Clayton H. ...*

*David B. ...*

*Charles E. ...*



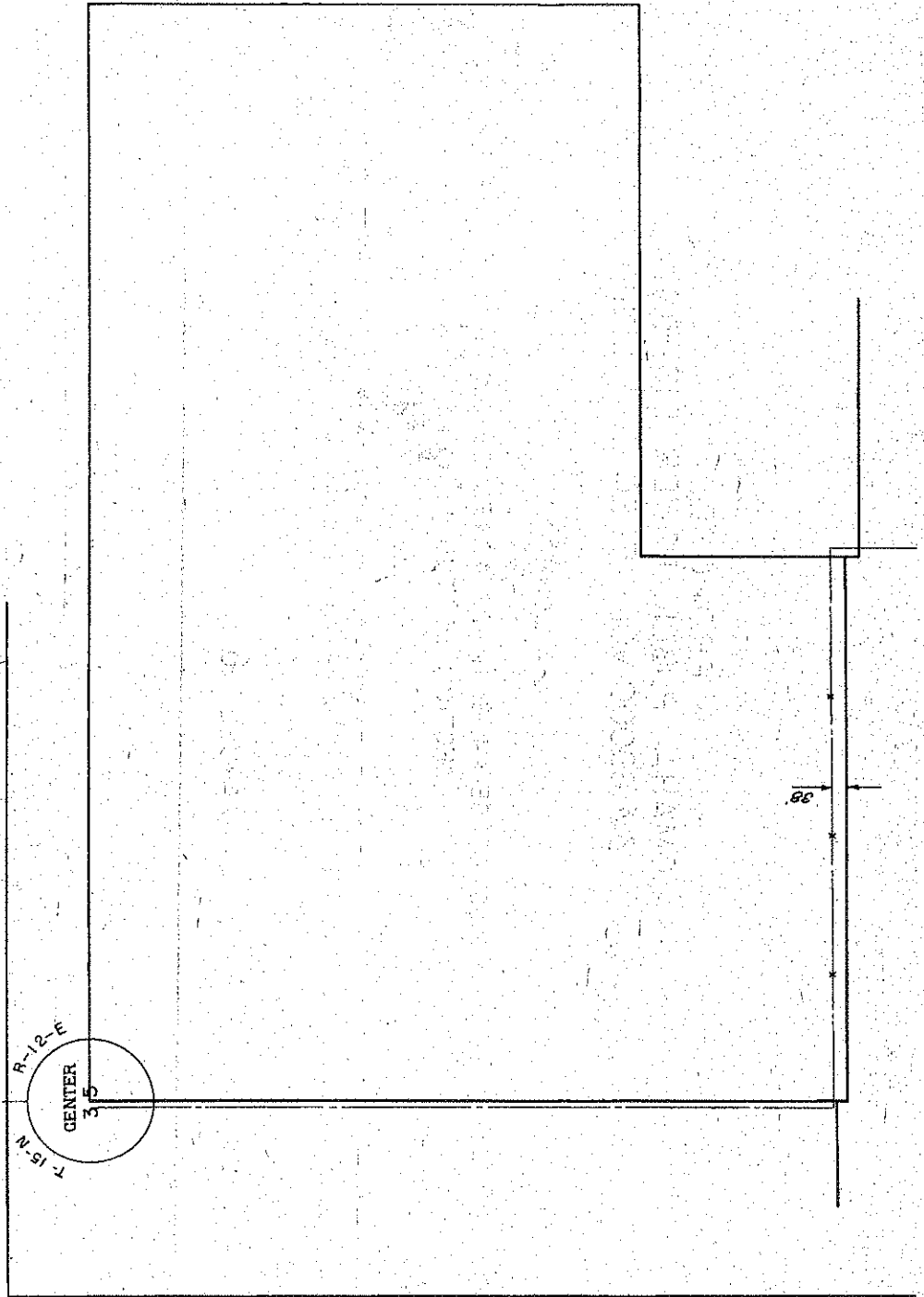
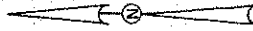
STATE OF NEBRASKA }  
COUNTY OF DOUGLAS } SS. I, Robert R. Troyer, County Judge  
of Douglas County, Nebraska, do hereby certify that the foregoing copy, consisting of 4 pages, to be a full, true and correct copy of the original copy of the record now remaining on file in said court; that I have the legal custody and control of said original record; and that the seal of said court is hereto affixed.

WITNESS my hand and the seal of said Court at Omaha  
this 27th day of December 1955

ROBERT R. TROYER, County Judge

BY *Dean Hadorn*  
Deputy Clerk of the County Court

O.K. *[Signature]*



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3Ø 69,000 VOLT ELECTRIC LINE

OVER PROPERTY OF  
L.A. JOHNSON

N 1/2 OF SE 1/4 & N. 14.8 ACRES OF SW 1/4 OF SE 1/4  
SECTION 35, T 15 N, R 12 E

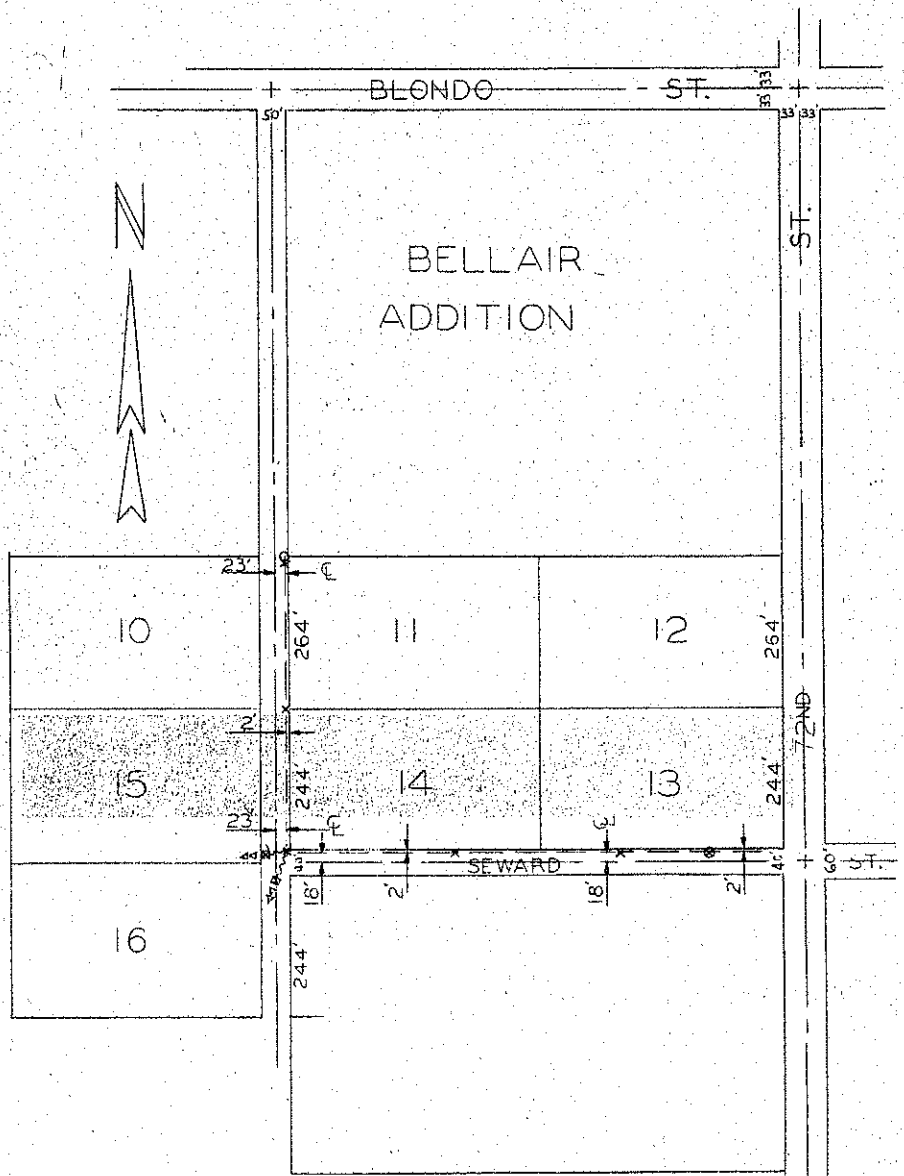
LEGEND

- APPROXIMATE CENTER LINE 3Ø 69,000 VOLT LINE
- x x APPROXIMATE LOCATION OF POLE

SCALE: 1" = 200'

PARCEL NO. 1

EXHIBIT - "A"



PROPOSED  
OMAHA PUBLIC POWER DISTRICT  
3φ 69000 VOLT TRANSMISSION LINE  
WITH UNDERBUILT DISTRIBUTION LINE  
OVER PROPERTY OF  
WINNIFRED H. SCHAFER

LOTS 10, 11, 12, 13, 14, 15 & 16 BELLAIR ADDITION, AS SHOWN  
ON ORIGINAL PLAT OF RECORD DECEMBER 8, 1884, AND ALL  
THAT PART OF 74TH STREET AND SEWARD STREET ABUTTING  
ON SAID LOTS, ALL IN SECTION 14, TOWNSHIP 15, NORTH,  
RANGE 12, EAST, DOUGLAS COUNTY, NEBRASKA.

+ LEGEND +

- — — — — APPROXIMATE CENTER LINE 3φ 69000 VOLT  
TRANSMISSION LINE WITH UNDERBUILT  
DISTRIBUTION LINE
- X APPROXIMATE LOCATION 1 POLE WISHBONE
- ⊠ APPROXIMATE LOCATION STUB POLE
- △ APPROXIMATE LOCATION PROPOSED ANCHORS
- ⊙ APPROXIMATE LOCATION DISTRIBUTION POLE

SCALE 1" = 200'    PARCEL NO. 2    EXHIBIT-A

45. 5. 75  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA.  
19 DAY Dec 19 53 PM 3:09 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.