



Williams/Focht

RESOLUTION NO. 6496

WHEREAS, Sarpy County wishes to purchase 0.152 acres of land that is part of the District's property at 12210 South 114th Street, Papillion, Sarpy County, Nebraska to allow for 114th Street widening improvements by Sarpy County; and

WHEREAS, the sale of the property will not adversely affect District operations now or in the future; and

WHEREAS, the appraised value of the property being sold is \$6,840.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management is authorized and directed to sell to Sarpy County, Nebraska District real property consisting 0.152 acres of land located at 12210 South 114th Street, as described on Exhibit A attached hereto, for the amount of \$6,840.00.

EXHIBIT "A"
TRACT 2

HATCH LEGEND



RIGHT OF WAY ACQUISITION



UNDERLYING ROADWAY EASEMENT



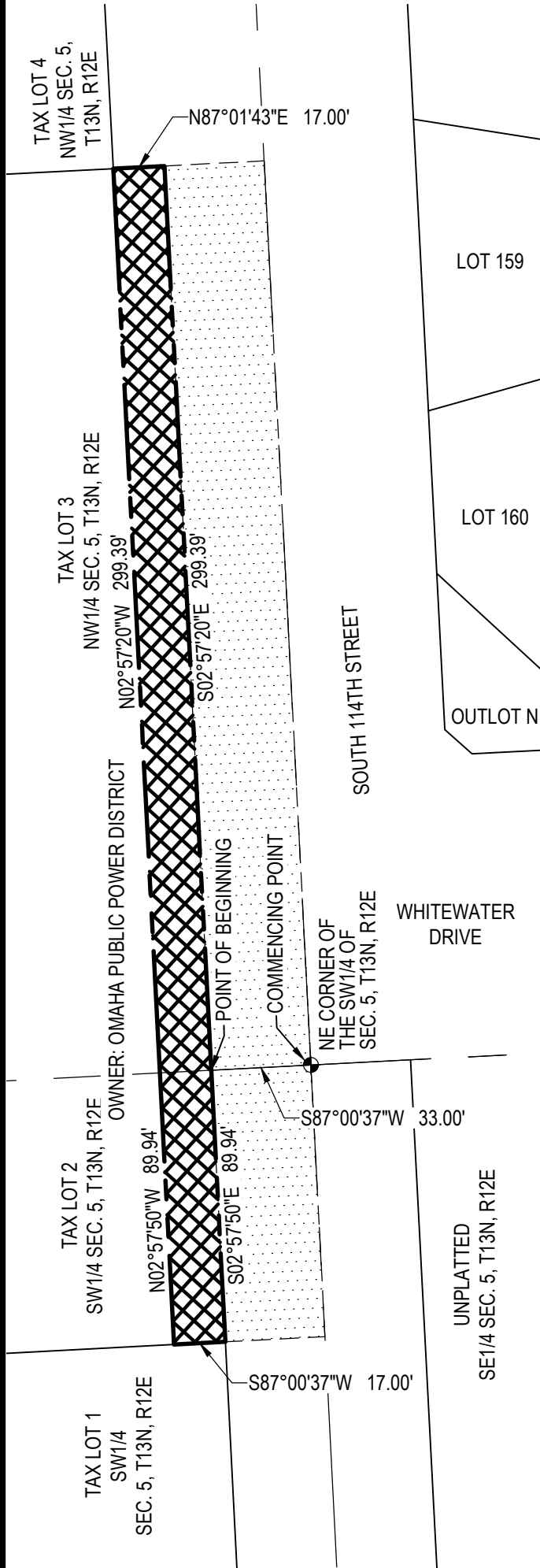
1 inch = 50 ft.

LEGAL DESCRIPTION-TRACT 2

A TRACT OF LAND BEING PART OF TAX LOT 2, A TAX LOT LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 5, ALSO TOGETHER WITH PART OF TAX LOT 3, A TAX LOT LOCATED IN THE SE1/4 OF THE NW1/4 OF SAID SECTION 5, ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 5; THENCE S87°00'37"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 5, SAID LINE ALSO BEING THE SOUTH LINE OF SAID NW1/4 OF SECTION 5, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 2, AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET AS OCCUPIED BY UNDERLYING ROAD EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°57'50"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET, SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SW1/4 OF SECTION 5, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 2, A DISTANCE OF 89.94 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 2; THENCE S87°00'37"W ALONG SAID SOUTH LINE OF TAX LOT 2, A DISTANCE OF 17.00 FEET TO A POINT 50.00 FEET WEST OF SAID EAST LINE OF SAID SW1/4 OF SECTION 5; THENCE N02°57'50"W ALONG SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID SW1/4 OF SECTION 5, A DISTANCE OF 89.94 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 5, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 2, AND ALSO BEING THE SOUTH LINE OF SAID TAX LOT 3; THENCE N02°57'20"W ALONG SAID LINE BEING 50.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NW1/4 OF SECTION 5, A DISTANCE OF 299.39 FEET TO A POINT ON THE NORTH LINE OF SAID TAX LOT 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE REMAINDER OF TAX LOT 4, A TAX LOT LOCATED IN THE SE1/4 OF THE NW1/4 OF SAID SECTION 5; THENCE N87°01'43"E ALONG SAID NORTH LINE OF TAX LOT 3, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 3, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET; THENCE S02°57'20"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 114TH STREET, A DISTANCE OF 299.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 6,619 SQUARE FEET OR 0.152 ACRES, MORE OR LESS.



E & A CONSULTING GROUP, INC.

Engineering Answers

E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Drawn by: FCE Chkd by:

Date: 09/11/2020

Job No.: P2016.420.001

RIGHT-OF-WAY ACQUISITION
SOUTH 114TH STREET C77 (19-15)
TRACT 2

(OMAHA PUBLIC POWER DISTRICT)

SARPY COUNTY, NEBRASKA



Board Action

BOARD OF DIRECTORS

April 19, 2022

ITEM

Sale of a portion of property located at 12210 South 114th Street, Papillion, Sarpy County, NE.

PURPOSE

To widen 114th Street from two lanes to three lanes along the east property line with the sale of 6,619 square feet (0.152 acres), as shown on Exhibit A.


FACTS

- a. OPPD's Board-Staff Linkage Policy, *BL-10: Delegation to the President and Chief Executive Officer – Real and Personal Property*, directs that "All sale or transfer of property ownership shall require Board approval."
- b. The sale of property does not adversely affect operations now or in the future.
- c. An independent appraiser valued the acquisition at \$6,840.00. OPPD believes the offer is reasonable and fair compensation.

ACTION

Authorization by the Board of Directors to convey the property to Sarpy County, Nebraska for \$6,840.00.


RECOMMENDED:

DocuSigned by:

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Scott M. Focht
Vice President – Corporate Strategy and Governance

SMF:jdf/bel

Attachment: Exhibit A
Resolution

APPROVED FOR BOARD CONSIDERATION:

DocuSigned by:

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L. Javier Fernandez
President and Chief Executive Officer