



Williams/Brown

RESOLUTION NO. 6433

WHEREAS, Sarpy County wishes to exchange 1.211 acres of land it owns for 0.687 acres of land that is part of the District's property located at 9090 South 180th Street, Omaha, Nebraska, to allow roadway improvements along 180th Street and Meridian Street; and

WHEREAS, the exchange of ownership of the property will not adversely affect the District's operations now or in the future.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Sarpy County's offer to exchange 1.211 acres of land owned by Sarpy County for 0.687 acres of the District's land located at 9090 South 180th Street, as described on Exhibits A and A-1 attached hereto, is hereby accepted.

TAX LOT 5B
 SOUTHEAST QUARTER OF THE
 NORTHEAST QUARTER
 SECTION 20, T14N, R11E
 PID #010430571
 OPPD

R=750.00'
 L=91.68'
 T=45.90"
 N21°41'27"W
 CH=91.62'

N87°14'59"E 73.95'

N87°14'59"E 33.00'

N18°11'21"W 115.52'

N06°38'22"W 195.42'

180TH STREET
 S02°43'12"E 393.00'

EXISTING 33'
 PRESCRIPTIVE EASEMENT

PID #010973656
 MDC GILES
 PARTNERS LLC

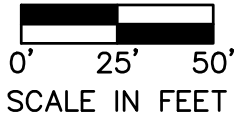
PID #011170441
 MDC GILES
 PARTNERS LLC

POINT OF
 BEGINNING

S87°16'48"W 33.00'

COMMENCING POINT SOUTHEAST CORNER OF
 THE NORTHEAST QUARTER SECTION 20-14-11

N02°43'12"W 800.00'



LEGAL DESCRIPTION

A RIGHT-OF-WAY ACQUISITION LOCATED IN TAX LOT 5B, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

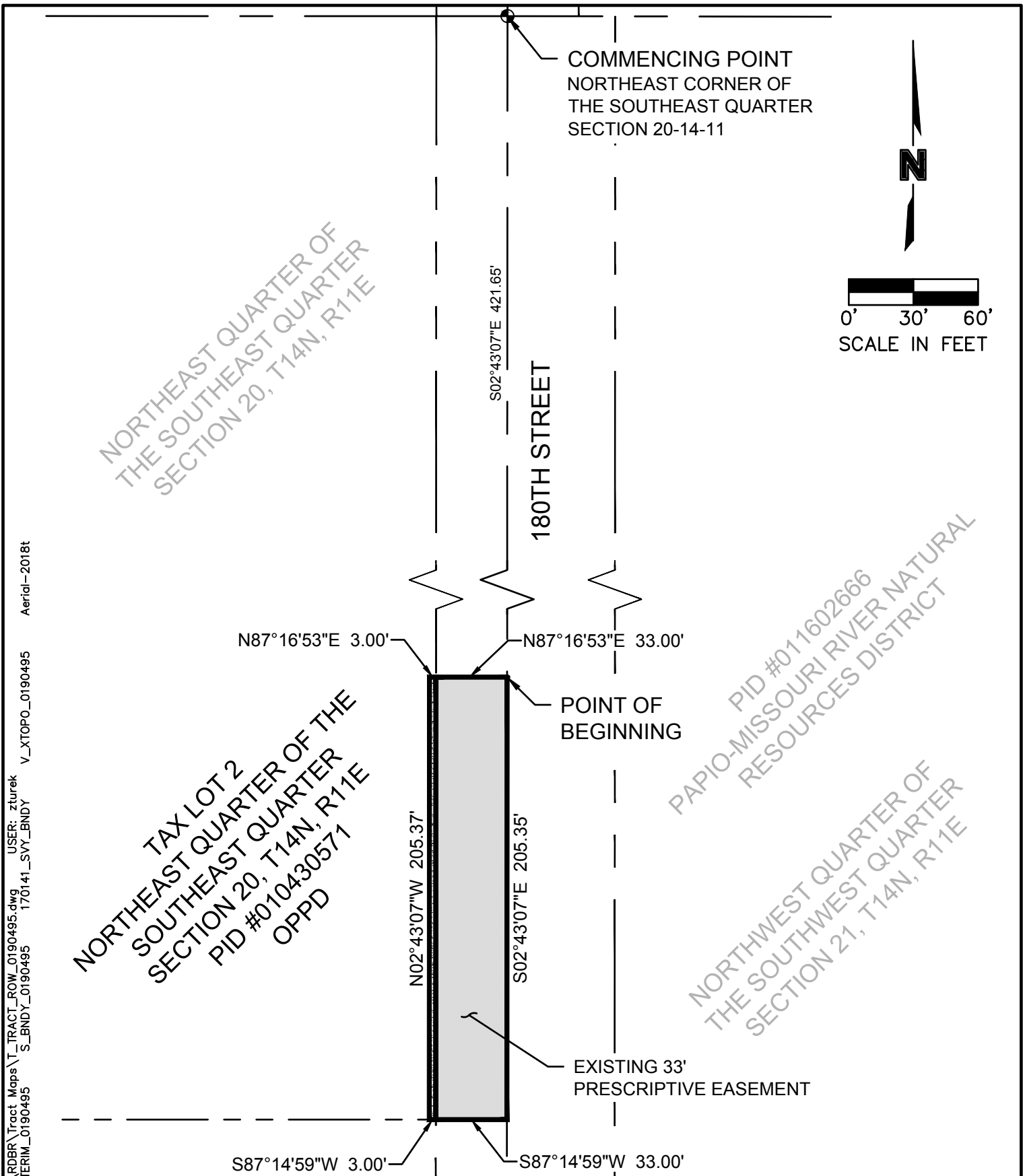
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N02°43'12"W, 800.00 FEET TO THE POINT OF BEGINNING; THENCE S87°16'48"W, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE N06°38'22"W, 195.42 FEET; THENCE N18°11'21"W, 115.52 FEET TO A POINT OF CURVATURE; THENCE ON A 750.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 91.68 FEET (LONG CHORD BEARS N21°41'27"W, 91.62 FEET) TO A POINT ON THE NORTH LINE OF SAID TAX LOT 5B; THENCE ON SAID NORTH LINE OF TAX LOT 5B, N87°14'59"E, 73.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE CONTINUING N87°14'59"E, 33.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ON SAID EAST LINE OF THE NORTHEAST QUARTER S02°42'49"E, 393.00 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY ACQUISITION CONTAINS A CALCULATED AREA OF 9,537.68 SQUARE FEET OR 0.219 ACRES, MORE OR LESS.

TOTAL TRACT CONTAINS 22,506.40 SQUARE FEET OR 0.517 ACRES, MORE OR LESS, WHICH INCLUDES 12,968.72 SQUARE FEET OR 0.298 ACRES, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT-OF-WAY, AND 9,537.68 SQUARE FEET OR 0.219 ACRES, BEING THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.

DWG: F:\2019\0001-0500\019-0495\40-Design\AutoCAD\Final Plans\Sheets\RD\B\Tract Maps\T_TRACT_ROW_0190495.dwg USER: zturek
 DATE: Jan 13, 2021 6:34pm XREFS: T_PROW_0190495 S_BNDY_0190495 S_BNDY_0190495 V_XTOPO_0190495 Aerial-2018

PROJECT NO: 019-0495	C77(17-1 & 18-1)	TRACT 8	OWNER(S): OMAHA PUBLIC POWER DISTRICT	EXHIBIT
		DATE: 1/13/21	ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102	A



LEGAL DESCRIPTION

A RIGHT-OF-WAY ACQUISITION LOCATED IN TAX LOT 2, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF S02°43'07"E, 421.65 FEET TO THE POINT OF BEGINNING; (2) S02°43'07"E, 205.35 FEET; THENCE S87°14'59"W, 33.00 FEET ALONG THE SOUTH LINE OF SAID TAX LOT 2 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 180TH STREET, THENCE CONTINUING ON THE SOUTH LINE OF SAID TAX LOT 2 S87°14'59"W, 3.00 FEET; THENCE ON A LINE 36.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER N02°43'07"W, 205.37 FEET; THENCE N87°16'53"E, 3.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE CONTINUING N87°16'53"E, 33.00 FEET TO THE POINT OF BEGINNING.

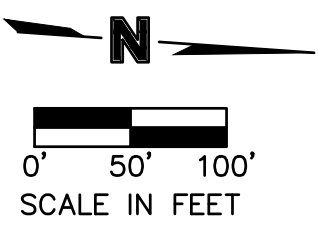
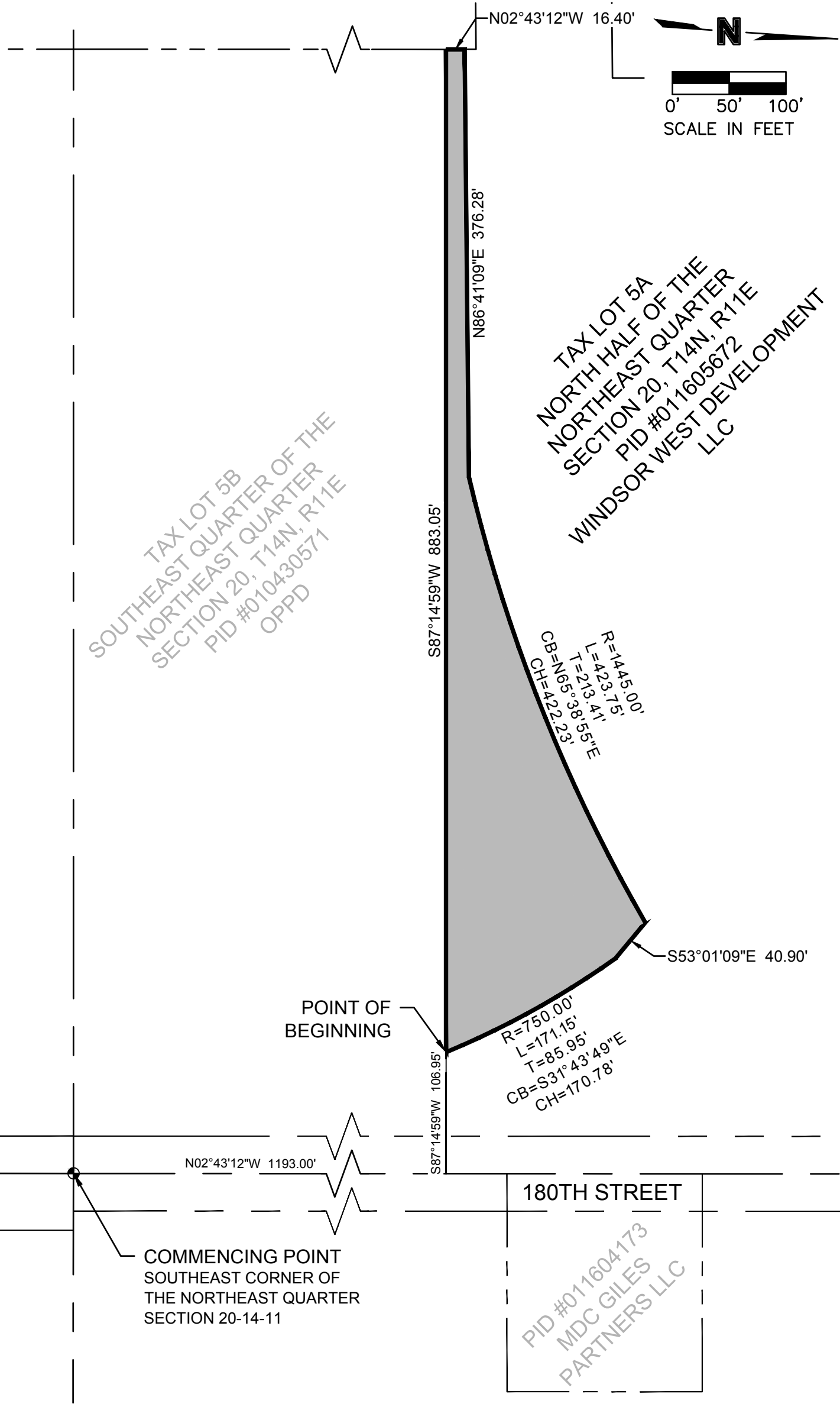
SAID RIGHT-OF-WAY ACQUISITION CONTAINS A CALCULATED AREA OF 616.10 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

TOTAL TRACT CONTAINS 7,392.94 SQUARE FEET OR 0.170 ACRES, MORE OR LESS, WHICH INCLUDES 6,776.84 SQUARE FEET OR 0.156 ACRES, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT-OF-WAY, AND 616.10 SQUARE FEET OR 0.014 ACRES, BEING THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.

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 DATE: Jan 13, 2021 6:34pm XREFS: T_PROW_0190495 T_PBASE_INTERIM_0190495 S_BNDY_0190495 V_XTOPO_0190495 Aerial-2018t

RIGHT-OF-WAY ACQUISITION <u>616.10</u> S.F	TRACT 8	OWNER(S): OMAHA PUBLIC POWER DISTRICT ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102	EXHIBIT A-1
PROJECT NO: 019-0495 C77(17-1 & 18-1)	DATE: 1/13/21		

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 USER: zturek
 V_XTOPO_0190495 Aerial-2018t



TAX LOT 5B
 SOUTHEAST QUARTER OF THE
 NORTHEAST QUARTER
 SECTION 20, T14N, R11E
 PID #010430571
 OPPD

TAX LOT 5A
 NORTH HALF OF THE
 NORTHEAST QUARTER
 SECTION 20, T14N, R11E
 PID #011605672
 WINDSOR WEST DEVELOPMENT
 LLC

180TH STREET
 PID #011604173
 MDC GILES
 PARTNERS LLC

LAND SWAP 52,746.37 S.F.

PROJECT NO: C77(17-1 & 18-1)
 DRAWN BY: ZTT
 DATE: 4/9/21

TRACT 7
 LAND SWAP EXHIBIT



2111 South 67th Street,
 Suite 200
 Omaha, NE 68106
 TEL 402.341.1116

EXHIBIT
 B


DWG: F:\2019\0001-0500\019-0495\40-Design\AutoCAD\Final Plans\Sheets\RDBR\Tract Maps\T_TRACT_ROW_0190495.dwg
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 USER: zturek
 V_XTOP0_01
 170141_SVY_BNDY
 S_BNDY_0190495

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF TAX LOT 5A, A TAX LOT LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N02°43'12"W, 1193.00 FEET; THENCE S87°14'59"W, 106.95 FEET ALONG THE SOUTH LINE OF SAID TAX LOT 5A TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF TAX LOT 5A S87°14'59"W, 883.05 FEET TO A POINT ON THE WEST LINE OF SAID TAX LOT 5A; THENCE ON SAID WEST LINE OF TAX LOT 5A N02°43'12"W, 16.40 FEET; THENCE N86°41'09"E, 376.28 FEET TO A POINT OF CURVATURE; THENCE ON A 1445.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 423.75 FEET (LONG CHORD BEARS N65°38'55"E, 422.23 FEET); THENCE S53°01'09"E, 40.90 FEET TO A POINT OF CURVATURE; THENCE ON A 750.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 171.15 FEET (LONG CHORD BEARS S31°43'49"E, 170.78 FEET) TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 52,746.37 SQUARE FEET OR 1.211 ACRES, MORE OR LESS.

PROJECT NO: C77(17-1 & 18-1)	TRACT 7 LAND SWAP EXHIBIT		2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL 402.341.1116	EXHIBIT
DRAWN BY: ZTT			B	
DATE: 1/13/21				



Board Action

BOARD OF DIRECTORS

May 18, 2021

ITEM

Exchange of property with Sarpy County located at 9090 South 180th Street, Omaha, Sarpy County, Nebraska (near Gretna Nebraska)

PURPOSE

To allow roadway improvements along 180th Street and Meridian Street with the transfer of 0.687 acres to Sarpy County, as shown on Exhibit A and A-1, in exchange for 1.211 acres to the District, as shown on Exhibit B.

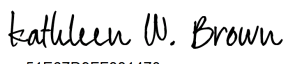
FACTS

- a. The exchange of property does not adversely affect operations now or in the future.
- b. OPPD will reserve easement rights over all property conveyed to Sarpy County, Nebraska.

ACTION

Authorization by the Board of Directors to convey certain property to Sarpy County, Nebraska in exchange for Sarpy County conveying certain property to the District.

RECOMMENDED:

DocuSigned by:

51E67D9FF681470...
 Kathleen W. Brown
 Vice President and Chief Information Officer

APPROVED FOR BOARD CONSIDERATION:

DocuSigned by:

3DD1A0C8CE8D4D5...
 Timothy J. Burke
 President and Chief Executive Officer

KWB:jdf/bel

Attachment: Exhibit A
 Exhibit A-1
 Exhibit B
 Resolution