



Moody/Focht

DEDICATION OF REAL PROPERTY TO THE VILLAGE OF DUNBAR, AT THE INTERSECTION OF INDIANA STREET AND WHEELER STREET, DUNBAR, NEBRASKA

RESOLUTION NO. 6674

WHEREAS, the Omaha Public Power District (the "District") wishes to dedicate 13,145± square feet of land that is part of the District's railroad right of way located in the Village of Dunbar, Nebraska, for roadway purposes at the intersection of Indiana Street and Wheeler Street; and

WHEREAS, the dedication of the property designated to be dedicated will not adversely affect the District's operations on its adjacent property now or in the future.

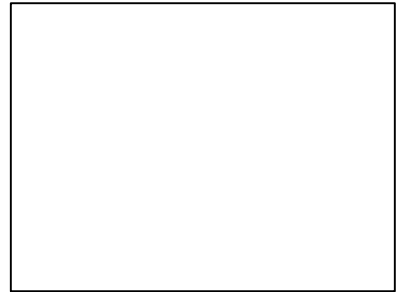
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management is authorized to dedicate to the Village of Dunbar certain real property consisting of 13,145± square feet of land located at the intersection of Indiana Street and Wheeler Street, as described on Exhibit A attached hereto.

EXHIBIT "A"

pg 1 of 2



REPOSITORY STAMP



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - R1 HARRIS 1971
 - R2 SCHMITZ 1995
 - R3 HAIN 1986
 - R4 SCHMITZ 2010

SURVEYOR'S CERTIFICATE:

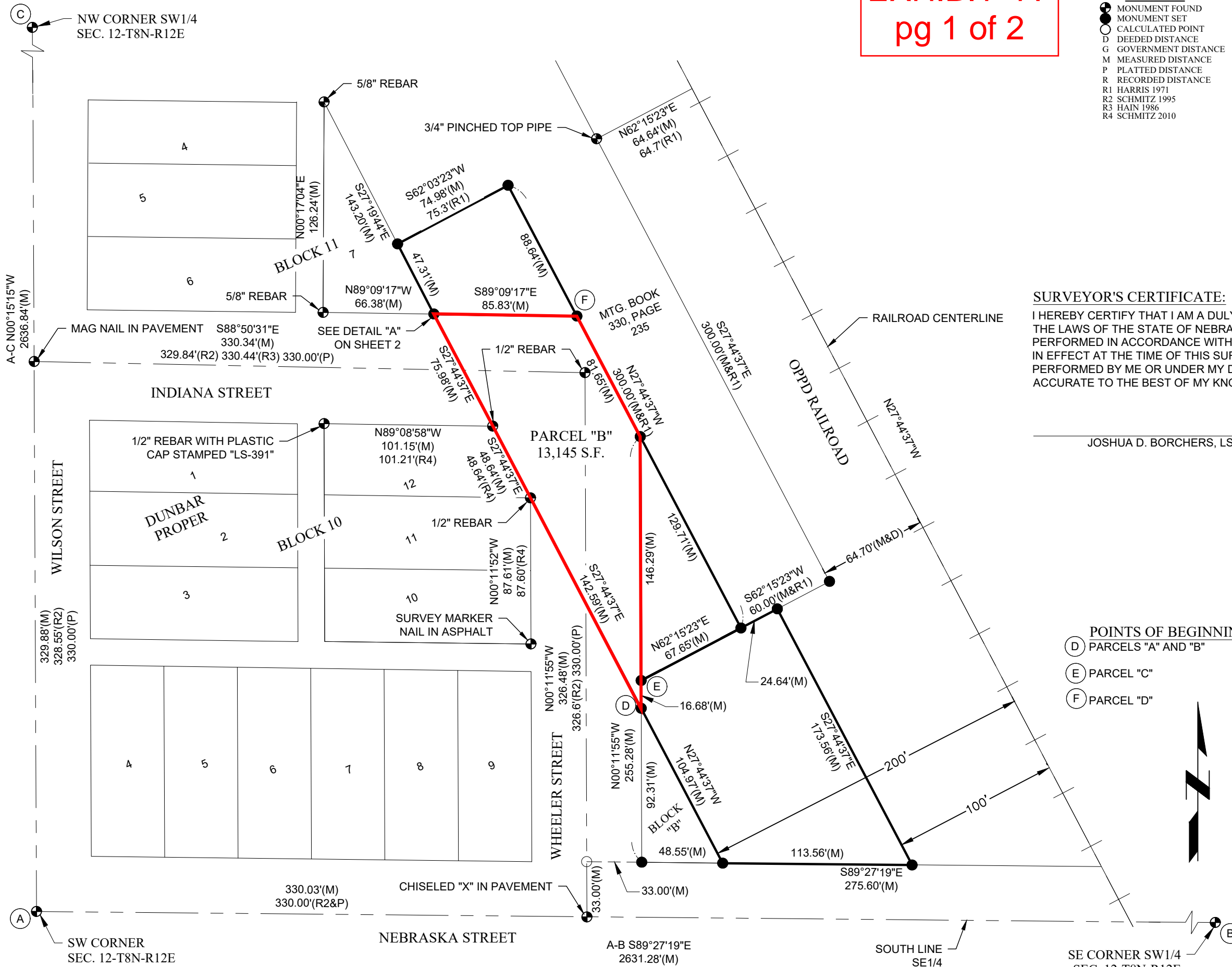
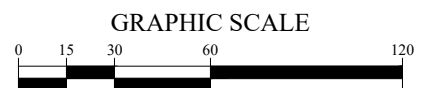
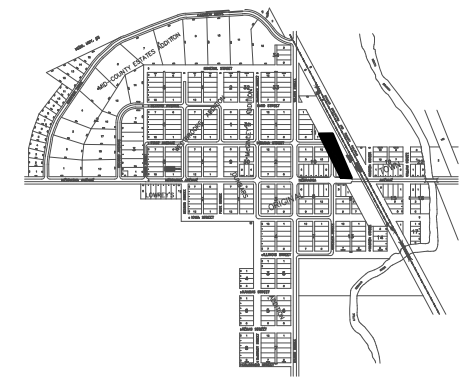
I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 JOSHUA D. BORCHERS, LS 766

POINTS OF BEGINNING:

- D PARCELS "A" AND "B"
- E PARCEL "C"
- F PARCEL "D"

VICINITY SKETCH
 VILLAGE OF DUNBAR
 OTOE CO., NE



OTOE COUNTY LOW DISTORTION PROJECTION

PART OF THE SW1/4 SE1/4
 SEC. 12-T8N-R12E OF THE SIXTH P.M.
 VILLAGE OF DUNBAR
 OTOE COUNTY, NEBRASKA

OPPD SURVEY

PROJECT NO. 241782
 DATE 10/24/2024
 DRAWN BY AWH
 FILE NAME 241782 SV.dwg
 FIELD BOOK OTOE CO. 6
 FIELD CREW NF
 SURVEY FILE NO. 2024-252

LEGAL DESCRIPTIONS:

PARCEL "B"

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 12 EAST OF THE SIXTH P.M., OTOE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE S89°27'19"E (OTOE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 330.03 FEET TO THE CENTERLINE OF WHEELER STREET; THENCE N00°11'55"W, ON SAID CENTERLINE, A DISTANCE OF 33.00 FEET; THENCE S89°27'19"E, PARALLEL WITH AND 33.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF BLOCK "B", DUNBAR PROPER; THENCE N00°11'55"W ON THE WEST LINE OF SAID BLOCK "B", A DISTANCE OF 92.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE OMAHA PUBLIC POWER DISTRICT RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N00°11'55"W ON THE NORTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 162.97 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN MORTGAGE BOOK 330, PAGE 235; THENCE N27°44'37"W ON SAID WESTERLY LINE, A DISTANCE OF 81.65 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7, BLOCK 11, DUNBAR PROPER; THENCE N89°09'17"W ON SAID EASTERLY EXTENSION, A DISTANCE OF 85.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S27°44'37"E ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 75.98 FEET TO A POINT ON THE NORTH LINE OF BLOCK 10, DUNBAR PROPER; THENCE CONTINUING S27°44'37"E ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 48.64 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 10; THENCE CONTINUING S27°44'37"E ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 142.59 FEET TO THE POINT OF BEGINNING, CONTAINING 13,145 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
pg 2 of 2



PART OF THE SW1/4 SE1/4
SEC. 12-T8N-R12E OF THE SIXTH P.M.
VILLAGE OF DUNBAR
OTOE COUNTY, NEBRASKA

OPPD SURVEY

CORNER TIES:

- (A) SW CORNER SECTION 12-T8N-R12E
FOUND A MAG NAIL IN ASPHALT.

NW	55.58'	TO THE SE CORNER OF A CONCRETE FOUNDATION
NW	52.83'	TO A CHISELED "X" FOUND IN THE CONCRETE SIDEWALK IN FRONT OF DOOR
NW	37.48'	TO THE TOP NUT OF A FIRE HYDRANT
NE	37.97'	TO A NAIL AND PLASTIC WASHER FOUND IN THE SW FACE OF A POWER POLE (2.0' ABOVE GROUND)
ENE	46.68'	TO A CHISELED "X" FOUND IN A CONCRETE SIDEWALK
SE	42.35'	TO A CHISELED "X" FOUND IN A CONCRETE SIDEWALK
SSE	48.07'	TO A MAG NAIL WITH AN ALUMINUM WASHER FOUND IN THE NW FACE OF A POWER POLE (0.5' ABOVE GROUND)
WSW	32.18'	TO A CHISELED "X" FOUND IN A CONCRETE SIDEWALK
SW	32.83'	TO A MAG NAIL AND ALUMINUM WASHER FOUND IN THE NE FACE OF A POWER POLE (1.0 ABOVE GROUND)

- (B) SE CORNER SW1/4 SECTION 12-T8N-R12E
FOUND A VALVE IN CONCRETE PAVING.

WNW	66.73'	TO A MAG NAIL AND BRASS WASHER STAMPED "JEO TIE" SET IN THE SW FACE OF A POWER POLE (1.5' ABOVE GROUND)
ENE	100.63'	TO A 2-1/2" OPEN TOP PIPE FOUND FLUSH WITH ROAD SURFACE
ESE	97.55'	TO A MAG NAIL AND BRASS WASHER STAMPED "JEO TIE" SET IN THE NORTH FACE OF A LAST GUARD RAIL POST (1.5' ABOVE GROUND)
SW	129.79'	TO A NAIL "X" FOUND IN THE NW FACE OF AN "H" FRAME POWER POLE (5' ABOVE GROUND)
S	0.55'	TO THE CENTERLINE JOINT OF OLD HIGHWAY 2

- (C) NW CORNER SW1/4 SECTION 12-T8N-R12E
FOUND A CHISELED "X" WITH A 3/4" DRILL HOLE IN THE CENTER.

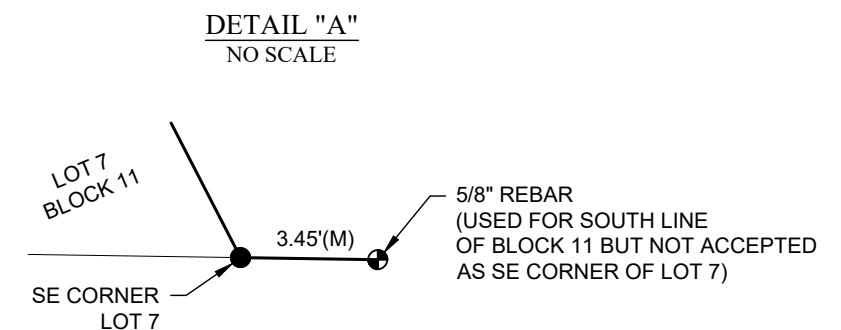
N	75.79'	TO A CHISELED "X" AND DRILL HOLE FOUND IN THE SOUTH END OF A CONCRETE ISLAND
ESE	77.76'	TO A NAIL FOUND IN THE TOP OF A CORNER FENCE POST
WNW	68.83'	TO A NAIL FOUND IN THE TOP OF A CORNER FENCE POST
E	3.5'	TO A NORTH-SOUTH CENTERLINE JOINT

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRENT LUNDGREN WITH OMAHA PUBLIC POWER DISTRICT. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF FOUR PARCELS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 12 EAST OF THE SIXTH P.M., OTOE COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER AND A TRIMBLE R12 GNSS BASE.



PROJECT NO. 241782
DATE 10/24/2024
DRAWN BY AWH
FILE NAME 241782 SV.dwg
FIELD BOOK OTOE CO. 6
FIELD CREW NF
SURVEY FILE NO. 2024-252



Action Item

BOARD OF DIRECTORS

November 19, 2024

ITEM

Dedication of real property to the Village of Dunbar, at the intersection of Indiana Street and Wheeler Street, Dunbar, Nebraska.

PURPOSE

Dedication of approximately 13,145 square feet of real property, as shown on Exhibit A, to the Village of Dunbar for roadway purposes at the intersection of Indiana Street and Wheeler Street.


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 proposed dedication of the identified real property will not adversely affect OPPD’s operations on its adjacent property now or in the future.

ACTION

Authorization by the Board of Directors to Management to dedicate the identified real property to the Village of Dunbar.

RECOMMENDED:

Signed by:

 B626AD4392E34B3...
 Scott M. Focht
 Vice President – Corporate Strategy and Governance

APPROVED FOR REPORTING TO BOARD:

Signed by:

 AC999FDCE56247E...
 L. Javier Fernandez
 President and Chief Executive Officer

Attachments:

Exhibit A – Dunbar Dedication Resolution