

Moody/Focht

**SALE OF A PORTION OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF
168TH STREET AND IDA STREET, DOUGLAS COUNTY, NEBRASKA**

RESOLUTION NO. 6676

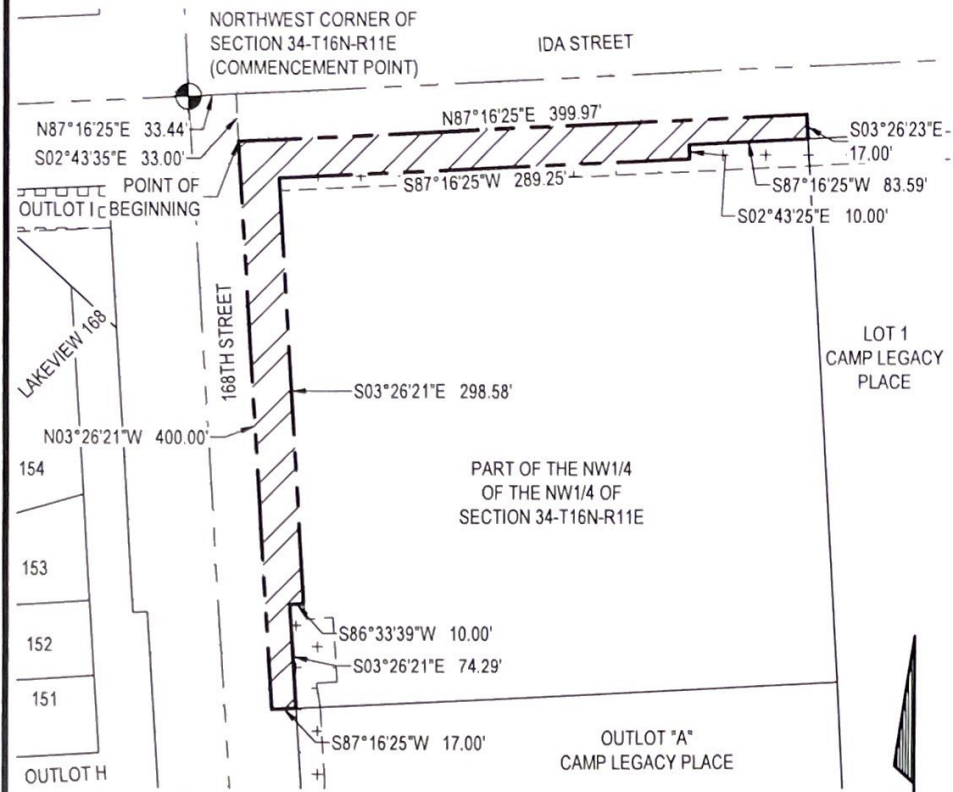
WHEREAS, Douglas County wishes to purchase 19,290 square feet of real property from the District which is located at the southwest corner of 168th Street and Ida Street in Douglas County, Nebraska, to accommodate roadway improvements by Douglas County; and

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

WHEREAS, the identified property has been independently appraised at a value of \$38,580.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Omaha Public Power District that Management is authorized to sell to Douglas County real property consisting of 19, 290 square feet located on the Southwest corner of 168th Street and Ida Street, as described on Exhibit A attached hereto, for the sale price of \$38,580.00.

EXHIBIT "A"
TRACT 11
PARCEL 11A

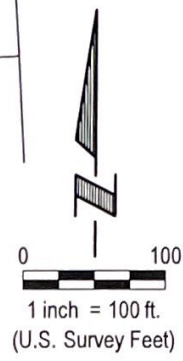


LEGAL DESCRIPTION






A RIGHT-OF-WAY ACQUISITION LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE N87°16'25"E (BEARINGS BASED ON NEBRASKA STATE PLANE (NAD83)) ALONG THE NORTH LINE OF SAID NW1/4 OF SECTION 34, A DISTANCE OF 33.44 FEET; THENCE S02°43'35"E, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 168TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°16'25"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF IDA STREET, A DISTANCE OF 399.97 FEET; THENCE S03°26'23"E, A DISTANCE OF 17.00 FEET TO THE NORTHWEST CORNER OF LOT 1, CAMP LEGACY PLACE, A SUBDIVISION LOCATED IN PART OF SAID NW1/4 OF SECTION 34; THENCE S87°16'25"W ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NW1/4 OF SECTION 34, A DISTANCE OF 83.59 FEET; THENCE S02°43'25"E, A DISTANCE OF 10.00 FEET; THENCE S87°16'25"W ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NW1/4 OF SECTION 34, A DISTANCE OF 289.25 FEET; THENCE S03°26'21"E ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NW1/4 OF SECTION 34, A DISTANCE OF 298.58 FEET; THENCE S86°33'39"W, A DISTANCE OF 10.00 FEET; THENCE S03°26'21"E ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NW1/4 OF SECTION 34, A DISTANCE OF 74.29 FEET TO THE NORTHWEST CORNER OF OUTLOT "A", SAID CAMP LEGACY PLACE, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF 168TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 168TH STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S87°16'25"W, A DISTANCE OF 17.00 FEET; (2) THENCE N03°26'21"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY ACQUISITION CONTAINS 19,290 SQUARE FEET OR 0.443 ACRES, MORE OR LESS.



HATCH LEGEND

-  EXISTING RIGHT-OF-WAY
-  TEMPORARY EASEMENT
-  RIGHT-OF-WAY ACQUISITION
-  EXISTING GRADING EASEMENT
-  EXISTING STORM SEWER EASEMENT



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Drawn by: RLS Chkd by: Date: 08/27/2024
Job No. P2015.336.019

RIGHT-OF-WAY ACQUISITION
168TH ST AND IDA ST IMPROVEMENTS C-28(512)
TRACT 11, PARCEL 11A
(OMAHA PUBLIC POWER DISTRICT)
DOUGLAS COUNTY, NEBRASKA



Action Item

BOARD OF DIRECTORS

December 17, 2024

ITEM

Sale of a portion of property located at the Southwest corner of 168th Street and Ida Street, Douglas County, Nebraska

PURPOSE

Sale of 19,290 square feet of real property, as shown on Exhibit A, to Douglas County to accommodate roadway improvements by Douglas County at the intersection of 168th Street and Ida 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 sale of the identified property will not adversely affect operations now or in the future.
- c. An independent appraiser valued the identified property proposed for sale at \$38,580.00.

ACTION

Authorization by the Board of Directors to sell the identified real property to Douglas County, Nebraska for the sale price of \$38,580.00.

RECOMMENDED:

Signed by:

Scott M. Focht

Scott M. Focht

Vice President – Corporate Strategy and Governance

APPROVED FOR REPORTING TO BOARD:

Signed by:

L. Javier Fernandez

L. Javier Fernandez

President and Chief Executive Officer

Attachment:

Exhibit A – Right of Way Acquisition Resolution