



*Williams / Focht*

**RESOLUTION NO. 6752**

**WHEREAS**, on May 18, 2021, the Board of Directors of the Omaha Public Power District approved Resolution No. 6433 authorizing a land exchange with Sarpy County of 1.211 acres of land located near 9090 South 180<sup>th</sup> St. that is owned by Sarpy County, Nebraska for 0.687 acres of land owned by the District (the “Exchange Property”); and

**WHEREAS**, following that approval, Sarpy County determined it would retain ownership of its land, and the Exchange Property was not exchanged; and

**WHEREAS**, Sarpy County now seeks to purchase 2.202 acres of District-owned land located near 9090 South 180th Street, Omaha, Nebraska consisting of 1.379 acres of previously used public right-of-way, and 0.823 acres for a new public right-of-way (the “Property”); and

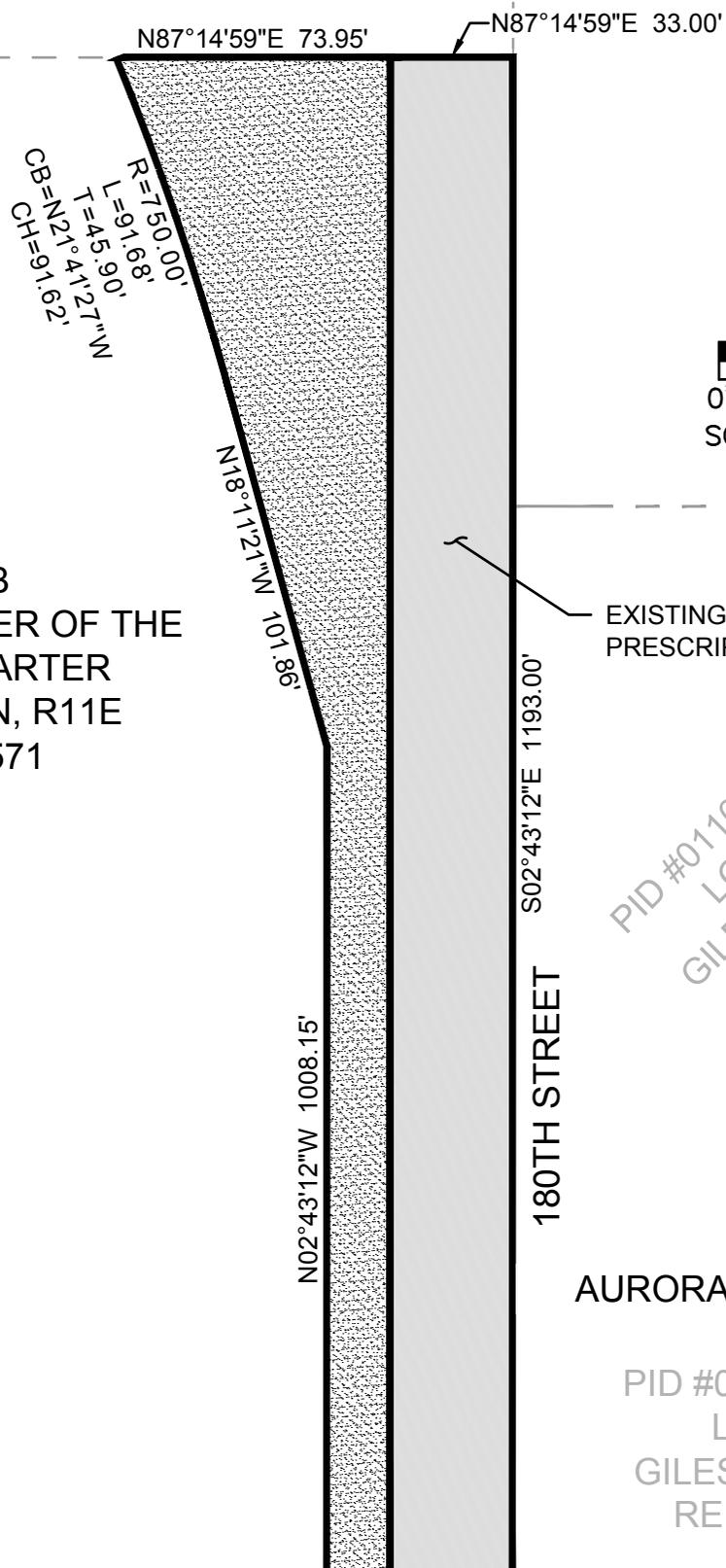
**WHEREAS**, the sale of the Property will not adversely affect the District’s operations now or in the future; and

**WHEREAS**, an independent appraisal has valued the Property at \$57,610.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Omaha Public Power District that Sarpy County’s offer to purchase of 2.202 acres of District-owned property, as described on Exhibit A attached hereto, in the amount of \$57,610 is hereby accepted.

Plans\Sheets\RD\B\Tract Maps\T\_TRACT\_ROW\_0190495.dwg USER: zturek  
 T\_PBASE\_INTERIM\_0190495 S\_BNDY\_0190495 170141\_SVY\_BNDY  
 V\_XTOPO\_0190495 Aerial-2018t RIGHT-OF-WAY VACATIONS-XREF ZTT\_170141\_SVY\_BNDY  
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 DATE: Oct 28, 2025 5:29pm

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



PID #011620197  
 LOT 4  
 GILES POINTE  
 REPLAT 4

PID #011616415  
 LOT 1  
 GILES POINTE  
 REPLAT 2

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

**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:

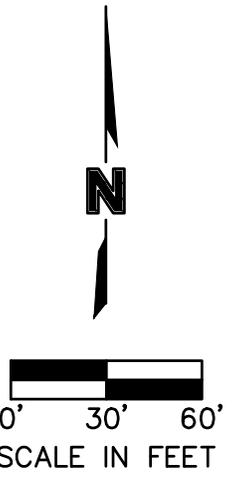
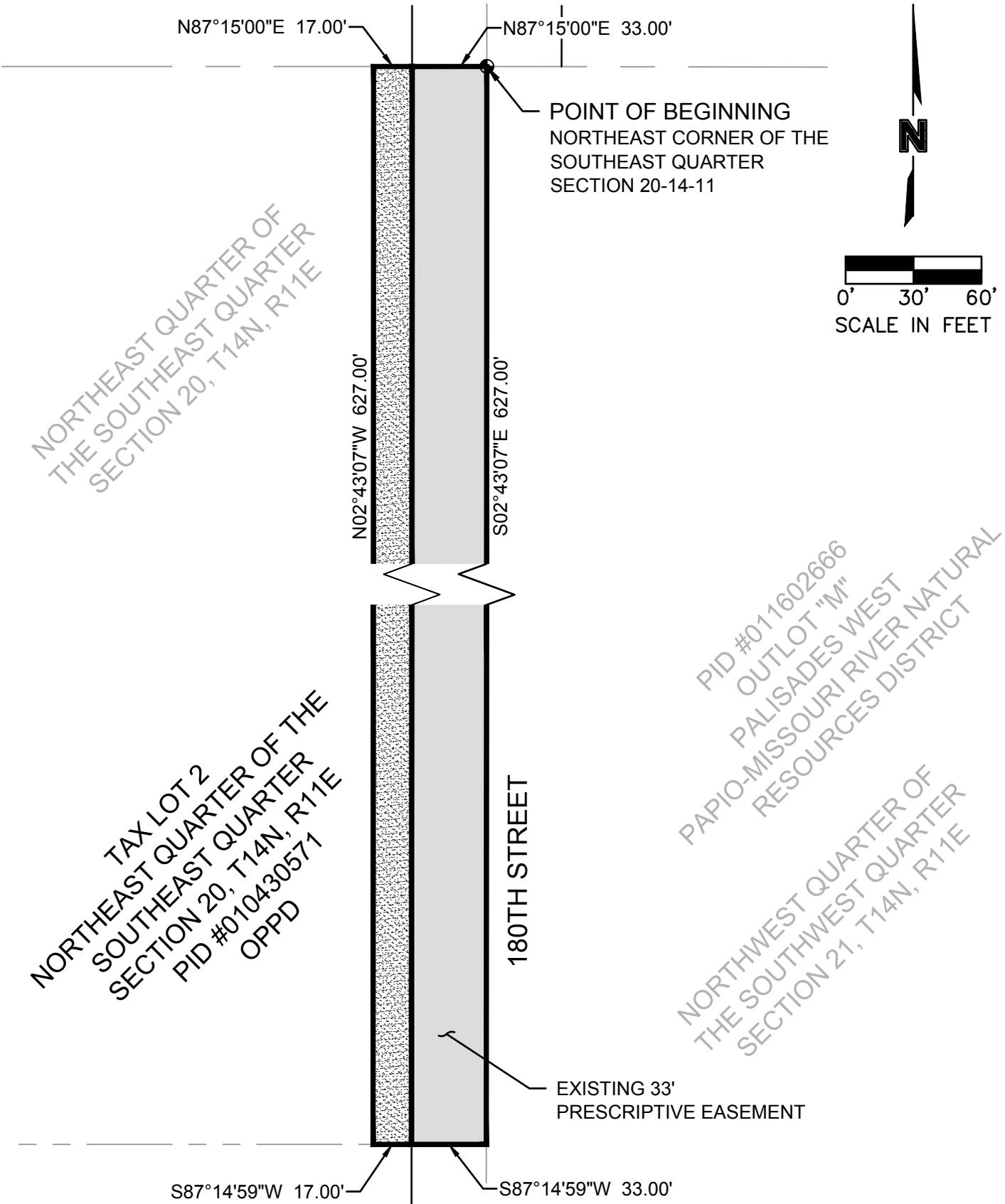
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF S87°15'00"W, 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER S87°15'00"W, 17.00 FEET; THENCE N02°43'12"W, 1008.15 FEET; THENCE N18°11'21"W, 101.86 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, 1193.00 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY ACQUISITION CONTAINS A CALCULATED AREA OF 25,174.28 SQUARE FEET OR 0.578 ACRES, MORE OR LESS.

TOTAL TRACT CONTAINS 64,543.28 SQUARE FEET OR 1.482 ACRES, MORE OR LESS, WHICH INCLUDES 39,369.00 SQUARE FEET OR 0.904 ACRES, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT-OF-WAY, AND 25,174.28 SQUARE FEET OR 0.578 ACRES, BEING THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.

RIGHT-OF-WAY ACQUISITION <u>25,174.28</u> S.F.	<b>TRACT 8</b>	OWNER(S): OMAHA PUBLIC POWER DISTRICT ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102	EXHIBIT <b>A</b> pg. 1
PROJECT NO: 019-0495      C77(17-1 & 18-1)	DATE: 10/28/25		

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**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:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S02°43'07\"E, 627.00 FEET TO THE SOUTH LINE OF SAID TAX LOT 2; THENCE ON SAID SOUTH LINE OF TAX LOT 2 S87°14'59\"W, 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 180TH STREET, THENCE CONTINUING ON SAID SOUTH LINE OF SAID TAX LOT 2 S87°14'59\"W, 17.00 FEET; THENCE ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER N02°43'07\"W, 627.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID NORTH LINE OF THE SOUTHEAST QUARTER N87°15'00\"E, 17.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 180TH STREET; ON SAID NORTH LINE OF THE SOUTHEAST QUARTER N87°15'00\"E, 33.00 FEET TO THE POINT OF BEGINNING.

SAID RIGHT-OF-WAY ACQUISITION CONTAINS A CALCULATED AREA OF 10,659.01 SQUARE FEET OR 0.245 ACRES, MORE OR LESS.

TOTAL TRACT CONTAINS 31,350.01 SQUARE FEET OR 0.720 ACRES, MORE OR LESS, WHICH INCLUDES 20,691.01 SQUARE FEET OR 0.475 ACRES, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT-OF-WAY, AND 10,659.01 SQUARE FEET OR 0.245 ACRES, BEING THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.

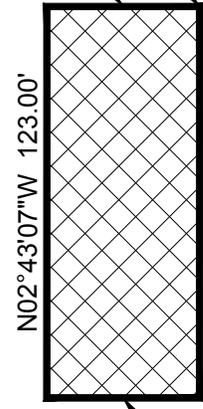
RIGHT-OF-WAY ACQUISITION 10659.01 S.F	<b>TRACT 8</b>	OWNER(S): OMAHA PUBLIC POWER DISTRICT ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102	EXHIBIT <b>A</b> pg. 2
PROJECT NO: 019-0495                      C77(17-1 & 18-1)	DATE: 10/28/25		

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 DATE: Oct 28, 2025 5:29pm XREFS: 170141\_SVY\_BNDY S\_BNDY\_0190495 T\_PROW\_0190495 T\_PBASE\_INTERIM\_0190495 ZTT\_170141

**TAX LOT 2**  
**NORTHEAST QUARTER OF THE**  
**SOUTHEAST QUARTER**  
**SECTION 20, T14N, R11E**  
**PID #010430571**  
**OPPD**

POINT OF BEGINNING

N87°16'53"E 48.00'



N02°43'07"W 123.00'

S02°43'07"E 123.00'

S87°16'53"W 48.00'

33.0'

S02°43'07"E 298.65'

180TH STREET

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



PID #011602666  
 OUTLOT "M"  
 PALISADES WEST  
 PAPIO-MISSOURI RIVER NATURAL  
 RESOURCES DISTRICT  
 NORTHWEST QUARTER OF  
 THE SOUTHWEST QUARTER  
 SECTION 21, T14N, R11E

**LEGAL DESCRIPTION**

A PERMANENT EASEMENT 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 ON AN ASSUMED BEARING OF S02°43'07"E, 298.65 FEET; THENCE S87°16'53"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER S02°43'07"E, 123.00 FEET; THENCE S87°16'53"W, 48.00 FEET; THENCE ON A LINE 98.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER N02°43'07"W, 123.00 FEET; THENCE N87°16'53"E, 48.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 5,904.00 SQUARE FEET OR 0.136 ACRES, MORE OR LESS.

PERMANENT EASEMENT <u>5,904.00</u> S.F.	<b>TRACT 8</b>		OWNER(S): OMAHA PUBLIC POWER DISTRICT	EXHIBIT
	PROJECT NO: 019-0495	C77(17-1 & 18-1)	DATE: 10/28/25	ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102

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

OPPD

N83°21'38"E 21.92'

180TH STREET

PID #011620197

LOT 4

GILES POINTE REPLAT 4



N06°38'22"W 67.00'

S02°43'12"E 67.16'

33.0'

S87°16'48"W 50.00'

S83°21'38"W 17.33'

POINT OF  
 BEGINNING

AURORA STREET

PID #011616415

LOT 1

GILES POINTE  
 REPLAT 2

N02°43'12"W 877.41'

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

**LEGAL DESCRIPTION**

A PERMANENT EASEMENT 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, 877.41 FEET; THENCE S87°16'48"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S83°21'38"W, 17.33 FEET; THENCE N06°38'22"W, 67.00 FEET; THENCE N83°21'38"E, 21.92 FEET; THENCE S02°43'12"E, 67.16 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 1,314.95 SQUARE FEET OR 0.030 ACRES, MORE OR LESS.

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 USER: zturek  
 ZTT\_170141\_SVY\_BNDY

PROJECT NO: 019-0495	C77(17-1 & 18-1)	DATE: 10/28/25	OWNER(S): OMAHA PUBLIC POWER DISTRICT	EXHIBIT
			ADDRESS: 444 S 16TH ST MALL OMAHA, NE 68102	B pg. 2



Omaha Public Power District  
BOARD OF DIRECTORS

# Action Item

March 17, 2026

## ITEM

Sale of a portion of property located near 9090 South 180th Street, Omaha, Nebraska (near Gretna Nebraska), to Sarpy County, Nebraska, for roadway improvements.

## PURPOSE

To authorize the sale of 2.202 acres of OPPD-owned land to Sarpy County, Nebraska for roadway improvements along 180<sup>th</sup> Street. The sale area includes 1.379 acres of existing public right-of-way and 0.823 acres of proposed new public right-of-way, as shown on Exhibit A.

## FACTS

- a. The proposed sale will not adversely impact current or future District operations.
- b. An independent appraisal valued the property at \$57,610. OPPD considers this fair and reasonable compensation.
- c. OPPD will also grant permanent easements totaling 0.166 acres for a retaining wall and drainage culvert, as shown on Exhibit B.

## ACTION

Request authorization for the Board of Directors to approve the conveyance of 2.202 acres of land to Sarpy County, Nebraska for \$57,610.

RECOMMENDED:

Signed by:  
  
 \_\_\_\_\_  
 Scott M. Focht  
 Vice President – Corporate Strategy and Governance

APPROVED FOR BOARD CONSIDERATION:

Signed by:  
  
 \_\_\_\_\_  
 L. Javier Fernandez  
 President and Chief Executive Officer

Attachments: Exhibit A  
Exhibit B  
Resolution