

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

IN THE MATTER OF FIXING THE DATE,)
TIME AND PLACE FOR A PUBLIC)
HEARING REGARDING A REQUEST TO) RESOLUTION NO. R-16-0009
VACATE PORTIONS OF SOUTH 54TH STREET,)
MORE PARTICULARLY DESCRIBED IN)
EXHIBIT "A", AND LOCATED IN LANCASTER)
COUNTY, NEBRASKA)

WHEREAS, the Board of County Commissioners of Lancaster County, Nebraska, ("the Board"), pursuant to Neb. Rev. Stat. § 39-1722 (Reissue 2008), received a report from the Lancaster County Engineer and the Lincoln-Lancaster County Planning Department regarding the vacation of portions of South 54th Street, more particularly described in Exhibit "A," and located in Lancaster County, Nebraska;

WHEREAS, the report from the Lancaster County Engineering Department is provided in Exhibit "B", which is attached hereto and incorporated by this reference;

WHEREAS, the County Board previously set the date for public hearing on February 2, 2016, by Resolution R-16-0005 on January 12, 2016; and

WHEREAS, the regular meeting of the County Board on February 2, 2016, was cancelled due to a snow emergency;

NOW, THEREFORE, BE IT RESOLVED, by the Board as follows:

1) That a public hearing on the vacation for the aforesaid described road is hereby set for the 23 day of February, 2016, at 9:00 a.m., or as soon thereafter as is practicable, in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Lancaster County, Nebraska; and

2) That the Lancaster County Clerk should be and hereby is directed to publish this

resolution once a week for three consecutive weeks in a legal newspaper of the County and is further directed where possible to send copies of this resolution, either by registered or certified mail, to the owners of the land abutting on or adjacent to the portion of the road to be vacated, by mailing the same to the last known address of such owner not less than two weeks in advance of the above-referenced hearing date.

DATED this 4 day of February, 2016, at the City County Building, Lincoln,

Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

Bill Army

Tracy Wilcox

Harold Shuman

Bob Schorr

Larry Hudkins

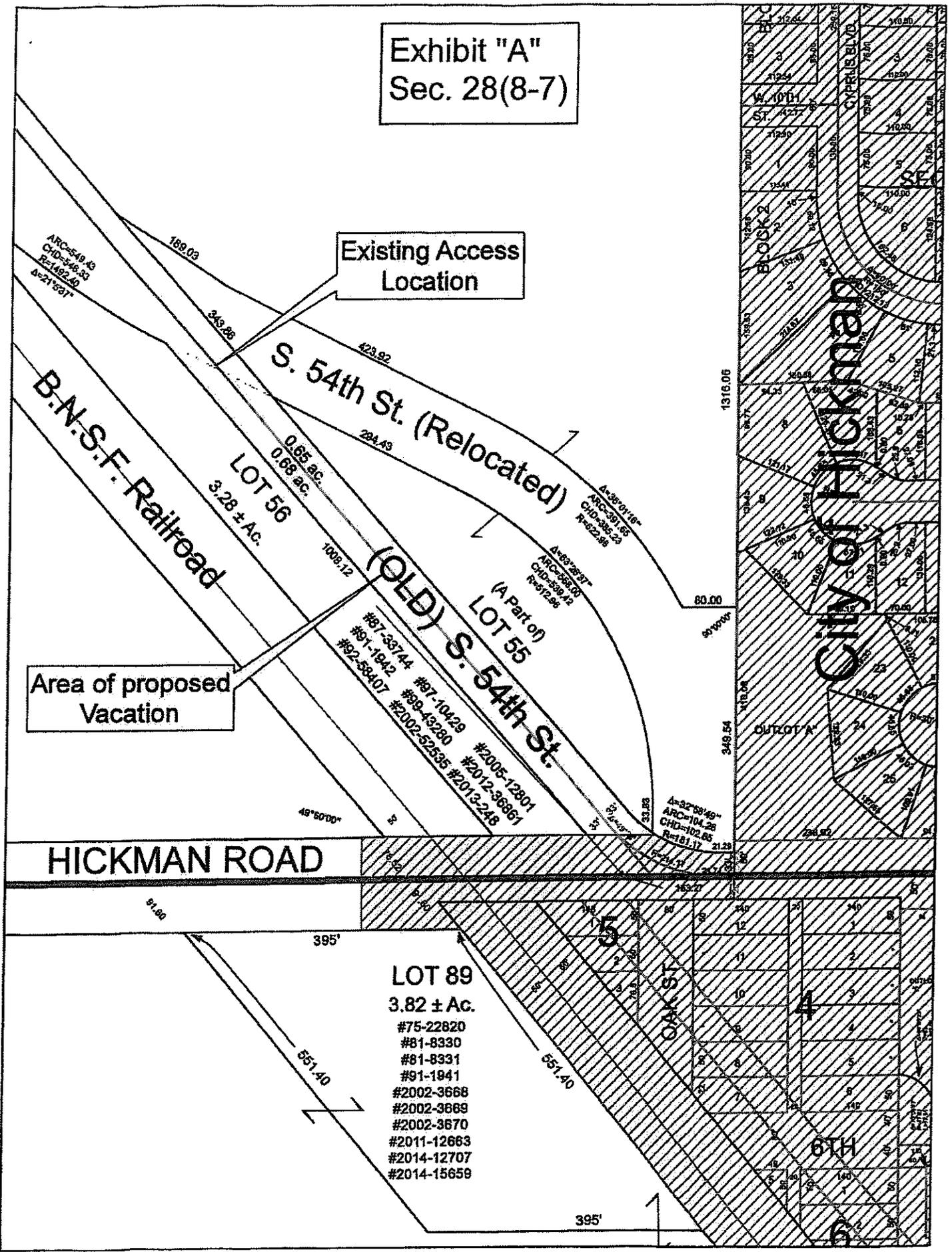
APPROVED AS TO FORM
this 4 day of
February, 2016.

[Signature]
Deputy County Attorney
for JOE KELLY
Lancaster County Attorney

Exhibit "A"
Sec. 28(8-7)

Existing Access Location

Area of proposed Vacation



B.N.S.F. Railroad

S. 54th St. (Relocated)

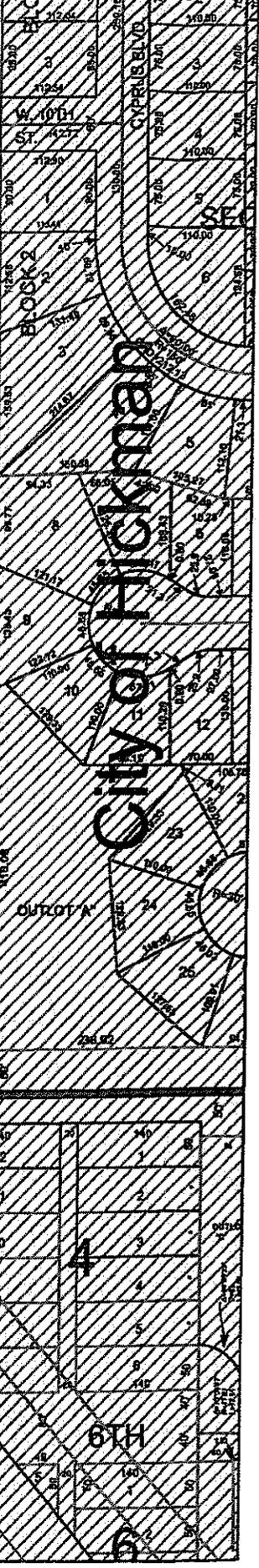
LOT 56
3.28 ± AC.

(PLD) S. 54th St.
LOT 55
(A Part of)

HICKMAN ROAD

LOT 89
3.82 ± Ac.
#75-22820
#81-8330
#81-8331
#91-1941
#2002-3668
#2002-3669
#2002-3670
#2011-12663
#2014-12707
#2014-15659

City of Hickman



LANCASTER
COUNTY

Pamela L. Dingman, P.E.
County Engineer

ENGINEERING

DEPARTMENT

Kenneth D. Schroeder, R.L.S.
Deputy County Surveyor

Date: January 5, 2016
To: Lancaster County Board of Commissioners
From: Ken Schroeder 
County Surveyor
Subject: Resolution No. R-15-0062
Study to vacate a portion of (old) South 54th Street between Hickman Road and Relocated South 54th Street located in the SW ¼ of Section 28, T8N, R7E of the 6th P. M., Lancaster County, NE.

Pursuant to Resolution R-15-0062, this office has reviewed the request for vacating a portion of Old South 54th Street between Hickman Road and Relocated South 54th Street as shown on enclosed Exhibit "A" located in the SW ¼ of Section 28, T8N, R7E of the 6th P. M., Lancaster County, Nebraska and would offer the following comments:

1. The area of proposed South 54th Street road vacation was deeded to Lancaster County on June 22, 1948 by warrant deed recorded in Deed Book 417, Page 323 and was acquired following the June 15, 1948 Resolution #675 vacating a one half mile portion of County Road #584 being along the west line of the SW ¼ of said Section 28 from Hickman Road to the Railroad right-of-way north.
2. The area of proposed road vacation consists of 1.33 acres of the 66' wide old South 54th Street road right-of-way which lies north of the north right-of-way line of Hickman Road and south of the southwesterly right-of-way line of relocated South 54th Street described in warranty deed instrument #2012-36862. (see exhibit "A")
3. The recent reconstruction and realignment of South 54th Street, Project C55-S-405(3) from Hickman Road to Roca Road has now left this part of old South 54th Street abandoned and of no use for road purposes. Also, in conjunction with grading Project C55-S-405(3), the old roadbed in the area of proposed road vacation has been eliminated, utility lines have relocated to the new right-of-way and a field access drive onto relocated South 54th Street has been constructed near the northerly end of proposed area of vacation.
4. This office has no immediate plans, nor has any long range plans that would include the need to utilize the 66' of old South 54th Street in the area of proposed road vacation and would therefore have no opposition to the vacation request subject to the following.
 - a. The abutting lands on either side of the area of proposed South 54th Street vacation which is of same private ownership to be combined with vacated South 54th Street to form one lot bordered by the existing right-of-ways of Hickman Road, relocated South 54th Street and B.N.S.F. Railroad.
 - b. That upon creation of the above mentioned combined single lot, vehicular access to the public roadway shall be limited to the one existing access drive constructed onto relocated South 54th Street and that vehicular access from this lot to Hickman Road will not be allowed.
 - c. That the land in question be sold as part of the vacation to the adjacent owners, but if no sale can be completed on terms that are in the County's best interests, then title to the land shall be retained by the County and may be sold at a later date.

Page Two

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Study to vacate a portion of (old) South 54th Street between Hickman Road and Relocated South 54th Street located in the SW ¼ of Section 28, T8N, R7E of the 6th P. M., Lancaster County, NE.

5. The adjacent property to this vacation is located within the City of Hickman's 1-mile zoning jurisdiction and is currently under consideration for re-zoning by the City of Hickman Planning Commission.
6. Value at this time is unknown with an appraisal report forthcoming.

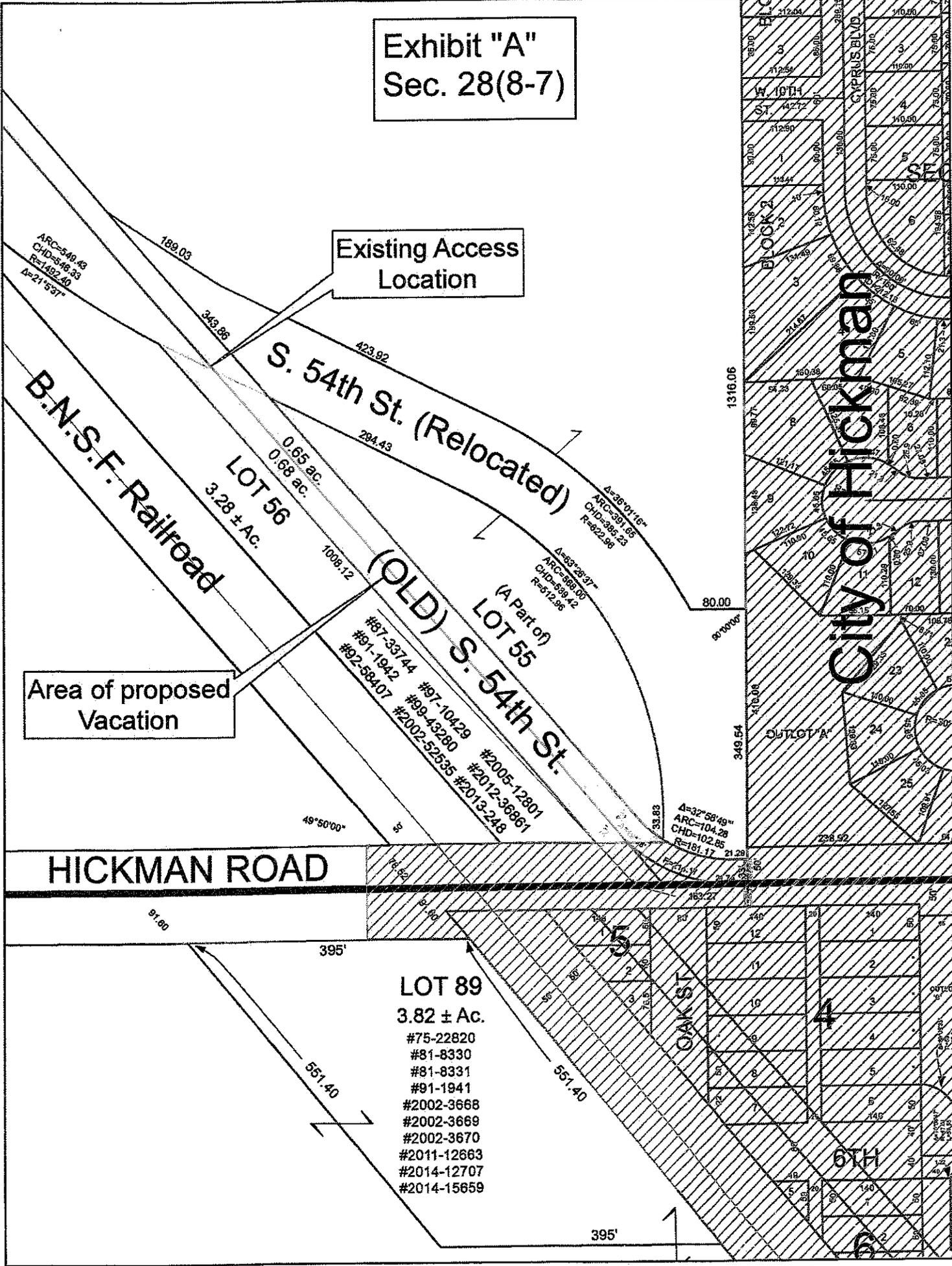
Enclosures

Cc: Pamela L. Dingman, P.E., Lancaster County Engineer
James Shotkoski, Right-of-Way Manager
David Derbin, Deputy County Attorney
Michael Meyers, Hickman, City Administrator
Kelly Lundgren, County Clerk's Office

Exhibit "A"
Sec. 28(8-7)

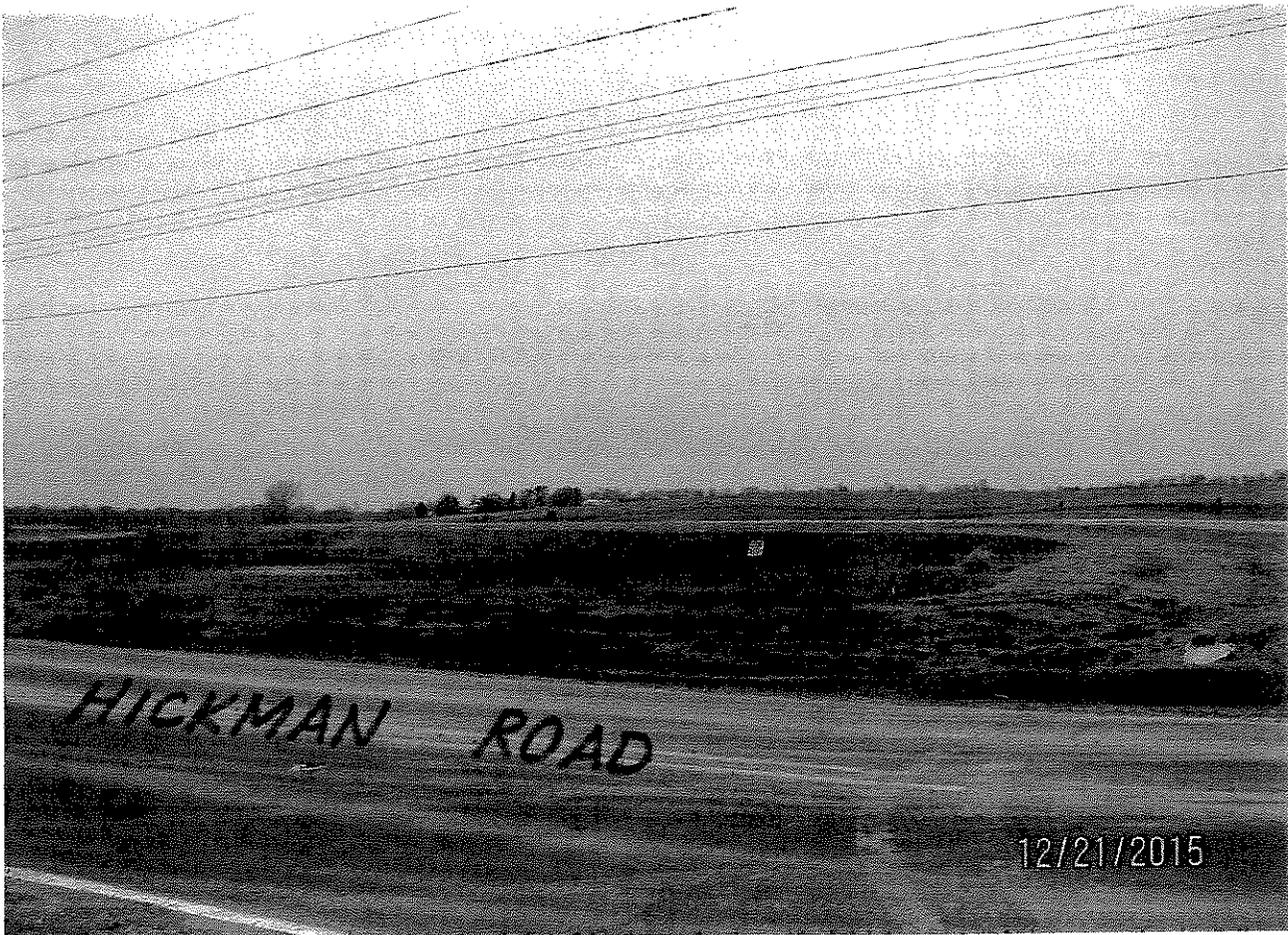
Existing Access
Location

Area of proposed
Vacation





South



North