

LANCASTER
COUNTY

Pamela L. Dingman, P.E.
County Engineer

ENGINEERING

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

DEPARTMENT

Date: December 11, 2018

To: Lancaster County Board of Commissioners

From: Ken Schroeder
County Surveyor



Subject: Resolution R-18-0081
Study to vacate a portion of "unnamed" platted street in Gieren's First Addition, Walton, NE

Pursuant to County Resolution R-18-0081, this office has reviewed the request for vacating a portion of "unnamed" platted street lying west of and adjacent to Block 3, Gieren's First Addition in unincorporated Village of Walton, located in the S½ of Fractional Section 30, Township 10 North, Range 8 East of the 6th Principal Meridian, Lancaster County, Nebraska. (Reference Exhibit "A")

This office would offer the following comments regarding proposed street vacation:

1. Subject "unnamed" street was platted in the development of Gieren's First Addition to Walton, recorded in Plat Book 4, page 163 dated December 17, 1910.
2. Subject "unnamed" street which lies along the very west edge of said development appears to have platted a street width of 25', or, half of the typical 50' wide street right-of-way shown on the other platted streets. This half street width most likely was done with the intent that the landowner upon further subdividing would plat the remaining 25' for street right-of-way thus, completing a 50' total street right-of-way dedication width.
3. The area of proposed street vacation proceeds north from "A" Street running northerly for approximately 150 feet in line with South 117th Street (South of "A" Street) formally known as Madison Street in original town of Walton.

Based on information related to adjacent area building permit application and parking lot improvement submittal, this street vacation is part of a proposed plan to make a street alignment shift to the east of approximately 10' to accommodate proposed planned improvements.

4. The area on either side of the proposed street vacation is currently in review for Grace Evangelical Lutheran Church Special Permit SP18043 proposed parking lot improvement and Street vacation SAV18004. Compliance with previously submitted comments from Lancaster County Engineering Department for Special Permit SP18043 and SAV18004 shall be a condition of this vacation.

5. This office has no direct objections to proposed vacation of this portion of “unnamed” street right-of-way subject to the deeding for public right-of-way purposes a similar area from the west portion of lots 7-9, Block 3, Gieren’s First Addition to offset the vacated area and create a parallel 25’ wide road right-of-way corridor to continue running along the westerly side of said Block 3.
6. Based on a recent field inspection and aerial view photo, it appears that adjacent landowners north of the proposed area of vacation use this platted street right-of-way for access to their property, therefore, access to these properties shall remain open.
7. It is unknown if there are existing utilities in the portion of proposed street right-of-way vacation, therefore, if approved, retaining a blanket utility easement on this area is recommended.

Enclosures

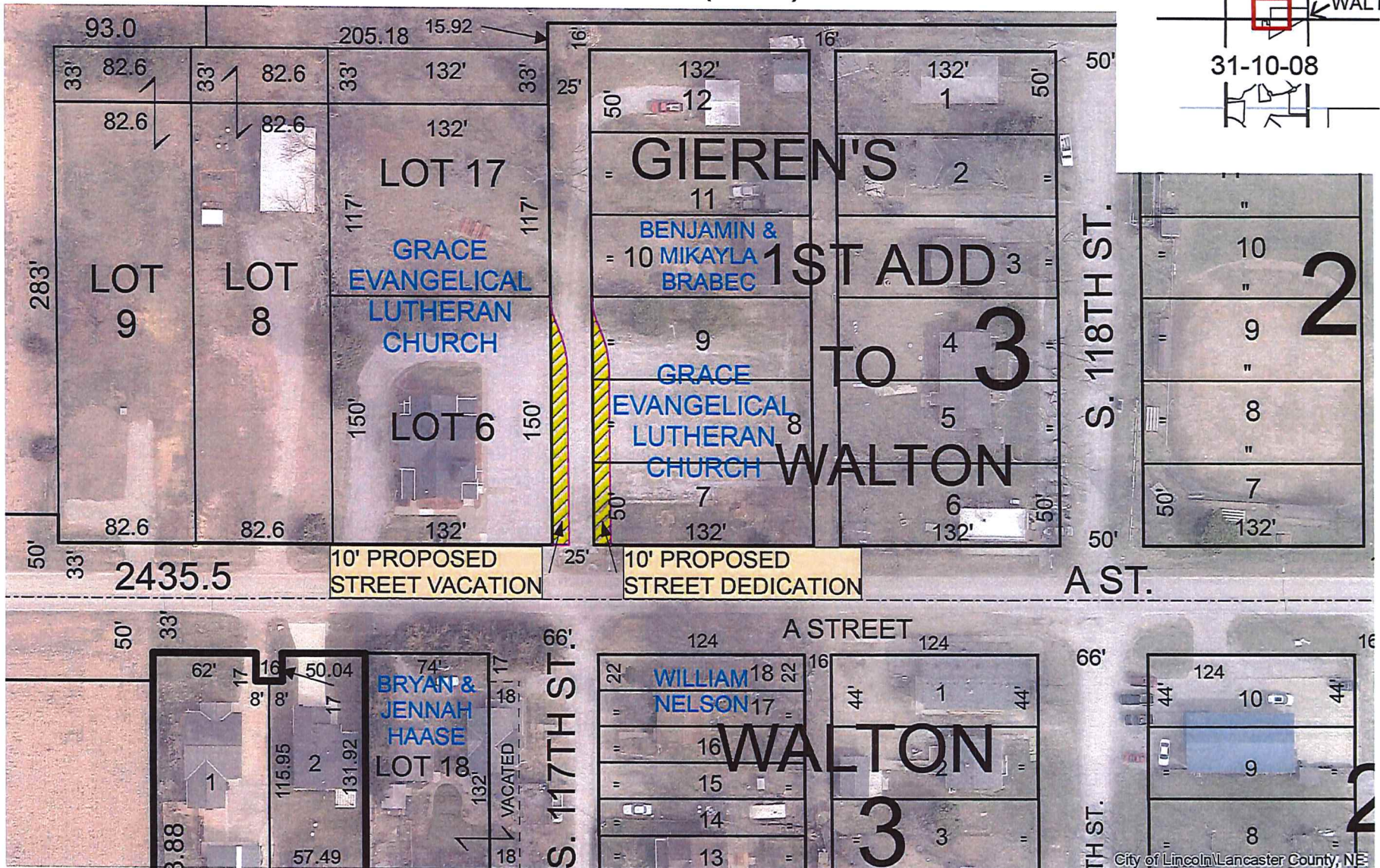
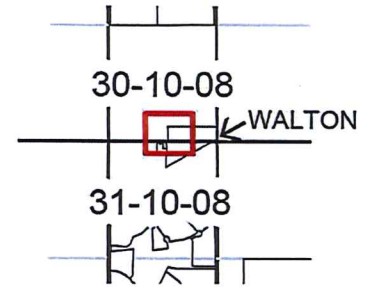
Cc: Jenifer Holloway, Deputy County Attorney
Pam Dingman, County Engineer
Ron Bohaty, Road Maintenance Superintendent
James Shotkoski, Right-of-way Manager
Monet McCullen, County Clerk’s Office
Tom Cajka, Planning Department

KDS/bml

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EXHIBIT "A"

SEC. 30 (10-8)



SEC. 31 (10-8)



NORTH

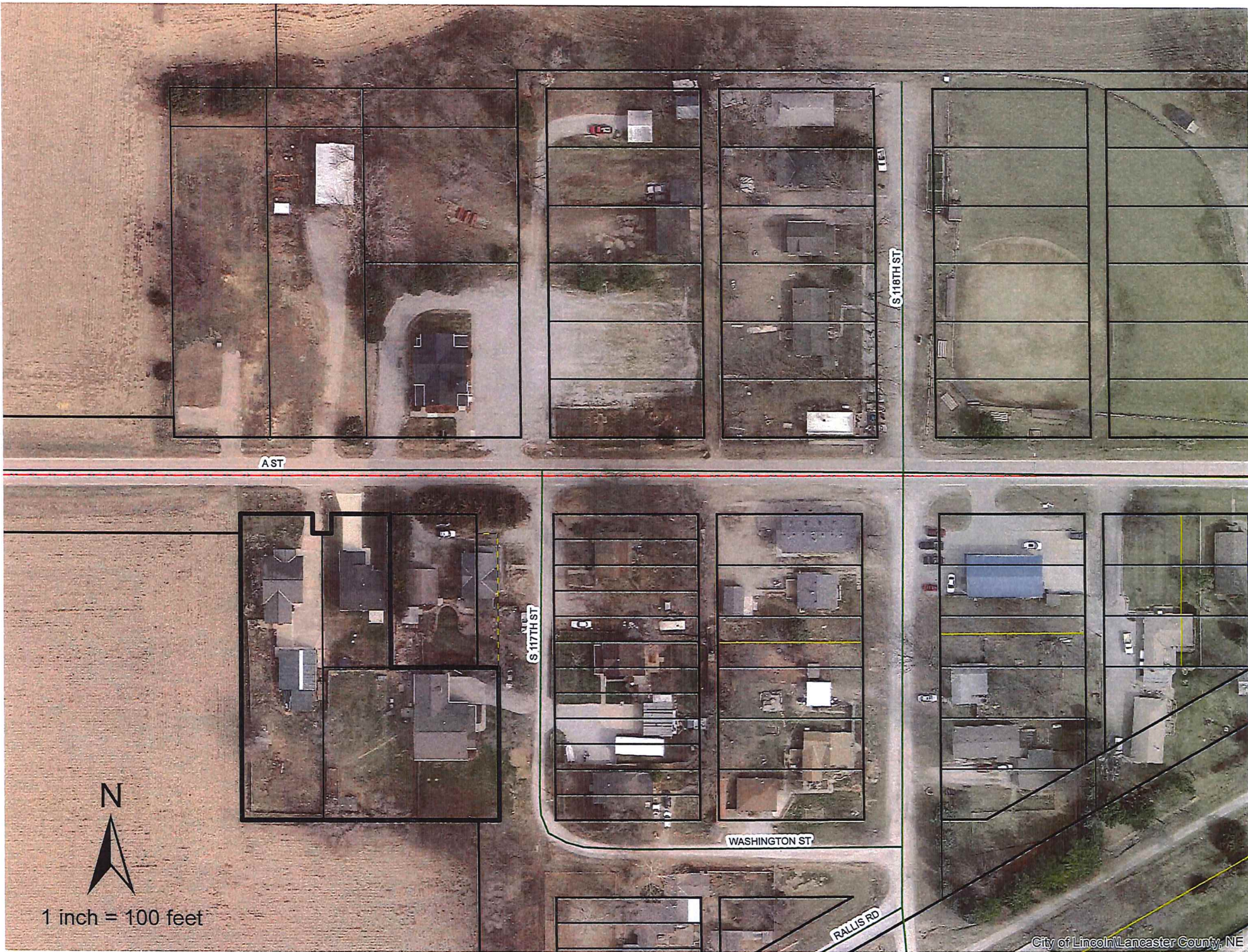


"A" Street

117th St.
South

12/10/2018





Upon review, of "**Grace Lutheran Church**" **Special Permit #SP18043** (v1) submittal dated 11-1-2018 in the S ½ of Fractional Section 30, T10N, R8E located at 11640 "A" Street, this office has no direct objections for parking lot construction but would offer the following comments and/or request for additional information:

1. Need a metes and bounds legal description submitted for the proposed road right-of-way vacation area and also for the proposed road right-of-way dedication area.
2. In order for our office to perform a proper review and/or approval of proposed parking lot construction, drainage run-off and access relocation to adjacent "A" Street, please submit area site plan showing existing conditions with existing elevations and contour line as well as proposed layout and construction including proposed elevations and contour lines.

Note: It appears that the existing access onto "A" Street will need to be relocated approximately 35' east. In order to ensure proper drainage, please submit existing and proposed elevations along "A" Street on the roadway and ditch flowline adjacent to Grace Lutheran Church property.

November 13, 2018 (kds)

Upon review, this office would offer the following comments for **"Shift of Maxwell Street Walton, Nebraska" SAV18004** (v1) submittal dated 11-1-2018 in the S ½ of fractional Section 30, T10N, R8E at 11640 "A" Street for the Grace Evangelical Lutheran Church property.

1. This office has no direct objections to allowing the proposed road right-of-way shift as depicted on submitted site plan, subject to compliance with reviews currently in progress for Special Permit SP18043 and County Resolution R-18-0081 directing the County Engineer to conduct a study to vacate this portion of road right-of-way.
2. It is not known if there are existing utilities in the area of proposed street vacation. Therefore, recommend obtaining an easement release from applicable utility companies, or retain a blanket utility easement over the area of vacation.
3. If approved and upon completion of vacation and dedication, a legal boundary survey shall be performed and filed showing monuments at all corner points of the right-of-way shift.
4. Submitted legal descriptions mathematically close. Recommend listing square foot area in the description of proposed vacation and dedication.
5. SAV18004 project name indicates the road shift is on Maxwell Street in Walton. Maxwell Street, now known as South 118th Street is actually one block east of this project location. The street in question for SAV18004 was not named in the platting of Gieren's 1st Addition to Walton but lines up with Madison Street to the south which is now known as South 117th Street. Therefore, shouldn't this street shift be identified as South 117th Street?

November 16, 2018 (kds)