



Hall County Regional Planning Commission

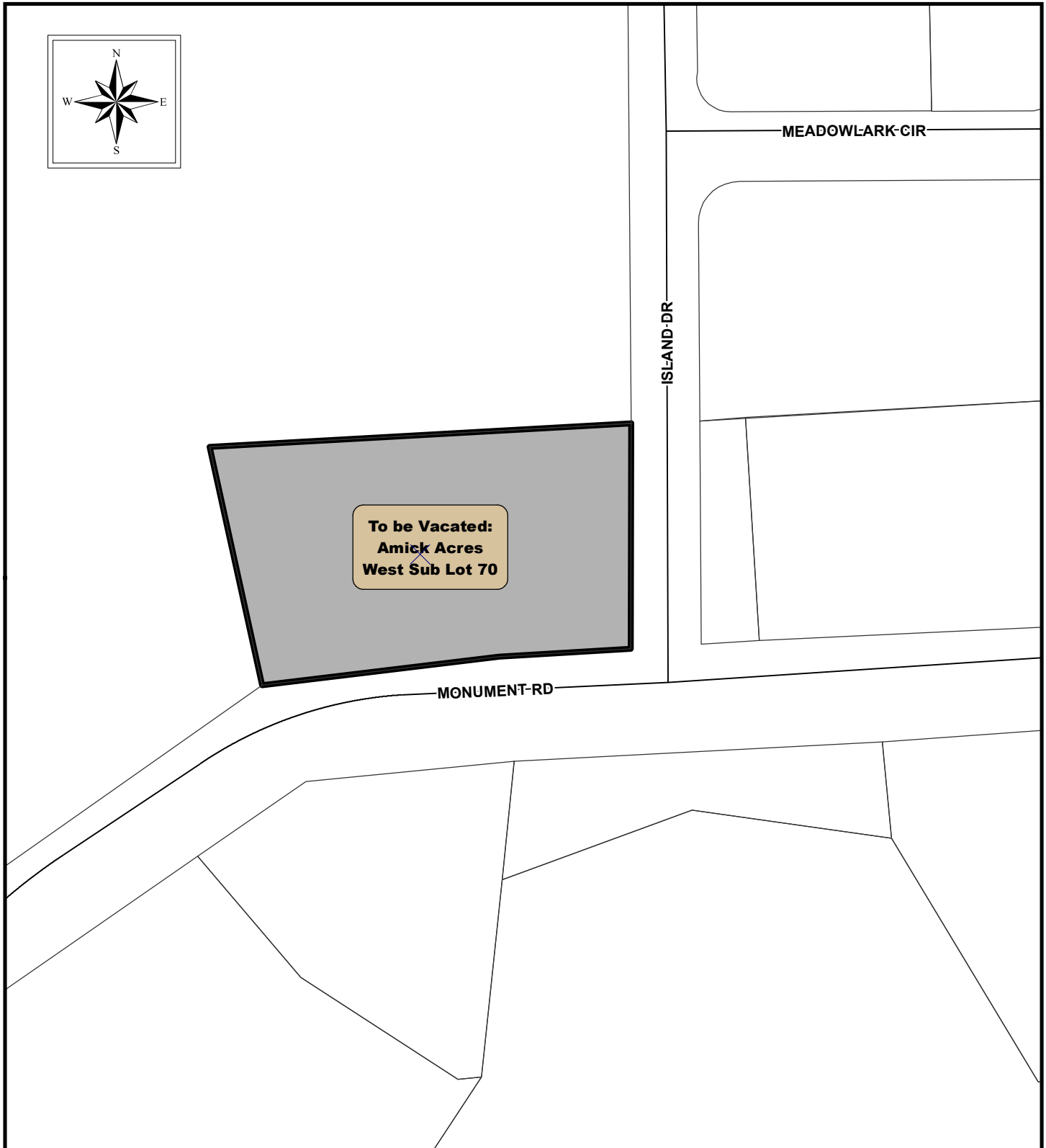
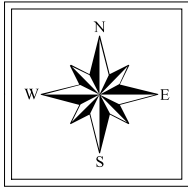
**Wednesday, August 3, 2022
Regular Meeting**

Item J7

**Request to vacate Final Plat - Lot 70 Amick West Subdivision -
Hall County: Located north of Monument Road and west of Island
Drive**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP




THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

Scale: NONE
For Illustration Purposes

Meeting and Agenda Request

TO: Chad Nabity, Director
Hall County Regional Planning Commission

FR: John Amick  Tel: 308-390-0300
Box 465
410 Amick Ave.
Doniphan, Nebraska 68832

RE: Request to vacate Lot 70 of the Amick Acres West Subdivision, and any portion of Lots 13 and 14 of the Amick Acres Third Subdivision that Lot 70 may now be a part thereof.

Pursuant to our meeting on Friday, June 17, 2022, at the Planning Commission office, I am hearby requesting the Hall County Regional Planning Commission vacate Lot 70 of the Amick Acres West Subdivision, and Lots 13 and 14 of the Amick Acres Third Subdivision, from which Lot 70 was platted.

Although Lot 70 is technically a "saleable and buildable" lot, neither I, or my parents, have ever offered the lot for sale because it is more a part of our homeplace, rather than the residential lots of the rural subdivisions that it is adjacent to. It is, and always has been, part of a horse pen on the homeplace.

In June, the Hall County Assessor's office increased the assessed valuation for Lot #70 from \$1,690.00 to \$32,500.00. I protested the increase and the appraisor for the Assessor's office granted a reduction to \$4,000 for Lot 70. This is consistent with what the Assessor's office values "farmsite" acres. According to the Assessor's data sheet for our homeplace, we currently have 2.1 acres of "farm site," which is assessed for \$8,400.00. Lot 70 contains approximately 1 acre. (When I receive the protest paperwork back I will bring you a copy.)

I have also contacted the AAWest HOA Board president about this matter. On June 28, 2022, the AA West HOA Board met and approved a Resolution supporting the vacation of Lot 70 from the AA West Subdivision. (Copy of Resolution and Agreement is attached.)

I have attached various plats, photographs and data sheets regarding Lot 70 and our home place which I think will clearly illustrate my request for vacating the platted lot, and including it instead with what is our homeplace.

I ask that this matter be place on the August, 2022, meeting the Hall County Regional Planning Commission. Please contact me if you need any additional information from me prior to the August meeting.

List of Exhibits

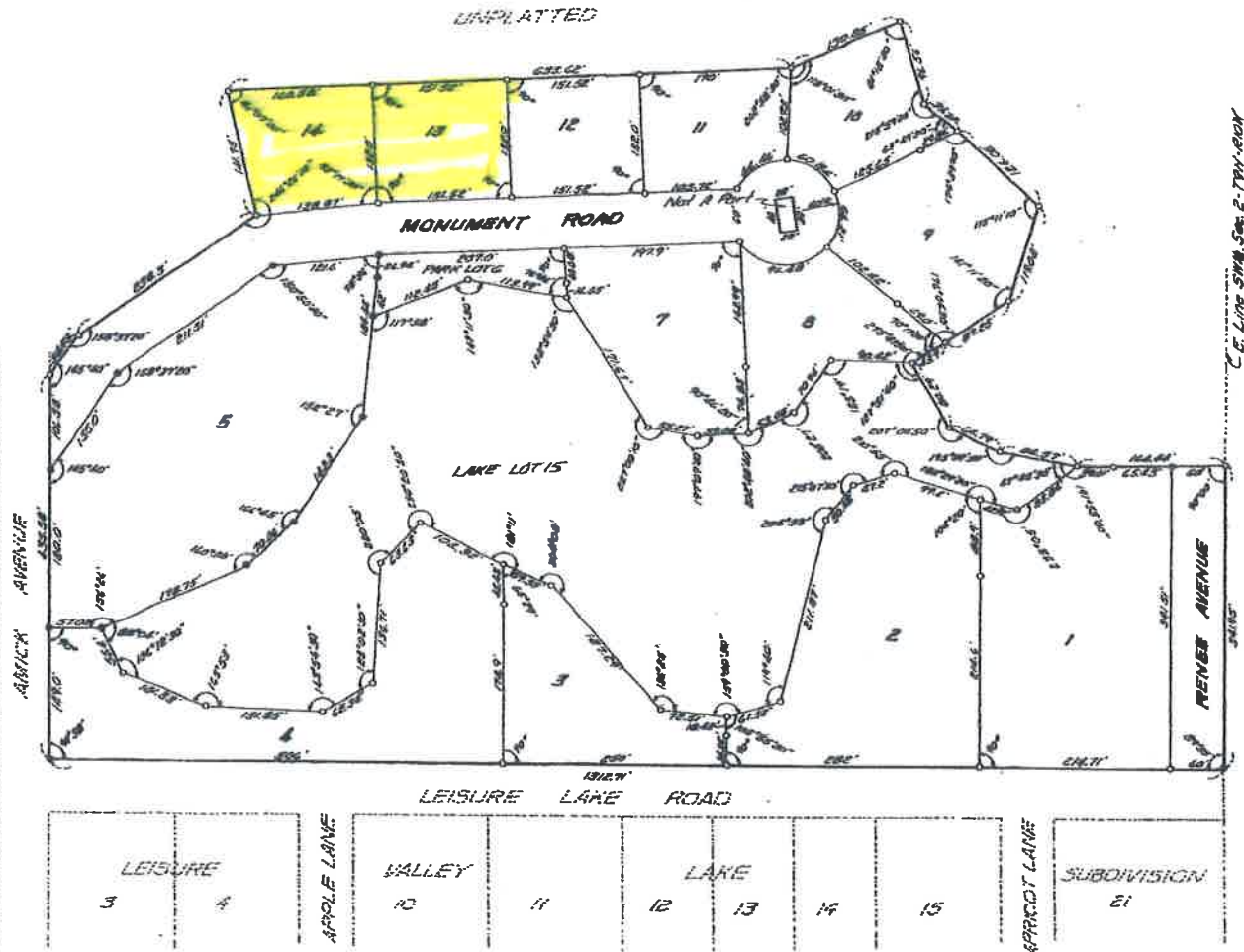
Exhibits:

1. Plat of the Amick Acres 3rd Subdivision. Lots 13 and 14 highlighted.
2. Overhead photo of Lot 70 of the Amick Acres West Subdivision.
3. Overhead photo of Amick Homeplace adjacent to Lot 70 AAWest Sub.
4. Hall County Assessor's datasheet for Homeplace showing "farm site" valuation -- \$4,000.00 per acre.
5. Hall County Assessor's datasheet showing valuation increase of Lot 70 from \$1,690.00 to \$32,500.00. (Following a protest, this was reduced to \$4,000.00.)
6. Copy of Resolution by the AA West HOA Board supporting the vacation of Lot 70 from the Subdivision. Also, a copy of an Agreement between the AAWHOA Board and John Amick regarding future payment of HOA fees.

EXB. 1



*Indicates $\frac{1}{2}$ " Iron Pipes Found
 oIndicates $\frac{1}{2}$ " Iron Pipes Placed
 All distances shown on Cul-de-sac
 are Chord distances



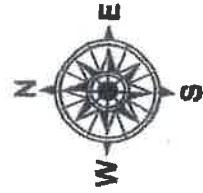
AMICK ACRES THIRD SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAD IN LAND MEASUREMENT



- Legend**
- Fire Station
 - Government
 - Administration
 - Courthouse
 - Law Enforcement
 - Hospital
 - Airport
 - Attractions
 - Golf Course
 - Museum
 - Parks
 - Park
 - Library
 - Viewing Area
 - Water Park
 - Shooting Park
 - School
 - Parcel
 - Primary Addresses

EXHIBIT #2



0 0.01 0.02 0.03 0.04 0.05

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Map generated 6/13/2022 2:29 PM

HALL COUNTY

Real Estate Breakdown Report

EXH 341

Parcel ID		Card File		By SM	
400231050		400231050			
Owner		Situs			
AMICK/RENEE J		00410 AMICK, NE			
JOHN W AMICK		Inspection			
PO BOX 241		Date 02/11/2011			
DONIPHAN, NE 68632		Type			
Legal		SOUTH PLATTE TWP PT E 1/2 NW 1/4 & PT E 1/4 SW 1/4 NW 1/4 & PT N 1/2 NE 1/4 SW 1/4 2-9-10 32 AC			
S-T-R: 02-09-10		Acres: 32.000			
County Area		Class Code		Value	
1 Area 1		01-05-05-03-00-08		110,251	
Neighborhood 2		3537-02-0-00000-000-0009		12,653	
Location / Group 8		00000-00000-00000		65,426	
Valuation / Group 18		2017 / 4486		188,330	
District 480		06/30/2017			
School 40-0126		0			
Soil		Soil Description		Value/Acre	
6529 GRASS 2G1		JANUDE SANDY LOAM, VERY 2G1		1,350	
8402 GRASS 1G1		ALDA LOAM, RARELY FLOODED		1,410	
8570 GRASS 1G1		PLATTE-BOLENT COMPLEX, 1G1 OC		1,410	
8585 GRASS 1G1		WANN LOAM, RARELY FLOODED		1,410	
600 WASTE 600		WASTE		100	
600 WASTE 600		WASTE		100	
1500 ROAD 1500		ROADS		380	
804 FARM 804		FARM SITE		0	
803 HOME 803		HOME SITE		0	
Sale Date 06/30/2017		Land Total 32.000		65,426	
Book		Page		Amount	
2017		4486			
Statement District		Building		Total Tax	
2021 646 480		110,251		2,687.52	
2020 17519 480		110,251		2,689.72	
2019 20284 480		95,870		2,492.06	
2018 20862 480		95,870		2,485.36	
2017 20780 480		95,870		2,463.94	
2016 20724 480		95,870		2,459.30	
Year		Other		Penalty Tax	
2021 646 480		12,653		0	
2020 17519 480		12,653		0	
2019 20284 480		11,003		0	
2018 20862 480		11,003		0	
2017 20780 480		11,003		0	
2016 20724 480		11,003		0	
Ownership History		Land		Total	
AMICK/RENEE J		65,426		188,330	
		65,426		188,330	
		73,800		180,673	
		77,490		184,363	
		77,490		184,363	

EXH. #6

RESOLUTION Amick Acres West Subdivision

Summary and Background.

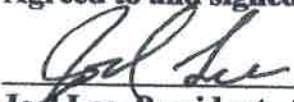
On June 28, 2022, the Board of Directors of the Amick Acres West Homeowners Association (AAWHOA) met. John Amick, owner of Lot 70, Amick Acres West Subdivision, made a request of the Board to support the vacation of Lot 70 in order to have it assessed and taxed as part of his adjacent property, or homesite. (The assessed valuation of Lot 70 was increased by the Hall County Assessor's office from \$1,690.00 to \$32,500.00).

In exchange for not opposing the vacation of Lot 70 from the AAW Subdivision, John Amick agreed to continue paying to the AAW Subdivision any annual and/or special assessments the AAWHOA Board would levy in the future. (Agreement attached.)

Resolution.

Therefor, be it resolved, that at a meeting of the Board of Directors of the Amick Acres West Subdivision, on June 28, 2022, the Board of Directors voted to support the request by John Amick to vacate Lot 70 from the Amick Acres West Subdivision in exchange for his agreement to continue to pay any and all annual and/or special assessments the AAW Board may levy in the future. And further, that such agreement shall continue to be binding on all successors in interest in such property that he owns in the future that is adjacent to the Amick Acres West Subdivision.

Agreed to and signed this 28th day of June, 2022.



Joel Lee, President of the AAWHOA



Witness

AN AGREEMENT

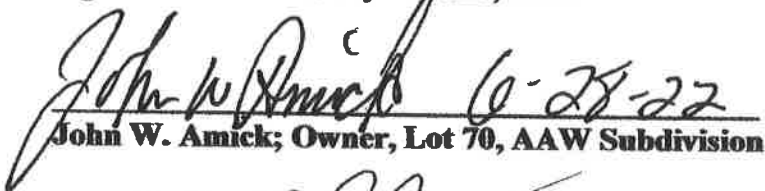
This is an Agreement between John Amick, the owner of Lot 70, Amick Acres West Subdivision (AAW), and the Board of Directors of the Amick Acres West Homeowners Association (AAWHOA).

On June 28, 2022, John Amick made a request of the AAWHOA Board of Directors to support the vacation of Lot 70, AAW, from the subdivision plat. The AAWHOA Board passed a resolution to support the request (Copy of Resolution attached.)

In exchange for Board's action, John Amick agrees to continue to pay to the AAWHOA any and all annual and/or special assessments the AAWHOA Board may levy in the future. John Amick further agrees that such requirement shall be binding on any and all future successors in interest in the property that he owns that is adjacent to the AAW Subdivision.

This Agreement and Resolution to be filed with the Hall County Register of Deeds office upon the approval of the vacation of Lot 70 by the Hall County Regional Planning Commission at their August, 2022, meeting.

Agreed to this 28th day of June, 2022.


John W. Amick; Owner, Lot 70, AAW Subdivision


Witness


Joel Lee; President, AAWHOA Board of Directors


Witness