



Hall County Regional Planning Commission

**Wednesday, May 2, 2018
Regular Meeting**

Item J3

Subdivision – Final Plat Bosselville Subdivision Grand Island ETJ

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat – Bosselville 4th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bosselville 4th Subdivision, located in Hall County, Nebraska.

This final plat proposes to re-plat all of 1 lot, Bosselville 3rd Subdivision in, Hall County, Nebraska, containing 25.591 acres.

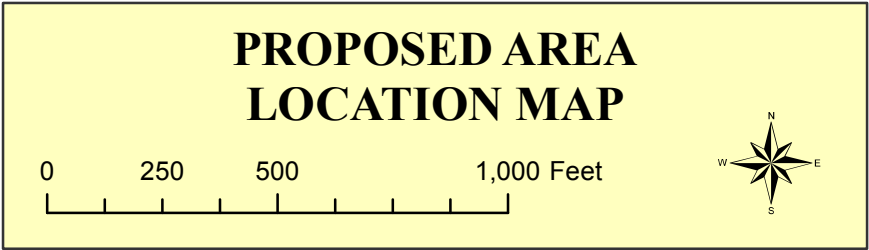
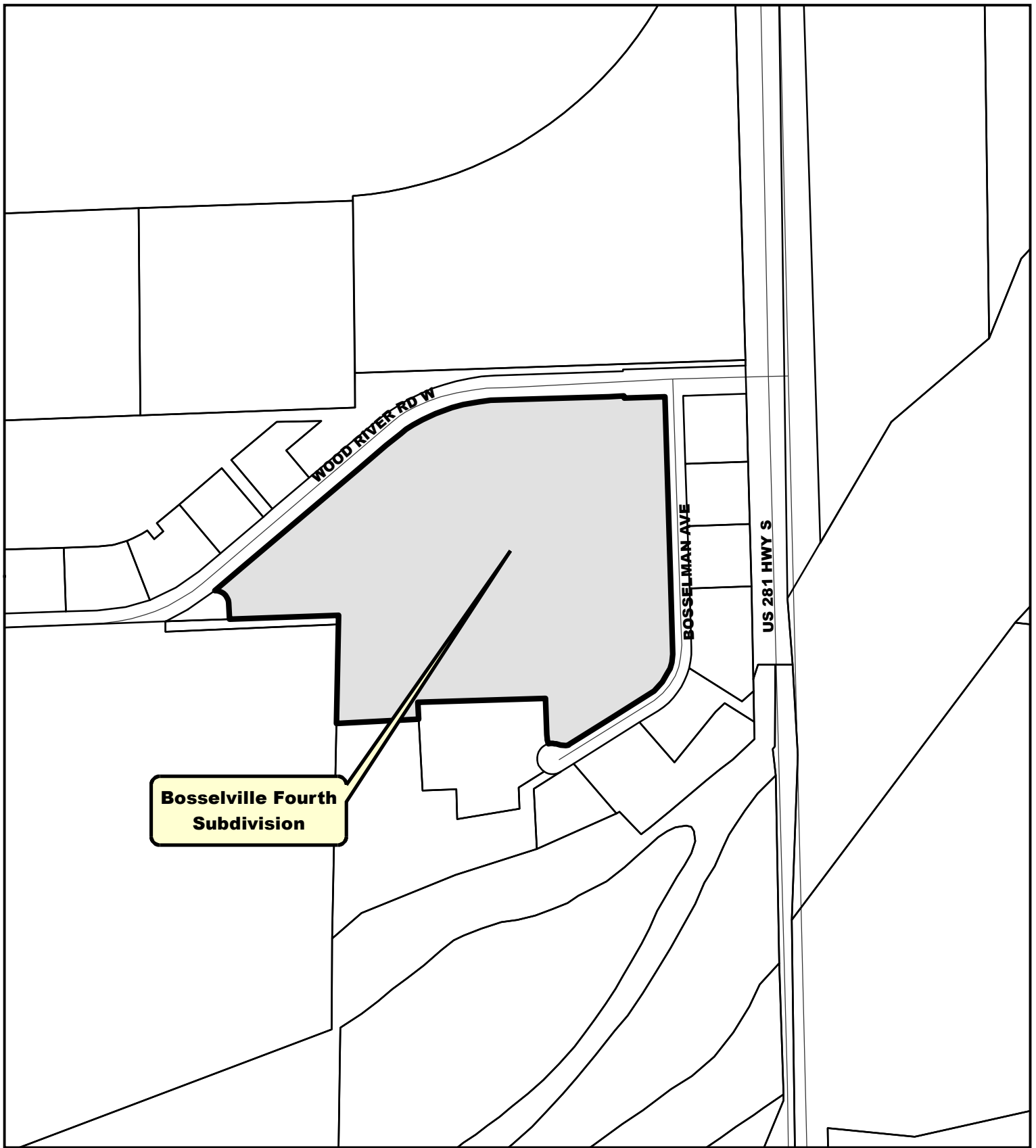
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

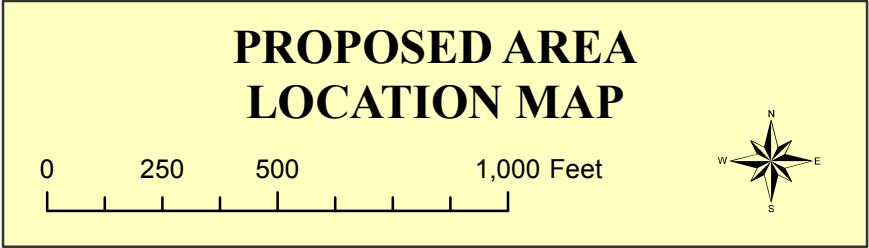
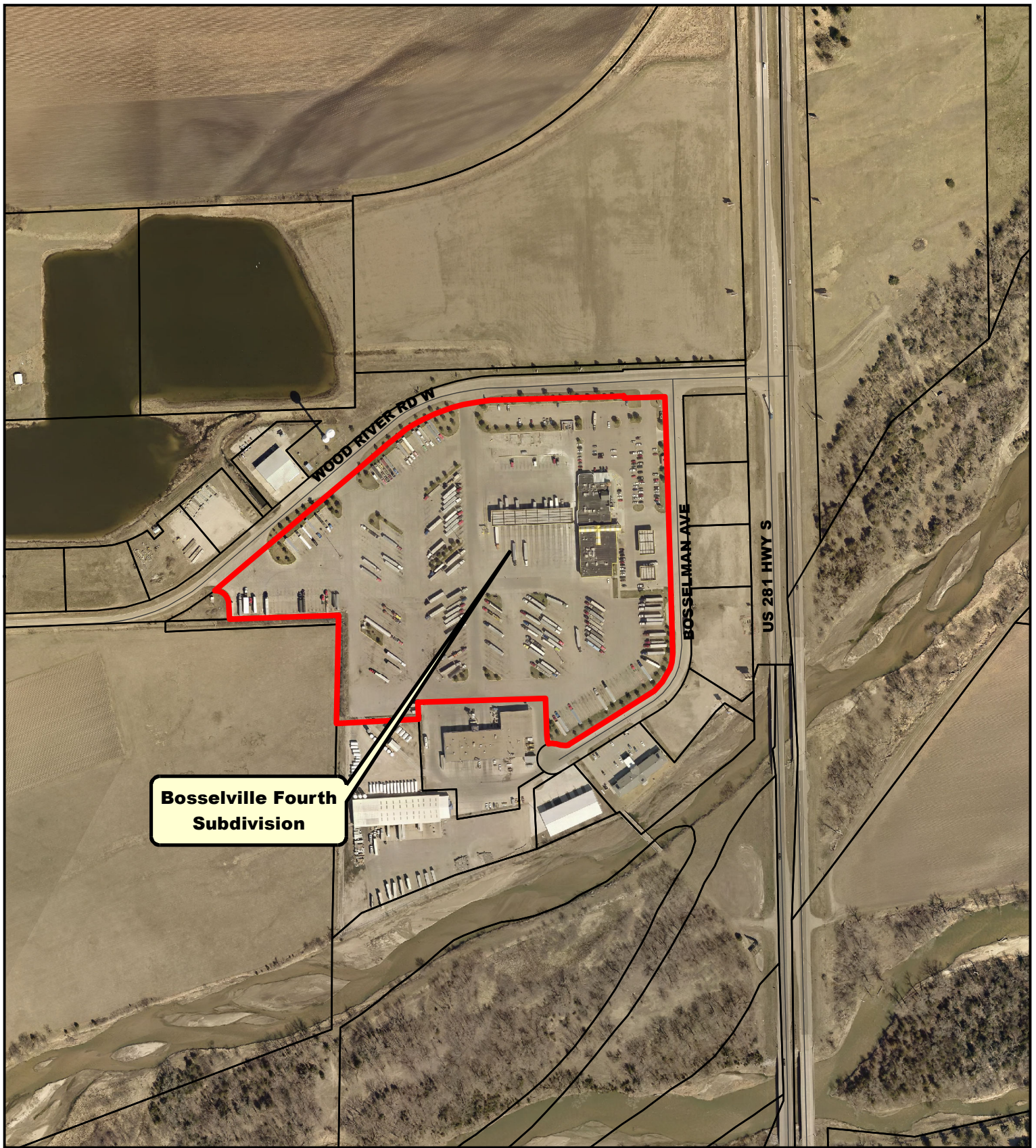
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





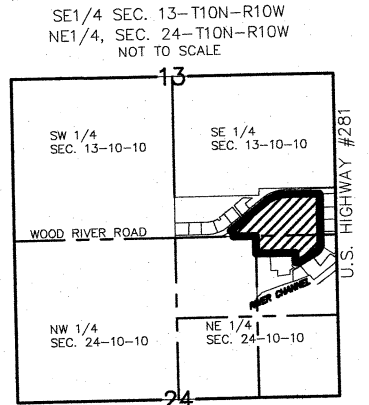
BOSSELVILLE FOURTH SUBDIVISION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

SITE PLAT

LOCATION MAP

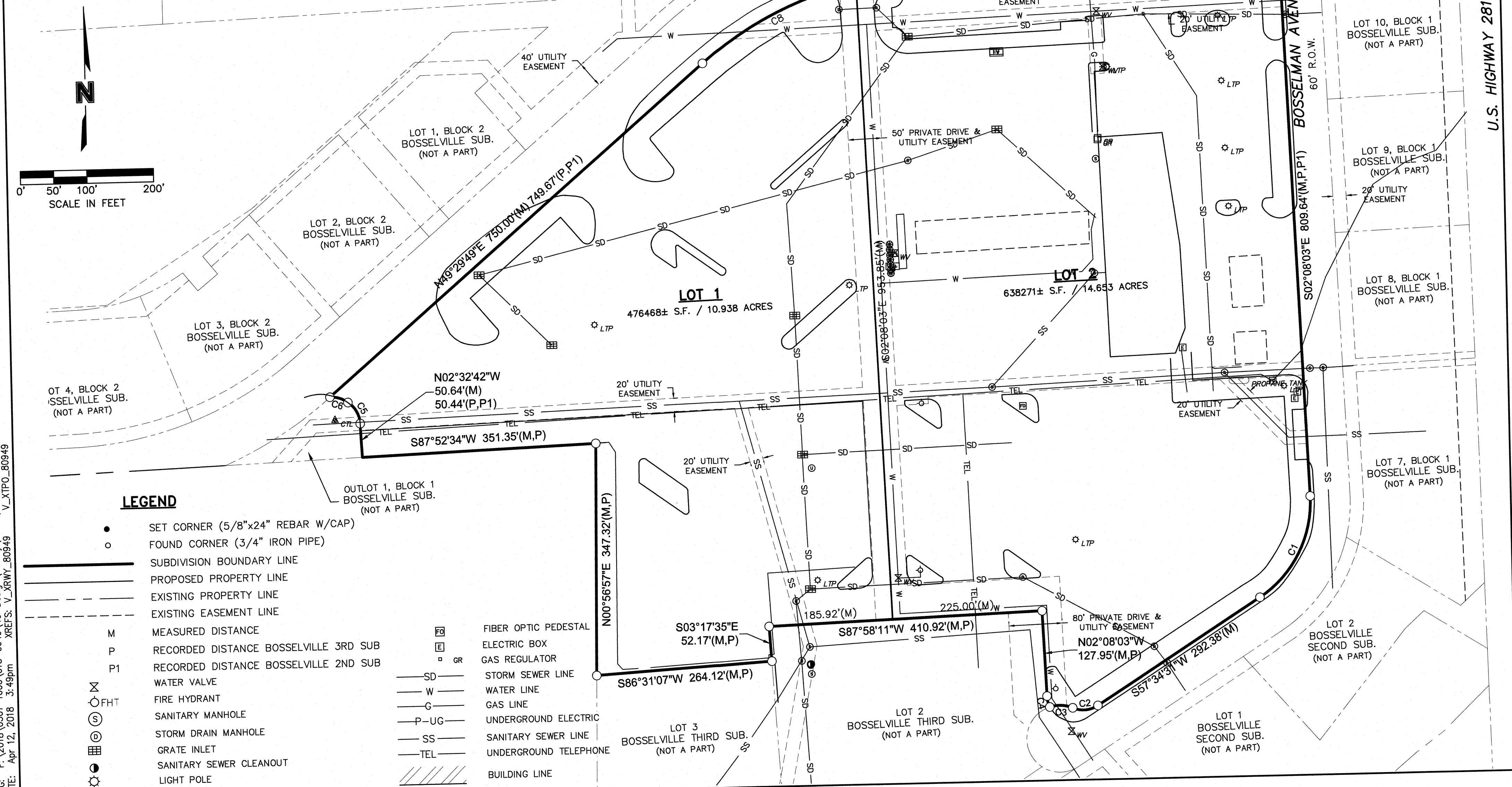


CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	170.00 (M,P,P1)	59°42'34"	177.16(M,P)	S27°43'14"W	169.25 (M,P,P1)
C2	40.00 (M,P)	56°57'38"	39.77(M) 39.27(P)	S85°42'18"W	38.15(M) 37.71(P)
C3	50.00 (M,P)	40°23'37"	35.25(M,P)	N86°39'31"W	34.52(M,P)
C4	40.00 (M,P)	24°32'34"	17.13 (M) 17.04(P)	N12°43'07"W	17.00(M) 16.91'(P)
C5	40.00 (M,P,P1)	54°25'30"	38.00(M) 39.27(P)	N29°16'54"W	36.58(M) 36.6(P,P1)
C6	40.87 (M,P,P1)	40°17'53"	28.75(M) 28.78(P)	N72°26'16"W	28.16(M) 28.19(P,P1)
C7	532.98(M,P,P1)	38°24'08"	357.23(M) 357.13(P)	N68°42'22"E	350.58(M) 350.49'(P,P1)
C8	532.98(M)	28°14'24"	262.70(M)	N63°37'30"E	260.04 (M)
C9	532.98(M)	10°09'44"	94.53(M)	N82°49'34"E	94.41(M)

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,114,742.24 SQUARE FEET OR 25.591 ACRES MORE OR LESS.



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P RECORDED DISTANCE BOSSELVILLE 3RD SUB
- P1 RECORDED DISTANCE BOSSELVILLE 2ND SUB
- ⊗ WATER VALVE
- ⊙ FHT FIRE HYDRANT
- ⊙ SANITARY MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GRATE INLET
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ LIGHT POLE

- ⊙ FIBER OPTIC PEDESTAL
- ⊙ ELECTRIC BOX
- ⊙ GAS REGULATOR
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- P-UG UNDERGROUND ELECTRIC
- SS SANITARY SEWER LINE
- TEL UNDERGROUND TELEPHONE
- /// BUILDING LINE

USER: jjimenez

DWG: F:\2018\0501-1000\018-0949\40-Design\Survey\SRV\Sheets\V_FPT_80949.dwg
DATE: Apr 12, 2018 3:49pm
XREFS: V_XRWY_80949 V_XTPO_80949

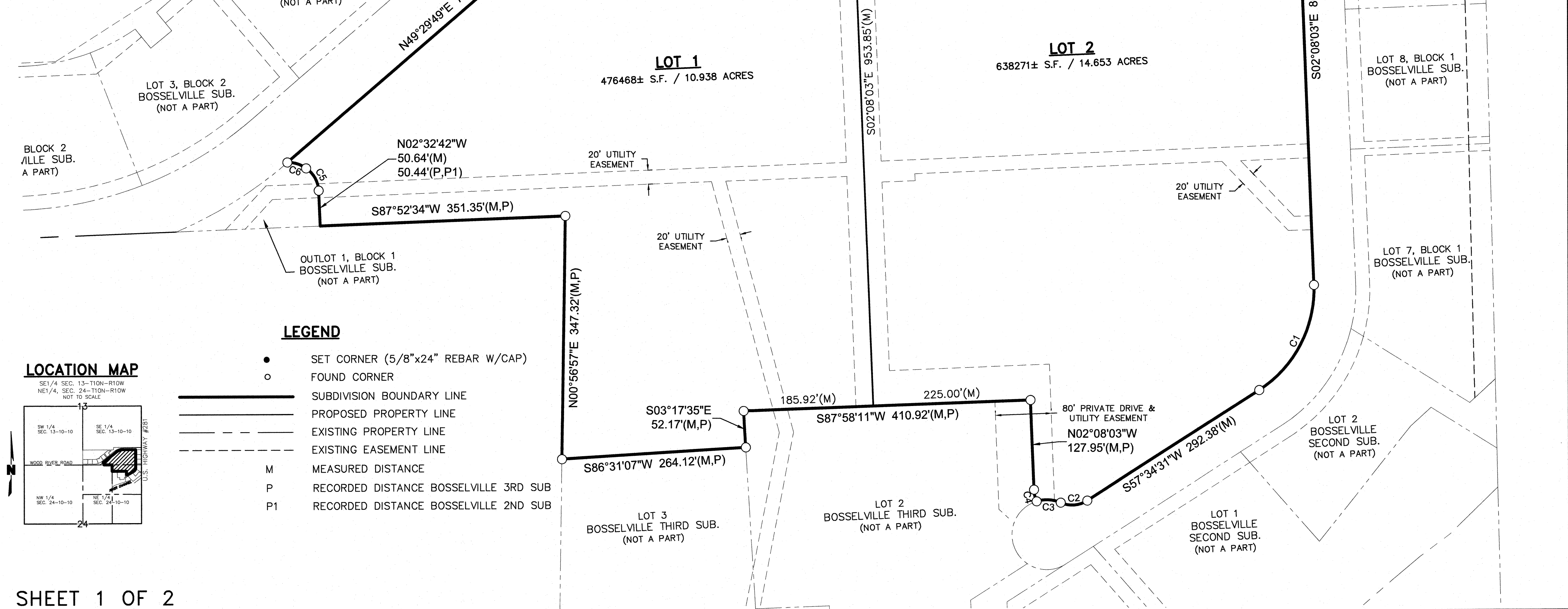
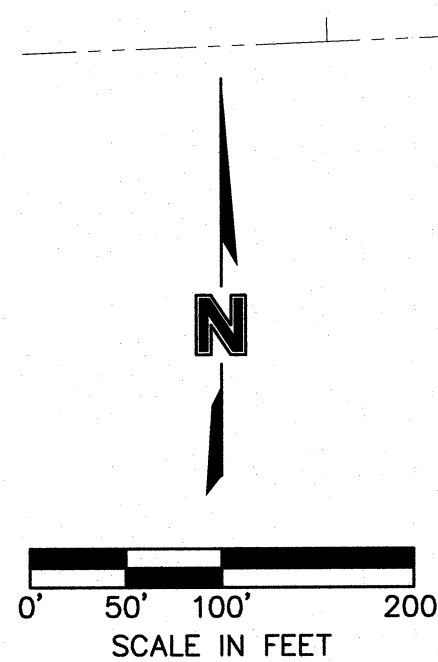
BOSSELVILLE FOURTH SUBDIVISION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

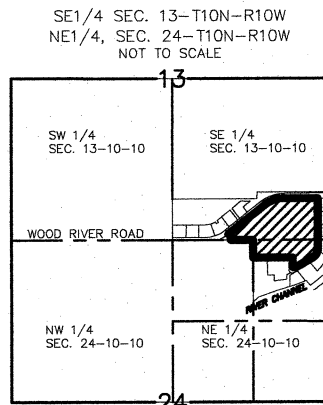
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LOCATION MAP



BOSSELVILLE FOURTH SUBDIVISION
A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

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SAID TRACT CONTAINS A CALCULATED AREA OF 1,114,742.24 SQUARE FEET OR 25.591 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT BOSSELMAN TRAVEL CENTERS, INC., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**BOSSELVILLE FOURTH SUBDIVISION**" IN ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2018.

BOSSelman TRAVEL CENTERS, INC.

BY: _____
CHARLES D. BOSSELMAN, Jr., PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHARLES D. BOSSELMAN, Jr., PRESIDENT, BOSSELMAN TRAVEL CENTERS, INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY,
CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND
DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS _____ DAY OF _____, 2018.

CHAIRPERSON

COUNTY CLERK