



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-3

**#2018-136 - Approving Final Plat and Subdivision Agreement for
Bosselville Fourth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Bosselville Fourth Subdivision – Final Plat

Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located south of Wood River Road and west of Bosselman Avenue in the 2 mile zoning jurisdiction of City of Grand Island, Hall County, Nebraska. It consists of 2 lots and 25.591 acres.

Discussion

The plat for Bosselville Fourth Subdivision, Final Plat was considered by the Regional Planning Commission at the May 2, 2018, meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

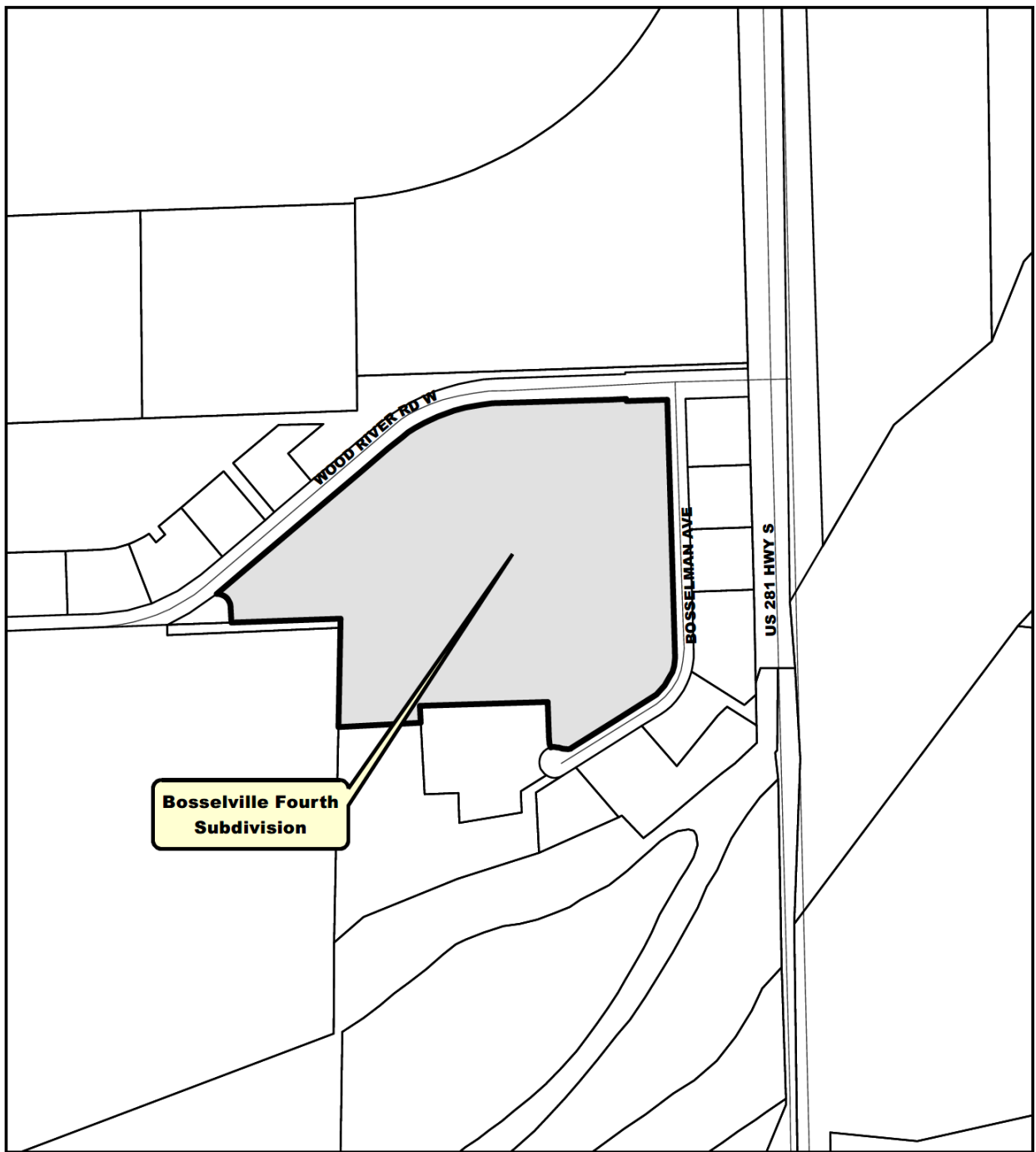
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

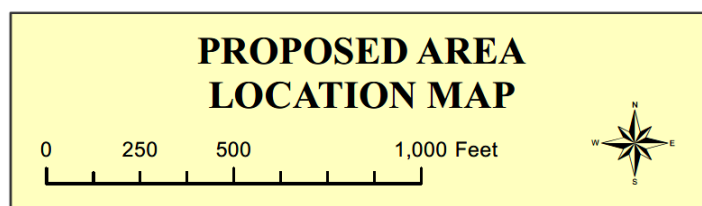
City Administration recommends that Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



**Bosselville Fourth
Subdivision**



Developer/Owner

Bosselman Travel Centers Inc.
P.O. Box 4905
Grand Island, NE 68802

To create 2 lots south of Wood River Road and west of Bosselman Avenue within the 2 mile zoning jurisdiction of the City of Grand Island, in Hall County, Nebraska.

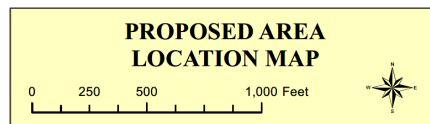
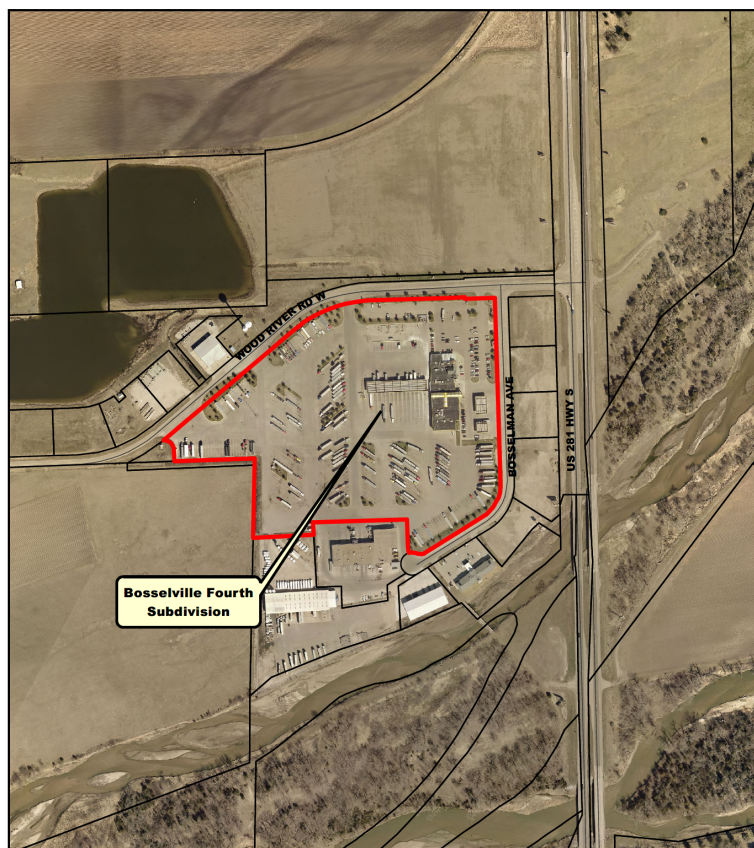
Size: 25.591 acres

Zoning: B2-General Business

Road Access: City/County Street

Water Public: Public water is available through a private system.

Sewer Public: City and private sewer are available. The travel center is currently served by Bosselman's private sewer and treatment facility. City sewer is available along U.S. 281 east of the property.



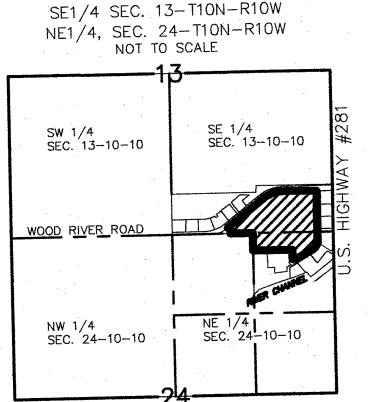
BOSSELVILLE FOURTH SUBDIVISION

A REPLAT OF ALL OF LOT 1, BOSSELVILLE THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

SITE PLAT

LOCATION MAP

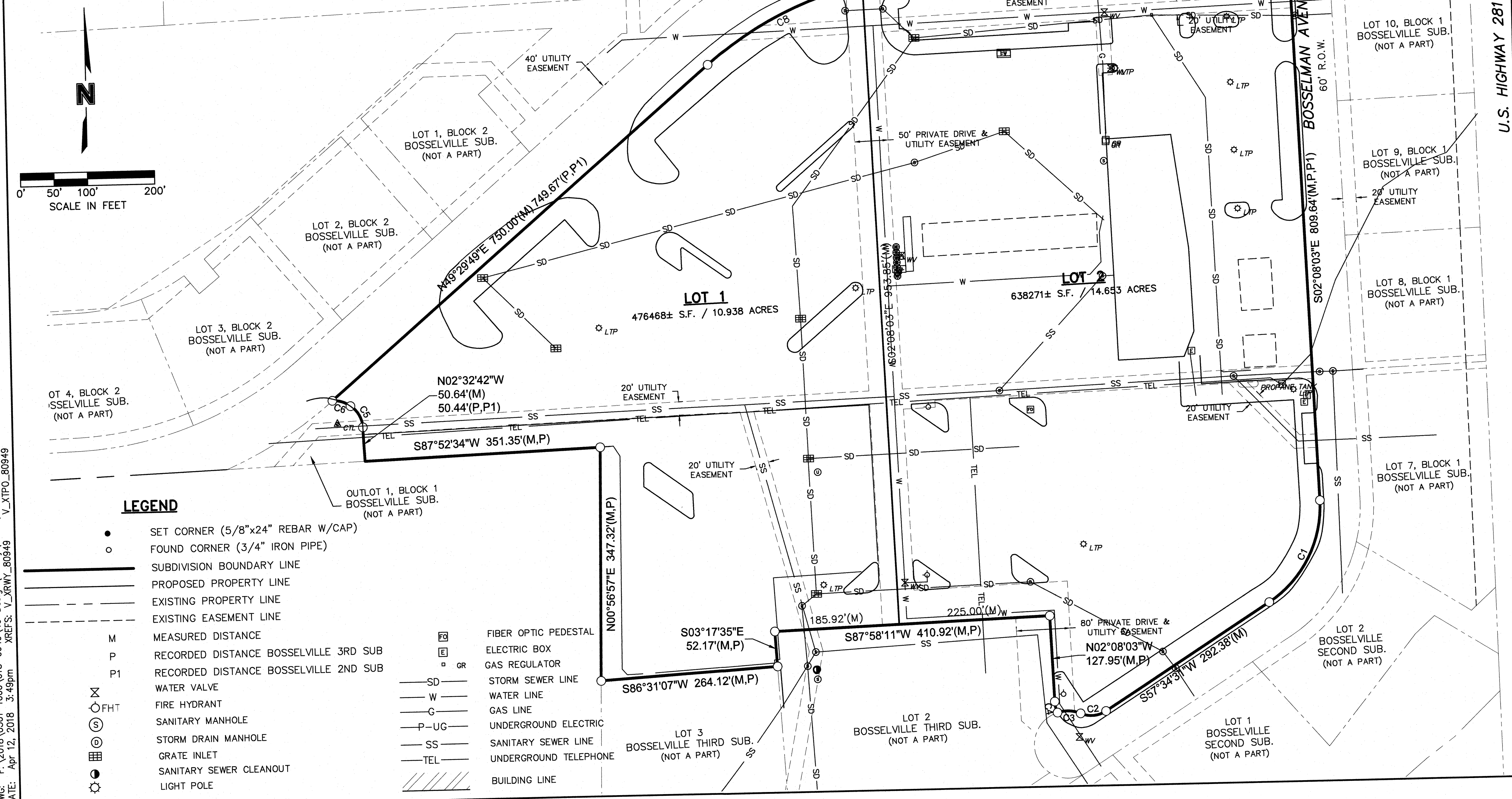


CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	170.00 (M,P,P1)	59°42'34"	177.16(M,P)	S27°43'14"W	169.25 (M,P,P1)
C2	40.00 (M,P)	56°57'38"	39.77(M) 39.27(P)	S85°42'18"W	38.15(M) 37.71(P)
C3	50.00 (M,P)	40°23'37"	35.25(M,P)	N86°39'31"W	34.52(M,P)
C4	40.00 (M,P)	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
- ⊗ 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

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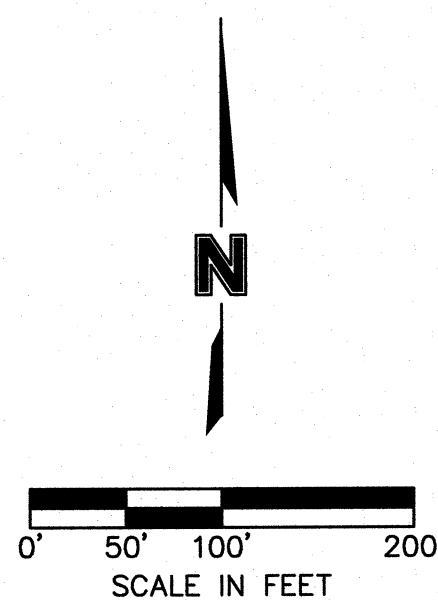
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HALL COUNTY, NEBRASKA

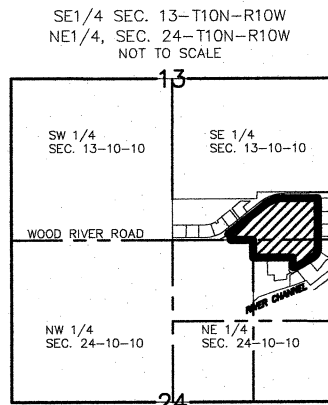
FINAL PLAT

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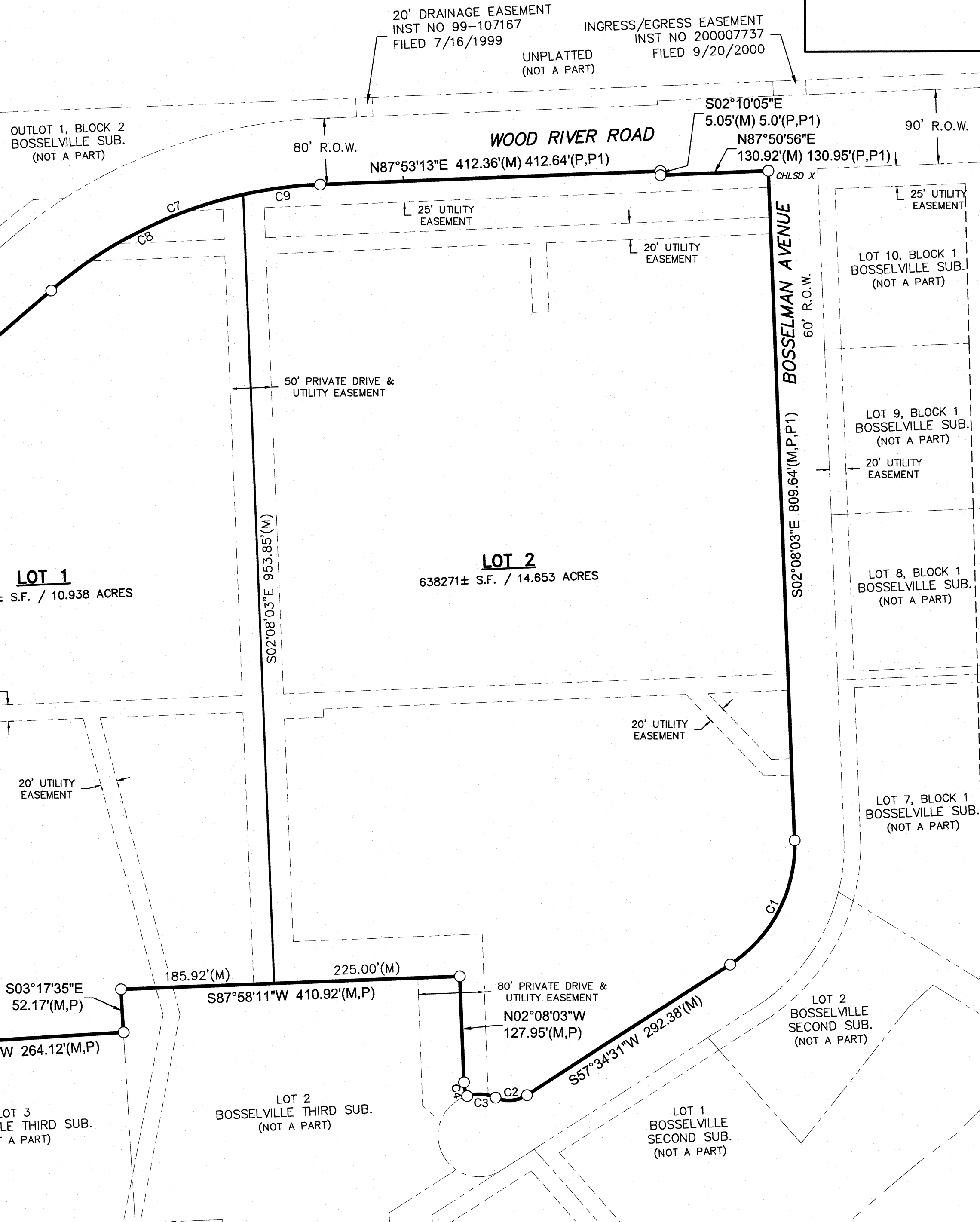
LOCATION MAP



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- P1 RECORDED DISTANCE BOSSELVILLE 2ND SUB

SHEET 1 OF 2



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

RESOLUTION 2018-136

WHEREAS Bossleman Travel Centers Inc., being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "BOSSELMAN FOURTH SUBDIVISION", to be laid out into two Lots, on a Tract of Land described as All of Lot One (1) of Bosselville Third Subdvision in the jurisdiction of the City of Grand Island, Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of BOSSELVILLE FOURTH SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro -Tem

Approved as to Form	☐ _____
May 22, 2018	☐ City Attorney