



City of Grand Island

Tuesday, September 24, 2019

Council Session

Item G-9

**#2019-288 - Approving Final Plat and Subdivision Agreement for
Bosselville Fifth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 24, 2019

Subject: Bosselville Fifth Subdivision – Final Plat

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

Background

This property is located north of Wood River Road and west of U.S. Highway 281 in Hall County, Nebraska. (5 lots, 36.544 acres). This property is zoned TD Travel Development Zone and B2 General Business Zone. A tract of land consisting of all of Outlot 1, Block 2, Bosselville Subdivision, and a part of the East Half of the Southeast Quarter (E ½, SE ¼) and part of the Northeast Quarter of the Southwest of the Southeast Quarter (NE ¼, SW ¼, SE ¼) all of Section Thirteen (13), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

Discussion

The final plat for Bosselville Fifth Subdivision was considered by the Regional Planning Commission at the September 4, 2019 meeting.

A motion was made by Robb and second by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (O'Neill, Allan, Nelson, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members present 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

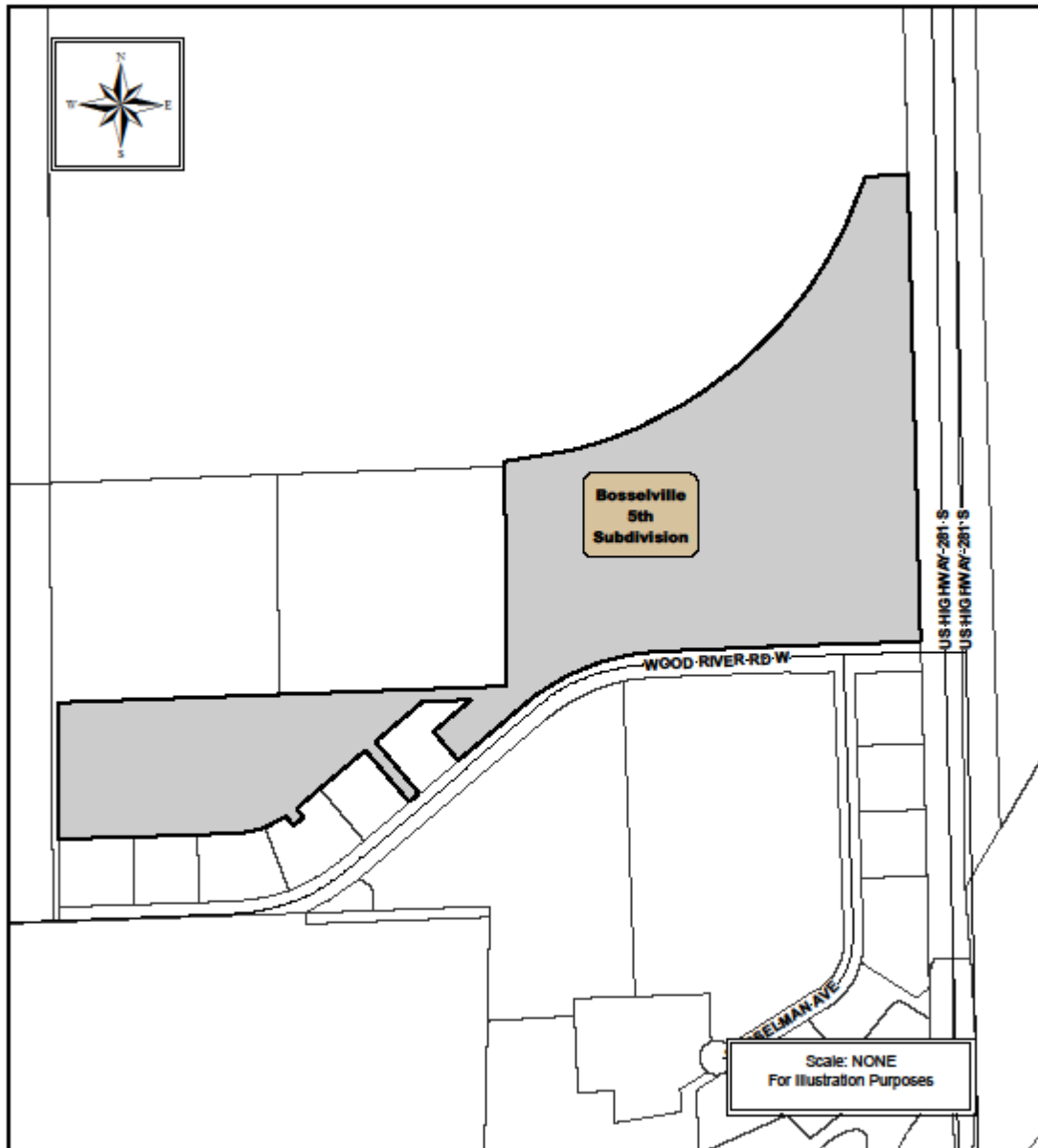
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED SUBDIVISION LOCATION MAP



ILLINOIS DEPARTMENT OF TRANSPORTATION
Statewide Office of Planning and Development
of the Illinois Department of Transportation

Developer/Owner

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

To create 3 larger lot north of Wood River Road and west of U.S. Highway 281 in the Grand Island, Nebraska jurisdiction.

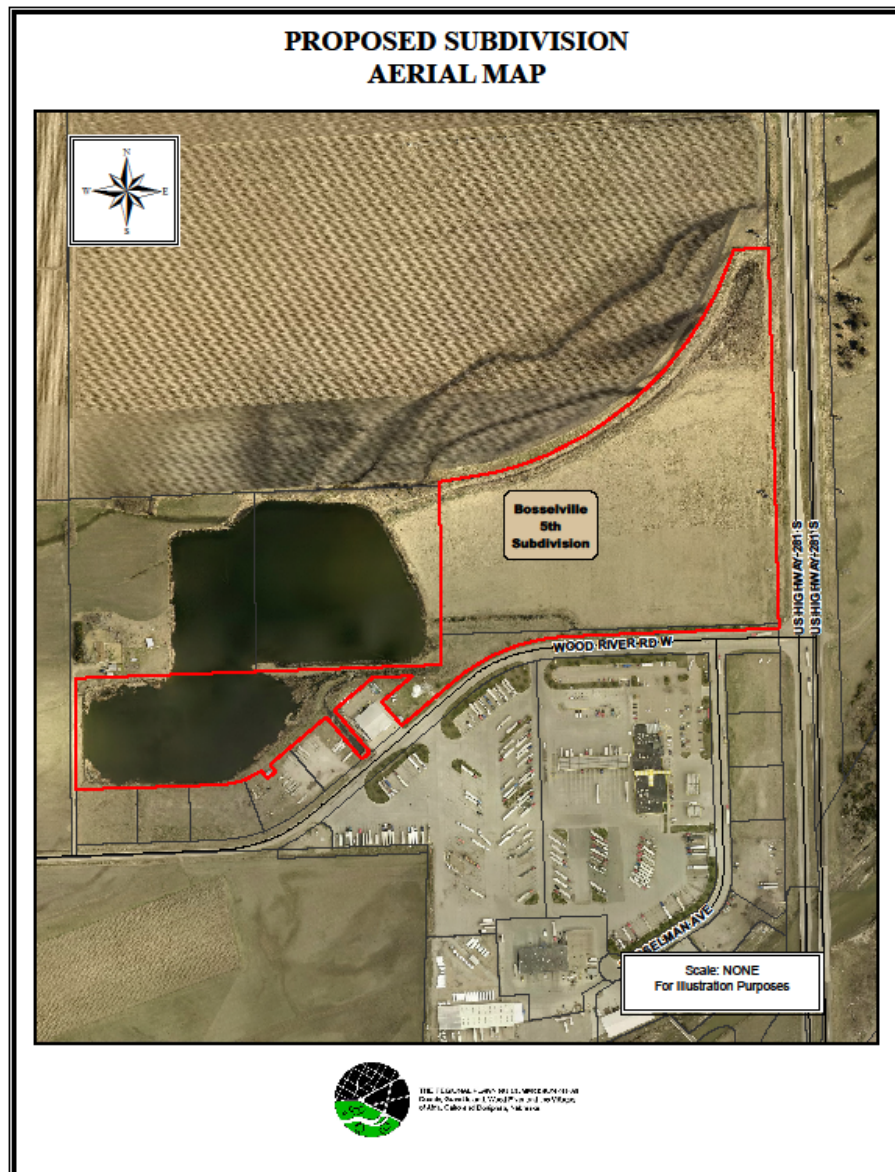
Size: 3 Lots and 2 Outlots 36.544 acres

Zoning: TD – Travel Development Zone and B2 General Business Zone.

Road Access: Existing County Road (Shady Bend)

Water Public: Public water supply is available from Bosselman's private system.

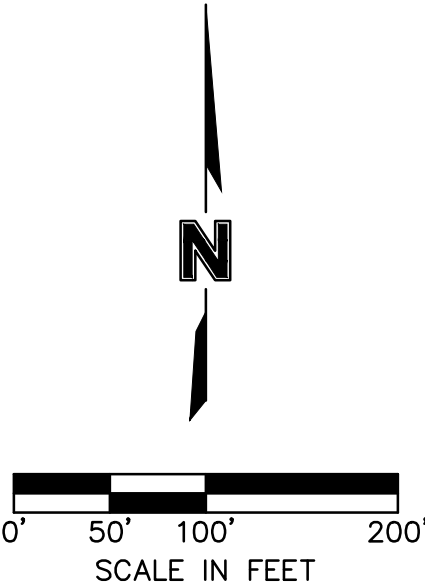
Sewer Public: City sewer available.



BOSSELVILLE FIFTH SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

CURVE TABLE

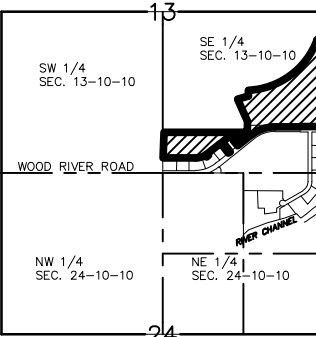
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	612.98 (M,P)	038°21'38"	410.40(M) 410.73(P)	S69°43'50"W	402.78(M) 403.09(P)
C2	300.00 (M,P)	032°17'06"	169.04(M) 169.05(P)	S72°46'47"W	166.82(M)
C3	6358.83 (M)	001°37'07"	179.63(M)	N72°21'06"E	179.62(M)
C4	1256.97 (M,R)	067°08'14"	1472.87(M) 1472.85(R)	N52°23'53"E	1390.04 (M) 1390.03(R)
C5	612.98 (M)	006°26'15"	68.87(M)	N85°41'31"E	68.84(M)
C6	612.98 (M)	005°41'06"	60.82(M)	N79°37'50"E	60.80(M)
C7	612.98 (M)	026°14'16"	280.71(M)	S63°40'09"W	278.26(M)
C8	6358.83 (M)	004°01'18"	446.32(M)	S73°33'11"W	446.23(M)
C9	6358.83 (M)	002°24'11"	266.70(M)	N74°21'44"E	266.68(M)
C10	1487.66 (M)	031°48'25"	825.85(M)	S59°39'37"W	815.29(M)
C11	1487.66 (M)	004°10'20"	108.33(M)	N73°28'40"E	108.31 (M)
C12	1487.66 (M)	027°38'05"	717.52(M)	N57°34'27"E	710.59(M)



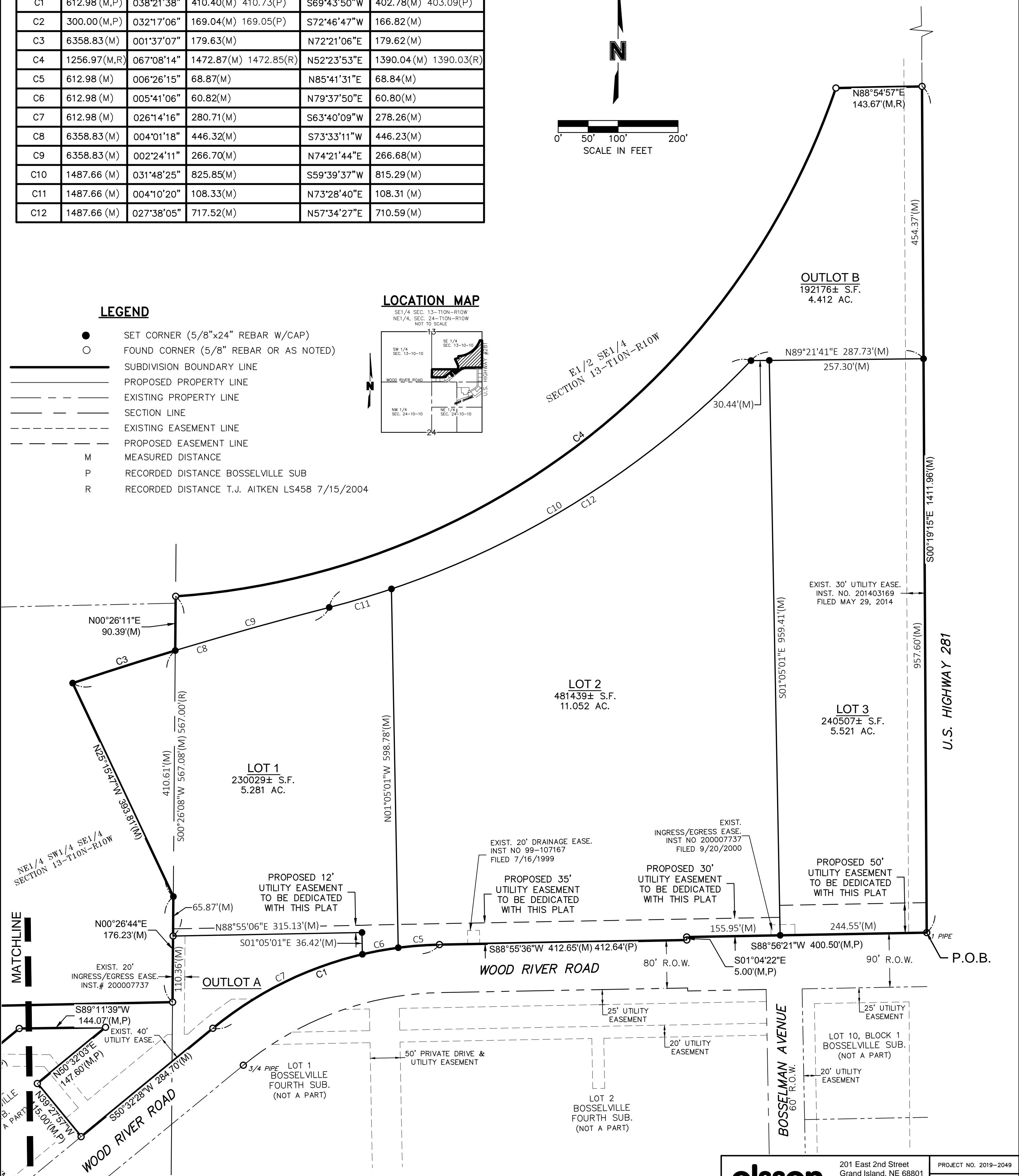
LEGEND

LOCATION MAP

SE 1/4 SEC. 13-T10N-R10W
NE 1/4, SEC. 24-T10N-R10W
NOT TO SCALE



- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR OR AS NOTED)
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- M MEASURED DISTANCE
- P RECORDED DISTANCE BOSSELVILLE SUB
- R RECORDED DISTANCE T.J. AITKEN LS458 7/15/2004



SHEET 1 OF 2

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-2049

BOSSELMAN BOSSELVILLE
SUBDIVISION SURVEY

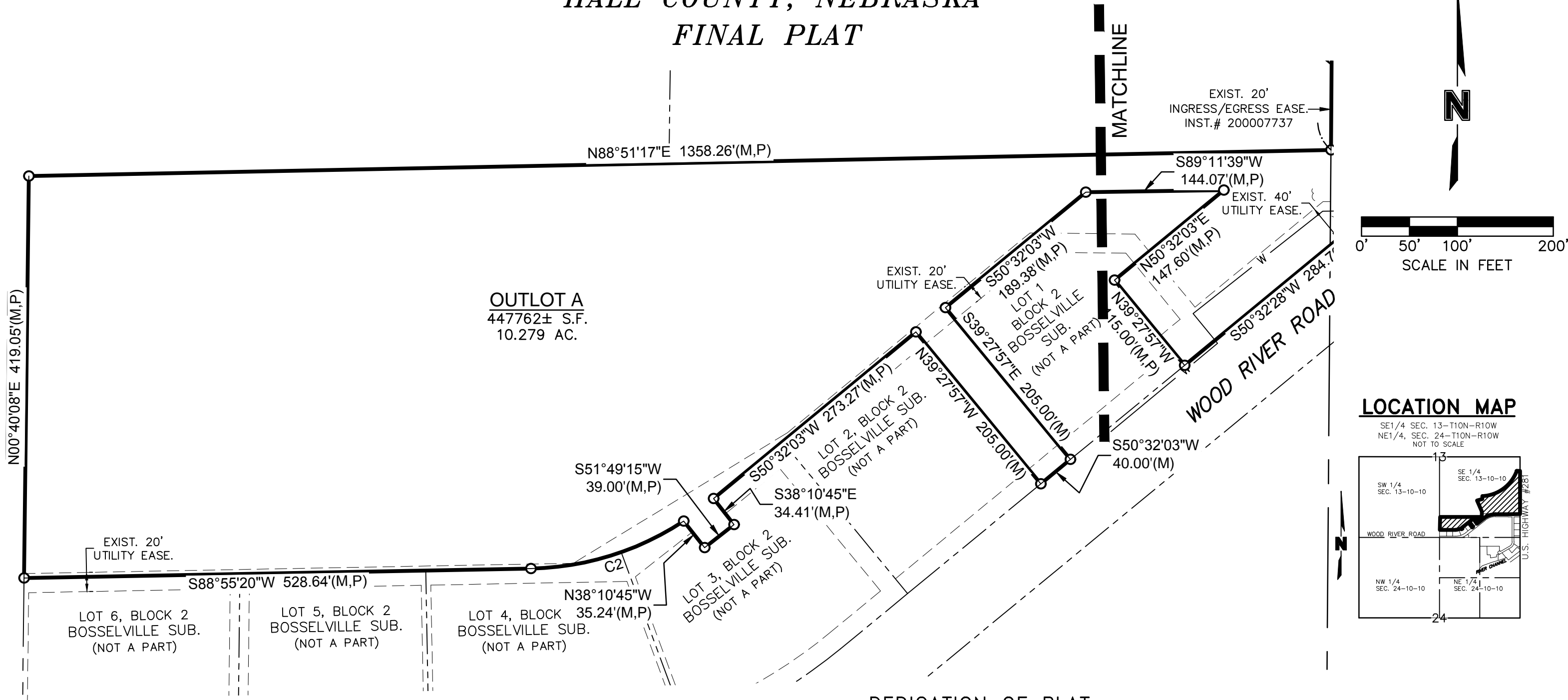
FB

DWG: F:\2019\2001-2500\019-2049\40-Design\Survey\SRVY\Sheets\V_FPLAT_0192049.dwg USER: jjimenez
DATE: Sep 16, 2019 9:20am XREFS: V_XTOPO_0192049 V_XRWAY_0192049 C_PROW_0192049

BOSSELVILLE FIFTH SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SW1/4, SE1/4) ALL OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 281 AND THE NORTH R.O.W. LINE OF WOOD RIVER ROAD, AND ALSO BEING THE POINT OF BEGINNING; THENCE S88°56'21"W, ALONG THE SOUTH LINE OF SAID OUTLOT 1, BLOCK 2 AND SAID NORTH R.O.W. LINE, A DISTANCE OF 400.50 FEET; THENCE S01°04'22"E, ALONG SAID LINE, A DISTANCE OF 5.00 FEET; THENCE S88°55'36"W, ALONG SAID LINE, A DISTANCE OF 412.65 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID LINE AND HAVING A DELTA ANGLE OF 38°21'29", HAVING A RADIUS OF 613.02 FEET, AND CHORD BEARING S69°43'50"W A CHORD DISTANCE OF 402.78 FEET; THENCE S50°32'28"W, ALONG SAID LINE, A DISTANCE OF 284.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N39°27'57"W, ALONG A LINE OF SAID LOT 1, A DISTANCE OF 115.00 FEET; THENCE N50°32'03"E, ALONG A LINE OF SAID LOT 1, A DISTANCE OF 147.60 FEET TO AN EASTERLY CORNER OF SAID LOT 1; THENCE S89°11'39"W, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 144.07 FEET; THENCE S50°32'03"W, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 189.38 TO A NORTHWESTERLY CORNER OF SAID LOT 1; THENCE S39°27'57"E, ALONG A SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.00 FEET TO A SOUTHERLY CORNER OF SAID LOT 1 AND ALSO BEING ON SAID R.O.W. LINE OF WOOD RIVER ROAD; THENCE S50°32'03"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 40.00 FEET TO A SOUTHEASTERLY CORNER OF LOT 2, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N39°27'57"W, ALONG A NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 205.00 FEET TO A NORTHERLY CORNER OF SAID LOT 2; THENCE S50°32'03"W, ALONG A NORTHWESTERLY LINE OF SAID LOT 2 AND LOT 3, SAID BLOCK 2, A DISTANCE OF 273.27 FEET; THENCE S38°10'45"E, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 34.41 FEET; THENCE S51°49'15"W, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 39.00 FEET; THENCE N38°10'45"W, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 35.24 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID SOUTH LINE OF OUTLOT 1, HAVING A DELTA ANGLE OF 32°17'06", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING S72°46'47"W A CHORD DISTANCE OF 166.82 FEET. THENCE S88°55'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.64 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT1 AND ALSO BEING THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N00°40'08"E, ALONG A WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 419.05 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1; THENCE N88°51'17"E, ALONG A NORTH LINE OF SAID OUTLOT 1, A DISTANCE OF 1358.27 FEET; THENCE N00°26'35"E, ALONG A WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 176.23 FEET TO A POINT ON THE WEST LINE OF A TRACT SURVEYED BY T.J. AITKEN, LS#458, DATED 7/15/2004; THENCE N25°15'47"W A DISTANCE OF 393.81 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 01°37'07", HAVING A RADIUS OF 6358.83 FEET, AND CHORD BEARING N72°21'06"E A CHORD DISTANCE OF 179.64 FEET TO A POINT ON SAID WEST LINE OF A TRACT SURVEYED BY T.J. AITKEN; THENCE N00°26'08"E, ALONG SAID WEST LINE, A DISTANCE OF 90.38 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID TRACT SURVEYED BY T.J. AITKEN, HAVING A DELTA ANGLE OF 67°08'10", HAVING A RADIUS OF 1256.97 FEET, AND CHORD BEARING N52°23'51"E A CHORD DISTANCE OF 1390.02 FEET ; THENCE N88°54'57"E, ALONG THE NORTH LINE OF SAID TRACT SURVEYED BY T.J. AITKEN, A DISTANCE OF 143.66 FEET TO A POINT ON SAID WEST R.O.W. LINE OF U.S. HIGHWAY 281; THENCE S00°19'17"E, ALONG SAID R.O.W. LINE, A DISTANCE OF 1411.96 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,591,873.73 SQUARE FEET OR 36.544 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SW1/4, SE1/4) ALL OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

SHEET 2 OF 2

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-2049
BOSSELMAN BOSSELVILLE
SUBDIVISION SURVEY
FB

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 FIFTH SUBDIVISION**" BEING ALL OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SW1/4, SE1/4) ALL OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF 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 _____, 2019.

BOSSELMAN TRAVEL CENTERS, INC.

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

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2019, 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 _____, 2019.

MAYOR

CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2019.

CHAIRPERSON

COUNTY CLERK

DWG: F:\2019\2001-2500\019-2049\40-Design\Survey\SRVY\Sheets\V_FPLAT_0192049.dwg USER: jjimenez
DATE: Sep 16, 2019 9:21am XREFS: V_XTOPO_0192049 V_XRWAY_0192049 C_PROW_0192049

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

BOSSELVILLE FIFTH SUBDIVISION

(Lots 1 through 3; Outlots A and B)

In the City of Grand Island, Hall County Nebraska

The undersigned, BOSSELMAN TRAVEL CENTERS, INC., hereinafter called the Subdivider, as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

A TRACT OF LAND CONSISTING OF ALL OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2, SE1/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, SW1/4, SE1/4) ALL OF SECTION THIRTEEN (13), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT 1, BLOCK 2, BOSSELVILLE SUBDIVISION, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 281 AND THE NORTH R.O.W. LINE OF WOOD RIVER ROAD, AND ALSO BEING THE POINT OF BEGINNING; THENCE S88°56'21"W, ALONG THE SOUTH LINE OF SAID OUTLOT 1, BLOCK 2 AND SAID NORTH R.O.W. LINE, A DISTANCE OF 400.50 FEET; THENCE S01°04'22"E, ALONG SAID LINE, A DISTANCE OF 5.00 FEET;

THENCE S88°55'36"W, ALONG SAID LINE, A DISTANCE OF 412.65 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID LINE AND HAVING A DELTA ANGLE OF 38°21'29", HAVING A RADIUS OF 613.02 FEET, AND CHORD BEARING S69°43'50"W A CHORD DISTANCE OF 402.78 FEET; THENCE S50°32'28"W, ALONG SAID LINE, A DISTANCE OF 284.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N39°27'57"W, ALONG A LINE OF SAID LOT 1, A DISTANCE OF 115.00 FEET; THENCE N50°32'03"E, ALONG A LINE OF SAID LOT 1, A DISTANCE OF 147.60 FEET TO AN EASTERLY CORNER OF SAID LOT 1; THENCE S89°11'39"W, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 144.07 FEET; THENCE S50°32'03"W, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 189.38 TO A NORTHWESTERLY CORNER OF SAID LOT 1; THENCE S39°27'57"E, ALONG A SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.00 FEET TO A SOUTHERLY CORNER OF SAID LOT 1 AND ALSO BEING ON SAID R.O.W. LINE OF WOOD RIVER ROAD; THENCE S50°32'03"W, ALONG SAID R.O.W. LINE, A DISTANCE OF 40.00 FEET TO A SOUTHEASTERLY CORNER OF LOT 2, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N39°27'57"W, ALONG A NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 205.00 FEET TO A NORTHERLY CORNER OF SAID LOT 2; THENCE S50°32'03"W, ALONG A NORTHWESTERLY LINE OF SAID LOT 2 AND LOT 3, SAID BLOCK 2, A DISTANCE OF 273.27 FEET; THENCE S38°10'45"E, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 34.41 FEET; THENCE S51°49'15"W, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 39.00 FEET; THENCE N38°10'45"W, ALONG A LINE OF SAID LOT 3, A DISTANCE OF 35.24 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID SOUTH LINE OF OUTLOT 1, HAVING A DELTA ANGLE OF 32°17'06", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING S72°46'47"W A CHORD DISTANCE OF 166.82 FEET. THENCE S88°55'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.64 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT1 AND ALSO BEING THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 2, BOSSELVILLE SUBDIVISION; THENCE N00°40'08"E, ALONG A WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 419.05 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1; THENCE N88°51'17"E, ALONG A NORTH LINE OF SAID OUTLOT 1, A DISTANCE OF 1358.27 FEET; THENCE N00°26'35"E, ALONG A WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 176.23 FEET TO A POINT ON THE WEST LINE OF A TRACT SURVEYED BY T.J. AITKEN, LS#458, DATED 7/15/2004; THENCE N25°15'47"W A DISTANCE OF 393.81 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 01°37'07", HAVING A RADIUS OF 6358.83 FEET, AND CHORD BEARING N72°21'06"E A CHORD DISTANCE OF 179.64 FEET TO A POINT ON SAID WEST LINE OF A TRACT SURVEYED BY T.J. AITKEN; THENCE N00°26'08"E, ALONG SAID WEST LINE, A DISTANCE OF 90.38 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A

COUNTER CLOCKWISE DIRECTION, ALONG SAID TRACT SURVEYED BY T.J. AITKEN, HAVING A DELTA ANGLE OF 67°08'10", HAVING A RADIUS OF 1256.97 FEET, AND CHORD BEARING N52°23'51"E A CHORD DISTANCE OF 1390.02 FEET ; THENCE N88°54'57"E, ALONG THE NORTH LINE OF SAID TRACT SURVEYED BY T.J. AITKEN, A DISTANCE OF 143.66 FEET TO A POINT ON SAID WEST R.O.W. LINE OF U.S. HIGHWAY 281; THENCE S00°19'17"E, ALONG SAID R.O.W. LINE, A DISTANCE OF 1411.96 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,591,873.73 SQUARE FEET OR 36.544 ACRES MORE OR LESS;

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed subdivision, to be known as BOSSELVILLE FIFTH SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said BOSSELVILLE FIFTH SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1. **Paving.** The Subdivider agrees to waive the right to object to the creation of any paving or repaving district for Wood River Road where it abuts the subdivision.
2. **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance

with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

3. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection. The subdivider agrees to pay any assessments or connections fees due to the City upon connection to the City sanitary sewer. A sewer assessment tap fee of \$166,749.95 is due on parcel number 400418924, 25 acres in the E ½ of the SE ¼ of section 13- Township 10 N, Range 10 west of the 6th PM in Hall County, Nebraska

4. **Storm Drainage.** The Subdivider agrees to provide and maintain positive drainage from all lots, according to the drainage plan, so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

5. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks requirejd by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Wood River Road		X	NO

6. **Flood Plain.** Since all of the subdivision is within a delineated flood plain, all structures within areas identified as a special flood hazard area constructed shall have

the lowest floor elevation to a minimum of one foot above the elevation of the 100-year flood as determined by the building permit received by the Subdivider or successors from the Building Department under the provisions of applicable Federal, State, or local laws and regulations. No basement shall be constructed in connection with any structure in the flood plain unless such basement is floodproofed and certified as such by a qualified engineer or architect.

7. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island, and plans as submitted to and approved by the City's Building Department.

8. **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

9. **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

10. **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as BOSSELVILLE FIFTH SUBDIVISION, and that an abstract of title or title insurance commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

11. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated _____, 2019.

BOSSELMAN TRAVEL CENTERS, INC.,
Subdivider

By: _____
Charles D. Bosselman, Jr., President

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles D. Bosselman Jr., President of Bosselman Travel Centers, Inc., a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of BOSSELMAN TRAVEL CENTERS, INC.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

By: _____
Roger G. Steele, Mayor

RaNae Edwards, City Clerk

On _____, 2019, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2019-_____, and that the City's corporate seal was thereto affixed by proper authority.

Notary Public

My commission expires: _____

RESOLUTION 2019-288

WHEREAS, know all men by these presents, that Bosselman Travel Centers, Inc., being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BOSELVILLE FIFTH SUBDIVISION", A tract of land consisting of all of Outlot 1, Block 2, Bosselville Subdivision, part of the East Half of the Southeast Quarter (E ½, SE ¼) and part of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter (NE ¼, SW ¼, SE ¼) all of Section Thirteen (13), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska; 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 herein before 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 BOSELVILLE FIFTH 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, September 24, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 9, 2019	☐ City Attorney