



Hall County Regional Planning Commission

**Wednesday, September 4, 2019
Regular Meeting**

Item J1

Final Plat - Bosselville Fifth Subdivision

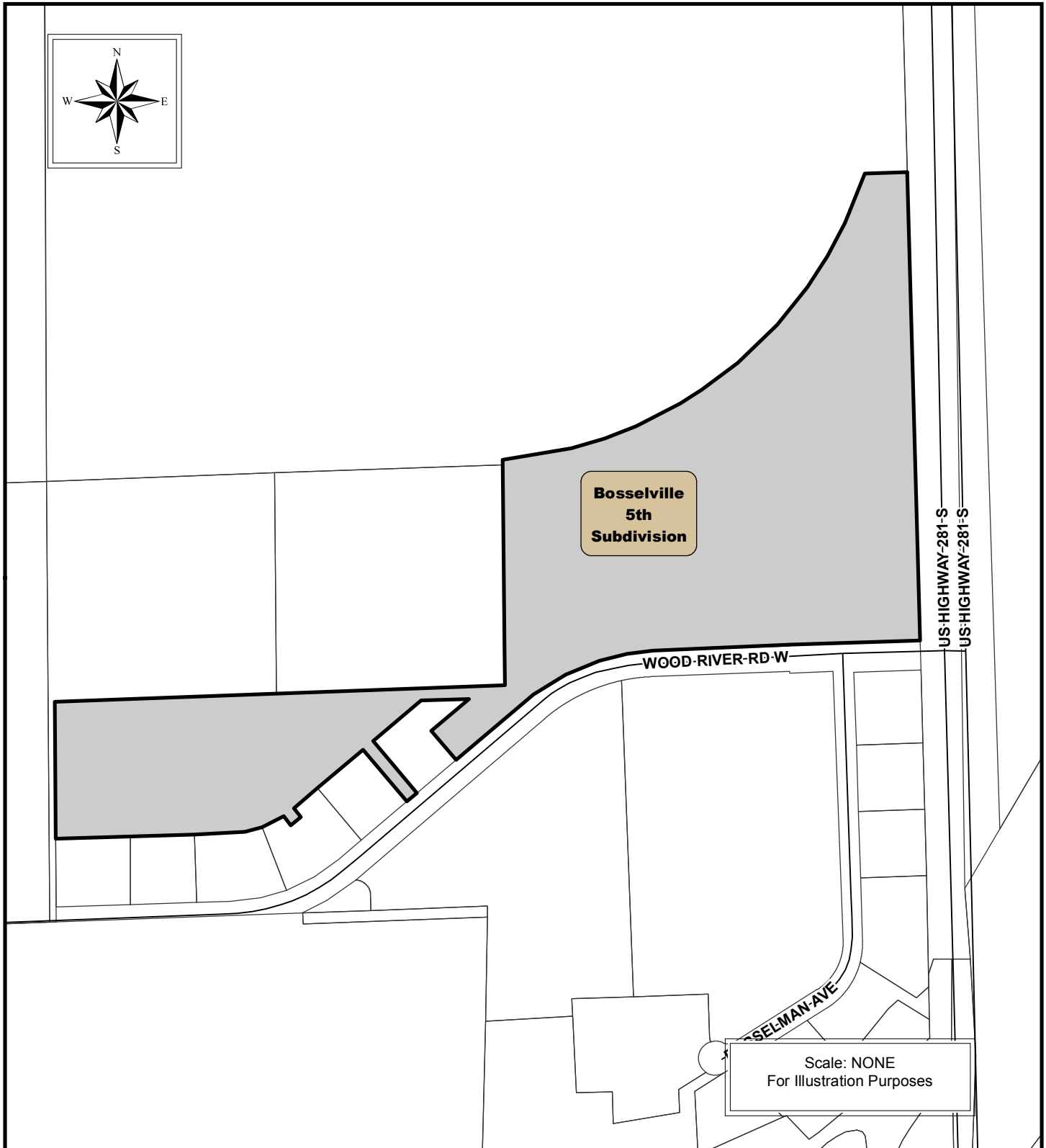
Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

PROPOSED SUBDIVISION LOCATION MAP



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

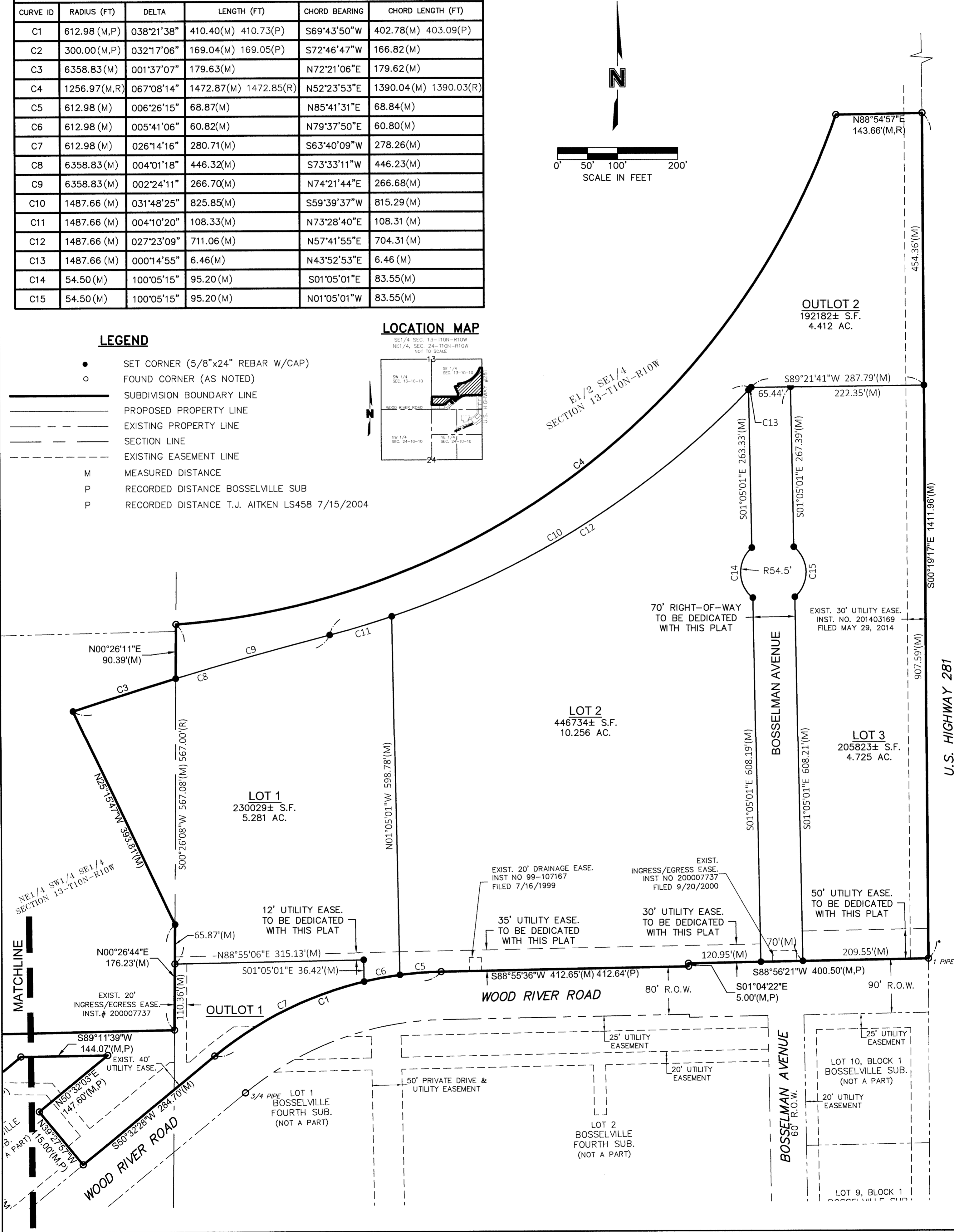
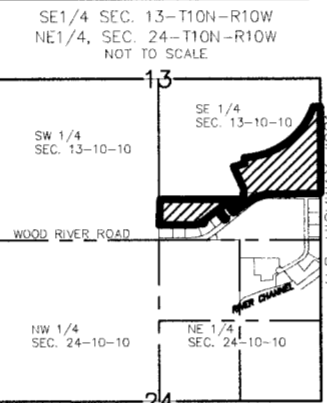
BOSSELVILLE FIFTH SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

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°23'09"	711.06(M)	N57°41'55"E	704.31(M)
C13	1487.66 (M)	000°14'55"	6.46(M)	N43°52'53"E	6.46 (M)
C14	54.50 (M)	100°05'15"	95.20 (M)	S01°05'01"E	83.55(M)
C15	54.50 (M)	100°05'15"	95.20 (M)	N01°05'01"W	83.55(M)

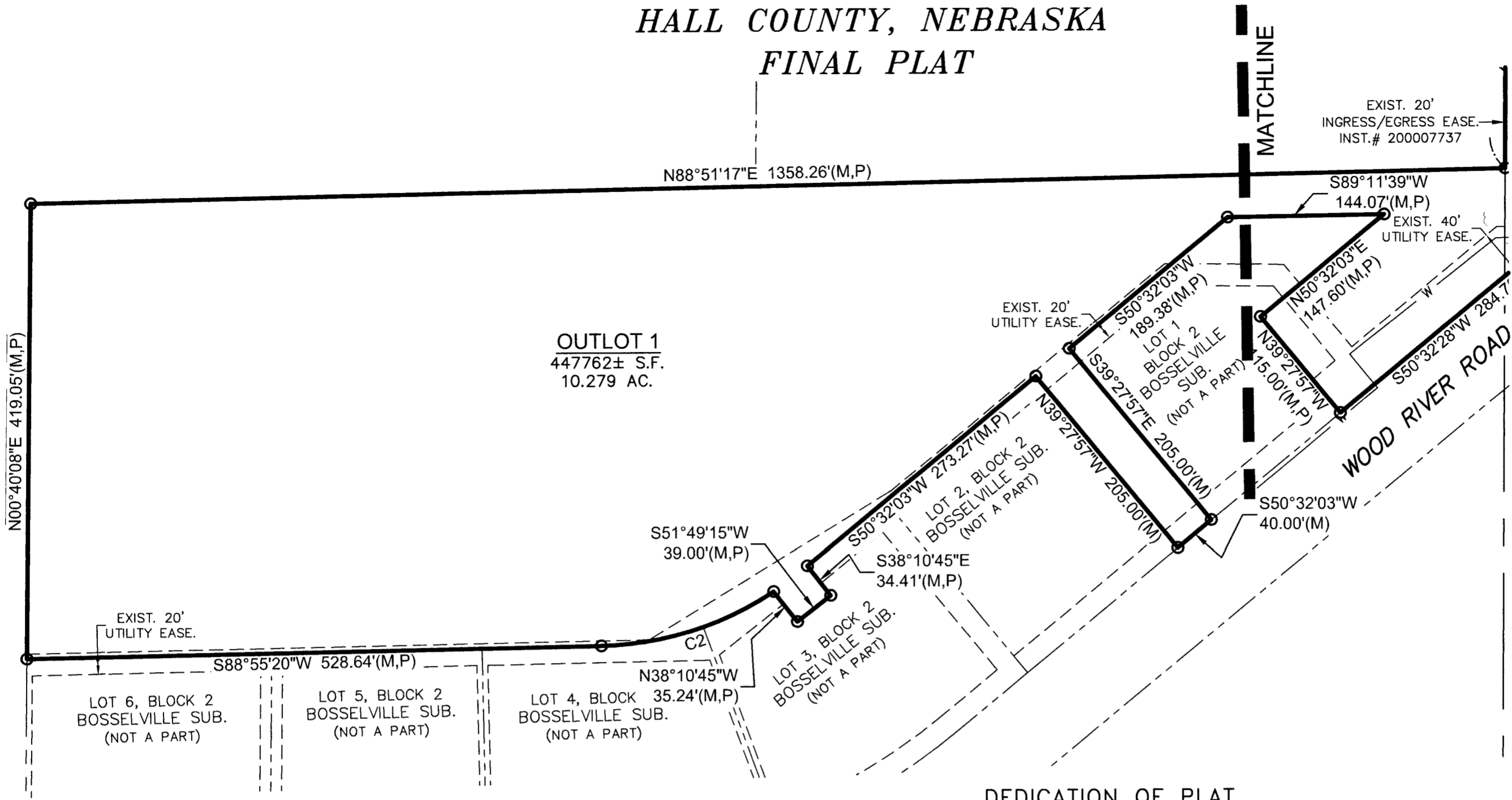
LEGEND

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

LOCATION MAP



BOSSELVILLE FIFTH SUBDIVISION
A TRACT IN THE
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 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 OUTLOT 1 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 1,591,871.78 SQUARE FEET OR 36.544 ACRES MORE OR LESS OF WHICH 1.872 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

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

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 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 _____, 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 _____, 2018.

MAYOR _____

CITY CLERK _____

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

CHAIRPERSON _____

COUNTY CLERK _____

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Bosselman Inc.
Address PO Box 4905
City Grand Island, State NE Zip 68802
Phone 308-381-2800

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Jai Andrist
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates
Address 201 East 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number LS #630

SUBDIVISION NAME: Bosselville Fifth Subdivision

Please check the appropriate location

- ☐ Grand Island City Limits
- ☒ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 5

Number of Acres 36.544

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 470.00

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-2241

August 22, 2019

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on September 4, 2019 in the City 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

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

Name	Acres	Lots	Legal Description
Bosselville 5th Subdivision	36.544	5	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 (NE L/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
GIPS South Subdivision	21.128	8	A Tract Of Land Consisting Of All Of Lots 1-14, Block 5, All Of Lots 1-14, Block 6, All Of Lots 1-14, Block 7, All Of Lots 1-14, Block 10, All Of Lots 1-14, Block 11, And All Of Lots 1-14, Block 12, All In Scarff's Addition To West Lawn, And Parts Of Vacated Waugh Street And Vacated Kruse Avenue, And Part Of Vacated College Street As Described In Ordinance No. 9634, Inst. No. 201704296, Filed 6/28/2019 All In The City Of Grand Island, Hall County, Nebraska
Wanda's Estate Subdivision	10.017	2	A tract of land in the SE1/4, NE1/4 of Section of 33, T11N, R9W, Hall County, Nebraska,

