



# City of Grand Island

Tuesday, November 24, 2020

Council Session

## Item G-6

**#2020-296 - Approving Final Plat and Subdivision Agreement for Bosselman Crossing Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** November 24, 2020  
**Subject:** Bosselman Crossing Subdivision – Final Plat  
**Presenter(s):** Chad Nabity, AICP, Regional Planning Director

## Background

This property is located south of U.S. Highway 34 and west of Locust Street in Grand Island, Nebraska. (2 lots, 3.310 acres). This property is zoned B2 – General Business zone, a Replat of all of Lot 2, King’s Crossing Subdivision, in the City of Grand Island, Hall County, Nebraska.

## Discussion

The final plat for Bosselman Crossing Subdivision was considered at the Regional Planning Commission at the November 4, 2020 meeting.

A motion was made by Maurer and second by Rainforth to approve Bosselman Crossing Subdivision.

The motion was carried with nine members voting in favor (O’Neill, Ruge, Doane, Monter, Robb, Rubio, Hendricksen, Robb and Rainforth) with 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.

**Developer/Owner**

Bosselman Pump & Pantry INC

PO BOX 4905

Grand Island, NE 6880

To create

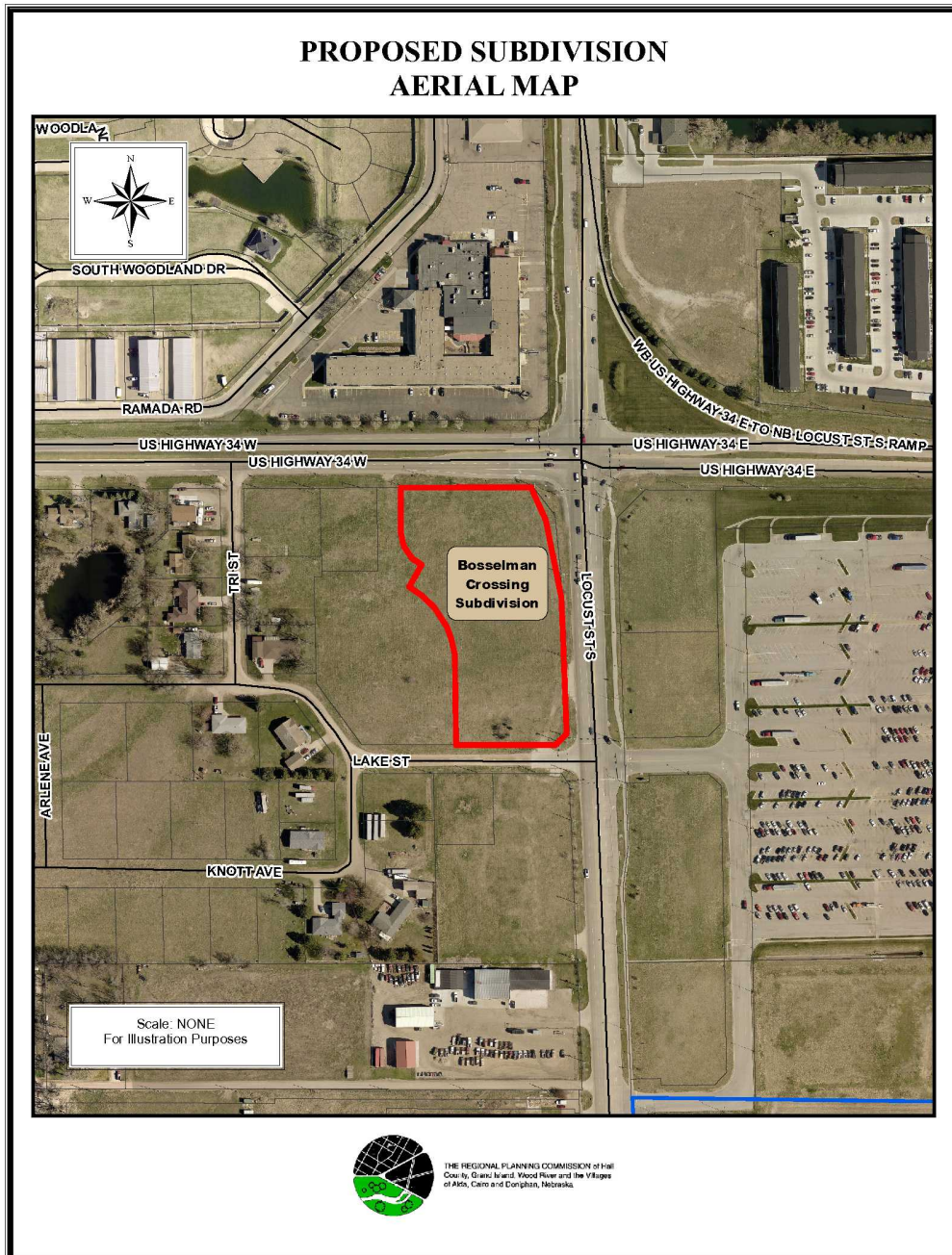
**Size:** Final Plat 2 lots, 3.310 Acres

**Zoning:** B2 – General Business Zone

**Road Access:** U.S. Highway 34 is a controlled access state highway. Lake Street is a city street and Locust is a city street.

**Water:** City water is available.

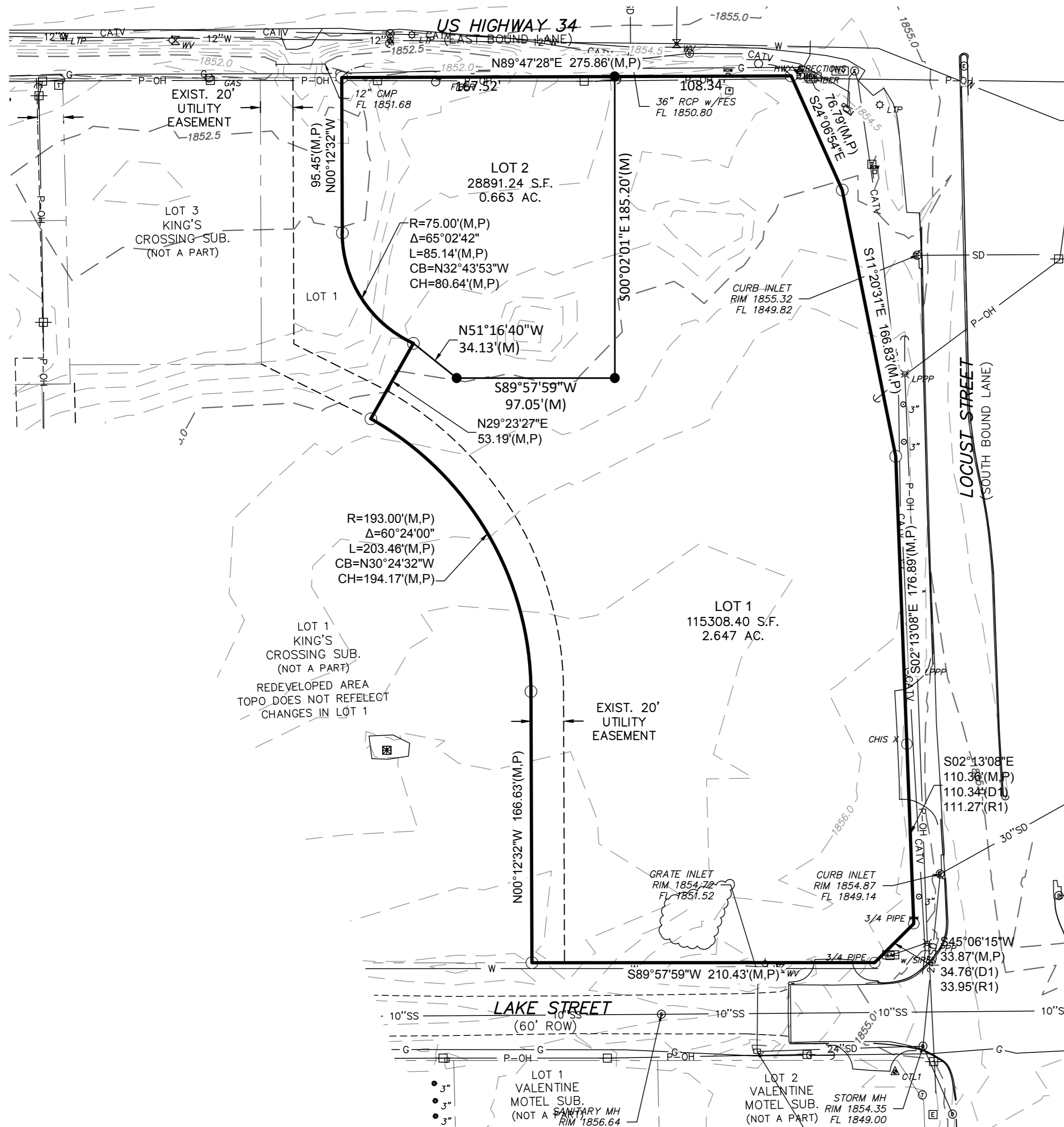
**Sewer:** City Sewer is available.



# BOSELMAN CROSSING SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

### SITE PLAT

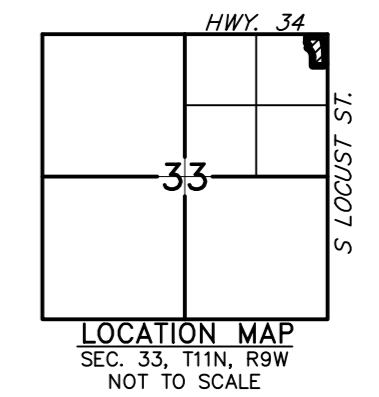
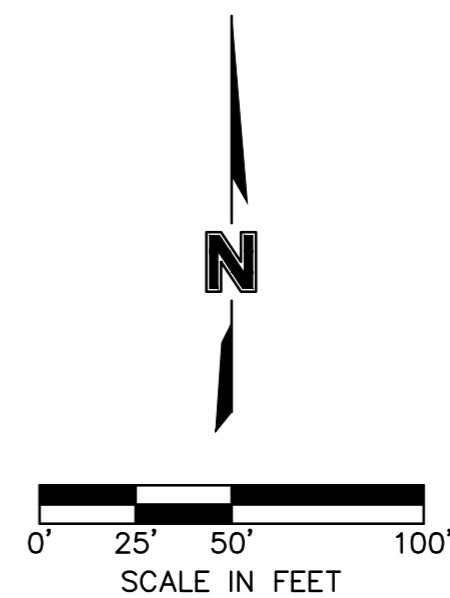


#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, KING'S CROSSING SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 144199.64 SQUARE FEET OR 3.310 ACRES MORE OR LESS.

#### LEGEND

	SET CORNER (5/8"x24" REBAR W/CAP OR NOTED)		LIGHT POLE
	FOUND CORNER (AS NOTED)		GUY WIRE
	PROPOSED PROPERTY LINE		WATER VALVE
	EXISTING PROPERTY LINE		FIRE HYDRANT
	SUBDIVISION LINE		STORM DRAIN MANHOLE
	EASEMENT LINE		GRATE INLET
	MEASURED DISTANCE		RIGHT-OF-WAY MARKER
	EASEMENT MEASURED DISTANCE		BILLBOARD
	RECORDED DISTANCE		SIGN
	DEEDED DISTANCE INST 97-108720		WOOD POST
	DEEDED DISTANCE INST 98-105649		WATER CORP-STOP
	RECORDED DISTANCE T.J. AITKEN SURVEY 2001		SANITARY MANHOLE
	RECORDED DISTANCE T.J. AITKEN SURVEY 2001		TREE STUMP
	PLATTED DISTANCE BK 14 PG 500-501		BUSH
	PLATTED DISTANCE PALU SUB		DECIDUOUS TREE
	PLATTED DISTANCE KNOTT SUB		CONIFEROUS TREE
	POWER POLE W/ LIGHT		STORM SEWER LINE
	POWER POLE		WATER LINE
	ELECTRIC MANHOLE		GAS LINE
	ELECTRIC METER		UNDERGROUND CABLE
	ELECTRIC BOX		OVERHEAD ELECTRIC
	CABLE BOX		SANITARY SEWER LINE
	ELECTRICAL RISER		UNDERGROUND TELEPHONE
	ELECTRIC VAULT		WIRE FENCE
	TELEPHONE VAULT		STEEL FENCE
	TELEPHONE RISER		BUILDING LINE
	TELEPHONE MANHOLE		



**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

USER: jjimenez  
 DATE: Oct 15, 2020 2:23pm  
 PROJECT NO. 2020-2635  
 CHIEF CONST BOSELMAN  
 FB

**olsson**

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

PROJECT NO. 2020-2635  
CHIEF CONST  
BOSELMAN  
FB

OWNERS: BOSELMAN PUMP & PANTRY INC  
SUBDIVIDER: BOSELMAN PUMP & PANTRY INC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 2

# BOSSELMAN CROSSING SUBDIVISION

## GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 2, KING'S CROSSING SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 144199.64 SQUARE FEET OR 3.310 ACRES MORE OR LESS.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 2, KING'S CROSSING SUBDIVISION, IN THE CITY OF GRAND ISLAND, 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 PUMP & PANTRY INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**BOSSELMAN CROSSING SUBDIVISION**" A REPLAT OF ALL OF LOT 2, KING'S CROSSING SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING SUBDIVISION 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 \_\_\_\_\_, 2020.

BOSSELMAN PUMP & PANTRY INC.

BY: \_\_\_\_\_  
CHARLES D. BOSSELMAN, Jr., CHAIRMAN & CEO

#### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHARLES D. BOSSELMAN, Jr., CHAIRMAN & CEO, BOSSELMAN PUMP & PANTRY 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

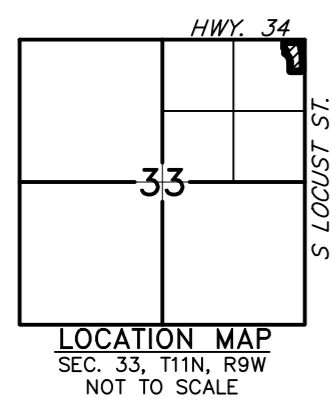
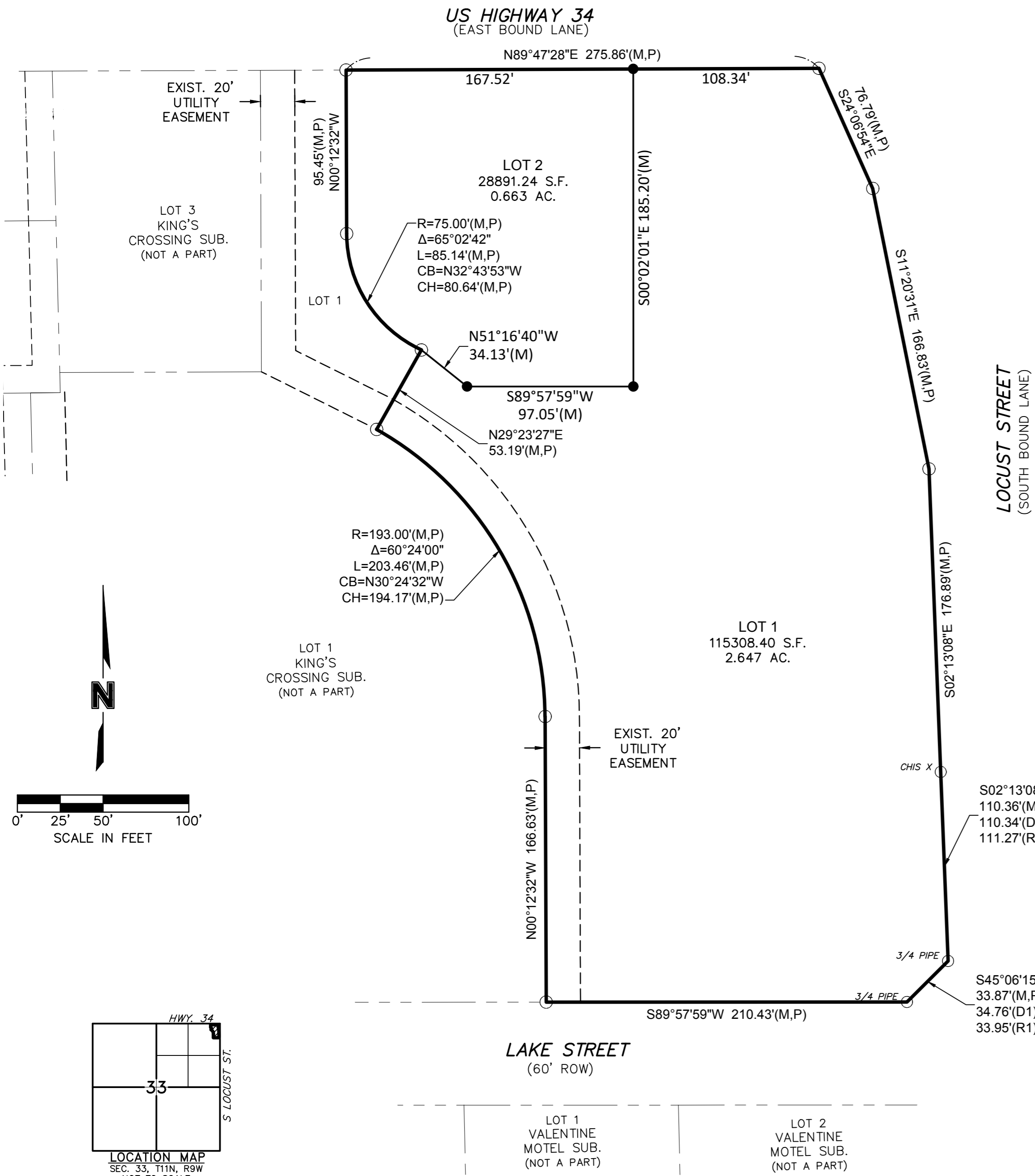
THIS \_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR

CITY CLERK

#### LEGEND

- SET CORNER (5/8" x 24" REBAR W/CAP OR AS NOTED)
- FOUND CORNER (5/8" REBAR W/CAP OR AS NOTED)
- SUBDIVISION LINE
- PROPERTY LINE LINE
- - - EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE KING'S CROSSING SUB
- D1 DEEDED DISTANCE INST 97-108720
- R1 RECORDED DISTANCE T.J. AITKEN SURVEY 2001



OWNERS: BOSSELMAN PUMP & PANTRY INC  
SUBDIVIDER: BOSSELMAN PUMP & PANTRY INC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 2



201 East 2nd Street  
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TEL 308.384.8750  
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CHIEF CONST BOSSELMAN
FB

DWG: F:\2020\2501-3000\020-2635\40-Design\Survey\SRV\Sheets\V\_FPLAT\_0202635.dwg USER: jjimenez  
 DATE: Oct 15, 2020 2:47pm XREFS: C\_PBASE\_0202635 V\_XRWAY\_0202635

\* This Space Reserved for Register of Deeds \*

SUBDIVISION AGREEMENT

**BOSELMAN CROSSING SUBDIVISION**  
2 LOTS

In the City of Grand Island, Hall County Nebraska

The undersigned, BOSELMAN PUMP & PANTRY 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 REPLAT OF ALL OF LOT 2, KING;S CROSSING SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 144199.64 SQUARE FEET OR 3.310 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 BOSELMAN CROSSING 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 BOSSELMAN CROSSING 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 Locust Street, Lake Street and U.S. Highway 34 where they abut 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.

4. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon 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.

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 required 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.

The Subdivider must select curb or conventional sidewalk for each street unless the requirement has been waived by Council.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Locust		X	NO
Lake			NO
U.S. Highway 34		X	NO

6. **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.

7. **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.

8. **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.

9. **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 BOSSELEMAN CROSSING 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.

10. **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 \_\_\_\_\_, 2020.

BOSSELMAN PUMP & PANTRY, INC.,  
Subdivider

By: \_\_\_\_\_  
Charles D. Bosselman, Jr., Chairman &

CEO  
STATE OF NEBRASKA        )  
  ) ss  
COUNTY OF HALL         )

On \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles D. Bosselman, Jr., Chairman & CEO of Bosselman Pump & Pantry, Inc., 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 Pump & Pantry, Inc.

WITNESS my hand and notarial seal the date above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

CITY OF GRAND ISLAND, NEBRASKA  
A Municipal Corporation

By: \_\_\_\_\_  
Roger G. Steele, Mayor

Attest: \_\_\_\_\_  
RaNae Edwards, City Clerk

STATE OF NEBRASKA )

COUNTY OF HALL        ) ss  
                                  )

On \_\_\_\_\_, 2020, 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 2020-\_\_\_\_, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

RESOLUTION 2020-296

WHEREAS know all men by these presents, that Bosselman Pump & Pantry INC., being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BOSELMAN CROSSING SUBDIVISION", a replat of all of Lot 2, King's Crossing Subdivision, in the City of Grand Island, 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 BOSELMAN CROSSING 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, November 24, 2020.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 23, 2020	☐ City Attorney