



# **Hall County Regional Planning Commission**

**Wednesday, May 5, 2021**

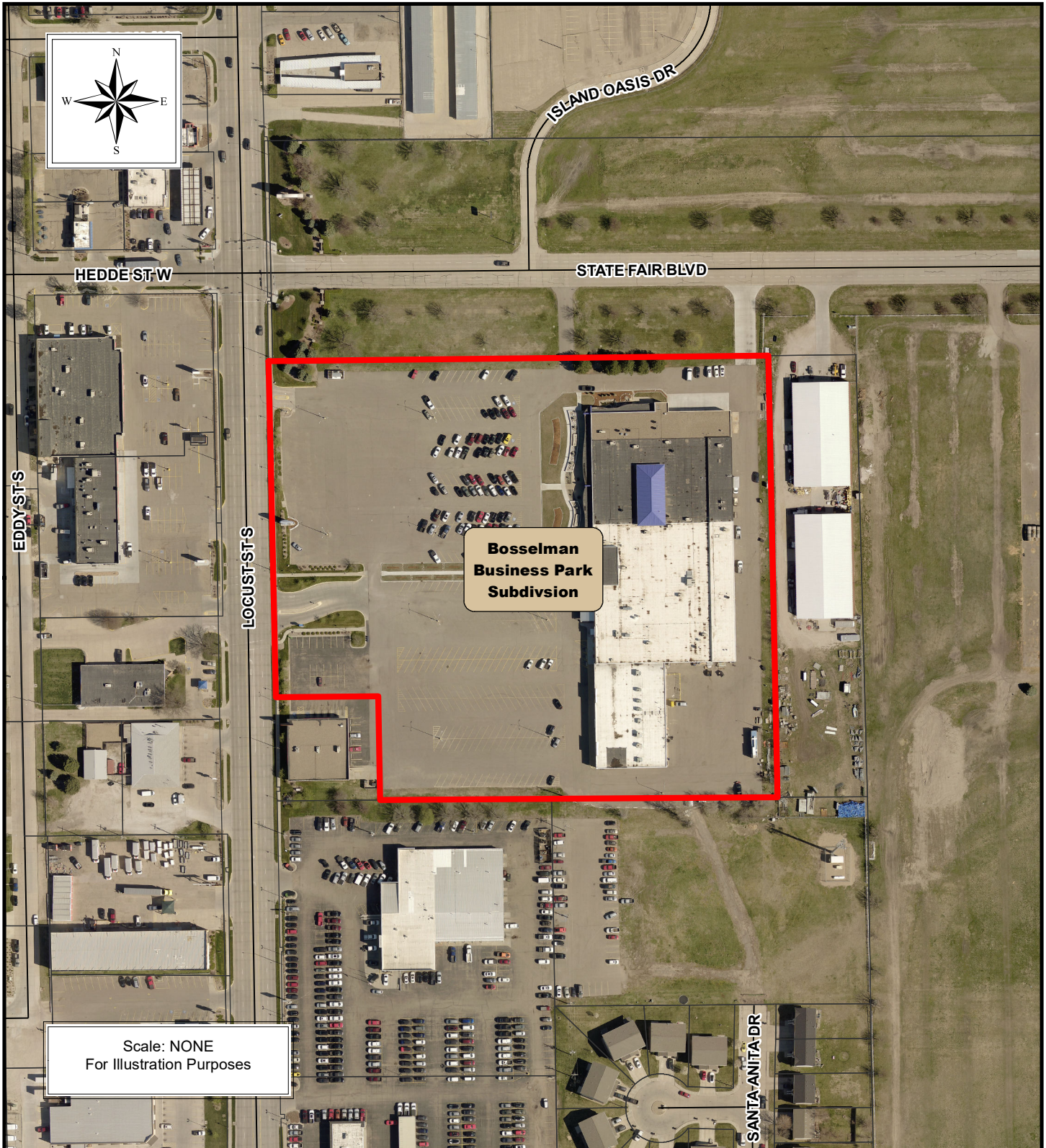
**Regular Meeting**

## **Item J2**

**Final Plat - Bosselman Business Park Subdivision - Grand Island**

**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



**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 Real Estate, L.L.C.  
Address 1607 S. Locust St.  
City Grand Island, State NE Zip 68803  
Phone 308-379-3701

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

All owners, lien holders, 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:  Date: 4-13-21  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Grummet Professional Services  
Address PO Box 37  
City Kenesaw, State NE Zip 68956  
Phone 402-879-5701  
Surveyor/Engineer Name Joshua Grummet License Number LS-783

**SUBDIVISION NAME:** Bosselman Business Park

**Please check the appropriate location**

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

**Please check the appropriate Plat**

- ☐ Preliminary Plat  
☐ Final Plat

Number of Lots 3

Number of Acres 10.60

**Checklist of things Planning Commission Needs**

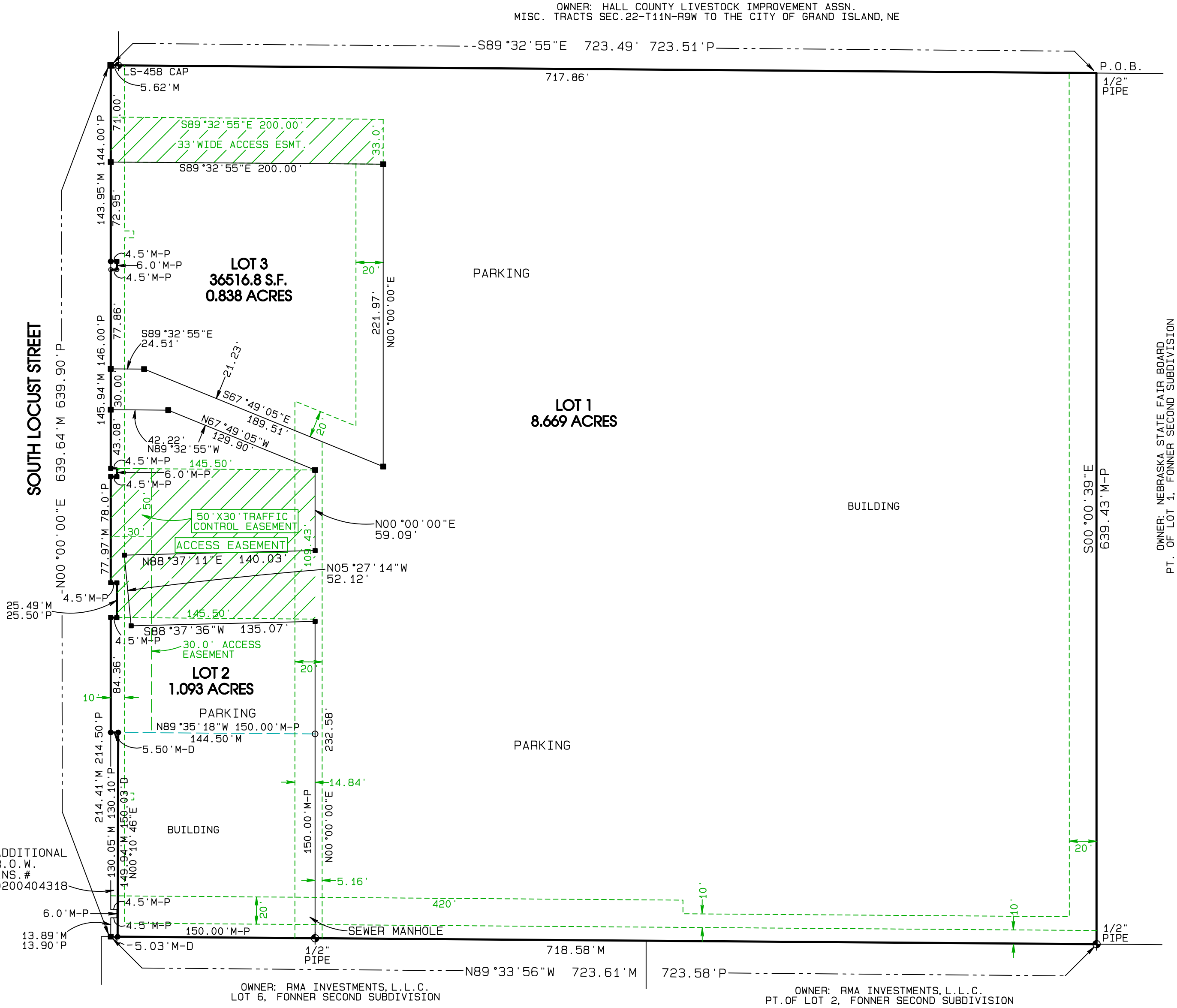
- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com  
☒ 10 + 15\* copies if in City limits or the two mile jurisdiction of Grand Island  
☐ 5 + 15\* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.  
☒ Closure Sheet  
☐ Utilities Sheet  
☒ Receipt for Subdivision Application Fees in the amount of \$ 500

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.

BOSSELMAN BUSINESS PARK SUBDIVISION

A SUBDIVISION LOCATED IN LOTS 1 AND 2 OF FONNER FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.



DEDICATION:  
KNOWN ALL MEN BY THESE PRESENTS, THAT BOSSELMAN REAL ESTATE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BOSSELMAN BUSINESS PARK SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND 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, WE HAVE AFFIXED OUR SIGNATURES

AT GRAND ISLAND, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
MANAGING MEMBER  
BOSSELMAN REAL ESTATE, L.L.C.

ACKNOWLEDGEMENT:  
STATE OF NEBRASKA } SS  
COUNTY OF HALL }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY

PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_

TO BE THE IDENTICAL PERSON(S) WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND

AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA,  
ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ (SEAL)

APPROVALS:  
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CARIO AND DONIPHAN NEBRASKA.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

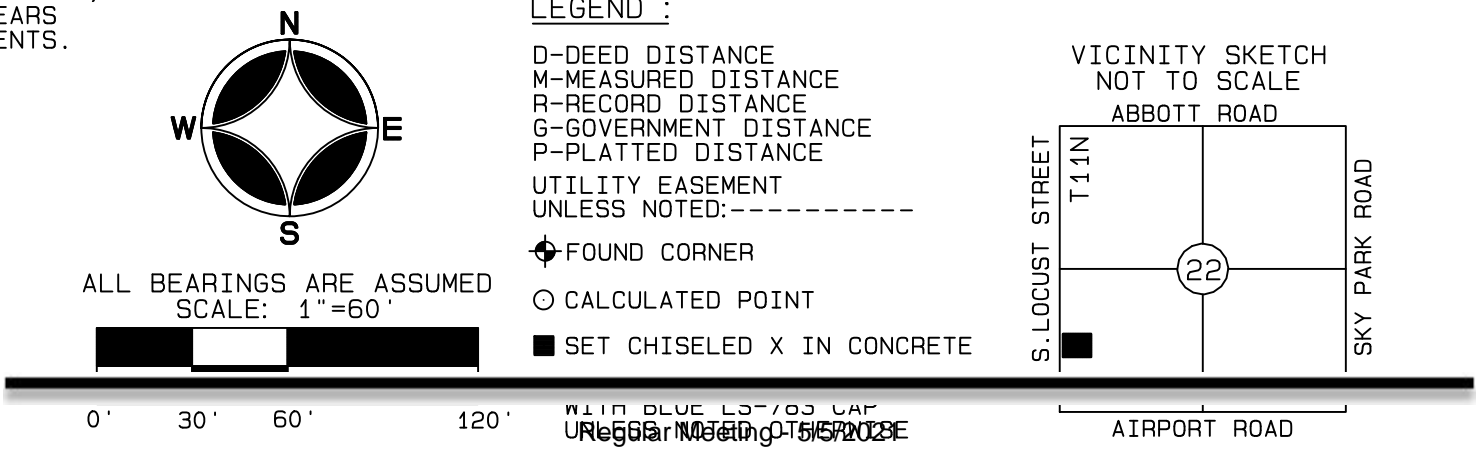
LEGAL DESCRIPTION:  
A SUBDIVISION OF LAND BEING ALL THAT PART OF LOT 1 AND PART OF LOT 2 FONNER FOURTH SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 THENCE S00°00'39"E (ASSUMED BEARING) ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 639.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE N89°33'56"W ON THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 2 A DISTANCE OF 718.58 FEET TO THE EAST RIGHT OF WAY LINE OF LOCUST STREET, THENCE N00°10'46"E ON SAID EAST RIGHT OF WAY LINE A DISTANCE OF 149.94 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE N89°35'18"W ON SAID NORTH LINE AND SAID EAST RIGHT OF WAY LINE A DISTANCE OF 5.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE ON THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT OF WAY LINE THE FOLLOWING, N00°00'00"E A DISTANCE OF 84.36 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 25.49 FEET, THENCE N89°32'55"W A DISTANCE OF 4.5 FEET, THENCE N00°00'00"E A DISTANCE OF 77.97 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 6.00 FEET, THENCE N89°32'55"W A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 145.94 FEET, THENCE S89°32'55"E A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 6.00 FEET, THENCE N89°32'55"W A DISTANCE OF 4.50 FEET, THENCE N00°00'00"E A DISTANCE OF 143.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE S89°32'55"E ON SAID NORTH LINE OF LOT 1 A DISTANCE OF 723.49 FEET TO THE POINT OF BEGINNING, CONTAINING 10.60 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:  
I CERTIFY THAT ON \_\_\_\_\_, 2021, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "BOSSELMAN BUSINESS PARK SUBDIVISION", LOCATED IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24"REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, UNLESS NOTED OTHERWISE WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC  
2837 W. HWY 6, STE # 206, HASTINGS NE, 68901  
PHONE-402-879-5701 EMAIL- jmgrumert@yahoo.com  
WEBSITE- www.grummertsurveying.com

P. S. PROJECT # 023-2021



HALL COUNTY REGISTER OF DEEDS