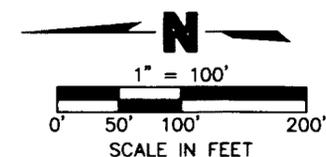


# BOSSELVILLE THIRD SUBDIVISION

PART OF SE1/4 OF SEC. 13, T10N, R10W &  
PART OF NE1/4 OF SEC. 24, T10N, R10W  
HALL COUNTY, NEBRASKA  
FINAL PLAT



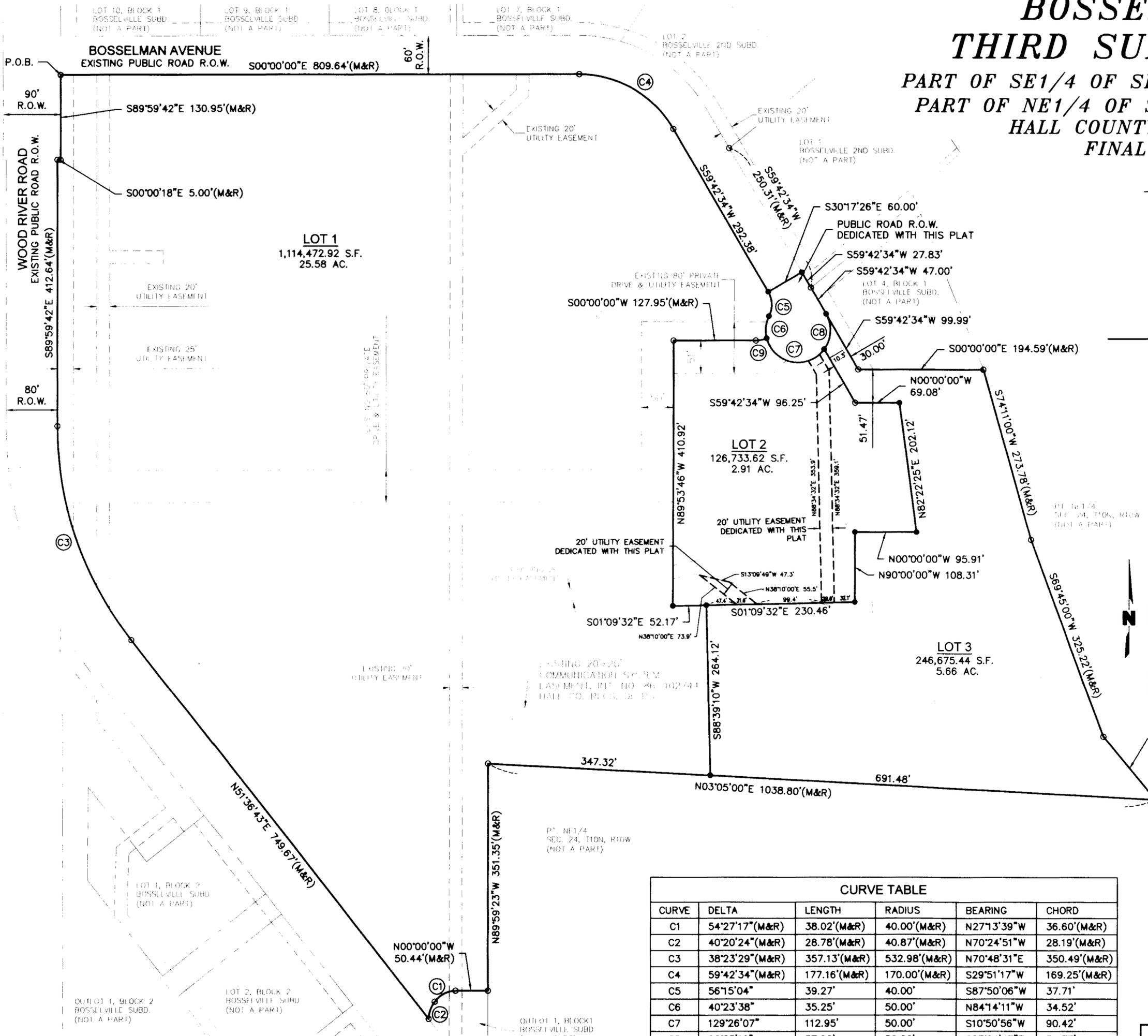
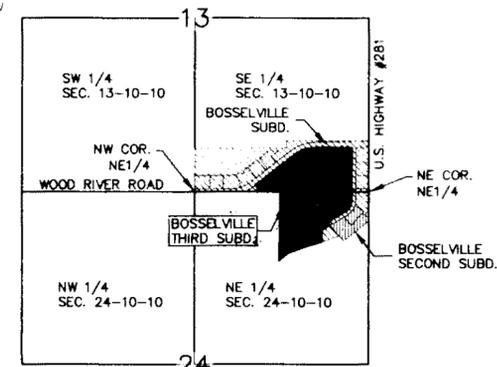
### LEGEND

- SET CORNER
- FOUND CORNER
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE

OWNERS: BOSSELMAN INC.  
SUBDIVIDER: BOSSELMAN INC.  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 3

### LOCATION MAP

NOT TO SCALE



### CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	54°27'17" (M&R)	38.02' (M&R)	40.00' (M&R)	N27°13'39"W	36.60' (M&R)
C2	40°20'24" (M&R)	28.78' (M&R)	40.87' (M&R)	N70°24'51"W	28.19' (M&R)
C3	38°23'29" (M&R)	357.13' (M&R)	532.98' (M&R)	N70°48'31"E	350.49' (M&R)
C4	59°42'34" (M&R)	177.16' (M&R)	170.00' (M&R)	S29°51'17"W	169.25' (M&R)
C5	56°15'04"	39.27'	40.00'	S87°50'06"W	37.71'
C6	40°23'38"	35.25'	50.00'	N84°14'11"W	34.52'
C7	129°26'07"	112.95'	50.00'	S10°50'56"W	90.42'
C8	66°25'19"	57.96'	50.00'	S87°04'47"E	54.77'
C9	24°24'41"	17.04'	40.00'	S12°12'20"E	16.91'

Survey Record Repository  
RECEIVED

NOV 22 2011

HALL  
1046-288 1/2

SHEET 1 OF 2

# BOSSELVILLE THIRD SUBDIVISION

PART OF SE1/4 OF SEC. 13, T10N, R10W &  
PART OF NE1/4 OF SEC. 24, T10N, R10W  
HALL COUNTY, NEBRASKA  
FINAL PLAT

## LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF LOTS 1, 2 AND 3, BLOCK 1 OF BOSSELVILLE SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, AND VACATED BOSSELMAN AVENUE RIGHT OF WAY AS DESCRIBED IN RESOLUTION NUMBER 11-055 LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, ALL LOCATED IN TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF WOOD RIVER ROAD AND THE WEST R.O.W. LINE OF BOSSELMAN AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°00'00"E ALONG AND UPON SAID WEST R.O.W. LINE A DISTANCE OF 809.64 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 59°42'34", AN ARC LENGTH OF 177.16 FEET, A RADIUS OF 170.00 FEET AND A CHORD BEARING S29°51'17"W FOR A DISTANCE OF 169.25 FEET; THENCE S59°42'34"W A DISTANCE OF 292.38 FEET; THENCE DEPARTING SAID WEST R.O.W. LINE S30°17'26"E A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST R.O.W. LINE OF BOSSELMAN AVENUE, SAID POINT BEING ON THE NORTHERLY LINE OF LOT 1, BOSSELVILLE SECOND SUBDIVISION, LOCATED IN THE NE1/4 OF SAID SECTION 24; THENCE S59°42'34"W ALONG SAID NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 27.83 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 1 OF SAID BOSSELVILLE SUBDIVISION; THENCE S59°42'34"W ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 47.00 FEET; THENCE CONTINUING S59°42'34"W ALONG SAID NORTHERLY LINE A DISTANCE OF 99.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°00'00"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 194.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S74°11'00"W A DISTANCE OF 273.78 FEET; THENCE S69°45'00"W A DISTANCE OF 325.22 FEET; THENCE S50°41'30"W A DISTANCE OF 125.99 FEET; THENCE N03°05'00"E A DISTANCE OF 1038.80 FEET; THENCE N89°59'23"W A DISTANCE OF 351.35 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1, BLOCK 1 OF SAID BOSSELVILLE SUBDIVISION; THENCE N00°00'00"W ALONG THE EAST LINE OF SAID OUTLOT 1 A DISTANCE OF 50.44 FEET TO A NORTHEASTERLY CORNER OF SAID OUTLOT 1, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 54°27'17", AN ARC LENGTH OF 38.02 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING N27°13'39"W FOR A DISTANCE OF 36.60 FEET TO A NORTHERLY CORNER OF SAID OUTLOT 1, SAID POINT ALSO BEING A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 40°20'24", AN ARC LENGTH OF 28.78 FEET, A RADIUS OF 40.87 FEET AND A CHORD BEARING N70°24'51"W FOR A DISTANCE OF 28.19 FEET TO A NORTHERLY CORNER OF SAID OUTLOT 1, SAID POINT ALSO BEING ON THE SOUTH R.O.W. LINE OF WOOD RIVER ROAD; THENCE ALONG AND UPON SAID SOUTH R.O.W. LINE N51°36'43"E A DISTANCE OF 749.67 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 38°23'29", AN ARC LENGTH OF 357.13 FEET, A RADIUS OF 532.98 FEET AND A CHORD BEARING N70°48'31"E FOR A DISTANCE OF 350.49 FEET; THENCE S89°59'42"E A DISTANCE OF 412.64 FEET; THENCE S00°00'18"E A DISTANCE OF 5.00 FEET; THENCE S89°59'42"E A DISTANCE OF 130.95 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,497,863.25 SQUARE FEET OR 34.39 ACRES MORE OR LESS OF WHICH 9,981.27 SQUARE FEET OR 0.23 ACRES MORE OR LESS ARE PUBLIC ROAD RIGHT OF WAY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON AUGUST 8, 2011, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "BOSSELVILLE THIRD SUBDIVISION" IN THE SE 1/4 SEC. 13, T10N, R10W & NE1/4 SEC. 24, T10N, R10W OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WHERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO RECORDED MONUMENTS.

*Jai Jason Andrist*  
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630  
11-8-11  


## DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT BOSSELMAN INCORPORATED, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BOSSELVILLE THIRD SUBDIVISION" IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13 AND PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, 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 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 THERETO, 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 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

*Charles D. Bosselman*, THIS 4 DAY OF September, 2011.

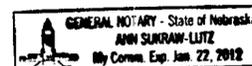
*Charles D. Bosselman*  
\_\_\_\_\_  
CHARLES D. BOSSELMAN, PRESIDENT

## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS 4 DAY OF September, 2011, BEFORE ME Ann Surraw-Lutz, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHARLES D. BOSSELMAN, 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 Hall County, Nebraska, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Jan 22, 2012



\_\_\_\_\_  
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.

*John J. ...*  
CHAIRMAN  
September 7, 2011  
DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 28 DAY OF September, 2011.

*Greg ...*  
MAYOR

*Rae ...*  
CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS 13 DAY OF September, 2011.

*Pamela ...*  
CHAIRMAN

*Maria ...*  
COUNTY CLERK



SHEET 2 OF 2

**MOLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

1046-288 1/2