



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item J2**

**Final Plat - Twin Lakes Thrid - Grand Island ETJ -**

**Staff Contact:**

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 Travis Lilienthal  
Address 4419 E. Bismark Road  
City Grand Island, State NE Zip 68801  
Phone \_\_\_\_\_

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: \_\_\_\_\_  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC  
Address 1205 1st Street  
City Aurora, State NE Zip 68818  
Phone (402)694-8703  
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Twin Lakes Third Subdivision

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 2  
Number of Acres 9.525

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 \$ \_\_\_\_\_

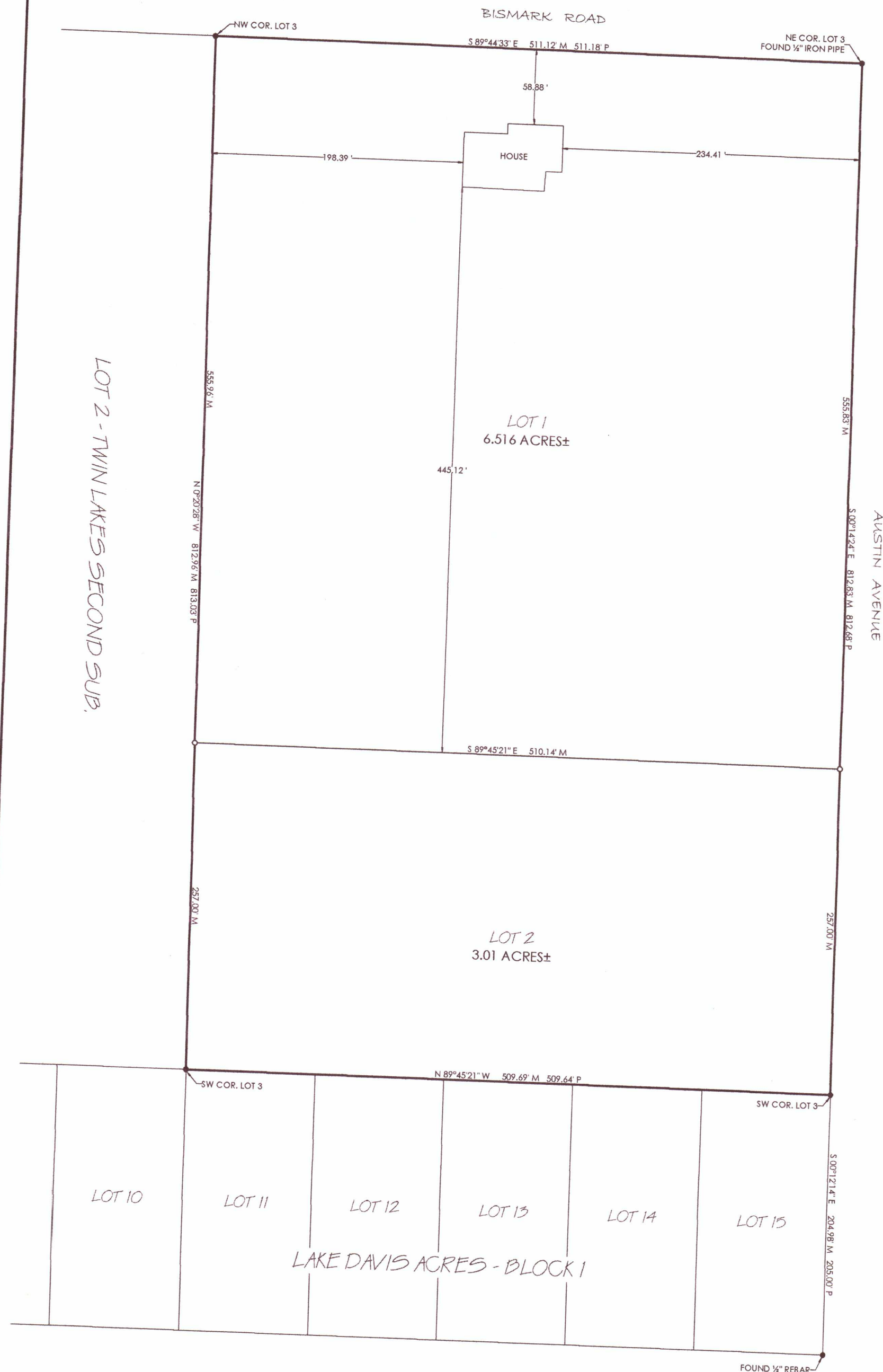
\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed



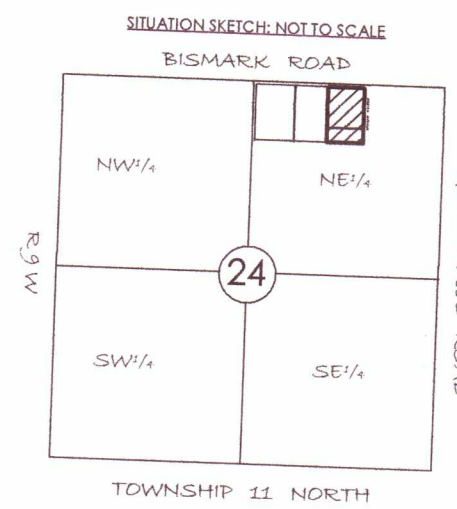
# TWIN LAKES THIRD SUBDIVISION

A REPLAT OF LOT 3, TWIN LAKES SECOND SUB.,  
PT. N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub> SEC. 24 - T11N - R9W, HALL COUNTY, NEBRASKA

## PRELIMINARY PLAT



LEGEND  
M = MEASURED DISTANCE  
P = PLATTED DISTANCE (TWIN LAKES SECOND SUB.)  
X = TEMPORARY POINT  
O = 1" REBAR w/ 1/2 #776 PLASTIC CAP PLACED  
● = 1" REBAR FOUND UNLESS NOTED



OWNERS  
- TRAVIS R. LILIENTHAL  
SUBDIVIDER  
- HARRY LILIENTHAL  
SURVEYOR  
- JASNOWSKI SURVEYING LLC  
NUMBER OF LOTS  
- 2

### LEGAL DESCRIPTION

All of Lot Three (3), Twin Lakes Second Subdivision, a part of the North Half of the Northeast Quarter (N<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>), Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska.

### SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Harry Lilienthal, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski

02/02/2022  
Date

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Travis R. Lilienthal and Stephanie M. Lilienthal, owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "Twin Lakes Third Subdivision", 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 the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Travis R. Lilienthal

Stephanie M. Lilienthal

### ACKNOWLEDGEMENT

State of Nebraska

County of \_\_\_\_\_ ss

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, a Notary Public within and for said County, personally appeared Travis R. Lilienthal and Stephanie M. Lilienthal, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Twin Lakes Third Subdivision".

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

### APPROVALS

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 Danpham, Nebraska.

Chairperson

Date

Approved and accepted by the Hall County Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairperson

County Clerk

Approved and accepted by the City of Grand Island this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor

City Clerk

PROJECT NUMBER 21-LS-112 - DATE 02/02/2022  
DRAWN BY EAJ - CHECKED BY EBJ  
1205 1st STREET, AURORA NE 68818  
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com

# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes