



RECEIVED  
CASS COUNTY COMMISSION

MEMORANDUM

AUG 1 2016

**Highway  
Department**

Jason Benson, P.E.  
County Engineer

Richard S. Sieg  
Superintendent

Thomas B. Soucy, P.E.  
Design and Construction  
Engineer

TO: Cass County Board of Commissioners  
FROM: Hali A. Durand, Cass County Planner  
DATE: August 1, 2016  
SUBJECT: Consent Agenda Topic for the August 15, 2016  
Commission Meeting: Corner Subdivision

---

The Cass County Planning Commission reviewed the subject subdivision located in Normanna Township, Section 8 at a Public Hearing on July 28, 2016. The intended use of the subdivision is to create one lots for sale.

The Planning Commission is recommending approval of the new proposed plat. Normanna Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

**SUGGESTED MOTION:** To grant Final Plat approval for Corner Subdivision, Section 8, Township 137N, Range 50W, of the 5th Principal Meridian, Cass County, North Dakota.

1201 Main Avenue West  
West Fargo, North Dakota  
58078-1301

701-298-2370  
Fax: 701-298-2395

## Final Plat Report

**Title:** Corner Subdivision  
**Owner(s):** Marjorie Corner  
**Applicant:** Steven Ackerman  
**Type of Request:** Minor Subdivision (1 lot)  
**Status:** Final Hearing at the July 28, 2016 Planning Commission Meeting

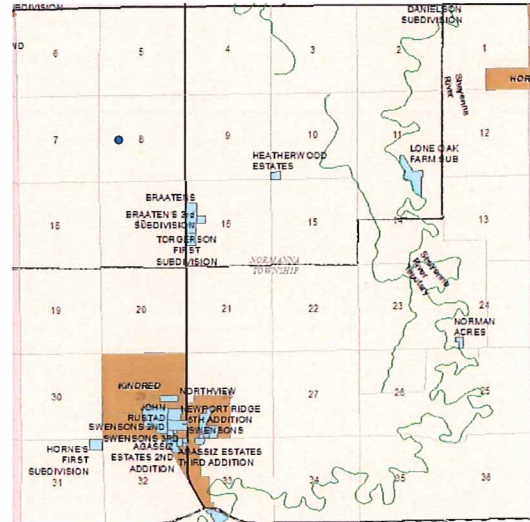
**Proposal:**

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land located in a part of the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 8 in Normanna Township to plat 1 lot for residential sale. The said tract contains 20.00 acres of land, more or less. The subdivision (plat) will continue to use public gravel roads, on-site septic sewer systems, ditches for storm sewer, and rural water.

**Existing and Proposed Land Use:**

The existing land is and will remain Agricultural.

**Vicinity Map:**



**Staff Analysis:**

The proposed subdivision is located north of 50th Street SE and east of 164th Avenue SE. The proposed plat is currently within an unmapped area therefore no flood determination has been made and preliminary western cass flood studies indicate this area is within Zone X. No wetlands are present within the subject tract. The subject property is bound by agricultural land. The proposed use is consistent with County Ordinances and the Normanna Township Ordinance which states that no more than 3 non-farm dwellings per quarter section are allowed

**Agency Comments**

Cass County Engineer	No comment.
Water Resource District	The Maple River Water Resource District has no comment.
Cass County Electric Cooperative	The utilities are marked on the map. If the need to be relocated, the member would be required to pay an additional construction fee.
Century Link	No comment.
Xcel Energy (Gas Company)	No comment.
Cass Rural Water	na
County Sanitarian	<i>A soil report is on file for the property and a septic permit for the installation of a new septic system was completed on July 20, 2016.</i>
Township Chairman	Since no new development will occur, there are no concerns with the plat.
Public Comment	No comments have been submitted.

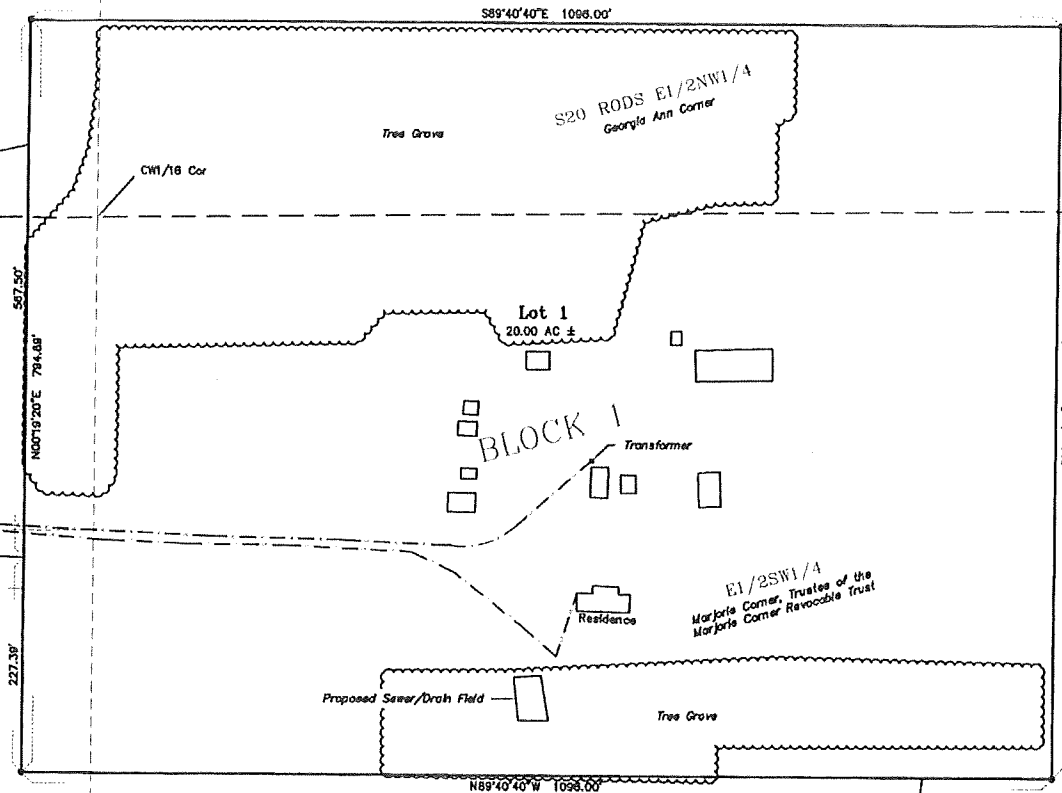
**Recommendation:**

To recommend approval to the Cass County Board of Commissioners of the Final Plat as

presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations.

# PRELIMINARY PLAT OF CORNER SUBDIVISION

A part of the S1/2NW1/4 & the N1/2SW1/4,  
Section 8, Township 137 North, Range 50 West of the 5th P.M.,  
Normanna Township, Cass County, North Dakota



NW 1/4 Cor. Sec. 8  
T137N, R50W  
1/2" Rubber  
Rec. No. 687

Section Line  
N00°19'20"E 2851.54'

N1/4 Cor. Sec. 8  
T137N, R50W  
R.L.S. 2959  
Rec. No. 3559

Public Road  
164th Ave SE

Section Line  
N00°19'20"E 2851.54'

S00°19'20"W 2344.04'

SW Cor. Sec. 8  
T137N, R50W  
3/4" O.D. Pipe  
Rec. No. 689

To:  
N1/4 Cor. Sec. 8  
T137N, R50W  
5/8" Rubber  
Rec. No. 688

To:  
E1/4 Cor. Sec. 8  
T137N, R50W  
PK over L&L  
Rec. No. 693

To:  
S1/4 Cor. Sec. 8  
T137N, R50W  
R.L.S. 2959  
Rec. No. 3559



SCALE: 1 inch = 100 feet

- LEGEND**
- = CORNER MARKED WITH A 3/8" X 1 1/2" SOLID IRON PIN WITH RED PLASTIC CAP MARKED "NO2258 S02228"
  - = EXISTING OR FOUND CORNER MONUMENT
  - △ = STEEL FENCE POST
  - REC. = RECORD OR ORIGINAL DISTANCE
  - MEAS. = MEASURED DISTANCE THIS SURVEY
  - DOC. = MONUMENT RECORDED ON FILE AT COUNTY REGISTER OF DEEDS
  - NOTE = THIS SURVEY IS BASED ON AN ASSUMED MERIDIAN

**OWNERS' CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Holly Jean Corner, whose address is 514 9th Street South, Moorhead, MN 56560, Marjorie Corner, Trustee of the Marjorie Corner Revocable Trust, whose address is 514 9th Street South, Moorhead, MN 56560, and Georgia Ann Corner, whose address is 425 Broome Street, Apt. 4-R, New York, New York, 10013, are the owners and proprietors of a tract of land located in the South Half of the Northwest Quarter (S1/2NW1/4) and the North Half of the Southwest Quarter (N1/2SW1/4) of Section 8, Township 137 North, Range 50 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Commencing at the iron monument marking the West Quarter Corner of said Section 8 (Land Survey Monument Record No. 3558); thence on an assumed bearing of South 00°19'20" West, on and along the west line of said Section 8, a distance of 307.50 feet; thence South 88°01'59" East a distance of 1260.00 feet to the POINT OF BEGINNING; thence North 00°19'20" East, parallel with the said west line of Section 8, a distance of 587.50 feet; thence South 89°40'40" East, perpendicular to the said west line of Section 8, a distance of 1096.00 feet; thence South 00°19'20" West, parallel with the said west line of Section 8, a distance of 784.89 feet; thence North 89°40'40" West, perpendicular to the said east line of Section 8, a distance of 1096.00 feet; thence North 00°19'20" East, parallel with the said west line of Section 8, a distance of 227.39 feet to the point of beginning.

The above described tract contains 20.00 acres, more or less, and is subject to easements, reservations, restrictions, and rights of way of record, if any, and shall include a 66 foot wide access easement for ingress and egress, the centerline of which is described as follows: Commencing at the iron monument marking the West Quarter Corner of said Section 8 (Land Survey Monument Record No. 3558); thence on an assumed bearing of South 00°19'20" West, on and along the west line of said Section 8, a distance of 307.50 feet to the POINT OF BEGINNING; thence said centerline bears South 88°01'59" East a distance of 1260.00 feet and there terminates. The sidelines of said 66 foot wide access easement are to begin on the west line of said Section 8 and end of a line that bears North 00°19'20" East to and from the point of beginning.

Said owners have caused the above described tract of land to be surveyed and plotted as "CORNER SUBDIVISION" in the County of Cass and the State of North Dakota, and do hereby dedicate and convey to the public for public use the utility easements as shown on this plat.

**OWNERS:**  
 Holly Jean Corner, Marjorie Corner, Trustee of the Marjorie Corner Revocable Trust, Georgia Ann Corner

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) ss

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public, with and for said county, personally appeared (Holly Jean Corner and Marjorie Corner to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public  
 My commission expires \_\_\_\_\_ 20\_\_\_\_

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) ss

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public, with and for said county, personally appeared Georgia Ann Corner to me known to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as a free act and deed.

Notary Public  
 My commission expires \_\_\_\_\_ 20\_\_\_\_

**COUNTY ENGINEER REVIEW**  
 Approved by Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 2016.

Jason Benson, Cass County Engineer

**NORMANNA TOWNSHIP REVIEW**  
 Reviewed by Normanna Township, Cass County, North Dakota this \_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman \_\_\_\_\_

Attest: Clerk \_\_\_\_\_

**CASS COUNTY COMMISSION APPROVAL**  
 Approved by the Board of County Commissioners and ordered filed this \_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman \_\_\_\_\_

Attest: Michael Montplaisir, Cass County Auditor

**CASS COUNTY PLANNING COMMISSION REVIEW**  
 Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

Ken Loughheed, Chair \_\_\_\_\_

Attest: Secretary \_\_\_\_\_

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT**

I, Steven A. Ackerman, Registered Land Surveyor, under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

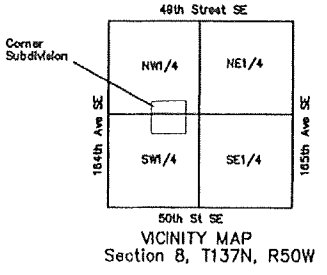
Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

Steven A. Ackerman, Registered Land Surveyor

STATE OF NORTH DAKOTA )  
 COUNTY OF RICHLAND ) ss

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a notary public, with and for said county, personally appeared Steven A. Ackerman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

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



**OWNERS:**  
 Holly Jean Corner  
 Georgia Ann Corner  
 Marjorie Corner

**SURVEYOR:**  
 Steve Ackerman  
 107 S 2nd St  
 Wahpeton, ND 58075  
 701-642-9404  
 steve@ackermansurvey.com

**Flood Statement:**  
 This area falls in Zone X as identified by FEMA on Community Panel No. 36028400108 with an effective date of Sept 30, 1987



AUG 1 2016

MEMORANDUM

**Highway  
Department**

Jason Benson, P.E.  
County Engineer

Richard S. Sieg  
Superintendent

Thomas B. Soucy, P.E.  
Design and Construction  
Engineer

TO: Cass County Board of Commissioners  
FROM: Hali A. Durand, Cass County Planner  
DATE: August 1, 2016  
SUBJECT: Consent Agenda Topic for the August 15, 2016  
Commission Meeting: Chris Hansen Subdivision

---

The Cass County Planning Commission reviewed the subject subdivision located in Bell Township, Section 21 at a Public Hearing on July 28, 2016. The intended use of the subdivision is to create two lots for residential development.

The Planning Commission is recommending approval of the new proposed plat. Bell Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

**SUGGESTED MOTION:** To grant Final Plat approval for Chris Hansen Subdivision, Section 21, Township 143N, Range 53W, of the 5th Principal Meridian, Cass County, North Dakota.

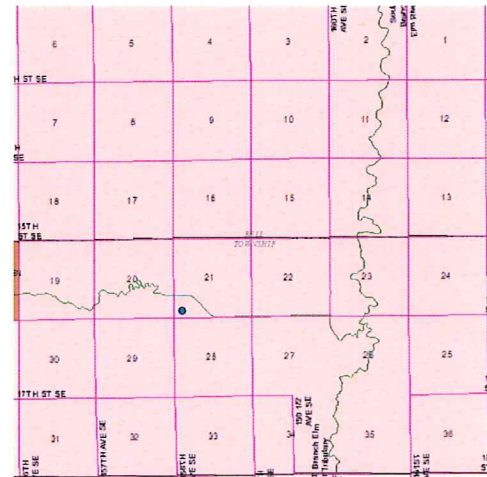
## Final Plat Report

**Title:** Chris Hansen Subdivision  
**Owner(s):** Gordon E. Jewett and Karen A. Jewett  
**Applicant:** Dustan Nygaard  
**Type of Request:** Minor Subdivision (2 lots)  
**Status:** Final Hearing at the July 28, 2016 Planning Commission Meeting

**Proposal:**

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land located in a part of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 21 in Bell Township to plat 2 lots for sale and residential development. The said tract contains 10.097 acres of land, more or less. The subdivision (plat) will use public gravel roads, on-site septic sewer systems, ditches for storm sewer, and rural water.

**Vicinity Map:**



**Existing and Proposed Land Use:**

The existing land is and will remain Agricultural.

**Staff Analysis:**

The proposed subdivision is located north of 16th Street SE and east of 158th Avenue SE. The proposed plat is currently within an unmapped area therefore no flood determination has been made. According to the preliminary western cass flood study this area is also unmapped. No wetlands are present within the subject tract. The South Branch Elm River runs just north of the proposed plat. The subject property is bound by agricultural land. The proposed use is consistent with County Ordinances and the Bell Township Zoning Ordinance. A deed restriction will need to be recorded for land up to eighty acres. Drain 55 runs to the north and east of the proposed subdivision.

**Agency Comments**

Cass County Engineer	There are no concerns.
Water Resource District	The North Cass Water Resource District concurs with the township recommendation to build the foundation 18 inches higher than the township road adjacent to the property.
Cass County Electric Cooperative	The property is currently served via an overhead line from the west side of 158th Avenue South. If there is a need to relocate or bury the line, there will be an additional construction charge.
Century Link	No comment.
Xcel Energy (Gas Company)	No comment.
Cass Rural Water	The existing house has water service from Cass Rural Water. Service to the second dwelling will be fairly straight forward.
County Sanitarian	A permit was issued for the installation of a septic system for the property A soil test is on file should an additional residence be built.

**Agency Comments**

Township Chairman	Everything seems in order with the permit. At the water board the elevation of the foundation was discussed and decided the elevation should be 18 inches above the gravel road west of the site. There is 20 feet of grade in the section west of the lot. The Elm River flows north of the lot as Drain 55. When pipes are frozen in the spring sometimes the road overtops about 100 yards north of the new house site then reenters the drain. The water board thought as long as the township didn't change the road height, this subdivision should be fine. Two homes fit the township zoning of 4 homes per section.
Public Comment	No comments have been submitted.

**Recommendation:**

To recommend approval to the Cass County Board of Commissioners of the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations with the condition of a recorded Deed Restriction.

