



RECEIVED
CASS COUNTY COMMISSION

SEP 8 2016

MEMORANDUM

Highway Department

Jason Benson, P.E.
County Engineer

Richard S. Sieg
Superintendent

Thomas B. Soucy, P.E.
Assistant County Engineer

TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner
DATE: September 7, 2016
SUBJECT: Consent Agenda Topic for the September 19, 2016
Commission Meeting: Kindred I94 Exit Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Mapleton Township, Section 4 at a Public Hearing on July 28, 2016. The intended use of the subdivision is to create two lots for sale and heavy commercial/light industrial development.

The Planning Commission is recommending approval of the new proposed plat. Mapleton Township has indicated the plat has met their zoning requirement. The City of West Fargo recommended that the City support the proposed application on the basis that it is compatible with City plans and ordinances with proposed recommendations (attached). 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 Kindred I94 Exit Subdivision, Section 4, Township 139N, 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

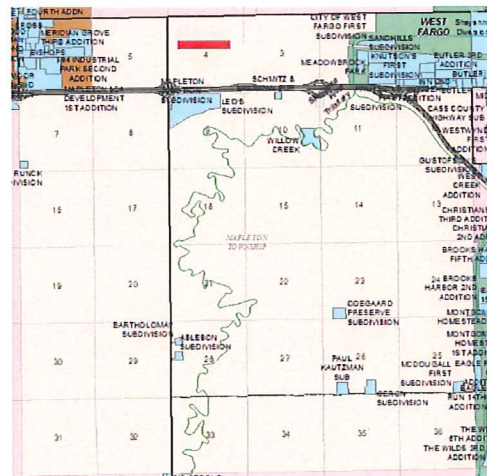
Final Plat Report

Title: Kindred I94 Exit Subdivision
Owner(s): Rosalind Vigen ETAL
Applicant: Cenex Pipeline, LLC
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 North Half of Section 4 in Mapleton Township to plat 2 lots for sale and heavy commercial/light industrial development. The said tracts contain 123.95 acres of land, more or less. The subdivision (plat) will use county road access, 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 eastern portion of the proposed plat is currently within a Zone A flood zone based on the red river SFHA. According to the preliminary western cass flood study this area is primarily all within a Zone A flood zone. A small wetland area exists in the farthest Northwest corner of the proposed plat. The subject property is bound by agricultural land and lies south of the railway. The proposed use is consistent with County Ordinances and the Mapleton Township Zoning Ordinance. Drain 14 runs along the eastern border.

Agency Comments

| | |
|----------------------------------|--|
| City of West Fargo | See email. |
| NDDOT | The plat has been reviewed and assuming drainage will not be ditched back south to I94, there are no concerns. |
| Cass County Engineer | No comment. |
| Water Resource District | Due to the proximity to Drain 14, the Maple River Water Resource District requests Cass County require dedication of right of way to accommodate Drain 14. |
| Cass County Electric Cooperative | There is an existing underground power line easement on the West side of the property that will be used to bring power into the site. |
| Century Link | No comment. |
| Xcel Energy (Gas Company) | No comment. |
| Cass Rural Water | Cass Rural Water has been contacted and is looking at a couple of different routes and does not see any road blocks. |
| County Sanitarian | There is no record of a soil report. If a septic system were to be installed, a soil report is required before the design of a septic system could be completed. A holding tank could be installed without a soil test. A holding tank would require a |

| | |
|-------------------|---|
| | <i>permit from our office.</i> |
| Township Chairman | A zoning change, conditional use permit, and height variance have all been heard and approved at the township. The elevation certificate has not been received yet for the floodplain development permit requirements. There are no concerns will spillage. Either separate levees will be placed around each tank or around the entire six tanks depending on results. Each tank will be built 2½ feet above BFE. There are no other issues to comment on. |
| 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.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

| A16-44 | | REVIEW OF DEVELOPMENT APPLICATION IN JOINT EXTRATERRITORIAL JURISDICTION | |
|---|--|--|--|
| Review of Kindred I94 Exit Subdivision & Rezoning from Agricultural to Heavy Commercial/Light Industrial of Parcel Located in NW ¼ Section 4, T139N, R50W (Proposed Lot 1 of subdivision) | | | |
| N ½ of Section 4 | | | |
| Applicant/Owner: Cenex/NuStar Pipeline | | Staff Contact: Larry Weil | |
| Planning & Zoning Commission: | | 08-08-2016 | |
| City Commission: | | 08-15-2016 | |

| PURPOSE: |
|---|
| Review of Zoning Change by Mapleton Township & Subdivision by Cass County |

| STATEMENTS OF FACT: | |
|--------------------------------------|------------------------------------|
| Land Use Classification: | Not included in City Land Use Plan |
| Existing Land Use: | Vacant |
| Current Zoning District(s): | A: Agricultural |
| Zoning Overlay District(s): | None |
| Total area size: | 128.63 Acres |
| Adjacent Zoning Districts: | A: Agricultural |
| Adjacent street(s): | 165 th Avenue SE |
| Adjacent Bike/Pedestrian Facilities: | None |
| Available Parks/Trail Facilities: | Not applicable |
| Park Dedication Requirements: | Not applicable |

| DISCUSSION AND OBSERVATIONS: |
|--|
| <ul style="list-style-type: none"> • The applicant is proposing rezoning and platting for construction of a liquid petroleum tank storage and pipeline facility north of I-94 and east of 165th Avenue SE, which is north of the Kindred I-94 Exit. • According to the applicant, the tank farm is necessary in order to transfer the products from an existing pipeline, operated by Cenex Pipeline, which parallels the BNSF rail line to the north, to an existing pipeline, operated by NuStar Pipeline, which parallels Interstate 94 to the south. In conjunction with this project, NuStar Pipeline Operating Partnership L.P. is proposing to construct mainline pipeline facilities to the north of the storage facility to connect with Cenex Pipeline's existing pipeline. Also, NuStar will construct mainline pipeline facilities to the south to interconnect with their existing pipeline, at their proposed Mapleton Junction, located in the NW corner of the NW ¼ of Section 9 in Mapleton Township. • The property is located within the City of West Fargo joint zoning and subdivision regulation jurisdiction, as well as the exclusive zoning and subdivision regulation jurisdiction. • The joint zoning and subdivision regulation jurisdictional area for this application is under the authority of Mapleton Township for zoning approval and Cass County Commission for subdivision approval and is subject to City of West Fargo review. Mapleton Township and Cass County must notify the City of a decision, and the City is provided with a 30-day review period by statute. If the City is not in agreement with the proposed development and disputes the decision, the |

STAFF REPORT

- development would be required to be submitted to a committee for mediation.
- Any rezoning or subdivision of property within the City's extraterritorial zoning and subdivision regulation area (ET) needs to follow the City's ordinance procedures.
 - Being that the property is located in both the joint jurisdictional area and the exclusive jurisdictional area of the City, the staff reviewed the project and proposed a critical path approval process to the applicant at the Planning and Zoning Commission meeting on June 13, 2016. It was suggested that Cass County be the approval agency for the subdivision plat with the City reviewing the plat and providing comments. Mapleton Township would consider the rezoning from Agricultural to Heavy Commercial/Light Industrial of the west half of the property which is under their authority. The east half of the property which is under the City's exclusive authority would be platted as a separate lot, however remain Agricultural.
 - The City has an exemption to platting parcels of 10 acres or more for agricultural purposes which does not involve any new streets or easements, so the subdivision is facilitating the rezoning and fuel storage use by the Township while retaining the agricultural use for the area not needed for the facility.
 - Cass County Planning held a public hearing on the proposed subdivision plat on July 28, 2016. The City provided initial input on the subdivision at the hearing and indicated that City review comments would be provided to Cass County and Mapleton Township following Planning and Zoning Commission and City Commission reviews.
 - Lot 1 of the proposed subdivision has direct access onto 165th Avenue SE which is a Cass County Road. The subdivision is immediately south of the BNSF Railroad with no road on the south side. Lot 2 is a landlocked parcel, so it is recommended that a roadway easement be provided across Lot 1 to provide access to Lot 2.
 - The area of the subdivision is within the floodplain, so the subdivision should reflect proper flood elevation information.
 - At the Cass County Planning Commission meeting, the Mapleton Township Zoning Administrator indicated that Mapleton Township had approved a rezoning of the west half of the subdivision (Lot 1, Block 1 of Kindred I94 Exit Subdivision). The City has not been officially notified of the Township consideration.
 - The City's Land Use Plan depicts the area of the subdivision within our exclusive zoning and subdivision regulation jurisdiction as Agricultural Preservation/Urban Reserve which is intended to establish and preserve areas for agricultural uses and eventual future urban growth. The designation is only applied to areas outside the City corporate limits and within the extraterritorial area that are not protected by the Sheyenne Diversion. Urban scale development is not recommended in these areas until adequate infrastructure arrangements have been made. The joint jurisdiction area does not have a designated future land use.
 - The City does recognize the potential need for above ground petroleum storage tanks in agricultural areas and does provide for them as a conditional use in the Agricultural Zoning District. The use is also allowed as a conditional use with limitations in the Light Industrial District. The location of the proposed above ground fuel tanks is easily accessible from I-94, and on a County Road, so emergency services including Fire, Sheriff and ambulance are reasonably close.

NOTICES:

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| Sent to: | Notices were sent by Cass County Planning for the subdivision review. Mapleton Township was responsible for sending notices associated with the proposed rezoning. |
|----------|--|

STAFF REPORT

Comments Received:

- N/A

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed subdivision being considered by Cass County and rezoning being considered by Mapleton Township are compatible with the City Plans and Ordinances.

RECOMMENDATIONS:

It is recommended that the City support the proposed application on the basis that it compatible with City plans and ordinances with proposed recommendations as follows based on considerations given for a conditional use permit within the City's A: Agricultural District:

1. The subdivision provide for lots which are separated by the Quarter Section lines which follow the boundaries of authority.
2. The applicant provide for a roadway easement across the south side of Lot 1 to access Lot 2. The access easement should meet the standards of the County and Township.
3. The appropriate flood elevation information is provided on the subdivision plat.
4. The proposed fuel storage facility is entirely on Lot 1 with adequate separation from Lot 2.
5. The applicant provide ingress and egress to the property and proposed structures with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
6. The applicant provide off-street parking and loading areas where required, with particular attention to item 5 above and minimizing any detrimental effects to adjoining properties.
7. The applicant provide refuse and service areas, utilities, and screening/buffering from adjoining properties, including Lot 2.

PLANNING AND ZONING RECOMMENDATION:

At their August 8, 2016 meeting, the Planning and Zoning Commission reviewed the proposed facility and concurred.



Cenex Pipeline, LLC • Post Office Box 909 • Laurel, Montana • 59044-0909 • Phone (406) 628-5200

June 6, 2016

Mapleton Township
Attn: John Rutten, Chairman
16522 41st Street S.E.
Mapleton, ND 58059-9728

RE: Applications for Zoning Change, Conditional Use Building Permit & Building Height Variance
Cenex Pipeline, LLC - Proposed Mapleton Terminal

Dear Sirs:

Cenex Pipeline, LLC proposes to build a refined fuels tank storage facility in the North 1/2 of Section 4, Mapleton Township, south of the Railroad Right of Way. This proposed storage facility will originally contain four storage tanks; three larger tanks with a capacity of up to 145,000 barrels each and one with a capacity of up to 10,000 barrels. This facility will be designed for the future addition of up to three more of the larger tanks in the event of increased petroleum demand in the area. All four of the initial tanks will be utilized for the storage of liquid petroleum products, ie. diesel fuel and/or gasoline. The tank farm is necessary in order to transfer these products from an existing pipeline, operated by Cenex Pipeline, which parallels the BNSF rail line to the north, to an existing pipeline, operated by NuStar Pipeline, which parallels Interstate 94 to the south. In conjunction with this project, NuStar Pipeline Operating Partnership L.P. is proposing to construct mainline pipeline facilities to the north of the storage facility to connect with Cenex Pipeline's existing pipeline. Also, NuStar will construct mainline pipeline facilities to the south to interconnect with their existing pipeline, at their proposed Mapleton Junction, located in the NW corner of the NW1/4 of Section 9 in Mapleton Township.

In accordance with Mapleton Township's May 2006 Zoning Ordinance as amended 6-23-2008, a petroleum storage facility could be recognized as a Conditionally Permitted Use within the HCLI-1 Heavy Commercial/Light Industrial District provisions, given the approval of the Mapleton Zoning Commission and the Board of Supervisors.

Included with this letter are:

1. An application for a Zoning Change from Agricultural to Heavy Commercial/Light Industrial for a 128.63 acre parcel of land in Section 4.
2. An application for a Conditional Use Building Permit for construction of the Cenex Pipeline, LLC Mapleton Terminal facilities.
3. An application for a Height Variance for the Petroleum Storage Tanks proposed to be constructed upon the terminal site.
4. A Plot Plan drawing of the proposed Cenex Pipeline, LLC Mapleton Terminal depicting the principal structures proposed for construction.

A legal boundary survey of the 128.63 acre site is currently being prepared and will be forwarded to you upon its' completion.

If you have any further questions or need any additional information please feel free to call me at (406) 628-5302 or email me at mick.gee@chsinc.com.

Sincerely,

A handwritten signature in black ink that reads "Mick Gee". The signature is written in a cursive style with a long horizontal stroke at the end.

Mick Gee
Engineering Manager
Cenex Pipeline, LLC

Cc: Bob Staloch, Mapleton Township Zoning Administrator
Hall Durand, Cass County Planner



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SEP 8 2016

MEMORANDUM

Highway Department

Jason Benson, P.E.
County Engineer

Richard S. Sieg
Superintendent

Thomas B. Soucy, P.E.
Assistant County Engineer

TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner
DATE: September 7, 2016
SUBJECT: Consent Agenda Topic for the September 19, 2016
Commission Meeting: Beverly's First Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Watson Township, Section 26 at a Public Hearing on August 25, 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. Watson 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 Beverly's First Subdivision, Section 26, Township 137N, Range 53W, 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

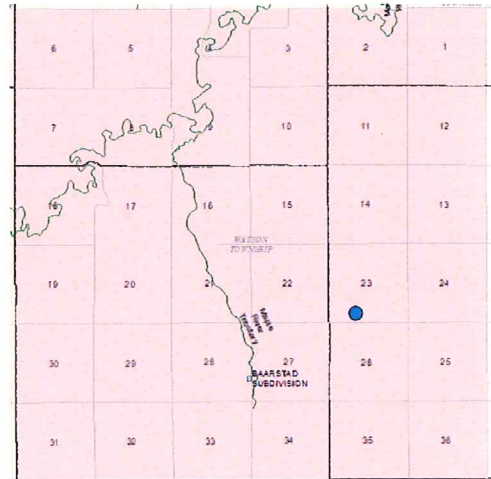
Final Plat Report

Title: Beverly's First Subdivision
Owner(s): Beverly A Kellerman
Applicant: Beverly A Kellerman
Type of Request: Minor Subdivision (2 lots)
Status: Final Hearing at the August 25, 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 Section 26 in Watson Township to plat 2 lots. One lot is currently developed and the second lot will be for new residential development. The said tracts contain 7.397 acres of land, more or less. The subdivision will use private gravel roads, rural water, on-site septic sewer systems, and ditches for storm sewer. Ownership and maintenance of the subdivision will be the owner's responsibility.

Vicinity Map:



Existing and Proposed Land Use: The existing land is and will remain Agricultural.

Staff Analysis:

The proposed subdivision is located north of 53rd Street SE and east of County Road 5. The subject property is bound by agricultural land and the proposed use is consistent with Township Ordinances. A deed restriction will need to be recorded for land up to eighty acres.

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 within Zone X. A wetland area is present to the east of the subject tract and is noted on the plat. The wetland area will not impede with development.

Agency Comments

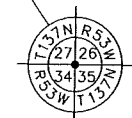
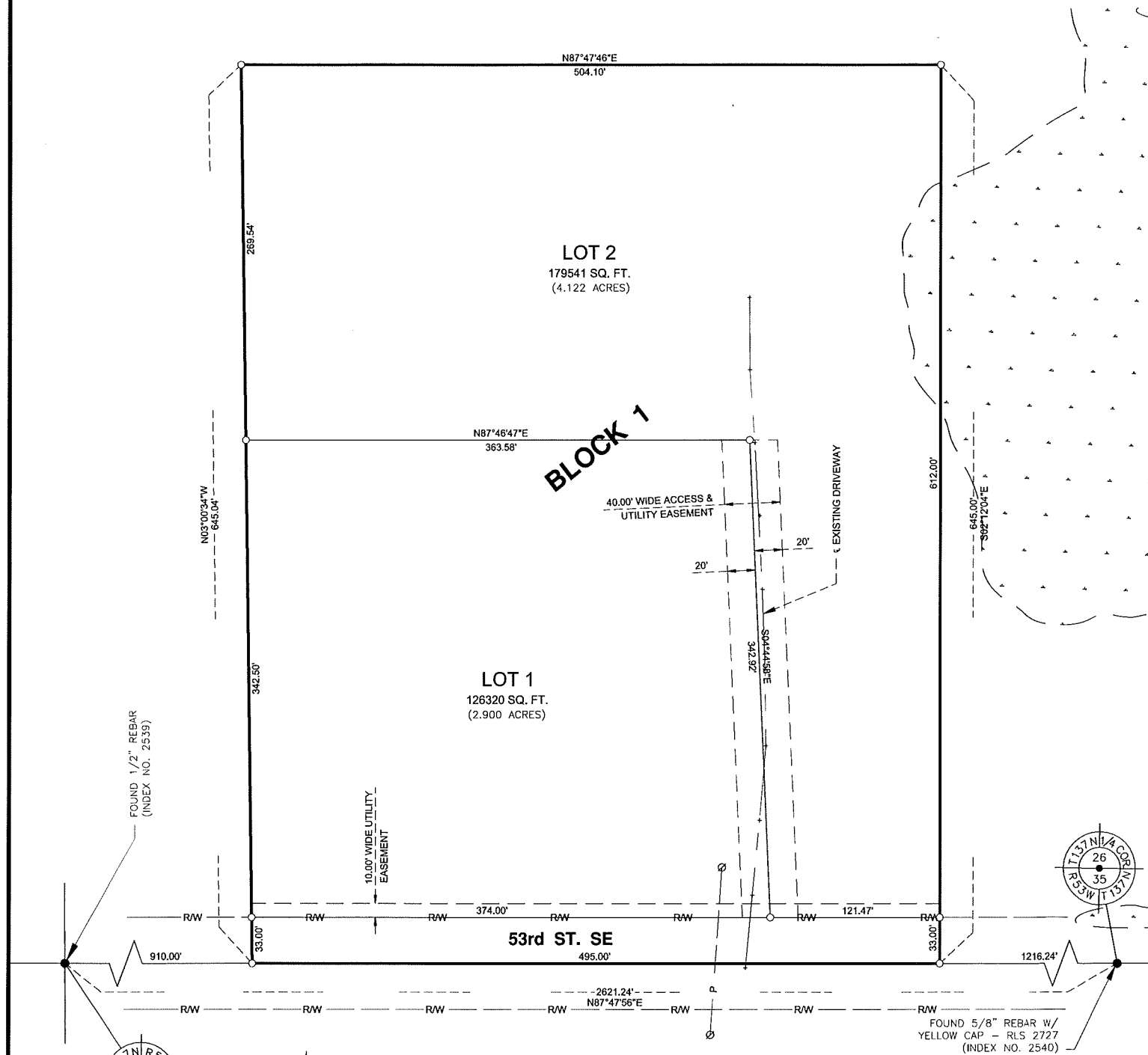
| | |
|----------------------------------|--|
| Cass County Engineer | There are no concerns. |
| Water Resource District | No comment. |
| Cass County Electric Cooperative | No comment. |
| Century Link | No comment. |
| Xcel Energy (Gas Company) | No comment. |
| Cass Rural Water | There is an existing water line running along the north side of 53rd Street SE at the location which serves the property adjacent to this site. As a result, there are no additional easements that would be needed. |
| County Sanitarian | A septic permit has been issued for Lot 1. Due to the variability of soils and the depth of the water table, a soil test would be required for Lot 2. |
| Township Chairman | There are no concerns. |
| Public Comment | No comments have been submitted. |

Recommendation:

To recommend approval of the Final Plat to the Cass County Board of Commissioners 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, and the Cass County Subdivision Ordinance, and all other applicable regulations.

BEVERLY'S FIRST SUBDIVISION

BEING A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, T. 137 N., R. 53 W., 5th P.M. CASS COUNTY, NORTH DAKOTA



LEGEND

| | |
|---------------------|-----------------|
| IRON MONUMENT FOUND | ● |
| 1/2" I.D. PIPE SET | ○ |
| POWER POLE | ⊗ |
| POWER LINE | — P — |
| WETLAND | [Patterned Box] |

- NOTES**
1. Wetland information shown is based on National Wetlands Inventory mapping which has been adjusted to fit the existing topography using a Digital Elevation Model obtained from the International Water Institute LIDAR elevation data collected in the spring of 2008.
 2. Measured bearings shown are based on the North Dakota State Plane South Zone Coordinate System.
 3. Measured distance shown ground distances in U.S. Survey Feet, and are based on the NDDOT Cass County Coordinate System. Scale Factor = 1.0001125127

Owner's Certificate:

Know All Persons By These Presents: Beverly A. Kelleman, a single person, is the Owner and Proprietor of that part of the Southwest Quarter of Section 26, Township 137 North, Range 53 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

COMMENCING at the Southwest Corner of said Section 26; thence North 87°47'56" East (assumed bearing), along the southerly line of the Southwest Quarter of said Section 26, for a distance of 910.00 feet to the TRUE POINT OF BEGINNING; thence continue North 87°47'56" East, along the southerly line of the Southwest Quarter of said Section 26, for a distance of 495.00 feet; thence North 02°12'04" West for a distance of 645.00 feet; thence South 87°47'46" West for a distance of 504.10 feet; thence South 03°00'34" East for a distance of 645.04 feet to the TRUE POINT OF BEGINNING.

Said tract contains 7.397 acres, more or less.

And that said party has caused the same to be surveyed and platted as BEVERLY'S FIRST SUBDIVISION, and does hereby dedicate to the public for public use the Public Street and the 10.00-foot wide Utility Easements as shown on the plat, and does hereby dedicate to the present and future owners of Lots 1 and 2 the 40.00-foot wide Access and Utility Easement shown on the plat.

In witness whereof I have set my hand and seal

Owner:
Beverly A. Kelleman

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Beverly A. Kelleman, a single person, known to be the person described in and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

Notary Public: _____

Surveyor's Certificate:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this ____ day of _____, 20____, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

Curtis A. Skarphol
North Dakota PLS No. 4723

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Curtis A. Skarphol, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: _____

Cass County Engineer:

Reviewed by the Cass County Engineer this ____ day of _____, 20____.

Jason Benson, Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this ____ day of _____, 20____.

Ken Lougheed, Chairman

Attest: _____
Secretary

Watson Township:

Reviewed by Watson Township, Cass County, North Dakota, this ____ day of _____, 20____.

Clayton Brown, Chairman

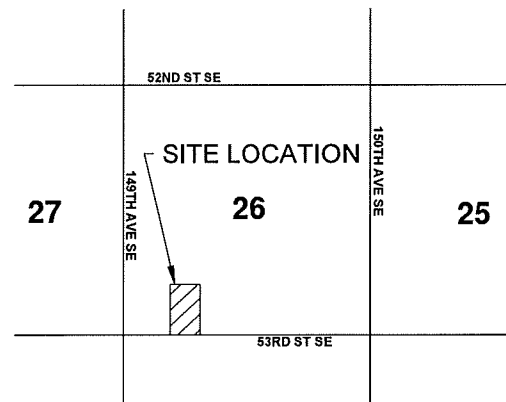
Attest: _____
Lori Hegvick Torgerson, Clerk

Cass County Board Of Commissioners' Approval:

Approved by Cass County, North Dakota, this ____ day of _____, 20____.

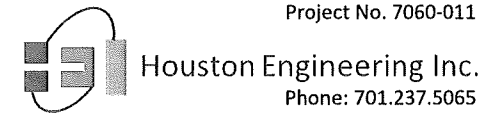
Chad M. Peterson, Chairman

Attest: _____
Michael Montplaisir, Cass County Auditor



VICINITY MAP
1" = 2000'

Project No. 7060-011





RECEIVED
CASS COUNTY COMMISSION

SEP 8 2016

MEMORANDUM

Highway Department

Jason Benson, P.E.
County Engineer

Richard S. Sieg
Superintendent

Thomas B. Soucy, P.E.
Assistant County Engineer

TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner
DATE: September 7, 2016
SUBJECT: Consent Agenda Topic for the September 19, 2016
Commission Meeting: Lockhart Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Noble Township, Section 16 at a Public Hearing on August 25, 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. Noble 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 Lockhart Subdivision, Section 16, Township 143N, Range 49W, 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: Lockhart Subdivision
Owner(s): Douglas & Nancy Resvold
Applicant: Nicholas Pribula, LS
Type of Request: Minor Subdivision (2 lots)
Status: Final Hearing at the August 25, 2016 Planning Commission Meeting

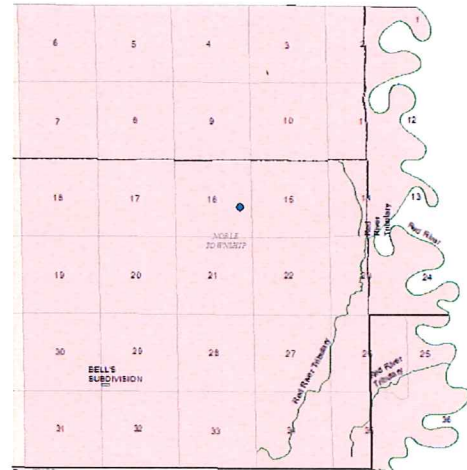
Proposal:

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 Southeast Quarter of Section 16 in Noble Township to plat 2 lots. One lot is currently developed and the second lot will be created due to financing requirements. The said tracts contain 13.57 acres of land, more or less. The subdivision will use private gravel roads, rural water, on-site septic sewer systems, and ditches for storm sewer. Ownership and maintenance of the subdivision will be the owner's responsibility.

Existing and Proposed Land Use:

The existing land is and will remain Agricultural.

Vicinity Map:



Staff Analysis:

The proposed subdivision is located north of 15th Street SE and east of 171st Ave SE. The subject property is bound by agricultural land and the proposed use is consistent with Township Ordinances. A deed restriction will need to be recorded for land up to eighty acres.

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 will be in the AE flood zone. If any development were to occur, it is recommended to adhere to the Flood Damage Prevention Ordinance even though a final determination has not been made. This will alleviate future problems and requirements as may be determined.

Agency Comments

| | |
|----------------------------------|--|
| Cass County Engineer | There are no concerns. |
| Water Resource District | No comment. |
| Cass County Electric Cooperative | CCEC has an overhead line that runs north and south on the west side of 171 Ave. The service going into the vacant site is overhead as well. This should be referenced on the map. |
| Century Link | No comment. |
| Xcel Energy (Gas Company) | No comment. |
| Cass Rural Water | Cass Rural Water District has a vacant service that can be reactivated if development occurs. There is no need for additional easements. |
| County Sanitarian | There is no record of a soil test being done for the Lockhart Subdivision. |
| Township Chairman | There are no concerns. |
| Public Comment | No comments have been submitted. |

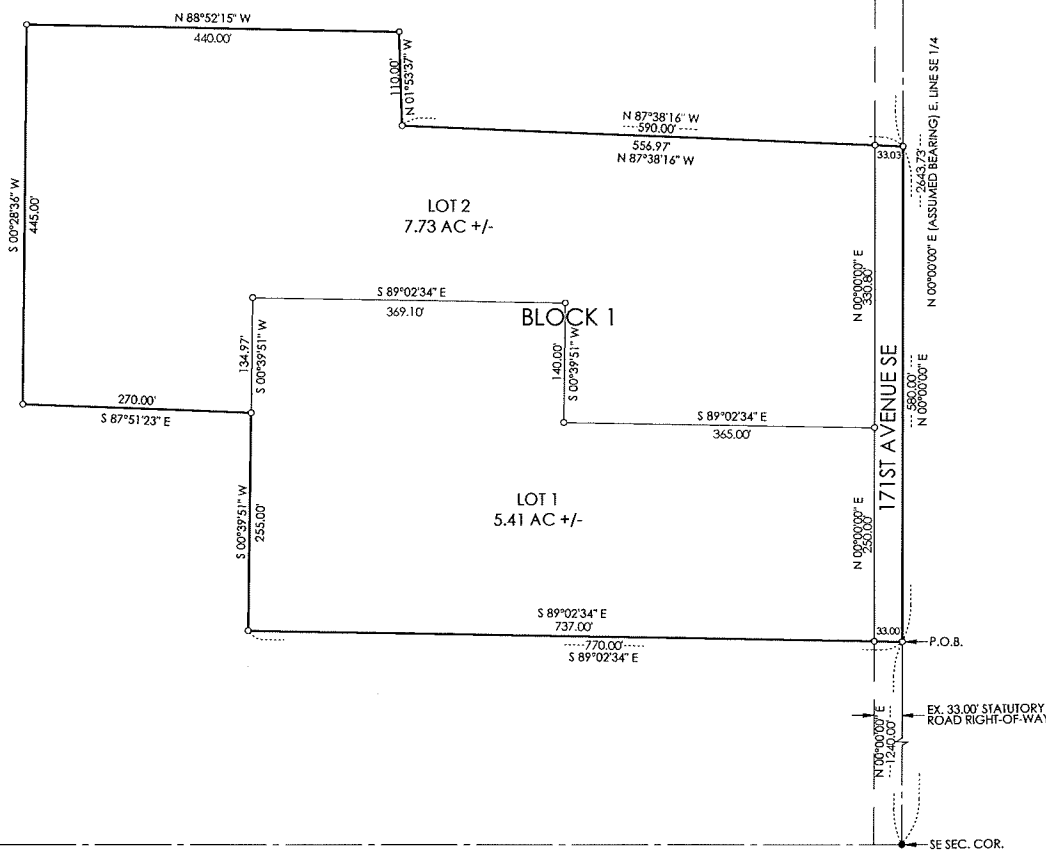
Recommendation:

To recommend approval of the Final Plat to the Cass County Board of Commissioners 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, and the Cass County Subdivision Ordinance, and all other applicable regulations.

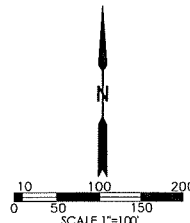
NE 1/4
SEC. 16

TWP. 143 N. R. 49 W.

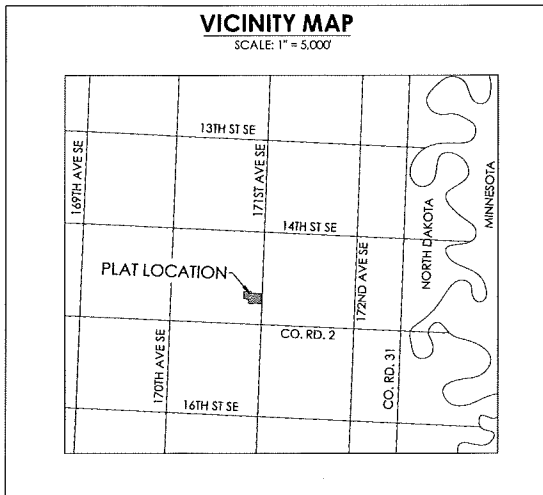
SE 1/4



PRELIMINARY
(7-14-16)



- LEGEND**
- MONUMENT FOUND
 - SET MONUMENT
 - PLAT BOUNDARY LINE
 - - - INTERIOR LOT LINE
 - SECTION LINE
 - - - QUARTER LINE
 - RIGHT-OF-WAY LINE



LOCKHART SUBDIVISION

(A MINOR SUBDIVISION)
BEING A PLAT OF PART OF THE SOUTHEAST QUARTER, SECTION 16,
TWP. 143 N., R. 49 W. CASS COUNTY, NORTH DAKOTA

Owners' Certificate:

Know All Persons By These Presents: Douglas Rensvold and Nancy Rensvold, husband and wife, are the Owners and Proprietors of that part of the Southeast Quarter of Section 16, Township 143 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 00 degrees 00 minutes 00 second East, assumed bearing, along the east line of said Southeast Quarter, a distance of 1240.00 feet to the point of beginning of that tract of land to be described herein; thence continuing North 00 degrees 00 minutes 00 seconds East along the east line of said Southeast Quarter, a distance of 580.00 feet; thence North 87 degrees 38 minutes 16 seconds West, a distance of 590.00 feet; thence North 01 degree 53 minutes 37 seconds West, a distance of 110.00 feet; thence North 88 degrees 52 minutes 15 seconds West, a distance of 440.00 feet; thence South 00 degrees 28 minutes 36 seconds West, a distance of 445.00 feet; thence South 87 degrees 51 minutes 23 seconds East, a distance of 270.00 feet; thence South 00 degrees 39 minutes 51 seconds West, a distance of 255.00 feet; thence South 89 degrees 02 minutes 34 seconds East, a distance of 770.00 feet to the point of beginning.

Said tract of land contains 13.57 acres, more or less.

And that said parties have caused the same to be surveyed and platted as **LOCKHART SUBDIVISION**, and do hereby dedicate to the public for public use the 33.00 foot wide Public Street as shown on this plat.

In witness whereof we have set our hand and seals

Owners of Land Platted Herein:

Douglas Rensvold (Husband)

Nancy Rensvold (Wife)

STATE OF NORTH DAKOTA)
COUNTY OF CASS) SS

On this ____ day of _____, 2016, before me, a notary public within and for said county and state, personally appeared Douglas Rensvold and Nancy Rensvold, Husband and Wife, known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public, Cass County, ND
My Commission Expires: _____

Surveyor's Certificate:

I, Nicholas P. Pribula, Registered Land Surveyor in the State of North Dakota, do hereby certify this map is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown.

Nicholas P. Pribula, Registered Land Surveyor
North Dakota Registration, Number 8587

STATE OF MINNESOTA)
COUNTY OF POLK) SS

On this ____ day of _____, 2016, before me, a notary public within and for said county and state, personally appeared Nicholas P. Pribula, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public, Polk County, MN
My Commission Expires: _____

Noble Township:

Reviewed by Noble Township, Cass County, North Dakota, this ____ day of _____, 2016:

Ron Etelson, Chairman

Attest: _____
Nancy Rensvold, Clerk

Cass County Engineer:

Reviewed by the Cass County Engineer, this ____ day of _____, 2016:

Jason Benson, Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission, this ____ day of _____, 2016:

Ken Lougheed, Chairman

Attest: _____
Secretary

Cass County Board of Commissioners:

Reviewed by the Cass County Board of Commissioners, this ____ day of _____, 2016:

Mary Scherling, Chairwoman

Attest: _____
Michael Montplaisir, Cass County Auditor