

CASS COUNTY PLANNING COMMISSION AGENDA

Thursday, February 27, 2020 at 7:00 a.m.

A. Call to Order

B. Roll Call

C. Determination of a Quorum

D. Approve Meeting Minutes of January 23, 2020

E. Public Hearing Items

1. Hearing on an application requesting a Minor Subdivision Plat of **Hamre Subdivision** (located in Watson Township, in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8, Township 137 North, Range 53 West of the 5th Principal Meridian, Cass County, North Dakota).

F. New Business

Grace Puppe, new Cass County Planner, March 2nd start date

G. Old Business

H. Adjournment

**CASS COUNTY PLANNING COMMISSION
JANUARY 23, 2020**

1. MEETING TO ORDER

A meeting of the Cass County Planning Commission was called to order on January 23, 2020, at 7:00 AM in the Vector Control Conference Room with members present as follows: Ken Lougheed, Rocky Bertsch, David Gust, Brad Olson, Elissa Novotny and Kris Schipper. Mr. Breitling, Mr. Monson and Dr. Mahoney were absent. Also present were County Planner, Barrett Voigt; States Attorney, Birch Burdick and County Engineer, Jason Benson.

2. MINUTES, APPROVED

MOTION, passed

Mr. Gust moved and Mr. Olson seconded to approve the minutes of the December 12 meeting as presented. Motion carried.

3. PUBLIC HEARING ITEMS

a. Minor Subdivision Plat of Hamre Subdivision, located in Watson Township

Mr. Lougheed opened the public hearing.

Mr. Voigt stated that the board may want to continue this item as the plat is not yet completed.

The public hearing was closed.

MOTION, passed

**Mr. Gust moved and Mr. Olson seconded to continue this item until the plat is complete.
Motion carried.**

b. Minor Subdivision Plat of Puntun Subdivision, located in Empire Township.

Mr. Voigt provided an overview of the for a minor subdivision entitled Puntun Subdivision. The proposal requests approval for a three (3) lot One (1) block subdivision of approximately 18.96 Acres. According to the applicant, the subdivision is requested to allow for the construction of a barn structure to allow for a commercial wedding business venue. The proposed lot is located at 14641 28th Street SE, Ayr, ND in Empire Township on the north side of Township Road 28th Street SE.

The proposed ownership and maintenance responsibilities will be private. The subdivision will use a township road access, ditches for storm sewer conveyance, rural water, and on-site septic system for wastewater treatment. The property is not within the 100 year flood plain. The township has no concerns regarding road capacity.

MOTION, passed

Mr. Gust moved and Ms. Novotny seconded to accept the findings and recommendations of staff and recommend

**approval to the County Commission with a deed restriction being recorded on the remaining 120 acres.
Motion carried.**

4. NEW BUSINESS

a. Contract

They are working on the contract for updating the subdivision ordinance. KLJ is working on contract negotiations and then it will go to the Cass County Commission the 1st meeting in February.

b. County Planner

Mr. Voigt will continue on a part-time basis for approximately another month. Interviews are being held at this time for a new County Planner.

5. ADJOURNMENT

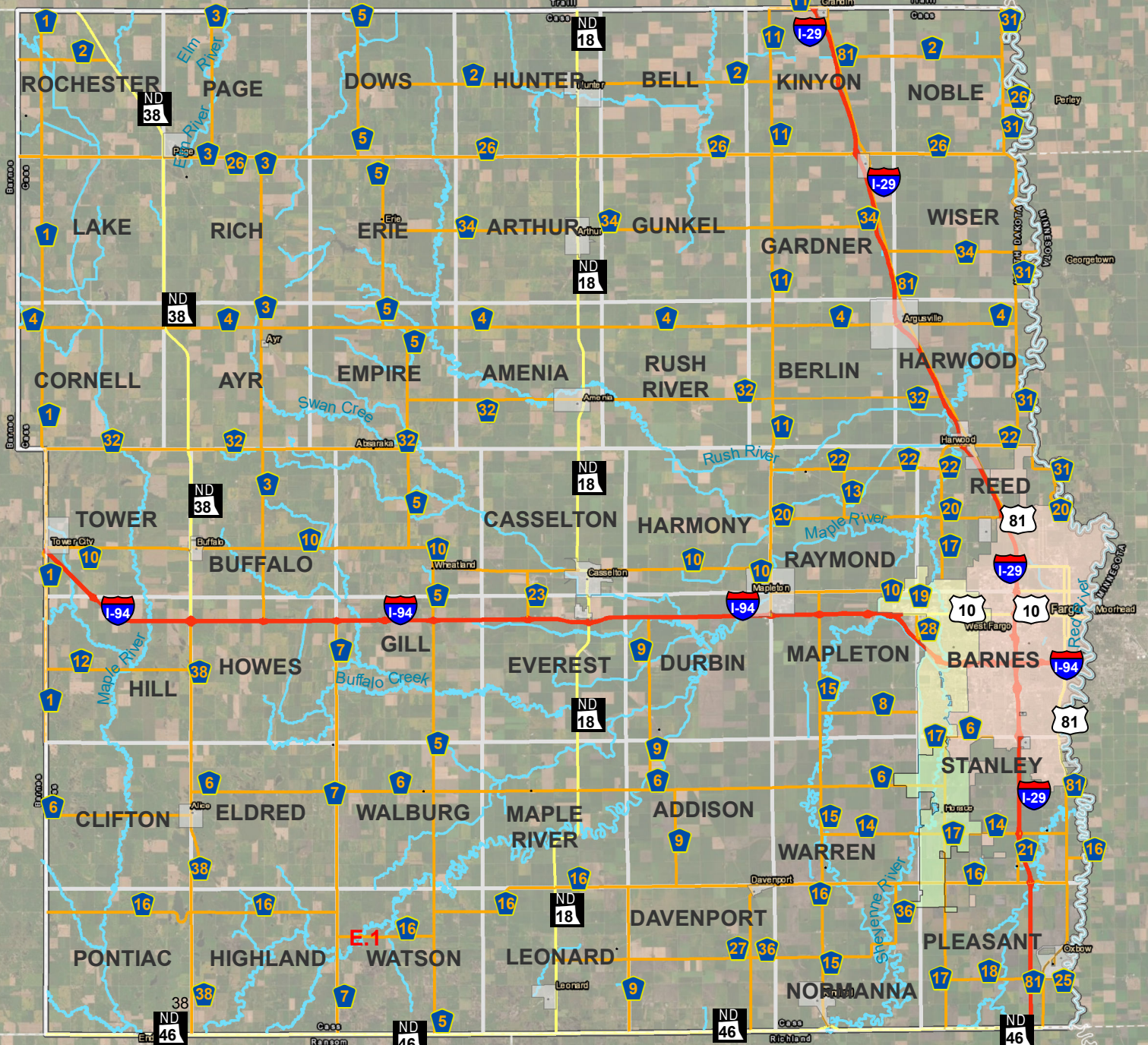
On motion by Mr. Gust, seconded by Mr. Bertsch, and all voting in favor, the meeting was adjourned at 7:30 AM.

Minutes prepared by DeAnn Buckhouse, Election Coordinator



Agenda Items Map
Cass County Planning Commission

Thursday, February 27, 2020



0 2.5 5 10 15 20 Miles

Agenda Items No.
E.1 Hamre Subdivision

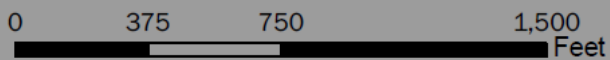
Minor Subdivision

Hamre Subdivision

Watson, Section 8 - Township 137 North - Range 53 West



Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.





SUBDIVISION APPLICATION

1 PROPERTY OWNER INFORMATION

NAME (PRINTED): THOMAS RETTIG

ADDRESS: 14607 50th ST SE, LEONARD, ND 58052

PRIMARY PHONE: (701) 269-8149

ALTERNATIVE PHONE:

EMAIL: jklegal1@drtel.net

2 REPRESENTATIVE INFORMATION (DEVELOPER, SURVEYOR, ENGINEER)

NAME (PRINTED): JONES & KELLY, ATTORNEYS AT LAW, P.C.

ADDRESS: PO Box 391, LISBON, ND 58054

PRIMARY PHONE: (701) 683-4123

ALTERNATIVE PHONE:

EMAIL: jklegal1@drtel.net

3 PROPOSED SUBDIVISION DETAILS

SUBDIVISION: SW1/4 of SW1/4 of SW 1/4

SECTION, TOWNSHIP, RANGE: 8-137-53

TOTAL ACRES: 1.15

NUMBER OF LOTS: 1

PROPOSED LAND USE (CHECK ONE): RESIDENTIAL AGRICULTURE COMMERCIAL

4

BRIEF NARRATIVE DESCRIPTION OF REASON(S) FOR APPLICATION

When Tom Rettig purchased the property, it was only supposed to be 1.15 acres that was deeded to him from Jeff and Neva Hamre. Instead 10 acres was deeded. We are trying to correct the error, as Tom is now in the process of selling the property and the legal description needs to be correct to the 1.15 acres.

5

EXISTING OR PROPOSED INFRASTRUCTURE TYPE

ROADS:

PUBLIC

PRIVATE

PAVED

GRAVEL

WATER SUPPLY:

PUBLIC

PRIVATE

RURAL WATER

SHARED WELLS

WASTE WATER TREATMENT

PUBLIC

ON-SITE SEPTIC

STORM SEWER:

DITCHES

STORM SEWER SYSTEM

OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE SUBDIVISION:

PUBLIC

PRIVATE

6

HIGHWAY ACCESS PERMITTING

DOES PROPOSED SUBDIVISION FRONT COUNTY HIGHWAY?

YES

NO

IF YES, PLEASE SECURE HIGHWAY ACCESS PERMIT WITH CASS COUNTY ENGINEER BEFORE YOU SUBMIT SUBDIVISION APPLICATION. FOR MORE INFORMATION, PLEASE CONTACT THE CASS COUNTY ENGINEER OFFICE AT 701-298-2378 OR bustab@casscountynd.gov.

10/31/19

CASS COUNTY ENGINEER TECHNICIAN

DATE

7 SUPPLEMENTAL DOCUMENTS TO BE SUBMITTED

TITLE OPINION DOCUMENT

VERIFICATION OF TAXES PAID (<https://proptax.casscountynd.gov/#Search>)

PROOF OF CORRESPONDENCE WITH WEED DEPARTMENT (PLEASE CONTACT STANLEY WOLF AT EITHER 701-298-2388 OR wolfs@casscountynd.gov)

DOES THIS PROPOSAL FRONT A STATE HIGHWAY? IF YES, PLEASE SUBMIT LETTER OF APPROVAL FROM NDDOT (PLEASE CONTACT TROY GILBERTONS AT 701-239-8904 OR tgilbert@nd.gov)

DOES PROPOSAL PROVIDE ONSITE SEPTIC SYSTEM? IF YES, PLEASE SUBMIT PROOF OF CORRESPONDENCE WITH FARGO CASS PUBLIC HEALTH (PLEASE CONTACT AARON JOHNSON AT ajohnson@FargoND.gov)

PROOF OF CORRESPONDENCE WITH CASS COUNTY ENGINEER TO VERIFY IF LOT GRADING PLAN NEEDED (PLEASE CONTACT JASON BENSON AT bensonj@casscountynd.gov)

8 SIGNATURE

Tom Tuttle
OWNER SIGNATURE

9/26/19
DATE

REPRESENTATIVE SIGNATURE

DATE

SUBDIVISION FEE SCHEDULE

MINOR SUBDIVISION (1-4 LOTS): \$100.00 BASE FEE + \$35 PER LOT

MAJOR SUBDIVISION (5-12 LOTS): \$500.00

MAJOR SUBDIVISION (13 LOTS OR GREATER) \$660.00

DATE FEE PAID:

NOTE: A NONREFUNDABLE FILING FEE MUST BE ACCOMPANIED WITH THE APPLICATION AT TIME OF SUBMITTAL MADE PAYABLE TO THE CASS COUNTY HIGHWAY DEPARTMENT.

ACKNOWLEDGEMENT: WE HEREBY ACKNOWLEDGE THAT THAT THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE AND THAT THE PRIMARY CONTACT NAMED ABOVE WILL BE CONTACTED IF ANY QUESTIONS ARISE AND WHEN THE PLAT HAS BEEN APPROVED



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW 1/4 of the SW ¼ of Section 8, Township 137 North, Range 53 West		
Title:	Hamre Subdivision	Date:	1-15-2020
Location:	14607 50 ST SE Leonard, ND 58052 (Watson Township)	Staff Contact:	Barrett Voigt
Parcel Number:	68-0000-12938-020	Water District:	Maple River Water District
Owner(s)/Applicant:	Thomas Rettig/Jones and Kelly, Attorneys at Law, P.C.	Engineer/Surveyor:	Neset Land Surveys
Status:	Planning Commission Hearing: January 23, 2020		

Existing Land Use	Proposed Land Use
Residential	Residential

Proposal

The applicant is seeking approval of a minor subdivision entitled **Hamre Subdivision** to plat a one (1) Lot, (1) Block subdivision of approximately 1.15 acres. According to the applicant, the subdivision is requested to rectify a previous land subdivision error so that the property may comply with the requirements of the Cass County Subdivision Ordinance by platting and transferring a land development right to allow for the subdivision. The proposed lot is located at 14607 50 ST SE Leonard, ND 58052 in Watson Township on the north side of County Road 16.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing county highway road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for wastewater treatment.

Agency Comments

County Engineer	No comments were received prior to publishing the staff report.
Water Resource District	No comments were received prior to publishing the staff report.
Cass County Electric Cooperative	No issues. CCEC has a utility easement: Document No. 449881 serving the existing site.
Century Link	No comments were received prior to publishing the staff report.
Sprint	Sprint has no facilities on or near either of these address.
AT&T	No comments were received prior to publishing the staff report.
Xcel Energy	No comments were received prior to publishing the staff report.
Otter Tail Power Company	No comments were received prior to publishing the staff report.
Magellan Pipeline Company	Magellan Pipeline Company does not run in either of these TWP's Thanks.
NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	In both cases the property currently has water service from Cass Rural Water District
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	No comments were received prior to publishing the staff report.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	No comments were received prior to publishing the staff report.
The City of West Fargo	No comments were received prior to publishing the staff report.
Public Comment	No comments were received prior to publishing the staff report.

Staff Analysis

Land Use and Surrounding Uses

The subject property is bound by agricultural production land on the north, west, and east. County Road 16 borders the south of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property has no Special Hazard Flood Area identified. In addition, the Maple River, a blue-line perennial watercourse, was identified north of the proposed lot.

Land Development Rights

The subject quarter-quarter section currently is developed and requires the transfer of a development right. Section 308 of the Cass County Subdivision Ordinance states that every quarter-quarter section is granted one (1) Development Right to create a buildable lot with a minimum of 40 acres. Because the lot subdivision proposal is less than 40 acres, a transfer of a development right is required along with a deed restriction.

Staff Recommendation

To accept the findings and recommendations of staff and recommend approval to the County Commission of the subdivision application as the proposal 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 following conditions:

1. A deed restriction be recorded that meets the requirements of Section 308 of the Cass County Subdivision Ordinance.

Attachments

1. Location Map
2. Plat Document

Parcel #: 68-0000-12938-020
Owner: THOMAS P RETTIG SR
Address: 14607 50 ST SE
 WATSON TOWNSHIP ND 99999
Jurisdiction: Watson Township

Mortgage Company:

[Map View](#) - [Legal Description](#) - [Property details](#)

Agricultural Land Value Calculation

Mail To: THOMAS P RETTIG SR
 14607 50TH ST SE
 LEONARD ND 58052-9733

2018
Statement #180166625

Mill Levy Rate:	162.26
Consolidated:	\$755.81
Specials:	\$0.00
Drains:	\$36.99
Other:	\$0.00
Discounts:	\$37.79
Pen/Int:	\$0.00
1st Due:	\$0.00
2nd Due:	\$0.00
Amount Due:	\$0.00
Grand Total Due:	\$0.00

Statements

Year	Statement #	Type	Tax	Penalty	Interest	Discount *	Paid	Balance	Add to Cart
2018	180166625	Real Estate	\$792.80	\$0.00	\$0.00	\$37.79	<u>\$755.01</u>	\$0.00	Paid
2017	170165804	Real Estate	\$687.04	\$0.00	\$0.00	\$34.35	<u>\$652.69</u>	\$0.00	Paid
2016	160165731	Real Estate	\$625.89	\$0.00	\$0.00	\$31.29	<u>\$594.60</u>	\$0.00	Paid
2015	150167895	Real Estate	\$377.26	\$0.00	\$0.00	\$18.86	<u>\$358.40</u>	\$0.00	Paid
2014	140163995	Real Estate	\$53.35	\$0.00	\$0.00	\$2.67	<u>\$50.68</u>	\$0.00	Paid
2013	130163375	Real Estate	\$50.50	\$0.00	\$0.00	\$2.53	<u>\$47.96</u>	\$0.00	Paid
2012	120261387	Real Estate	\$67.24	\$0.00	\$0.00	\$3.36	<u>\$63.86</u>	\$0.00	Paid
2011	110260805	Real Estate	\$40.02	\$0.00	\$0.00	\$2.00	<u>\$38.01</u>	\$0.00	Paid

Assessments

Year	Agricultural	Residential		Commercial		Total	Taxable Value Before Credits	Credits	Net Taxable Value
	Land	Land	Building	Land	Building				
2018	\$8,100.00	\$10,500.00	\$84,000.00	\$0.00	\$0.00	\$102,600.00	\$4,658.00	<u>\$0.00</u>	\$4,658.00
2017	\$7,800.00	\$10,000.00	\$80,000.00	\$0.00	\$0.00	\$97,800.00	\$4,440.00	<u>\$0.00</u>	\$4,440.00
2016	\$7,800.00	\$10,000.00	\$80,000.00	\$0.00	\$0.00	\$97,800.00	\$4,440.00	<u>\$0.00</u>	\$4,440.00
2015	\$7,600.00	\$10,000.00	\$40,000.00	\$0.00	\$0.00	\$57,600.00	\$2,630.00	<u>\$0.00</u>	\$2,630.00
2014	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$350.00	<u>\$0.00</u>	\$350.00

2013	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$325.00	<u>\$0.00</u>	\$325.00
2012	\$5,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,900.00	\$295.00	<u>\$0.00</u>	\$295.00
2011	\$3,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00	\$160.00	<u>\$0.00</u>	\$160.00

SPECIAL ASSESSMENTS

If any special assessment districts are listed below they are for debt service type districts where improvements are financed and a yearly installment of principal and interest is attached to your tax billing. The "Principal Remaining" is the principal balance of the assessment that has not been billed on the tax statement. The "2019 Installment" is the proposed billing of principal and interest for the next tax year. The "Paid Specials" is a listing of the principal and interest payments made each year.

Wheeler McCartney, PC
Attorneys and Counselors at Law

Lisa J. Wheeler
Dane McCartney
dane@thetitlecompany.com
Post Office Box 2194
Fargo, North Dakota 58108-2194
(701)232-2653
Fax (701)232-7340

September 25, 2019

Thomas P. Rettig, Sr.
PO Box 213
Big Lake, MN 55309

RE: CASS COUNTY ABSTRACT NO. 18878
PRELIMINARY OPINION

Pursuant to your request, I have examined Abstract of Title No. 18878 which has been certified to August 7, 2019 at 6:59 a.m., covering the following described real estate:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section Eight, in Township One Hundred Thirty-seven North, Range Fifty-three West of the Fifth Principal Meridian, situate in the County of Cass and the State of North Dakota.

From my examination, I am of the opinion that record title to said property is in the name of Thomas P Rettig, Sr, a single person, and subject to the following liens, defects, and exceptions:

1. I have not examined any court actions involved in this title and to the extent the same exist, their regularity is presumed.
2. This opinion does not cover oil, gas, and other minerals which have been severed from the surface by conveyances to third parties or reserved by prior grantors in the chain of title.
3. Order Finding the Tri County Irrigation District Duly Approved and Established by the Electors Thereof at an Election Held April 15, 1958 recorded April 24, 1958 at 8:00 a.m. as document # 344638.
4. County Road Easement recorded March 24, 1960 at 9:01 a.m. as document #360241.
5. Right of Way Easement granted to Cass County Electric Cooperative, Inc. recorded July 19, 1971 at 8:23 a.m. as document #449881.

6. Right of Way Easement granted to Northwestern Bell Telephone Company, a corporation, recorded January 26, 1978 at 8:06 a.m. as document #531348.
7. Utility Line Easement granted to Moore & Liberty Telephone Company recorded June 13, 2011 at 8:00 a.m. as document #1325041.
8. Mortgage executed by Thomas P Rettig Sr., a single man, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Caliber Home Loans, Inc. in the amount of \$128,250.00, dated June 23, 2016 and recorded June 24, 2016 at 9:22 a.m. as document #1481134.
9. Taxes for the year 2018 are shown as paid.

No search has been made for financing statements filed pursuant to the Uniform Commercial Code.

This opinion is based upon an examination of the abstract only and the court files of any proceedings that may appear, such as foreclosure, quiet title actions, probate proceedings or tax sales have not been examined. As stated, according to the abstract there appear to be none.

You must satisfy yourself by survey or other proper investigation that all buildings or other improvements located upon the above captioned property lie within the boundaries of the real estate described in this abstract.

You are charged with notice of the rights of persons in possession of the premises as well as easements, encroachments and the like which, though not appearing of record, are capable of ascertainment through inspection or survey.

No opinion is rendered as to the presence or absence of asbestos, radon gas or any other environmentally dangerous product or substance. Additionally, no opinion is rendered as to the adequacy or inadequacy of any sewer or septic system which may service the property as to its compliance with any applicable ordinances or regulations.

Information relative to zoning restrictions is beyond the scope of this opinion, but may be obtained from the building inspector of the municipality in which the property is located.

Mechanic's liens must be filed for record within ninety days in North Dakota or one hundred twenty days in Minnesota after improvements or construction on the premises have been accomplished. Therefore, if there have been any recent improvements, the possibility exists that liens for such work may yet be filed although they do not appear in the abstract at this time. In North Dakota, failure to file a mechanic's lien within the ninety day period does not defeat the lien except as against purchasers or encumbrances in good faith and for value whose rights accrue after the ninety days and before any claim for the lien is filed. In Minnesota, the lien must be filed for record within the one hundred twenty day period. In either state, however, you should satisfy yourself that there has been no labor performed or material furnished which would subject the property to mechanic's liens or, if so, that the same have been fully paid.

Special assessments are not usually shown in abstracts until they have been extended in the tax lists by the County Auditor. Consequently, it is possible for property to be subject to special assessments which do not appear in the abstract. If local improvements have recently been made, inquiry should be made as to special assessments of the county or city (municipal) auditor involved.

This opinion is based upon the assumption that any and all requirements of municipal, state and federal laws and regulations have been duly complied with and no independent review of such compliance has been made or undertaken by this examiner.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dane T. McCartney".

Dane McCartney
Attorney

PLAT OF HAMRE SUBDIVISION

A MINOR SUBDIVISION

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 8 TOWNSHIP 137 NORTH RANGE 53 WEST OF THE FIFTH PRINCIPAL MERIDIAN
COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT JEFF HAMRE OF LEONARD, NORTH DAKOTA, IS THE OWNER OF HAMRE SUBDIVISION DESCRIBED AS FOLLOWS:

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 8, TOWNSHIP 137 NORTH, RANGE 53 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COUNTY OF CASS, STATE OF NORTH DAKOTA.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8 THENCE S89°44'09"W ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 4571.95 FEET TO THE POINT OF BEGINNING; THENCE N00°15'51"W A DISTANCE OF 33.00 FEET; THENCE N01°26'20"E A DISTANCE OF 356.62 FEET; THENCE S80°49'28"W A DISTANCE OF 161.98 FEET; THENCE S07°18'00"E A DISTANCE OF 333.89 FEET; THENCE S00°15'51"E A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE N89°44'09"E ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 108.56 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS ±1.15 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF SIGHT AND RECORD.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS HAMRE A MINOR SUBDIVISION TO COUNTY OF CASS, STATE OF NORTH DAKOTA. HAMRE A MINOR SUBDIVISION CONSISTS OF 2 LOTS, AND 1 BLOCK, AND CONTAINS 1.15 ACRES MORE OR LESS AND HEREBY DEDICATE LOT 1, BLOCK 1 TO PUBLIC RIGHT OF WAY.

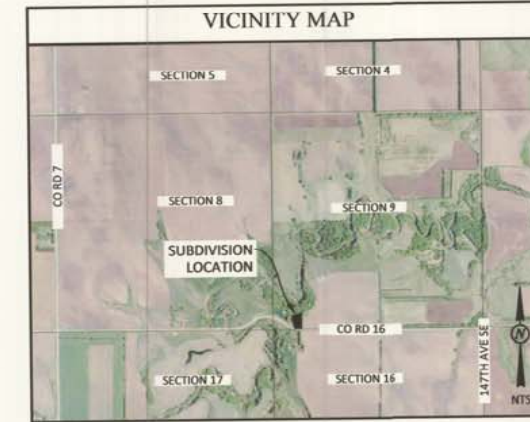
BY:

JEFF HAMRE
STATE OF _____)
COUNTY OF _____) JSS

BE IT KNOWN ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED JEFF HAMRE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC



CASS COUNTY ENGINEER

REVIEWED BY THE CASS COUNTY ENGINEER THIS _____ DAY OF _____, 2019.

JASON BENSON, CASS COUNTY ENGINEER

CASS COUNTY PLANNING COMMISSION

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

KEN LOUGHEED, CHAIRMAN

ATTEST:
SECRETARY

CASS COUNTY BOARD OF COMMISSIONER'S APPROVAL

REVIEWED BY CASS COUNTY, NORTH DAKOTA THIS _____ DAY OF _____, 2020.

CHAD PETERSON, CHAIRMAN

ATTEST:
MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR

WATSON TOWNSHIP

REVIEWED BY LAKE TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 2020.

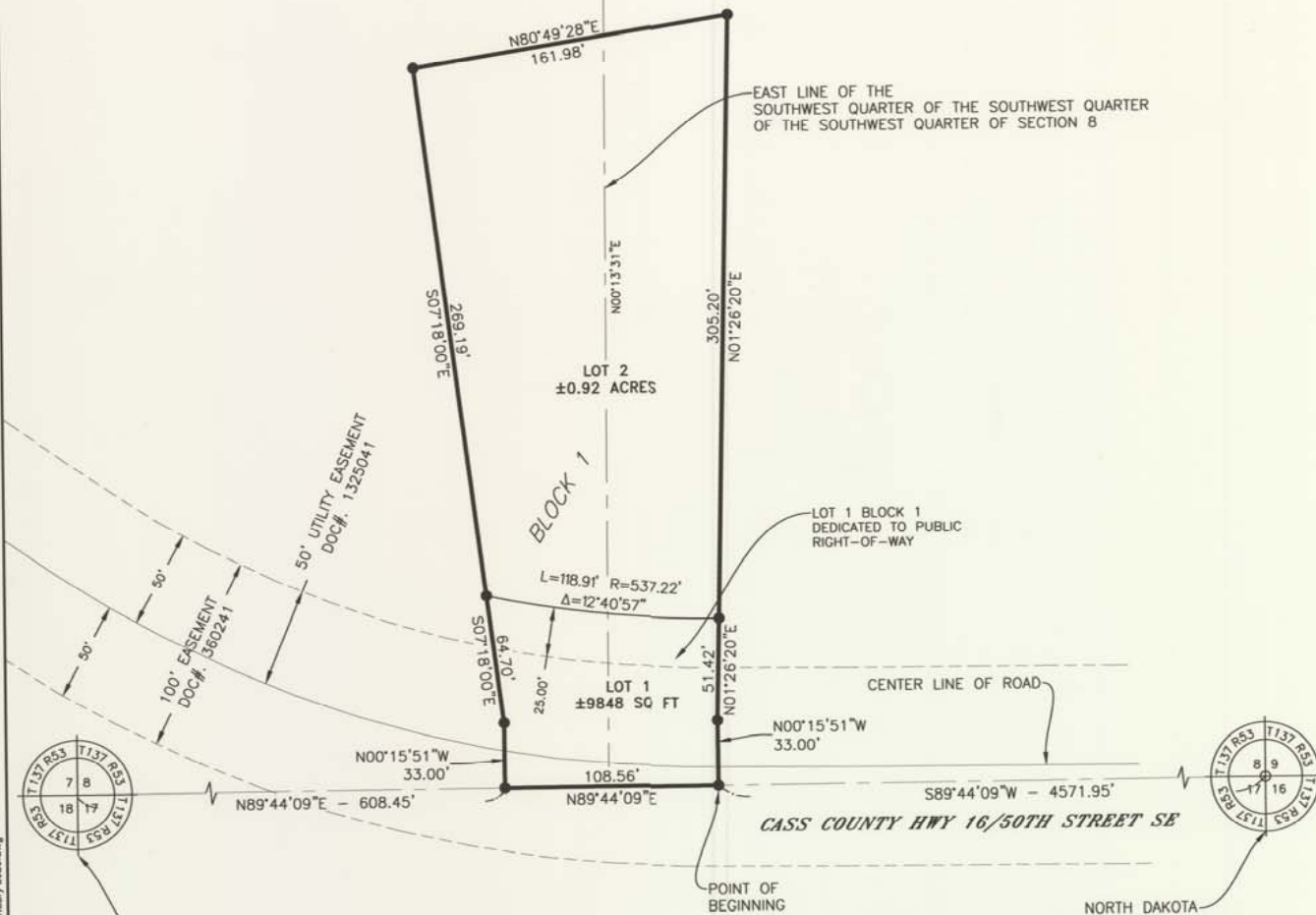
DON GIBSON, CHAIRMAN

ATTEST:
LORI HEGVICK TORGERSON, CLERK

SHEET 1 OF 1



02/12/20 04:59:34PM 2:Neset Shared Files\Cole Projects\2020-Projects\20_Hamre_Minor Subdivision Plat\Boundary 2020.dwg



SURVEYORS CERTIFICATE

I, COLE A. NESET HEREBY CERTIFY THAT THIS SURVEY, PLAN AND/OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

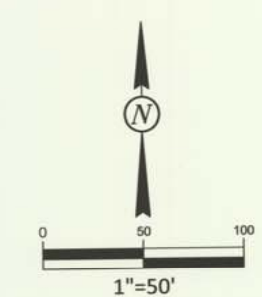
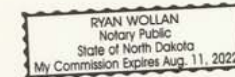
Cole A. Neset
COLE A. NESET
REGISTERED LAND SURVEYOR No. LS-7513
STATE OF NORTH DAKOTA
DATE: 2-18-20

STATE OF NORTH DAKOTA)
COUNTY OF CASS) JSS

BE IT KNOWN ON THIS 18TH DAY OF FEBRUARY, 2020, BEFORE ME PERSONALLY APPEARED COLE A. NESET, NORTH DAKOTA REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: 8-11-2022

Ryan Wollan
NOTARY PUBLIC



- LEGEND**
- MONUMENT SET
 - MONUMENT FOUND
 - - - EX. EASEMENT
 - - - EX. PROPERTY LINE
 - PROPERTY BOUNDARY LINE
 - - - SECTION LINE

SURVEY INFORMATION
BASIS OF BEARING: SOUTH LINE OF SECTION 8
NOTE: LDZS AND MDZS DO NOT IMPACT SUBJECT PROPERTY