CASS COUNTY PLANNING COMMISSION AGENDA

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

Vector Conference Room, 1201 Main Avenue West, West Fargo, 58078

- A. Call to Order
- B. Roll Call
- C. Determination of a Quorum
- D. Approve Meeting Minutes of July 23, 2020

E. <u>Public Hearing Items</u>

- CONTINUED Hearing on an application requesting a Variance from the County Subdivision standards to combine Auditor's Lots 3-6 and part of Lot 7 returning the property to a 9 acre parcel (Located in Reed Township, in the NE ¼ of Section 18, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County North Dakota).
- 2. Hearing on an application requesting a Minor Subdivision Plat of **Kellerman Erik Subdivision** (Located in Highland Township, a part of the SW ¼ of Section 25, Township 137 North, Range 54 West of the Fifth Principal Meridian, Cass County, North Dakota)
- 3. Hearing on an application requesting a Minor Subdivision Plat of **KFNW AM 1200 Subdivision** (Located in Warren Township, a part of the SW ¼ of Section 32, Township 138 North, Range 50 West of the Fifth Principal Meridian, Cass County, North Dakota)
- F. New Business
- G. Old Business
- H. Adjournment

CASS COUNTY PLANNING COMMISSION JULY 23, 2020

1. MEETING TO ORDER

A meeting of the Cass County Planning Commission was called to order on July 23, 2020, at 7:00 AM in the Vector Control Conference Room with members present as follows: Mr. Monson, Mr. Bertsch, Mr. Gust and Ms. Schipper. Mr. Lougheed, Mr. Breitling and Mr. Olson were present by phone. Dr. Mahoney and Ms. Novotny were absent. Also present were County Planner, Grace Puppe and County Engineer, Tom Soucy.

2. MINUTES, APPROVED

MOTION, passed

Mr. Monson moved and Mr. Bertsch seconded to approve the minutes of the July 10, 2020 meeting as presented. Motion carried.

3. PUBLIC HEARING ITEMS

Hearing on an application requesting a Minor Subdivision Plat of Rohde First Subdivision (Located in Davenport Township, a part of the NE ¼ of Section 10, Township 137 North, Range 51 West of the 5th Principal Meridian, Cass County North Dakota)

MOTION, passed

Mr. Gust moved and Mr. Bertsch seconded to approve. Motion carried.

The public hearing was closed.

4. **NEW BUSINESS**

Vice-Chairman – David Gust was appointed as Vice-Chairman.

MOTION, passed

Mr. Olson moved and Mr. Monson seconded to approve. Motion carried.

5. OLD BUSINESS

Mr. Lougheed suggested to bring information pertaining to the Reed Township Variance Request for discussion to the August Planning Commission Meeting for the tabled item to be acted upon or removed.

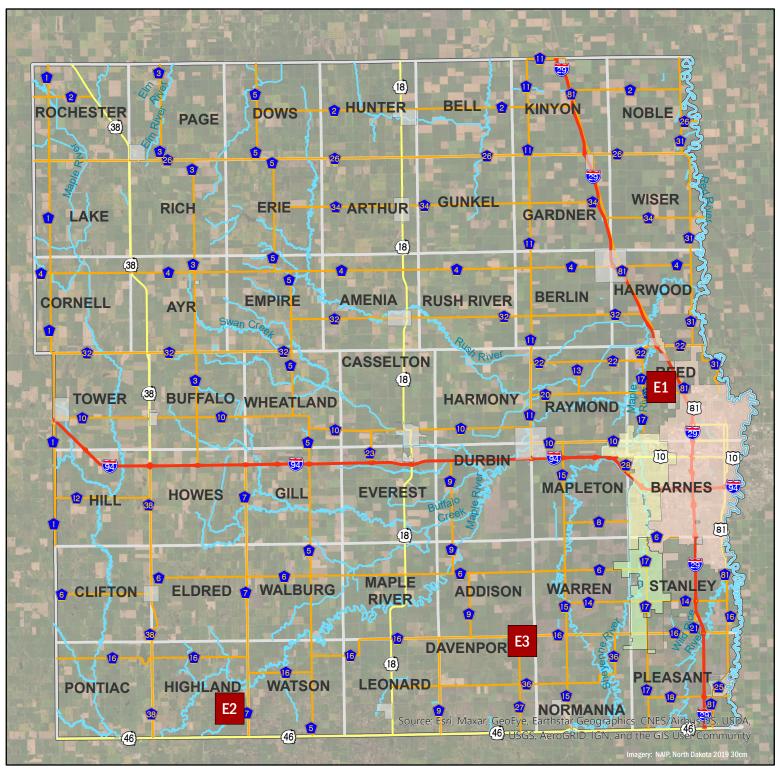
ADJOURNMENT

On motion by Mr. Gust, seconded by Ms. Schipper, and all voting in favor, the meeting was adjourned at 7:18 AM.

Agenda Items Map

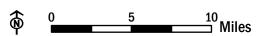
Cass County Planning Commission

August 27, 2020



Agenda Items No.

- E1. Variance in Reed Twp
- E2. Kellerman Erik Subdivision
- E3. KFNW AM 1200 Subdivision



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.





Cass County Planning Commission Staff Report

Entitlements Requested:	Variance request in Reed Township (1 Lot) of a part of the NE ¼ of Section 18, Township 140 North, Range 49 West					
Title:	Variance Request	Date: Update:	6-11-2020 8-18-2020			
Location:	Auditor's Lots 3-6 and part of Lot 7, NE ¼ of Section 18, Township 140 North, Range 49 West (Reed Township)	Staff Contact:	Grace Puppe			
Parcel Number:	60-0000-01190-030; 60-0000-01190-040; 60-0000-01190-050; 60-0000-01190-060; 60-0000-01190-080	Water District:	Maple River Water District			
Owner(s)/Applicant:	Dylan Slotten	Engineer/ Surveyor:	Lowry Engineering			
Status:	Planning Commission Hearing: August 27, 2020					

Existing Land Use	Proposed Land Use
Agriculture	Residential
Pr	oposal

The applicant is seeking approval of a variance to combine auditor's lots 3-7 to plat a one (1) Lot subdivision of approximately 9 acres. According to the applicant, the lots would be combined back into one 9-acre parcel to build one residential house on.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing 48th Ave N road access, ditches for storm sewer conveyance, public water, and on-site septic systems for wastewater treatment. The property currently does not have a connection to water and electricity.

Agency Comments				
County Engineer	Request that any variance for this property does not include a access off of Cass Highway 17. There are currently 5 lots owned by SLOT10 LLP. If this variance was granted all five lots should be combined into one.			
Water Resource District	No comments were received prior to publishing the staff report.			
Cass County Electric Cooperative	No comments were received prior to publishing the staff report.			
Century Link	No comments were received prior to publishing the staff report.			

Sprint	No comments were received prior to publishing the staff report.
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	No comments were received prior to publishing the staff report.
NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	Water service to the property can potentially be made from a line that runs along County Road 17. We have been contacted by the applicant but to date we have not received an application for service.
North Dakota Department of	
Transportation	No comments were received prior to publishing the staff report.
_	No comments were received prior to publishing the staff report. No comments were received prior to publishing the staff report.
Transportation	
Transportation County Sanitarian	No comments were received prior to publishing the staff report.
Transportation County Sanitarian Township Chairman	No comments were received prior to publishing the staff report. No comments were received prior to publishing the staff report. The subject property is located in Reed Township but is outside of the Fargo City limits and Fargo's extraterritorial jurisdiction. The City has no

Staff Analysis

Land Use and Surrounding Uses

The subject property is bound by agricultural production land on the north, west and south. Interstate 29 borders the east of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently unmapped and not Special Hazard Flood Area has been identified. In addition, no wetlands or other notable features are present on the proposed subdivision Lot.

Staff Recommendation

1. 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.

Attachments

- 1. Location Map
- 2. Sheyenne Valley Farm Subdivision Plat
- 3. Warranty Deed
- 4. Plat of Auditors lots 2-7
- 5. Public Comments
- 6. Explanation of request

Minor Subdivision

Variance

Reed Twp, Section 18 - Township 140 North - Range 49 West



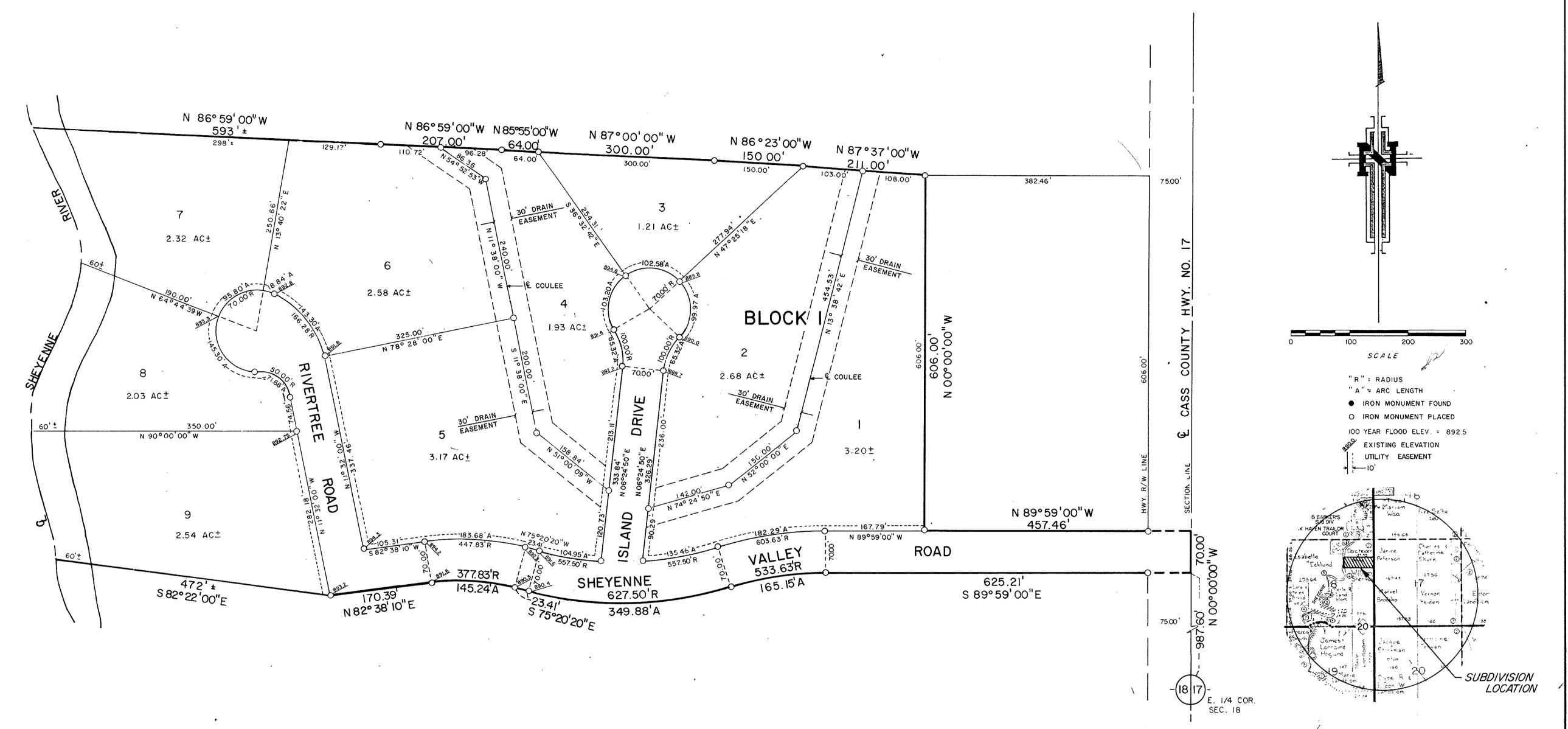
Cass County Planning Commission June 25, 2020



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.



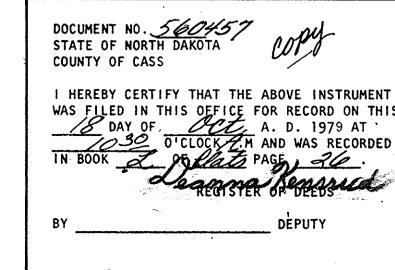
0 1,000 Feet



SHEYENNE VALLEY FARM SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 140 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

2-26



SHEYENNE VALLEY FARM SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 140 NORTH, RANGE 49 WEST CASS COUNTY NORTH DAKOTA

CERTIFICATE LEE SPRAGUE, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR WHO SURVEYED AND MADE THE ATTACHED PLAT OF "SHEYENNE VALLEY FAROM SURDIVISION", A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT, THAT MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN PLACED IN THE GROUND AS INDICATED, THAT THE EXTERIOR BOUNDARY LINES OF SAID PLAT ARE CORRECTLY SHOWN ON SAID PLAT AND THAT SAID PLAT IS DESCRIBED AS FOLLOWS:	CASS COUNTY COMMISSION "SHEYENNE VALLEY FARM SUBDIVISION" OF A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18) TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA IS HEREBY APPROVED THIS
THAT PART OF THE SOUTH ONE HUNDRED (100) ACRES OF THE (NE 1/4) OF SECTION EIGHTEEN (18) TOWNSHIP ONE HUNDRED FORTY (140) NORTH , RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE N 00° 00' 00' W ALONG THE EAST LINE OF SAID SECTION EIGHTEEN (18), ALSO BEING THE CENTERLINE OF CASS COUNTY HIGHWAY NO. 17 FOR A DISTANCE OF NINE HUNDRED EIGHTY SEVEN AND SIX TENTHS (987-60) FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 00° 00' 00' W ALONG THE EAST LINE OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF SEVENTY (70.00) FEET; THENCE N 89° 59' 00' W FOR A DISTANCE OF FOUR HUNDRED FIFTY SEVEN AND FORTY SIX HUNDREDTHS (457.46) FEET; THENCE N 87° 37' 00' W FOR A DISTANCE OF TWO HUNDRED AND SIX (606.00) FEET; THENCE N 88° 23' 00' W FOR A DISTANCE OF TWO HUNDRED AND ELEVEN (211.00) FEET; THENCE N 88° 23' 00' W FOR A DISTANCE OF TWO HUNDRED AND FIFTY (150.00) FEET; THENCE N 88° 59' 00' W FOR A DISTANCE OF SIXTY FOUR (64.00) FEET; THENCE N 85° 55' 00' W FOR A DISTANCE OF FIGHT HUNDRED (300.00) FEET; THENCE N 86° 59' 00' W FOR A DISTANCE OF FIGHT HUNDRED (800.00) FEET; THENCE N 86° 59' 00' W FOR A DISTANCE OF FIGHT HUNDRED (800.00) FEET; THENCE N 86° 59' 00' W FOR A DISTANCE OF FOUR HUNDRED (800.00) FEET; THENCE N 80° 38' 10' E FOR A DISTANCE OF FOUR HUNDRED SEVENTY TWO (472.00) FEET; THENCE S 22' 20' 00' E FOR A DISTANCE OF FOUR HUNDRED SEVENTY AND THIRTY NINE HUNDREDTHS (170.39) FEET; THENCE ALONG A CURVE TO THE RIGHT (\(\Delta = 22^{\infty} 01' 30'' R=377.83') FOR AN ARC DISTANCE OF FORE HUNDRED FORTY FIVE AND TWENTY FOUR HUNDREDTHS (145.24) FEET; THENCE S 75° 20' 20'' E FOR A DISTANCE OF TWENTY THREF AND FORTY ONE HUNDREDTHS (12.4)) FEET.	J. PALMER SATROM, CHAIRMAN STATE OF NORTH DAKOTA) \$\$ ON THIS //TH DAY OF SATROM, CHAIRMAN OF THE CASS COUNTY COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES REED TOWNSHIP BOARD OF SUPERVISORS
THENCE ALONG A CURVE TO THE LEFT (\(\Delta = 31^\circ 56'\) 50'' R=627.50') FOR AN ARC DISTANCE OF THERE HUNDRED FORTY NINE AND EIGHTY EIGHT HUNDREDTHS (349.88) FEET; THENCE ALONG A CURVE TO THE RIGHT (\Delta = 17^\circ 18'\) 10'' R=533.63') FOR AN ARC DISTANCE OF ONE HUNDRED SIXTY FIVE AND FIFTEEN HUNDREDTHS (165.15) FEET; THENCE S 89^\circ 59'\) 00'' E FOR A DISTANCE OF SIX HUNDRED TWENTY FIVE AND TWENTY ONE HUNDREDTHS (625.21) FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 22.88± ACRES AND IS SUBJECT TO A SEVENTY FIVE (75) FOOT HIGHWAY RIGHT-OF-WAY EASEMENT ON THE EAST SIDE THERE-OF. STATE OF NORTH DAKOTA) COUNTY OF CASS ON THIS 100 DAY OF 1979, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEE SPRACUE, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. DEDICATION WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SHEYENNE VALLEY" WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "SHEYENNE VALLEY"	HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA IS HEREBY APPROVED THIS OF OCTOBER ON THIS DAY OF DAY OF ARRISS, CHAIRMAN STATE OF NORTH DAKOTA) SS COUNTY OF CASS ON THIS DAY OF ARRISS, CHAIRMAN OF THE REED TOWNSHIP BOARD OF SUPERVISORS, KNOWN TO ME TO BE THE FREE ACT AND DEED. 1978, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONA DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES
FARM SUBDIVISION," PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED (140) NORTH, RANGE FORTY NINE (49) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, AND WE HAVE CAUSED IT TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AS SHOWN ON SAID PLAT AND CERTIFICATE OF LEE SPRAGUE REGISTERED PROFESSIONAL LAND SURVEYOR, HEREUNTO ANNEXED AND THAT THE DESCRIPTION AS SHOWN ON THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT AND SAID ADDITION SHALL BE KNOWN AS "SHEYENNE VALLEY FARM SUBDIVISION" WE HERE- BY DEDICATE FOREVER ALL STREETS AS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC. OWNERS: LOTS 1 - 4, 6 - 9, BLOCK 1 OWNERS: LOT 5, BLOCK 1	CASS COUNTY PLANNING COMMISSION "SHEYENNE VALLEY FARM SUBDIVISION" OF A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP DAY OF
William SHERMAN THEODORE L. ESSLINGER RICKIE L'ESSLINGER WILLIAM SHERMAN THEODORE L. ESSLINGER OF RICKIE L. ESSLINGER	RALPH AL CAMERON, CHAIRMAN
STATE OF NORTH DAKOTA) COUNTY OF CASS)	STATE OF NORTH DAKOTA) SS COUNTY OF CASS
ON THIS 1 DAY OF	ON THIS DAY OF OLD OF OLD OF OLD OF OLD
I HEREBY CERTIFY THAT ALL DELIQUENT TAXES AND SPECIAL ASSESSMENTS ON THE ABOVE TRACT ARE PAID AND TRANSFERS ENTERED. REGISTERED PROCESSIGNAL ENCINEER AND	CASS COUNTY SURVEYOR "SHEYENNE VALLEY FARM SUBDIVISION" OF A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA IS HEREBY APPROVED THIS DAY OF Nov , 1978. DAY OF Nov REGISTER OF DEEDS

408

DUANE HOEHN, CASS COUNTY AUDITOR

622616

WARRANTY DEED

THIS INDENTURE, Made this 14th day of November, 1984, between WILLIAM S. SHERMAN and MILDRED L. SHERMAN, husband and wife, GRANTORS, and J. M. SULLIVAN, GRANTEE, whose postoffice address is 402 Tenth Avenue North, Casselton, North Dakota 58012.

WITNESSETH, For and in consideration of the sum of

****TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS***

Grantors do hereby GRANT to the Grantee all of the following real

property lying and being in the County of Cass, State of North Dakota,
and described as follows, to-wit:

A PARCEL LOCATED IN THE NORTHEAST QUARTER (NE\(\)), OF SECTION (18), TOWNSHIP (140) NORTH, RANGE (49) WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE\(\)), OF SAID SECTION (18), THENCE N 86 54' 45" W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE\(\)), A DISTANCE OF (75.11) FEE, TO THE WEST RIGHT OF WAY OF CASS COUNTY HIGHWAY NUMBER (17), THE POINT OF BEGINNING: THENCE CONTINUE N 86 54' 45" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE\(\)), A DISTANCE OF (587.16) FEET, TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF (E\(\))EST, TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF (E\(\))EST, TO THE WEST LINE OF THE EAST HALF (E\(\))EST, TO THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, THENCE NORTHEAST CUARTER (NE\(\)), A DISTANCE OF (950.89) FEET, TO THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, FOR AN ARC LENGTH OF (36.73) Feet, (Radius of 533.63) FEET, THENCE S 89 59' 00" E, ALONG THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, FOR AN DISTANCE OF (330.17) FEET, THENCE S 003' 40" W FOR A DISTANCE OF (178.64) FEET, THENCE S 89 59' 00" E, ALONG THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, FOR A DISTANCE OF (178.64) FEET, THENCE S 89 59' 00" E, ALONG THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, FOR A DISTANCE OF (178.64) FEET, THENCE S 89 59' 00" E, ALONG THE SOUTH LINE OF SHEYENNE VALLEY FARM SUBDIVISION, FOR A DISTANCE OF (178.64) FEET, THENCE S 89 59' 00" E, FET, TO THE WEST RIGHT OF WAY OF CASS COUNTY HIGHWAY NUMBER (17), THENCE S 0 00' 00" E, ALONG SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF (804.94) FEET, TO THE POINT OF BEGINNING: SAID PARCEL CONTAINS (12.13) ACRES, MORE OR LESS:

TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS WITH OTHERS HAVING THE SAME RIGHT, SAID EASEMENT BEING 35.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENC-ING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE%), THENCE WEST ALONG THE SOUTH LINE OF SAND NORTHEAST QUARTER (NE%) TO THE WEST LINE OF THE EAST HALF (E%) OF SAID NORTH-EASST QUARTER, TO THE POINT OF BEGINNING: THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF (E4E4) OF SAID NORTH-east quarter (NE4) A DISTANCE OF 950.89 FEET, TO THE SOUTH LINE OF THE SHEYENNE VALLEY FARM SUBDIVISION, THERE TERMINATING.

And the Grantors for themselves, their heirs, executors and administrators, do covenant with the Grantee that they are well seized in fee of the land and premises aforesaid, and have good right to sell and convey the same in manner and form aforesaid; that the same are free from all incumbrances, except installments of special assessments or assessments for special improvements which abve not been certified to the County Treasuerer for collection, and the above granted lands and premises in the quiet and peaceable possession of the Grantee, against all persons lawfully claiming or to claim the whole or any part thereof, the Grantors will warrant and defend.

WITNESS, The hand of the Grantors. I certify that a report of the full consideration paid for the property described in this deed has been filed with the North Dakota State Board, Small vacion Datew (Gewsigned Grantee/Agent Wm. MONIY SIERE DW - ATIV. of the Lit. (Mildred L. Sherman) CASSELTON, NORTH DAKOTA 58012 AUDITOR'S DELICE STATE OF NORTH DAKOTA) _ 19.84) SS County of Cass

On this 14th day of November, 1984, before me, a Notary Public personally appeared WILLIAM S. SHERMAN and MILDRED L. SHERMAN, the persons who are described in, and who executed the within and foregoing instrument and severally acknowledged that they executed the PAUL AV. CHEFTIN

may H. first APRIL 29, 1987

Page 2

DOCUMENT NO. 622616

RECORDING PEE 7.00 Cha:

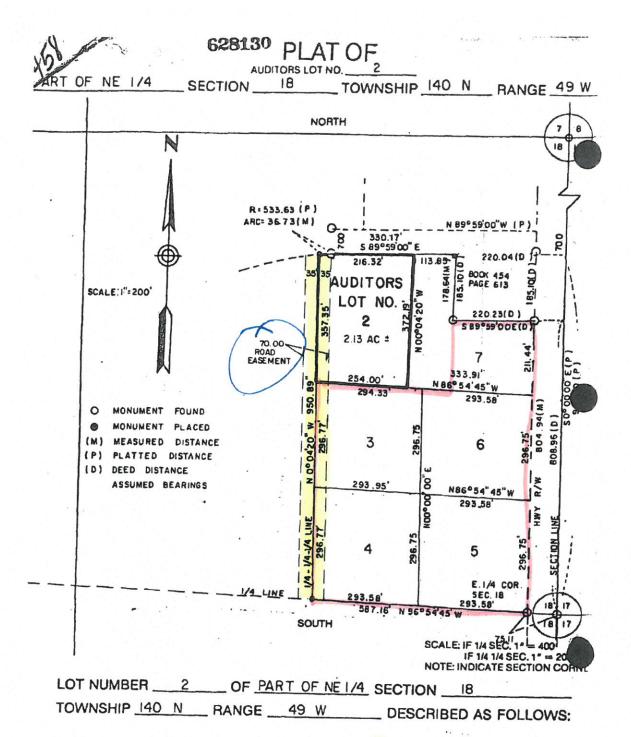
STATE OF NORTH DAKOTA COUNTY OF CASS S.

REGISTER'S OFFICE

I hereby certify that the within instrument was filed in this office for record NOV 1 6 '84

1019 o'clock R III and was duly relad as Doc. No. 622616

Wm. MONTY STREHLOW - ATTY.



THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE N 86°54'45" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF SIX HUNDRED SIXTY TWO AND TWENTY SEVEN HUNDREDTHS (662.27) FEET; THENCE N 00°04'20" W FOR A DISTANCE OF FIVE HUNDRED NINETY THREE AND FIFTY FOUR HUNDREDTHS (593.54) FEET TO THE POINT OF BEGINNING; THENCE S 86°54'45" E FOR A DISTANCE OF TWO HUNDRED FIFTY FOUR (254.00) FEET; THENCE N 00°04'20" W FOR A DISTANCE OF THREE HUNDRED SEVENTY TWO AND NINETEEN HUNDREDTHS (372.19) FEET TO A POINT ON THE SOUTH LINE OF SHEYENNE VALLEY FARMS SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SHEYENNE VALLEY FARMS SUBDIVISION FOR A DISTANCE OF TWO HUNDRED FIFTY THREE AND THIRTY FIVE HUNDREDTHS (253.35) FEET; THENCE S 00°04'20" E FOR A DISTANCE OF THREE HUNDREDTHS (253.35) FEET; THENCE S 00°04'20" E FOR A DISTANCE OF THREE HUNDRED FIFTY SEVEN AND THIRTY PIVE HUNDREDTHS (357.35) FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 2.13 ACRES, MORE OR LESS.

SURVEY RECORD

PLAT OF

AUDITORS LOT NO.



PART OF NE	Section	18	Township .	140 NORTH	Range49	WEST
Present Owner	NORBER	BLOCK				i
		OWNER'S	S CERTIFIC	ATF		
_					ne with the provi	sions of Sec.
tion 57-02-39 of the	RSIGNED, Owners of North Dakota Centrols, have caused to	tury Code as f be made the v	Rev. 1943, and vithin and fore	upon demand or going plat of said	the County Au	ditor of Cass
	s caused the same t				0.5	
Witnessou	mands appreals th	is 22nd day	of Jan	uary , 19		
In Presence of	200 strike	allo			m. O	(SEAL
		>		went &	Glark	(SEAL
						(SEAL
STATE OF NORTH	DAKOTA) SS:					
County of C						2
	M Strobler		, No	tary Public	C within and fo	v eaid Count
I, Wm.	M. Strehlow	day of J	anuary	A.D. 1985	personally appear	red before m
executed the wit	hin and foregoing	instrument and	d acknowledg	ed that he	executed the se	me meen mi
voluntarily.			1	(10/01	tori	
My commission	expires	, 19_		WM. M. STREHLO	May My	
			N	otary Public, CASS (ly Commission Expire	COUNTY IS DISK	
			M	y Commission Expire	1985	(8)
			M 2 CEMIII	TOATE /	CALEGISTENI	D / 20/
l	THOMAS W. BERGE	C	, Re	egistered Land St made the within	and foregoing plant	y centry that at and descri
the request of	Norbert Block is herein described	and that the lo	ts, distances,	area and locatio	n as indicated or	sajo piat ar
contained in said	description are true	and correct.			SURVEYO	NA N
)	9				AG HT	0/
				11	111	,
			h	house a	Bus	2
Subscribed	and swom to before	me this	2_ day of	Jon	1983	
My Commission	O. L. SA Notary Publi My Commiss	c. CASS COUNTY	11, 1988 -	NG	Linn	ec_
	My Commas	ion Exp.	PLAT OF			
100		Sec	Twp	R		
DOCUMENT	r no. 6281,3	0	•			
RECORDING	ME 7.00 Chg	Ca	the Register of as County, N.D).		
l hereby	certify that the wi	thin instrumen	t was filed to	or record in this	office on the	25 day
MARK	, 1905, at	is of aug	CKTM., and w	vas duly recorded	on page	A Feb.
of Book	UI FIE	y		Deann	e Hensry	d_
		_	107D	R	egister of Deeds	
allen	o Marinto	Donuty			20,7	

630773 PLAT OF AUDITORS LOT NO. ART OF NE 1/4 TOWNSHIP 140 N RANGE 49 W SECTION. . 18 NORTH R = 533.63 (P) ARC: 3673(M) 330.17 5 89°59'00" E 220.041D 11 113.854(M.9.E11 216.32 0 PAGE 613 SCALE: 1"= 200" N 00004 20 220.23(D) 2 S 89°59'00E (D) 70.00 ROAD 7 333.91 254.00' N 86° 54' 45" W 294.33 293.58 94(M) AUDITORS MONUMENT FOUND LOT NO. MONUMENT PLACED 804 MEASURED DISTANCE 3 6 (P) PLATTED DISTANCE 2.00 AC : (D) DEED DISTANCE ASSUMED BEARINGS 293.95 N86°54"45"W 293.58 5 E.1/4 COR.

NOTE: INDICATE SECTION CORNER

LOT NUMBER 3 OF PART OF NE 1/4 SECTION 18

TOWNSHIP 140 N RANGE 49 W DESCRIBED AS FOLLOWS:

SOUTH

SEC. IB

SCALE: IF 1/4 SEC. 1- 400

IF 1/4 1/4 SEC. 1" = 200

587.16' N 96°54'45' W

18

1/4 LINE

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE N 86°54'45" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF THREE HUNDRED SIXTY EIGHT AND SIXTY NINE (368.69) FEET; THENCE N 00°00'00" W PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75) FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E FOR A DISTANCE OF TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75) FEET; THENCE N 86°54'45" W FOR A DISTANCE OF TWO HUNDRED NINETY THREE HUNDREDTHS (294.33) FFET; THENCE S 00°04'20" E FOR A DISTANCE OF TWO HUNDRED NINETY SIX AND SEVENTY SEVEN HUNDREDTHS (296.77) FEET; THENCE S 86°54'45" E FOR A DISTANCE OF TWO HUNDRED NINETY THREE AND NINETY FIVE HUNDREDTHS (293.95) FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.00 ACRES, MORE OR LESS.

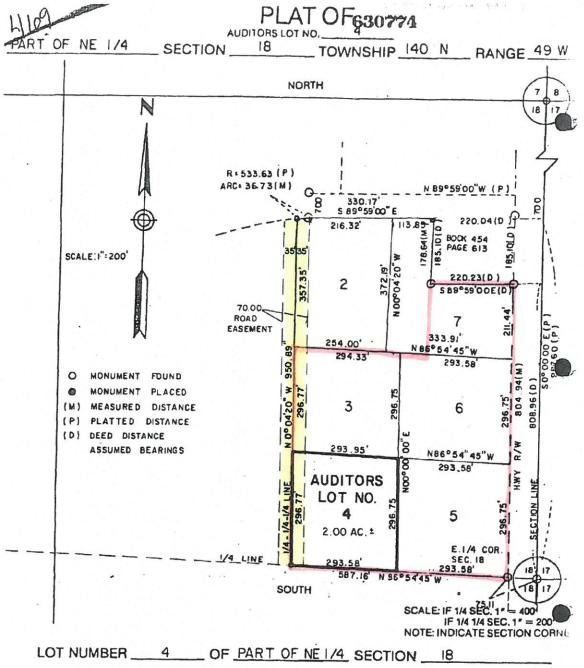
630773

468

SURVEY RECORD PLAT OF

AUDITORS LOT NO. ___ THREE

	Section	18	Township _	140 NORTH	Range _	49 WEST
Present Owner	J. M. S	ULLIVAN				· · · · · · · · · · · · · · · · · · ·
THE UNDERSIG tion 57-02-39 of the No County, North Dakota, described, and have cal	rth Dakota Cen have caused to	of the within d itury Code as I be made the v	Rev. 1943, and within and fore	rty, in accordant upon demand o going plat of said	f the Count	provisions of Sec- y Auditor of Cass he lots as therein
ACCIDENCE DESCRIPTION OF PERSONS IN SECURI		*	22 1/5	, 19	85.	
In Presence of			_	Berlia!	stulle	(SEAL)
						(SEAL)
STATE OF NORTH DA	SS:		DV1			,
do hereby certify that of A. Cecilia Sullivexecuted the within a voluntarily. My commission and Case County, Natary Public - Notice My Commission Empire State of Notice My Commission State of Notice My C	YE. Rosenvold th Deltota Dec. 10, 1987 DAGS W. BERGE M. SULLIVA rein described	SURVEYO	R'S CERTIFI	CATE pistered Land Su ade the within a	ONAS WORKERSTAN	eribed in and who same freely and
contained in said desc	ription are true	and correct.			O HTR	AKON
			4	homasi	wBu	g.
Subscribed and s			aday of	^	WBee	



TOWNSHIP 140 N RANGE 49 W DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
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SAID TRACT CONTAINS 2.00 ACRES, MORE OR LESS.

630774

469

SURVEY RECORD

PLAT OF

ART OF NE	Section	18	Township _	140 NO	RTH	Range _	49 WEST	
Present Owner	J. M.	SULLI VAN						-
		OWNER'S	S CERTIFICA	ATE				
	ERSIGNED, Owners				rdance	with the r	orovisions	of Sec
tion 57-02-39 of the County, North Da	he North Dakota Cen kota, have caused to ve caused the same to	tury Code as F be made the w	Rev. 1943, and within and fore	upon dema going plat o	and of th of said la	ne Count	y Auditor (of Cass
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In Presence of _				feel		Jull	1200	
								(SEAL
STATE OF NORT	TH DAKOTA 1 SS:		-					JOEAL
County of			15					
do hereby certify A. Cecilia	that on this 17th Sullivan, Pers.	Rep. to	ne well known	to be the s	ame per	son_ des	scribed in a	and wh
executed the w voluntarily.	ithin and foregoing	nstrument and	acknowledge		20		same fre	ely ar
		1 40	·c	-x ol	R CE	1018	Muss	
My Commission	Nebest F. Rosenvold by, North Datobs Empires Dec. 10, 1987 F NORTH DAKOTA BY PUBLIC SEAL				OM	AS W.	BEA	
NOTA			R'S CERTIF			REGISTER		
I,	THOMAS W. BERG	E	, Rè	gistered La nade the wi	nd Solve This and	you and	g plat auto	y that descri
tion of the land contained in sai	J. M. SULLIVAN as herein described a description are true	and that the lo	ls, distances, a	area and lo	chtion a	SURVEY	on said	plat ar
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				11		1//		
			12	ania	on	De	50	
Subscribed	and sworn to before	me this 2.2	aday of	Jo	7)	1984	>	
My Commission	n expires	DAK. 19_			YE	Don	nne	
~ N	D. L. SAINNES Odary Public, CASS COUN	G. 31, 1988	PLAT OF		Al	UDITOR'S	OFFICE	_
,	D. L. SAMO otary Public, CASS COUN Ay Commission Expires AU		Twp	R	W.	011 2	19 th Special Asse	5
nr	CUMENT NO. 63				mante f	r installmen	ts of Special transfer ente	AS
	ECORDING FEE 7.000		s County, N.D.		and		ALLCRAUS	SR.
l hereby	certify that the wit	O'Cloc	K-Z-IVI., and W	as duly Jech	this off orded on	page	469	day
of Book	of Pla	5 q aus	itoris n	and the	and a	Kens	sud)	,
				reas	Regis	iter of De	eds	
By Asles	neesbrunk	Deputy				*		

410	630	PL	AT (DF _₅			
ART OF NE 1/4	SECTION	AUDITORS LO	_		HP_140	N RA	NGE 49 W
			NORTH				7 8
SCALE: I"=200' O MONUMENT MONUMENT (M) MEASUREI (P) PLATTED (D) DEED DIST ASSUMED	FOUND PLACED DISTANCE DISTANCE TANCE BEARINGS	70.000 ROAD EASEMENT SO	Q (0 357.35 % 0) Q (0 10 10 10 10 10 10 10 10 10 10 10 10 10		296.75 296.75 NOO*00 00"E NOO*00 00"E 178.54 W 9	220.23(D S 89°59'001 7 333.91' 6°54'45"W 293.58' 6 N86°54"45"W 293.58' UDITORS LOT NO. 5 2.00 AC.± E.1/4 CO. SEC.18 293.58' W.293.58'	SECTION LINE 808.96(D) 100.00 (P)

TOWNSHIP 140 N RANGE 49 W _ DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
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630775

470

SURVEY RECORD

PLAT OF

AUDITORS LOT NO. __FIVE____

	PART OF NE	Section	18	_ Township .	140 NORTH	Range _	49 WEST
	Present Owner						
	THE UNDERSIG tion 57-02-39 of the Nor County, North Dakota, t described, and have cau	th Dakota Cen	of the within de tury Code as f be made the w	Rev. 1943, and within and fore	erty, in accordar upon demand going plat of sa	of the Count	provisions of Sec- y Auditor of Cass he lots as therein
	Witness our han	ds and seals th	s 17th day	of May		9 85	,
	In Presence of				a realis	u Shed	(SEAL)
D!							(SEAL)
	STATE OF NORTH DAI	SS:				The state of the s	,
	do hereby certify that c A. Cecilia Sulli	van. Pers.	ten. to	me well know!	n to be the same	person_ ue	scribed in and will
	executed the within a voluntarily.	5		acknowledg	ed that sine_	1	Tenuel
	Cass County, No My Commission Englands of My Commission Englands of My Commission Englands of My Commission of the land as held contained in sald description of the land as held contained in sald description of the land as held contained in sald description of the land as held descript	DMAS W BER M. SULLIV ein described	SURVEYO	l r	gistered Land S	and tdreuoin	a plat and descrip
						ORT.	H DAYON
			-	.,	Thoma	2/6	3.0
	Subscribed and s	worn to before	me this		0	1985	7
	DOCUI	MENT NO.	Office of the Case	he Register of Scounty, N.D.	Deeds	Delinquent Taxis ments, or install assimults, paid	C'S OFFICE S. Marill Danors and Special Assessments of Special Assessments of Special Assessment transfer entered. Plane Suppropries 22 day of
	of Book	1945 ale	o'cloc	k 7-M., and w	sel facta	on page	rude
	By Aslemen	Crush)	Deputy			300	

630776 PLAT OF AUDITORS LOT NO. PART OF NE 1/4 SECTION TOWNSHIP 140 N RANGE 49 W NORTH N R= 533.63 (P) ARC: 36.73(M) N 89°59'00"W (P 8 330.17 \$ 89°59'00" E 220.04 (D) 216.32 113.85 185.10(0) BAIM BOOK 454 135 PAGE 613 SCALE:1": 200" 372.19 220.23(D) 2 5 89°59'00E (D 70.00 7 EASEMENT 333.91 254.00 89 N 869.54'45"W () 294.33 950. 293.58 MONUMENT FOUND AUDITORS MONUMENT PLACED LOT. NO. 804 MEASURED DISTANCE 3 6 (P) PLATTED DISTANCE 2.00 AC.± (D) DEED DISTANCE ASSUMED BEARINGS 293 .95 N86°54"45"W 293.58 5 E.1/4 COR 1/4 LINE SEC. IB 293.58 293.58 587.16 N 96°54'45 SOUTH SCALE: IF 1/4 SEC. 1" = 400 IF 1/4 1/4 SEC. 1" = 200" NOTE: INDICATE SECTION CORN LOT NUMBER 6 OF PART OF NE 1/4 SECTION 18

TOWNSHIP 140 N RANGE 49 W ____ DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS: (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS:
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CONTINUE N 00° 00'00" E FOR A DISTANCE OF TWO HUNDRED NINETY SIX
AND SEVENTY FIVE HUNDREDTHS (296.75) FEET; THENCE N 86 54'45" W
FOR A DISTANCE OF TWO HUNDRED NINETY THREE AND FIFTY EIGHT
HUNDREDTHS (293.58) FEET; THENCE S 00° 00'00" E FOR A DISTANCE OF
TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75) FEET; TWO HUNDRED NINETY SIX AND SEVENTY FIVE HUNDREDTHS (296.75) FEET; THENCE S 86 54 45" E FOR A DISTANCE OF TWO HUNDRED NINETY THREE AND FIFTY EIGHT HUNDREDTHS (293.58) FEET TO THE POINT OF SAID TRACT CONTAINS 2.00 ACRES, MORE OR LESS.

471

471

SURVEY RECORD

PLAT OF

AUDITORS LOT NO. ____SIX___

PART OF NEG	Section	18	Township _	140 NORTH	Range	49 WEST
Present Owner	J. M.	SULLIVAN				
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		OWNER'S	S CERTIFICA	TE		
THE UNDERSIG ion 57-02-39 of the No County, North Dakota, described, and have ca	orth Dakota Cent	ury Code as F be made the v	Rev. 1943, and vithin and foreg	poing plat of said	the County	Auditor of Cas
Witness our ha	nds and seals thi	17th day	of May	. 19	85	
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il Flesence of						SEA
			_			
						(SEA
STATE OF NORTH DA	KOTA SS:					
County of Cass	}					
do hereby certify that	E. Rosenvold on this 17th livan, Pers.	day ofMay Rep, to	me well known	tary Public A.D. 19_85, p to be the same p	ersonally ap erson des	peared before a cribed in and w
executed the within	and foregoing i	nstrument and	d acknowledge	d that She 6	kecuted the	same freely a
voluntarily.				LOBVET	TATEN	BO
My commission expi	res A Beconvold	, 19_	_ =	- CONOI	Mai	000
Notary Public - Rober Cass County, No	rth Dakota				a W	
My Commission Expire STATE OF NORTH	10 Dec. 10, 1987			/	MAS	PED
NOTARY PUBL	IC BEAL	SURVEYO	R'S CERTIF	CATE gistered Land Sur	REGISTE	RED C
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tion of the land as he	erein described a	ind that the lo	ts, distances, a	area and location	as in@346	a said bile no to
contained in said des	cription are true	and correct.		2	SURVEY	OR A
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Subscribed and	sworn to before	me this 23	2 day of	Jon a	10.83	
				U KIX		-
My Commission exp	pires parties AU	19 Dicker, 19		NE	3000	
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Notary	nmission Expires AU			, VV	aud	d 190-
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hereby cer	tit. that the wit	hid instrumen	t was filed for	record in this cas duly recorded	pn page	e 22 day
of Book	of Pla	s of aced		Deanna	Kens	ud _
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By allene	Sounk	Deputy				

630777 PLAT OF AUDITORS LOT NO ART OF NE 1/4 18 TOWNSHIP 140 N RANGE 49 W SECTION NORTH R = 533.63 (P) ARC: 36 73(M) N 89°59'00"W (P 0 8 330.17 5 89°59'00" E 220.0410 1 216.32 GA IN BOOK 454 ō PAGE 613 SCALE:1"= 200" 20 220.23(D) 2 00004 \$ 89°59'00E(D 70.00 AUDITORS ROAD LOT NO. 7 EASEMENT 333.91'2.02 AC 254.00 86° 54' 45" W 18 294.33 293.58 950 MONUMENT FOUND 946 0 MONUMENT PLACED 296.75 3 MEASURED DISTANCE 6 (P) PLATTED DISTANCE 8 (D) DEED DISTANCE ASSUMED BEARINGS 293.95 N86°54"45"W 293.58 4 5 E.1/4 COR SEC. 18 293.58 293.58 587.16' N 36°54'45' W SOUTH SCALE: IF 1/4 SEC. 14 IF 1/4 1/4 SEC. 1" = NOTE: INDICATE SECTION COR LOT NUMBER 7 OF PART OF NE 1/4 SECTION 18 TOWNSHIP 140 N RANGE 49 W DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE HUNDRED FORTY (140) NORTH, RANGE FORTY NINE (49) WEST, CASS COUNTY, NORTH DAKOTA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION EIGHTEEN (18); THENCE N 86° 54'45" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF SEVENTY FIVE AND ELEVEN HUNDREDTHS (75.11) FEET; THENCE N 00° 00'00" W PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) FOR A DISTANCE OF FIVE HUNDRED NINETY THREE AND FIFTY HUNDREDTHS (593.50) FEET TO THE POINT OF BEGINNING; THENCE N 86° 54'45" W FOR A DISTANCE OF THREE HUNDRED THIRTY THREE AND NINETY ONE HUNDREDTHS (333.91) FEET; THENCE N 00° 04'20" W FOR A DISTANCE OF THREE HUNDRED SEVENTY TWO AND NINETEEN HUNDREDTHS (372.19) FEET THENCE N 00° 04'20" W FOR A DISTANCE OF THREE HUNDRED SEVENTY TWO AND NINETEEN HUNDREDTHS (372.19) FEET TO A DOINT ON THE SOUTH LIME OF SHEVENNE VALLEY FARMS SUBDIVISION. TO A POINT ON THE SOUTH LINE OF SHEYENNE VALLEY FARMS SUBDIVISION; THENCE S 89 59 00" E ALONG THE SOUTH LINE OF SAID SHEYENNE VALLEY FARMS SUBDIVISION FOR A DISTANCE OF ONE HUNDRED THIRTEEN AND EIGHTY FIVE HUNDREDTHS (113.85) FEET; THENCE S 00° 03'40" W FOR A DISTANCE OF ONE HUNDRED SEVENTY EIGHT AND SIXTY FOUR HUNDREDTHS (178.64) FEET; THENCE S 89°59'00" E FOR A DISTANCE OF TWO HUNDRED TWENTY AND TWENTY THREE HUNDREDTHS (220.23) FEET; THENCE S 00°00'00" E PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE

1/4) FOR A DSITANCE OF TWO HUNDRED ELEVEN AND FORTY FOUR

HUNDREDTHS (211.44) FEET TO THE POINT OF BEGINNING. SAID STRACT GONTAINS 2.02 ACRES, MORE OF TEST

472

SURVEY RECORD PLAT OF

AUDITORS LOT NO. ___SEVEN

PART OF NE	Section18	Towns	hip140 NO	RTH R	ange 49 WE	est
Present Owner	J. M. SULL	(VAN				
	1WO	NER'S CERTII	FICATE			
tion 57-02-39 of the No County, North Dakota,	GNED, Owners of the wit orth Dakota Century Cod have caused to be made used the same to be plac	e as Rev. 1943, the within and	and upon den foregoing plat	nand of the of said land	County Audito	or of Cas
	nds and seals this 17t			, 19_85		
n Presence of			A. Seil	in Se	Muse	_ (SEA
						_ (SEA
STATE OF NORTH DA	кота 🦠					_ (SEA
County of Cass	(ss:	(4)				
	E. Rosenvold		Notary Pul	olic	Ithin and for sa	id Cour
do hereby certify that	on this 17th day of	May	A.D. 19	85 person	nally appeared	before i
executed the within a	ivan, Pers. Rep. and foregoing instrumer	_, to me well kn it and acknowle	own to be the edged that s	same person	n_ described in the same	freely a
voluntarily.						~
My commission expir	es	, 19		O ON A ON A	- John	wy
Notary Public - R	obert E. Rosenvold			ONA	OKA)	\
Cass County	, North Dakota			E RE		n /
STATE OF N	PIPE Dec. 10, 1980 RV			1.1	LAND	الد
the request of J. N	SULLIVAN		, Registered La I made the w	inti Surveyor	recoing playar	muy that nd/descr
tion of the land as he	SULLIVAN rein described and that t	he lots, distanc	es, area and lo	carlo	dicaled of	plat a
contained in said desc	cription are true and corre	ct.		AT	H DAKO	
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	NO. 630778tfic FEE 9.00 Cha.	e of the Registe Cass County, f		Ouch	ellekun	
I hereby certif	ly that the within instru	ment was filed	for record in	this office	on the	Z day
of Book	of Plats of	uditario	misoly	racts	/	
	•		Lear	-	ensrud	4
				Register	of Deeds	•
By alenes	sunk Der	outy				

7/10/20 Gary & Linda Schultz 7105 48th Ave. N. Harwood

Re: Planning Commission Hearing regarding variance for 5 lots owned by SLOT10 LLC

Of note, we live at the end of Island Drive, which is a platted private road accessing Lots 2,3,4, of Sheyenne Valley Farm Subdivision. On the information given to us for this meeting, it is incorrectly listed As 48th Ave. N. Our address for mail is 7105 48th Ave. N. however, the notification area incorrectly labels Island Drive as 48th Ave N. We would like to call attention to this error.

48th Ave. North is and always has been a private road. For the 40 years we have lived here, it has been maintained independently by the various households adjoining it. Future traffic from an additional household or households we fear would degrade the road by adding serious wear and tear. Why are these lots proposed by Slot10LLC not granted their own access to County Road 17 when other areas north and south of 48th Ave. have their own access?

Sometime in the past month, trucks from Border States Paving constructed and raised a road south of Blocks' private drive. We would like to know who authorized this construction on what appears to be a section line? Where were the concerns for the massive overland flooding that occurs in these fields? The west end of 48th Ave. N. goes under water during overland flooding, and a barrier like this could impede water flowing east to the drainage ditch, further jeopardizing access to our properties. Why were we not notified?

Puppe, Grace

From: Debra Krabbenhoft <debra.krabbenhoft@gmail.com>

Sent: Monday, August 17, 2020 12:30 PM

To: Puppe, Grace

Subject: Re: August 27th planning Meeting concerns

CAUTION: EXTERNAL EMAIL

Hi Grace,

I would like to express my concern on the road access off of 48th ave north that the people that own lots 3 and 4 want to use as there access to their property. The lots 1 and 2 and the properties directly to the west are all family property's. We are concerned of all the traffic and privacy that we will loose, along with the safety that we've had owning theses properties as family members, along with the potential flooding issues. Please relay these concerns to Jason the county engineer. Thank you very much Grace!

Also is It permissible to attend the meeting with a mask as we did at the last meeting? Thank you

Debra Krabbenhoft

Puppe, Grace

From:

LEVI GOERGEN < leviblue52@gmail.com>

Sent:

Wednesday, August 5, 2020 3:47 PM

To:

Puppe, Grace

Subject:

Variance to combine lots 3-6 & part of lot 7, NE 1/4 of sec 18 of Reed Twp; to be

returned to a 9 acre parcel

CAUTION: EXTERNAL EMAIL

I, Donald R Goergen, residing at 7205 48th Ave N, Harwood, ND 58042; do NOT want these lots changed.

I do NOT want any residential or business development on land, adjacent to Sheyenne Valley Farm Sub.

I don't want any more traffic congested, development, or excessive road wear, which will happen, IF these auditor's lots are developed or be allowed to have structures placed on them.

There is now, in place, a minimum of 40 acre, population density clause, to discourage less than 40 acre development.

Neither Cass Co, nor Reed Twp, has approved development of the ingress easement to these lots.

This easement has just recently been raised; which will channel additional flood water, toward my property, which NOW will increase my flood water levels.

Please remove the elevated easement & restore it to it's previous level.

Sincerely yours,

Donald R Goergen 7205 48th Ave N, Harwood, ND 58042

tel 701 412 5220

Variance - Located in Reed Township

Date: 6/10/20

The property owner currently owns Auditor's Lots 3-7 in the Northeast Quarter of Section 18, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County North Dakota.





General Information:

Owner's Name:

Property Address:

Rural Address

School District:

WEST FARGO PUBLIC SCHOOL DISTRICT #6

Fire District:

Water District:

W060

Year Built:

0

Frontage Length:

0

Depth Factor:

0

Lot Area:

9 ACRES

Legal Information:

Block:

Lot:3-6, Part of Lot 7 Recorded Acres:9

Description: AUD LOT 3-6 and part of Lot 7 OF NE 1/4 18-140-49 A 2.00 (2 acres each)

Subdivision of Land

The lots look to have been split in 2011 after the most recent version of our Subdivision Ordinance in 2006. These lot splits through Quit Claim Deeds would be for agricultural purposes, not for residential development. To add four new developable lot would require a deed restriction of 160 acres of adjacent land, which would be hard to do. The Northeast Quarter of Section 18 already has 10-12 residential properties that have been in place since before 2006.

The property owner is looking at joining the 5 lots back into a single parcel as they were prior to 2011 to grant a variance, as if the parcel hadn't been broken up in 2011 that he could have possibly put a home upon the larger parcel. The proposed driveway location is shown below.



Reed Township approved a building permit for this property with the condition that the lots were joined back into a single parcel.

We are seeking preliminary thoughts and recommendation from the County Planning Commission on the feasibility of subdividing this property.



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW ¼ of Section 25, Township 137 North, Range 54 West		
Title:	Kellerman Erik Subdivision	Date:	08-05-2020
Location:	SW ¼ of Section 25, Township 137 North, Range 54 West (Highland Township)	Staff Contact:	Grace Puppe
Parcel Number:	45-0000-06706-020	Water District:	Maple River Water District
Owner(s)/Applicant:	Wayne Kellerman	Engineer/ Surveyor:	Houston Engineering

Status: Planning Commission Hearing: August 27, 2020

Existing Land Use	Proposed Land Use	
Residential	Residential	
Proposal		

The applicant is seeking approval of a minor subdivision entitled **Kellerman Subdivision** to plat a one (1) Lot subdivision of approximately 2.93 acres. According to the applicant, the subdivision is requested to separate the house and garage from remaining property.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing 53rd St SE road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for wastewater treatment. The property currently has a connection to water and electricity.

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 comments were received prior to publishing the staff report.	
Century Link	No comments were received prior to publishing the staff report.	
Sprint	No comments were received prior to publishing the staff report.	
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	No comments were received prior to publishing the staff report.	

NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	Both Tract A and B have water service from CRWD. As a result we have no comment.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	No issues with this subdivision.
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 and west. A Residential lot borders the east. Township road 53rd St SE borders the south of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently unmapped and no Special Hazard Flood Area has been identified. In addition, no wetlands or other notable features are present on the proposed subdivision 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.

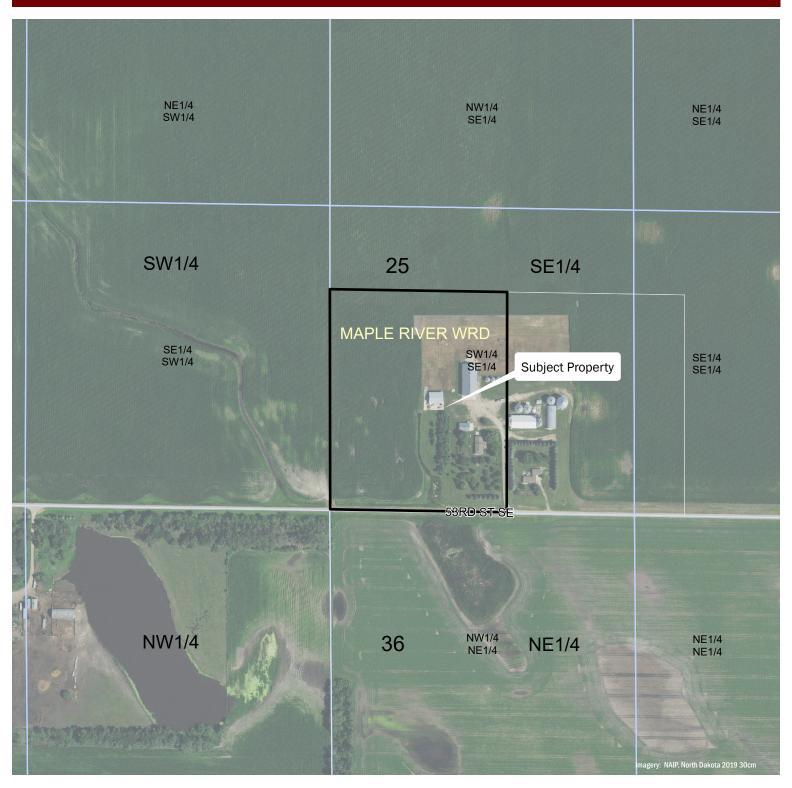
Attachments

- 1. Location Map
- 2. Plat Document

Minor Subdivision

Kellerman Erik Subdivision

Highland Twp. Section 25 - Township 137 North - Range 54 West



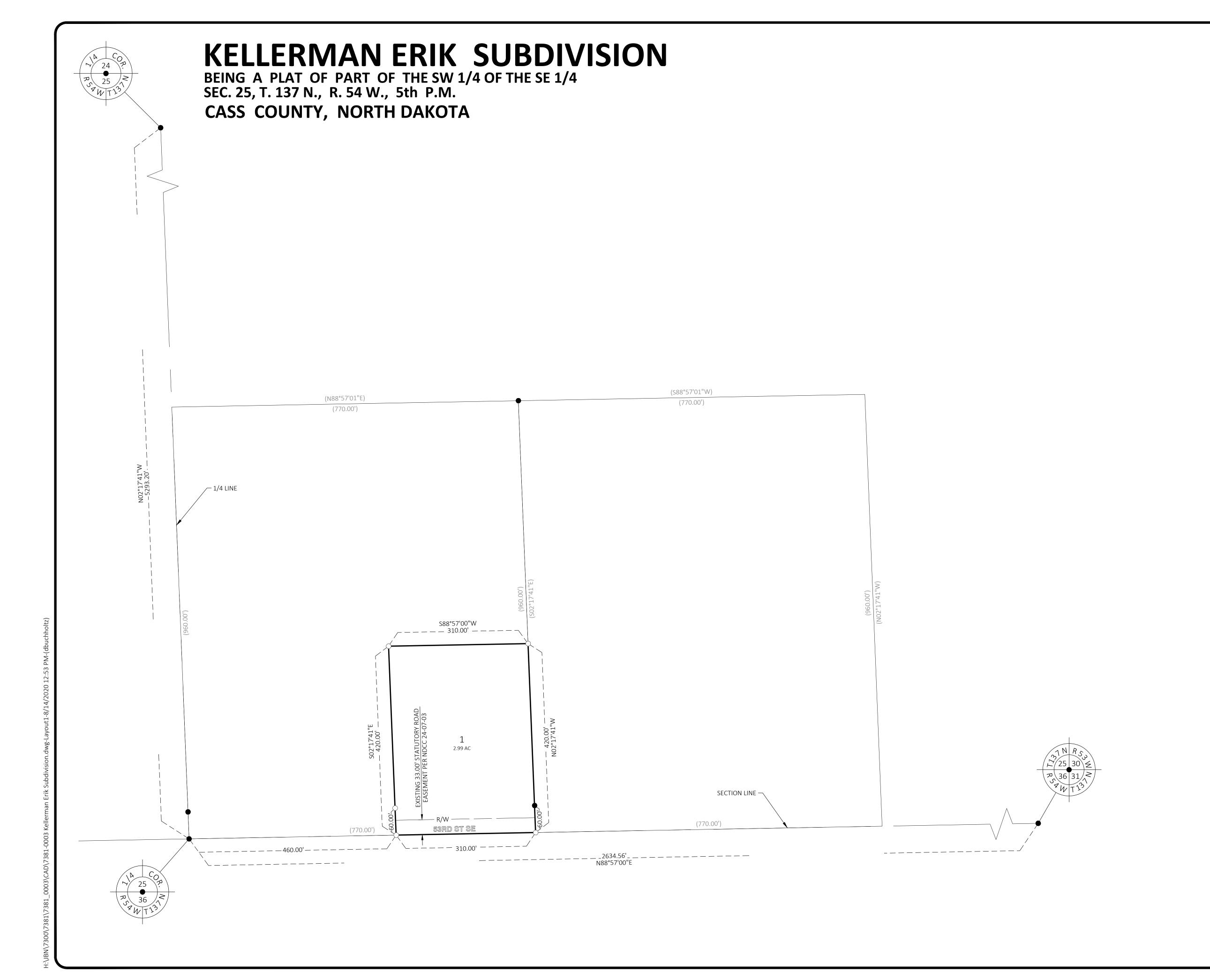
Cass County Planning Commission August 27, 2020

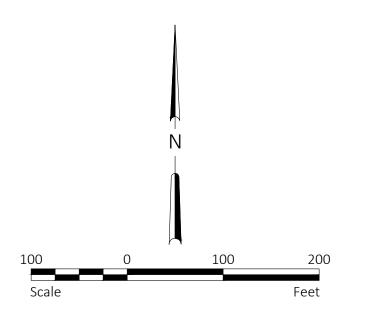


Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



0 1,000 Feet





LEGEND

IRON MONUMENT FOUND	•
1/2" I.D. PIPE SET	\circ
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	
LOT LINE	
UTILITY EASEMENT	
EXISTING LOT LINE	
EXISTING UTILITY EASEMENT	
NEGATIVE ACCESS EASEMENT	

BEARINGS SHOWN ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NAD83) - SOUTH ZONE

KELLERMAN ERIK SUBDIVISION

BEING A PLAT OF PART OF THE SW 1/4 OF THE SE 1/4 SEC. 25, T. 137 N., R. 54 W., 5th P.M.

CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

Know All Persons By These Presents: That the Wayne K. Kellerman Revocable Living Trust under agreement dated June 15, 2010 is the owner and proprietor of the following described tract of land:

That part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 137 North, Range 54 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the southwest corner of said Southeast Quarter; thence North 88°57'00" East, along the southerly line of said Southeast Quarter, for a distance of 460.00 feet to the true point of beginning; thence North 88°57'00" East, along the southerly line of said Southeast Quarter, for a distance of 310.00 feet; thence North 02°17'41" West for a distance of 420.00 feet; thence South 88°57'00" West, parallel with the southerly line of said Southeast Quarter, for a distance of 310.00 feet; thence South 02°17'41" East for a distance of 420.00 feet to the true point of beginning.

Said tract contains 2.99 acres, more or less.

And that said party has caused the same to be surveyed and platted as **KELLERMAN ERIK SUBDIVISION** and does hereby dedicate to the public, for public use, the public highway and the easements as shown on the plat.

In witness whereof we have set our hands and seals:

wayne K. Kellerman, Trustee State of North Dakota	Owner: Wayne K. Kellerman Revocable Living Trust	
State of North Dakota) as County of Cass) On thisday of	·	
County of Cass) ss County of Cass) ss On thisday of	Wayne K. Kellerman, Trustee	
On thisday of	,	
appeared Wayne K. Kellerman, Trustee for the Wayne K. Kellerman Revocable Living Trust under agreement dated Ju 2010, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed as a content of the survey thereof, it distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of ful distances are correctly shown on said plat in feet and correctly shown on said pl	· · · · · · · · · · · · · · · · · · ·	
Surveyor's Certificate: I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on the day of	appeared Wayne K. Kellerman, Trustee for the Wayne K. Kellerman I 2010, known to be the person described in and who executed the fore	Revocable Living Trust under agreement dated June
I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on the day of	Notary Public:	
I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on the day of		
day of	Surveyor's Certificate:	
North Dakota PLS No. 6086 schileman@houstoneng.com State of North Dakota	day of, 20, that the plat hereon is a true distances are correctly shown on said plat in feet and decimals of a fo	and correct representation of the survey thereof, that
North Dakota PLS No. 6086 schileman@houstoneng.com State of North Dakota		
County of Cass On thisday of, 20, before me, a notary public within and for said county and state, person appeared James A. Schlieman, 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, Chair	North Dakota PLS No. 6086	
On thisday of, 20, before me, a notary public within and for said county and state, person appeared James A. Schlieman, 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:	,	
appeared James A. Schlieman, 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, 20 Jason Benson, Cass County Engineer Cass County Planning Commission: Reviewed by the Cass County Planning Commission this day of, 20 Ken Lougheed, Chair	appeared James A. Schlieman, known to be the person described in	
Reviewed by the Cass County Engineer this	Notary Public:	
Reviewed by the Cass County Engineer this		
Jason Benson, Cass County Engineer Cass County Planning Commission: Reviewed by the Cass County Planning Commission thisday of Ken Lougheed, Chair		
Cass County Planning Commission: Reviewed by the Cass County Planning Commission thisday of, 20 Ken Lougheed, Chair	Reviewed by the Cass County Engineer thisday of	, 20
Reviewed by the Cass County Planning Commission thisday of, 20 Ken Lougheed, Chair	Jason Benson, Cass County Engineer	
Reviewed by the Cass County Planning Commission thisday of, 20 Ken Lougheed, Chair	Cass County Planning Commission:	
		_day of
Attest:	Ken Lougheed, Chair	
Secretary		

Reviewed by Highland Township, Cass County, North	n Dakota, this	day of	, 20
Dean Sprunk, Chair			
Attest:Christina Sprunk, Clerk/Treasurer			
Cass County Board of Commissioners' Approval:			
Approved by Cass County, North Dakota, this	day of	, 20	
Chad Peterson, Chair			
Attest:			

Highland Township:



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW ½ of Section 32, Township 138 North, Range 50 West		
Title:	KFNW AM 1200 Subdivision	Date:	07-29-2020
Location:	SW ¼ of Section 32, Township 138 North, Range 50 West (Warren Township)	Staff Contact:	Grace Puppe
Parcel Number:	67-0000-12753-000	Water District:	Maple River Water District
Owner(s)/Applicant:	David Houkom	Engineer/ Surveyor:	Scott Jones
Status:	County Commission Hearing: August 3, 2020		

Existing Land Use	Proposed Land Use
Agriculture	Commercial

Proposal

The applicant is seeking approval of a minor subdivision entitled **KFNW AM 1200 Subdivision** to plat a one (1) Lot subdivision of approximately 13.02 acres. According to the applicant, the subdivision is requested since KFNW is relocating its AM Radio towers to this property due to the sale of the land the tower array currently occupies.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing County Road 16 road access and ditches for storm sewer conveyance.

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 comments were received prior to publishing the staff report.	
Century Link	No comments were received prior to publishing the staff report.	
Sprint	No comments were received prior to publishing the staff report.	
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	No comments were received prior to publishing the staff report.
NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	The application indicates no water service is needed. There is a water line that runs east to west on the north side of 48^{th} St.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	No issues with this subdivision.
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 east, west and south. The railroad borders the north side of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is located in Special Hazard Flood Area Zone X. In addition, no wetlands or other notable features are present on the proposed subdivision 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

Minor Subdivision

KFNW AM 1200 Subdivision

Warren Twp. Section 32 - Township 138 North - Range 50 West



Cass County Planning Commission August 27, 2020



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PLAT OF

KFNW SUBDIVISION

(A MINOR SUBDIVISION PLAT)

A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 138 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA.



CASS COUNTY PLANNING COMMISSION REVIEW

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

SIGNED: KEN LOUGHEED, CHAIRPERSON

V E

Scale in Feet

BASIS OF BEARINGS: THE WEST

LINE OF 32 HAS AN ASSUMED

BEARING OF N03°20'22"E

AREA OF DEDICATED ROADS: 1.66 ACRES.

TOTAL PLAT AREA: 13.02 ACRES.

LEGEND

IRON MONUMENT FOUND
SET 5/8"X18" REBAR WITH
YELLOW PLASTIC CAP #5900

CASS COUNTY BOARD OF COMMISSION'S APPROVAL

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

GIGNED: ______CHAD PETERSON, CHAIRMAN

ATTEST: _______MICHAEL MONTPLASIR, CASS COUNTY AUDITOR

RTIFICATE

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "KFNW SUBDIVISION", A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 138 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID SUBDIVISION IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 138 NORTH, RANGE 50 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

THE SOUTH 1095.00 FEET OF THE WEST 518.00 FEET OF SAID SOUTHWEST QUARTER, AS MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE SOUTH AND WEST LINES OF SAID SOUTHWEST QUARTER.

SAID TRACT CONTAINS 13.02 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

PRELIMINARY

SHAWN M. THOMASSON
PROFESSIONAL LAND SURVEYOR
ND PLS #5900

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE PLAT OF "CORNELL SECOND SUBDIVISION", A REPLAT OF LOT 1, BLOCK 1 CORNELL FIRST SUBDIVISION AND A PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 141 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, PROFESSIONAL LAND SURVEYOR AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL HIGHWAYS, AVENUES, AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: DAVID P. HOUKOM

DAVID P. HOUKOM

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS ______ DAY OF ______, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID P. HOUKOM, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

WARREN TOWNSHIP REVIEW

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

SIGNED: ______ RANDY HAJEK, CHAIRPERSON

ATTEST: VANCE KEMMER, TREASURER

COUNTY ENGINEER REVIEW

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

