

MEMORANDUM

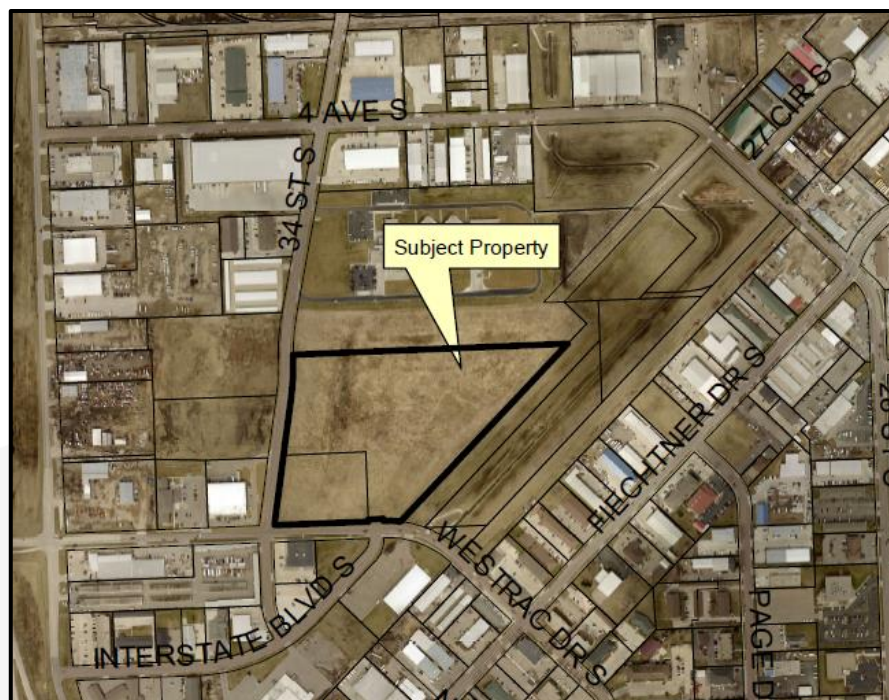
TO: Cass County Commissioners

From: Donald Kress, Fargo Department of Planning and Development

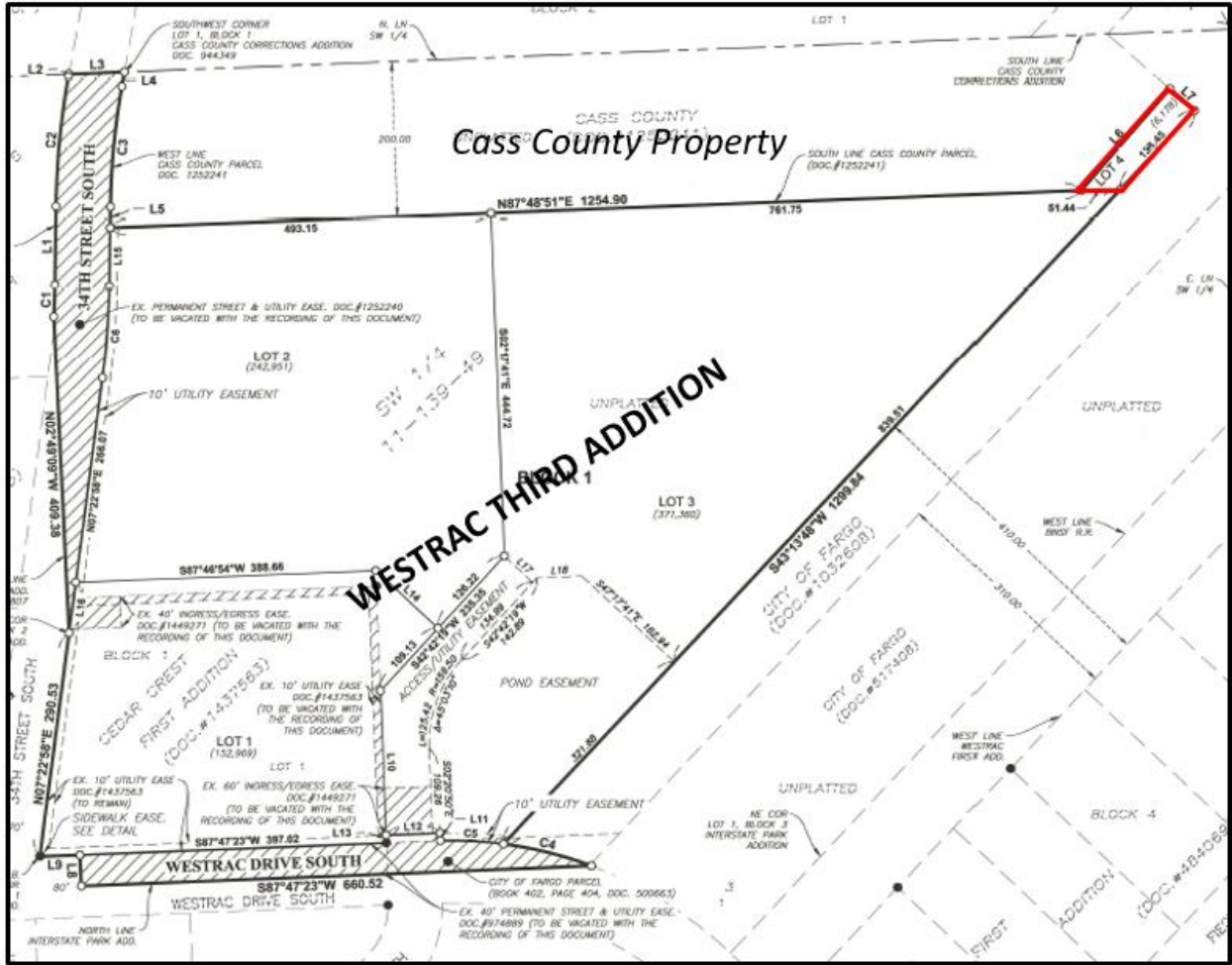
Date: June 1st, 2022

RE: Accepting ownership of Lot 4, Westrac Third Addition, for Cass County

The Westrac Third Addition is located along 34th Street and Westrac Drive South, as shown in the graphic below. This subdivision borders property owned by Cass County for the Cass County Jail.



This plat creates four lots. Lots 1, 2, and 3 are for commercial and industrial development. Lot 4, outlined in red in the graphic below, was created to resolve ambiguity between land descriptions and recent field survey measurements. Question was brought to light as to the original intent of previous land transfers. It appears that this property may, in fact, have been intended to be previously transferred to Cass County. However, a “gap” between City of Fargo and Cass County property has been discovered due to a recent survey. It is the intent of this plat that Cass County accept ownership of Lot 4, Block 1, Westrac Third Addition.



Lot 4 is to be zoned LI, Limited Industrial, which matches the zoning of the Cass County Jail as depicted on Fargo's zoning map:

The Westrac Third Addition was approved by the Fargo City Commission on May 31st, 2022.

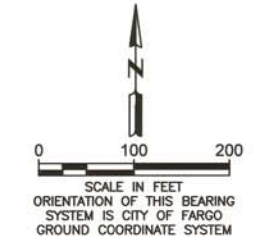
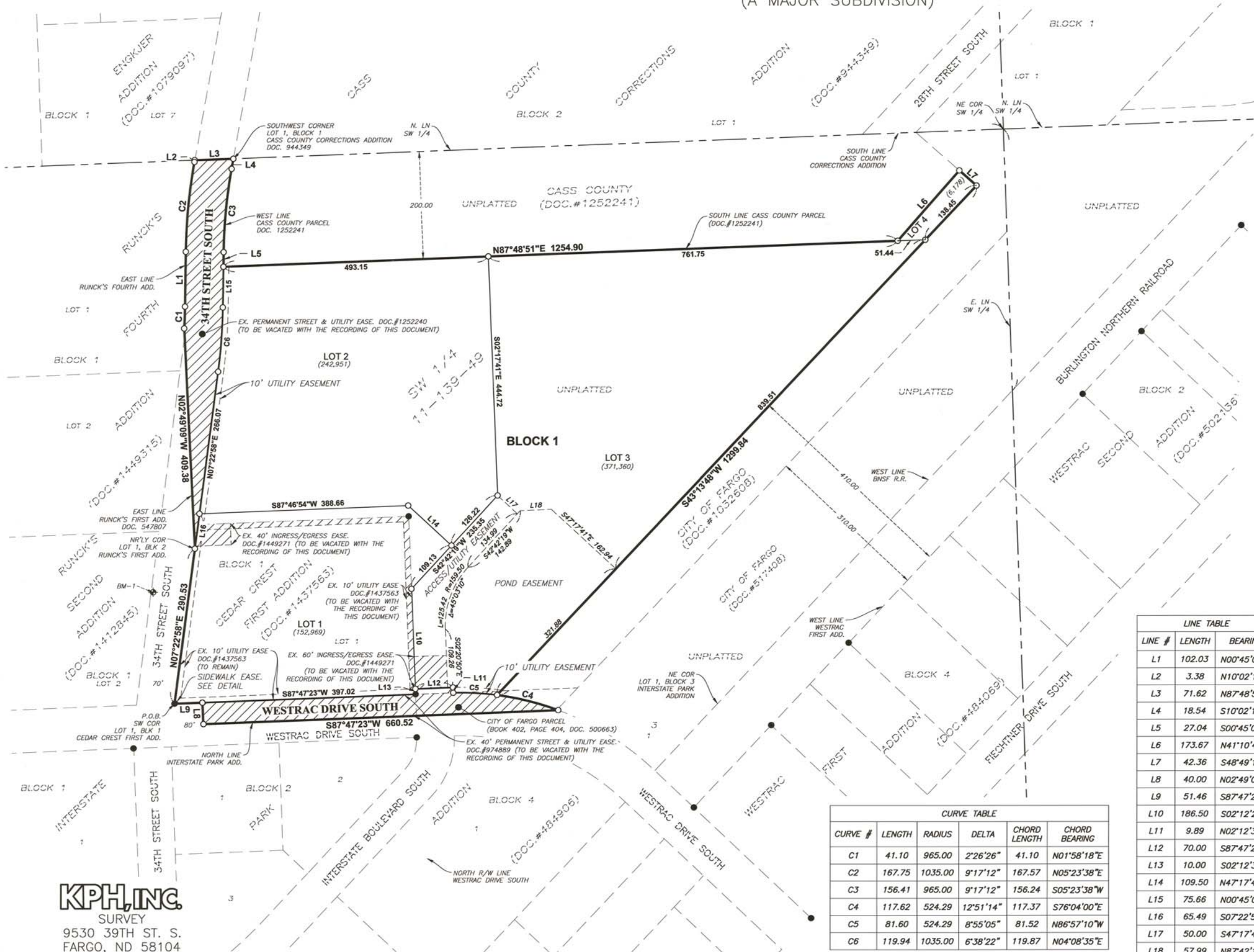
A copy of the plat is attached.

RECOMMENDED MOTION:

To authorize the Cass County Commission chair to sign the Westrac Third Addition subdivision plat in order to take ownership of Lot 4, Block 1 of that subdivision for Cass County.

WESTRAC THIRD ADDITION

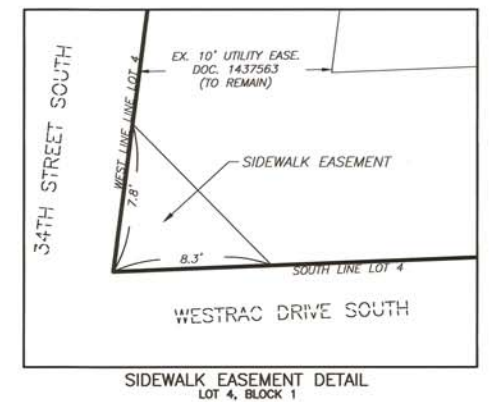
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOT 1, BLOCK 1 OF CEDAR CREST FIRST ADDITION TO THE CITY OF FARGO, AND A PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA
 AND A VACATION OF STREET, UTILITY, AND INGRESS/EGRESS EASEMENTS LYING AND BEING WITH THE BOUNDARY OF THE PLAT AS DESCRIBED HEREIN
 (A MAJOR SUBDIVISION)



LEGEND

- SET MONUMENT (5/8" REBAR CAPPED LS-27292)
- FOUND MONUMENT (5,000)
- PLAT LOT AREAS IN SQUARE FEET
- EXISTING PROPERTY LINE
- UNDERLYING LOT LINES
- EXISTING EASEMENT LINE
- PLAT OVERALL BOUNDARY
- NEW BLOCK LINES
- NEW LOT LINES
- NEW EASEMENT LINE
- 899 --- EXISTING GROUND CONTOUR
- NEGATIVE ACCESS EASEMENT
- EXISTING EASEMENTS TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT

- NOTES**
- BEARINGS ARE BASED UPON CITY OF FARGO GROUND CONTROL SYSTEM AND GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.



LINE TABLE

LINE #	LENGTH	BEARING
L1	102.03	N00°45'03"E
L2	3.38	N10°02'13"E
L3	71.62	N87°48'51"E
L4	18.54	S10°02'13"W
L5	27.04	S00°45'03"W
L6	173.67	N41°10'41"E
L7	42.36	S48°49'19"E
L8	40.00	N02°49'09"W
L9	51.46	S87°47'23"W
L10	186.50	S02°12'21"E
L11	9.89	N02°12'37"W
L12	70.00	S87°47'23"W
L13	10.00	S02°12'37"E
L14	109.50	N47°17'41"W
L15	75.66	N00°45'03"E
L16	65.49	S07°22'58"W
L17	50.00	S47°17'41"E
L18	57.99	N87°42'19"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	41.10	965.00	2°26'26"	41.10	N01°58'18"E
C2	167.75	1035.00	9°17'12"	167.57	N05°23'38"E
C3	156.41	965.00	9°17'12"	156.24	S05°23'38"W
C4	117.62	524.29	12°51'14"	117.37	S76°04'00"E
C5	81.60	524.29	8°55'05"	81.52	N86°57'10"W
C6	119.94	1035.00	6°38'22"	119.87	N04°08'35"E

KPH, INC.
 SURVEY
 9530 39TH ST. S.
 FARGO, ND 58104
 701-499-7979