



MEMORANDUM

Highway Department

Jason, Benson, P.E.
County Engineer

Tomas B. Soucy, P.E.
Deputy County Engineer

Blaine Laaveg
Superintendent

TO: Cass County Board of Commissioners
FROM: Grace Puppe, Cass County Planner
DATE: July 25, 2022
SUBJECT: Consent Agenda Topic for the August 1, 2022
Commission Meeting: Nudell Subdivision
Application

The Cass County Planning Commission reviewed the application of the proposed subdivision located in Hill Township, Section 33 at a Public Hearing on June 23, 2022. The intended purpose of the subdivision is to split the land for son's house.

The Planning Commission is recommending approval of the proposed plat entitlement request and Hill Township has verified that they do not have township zoning requirements. Therefore, the Planning Commission recommendation is forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION:

To accept the findings and recommendations of the Planning Commission and staff and recommend approval of the Final Plat, 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.



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW ¼ of Section 33, Township 139 North, Range 55 West		
Title:	Nudell Subdivision	Date:	06-10-2022
		Update:	06-23-2022
Location:	SW ¼ of Section 33, Township 139 North, Range 55 West (Hill Township)	Staff Contact:	Grace Puppe
Parcel Number:	46-0000-07045-000	Water District:	Maple River Water District
Owner(s)/Applicant:	Ronald Nudell	Engineer/Surveyor:	KLJ
Status:	Planning Commission Hearing: June 23, 2022 County Commission Meeting: July 5, 2022		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Nudell Subdivision** to plat a one (1) Lot subdivision of approximately 5 acres. According to the applicant, the subdivision is requested to split the land for son's house.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 42nd St SE for road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for wastewater treatment.

Agency Comments	
County Engineer	Build lowest opening to the house several feet above the natural ground elevation. Only concern is that the driveway will pass over the field drainage swale, please ensure that a properly sized culvert is placed under the driveway.
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	Sprint is clear.
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 this location could be supplied from a main located approximately 3700 feet to the east. To date no application for service has been made.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	No issues with the proposed subdivision.
Township Chairman	No issues with the proposed subdivision.
The City of Fargo	No comment.
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 west, north and east. Township road 42nd St SE borders the south 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.

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 with the variance request 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. Plat Document
3. Deed Restriction

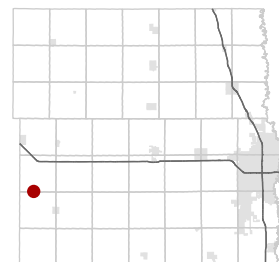
Minor Subdivision

Nudell Subdivision

Hill Twp, Section 33 - Township 139 North - Range 55 West



Cass County Planning Commission
June 23, 2022



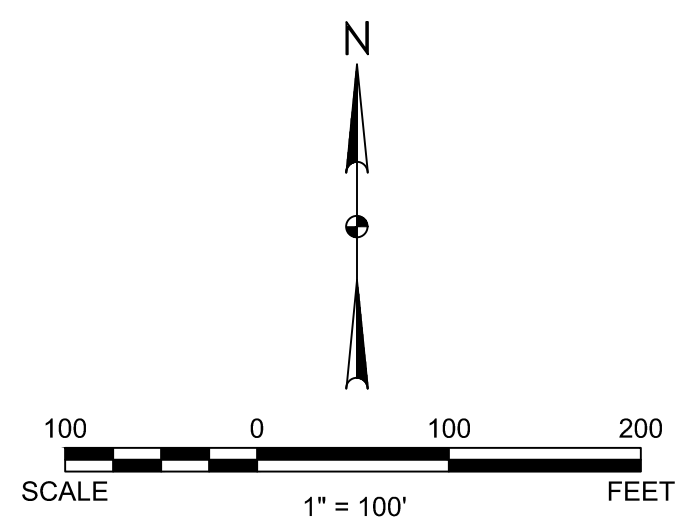
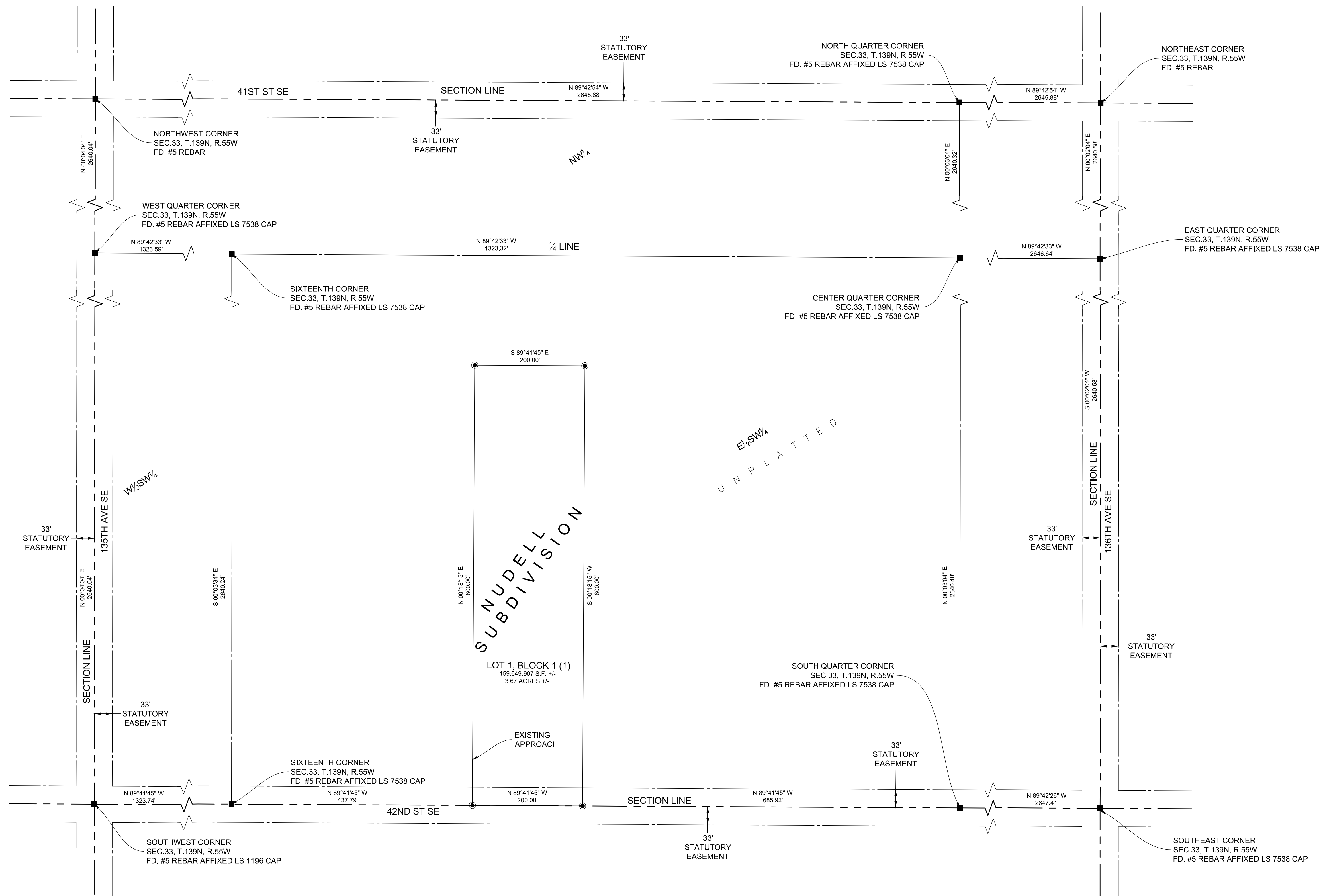
Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



NUDELL SUBDIVISION

(A MINOR SUBDIVISION)

IN THE EAST HALF OF THE SOUTHWEST QUARTER (E¹/₂SW¹/₄) OF SECTION 33, TOWNSHIP 139 NORTH, RANGE 55 WEST, FIFTH PRINCIPAL MERIDIAN, HILL TOWNSHIP, CASS COUNTY, NORTH DAKOTA



DRAWING COMPLETED: 6-15-22
REVISED DATE: ??-??-22

FLOOD PLAIN STATEMENT:
THERE ARE NO PUBLISHED FEMA FLOOD PLAIN MAPS FOR HILL TOWNSHIP, CASS COUNTY, NORTH DAKOTA.

ENGINEER:
KLJ
1010 4TH AVE SW
VALLEY CITY, ND 58072

CLIENT:
RON NUDELL
PO BOX 65
BUFFALO, ND 58011

NOTE:
A LOCAL SITE, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENT RESTRICTIONS OR RESERVATIONS, EITHER EXISTING OR RECORD.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

LEGEND

- FOUND MONUMENT - AS DESCRIBED
- SET #5X18" REBAR W/BPC LS 8441

PRELIMINARY

DEED RESTRICTION

Pursuant to Section 309 of the Cass County Subdivision Ordinance, this **DEED RESTRICTION** is entered into this 31 day of MAY, 2022, by

Owner(s): RONALD NUDELL

1. PURPOSE

The owner recognizes the following agreement is set forth to encourage orderly and economically-feasible growth, prevent new developments from creating economic strains on county residents, protect the county's valuable farmland and agricultural traditions and promote development that will more easily convert to an urban environment and implement the goals and objectives established by the most current Cass County Comprehensive Plan. The following agreement will promote small, truly rural developments that will mesh more easily with existing agricultural land and activities and will encourage larger urban style subdivisions to develop in the urban fringe and other areas with supportive infrastructure. Developments built beyond the density restriction will be constructed with full supportive urban infrastructure, ensuring developments that will more easily transition into an urban development upon annexation without extensive and costly infrastructure upgrades.

2. AGREEMENT

WHEREAS, for the granting of the division described herein pursuant to Section 309 of the Cass County Subdivision Ordinance, acknowledged herein as good and valuable consideration, the Owner(s) consent and agree to the filing of this **DEED RESTRICTION**, and understand that its effect will be to limit any further residences, divisions, or nonagricultural development on the restricted parcel described herein, except as may be permitted by Section 309.02 of the Cass County Subdivision Ordinance and any amendment thereto:

- A. This **DEED RESTRICTION** shall terminate at such time the deed restricted parcel is completely within the extraterritorial (ET) boundaries of an incorporated city of Cass County;
- B. This **DEED RESTRICTION** shall terminate at such time the restricted parcel is completely annexed by an incorporated city of Cass County; or
- C. Any further subdivision of the restricted parcel will conform to full urban design standards and the strictest requirements outlined within Article VI of the Cass County Subdivision Ordinance, including, but not limited: paved roads with curb and gutter, a paved access road, municipal

sewer system, public water supply system with functioning fire hydrants, storm water facilities, street lights, street trees, street signs, sidewalks, bike paths, and park dedications.

WHEREAS, this **DEED RESTRICTION** shall run with the land in perpetuity and be binding on all owners, successors, heirs, assigns, lessees, users, or parties having or acquiring any right, title, or interest in the restricted parcel herein described or any part thereof.

WHEREAS, the restricted parcel described herein meets the criteria established in Section 308 of the Cass County Subdivision Ordinance.

WHEREAS, this **DEED RESTRICTION** shall expire at such time any of the exceptions under Section 309.02 of the Cass County Subdivision Ordinance, and any amendment thereto, apply to the restricted parcel described herein. Upon the written request of any interested party, the Cass County Engineer is authorized to record an instrument with the Cass County Recorder, which declares such an exception applies to the restricted parcel described herein and the **DEED RESTRICTION** is expired.

3. VIOLATION OF DEED RESTRICTION

In the event of a violation of this **DEED RESTRICTION**, the penalties and remedies provided under Section 906 (Penalties and Violations) of the Cass County Subdivision Ordinance and North Dakota law shall apply.

4. LEGAL DESCRIPTION OF THE RESTRICTED PARCEL

SE 1/4 of the SW 1/4 of section 33-139-55
less Nudell subdivision

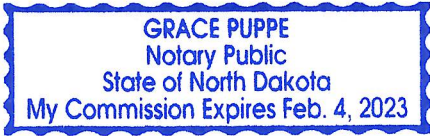
IN WITNESS of the restrictions, the Owner(s) have caused this DEED RESTRICTION to be executed effective as of:

Ronald Nudell
Owner(s) Signature

5/31/2022
Date

State of North Dakota)
) ss
County of Cass)

On this 31 day of May, 2022, before me, a notary public within and for said county and state, personally appeared Ronald Nudell, known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same.



G Puppe
Notary Public

The foregoing instrument was acknowledged before me, this _____ day of _____, 20__, by Jason Benson, County Engineer.

County Engineer Signature

Date

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20__, before me, a notary public within and for said county and state, personally appeared Jason Benson, County Engineer, known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public



MEMORANDUM

Highway Department

Jason, Benson, P.E.
County Engineer

Tomas B. Soucy, P.E.
Deputy County Engineer

Blaine Laaveg
Superintendent

TO: Cass County Board of Commissioners
FROM: Grace Puppe, Cass County Planner
DATE: July 25, 2022
SUBJECT: Consent Agenda Topic for the August 1, 2022
Commission Meeting: McPherson Subdivision
Application

The Cass County Planning Commission reviewed the application of the proposed subdivision located in Page Township, Section 35 at a Public Hearing on May 26, 2022. The intended purpose of the subdivision is to break out a tract of land with an existing house on it, form a quarter section to a residential lot.

The Planning Commission is recommending approval of the proposed plat entitlement request and Page Township has verified that they do not have township zoning requirements. Therefore, the Planning Commission recommendation is forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION:

To accept the findings and recommendations of the Planning Commission and staff and recommend approval of the Final Plat, 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.



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW ¼ of Section 35, Township 143 North, Range 54 West		
Title:	McPherson Subdivision	Date:	05-10-2022
		Update:	05-27-2022
Location:	SW ¼ of Section 35, Township 143 North, Range 54 West (Page Township)	Staff Contact:	Grace Puppe
Parcel Number:	56-0000-10047-000	Water District:	North Cass Water Resource District
Owner(s)/Applicant:	George Hagen/ Tyler McPherson	Engineer/Surveyor:	KLJ
Status:	County Commission Hearing: June 6, 2022		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **McPherson Subdivision** to plat a one (1) Lot subdivision of approximately 4.59 acres. According to the applicant, the subdivision is requested to break out a tract of land with an existing house on it, from a quarter section to a residential lot.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing 18th St SE (County Road 26) road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for wastewater treatment.

Agency Comments	
County Engineer	Any future house on the lot is recommended to be built to the height of the existing home or higher.
Water Resource District	No Comment
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	Clear
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	Currently provides water service to this property.
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	This subdivision meets the requirements of Page Township.
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 east. 18th St SE (County Road 26) borders the south of the property and township road 142nd Ave SE borders the west.

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.

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 with the variance request 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. Plat Document
3. Deed Restriction

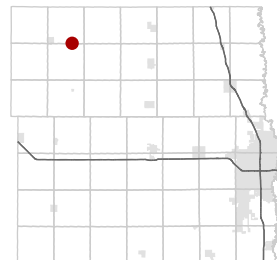
Minor Subdivision

McPherson Subdivision

Page Twp, Section 35 - Township 143 North - Range 54 West



Cass County Planning Commission
May 26, 2022



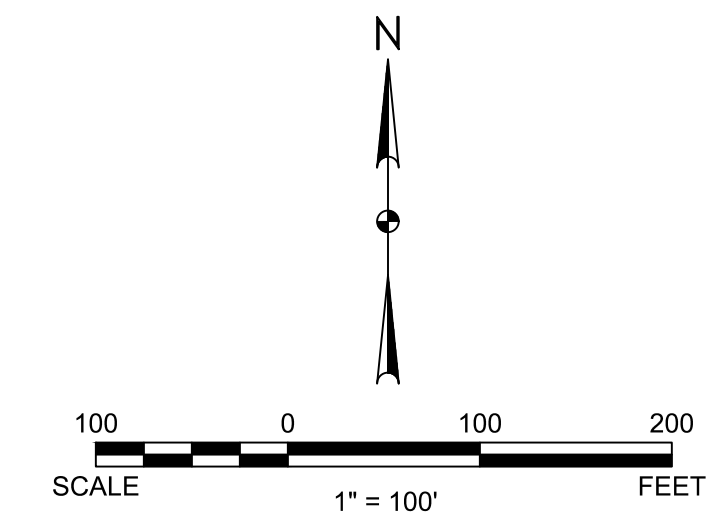
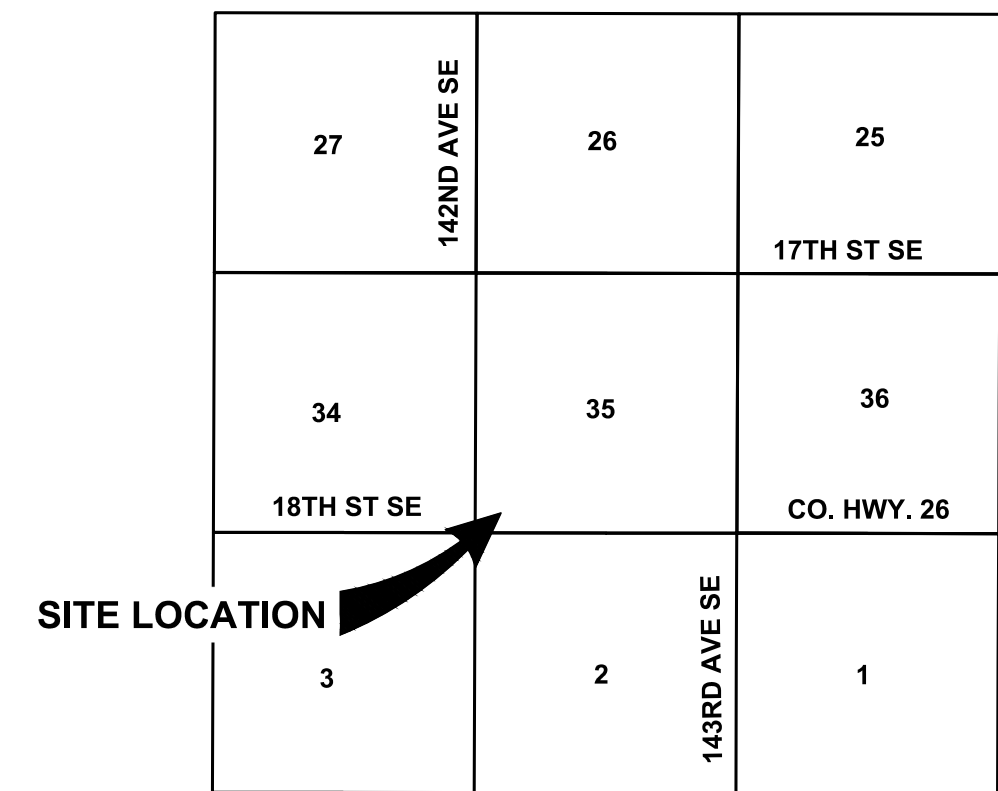
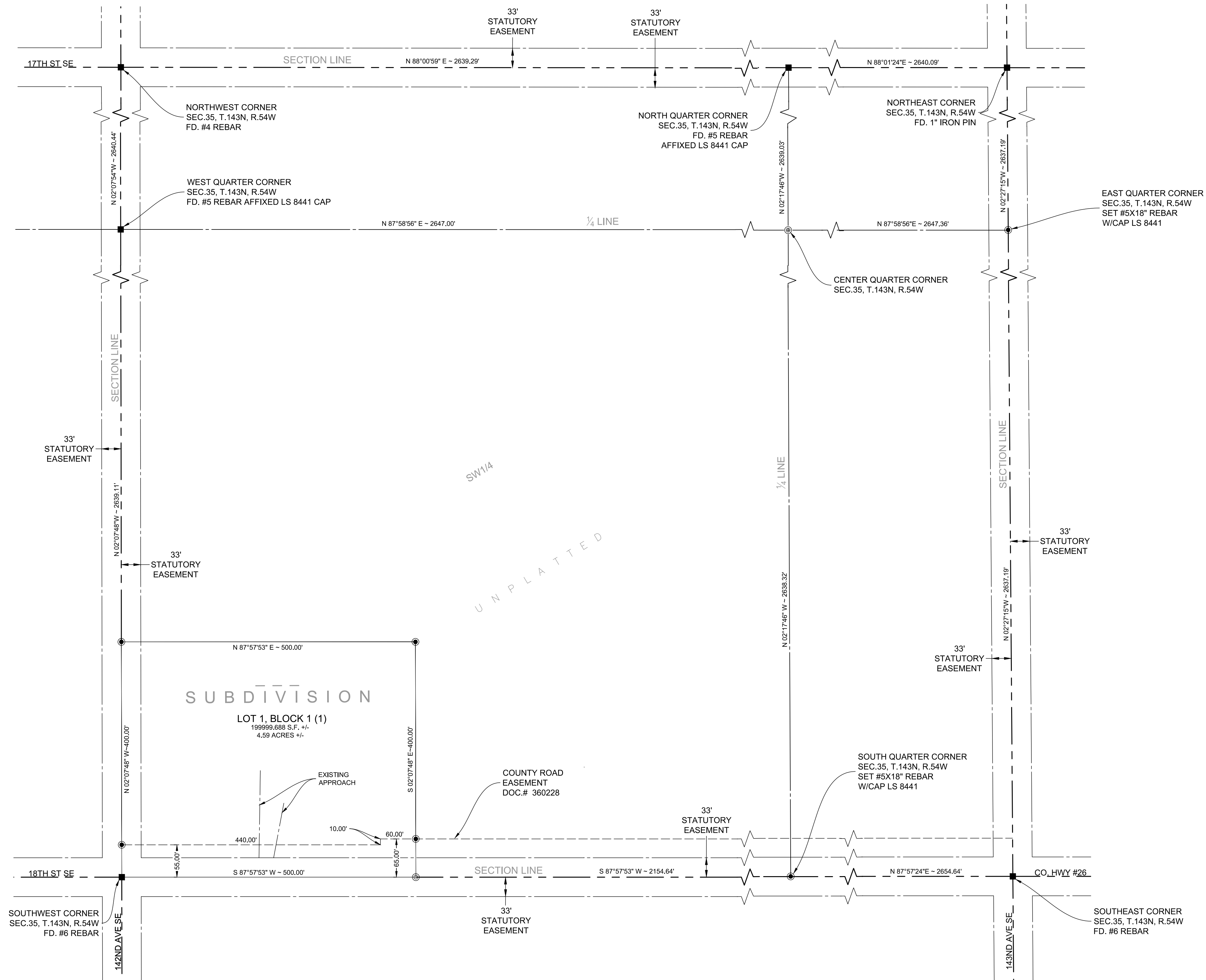
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SUBDIVISION

(A MINOR SUBDIVISION)

IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST, FIFTH PRINCIPAL MERIDIAN, PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA



DRAWING COMPLETED: APRIL 2022
REVISED DATE: -

FLOOD PLAIN STATEMENT:
THERE ARE NO PUBLISHED FEMA FLOOD PLAIN MAPS FOR PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA.

ENGINEER: KLJ
1010 4TH AVE SW
VALLEY CITY, ND 58072

CLIENT: TYLER MCPHERSON
14205 18TH ST SE
PAGE, ND 58064

NOTE:
SURVEY IS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD83 (2011), SOUTH ZONE, CASS COUNTY GROUND DISTANCES.

USE CONVERSION FACTOR OF 0.9998875 TO CONVERT GROUND DISTANCES TO GRID DISTANCES.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENT RESTRICTIONS OR RESERVATIONS, EITHER EXISTING OR RECORD.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

LEGEND

- FOUND MONUMENT - AS DESCRIBED
- SET #5X18" REBAR W/BPC LS 8441
- CALCULATED POINT

PRELIMINARY RESULTS



SUBDIVISION

(A MINOR SUBDIVISION)

IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST, FIFTH PRINCIPAL MERIDIAN, PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA

DEED RESTRICTION

PURSUANT TO SECTION 309 OF THE CASS COUNTY SUBDIVISION ORDINANCE, THIS DEED RESTRICTION IS ENTERED INTO THIS DAY OF _____, 2022. BY

OWNER (S):

1. PURPOSE

THE OWNER RECOGNIZES THE FOLLOWING AGREEMENT IS SET FORTH TO ENCOURAGE ORDERLY AND ECONOMICALLY-FEASIBLE GROWTH, PREVENT NEW DEVELOPMENTS FROM CREATING ECONOMIC STRAINS ON COUNTY RESIDENTS, PROTECT THE COUNTY'S VALUABLE FARMLAND AND AGRICULTURAL TRADITIONS AND PROMOTE DEVELOPMENT THAT WILL MORE EASILY CONVERT TO AN URBAN ENVIRONMENT AND IMPLEMENT THE GOALS AND OBJECTIVES ESTABLISHED BY THE MOST CURRENT CASS COUNTY COMPREHENSIVE PLAN. THE FOLLOWING AGREEMENT WILL PROMOTE SMALL, TRULY RURAL DEVELOPMENTS THAT WILL MESH MORE EASILY WITH EXISTING AGRICULTURAL LAND AND ACTIVITIES AND WILL ENCOURAGE LARGER URBAN STYLE SUBDIVISIONS TO DEVELOP IN THE URBAN FRINGE AND OTHER AREAS WITH SUPPORTIVE INFRASTRUCTURE. DEVELOPMENTS BUILT BEYOND THE DENSITY RESTRICTION WILL BE CONSTRUCTED WITH FULL SUPPORTIVE URBAN INFRASTRUCTURE, ENSURING DEVELOPMENTS THAT WILL MORE EASILY TRANSITION INTO AN URBAN DEVELOPMENT UPON ANNEXATION WITHOUT EXTENSIVE AND COSTLY INFRASTRUCTURE UPGRADES.

2. AGREEMENT

WHEREAS, FOR THE GRANTING OF THE DIVISION DESCRIBED HEREIN PURSUANT TO SECTION 309 OF THE CASS COUNTY SUBDIVISION ORDINANCE, ACKNOWLEDGED HEREIN AS GOOD AND VALUABLE CONSIDERATION, THE OWNER(S) CONSENT AND AGREE TO THE FILING OF THIS DEED RESTRICTION, AND UNDERSTAND THAT ITS EFFECT WILL BE TO LIMIT ANY FURTHER RESIDENCES, DIVISIONS, OR NONAGRICULTURAL DEVELOPMENT ON THE RESTRICTED PARCEL DESCRIBED HEREIN, EXCEPT AS MAY BE PERMITTED BY SECTION 309.02 OF THE CASS COUNTY SUBDIVISION ORDINANCE AND ANY AMENDMENT THERETO:

- A. THIS DEED RESTRICTION SHALL TERMINATE AT SUCH TIME THE DEED RESTRICTED PARCEL IS COMPLETELY WITHIN THE EXTRATERRITORIAL (ET) BOUNDARIES OF AN INCORPORATED CITY OF CASS COUNTY;
B. THIS DEED RESTRICTION SHALL TERMINATE AT SUCH TIME THE RESTRICTED PARCEL IS COMPLETELY ANNEXED BY AN INCORPORATED CITY OF CASS COUNTY; OR
C. ANY FURTHER SUBDIVISION OF THE RESTRICTED PARCEL WILL CONFORM TO FULL URBAN DESIGN STANDARDS AND THE STRICTEST REQUIREMENTS OUTLINED WITHIN ARTICLE VI OF THE CASS COUNTY SUBDIVISION ORDINANCE, INCLUDING, BUT NOT LIMITED: PAVED ROADS WITH CURB AND GUTTER, A PAVED ACCESS ROAD, MUNICIPAL SEWER SYSTEM, PUBLIC WATER SUPPLY SYSTEM WITH FUNCTIONING FIRE HYDRANTS, STORM WATER FACILITIES, STREET LIGHTS, STREET TREES, STREET SIGNS, SIDEWALKS, BIKE PATHS, AND PARK DEDICATIONS.

WHEREAS, THIS DEED RESTRICTION SHALL RUN WITH THE LAND IN PERPETUITY AND BE BINDING ON ALL OWNERS, SUCCESSORS, HEIRS, ASSIGNS, LESSEES, USERS, OR PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE RESTRICTED PARCEL HEREIN DESCRIBED OR ANY PART THEREOF.

WHEREAS, THE RESTRICTED PARCEL DESCRIBED HEREIN MEETS THE CRITERIA ESTABLISHED IN SECTION 308 OF THE CASS COUNTY SUBDIVISION ORDINANCE.

WHEREAS, THIS DEED RESTRICTION SHALL EXPIRE AT SUCH TIME ANY OF THE EXCEPTIONS UNDER SECTION 309.02 OF THE CASS COUNTY SUBDIVISION ORDINANCE, AND ANY AMENDMENT THERETO, APPLY TO THE RESTRICTED PARCEL DESCRIBED HEREIN. UPON THE WRITTEN REQUEST OF ANY INTERESTED PARTY, THE CASS COUNTY ENGINEER IS AUTHORIZED TO RECORD AN INSTRUMENT WITH THE CASS COUNTY RECORDER, WHICH DECLARES SUCH AN EXCEPTION APPLIES TO THE RESTRICTED PARCEL DESCRIBED HEREIN AND THE DEED RESTRICTION IS EXPIRED.

3. VIOLATION OF DEED RESTRICTION

IN THE EVENT OF A VIOLATION OF THIS DEED RESTRICTION, THE PENALTIES AND REMEDIES PROVIDED UNDER SECTION 906 (PENALTIES AND VIOLATIONS) OF THE CASS COUNTY SUBDIVISION ORDINANCE AND NORTH DAKOTA LAW SHALL APPLY.

4. LEGAL DESCRIPTION OF THE RESTRICTED PARCEL

LOT 1, BLOCK 1, SUBDIVISION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4), SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE N02°07'48"W ALONG THE WEST BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 400.00; THENCE N87°57'53"E A DISTANCE OF 500.00 FEET; THENCE S02°07'48"E A DISTANCE OF 400.00 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE S87°57'53"W ALONG SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.59 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS EITHER EXISTING OR OF RECORD.

IN WITNESS OF RESTRICTIONS, THE OWNER(S) HAVE CAUSED THIS DEED RESTRICTION TO BE EXECUTED EFFECTIVE AS OF:

OWNER (S):

GEORGE ALLAN HAGEN, JR. TRUSTEE LANDOWNER

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF 2022. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC CASS COUNTY, NORTH DAKOTA

PARENT TRACT

THE SW 1/4 OF SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA.

SAID TRACT CONTAINS 6994720.110 SQUARE FEET, OR 160.577 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

LOT 1, BLOCK 1, SUBDIVISION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4), SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE N02°07'48"W ALONG THE WEST BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 400.00; THENCE N87°57'53"E A DISTANCE OF 500.00 FEET; THENCE S02°07'48"E A DISTANCE OF 400.00 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE S87°57'53"W ALONG SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.59 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS EITHER EXISTING OR OF RECORD.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, GEORGE ALLAN HAGEN JR., WHOSE ADDRESS IS 4275 S. LAS VILLAWAY, GOLD CANYON, AZ 85118, IS THE OWNER OF A TRACT OF LAND LOCATED IN PART OF THE SW 1/4 OF SECTION 35, TOWNSHIP 143 NORTH, RANGE 54 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS " SUBDIVISION" LISTED ABOVE:

GEORGE ALLAN HAGEN, JR. TRUSTEE LANDOWNER

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF 2022. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING PROPRIETOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC CASS COUNTY, NORTH DAKOTA

SURVEYOR'S CERTIFICATE

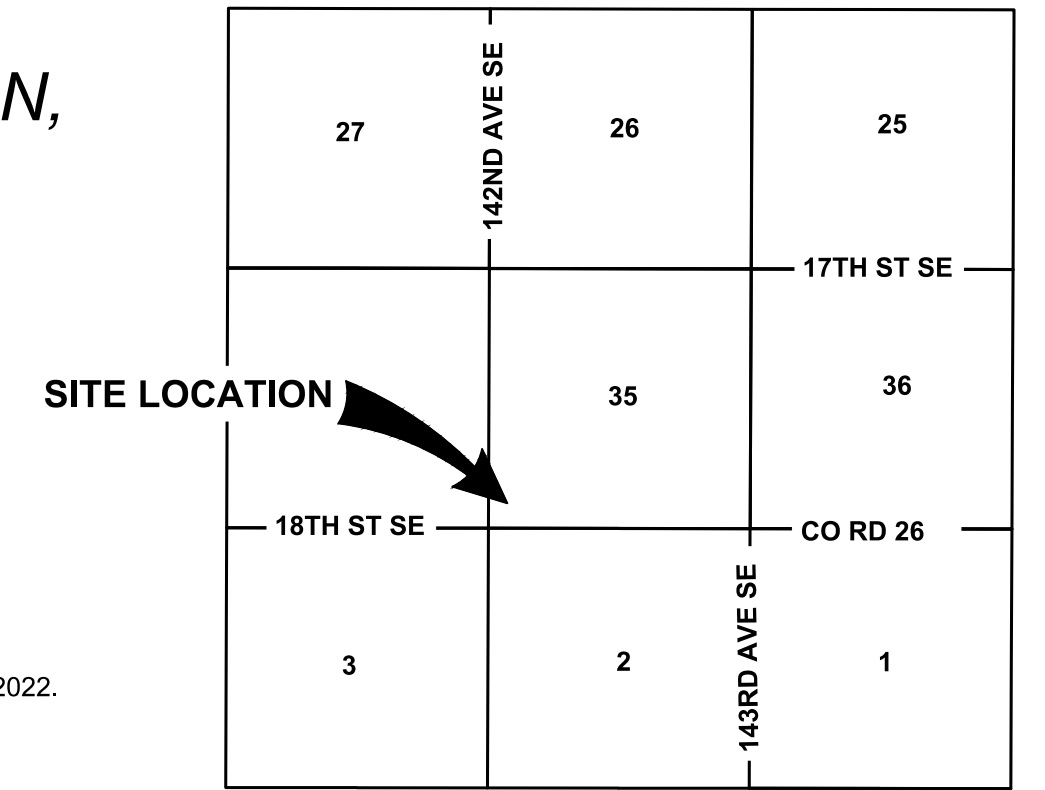
I, FELIX LIEBOLD, REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY OF SAID SUBDIVISION; THAT THE DISTANCES SHOWN ON SAID PLAT ARE CORRECT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN LOCATED OR PLACED IN THE GROUND AS SHOWN.

DATE THIS DAY OF 2022.

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF 2022. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, KNOWN TO ME TO BE THE SAME PERSON WHO IS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, WHO EXECUTED THE SAME AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

NOTARY PUBLIC



VICINITY MAP NO SCALE

CASS COUNTY ENGINEER:

REVIEWED BY THE CASS COUNTY ENGINEER, ON THIS DAY OF 2022.

JASON BENSON, CASS COUNTY ENGINEER

ATTEST: SECRETARY

CASS COUNTY PLANNING COMMISSION:

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION, ON THIS DAY OF 2022.

KEN LOUGHEED, CHAIRMAN

ATTEST: SECRETARY

PAGE TOWNSHIP:

REVIEWED BY PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA, ON THIS DAY OF 2022.

JUSTIN DAHL, CHAIRMAN

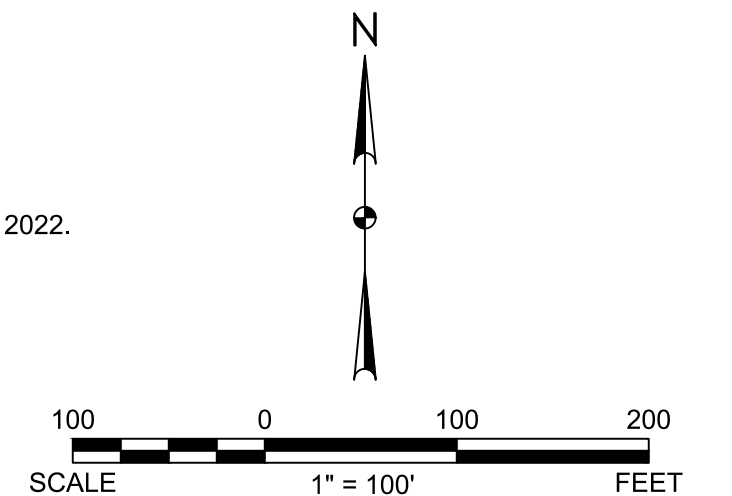
ATTEST: CLERK

CASS COUNTY BOARD OF COMMISSIONERS' APPROVAL

APPROVED BY CASS COUNTY, NORTH DAKOTA, ON THIS DAY OF 2022.

CHAD PETERSON, CHAIRWOMAN

ATTEST: MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR



DRAWING COMPLETED: APRIL 2022 REVISED DATE: -

FLOOD PLAIN STATEMENT:

THERE ARE NO PUBLISHED FEMA FLOOD PLAIN MAPS FOR PAGE TOWNSHIP, CASS COUNTY, NORTH DAKOTA.

ENGINEER:

KLJ 1010 4TH AVE SW VALLEY CITY, ND 58072

CLIENT:

TYLER McPHERSON 14205 18TH ST SE PAGE, ND 58064

NOTE:

SURVEY IS BASED ON NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD83 (2011), SOUTH ZONE, CASS COUNTY GROUND DISTANCES.

USE CONVERSION FACTOR OF 0.9998875 TO CONVERT GROUND DISTANCES TO GRID DISTANCES.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENT RESTRICTIONS OR RESERVATIONS, EITHER EXISTING OR RECORD.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

PRELIMINARY RESULTS

