



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: September 26, 2022
SUBJECT: Agenda Topic for the October 5, 2022
Commission Meeting: Groucho's Corner
Subdivision Application

The Cass County Planning Commission reviewed the application of the proposed subdivision located in Durbin Township, Section 14 at a Public Hearing on September 22, 2022. The intended purpose of the subdivision is to split the existing pastureland off from the ag land and add it to the existing farmstead.

The farmstead has been on the existing lot since 1980s. Platting of this subdivision would include the platting of an existing unplatted parcel. The pastureland will be added to the existing farmstead and platted as one larger lot.

Upon roll call vote with all in favor, motion carried to approve the variance from the deed restriction requirement by the Planning Commission.

The Planning Commission is recommending approval of the proposed plat entitlement request and Durbin 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 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.



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the NW ¼ of Section 14, Township 139 North, Range 51 West		
Title:	Groucho's Corner Subdivision	Date:	09-09-2022
		Update:	09-26-2022
Location:	NW ¼ of Section 14, Township 139 North, Range 51 West (Durbin Township)	Staff Contact:	Grace Puppe
Parcel Number:	34-0000-03652-010; 34-0000-03652-020	Water District:	Maple River Water District
Owner(s)/Applicant:	Brenton Hartz	Engineer/Surveyor:	Houston Engineering
Status:	Planning Commission Hearing: September 22, 2022 County Commission Hearing: October 5, 2022		

Existing Land Use	Proposed Land Use
Pasture	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Groucho's Corner Subdivision** to plat a one (1) Lot subdivision of approximately 17.89 acres. According to the applicant, the subdivision is requested to split the existing pastureland off from the ag land and add it to the farmstead.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing 38th St SE road access, ditches for storm sewer conveyance, public water, and on-site septic systems for wastewater treatment.

Agency Comments	
County Engineer	This appears to be an existing farmstead with the buildings out of the 100 yr floodplain. Ensure any new structures be constructed 2.35' above the proposed Western Cass FIS.
Water Resource District	No comments.
Cass County Electric Cooperative	CCEC has an existing overhead line serving the existing farmstead.
Century Link	No comments were received prior to publishing the staff report.
Sprint	Sprint is clear on this location.
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	This location currently has rural water service.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	The department has no issues with this subdivision as proposed.
Township Chairman	No issues with the proposed subdivision.
The City of Fargo	This location is outside of Fargo’s city limits and ETJ. We have 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, east and south. Township road 38th St SE borders the north of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently located in Special Hazard Flood Area Zone A. In addition, wetlands are present on the existing pastureland.

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.

Planning Commission Comments

This farmstead has been on the existing lot since 1980s. Platting of this subdivision would include the platting of an existing unplatted parcel. The pastureland will be added to the existing farmstead and platted as one larger lot.

Upon a roll call vote with all in favor, motion carried to approve the variance from the deed restriction requirement.

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. Variance Request

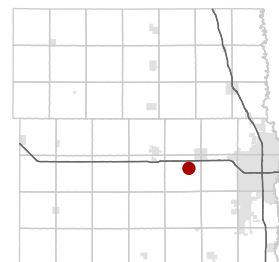
Minor Subdivision

Groucho's Corner Subdivision

Durbin Twp, Section 14 - Township 139 North - Range 51 West



Cass County Planning Commission
September 22, 2022

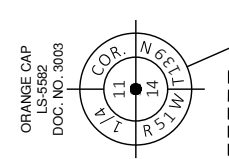


Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



GROUCHO'S CORNER SUBDIVISION

BEING A PLAT OF PART OF THE NW 1/4
SEC. 14, T. 139 N., R. 51 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

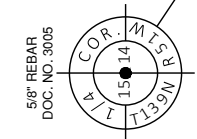
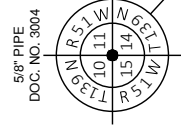
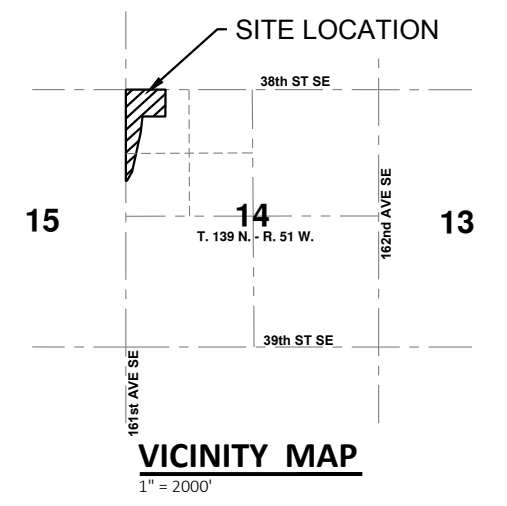
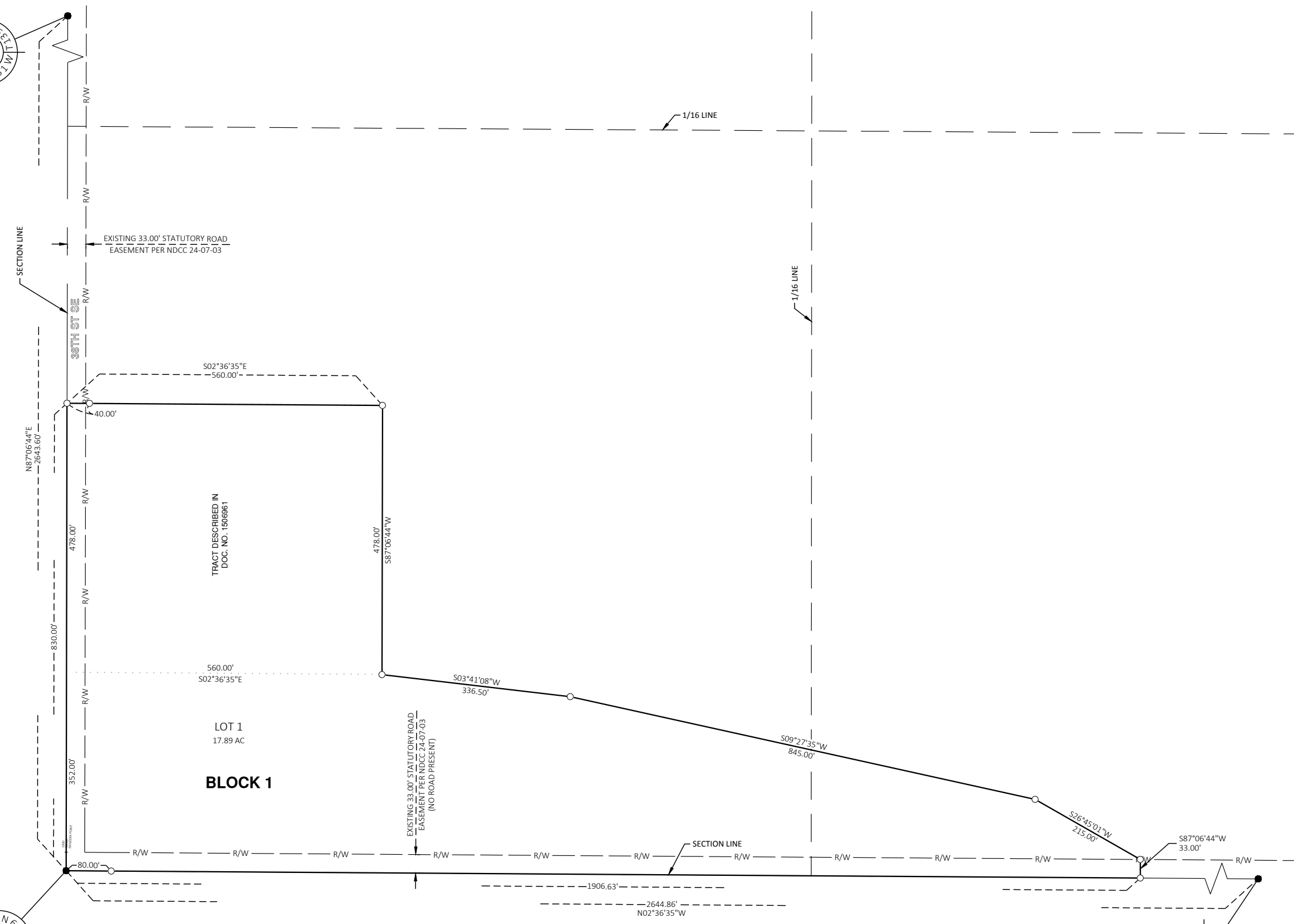


LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
VEGETATIVE BUFFER ZONE	VBS
MINIMAL DISTURBANCE ZONE SETBACK	MDZS
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	- - - - -
EXISTING RIGHT OF WAY LINE	— R/W —
OVERHEAD ELEC. POWER LINE	— OHP —
SETBACK LINE	—————

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

MEASURED DISTANCES SHOWN ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR OF 1.000125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.



H:\NBA\11100\11176\11176_0001\CAD\11176-0001_Brent.Hartz.Preliminary Plat.dwg-SHEET 1-8/3/2022 10:38 AM-(dbuchholtz)

GROUCHO'S CORNER SUBDIVISION

BEING A PLAT OF PART OF THE NW 1/4
SEC. 14, T. 139 N., R. 51 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

Know All Persons by these Presents: That Brenton Hartz, is the owner and proprietor of the following described tract of land:

That part of the Northwest Quarter of Section 14, Township 139 North, Range 51 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 87°06'44" East, along the northerly line of said Northwest Quarter, for a distance of 830.00 feet to the northeast corner of a tract of land described in Document No. 1506961, on file at the Cass County Recorder's Office; thence South 02°36'35" East, along the easterly line of a tract described in said Document No. 1506961, for a distance of 560.00 feet; thence South 87°06'44" West, along the southerly line of a tract described in said Document No. 1506961, for a distance of 478.00 feet; thence South 03°41'08" West for a distance of 336.50 feet; thence South 09°27'35" West for a distance of 845.00 feet; thence South 26°45'01" West for a distance of 215.00 feet; thence South 87°06'44" West, parallel with the northerly line of said Northwest Quarter, for a distance of 33.00 feet to a point of intersection with the westerly line of said Northwest Quarter; thence North 02°36'35" West, along the westerly line of said Northwest Quarter, for a distance of 1906.63 feet to the point of beginning.

Said tract contains 17.89 acres, more or less.

And that said party has caused the same to be surveyed and platted as **GROUCHO'S CORNER SUBDIVISION**.

In witness whereof we have set our hands and seals:

Owner:

Brenton Hartz

State of North Dakota)
County of Cass) ss

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

Notary Public: _____

Surveyor's Certificate:

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

Curtis A. Skarphol, Professional Land Surveyor
North Dakota Reg. No. 4723
1401 21st Ave. N.
Fargo, ND 58102
701-237-5065
cskarphol@houstoneng.com

State of North Dakota)
County of Cass) ss

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

Notary Public: _____

Cass County Engineer:

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

Jason Benson, Cass County Engineer

Durbin Township:

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

Keith Gohdes, Chair

Attest: _____
Darin Gross, Clerk

Cass County Planning Commission:

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

Ken Lougheed, Chair

Attest: _____
Secretary

Cass County Board of Commissioners' Approval:

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

Chad Peterson, Chair

Attest: _____
Michael Montplaisir, Cass County Auditor

H:\BNA\11100\11176\11176_0001\CAD\11176-0001 Brent Hartz Preliminary Plat.dwg-SHEET 2-8/3/2022 10:38 AM-(dbuchholtz)



VARIANCE APPLICATION



Cass County Planning Department
 1201 Main Ave W
 West Fargo, ND 58078
 701-298-2375

FOR OFFICE USE ONLY

PC Meeting Date	
PC Meeting Decision	
CC Meeting Date	
CC Meeting Decision	

Please fill out the following information.

PROPERTY OWNER

APPLICANT (IF DIFFERENT THEN OWNER)

Name: BRENTON HARTZ Name: _____
 Address: 16112 38TH ST SE Address: _____
MAPLETON, ND 58059
 Phone: 701-238-8743 Phone: _____
 Email: GAUCHO46@GMAIL.COM Email: _____

SUBJECT PROPERTY

Legal Description: SEC 14 T 139 N R 51 W
 Parcel ID Number: NW 1/4
 Address: 16112 38TH ST SE MAPLETON, ND 58059
 Current Zoning Classification _____

Description of requested variance and applicable conditions/circumstances justifying request
 (continue on separate sheet, if necessary):

VARIANCE FROM DEED RESTRICTION REQUIREMENT
AS IT IS AN EXISTING FARMSTEAD (SINCE 1980)
AND JUST ADDING PASTURE LAND TO IT.

Signature of Applicant

BRENTON HARTZ
 Print Name

8-29-2022
 Date



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: September 26, 2022
SUBJECT: Agenda Topic for the October 5, 2022
Commission Meeting: Matthews Subdivision
Application

The Cass County Planning Commission reviewed the application of the proposed subdivision located in Stanley Township, Section 36 at a Public Hearing on September 22, 2022. The intended purpose of the subdivision is to divide the 40 acres into one 15-acre lot, two 10-acre lots, and one 5-acre lot for residential development.

Three of the four lots have been sold already with a second house moved onto Auditor's lot 7. The subdivision process was known about at the time the first Auditor's lot was created but the Mr. Matthews had chosen to proceed under Stanley Township's zoning authority. One of the major conflicts is that the township allows denser development than the county and who has the jurisdiction to control this type of development.

When the City of Fargo extend their ET area then the deed restriction would be removed at that time.

Upon roll call vote with all in favor, with the exception of Mr. Bertsch voting No, the motion carried to deny the variance from the density requirements set forth by the Subdivision Ordinance#2006-1 which implements the goals of the Cass County Comprehensive Plan. Approval of the variance would set a negative precedent with may open the door to future quests to the Planning Commission thereby negating the goals and objectives set forth by the Comprehensive Plan.

The Planning Commission is recommending denial of the proposed plat entitlement request and Stanley 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 denial of the Final Plat with the variance request, as the proposal does not meet 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 (4 Lot) of a part of the SE ¼ of Section 36, Township 138 North, Range 49 West		
Title:	Matthews Subdivision	Date:	09-09-2022
		Update:	09-26-2022
Location:	SE ¼ of Section 36, Township 138 North, Range 49 West (Stanley Township)	Staff Contact:	Grace Puppe
Parcel Number:	64-0000-03130-020; 64-0000-03130-060; 64-0000-03130-070; 64-0000-03130-080; 64-0000-03130-090; 64-0000-03130-100	Water District:	Southeast Water District
Owner(s)/Applicant:	Bob & Vickie Matthews	Engineer/Surveyor:	Neset Land Surveys
Status:	Planning Commission Hearing: September 22, 2022 County Commission Hearing: October 5, 2022		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Matthews Subdivision** to plat a four (4) Lot subdivision of approximately 40 acres. According to the applicant, the subdivision is requested to divide the 40 acres into one 15-acre lot, two 10-acre lots, and one 5-acre lot for residential development.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an existing University Drive S (County Road 81) road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for wastewater treatment.

Agency Comments	
County Engineer	Much of this land falls into the current 100 year Red River FIS. Ensure any structures are built 2.5' above the 100 year elevation in accordance with Cass County Flood Damage Prevention Ordinance #1998-2. Concern with four lots on forty acres with no apparent land for deed restriction for the remainder of 160 acres. Need site grading plan for what will be constructed on these four lots to ensure adequate site drainage and that new roads and drainage will cause access issues or impacts from flooding. Ensure access road (Bob Matthews Drive) is built

1' above the 100 year base flood elevation in accordance with Cass County Flood Damage Prevention Ordinance #1998-2. Use of existing access off of Cass 81 appears to be reasonable, but a new access permit needs to be submitted.

Water Resource District	No comments.
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 has a fiber cable that is on the west side of HWY 81 in the ROW.
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	Provisions for water service to this subdivision are in place.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	The department has no issues with this subdivision as proposed.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	No comments.
The City of West Fargo	No comments were received prior to publishing the staff report.
Public Comment	The proposed Matthews Subdivision is located in Section 36 of Stanley Township. This location is outside of Fargo's city limits and extra-territorial jurisdiction (ETJ). We have no comment.

Staff Analysis

Land Use and Surrounding Uses

The subject property is bound by agricultural production land on the north, west and south with Township road 174th Ave SE to the east of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is located in Special Hazard Flood Area Zone AE. 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.

Planning Commission Comments

Three of the four lots have been sold already with a second house moved onto Auditor's lot 7. The subdivision process was known about at the time the first Auditor's lot was created but the Mr. Matthews had chosen to

proceed under Stanley Township’s zoning authority. One of the major conflicts is that the township allows denser development than the county and who has the jurisdiction to control this type of development.

When the City of Fargo extend their ET area then the deed restriction would be removed at that time.

Upon roll call vote with all in favor, with the exception of Mr. Bertsch voting No, the motion carried to deny the variance from the density requirements set forth by the Subdivision Ordinance#2006-1 which implements the goals of the Cass County Comprehensive Plan. Approval of the variance would set a negative precedent with may open the door to future quests to the Planning Commission thereby negating the goals and objectives set forth by the Comprehensive Plan.

Staff Recommendation

To accept the findings and recommendations of staff and recommend denial to the County Commission of the subdivision application with the variance request as the proposal does not meet 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.

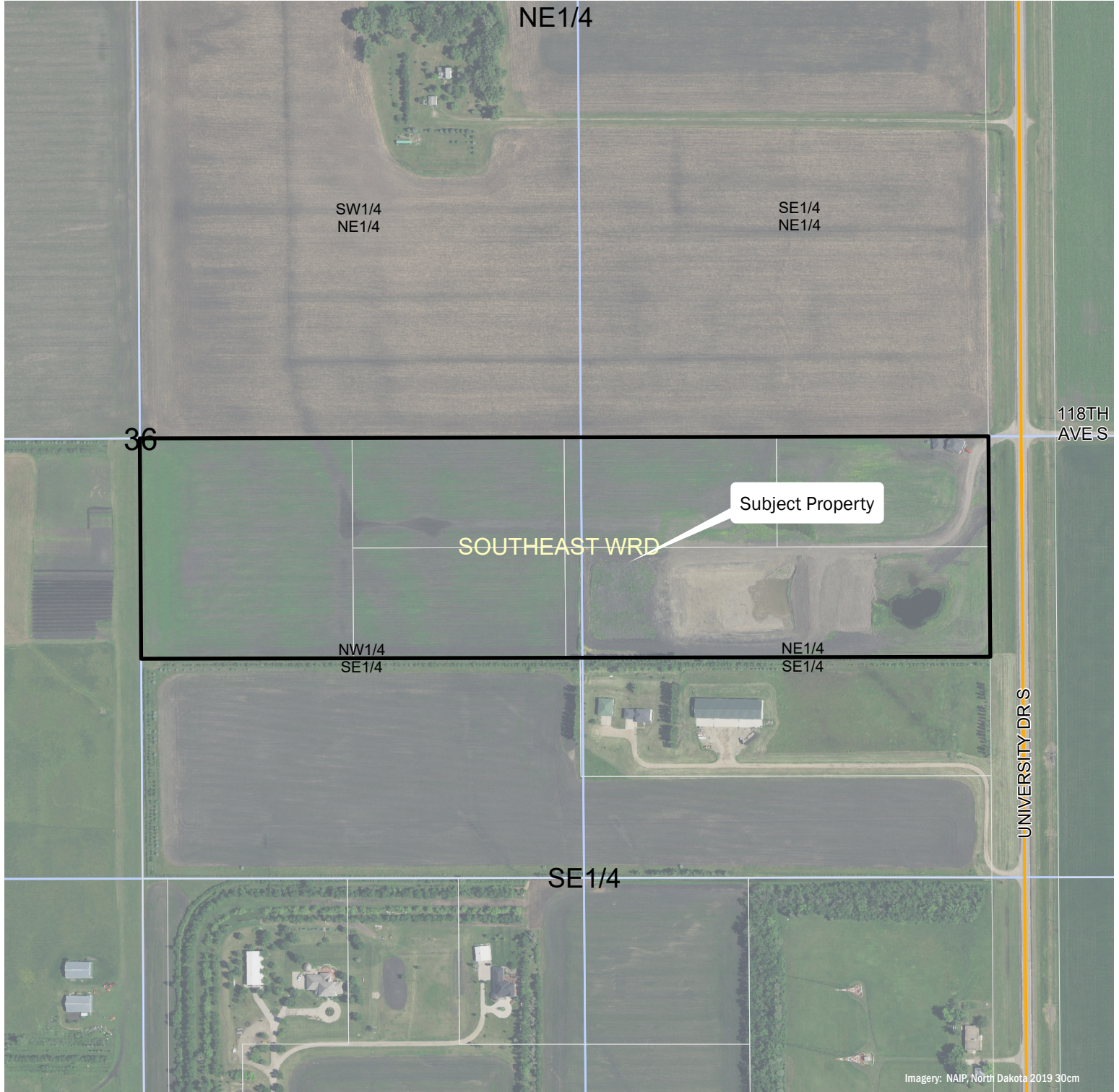
Attachments

1. Location Map
2. Plat Document
3. Variance Request

Minor Subdivision

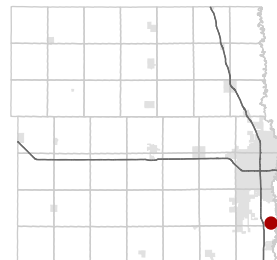
Matthews Subdivision

Stanley Twp, Section 36 - Township 138 North - Range 49 West



Imagery: NAIP, North Dakota 2019 30cm

Cass County Planning Commission
September 22, 2022

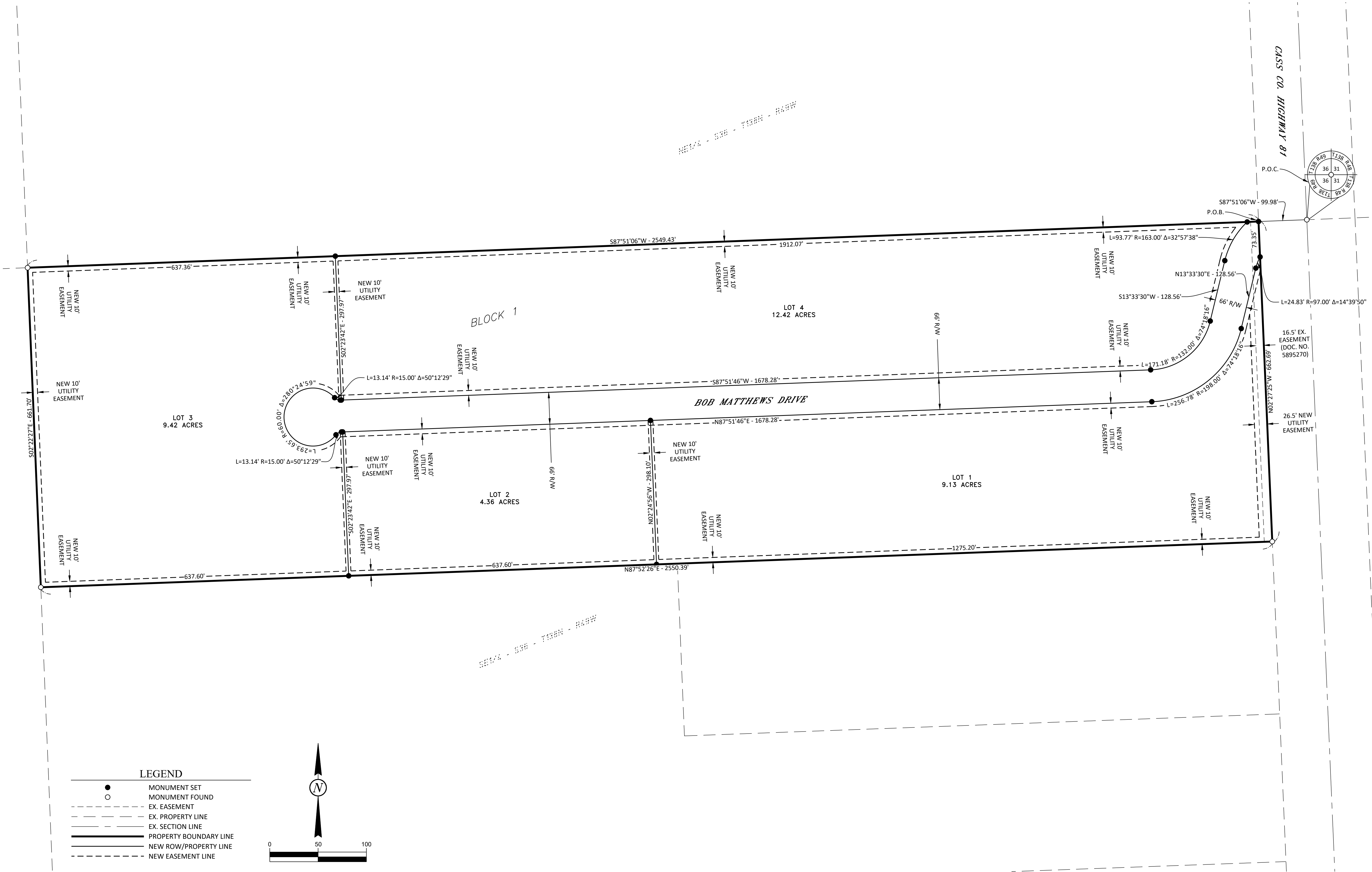


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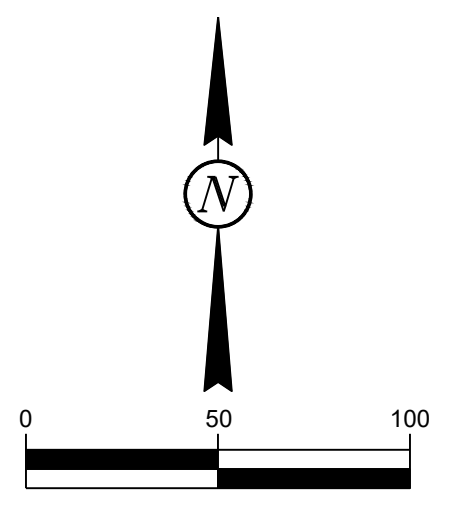
BOB MATTHEWS SUBDIVISION

A MINOR SUBDIVISION
 PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 138 NORTH, RANGE 49 WEST
 CASS COUNTY, NORTH DAKOTA



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- - - NEW EASEMENT LINE



SHEET 1 OF 1

PROJECT #	22094
REVISION DATE:	08-25-2022
DRAWN BY:	GCB
CHECKED BY:	CAN



5306 51ST AVENUE SOUTH, SUITE A
 FARGO, ND 58104
 PHONE: 701-235-0199 EX. 114
 EMAIL: CNESET@NESETSURVEYS.COM

08/25/22 03:11:38PM \\102.168.80.12\Shared Files\Lowry\Shared Files\Projects_2022\22094 - Matthews Cass County Subdivision\Drawings\22094 - Project\Survey\BOB MATTHEWS PLAT.dwg

BOB MATTHEWS SUBDIVISION

A MINOR SUBDIVISION

PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 138 NORTH, RANGE 49 WEST CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT AND VICKIE MATTHEWS, WILLIAM AND MARNA NELSON, DEREK AND ELIZABETH DREGE AND BREMER BANK, LLC., ARE THE OWNERS OF THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STANLEY TOWNSHIP, CASS COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE S87°51'06"W A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°51'06"W A DISTANCE OF 2549.43 FEET; THENCE S02°22'27"E A DISTANCE OF 661.70 FEET; THENCE N87°52'26"E A DISTANCE OF 2550.39 FEET; THENCE N02°27'25"W A DISTANCE OF 662.69 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BOB MATTHEWS SUBDIVISION TO THE COUNTY OF CASS, STATE OF NORTH DAKOTA, AND DOES HEREBY DEDICATE STREETS AND UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC. BOB MATTHEWS SUBDIVISION CONSISTS OF 4 LOTS, 1 BLOCK, AND CONSISTS OF ±38.76 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHTS OF WAYS OF RECORD.

BREMER BANK, LLC
MORTGAGEE OF LOTS 1 & 4, BLOCK 1

BREMER BANK
BY:
ITS:
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

ROBERT AND VICKIE MATTHEWS
OWNERS OF LOTS 1 & 4, BLOCK 1

ROBERT MATTHEWS
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

VICKIE MATTHEWS
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

WILLIAM AND MARNA NELSON
OWNERS OF LOT 3, BLOCK 1

WILLIAM NELSON
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

MARNA NELSON
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

DEREK AND ELIZABETH DREGE
OWNERS OF LOT 2, BLOCK 1

DEREK DREGE
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

ELIZABETH DREGE
STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

SURVEYORS CERTIFICATE

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

COLE A. NESET
REGISTERED LAND SURVEYOR No. LS-7513
STATE OF NORTH DAKOTA

STATE OF _____)
COUNTY OF _____)SS

BE IT KNOWN ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED COLE A. NESET, NORTH DAKOTA REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION OF THE SAME AS A FREE ACT AND DEED.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

CASS COUNTY ENGINEER

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

JASON BENSON, CASS COUNTY ENGINEER

CASS COUNTY BOARD OF COMMISSIONER'S APPROVAL

REVIEWED BY CASS COUNTY, NORTH DAKOTA THIS _____ DAY OF _____, 2022.

RICK STEEN, CHAIRMAN

ATTEST: _____
BRANDY MADRIGGA, CASS COUNTY FINANCIAL DIRECTOR

CASS COUNTY PLANNING COMMISSION

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

KEN LOUGHEED, CHAIRMAN

ATTEST: _____
SECRETARY

STANLEY TOWNSHIP

REVIEWED BY STANLEY TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 2022.

TODD ELLIG, CHAIRMAN

ATTEST: _____
MAX COSSETTE, CLERK

SHEET 1 OF 1

PROJECT # 22094
REVISION DATE: 08-25-2022
DRAWN BY: GCB
CHECKED BY: CAN



Neset
LAND SURVEYS

5306 51ST AVENUE SOUTH, SUITE A
FARGO, ND 58104
PHONE: 701-235-0199 EX. 114
EMAIL: CNESET@NESETSURVEYS.COM

Parcel Nos.

64-0000-03130-020

64-0000-03130-060

64-0000-03130-070

64-0000-03130-080

64-0000-03130-090

64-0000-03130-100.