

Highway Department

Jason Benson, P.E.
County Engineer

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

Blaine Laaveg
Superintendent

MEMORANDUM

TO: Cass County Commission

FROM: Jason Benson, County Engineer *JAB*

DATE: February 27, 2023

SUBJECT: Consent agenda topic for March 6, 2023 Commission Meeting: Ben Saucke - Subdivision Plat

Cass County acquired several flood acquisition properties following the 2011 flood in the Quam's Addition Subdivision near the intersection of Cass Highway 17 and 19th Ave N. Ben Saucke has recently purchased four smaller lots near adjacent to our County owned flood properties. Mr. Saucke has communicated with me his desire to build on these lots and has worked in a very open manner to replat his lots.

Mr. Saucke has purchased four 1/3 acre lots with a platted street between the north two lots and the south two lots. He is requesting a replat of this area to consolidate his four lots into one lot and vacate the street between the lots to make one larger, 1.4-acre lot. Since this land is within the West Fargo extra-territorial area, Mr. Saucke has gone through the West Fargo Planning Commission for approval of the replat. He has also worked with Reed Township.

Since this plat includes the two Cass County lots immediately west of Ben Saucke's four lots, Cass County is a signatory on this plat. This plat does not adversely impact the Cass County lots.

I am recommending that the Commission approve this plat and authorize the Commission Chair to sign the plat.

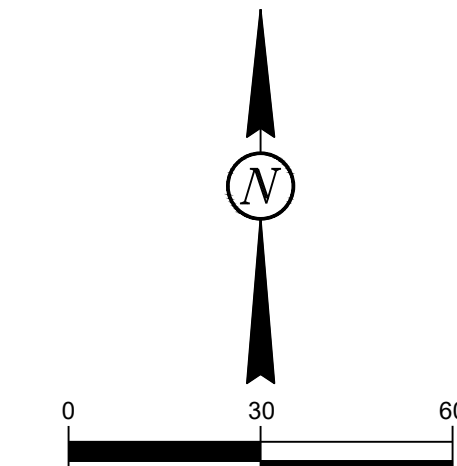
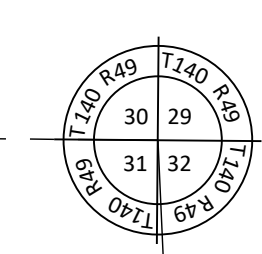
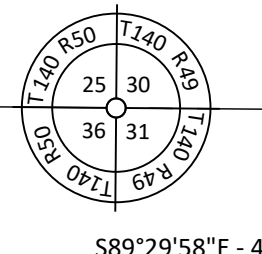
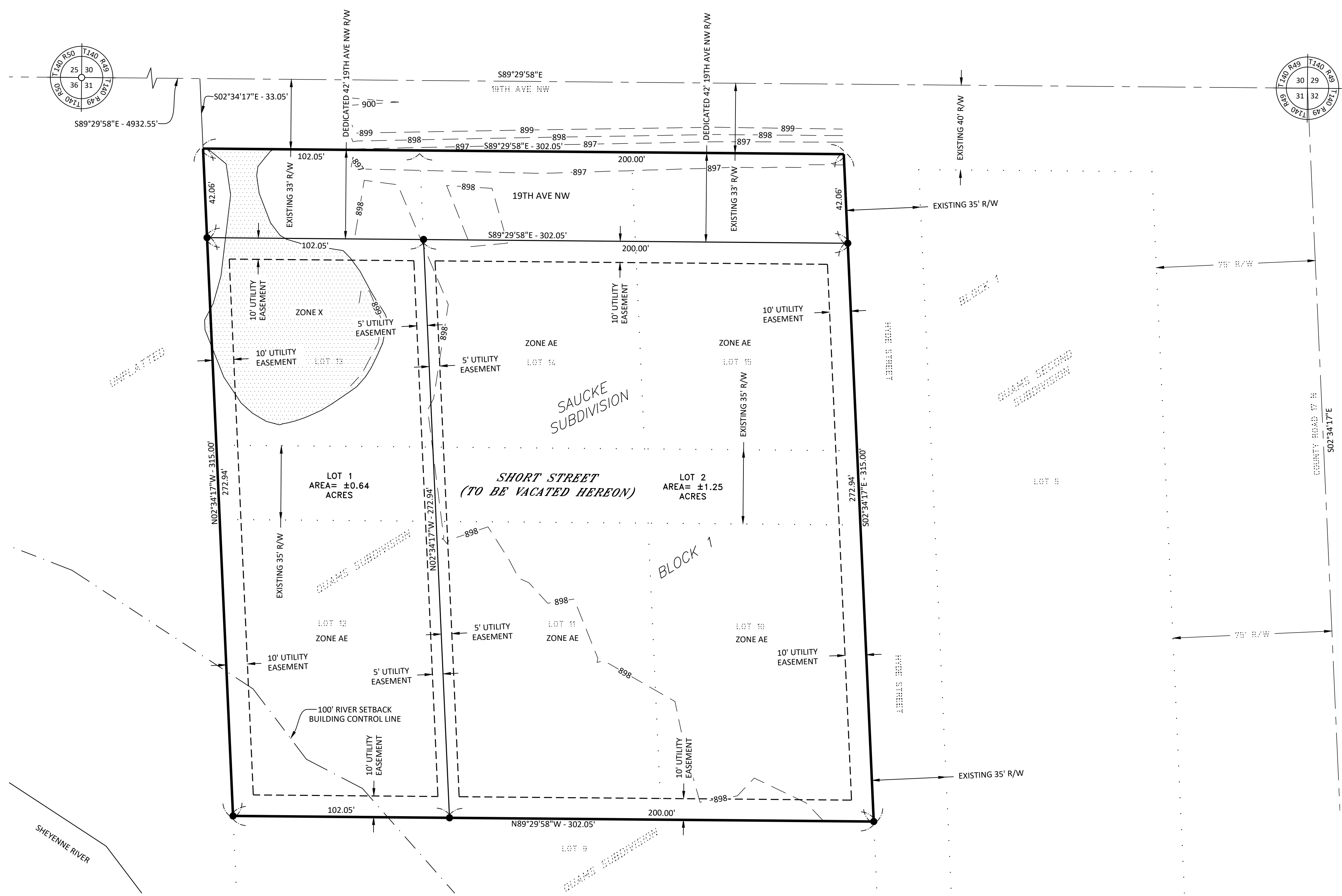
SUGGESTED MOTION: AUTHORIZE CHAIRMAN SIGN THE SAUCKE SUBDIVISION PLAT.

1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395

SAUCKE SUBDIVISION

A REPLAT OF LOTS 10, 11, 12, 13, 14, AND 15 OF QUAMS SUBDIVISION
AND ALL OF VACATED SHORT STREET OF QUAMS SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF
THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW EASEMENT LINE
---	NEW PROPERTY LINE
---	RIVER SETBACK LINE
---	FEMA FLOOD LINE
[Hatched Box]	FEMA FLOOD ZONE X HATCH

SURVEY INFORMATION
BASIS OF BEARING: ASSUMED NORTH LINE OF SECTION 31,
TOWNSHIP 150 NORTH, RANGE 49 WEST - S89°29'58"E
VERTICAL DATUM: NAVD88

- NOTES**
1. BASE FLOOD ELEVATION FOR ZONE AE 1% ANNUAL FLOOD CHANCE IS 899.00' NAVD 88 DATUM BASED ON FEMA FIRM MAP NO. 38017C0759G, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015, FOR COMMUNITY NO. 380024.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
 3. CASS COUNTY ELECTRIC COOPERATIVE EASEMENTS AFFECTING HEREON DOC. #445866 AND #448266 ARE UNDEFINED IN LOCATION AND WIDTH.

FOR RECORDING PURPOSES ONLY

SAUCKE SUBDIVISION
A REPLAT OF LOTS 10, 11, 12, 13, 14, AND 15 OF QUAMS SUBDIVISION
AND ALL OF VACATED SHORT STREET OF QUAMS SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF
THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT BENJAMIN SAUCKE IS THE OWNER OF LOT 2, BLOCK 1, OF "SAUCKE SUBDIVISION" IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEST FARGO, A REPLAT OF LOTS 10, 11, 12, 13, 14, AND 15 OF QUAMS SUBDIVISION TO THE COUNTY OF CASS, NORTH DAKOTA AND THAT CASS COUNTY IS THE OWNER OF LOT 1, BLOCK 1 OF "SAUCKE SUBDIVISION" IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEST FARGO, A REPLAT OF LOTS 10, 11, 12, 13, 14, AND 15 OF QUAMS SUBDIVISION TO THE COUNTY OF CASS, NORTH DAKOTA. SAID TRACT OF LAND CONTAINS 1.89 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF COLE A. NESET, REGISTERED LAND SURVEY, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. SAID SAUCKE SUBDIVISION CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 1.89 ACRES, MORE OR LESS, AND IS SUBJECT TO RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT.

BY: _____
BENJAMIN SAUCKE
LOT 2, BLOCK 1

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BENJAMIN SAUCKE, TO ME KNOWN BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
CASS COUNTY

BY: _____
JASON BENSON, CASS COUNTY ENGINEER
CASS COUNTY, NORTH DAKOTA
OWNER: LOT 1, BLOCK 1

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JASON BENSON, TO ME KNOWN BE THE COUNTY ENGINEER OF CASS COUNTY, NORTH DAKOTA THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF CASS COUNTY.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2023.

BERNIE L. DARDIS
PRESIDENT, BOARD OF CITY COMMISSIONERS

TINA FISK
CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WEST FARGO, AND TINA FISK, CITY AUDITOR OF THE CITY OF WEST FARGO, TO ME KNOWN BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME ON BEHALF OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "SAUCKE SUBDIVISION" IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF WEST FARGO, A REPLAT OF LOTS 10, 11, 12, 13, 14, AND 15 OF QUAMS SUBDIVISION, AND ALL OF VACATED SHORT STREET OF QUAMS SUBDIVISION TO THE COUNTY OF CASS, NORTH DAKOTA. THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN SET IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 2023.

COLE A. NESET,
REGISTERED LAND SURVEYOR
ND REG. NO. 7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2023.

DAN HANSON
CITY ENGINEER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, DAN HANSON, WEST FARGO CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS CITY ENGINEER.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME, AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____ 2023.

JOHN T. SHOCKLEY
WEST FARGO CITY ATTORNEY

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS CITY ATTORNEY.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2023.

JOSEPH F. KOLB
CHAIRMAN PLANNING COMMISSION

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH F. KOLB, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

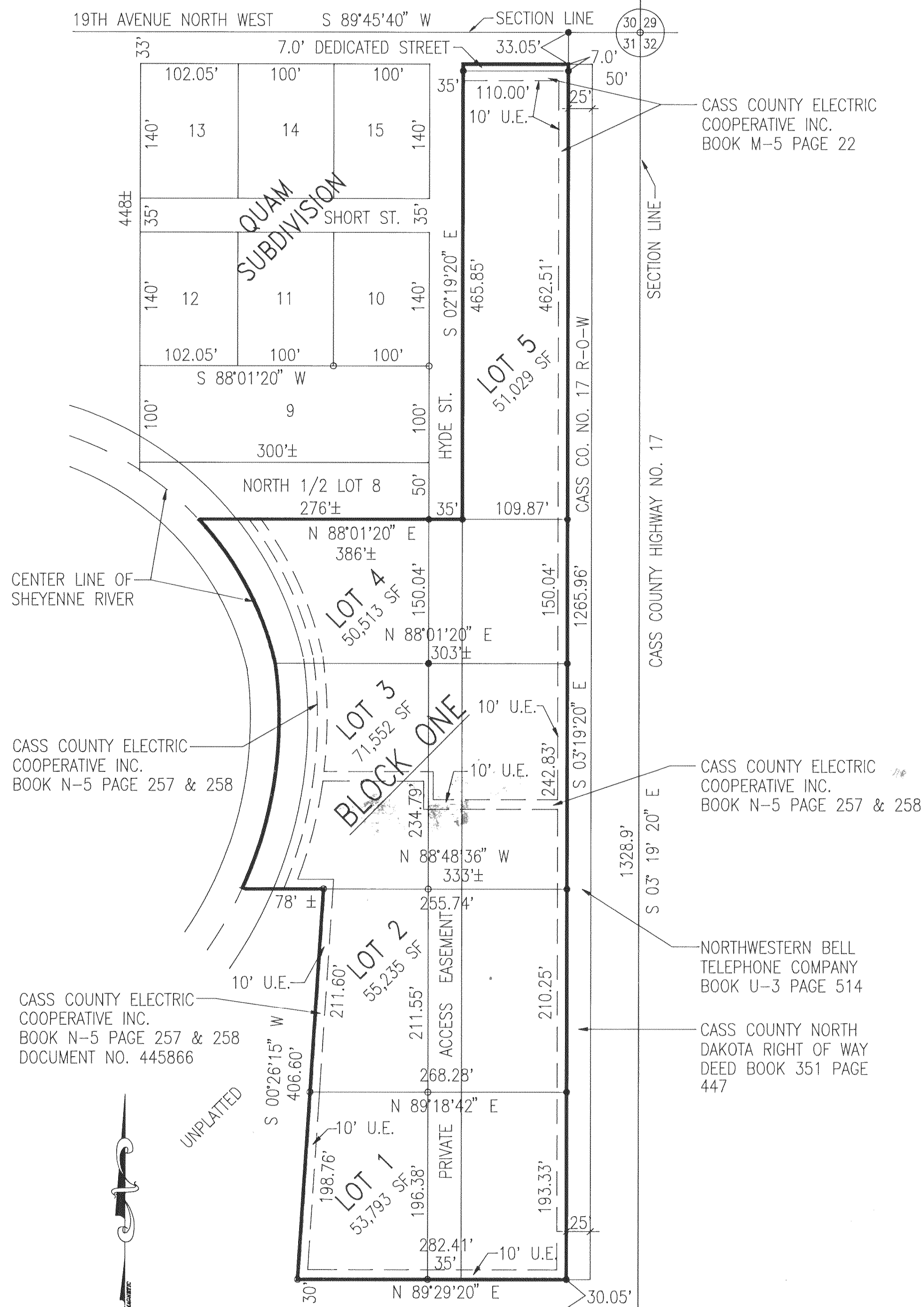
FOR RECORDING PURPOSES ONLY

QUAMS SECOND SUBDIVISION

A REPLAT OF PART OF QUAMS SUBDIVISION

SECTION 31 TOWNSHIP 140 NORTH RANGE 49 WEST

CASS COUNTY-NORTH DAKOTA



OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Maynard C. Scheidegger and Sandra J. Scheidegger, husband and wife, whose address is 1710 Hyde Street, West Fargo, North Dakota, 58078; Arnold E. Berg and Averil K. Berg, husband and wife, whose address is 1706 Hyde Street, West Fargo, North Dakota, 58078; Gordon L. Hanson and Janice F. Hanson, husband and wife, whose address is 1610 Hyde Street, West Fargo, North Dakota, 58078; Howard S. Smedshammer and Harriet F. Smedshammer, husband and wife, whose address is 1602 Hyde Street, West Fargo, North Dakota, 58078; and K and R. Investments a partnership consisting of Robert F. Quaife and Kathleen A. Quaife husband and wife, whose address is 59 South Woodcrest Drive, Fargo, North Dakota, 58102; as owners of a tract of land situated in the Northeast Quarter of Section 31, Township 140 North, Range 49 West of the 5th P.M., Cass County, North Dakota more particularly described as follows:

All of Lots 1 through 7 and the South one-half of Lot 8, together with Lots 16 through 27 less the east 25 feet of Quam's Subdivision, as recorded in the Register of Deeds Office, Cass County, North Dakota. Said tract contains 6.53 acres more or less.

Said owners have caused the above described tract of land to be surveyed and platted as Quams Second Subdivision in the County of Cass, State of North Dakota.

OWNERS OF LOT 7 AND THE SOUTH ONE-HALF OF LOT 8

Maynard C. Scheidegger and Sandra J. Scheidegger, husband and wife, whose address is 1710 Hyde Street, West Fargo, North Dakota, 58078

By: Maynard C. Scheidegger
MAYNARD C. SCHEIDEGGER, OWNER

By: Sandra J. Scheidegger
SANDRA J. SCHEIDEGGER, OWNER

State of North Dakota
County of Cass

On this 2 day of May, 1994, before me, a notary public with and for said County, personally appeared Maynard C. Scheidegger and Sandra J. Scheidegger, husband and wife, to me known to be the same person(s) described in and who executed the same as a free act and deed.

Verna L. Mangin
Notary Public
My commission expires 7-20-94
VERNA L. MANGIN
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires JULY 20, 1994

First lien holder Metropolitan Federal Savings and Loan Association, 215 5th Street North, Fargo, ND 58102

By: Jeanne Hanson asst Sec

State of North Dakota
County of Cass

On this 6 day of May, 1994, before me, a notary public with and for said County, personally appeared Jeanne Hanson to me known to be the same person described in and who executed the same as a free act and deed.

Barbara R. Clow
Notary Public
My commission expires Nov. 13, 1997
BARBARA R. CLOW
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires NOV. 13, 1997

Mortgage holder AVCO Financial Services of North Dakota, 3301 13th Avenue Southwest, Fargo, ND 58103

By: Cheryl Hildebrand

State of North Dakota
County of Cass

On this 6 day of May, 1994, before me, a notary public with and for said County, personally appeared Cheryl Hildebrand to me known to be the same person described in and who executed the same as a free act and deed.

Donna L. Nelson
Notary Public
My commission expires 3-30-98
DONNA L. NELSON
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires MAR 30, 1998

OWNERS OF LOTS 5 AND 6

Arnold E. Berg and Averil K. Berg, husband and wife, whose address is 1706 Hyde Street, West Fargo, North Dakota 58078.

By: Arnold E. Berg
ARNOLD E. BERG, OWNER

By: Averil K. Berg
AVERIL K. BERG, OWNER

State of North Dakota
County of Cass

On this 3 day of May, 1994, before me, a notary public with and for said County, personally appeared Arnold E. Berg and Averil K. Berg, husband and wife, to me known to be the same person(s) described in and who executed the same as a free act and deed.

Verna L. Mangin
Notary Public
My commission expires 7/20/94
VERNA L. MANGIN
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires JULY 20, 1994

OWNERS OF LOTS 3 AND 4

Gordon L. Hanson and Janice F. Hanson, husband and wife, whose address is 1610 Hyde Street, West Fargo, North Dakota 58078.

By: Gordon L. Hanson
GORDON L. HANSON, OWNER

By: Janice F. Hanson
JANICE F. HANSON, OWNER

State of North Dakota
County of Cass

On this 6th day of May, 1994, before me, a notary public with and for said County, personally appeared Gordon L. Hanson and Janice F. Hanson, husband and wife, to me known to be the same person(s) described in and who executed the same as a free act and deed.

Sharon Schacher
Notary Public
My commission expires 9-6-97
SHARON SCHACHER
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires SEPT. 6, 1997

First lien holder First National Bank North Dakota, 325 Broadway, Fargo, North Dakota 58102

By: D. Hammerstrom

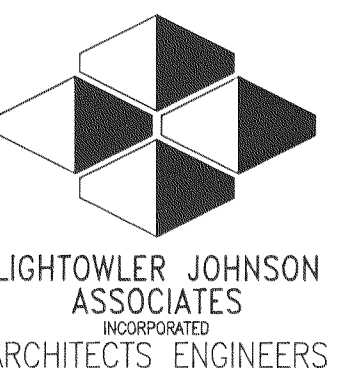
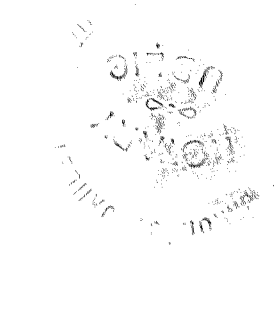
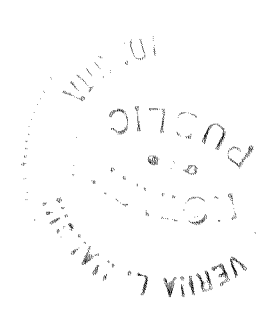
State of North Dakota
County of Cass

On this 13th day of May, 1994, before me, a notary public with and for said County, personally appeared D. Hammerstrom to me known to be the same person described in and who executed the same as a free act and deed.

Carol G. Gahley
Notary Public
My commission expires 2/7/96
CAROL G. GAHLEY
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires FEB. 7, 1996

BASE FLOOD ELEVATIONS AS PER F.I.R.M.
Community - Panel Number
380024 0005 C
Map Revised - May 18, 1982
Zone Designation - A4
100 Year Flood Elevation - 899
Area of 100 year floods, base flood elevations and flood hazard determined.

IRON MONUMENTS FOUND: ○
IRON MONUMENTS PLACED: ●



P-3

QUAMS SECOND SUBDIVISION

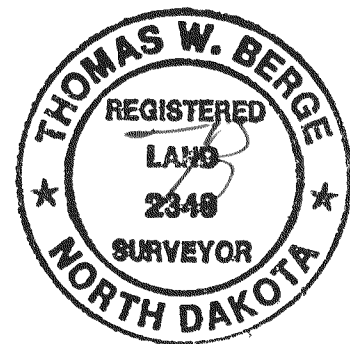
A REPLAT OF PART OF QUAMS SUBDIVISION

SECTION 31 TOWNSHIP 140 NORTH RANGE 49 WEST

CASS COUNTY-NORTH DAKOTA

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Thomas W. Berge, Registered Professional Land Surveyor, in and for the State of North Dakota, hereby certify that I have made a survey of the above described property and that the attached plat is a true and correct representation of said survey to the best of my knowledge and belief.



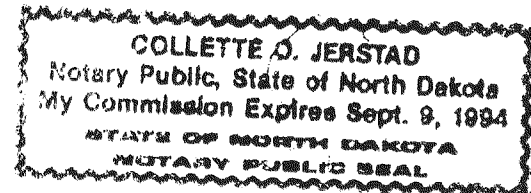
Thomas W. Berge
Thomas W. Berge, R.P.L.S. 2348

State of North Dakota

County of Cass

On this 29th day of April, 1994, before me, a notary public with and for said County, personally appeared Thomas Berge, to me known to be the person described in and who executed the same as a free act and deed.

Collette O. Jerstad
Notary Public
My commission expires 9-9-94



OWNERS OF LOT 1 AND 2

Howard S. Smedshammer and Harriet F. Smedshammer, husband and wife, whose address is 1602 Hyde Street, West Fargo, North Dakota 58078

By: *Howard S. Smedshammer*
HOWARD S. SMEDSHAMMER, OWNER

By: *Harriet F. Smedshammer*
HARRIET F. SMEDSHAMMER, OWNER

State of North Dakota

County of Cass

On this 2 day of May, 1994, before me, a notary public with and for said County, personally appeared Howard S. Smedshammer and Harriet F. Smedshammer, husband and wife, to me known to be the same person(s) described in and who executed the same as a free act and deed.

Verna L. Mangin
Notary Public
My commission expires 7-20-94



Mortgage holder Gate City Federal Savings Bank, 500 Second Avenue North, Fargo, North Dakota 58102

By: *Robert D. Anderson*

State of North Dakota

County of Cass

On this 13th day of May, 1994, before me, a notary public with and for said County, personally appeared ROBERT D. ANDERSON to me known to be the same person described in and who executed the same as a free act and deed.

June E. Venn
Notary Public
My commission expires Sept. 11, 1994



OWNERS OF LOTS 16 - 27 less the east 25 feet

K and R Investments a partnership consisting of Robert F. Quaife and Kathleen A. Quaife, husband and wife, whose address is 59 South Woodcrest Drive, Fargo, North Dakota 58102.

By: *Robert F. Quaife*
ROBERT F. QUAIFE, PARTNER

By: *Kathleen A. Quaife*
KATHLEEN A. QUAIFE, PARTNER

State of North Dakota

County of Cass

On this 6th day of May, 1994, before me, a notary public with and for said County, personally appeared Robert F. Quaife and Kathleen A. Quaife, husband and wife, to me known to be the same partners of K and R Investments and who executed the same as such partners.

Sharon Schacher
Notary Public
My commission expires 9-6-97



WEST FARGO PLANNING COMMISSION APPROVAL

Approved by the West Fargo Planning Commission this 14th day of February, 1994.

David Stedman
Chairman, David Stedman

State of North Dakota

County of Cass

On this 5th day of May, 1994, before me, a notary public with and for said County, personally appeared DAVID STEDMAN, to me known to be the Chairman of West Fargo Planning Commission and who executed the same on behalf of the city of West Fargo Planning Commission.

Sharon Schacher
Notary Public
My commission expires 9-6-97



WEST FARGO CITY COMMISSION APPROVAL

Approved by the West Fargo City Commission this 2nd day of May, 1994.

Florenz Bjornson
Florenz Bjornson, President

Michael D. McLeod
Michael D. McLeod, City Auditor

State of North Dakota

County of Cass

On this 5th day of May, 1994, before me, a notary public with and for said County, personally appeared FLORENZ BJORNSON, & MICHAEL MCLEOD, to me known to be the president and auditor respectively of the city of West Fargo who executed the same on behalf of the city of West Fargo.

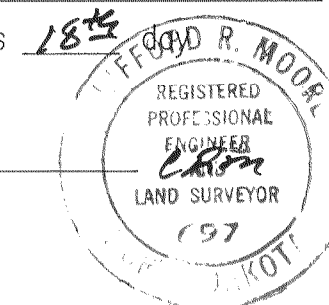
Sharon Schacher
Notary Public
My commission expires 9-6-97



WEST FARGO CITY ENGINEER APPROVAL

Approved by the West Fargo City Engineer this 18th day of MAY, 1994.

Clifford Moore
Clifford Moore



State of North Dakota

County of Cass

On this 18th day of May, 1994, before me, a notary public with and for said County, personally appeared CLIFFORD MOORE, to me known to be the person described in and who executed the same as a free act and deed.

Michael Sells
Notary Public
My commission expires Oct. 1, 1994



CASS COUNTY PLANNING COMMISSION REVIEW

Reviewed by Cass County Planning Commission this 3rd day of February, 1994.

Ronald W. Hanson
Chairman, Cass County Planning Commission

Attest: *Heather Worden*

COUNTY ENGINEER'S REVIEW

Reviewed by County Engineer this 11th day of MAY, 1994.

Neil D. Bantz
County Engineer

Reed TOWNSHIP REVIEW

Reviewed by Reed Township, Cass County, North Dakota, this 17th day of May, 1994.

Paul Johnson
Chairman, Reed Township

Attest: *Betsy J. Nelson*
CLERK

AUDITOR'S TAX RECORD

Delinquent taxes and special assessments ~~or~~ installments of special assessments paid and transfer entered.

Michael Montplaisir 6/2/94
Michael/Montplaisir, Cass County Auditor

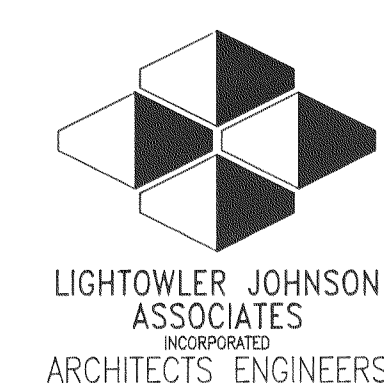
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State of North Dakota

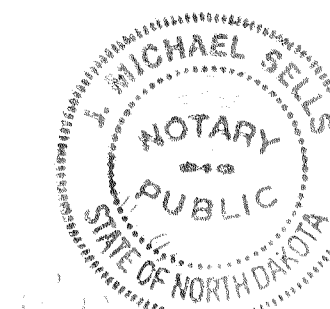
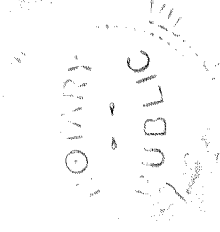
County of Cass Document No. 813164
B. 10.40 Chq.

I hereby certify that the above instrument was filed and recorded in this office on the 2 day of June, 1994, at 12 o'clock P.M. and was duly recorded in book P of Plats, page 3.

Deanna Kensrud
Deanna Kensrud, Register of Deeds
Cass County, North Dakota By Wilene Sprunk, Deputy



P-3





www.westfargond.gov

Aaron Nelson AICP, Director of Planning and Zoning
Malachi Petersen, Planner
Lisa Sankey, Planner
Chanda Erickson, Office Manager

- Memorandum -

TO: Matthew Andvik, Public Works Director
Barb Erbstoesser, Parks Superintendent
Tina Fisk, City Administrator
Pierre Freeman, Emergency Manager
Dan Fuller, Fire Chief
Dan Hanson, City Engineer
Mark Housh, Inspections Administrator
Nick Lee, City Assessor
Denis Otterness, Chief of Police
Dustin Scott, Assistant City Administrator
John Shockley, City Attorney
SE Cass Water Resource District
Utility Companies
West Fargo Post Office
Reed Township
Jason Benson, Cass County Engineer

FROM: Lisa Sankey, Planner

RE: Conditional Use Permit for Private Non-Commercial Recreational Building

DATE: December 22, 2022

The City of West Fargo has receive a request for the following:

Saucke Subdivision, a replat of Lots 10-15, Block 1 of Quam's Subdivision and all of vacated Short Street, Cass County, North Dakota and Conditional Use Permit for a private non-commercial recreational building on proposed Lot 2, Block 1 of Saucke Subdivision, Cass County, North Dakota

Please review the attached information and respond with any comments to the Planning Office by January 4, 2023, 2022. This item will be reviewed at the January 10, 2023 Planning and Zoning Commission meeting.

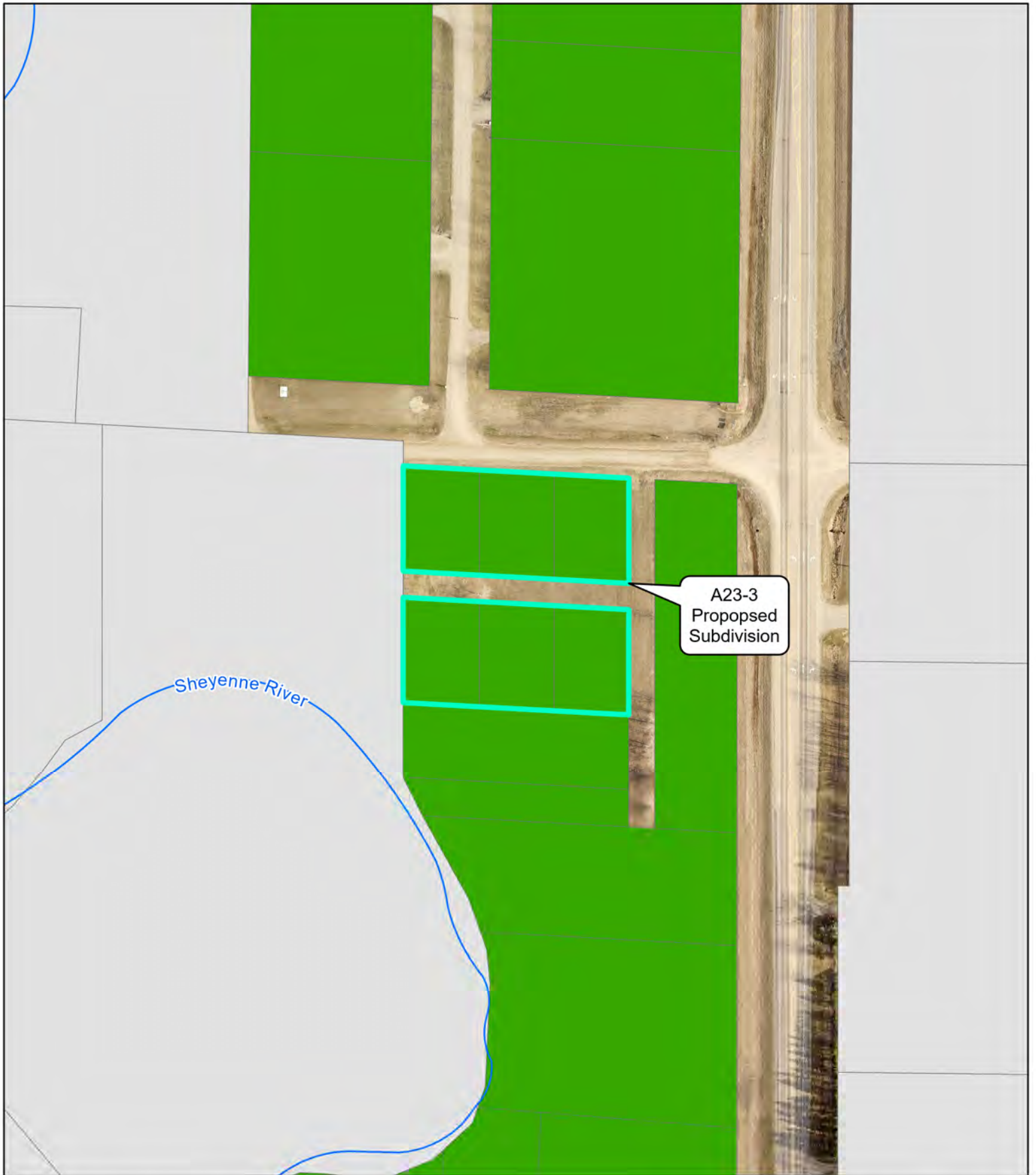
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Sheyenne River

Sheyenne River

A23-3
Proposed
Subdivision

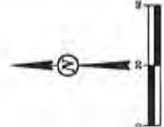
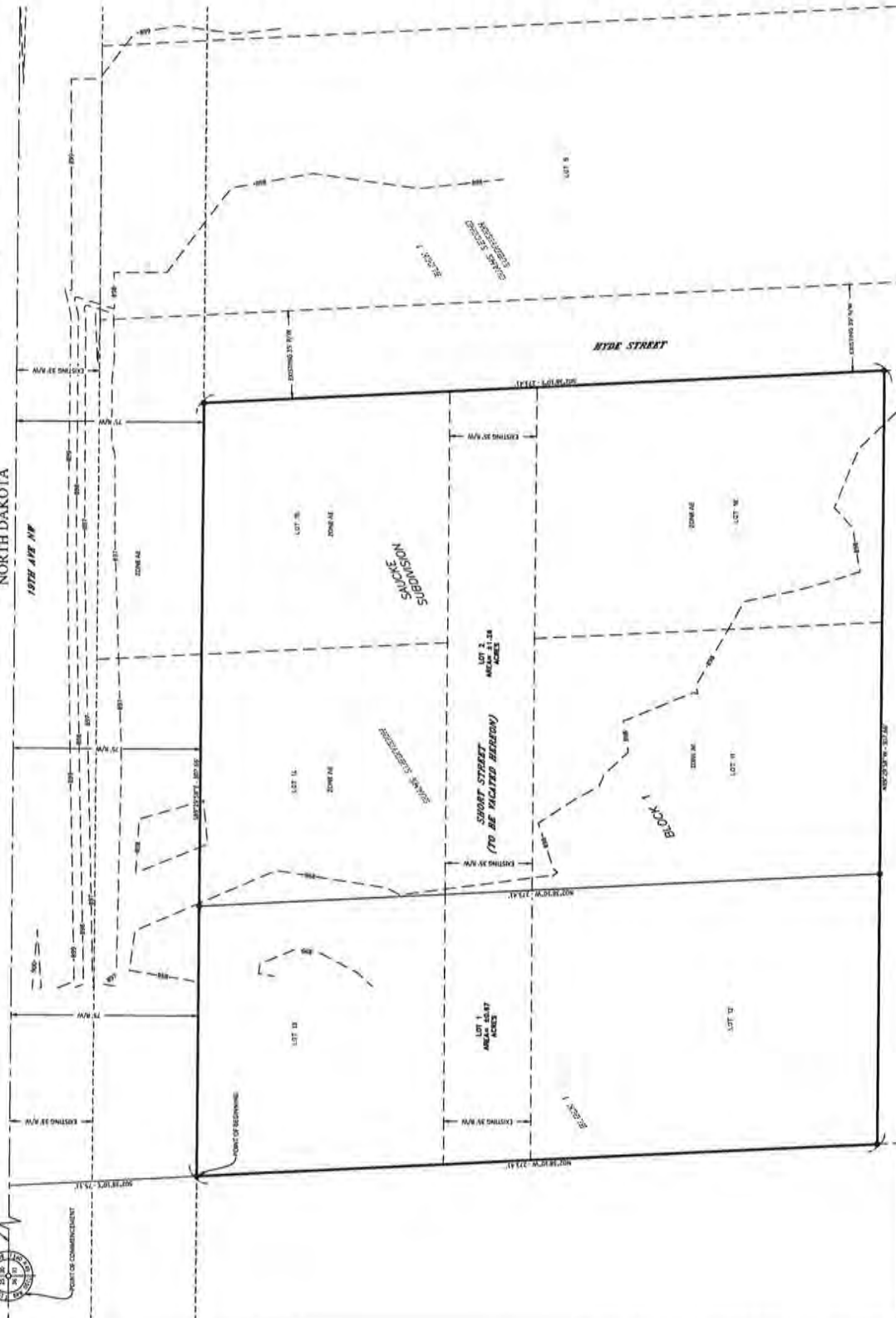
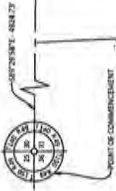


A23-3
Proposed
Subdivision

Sheyenne River

			<h3>West Fargo Zoning</h3>		
<ul style="list-style-type: none"> A: Agricultural C: Light Commercial C-OP: Commercial Office Park DMU: Downtown Mixed Use EMU: Entertainment Mixed Use HC: Heavy Commercial 	<ul style="list-style-type: none"> LI: Light Industrial M: Heavy Industrial P: Public PUD: Planned Unit Development R-L1A: Large Lot Single Family Dwelling R-1A: Single Family Dwelling R-1: One and Two Family Dwelling 	<ul style="list-style-type: none"> R-1SM: Mixed One and Two Family Dwelling R-2: Limited Multiple Dwelling R-3: Multiple Dwelling R-4: Mobile Home R-5: Manufactured Home Subdivision R-1E: Rural Estate R-R: Rural Residential 			
<p>0 115 230 US Feet</p>					

**A MINOR SUBDIVISION PLAT OF
SAUCKE SUBDIVISION
A REPLAT OF LOTS 10, 11, 12, 13, 14, 15 OF BLOCK 1 OF QUAMS SUBDIVISION
AND ALL OF VACATED SHORT STREET WEST FARGO, CASS COUNTY,
NORTH DAKOTA**



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

SURVEY INFORMATION
 EAST OF BEARING ADJUSTED
 VERTICAL DATUM (VDAT)

- NOTES**
1. SAUCE ELEVATION FOR ZONE 42 IS ANNUAL FLOOD ELEVATION FOR ZONE 42. PRELIMINARY FLOOD MAP PROVIDED BY THE CITY OF WEST FARGO.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.

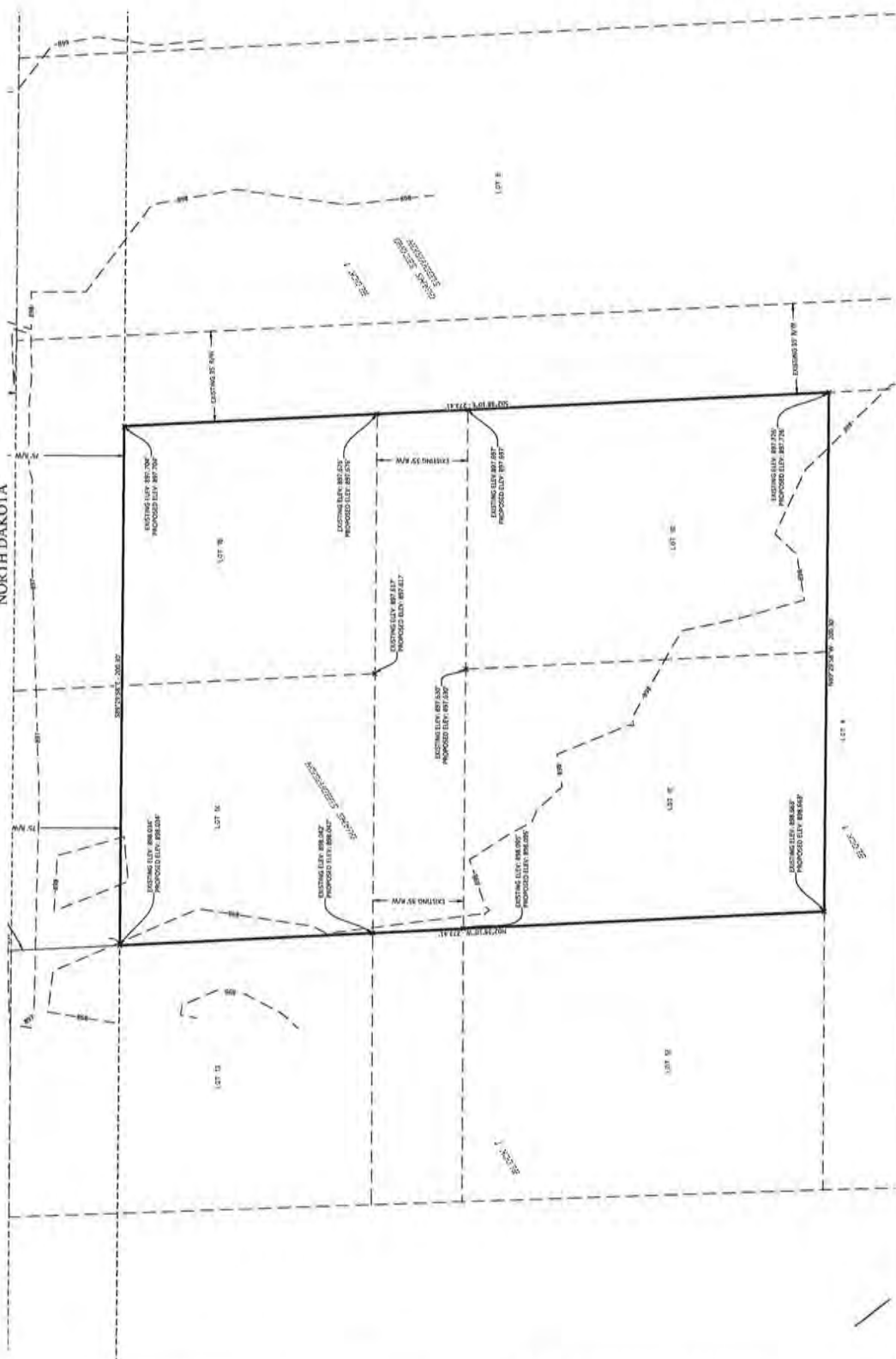
SHEET 1 OF 3

PROJECT #	22124
REVISION DATE	12-09-2023
DRAWN BY	SEN
CHECKED BY	CAN

NCS&L LAND SURVEYS
 3306 51ST AVENUE SOUTH, SUITE A
 FARGO, ND 58103
 PHONE: 701.332.4399 EX. 114
 EMAIL: CHIEF@NCSLANDSURVEYS.COM

A MINOR SUBDIVISION PLAT OF SAUCKE SUBDIVISION - GRADING AND DRAINAGE PLAN

A REPLAT OF LOTS 10, 11, 14, 15 OF BLOCK 1 OF QUAMIS SUBDIVISION
AND A PART OF VACATED SHORT STREET WEST FARGO, CASS COUNTY,
NORTH DAKOTA



PROJECT # 22256		SHEET 2 OF 3	
REVISION DATE	11/01/2022	DATE	11/01/2022
DRAWN BY	BDL	CHECKED BY	COM
LAND SURVEY'S			
ENR-5318 WAINWRIGHT, SUITE A FARGO, ND 58104 PHONE 701-235-0396 FAX EMAIL: CRIST@ENR5318.COM			

The lot is located in the City of West Fargo's Extraterritorial jurisdiction adjoining 2 major thoroughfares (19th Ave North and County Road 17). It does not seem to lend itself well to the proposed R-1E zoning district.

The majority of land around the subject site was acquired by Cass County using FEMA funds so there are heavy use restrictions. The restrictions coupled with the in place and desired r/w for road improvement projects should alleviate any concerns regarding future urbanization of this corner due to the relatively small amount of privately owned land that can effectively be developed. The plan put forward meets most if not all examples spelled out specifically in the General Purpose section of the ET provision.

Examples of the neighboring properties are attached along with a map showing the proximity of these sites to the subject property. The planned building will fit harmoniously with the examples cited.

The attached exhibits show the proposed site layout along with letters from Reed Township confirming access from 19th Avenue and Cass County Public Health regarding approval of an onsite septic. The site plan includes the granting of adequate R/W for the future expansion of 19th Avenue at no cost to the City. The building is planned for private recreational uses and not for income producing business purposes.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Ben Sunde".



County 17

Example #1

Example #3

Example #2

19th Avenue North

Subject Parcels

County Land Restricted Use

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These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Cass County, ND

Date: 8/8/2022

Cass County, ND



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Example #1



Example #2



Example #3

