



Planning Department

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MEMORANDUM

TO: Cass County Board of Commissioners

FROM: Cole Hansen, Cass County Planner

DATE: April 8, 2024

SUBJECT: Regular Agenda Topic for the April 15, 2024 Commission Meeting: FMD-Harwood Subdivision Application

The Cass County Planning Commission reviewed the application of the proposed subdivision located in Harwood Township, Sections 1, 2, 3, 9, 10, 16, 17, 19, 20, 21, and 30 at a Public Hearing on March 28, 2024. The intended purpose of the subdivision is to plat the diversion channel and related road rights of way.

The Planning Commission is recommending approval of the proposed plat entitlement request and Harwood Township has verified meets all applicable zoning and flood plain regulations. 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 on the condition that access to the existing property is modified to comply with the Cass County Highway Access Ordinance, 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.

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

Name: Cass County Joint Water Resource District

Address: 1201 Main Ave W
West Fargo, ND 58078

Phone: 701-298-2381
hinkemeyerm@casscounty.gov

Email: olsonrodger@aol.com

APPLICANT (IF DIFFERENT THEN OWNER)

Name: Steve Swanson (Surveyor)

Address: 4170 28th Avenue S.
Fargo, ND 58104

Phone: 701-402-0324

Email: steve.swanson@ae2s.com

SUBJECT PROPERTY

Legal Description: FMD-HARWOOD SUBDIVISION, Sections 1-3, 9-10, 16-17, 19-21, & 30, T141N, R49W, Cass County, ND

Parcel ID Number: _____

Address: _____

Current Zoning Classification _____

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

We would like to request a variance for the FMD-HARWOOD Subdivision to be considered as a Minor
subdivision instead of a Major subdivision. The reason for the variance request is there will be no
residential or commercial development within the plat. Also Lot 2, Block 2; Lot 2, Block 9; Lot 2, Block 13;
and Lot 2, Block 14 will be platted with no deed restriction. These Lots will be used for future recreational
facilities.

 Signature of Applicant

 Print Name

 Date



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (19 Lot) of a part of Township 141 North, Range 49 West		
Title:	FMD-Harwood Subdivision	Date:	03/28/24
Location:	Township 141 North, Range 49 West (Harwood Township)	Staff Contact:	Cole Hansen
Parcel Number:		Water District:	Rush River Water District
Owner(s)/Applicant:	Cass County Water Resource District	Engineer/Surveyor:	AE2S
Status:	Planning Commission Hearing: March 28, 2024 County Commission Hearing: April 15, 2024		

Existing Land Use	Proposed Land Use
Agricultural	Agricultural
Proposal	

The applicant is seeking approval of a minor subdivision entitled **FMD-Harwood Subdivision** to plat a nineteen (19) Lot subdivision of approximately 1,496 acres. According to the applicant, the subdivision is requested to plat the diversion channel.

The proposed ownership and maintenance responsibility of the subdivision will be public.

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/T-Mobile/Congent	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	No comments were received prior to publishing the staff report.
North Dakota Department of Transportation	No comment.
County Sanitarian	No issues.
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, west, south, and east sides of the lot.

Floodzone

Plat is for diversion channel and as such is a facility that is designed to flood and direct flood waters during a flood event.

Land Development Rights

The subject quarter-quarter section currently is developed and requires the transfer of a development right. Section 5.04 (e) 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.

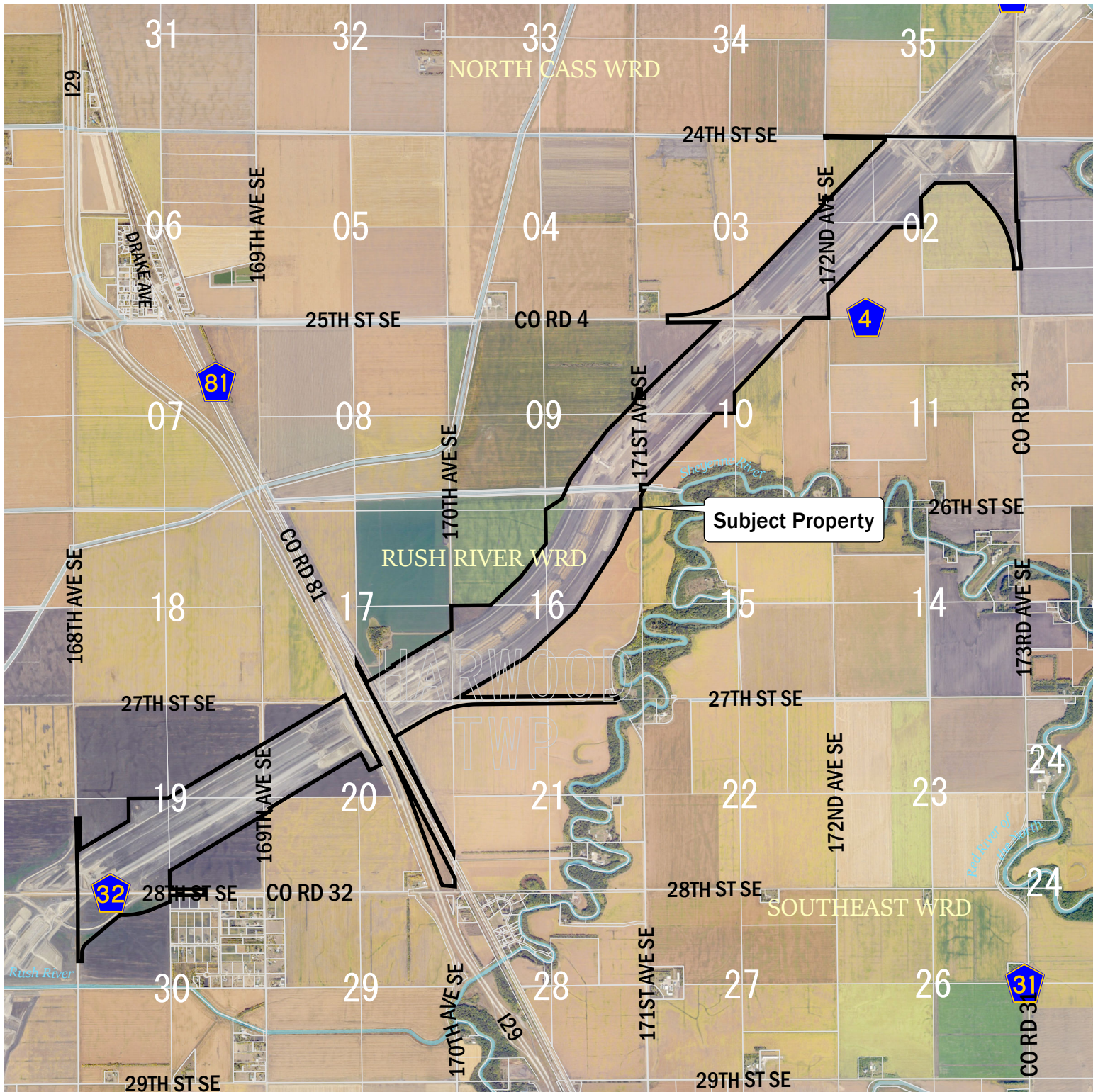
Attachments

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

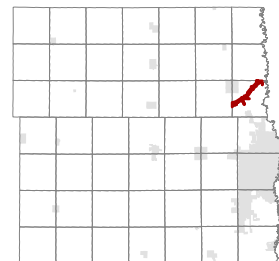
Minor Subdivision

FMD-Harwood Subdivision

Section 1, 2, 3, 9, 10, 16, 17, 19, 20, 21, 30, Harwood Township
Township 141 North - Range 49 West



Cass County Planning Commission
March 28, 2024



Imagery: NAIP, summer/fall 2023

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.



DESCRIPTION OF PLAT BOUNDARY

BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, AND 9

That part of Sections 1, 2, 3, 9, 10, 16, 17, 20, and 21 in Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Beginning at the Northeast Corner of said Section 2; thence S03°12'17"E on the east line of said Section 2 a distance of 2,322.67 feet to the Northeast Corner of the Southeast Quarter (SE1/4) of said Section 2; thence N87°38'09"E on the north line of the Southwest Quarter (SW1/4) of Section 1 a distance of 60.00 feet; thence S03°12'17"E parallel with, and 50.00 feet east of the west line of said Section 1 a distance of 766.83 feet; thence S48.53 feet on the arc of a non-tangential curve, concave to the west, having a radius of 3,000.00 feet, a central angle of 10°28'34", and a long chord length of 547.77 feet bearing S08°26'35"E; thence S03°12'17"E, tangent to preceding curve, and 100.00 feet east of and parallel with the west line of said Section 1 a distance of 12.00 feet to the south line of the North Half of the Southwest Quarter (N1/2SW1/4) of said Section 1; thence S87°11'32"W on the south line of the N1/2SW1/4 of said Section 1 a distance of 100.00 feet to the west line of said Section 1; thence S87°32'04"W on the south line of the North Half of the Southeast Quarter (N1/2SE1/4) of said Section 2 a distance of 100.01 feet; thence N03°15'43"W a distance of 10.01 feet; thence 2,163.01 feet on the arc of a tangential curve, concave to the southwest, having a radius of 2,800.00 feet, a central angle of 44°15'40", and a long chord length of 2,109.62 feet bearing N25°20'06"W; thence N47°27'58"W a distance of 628.30 feet; thence S87°32'02"W a distance of 908.60 feet; thence S41°50'30"W a distance of 564.82 feet to the east line of the Northwest Quarter (NW1/4) of said Section 2; thence S03°10'32"E on said east line of the NW1/4 a distance of 819.93 feet; thence S87°32'02"W a distance of 810.44 feet; thence S41°50'30"W a distance of 2,592.02 feet to the west line of said Section 2; thence S03°08'18"E on said west line of said Section 2 a distance of 643.41 feet to the Southwest Corner of said Section 2; thence S87°33'49"W on the north line of said Section 10 a distance of 670.78 feet; thence S41°08'05"W a distance of 2,842.20 feet to the east line of the Northwest Quarter (NW1/4) of said Section 10; thence S02°51'40"E on the east line of the NW1/4 of said Section 10 a distance of 581.48 feet to the Southeast Corner of the NW1/4 of said Section 10; thence S87°35'05"W on the north line of the NW1/4 of said Section 10 a distance of 557.27 feet; thence S41°08'05"W a distance of 2,808.65 feet; thence S25°25'31"W a distance of 305.83 feet to the west line of said Section 10; thence S02°45'37"E on the west line of said Section 10 a distance of 333.15 feet to the Southwest Corner of said Section 10; thence S87°32'56"W on the north line of said Section 16 a distance of 178.01 feet; thence S23°53'35"W a distance of 1,250.73 feet; thence S30°46'59"W a distance of 2,025.57 feet; thence S44°43'16"W a distance of 1,911.56 feet; thence S57°13'38"W a distance of 2,152.96 feet; thence N87°27'11"E parallel with, and 100 feet north of, the south line of the Southwest Quarter (SW1/4) of said Section 16 a distance of 2,474.12 feet to the east line of the SW1/4 of said Section 16; thence N87°27'15"E parallel with, and 100 feet north of, the south line of the Southeast Quarter (SE1/4) of said Section 16 a distance of 1,918.71 feet to the centerline of the township road as currently located in said SE1/4; thence S30°05'03"E on said township road centerline a distance of 22.07 feet; thence continuing on said township road centerline 112.84 feet on the arc of a non-tangential curve, concave to the northwest, having a radius of 55.00 feet, a central angle of 117°32'46", and long chord length of 94.06 feet bearing S28°41'20"W to the south line of said SE1/4; thence S02°45'50"E a distance of 100.00 feet; thence S87°27'15"W parallel with, and 100.00 feet south of, the north line of the Northeast Quarter (NE1/4) of said Section 21 a distance of 1,879.88 feet to the west line of the NE1/4 of said Section 21; thence S87°27'11"W parallel with, and 100.00 feet south of, the north line of the Northwest Quarter (NW1/4) of said Section 21 a distance of 1,979.67 feet; thence 1,477.11 feet on the arc of a tangential curve, concave to the south, having a radius of 2,800.00 feet, a central angle of 30°13'33", a long chord length of 1,460.04 feet bearing S72°20'25"W; thence S57°13'38"W, tangent to said curve, a distance of 1,005.68 feet; thence S29°04'57"E parallel with, and 30.00 feet northeasterly of, the northeasterly County Highway No. 81 Right-of-Way line, a distance of 3,570.50 feet to a point 33.00 feet west of the east line of the Southeast Quarter (SE1/4) of said Section 20; thence S02°46'12"E parallel with, and 33.00 feet west of, said east line of the SE1/4, a distance of 67.68 feet to said northeasterly highway Right-of-Way line; thence N29°04'57"W on said northeasterly highway Right-of-Way line a distance of 4,717.14 feet to a point 33.00 feet south of the north line of the Northeast Quarter (NE1/4) of said Section 20; thence S87°34'03"W parallel with, and 33.00 feet south of, the north line of the NE1/4 of said Section 20 a distance of 145.45 feet to the northeasterly line of the Great Northern Railroad Right-of-Way; thence N29°04'57"W on said northeasterly railroad Right-of-Way line a distance of 73.84 feet; thence N87°34'03"E parallel with, and 33.00 feet north of, the south line of the Southeast Quarter (SE1/4) of said Section 17 a distance of 134.26 feet to the northeasterly County Highway No. 81 Right-of-Way Line; thence N29°04'57"W on said northeasterly highway right-of-way line a distance of 1,082.94 feet to the west line of the SE1/4 of said Section 17; thence N02°40'16"W on said west line a distance of 89.93 feet; thence S29°04'57"E parallel with, and 33.00 feet east of, said northeasterly highway right-of-way line a distance of 614.76 feet; thence N57°13'38"E a distance of 863.72 feet; thence N32°46'22"W a distance of 40.00 feet; thence N57°13'38"E a distance of 1,900.00 feet to the east line of said SE1/4 of said Section 17; thence N02°49'18"W on the east line of the SE1/4 of said Section 17 a distance of 679.36 feet to the Northeast Corner of the SE1/4 of said Section 17; thence N87°30'10"E on the south line of the Northwest Quarter (NW1/4) of said Section 16 a distance of 1,090.00 feet; thence N44°43'16"E a distance of 1,148.29 feet; thence N35°19'51"E a distance of 1,162.83 feet to the east line of the NW1/4 of said Section 16; thence N02°41'46"W on the east line of the NW1/4 of said Section 16 a distance of 950.00 feet to the Northeast Corner of said NW1/4 of said Section 16; thence N54°59'47"E a distance of 538.25 feet; thence N22°25'16"E a distance of 638.88 feet; thence N35°05'06"E a distance of 1,658.06 feet; thence N42°36'02"E a distance of 954.11 feet; thence 475.00 feet on the arc of a tangential curve, concave to the northwest, having a radius of 600.00 feet, a central angle of 45°21'33", a long chord length of 462.89 feet bearing N19°55'16"E; thence N02°45'31"W parallel with, and 50.00 feet west of, the east line of the Northeast Quarter (NE1/4) of said Section 9 a distance of 50.00 feet; thence N87°14'29"E a distance of 100.00 feet; thence S02°46'31"E parallel with, and 50.00 feet east of the west line of the Northwest Quarter (NW1/4) of said Section 10 a distance of 201.98 feet; thence N42°36'02"E a distance of 469.98 feet; thence N44°03'46"E a distance of 2,487.50 feet; thence S87°33'49"W parallel with, and 100.00 feet south of, the north line of the NW1/4 of said Section 10 a distance of 1,391.25 feet; thence N02°26'11"W a distance of 200.00 feet; thence N87°33'49"E parallel with, and 100.00 feet north of the south line of the Southwest Quarter (SW1/4) of said Section 3 a distance of 235.54 feet; thence 2,194.50 feet on the arc of a tangential curve, concave to the northwest, having a radius of 2,750.00 feet, a central angle of 45°43'19", a long chord length of 2,136.73 feet bearing N64°42'10"E; thence N41°50'30"E a distance of 3,120.44 feet; thence N03°08'18"W parallel with, and 60.00 feet west of, the east line of Northeast Quarter (NE1/4) of said Section 3 a distance of 184.82 feet; thence N86°51'42"E a distance of 120.00 feet; thence S03°08'18"E parallel with, and 60 feet east of the west line of the Northwest Quarter (NW1/4) of said Section 2 a distance of 64.74 feet; thence N41°50'30"E a distance of 2,213.21 feet; thence N49°29'24"W a distance of 172.93 feet; thence S88°32'33"W parallel with, and 50.00 feet south of, the north line of said NW1/4 of Section 2 a distance of 1,449.92 feet; thence S03°08'18"E parallel with, and 50.00 feet east of the west line of said NW1/4 of Section 2 a distance of 10.00 feet; thence S88°32'33"W parallel with, and 60.00 feet south of, the north line of said NW1/4 of Section 2 a distance of 50.02 feet to the west line of said NW1/4 of Section 2; thence N03°08'18"W on said west line a distance of 60.03 feet to the Northwest Corner of the NW1/4 of said Section 2; thence N88°32'33"E on the north line of the NW1/4 of said Section 2 a distance of 2,642.08 feet to the Northeast Corner of the NW1/4 of said Section 2; thence N88°32'44"E on the north line of the Northeast Quarter (NE1/4) of said Section 2 a distance of 2,641.85 feet to the Point of Beginning.

Blocks 1, 2, 3, 4, 5, 6, 7, 8, and 9 contain 1,068.12 acres.

BLOCK 10

That part of Section 20, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Commencing at the Southeast Corner of the Southeast Quarter (SE1/4) of said Section 20; thence N02°46'12"W on the east line of said SE1/4 a distance of 146.46 feet to the Point of Beginning; thence N86°28'18"W a distance of 359.39 feet to the northeasterly Interstate 29 Right-of-Way line; thence N22°19'18"W on said northeasterly Right-of-Way line a distance of 2,705.93 feet; thence continuing on said northeasterly Right-of-Way line 1,372.84 feet on the arc of a non-tangential curve, concave to the southwest, having a radius of 11,659.18 feet, a central angle of 06°44'47", and a long chord length of 1,372.05 feet bearing N25°42'32"W to the southwesterly line of the Great Northern Railroad Right-of-Way; thence S29°04'57"E on said southwesterly Railroad Right-of-Way line a distance of 4,055.19 feet to the east line of the SE1/4 of said Section 20; thence S02°46'12"E on the east line of the SE1/4 of said Section 20 a distance of 217.85 feet to the Point of Beginning.

Block 10 contains 16.54 acres.

BLOCKS 11, 12, 13, AND 14

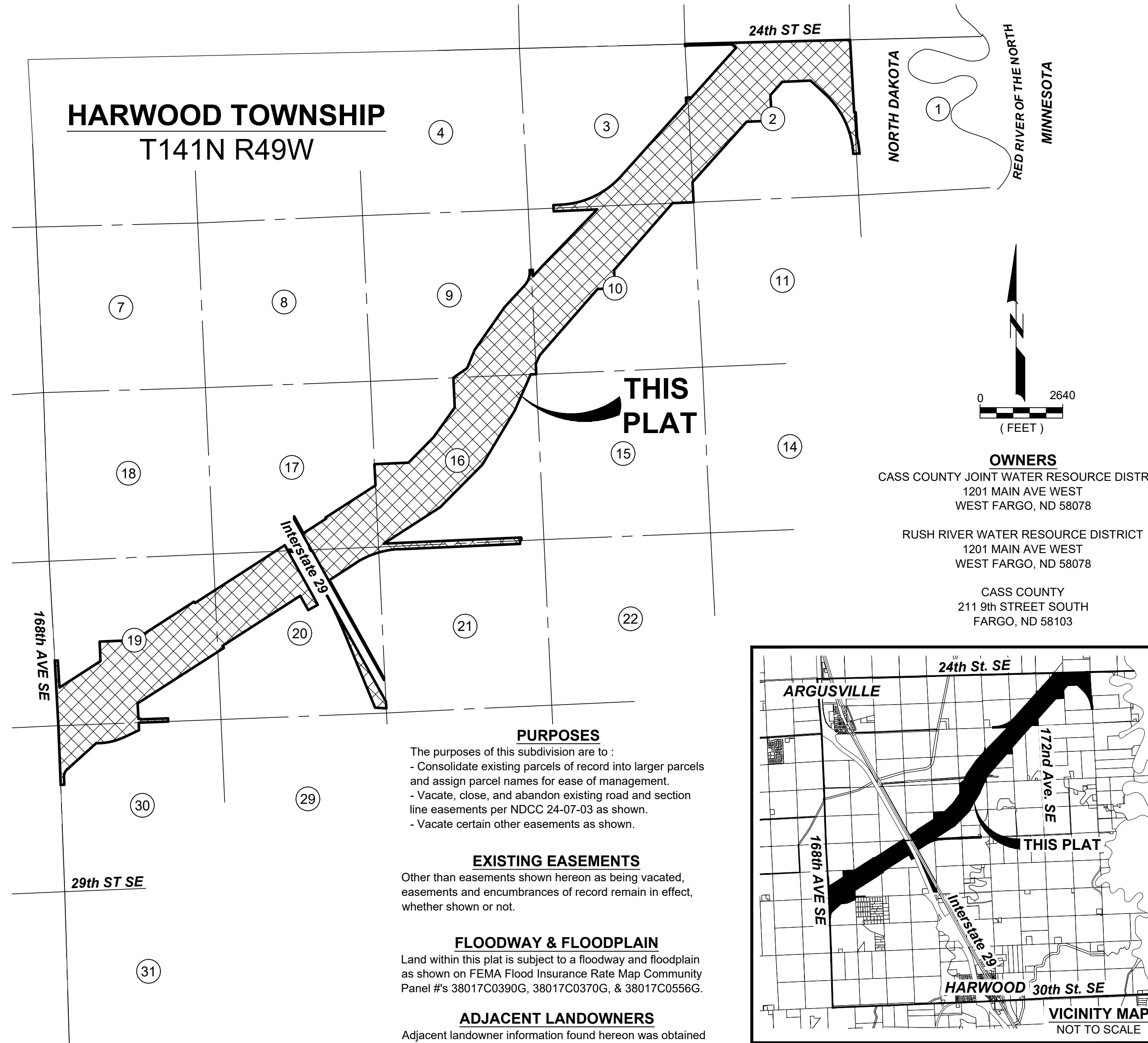
That part of Sections 17, 19, 20, and 30, Township 141 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, being further described as follows:

Commencing at the Southwest Corner of the Northwest Quarter (NW1/4) of said Section 30; thence N02°09'49"W on the west line of the NW1/4 of said Section 30 a distance of 760.00 feet to the Point of Beginning; thence continuing N02°09'49"W on the west line of the NW1/4 of said Section 30 a distance of 1,895.01 feet to the Northwest Corner of NW1/4 of said Section 30; thence N03°13'20"W on the west line of the Southwest Quarter (SW1/4) of said Section 19 a distance of 2,081.82 feet; thence N86°46'40"E a distance of 100.00 feet; thence S03°13'20"E parallel with, and 100.00 feet east of, the west line of the SW1/4 of said Section 19 a distance of 868.41 feet; thence N57°13'38"E a distance of 1,562.90 feet; thence N02°20'17"W a distance of 625.00 feet to the north line of the SW1/4 of said Section 19; thence N87°39'43"E on said north line a distance of 1,105.00 feet; thence N57°13'38"E a distance of 2,275.00 feet; thence S32°46'22"E a distance of 55.00 feet; thence N57°13'38"E a distance of 3,413.89 feet to the southwesterly Interstate 29 Right-of-Way line; thence S29°04'57"E on said southwesterly Right-of-Way line a distance of 166.68 feet; thence N87°34'03"E parallel with, and 33.00 feet north of the south line of said Section 17 a distance of 447.54 feet to the southwesterly line of the Great Northern Railroad Right-of-Way; thence S29°04'57"E on said southwesterly Railroad Right-of-Way line a distance of 73.84 feet; thence S87°34'03"W parallel with, and 33.00 feet south of, the north line of said Section 20 a distance of 447.54 feet to the southwesterly Interstate 29 Right-of-Way line; thence S29°04'57"E on said southwesterly Right-of-Way line a distance of 1,643.74 feet; thence continuing on said southwesterly Right-of-Way line 291.68 feet on the arc of a non-tangential curve, concave to the west, having a radius of 11,259.20 feet, a central angle of 01°29'03", and a chord length of 291.67 feet bearing S28°20'26"E; thence S60°54'40"W a distance of 346.16 feet; thence N29°05'20"W a distance of 525.00 feet; thence S57°13'38"W a distance of 2,958.35 feet; thence S32°46'22"E a distance of 80.00 feet; thence S57°13'38"W a distance of 3,277.43 feet to the west line of the Southeast Quarter (SE1/4) of said Section 19; thence S03°06'31"E on the west line of the SE1/4 of said Section 19 a distance of 490.05 feet; thence N86°53'29"E a distance of 60.00 feet; thence S03°06'31"E parallel with, and 60.00 feet east of, the west line of the SE1/4 of said Section 19 a distance of 25.00 feet; thence N87°51'49"E parallel with, and 100.00 feet north of, the south line of the SE1/4 of said Section 19 a distance of 885.00 feet; thence S02°08'11"E a distance of 100.00 feet to said south line of the SE1/4 of Section 19; thence S87°51'49"W on said south line a distance of 943.31 feet to the South Quarter Corner of said Section 19; thence S02°27'49"E on the east line of the Northwest Quarter (NW1/4) of said Section 30 a distance of 242.50 feet; thence 27.80 feet on the arc of a non-tangential curve, concave to the southeast, having a radius of 1,900.00 feet, a central angle of 00°50'18", and a chord length of 27.80 feet bearing S65°06'48"W; thence S64°41'39"W a distance of 500.00 feet; thence 927.00 feet on the arc of a tangential curve, concave to the north, having a radius of 2,000.00 feet, a central angle of 26°33'24", and chord length of 918.73 feet bearing S77°58'21"W; thence S47°50'11"W a distance of 1,227.10 feet; thence 305.43 feet on the arc of a tangential curve, concave to the southeast, having a radius of 350.00 feet, a central angle of 50°00'00", and a chord length of 295.83 feet bearing S22°50'11"W; thence S02°09'49"E parallel with, and 115.00 feet east of, the west line of the NW1/4 of Section 30 a distance of 231.07 feet; thence S87°50'11"W a distance of 115.00 feet to the Point of Beginning.

Blocks 11, 12, 13, and 14 contain 413.59 acres.

PLAT of FMD-HARWOOD SUBDIVISION

IN SECTIONS 1-3, 9-10, 16-17, 19-21 & 30, TOWNSHIP 141 NORTH, RANGE 49 WEST of the 5th PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA



PURPOSES
The purposes of this subdivision are to:
- Consolidate existing parcels of record into larger parcels and assign parcel names for ease of management.
- Vacate, close, and abandon existing road and section line easements per NDCC 24-07-03 as shown.
- Vacate certain other easements as shown.

EXISTING EASEMENTS
Other than easements shown hereon as being vacated, easements and encumbrances of record remain in effect, whether shown or not.

FLOODWAY & FLOODPLAIN
Land within this plat is subject to a floodway and floodplain as shown on FEMA Flood Insurance Rate Map Community Panel #s 38017C0390G, 38017C0370G, & 38017C0556G.

ADJACENT LANDOWNERS
Adjacent landowner information found hereon was obtained from the Cass County GIS.

CERTIFICATE OF SURVEYOR
I, Steven E. Swanson, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey of FMD-Harwood Subdivision as shown hereon was conducted by me or under my direct supervision; that the exterior boundary of said subdivision is delineated on the ground by monuments shown hereon; and that, to the best of my knowledge and belief, this plat is a true and correct representation of said survey.

CERTIFICATE OF CASS COUNTY ENGINEER
Reviewed by the Cass County Engineer this ___ day of ___, 2024.

Thomas Soucy
Interim County Engineer

CERTIFICATE OF HARWOOD TOWNSHIP
Reviewed by Harwood Township this ___ day of ___, 2024.

Daniel Palmer
Chairman

Attest: Douglas Warnecke
Clerk

Steven E. Swanson, PLS
ND Reg. No. LS-4185

STATE OF _____)
COUNTY OF _____) SS

On this ___ day of ___, 2024, before me personally appeared Steven E. Swanson, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:
State of North Dakota
My commission expires _____

CERTIFICATE OF OWNER

We, Cass County Joint Water Resource District, Rush River Water Resource District, and Cass County, political subdivisions of the State of North Dakota, hereby certify that we are the owners of the lands described above and that 1) we have caused the same to be platted into lots and blocks as shown hereon and 2) said subdivision shall be known as FMD-Harwood Subdivision.

Cass County Joint Water Resource District
Owner, Blocks 1-14

Dated this ___ day of ___, 2024.

Rodger Olson, Chairman
Melissa Hinkemeyer, Secretary-Treasurer

STATE OF _____)
COUNTY OF _____) SS

On this ___ day of ___, 2024, before me personally appeared Rodger Olson, Chairman, and Melissa Hinkemeyer, Secretary-Treasurer of Cass County Joint Water Resource District, known to me to be the persons described in the within instrument, and who acknowledged to me that they executed the same.

Notary Public for the State of _____
My commission expires _____

Cass County

Dated this ___ day of ___, 2024.

Chad Peterson, Chairman
Cass County Board of Commissioners
Brandy Madrigga
Cass County Finance Director

STATE OF _____)
COUNTY OF _____) SS

On this ___ day of ___, 2024, before me personally appeared Chad Peterson, Chairman of the Board of County Commissioners, and Brandy Madrigga, Cass County Finance Director, known to me to be the persons described in the within instrument, and who acknowledged to me that they executed the same.

Notary Public for the State of _____
My commission expires _____

Rush River Water Resource District

Dated this ___ day of ___, 2024.

William Hejl, Chairman
Melissa Hinkemeyer, Secretary-Treasurer

STATE OF _____)
COUNTY OF _____) SS

On this ___ day of ___, 2024, before me personally appeared William Hejl, Chairman and Melissa Hinkemeyer, Secretary-Treasurer of the Rush River Water Resource District, known to me to be the person described in the within instrument, and who acknowledged to me that they executed the same.

Notary Public for the State of _____
My commission expires _____

CERTIFICATE OF CASS COUNTY PLANNING COMMISSION

The Cass County Planning Commission has reviewed this plat and hereby approves it.

Dated this ___ day of ___, 2024.

Ken Lougheed
Chairman
Lisa Shasky
Secretary

CERTIFICATE OF CASS COUNTY COMMISSIONERS

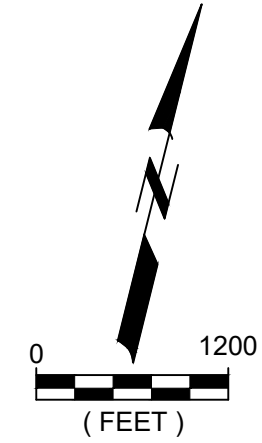
The Cass County Board of County Commissioners reviewed this plat at its meeting on the ___ day of ___, 2024, and, having found it to be in the interest of the public health, safety, and welfare, hereby approves it.

Chad Peterson, Chairman
Cass County Board of Commissioners

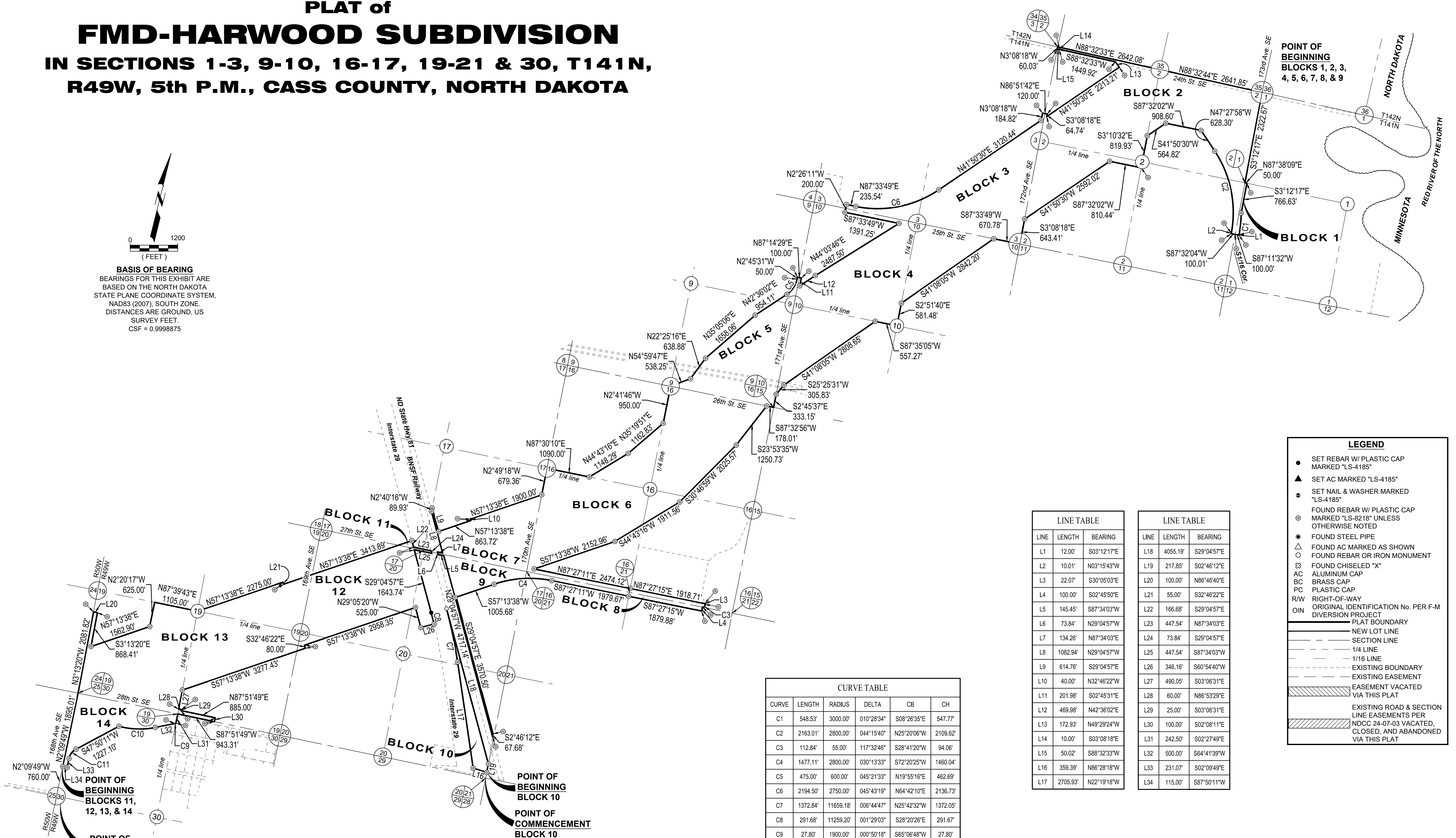
Attest: Brandy Madrigga
Cass County Finance Director



PLAT of
FMD-HARWOOD SUBDIVISION
IN SECTIONS 1-3, 9-10, 16-17, 19-21 & 30, T141N,
R49W, 5th P.M., CASS COUNTY, NORTH DAKOTA



BASIS OF BEARING
 BEARINGS FOR THIS EXHIBIT ARE
 BASED ON THE NORTH DAKOTA
 STATE PLANE COORDINATE SYSTEM,
 NAD83 (2007), SOUTH ZONE.
 DISTANCES ARE GROUND, US
 SURVEY FEET.
 CSF = 0.9998875



LEGEND

- SET REBAR W/ PLASTIC CAP MARKED "LS-4185"
- ▲ SET AC MARKED "LS-4185"
- SET NAIL & WASHER MARKED "LS-4185"
- FOUND REBAR W/ PLASTIC CAP MARKED "LS-8218" UNLESS OTHERWISE NOTED
- FOUND STEEL PIPE
- △ FOUND AC MARKED AS SHOWN
- FOUND REBAR OR IRON MONUMENT
- ⊗ FOUND CHISELED "X"
- AC ALUMINUM CAP
- BC BRASS CAP
- PC PLASTIC CAP
- R/W RIGHT-OF-WAY
- OIN ORIGINAL IDENTIFICATION No. PER F-M DIVERSION PROJECT

PLAT BOUNDARY
 NEW LOT LINE
 SECTION LINE
 1/4 LINE
 1/16 LINE
 EXISTING BOUNDARY
 EXISTING EASEMENT
 EASEMENT VACATED VIA THIS PLAT
 EXISTING ROAD & SECTION LINE EASEMENTS PER NDCC 24-07-03 VACATED, CLOSED, AND ABANDONED VIA THIS PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	12.00'	S03°12'17"E
L2	10.01'	N03°15'43"W
L3	22.07'	S30°05'03"E
L4	100.00'	S02°45'50"E
L5	145.45'	S87°34'03"W
L6	73.84'	N29°04'57"W
L7	134.26'	N87°34'03"E
L8	1082.94'	N29°04'57"W
L9	614.76'	S29°04'57"E
L10	40.00'	N32°46'22"W
L11	201.98'	S02°45'31"E
L12	469.98'	N42°36'02"E
L13	172.93'	N49°29'24"W
L14	10.00'	S03°08'18"E
L15	50.02'	S88°32'33"W
L16	359.39'	N86°28'18"W
L17	2705.93'	N22°19'18"W

LINE TABLE

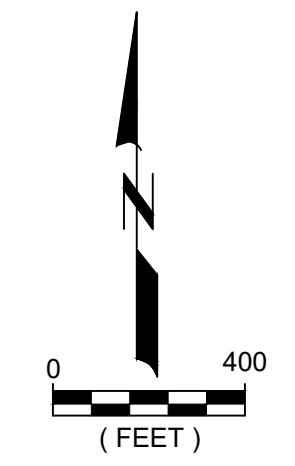
LINE	LENGTH	BEARING
L18	4055.19'	S29°04'57"E
L19	217.85'	S02°46'12"E
L20	100.00'	N86°46'40"E
L21	55.00'	S32°46'22"E
L22	166.68'	S29°04'57"E
L23	447.54'	N87°34'03"E
L24	73.84'	S29°04'57"E
L25	447.54'	S87°34'03"W
L26	346.16'	S60°54'40"W
L27	490.05'	S03°06'31"E
L28	60.00'	N86°53'29"E
L29	25.00'	S03°06'31"E
L30	100.00'	S02°08'11"E
L31	242.50'	S02°27'49"E
L32	500.00'	S64°41'39"W
L33	231.07'	S02°09'49"E
L34	115.00'	S87°50'11"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CH
C1	548.53'	3000.00'	010°28'34"	S08°26'35"E	547.77'
C2	2163.01'	2800.00'	044°15'40"	N25°20'06"W	2109.62'
C3	112.84'	55.00'	117°32'46"	S28°41'20"W	94.06'
C4	1477.11'	2800.00'	030°13'33"	S72°20'25"W	1460.04'
C5	475.00'	600.00'	045°21'33"	N19°55'16"E	462.69'
C6	2194.50'	2750.00'	045°43'19"	N64°42'10"E	2136.73'
C7	1372.84'	11659.18'	006°44'47"	N25°42'32"W	1372.05'
C8	291.68'	11259.20'	001°29'03"	S28°20'26"E	291.67'
C9	27.80'	1900.00'	000°50'18"	S65°06'48"W	27.80'
C10	927.00'	2000.00'	026°33'24"	S77°58'21"W	918.73'
C11	305.43'	350.00'	050°00'00"	S22°50'11"W	295.83'

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EXISTING EASEMENTS

In addition to easements shown hereon, this subdivision is subject to the following easements:

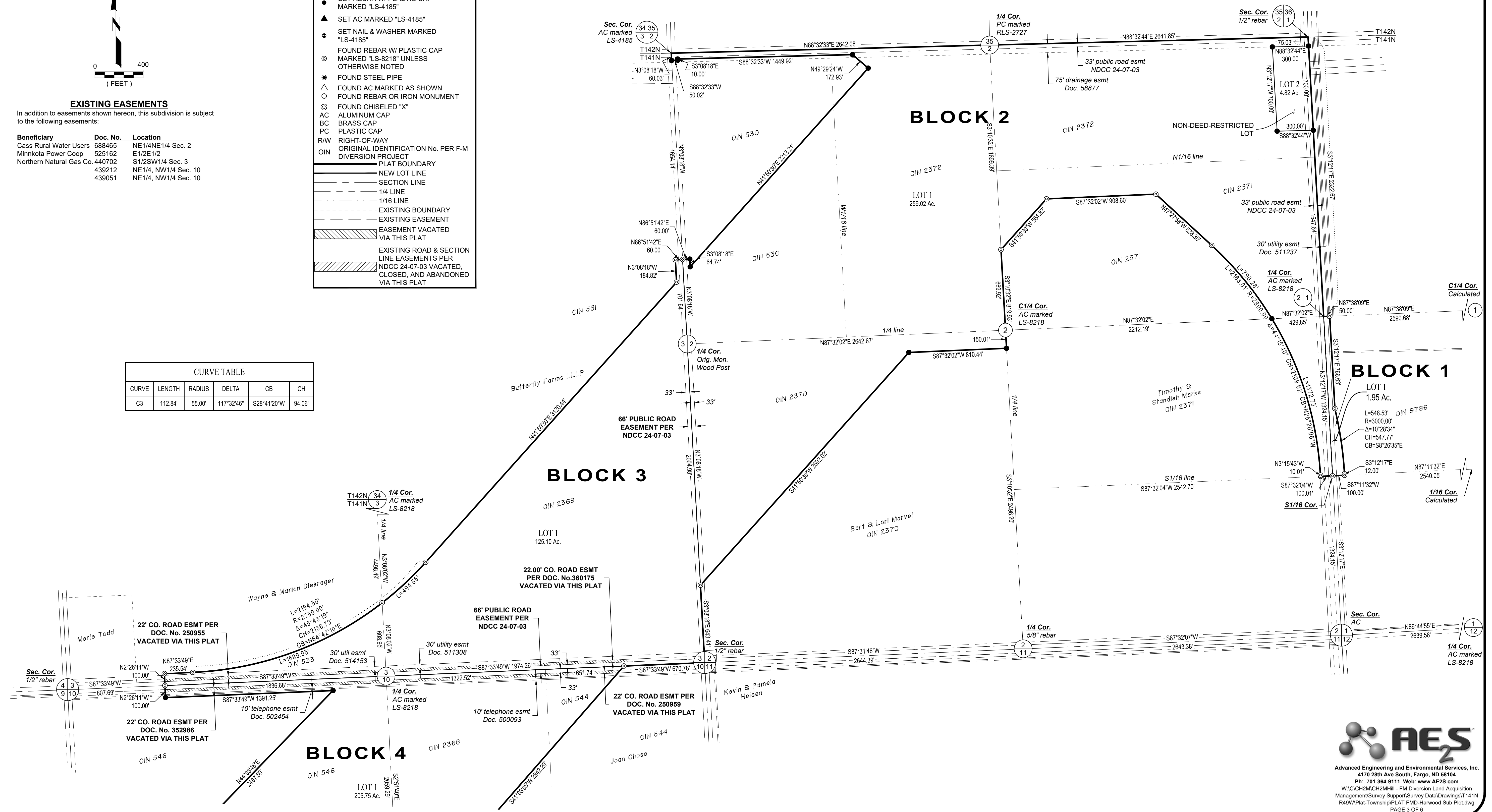
Beneficiary	Doc. No.	Location
Cass Rural Water Users	688465	NE1/4NE1/4 Sec. 2
Minnkota Power Coop	525162	E1/2E1/2
Northern Natural Gas Co.	440702	S1/2SW1/4 Sec. 3
	439212	NE1/4, NW1/4 Sec. 10
	439051	NE1/4, NW1/4 Sec. 10

LEGEND

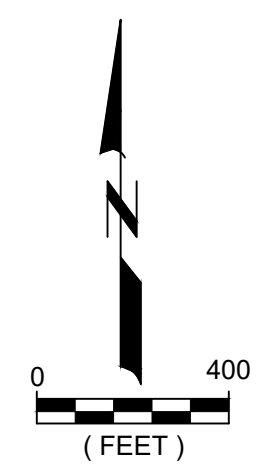
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C3	112.84'	55.00'	117°32'46"	S28°41'20"W	94.06'



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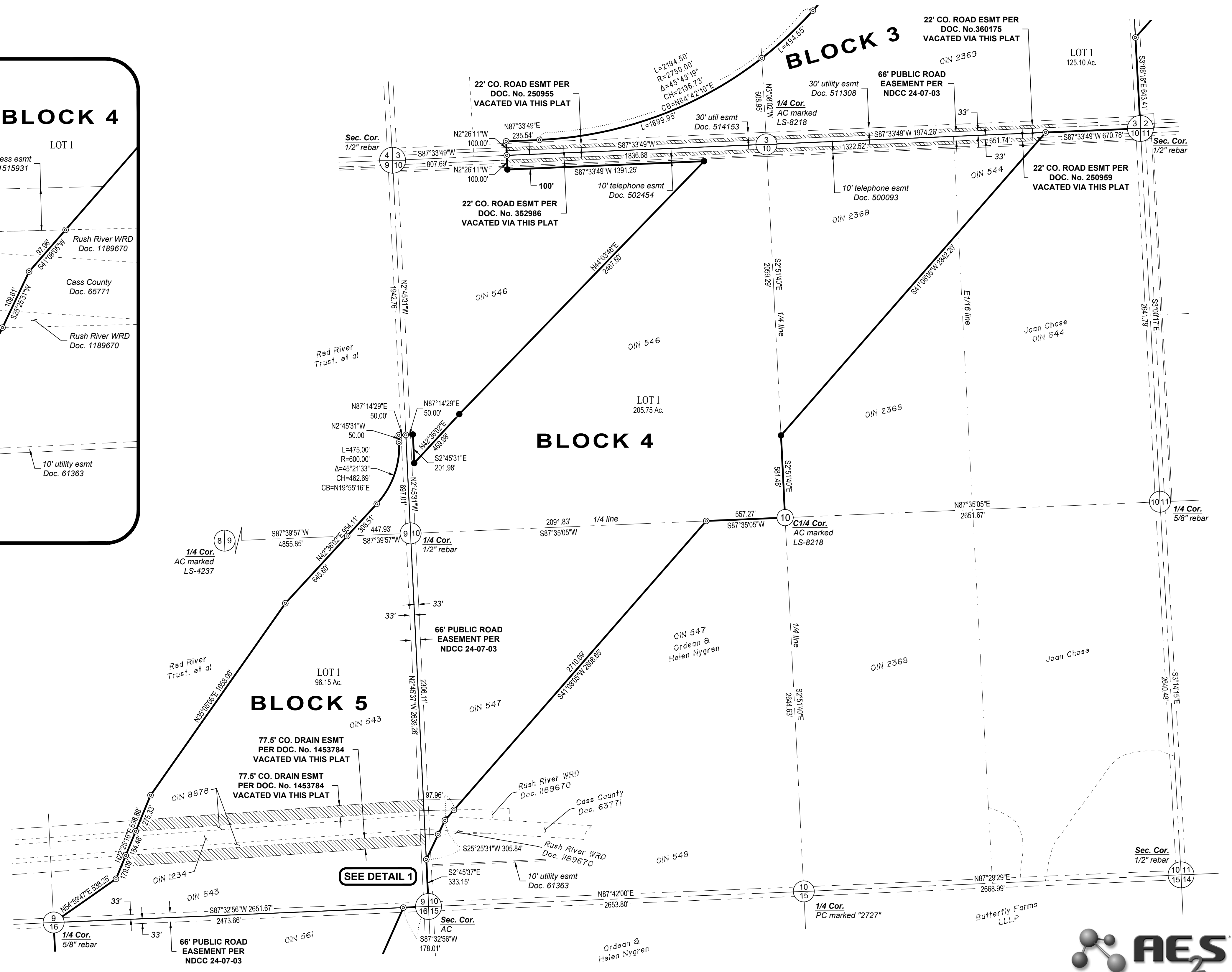
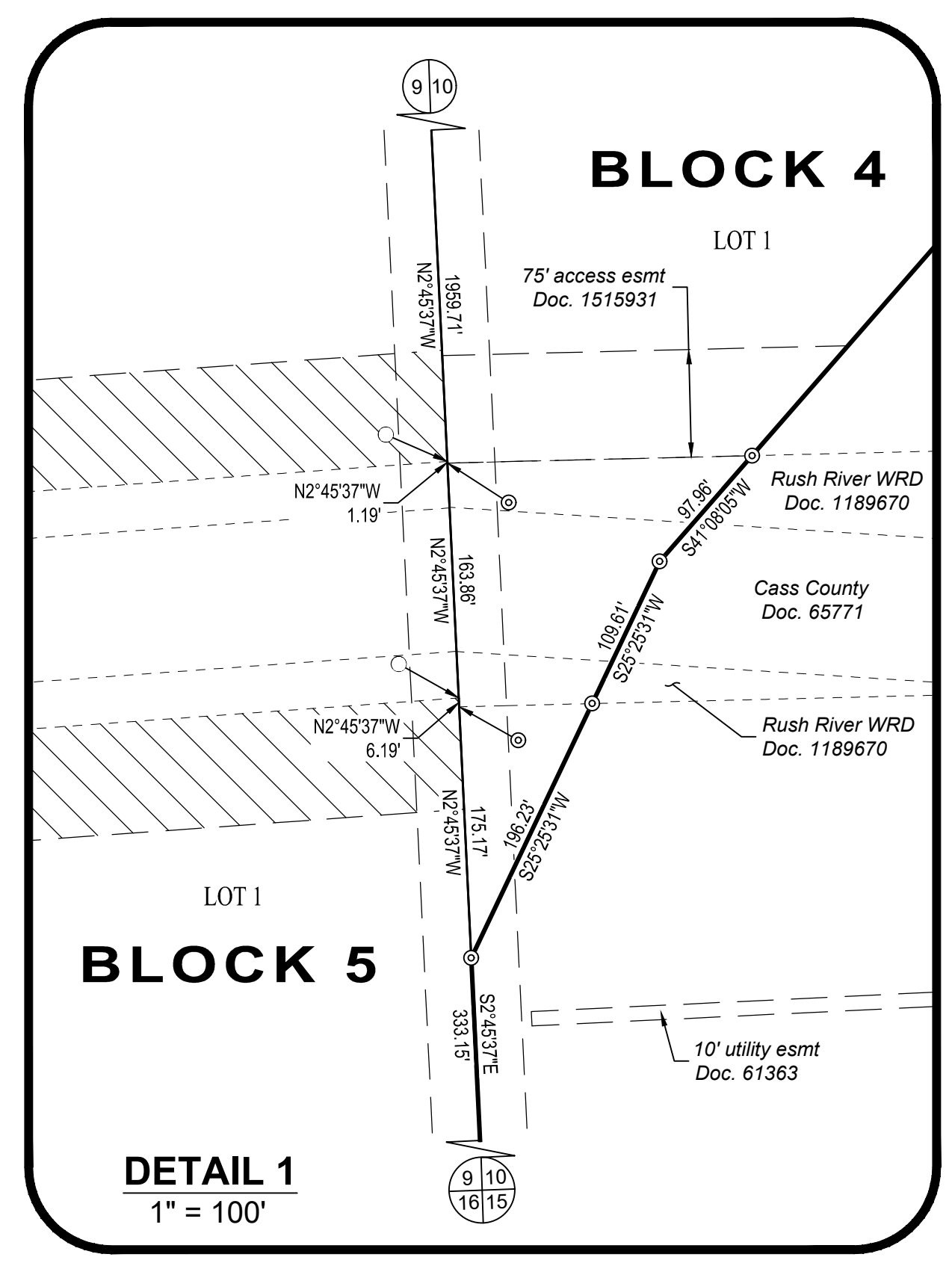
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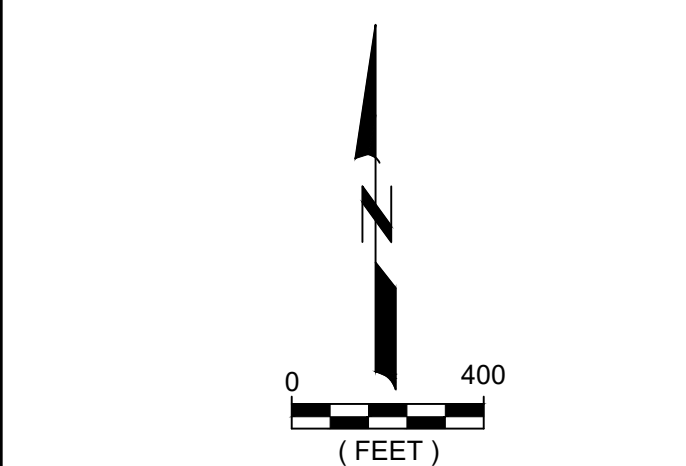
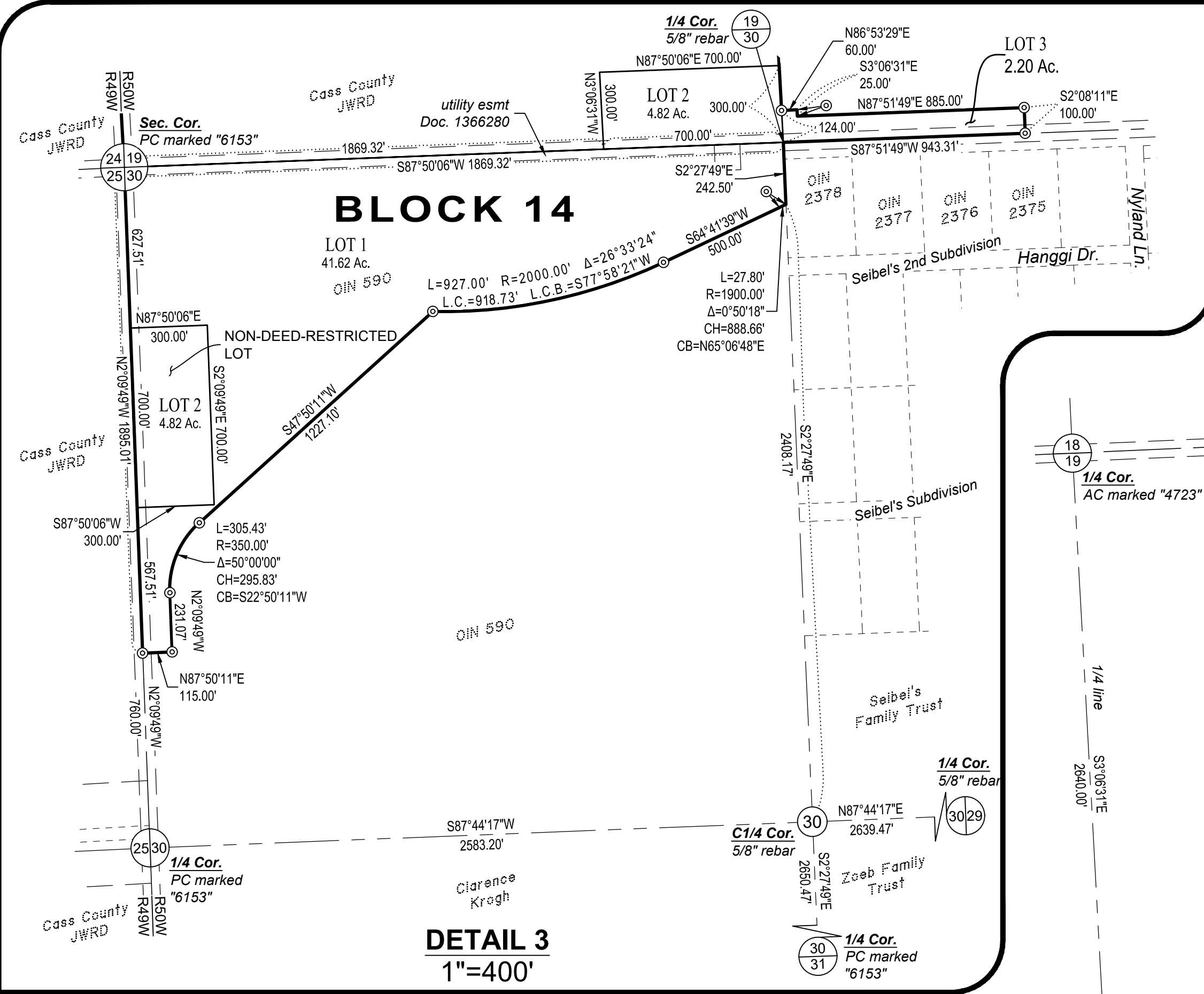
Beneficiary	Doc. No.	Location
Northern Natural Gas Co.	439212	NE1/4, NW1/4 Sec. 10
	439051	NE1/4, NW1/4 Sec. 10
Minnkota Power Coop	526246	E1/2E1/2 Sec. 9

LEGEND

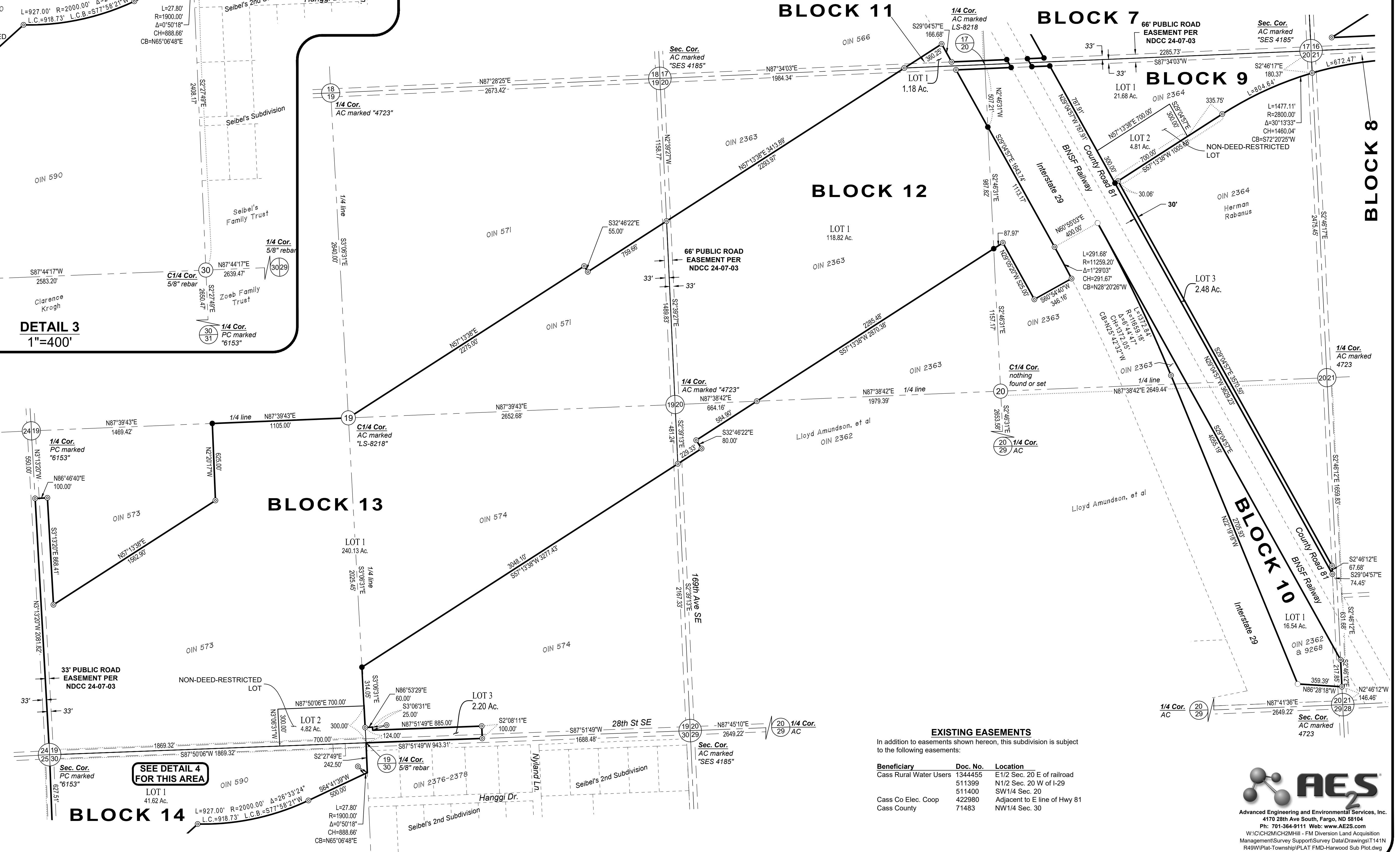
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Beneficiary	Doc. No.	Location
Cass Rural Water Users	1344455	E1/2 Sec. 20 E of railroad
	511399	N1/2 Sec. 20 W of I-29
	511400	SW1/4 Sec. 20
Cass Co Elec. Coop	422980	Adjacent to E line of Hwy 81
Cass County	71483	NW1/4 Sec. 30

AES
Advanced Engineering and Environmental Services, Inc.
4170 28th Ave South, Fargo, ND 58104
Ph: 701-364-9111 Web: www.AES.com
W:\CH2M\CH2M\Hill - FM Diversion Land Acquisition Management\Survey Support\Survey Data\Drawings\T141N R49W\Plat-Township\PLAT FMD-Harwood Sub Plot.dwg
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