



## Planning Department

Telephone: 701-298-2375

Fax: 701-298-2395

planning@casscountynd.gov

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### MEMORANDUM

TO: Cass County Board of Commissioners

FROM: Cole Hansen, Cass County Planner

DATE: February 12, 2024

SUBJECT: Consent Agenda Topic for the February 20, 2024 Commission Meeting:  
Hagensen Subdivision Application

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The Cass County Planning Commission reviewed the application of the proposed subdivision located in Mapleton Township, Section 17 at a Public Hearing on January 25, 2024. The intended purpose of the subdivision is to remove the tillable land from the farmstead to sell.

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



# Cass County Planning Commission Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lot)</b> of a part of the NE ¼ of Section 17, Township 139 North, Range 50 West		
<b>Title:</b>	<b>Hagensen Subdivision</b>	<b>Date:</b>	01/25/24
<b>Location:</b>	NE ¼ of Section 17, Township 139 North, Range 50 West (Mapleton Township)	<b>Staff Contact:</b>	Cole Hansen
<b>Parcel Number:</b>	53-0000-09092-070	<b>Water District:</b>	Maple River Water District
<b>Owner(s)/Applicant:</b>	James and Anne Hagensen	<b>Engineer/Surveyor:</b>	Moore Engineering
<b>Status:</b>	Planning Commission Hearing: January 25, 2024 County Commission Hearing: February 20, 2024		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Hagensen Subdivision** to plat a one (1) Lot subdivision of approximately 17 acres. According to the applicant, the subdivision is requested to separate the existing farmstead from the farmland for sale.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 38<sup>th</sup> St SE for road access, ditches for storm sewer conveyance, rural water. The property currently does have an on-site septic system for wastewater treatment.

Agency Comments	
<b>County Engineer</b>	No comment.
<b>Water Resource District</b>	No comment to submit.
<b>Cass County Electric Cooperative</b>	No comments were received prior to publishing the staff report.
<b>Century Link</b>	No comments were received prior to publishing the staff report.
<b>Sprint/T-Mobile/Congent</b>	No comments were received prior to publishing the staff report.
<b>AT&amp;T</b>	No comments were received prior to publishing the staff report.
<b>Xcel Energy</b>	No comments were received prior to publishing the staff report.
<b>Otter Tail Power Company</b>	No comments were received prior to publishing the staff report.

<b>Magellan Pipeline Company</b>	No comments were received prior to publishing the staff report.
<b>NuStar Energy</b>	No comments were received prior to publishing the staff report.
<b>Cass Rural Water</b>	No comment.
<b>North Dakota Department of Transportation</b>	No comments were received prior to publishing the staff report.
<b>County Sanitarian</b>	No issues with proposed subdivision.
<b>Township Chairman</b>	No comments were received prior to publishing the staff report.
<b>The City of Fargo</b>	No comments were received prior to publishing the staff report.
<b>The City of West Fargo</b>	No comments were received prior to publishing the staff report.
<b>Public Comment</b>	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, south, and east sides of the lot. An existing residential parcel lies to the north. Township road 38<sup>th</sup> St SE borders the north of the property.

#### *Floodzone*

According to the FEMA Flood Map Service Center, this property is currently unmapped and no 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 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

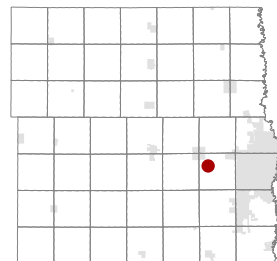
# Minor Subdivision

## Hagensen Subdivision

Section 17, Mapleton Township  
Township 139 North - Range 50 West



Cass County Planning Commission  
January 25, 2024

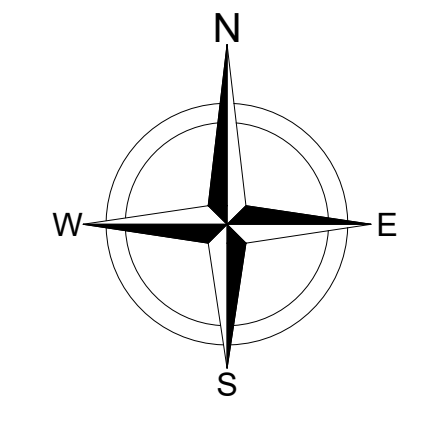
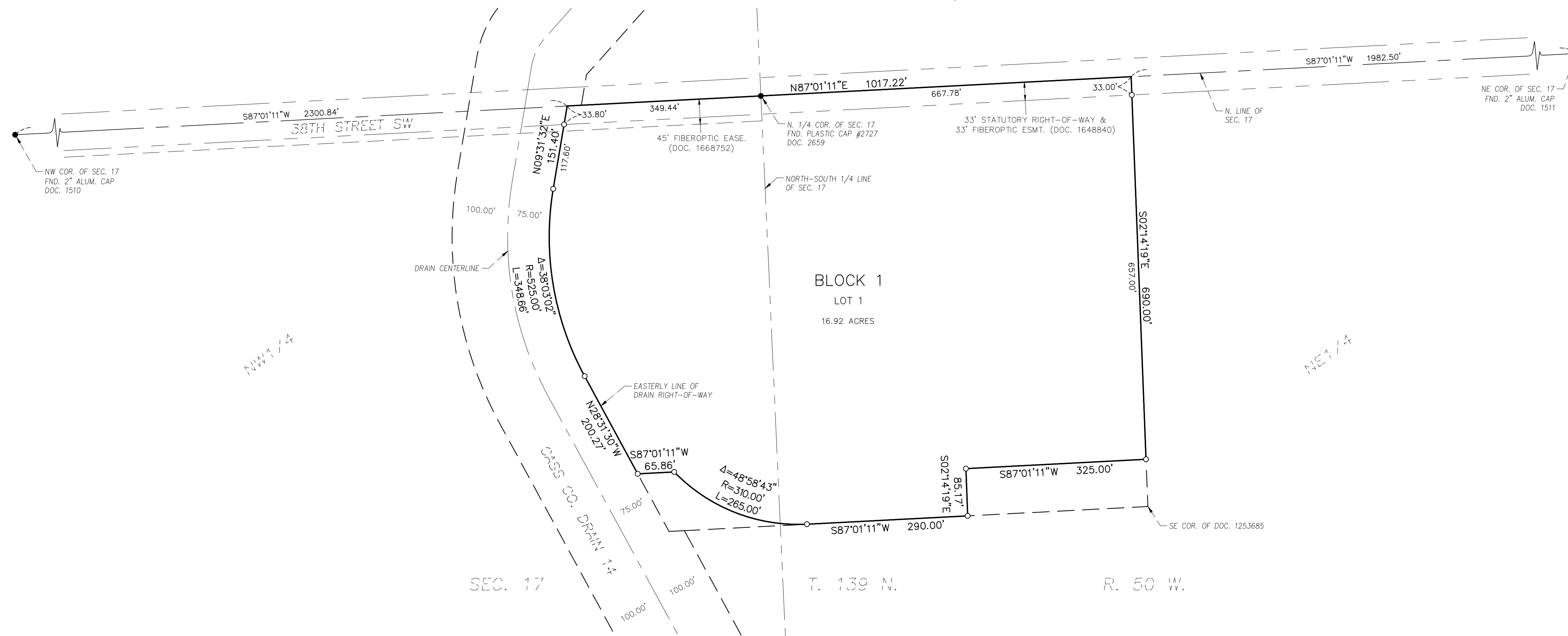


Imagery: spring 2021  
Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



# HAGENSEN SUBDIVISION

## A MINOR SUBDIVISION PLAT OF PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 139 NORTH, RANGE 50 WEST CASS COUNTY, NORTH DAKOTA



0 120  
Scale in Feet

BASIS OF BEARINGS:  
THE NORTH LINE OF SECTION 17 HAS AN ASSIGNED BEARING OF S87°01'11\"/>

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 6153
  - IRON MONUMENT FOUND
  - L ARC LENGTH
  - R RADIUS LENGTH
  - Δ CENTRAL ANGLE
  - SECTION LINE
  - - - 1/4 LINE
  - · - · - EXISTING PROPERTY LINE
  - PLAT BOUNDARY LINE

**CERTIFICATE**

Aaron Skattum, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "HAGENSEN SUBDIVISION", a part of the North Half of Section 17, Township 139 North, Range 50 West, Cass County, North Dakota; that said plat is a true and correct representation of said survey; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said subdivision is described as follows:

That part of the North Half of Section 17, Township 139 North, Range 50 West, Cass County, North Dakota, described as follows: Commencing at the northeast corner of said Section 17; thence South 87 degrees 01 minute 11 seconds West on an assigned bearing along the north line of said North Half a distance of 1,982.50 feet to the point of beginning; thence South 02 degrees 19 minutes 19 seconds East a distance of 690.00 feet; thence South 87 degrees 01 minute 11 seconds West parallel with the north line of said North Half a distance of 325.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 85.17 feet; thence South 87 degrees 01 minute 11 seconds West parallel with the north line of said North Half a distance of 290.00 feet; thence northwesterly 265.00 feet along a tangential curve, concave northeasterly, having a radius of 310.00 feet and a central angle of 48 degrees 58 minutes 43 seconds; thence South 87 degrees 01 minute 11 seconds West, not tangent to the last described curve and parallel with the north line of said North Half a distance of 65.86 feet to the easterly right-of-way line of Cass County Drain No. 14, being more particularly described in Document No. 1289637, said document is on file and of record in the Cass County Recorder's office; thence North 28 degrees 31 minutes 30 seconds West along said easterly right-of-way line a distance of 200.27 feet; thence northerly 348.66 feet along said easterly right-of-way line and along a tangential curve, concave easterly, having a radius of 525.00 feet and a central angle of 38 degrees 03 minutes 02 seconds; thence North 09 degrees 31 minutes 32 seconds East along said easterly right-of-way line a distance of 151.40 feet to the north line of said North Half; thence North 87 degrees 01 minute 11 seconds East along the north line of said North Half a distance of 1,017.22 feet to the point of beginning.

The above-described tract contains 16.92 acres, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

**DEDICATION**

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "HAGENSEN SUBDIVISION", a part of the North Half of Section 17, Township 139 North, Range 50 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Aaron Skattum, Registered Land Surveyor and that the description as shown in the certificate of the registered professional land surveyor is correct. We hereby dedicate all avenues and utility easements shown on said plat to the use of the public.

Owners:

James Hagensen Anne Hagensen

State of North Dakota  
County of Cass

on this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said county and state, personally appeared James Hagensen and Anne Hagensen, known to me to be the persons described in and who executed the foregoing dedication and acknowledged to me that they executed the same as their free act and deed.

Notary Public, Cass County, North Dakota

**MAPLETON TOWNSHIP REVIEW**

Reviewed by Mapleton Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Clerk

**COUNTY ENGINEER REVIEW**

Reviewed by the Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Jason Benson, Cass County Engineer

**CASS COUNTY PLANNING COMMISSION REVIEW**

Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Ken Lougheed, Chairperson

Attest: \_\_\_\_\_  
Deann Buckhouse, Secretary

**CASS COUNTY COMMISSION APPROVAL**

Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Chad Peterson, Chairperson  
Board of County Commissioners

Attest: \_\_\_\_\_  
Michael Montplaisir, Cass County Auditor

PRELIMINARY

Aaron Skattum  
Registered Land Surveyor  
Reg. No. LS-6153



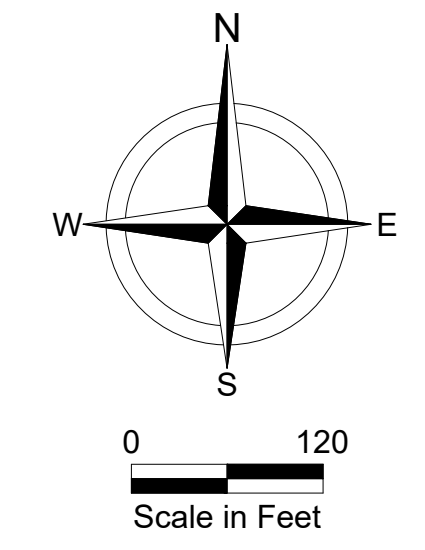
State of North Dakota  
County of Cass

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said County and State, personally appeared Aaron Skattum, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

# HAGENSEN SUBDIVISION

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BASIS OF BEARINGS:  
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Owners:

James Hagensen Anne Hagensen

State of North Dakota  
County of Cass

on this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a notary public in and for said county and state, personally appeared James Hagensen and Anne Hagensen, known to me to be the persons described in and who executed the foregoing dedication and acknowledged to me that they executed the same as their free act and deed.

Notary Public, Cass County, North Dakota

**MAPLETON TOWNSHIP REVIEW**

Reviewed by Mapleton Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Clerk

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Jason Benson, Cass County Engineer

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Ken Lougheed, Chairperson

Attest: \_\_\_\_\_  
Deann Buckhouse, Secretary

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Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_  
Chad Peterson, Chairperson  
Board of County Commissioners

Attest: \_\_\_\_\_  
Michael Montplaisir, Cass County Auditor

PRELIMINARY

Aaron Skattum  
Registered Land Surveyor  
Reg. No. LS-6153



State of North Dakota  
County of Cass

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Notary Public, Cass County, North Dakota



## Planning Department

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### **MEMORANDUM**

**TO:** Cass County Board of Commissioners

**FROM:** Cole Hansen, Cass County Planner

**DATE:** February 13, 2024

**SUBJECT:** Consent Agenda Topic for the February 20, 2024 Commission Meeting:  
Steve King Subdivision Application

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The Cass County Planning Commission reviewed the application of the proposed subdivision located in Empire Township, Section 3 at a Public Hearing on January 25, 2024. The intended purpose of the subdivision is to breakout an old farmstead and wetlands from the tillable land to build a permanent residence.

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



## Cass County Planning Commission Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lot)</b> of a part of the SW ¼ of Section 3, Township 141 North, Range 53 West		
<b>Title:</b>	<b>Steve King Subdivision</b>	<b>Date:</b>	01/25/24
<b>Location:</b>	SW ¼ of Section 3, Township 141 North, Range 53 West (Mapleton Township)	<b>Staff Contact:</b>	Cole Hansen
<b>Parcel Number:</b>	36-0000-04212-000, 36-0000-04213-010	<b>Water District:</b>	Rush River Water District
<b>Owner(s)/Applicant:</b>	Lowell Albert Jr.	<b>Engineer/Surveyor:</b>	Neset Surveys
<b>Status:</b>	Planning Commission Hearing: January 25, 2024 County Commission Hearing: February 20, 2024		

Existing Land Use	Proposed Land Use
Agricultural	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Steve King Subdivision** to plat a one (1) Lot subdivision of approximately 20 acres. According to the applicant, the subdivision is requested to create a new lot for the creation of a permanent residence.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use County Highway 4 for road access, ditches for storm sewer conveyance, rural water. The property currently does have an on-site septic system for wastewater treatment.

Agency Comments	
<b>County Engineer</b>	No comment.
<b>Water Resource District</b>	No comment to submit.
<b>Cass County Electric Cooperative</b>	No comments were received prior to publishing the staff report.
<b>Century Link</b>	No comments were received prior to publishing the staff report.
<b>Sprint/T-Mobile/Congent</b>	No comments were received prior to publishing the staff report.
<b>AT&amp;T</b>	No comments were received prior to publishing the staff report.
<b>Xcel Energy</b>	No comments were received prior to publishing the staff report.
<b>Otter Tail Power Company</b>	No comments were received prior to publishing the staff report.



<b>Magellan Pipeline Company</b>	No comments were received prior to publishing the staff report.
<b>NuStar Energy</b>	No comments were received prior to publishing the staff report.
<b>Cass Rural Water</b>	Site can be serviced by a water main from 147 <sup>th</sup> St SE. No application for water service at this time.
<b>North Dakota Department of Transportation</b>	No comments were received prior to publishing the staff report.
<b>County Sanitarian</b>	No issues with proposed subdivision.
<b>Township Chairman</b>	No comments were received prior to publishing the staff report.
<b>The City of Fargo</b>	No comments were received prior to publishing the staff report.
<b>The City of West Fargo</b>	No comments were received prior to publishing the staff report.
<b>Public Comment</b>	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 all sides. County Highway 4 borders the south of the property.

*Floodzone*

According to the FEMA Flood Map Service Center, this property is currently unmapped and no 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 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.

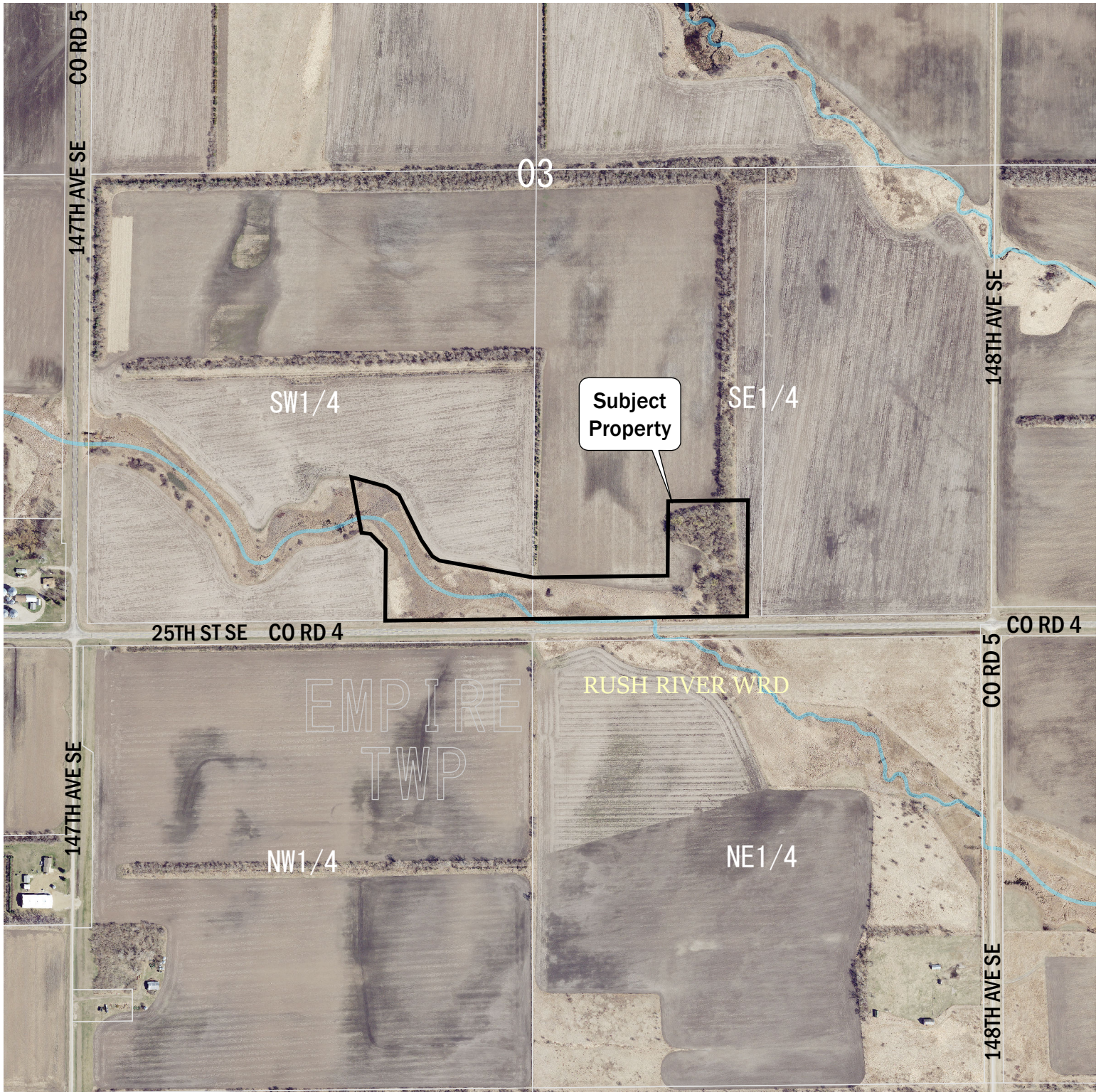
**Attachments**

1. Location Map
2. Plat Document

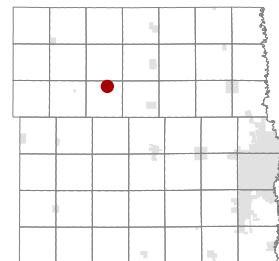
# Minor Subdivision

## Steve King Subdivision

Section 3, Empire Township  
Township 141 North - Range 53 West



Cass County Planning Commission  
January 25, 2024



Imagery: spring 2021  
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.



# STEVE KING SUBDIVISION

PART OF THE SOUTH HALF OF SECTION 3, T141N, R53W  
CASS COUNTY, NORTH DAKOTA

## OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT LOWELL H. ALBERT, JR., IS THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 141 NORTH, RANGE 53 WEST OF THE 5TH PRINCIPAL MERIDIAN TO THE COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE S89°33'26"W ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 1404.52 FEET; THENCE N00°46'33"E A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF COUNTY HIGHWAY 4, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N00°46'33"E A DISTANCE OF 667.42 FEET; THENCE S89°33'26"W A DISTANCE OF 458.89 FEET; THENCE S00°46'33"W A DISTANCE OF 429.33 FEET; THENCE S89°33'26"W PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 774.01 FEET; THENCE N79°32'27"W A DISTANCE OF 546.96 FEET; THENCE N57°03'33"W A DISTANCE OF 46.36 FEET; THENCE N34°18'27"W A DISTANCE OF 111.52 FEET; THENCE N26°13'42"W A DISTANCE OF 291.14 FEET; THENCE N55°40'14"W A DISTANCE OF 86.78 FEET; THENCE N74°30'44"W A DISTANCE OF 207.95 FEET; THENCE S09°53'04"E A DISTANCE OF 325.97 FEET; THENCE S83°12'00"E A DISTANCE OF 52.91 FEET; THENCE S44°15'42"E A DISTANCE OF 124.82 FEET; THENCE S00°45'35"W A DISTANCE OF 410.11 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF COUNTY HIGHWAY 4; THENCE N89°33'26"E ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 2079.90 FEET TO THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS STEVE KING SUBDIVISION TO THE COUNTY OF CASS. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL STREET RIGHT OF WAYS AND UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID STEVE KING SUBDIVISION, CONSISTS OF ONE LOT AND ONE BLOCK, AND CONTAINS 20.04 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: \_\_\_\_\_  
LOWELL H. ALBERT, JR

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LOWELL H. ALBERT, JR., TO ME 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, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYORS CERTIFICATE

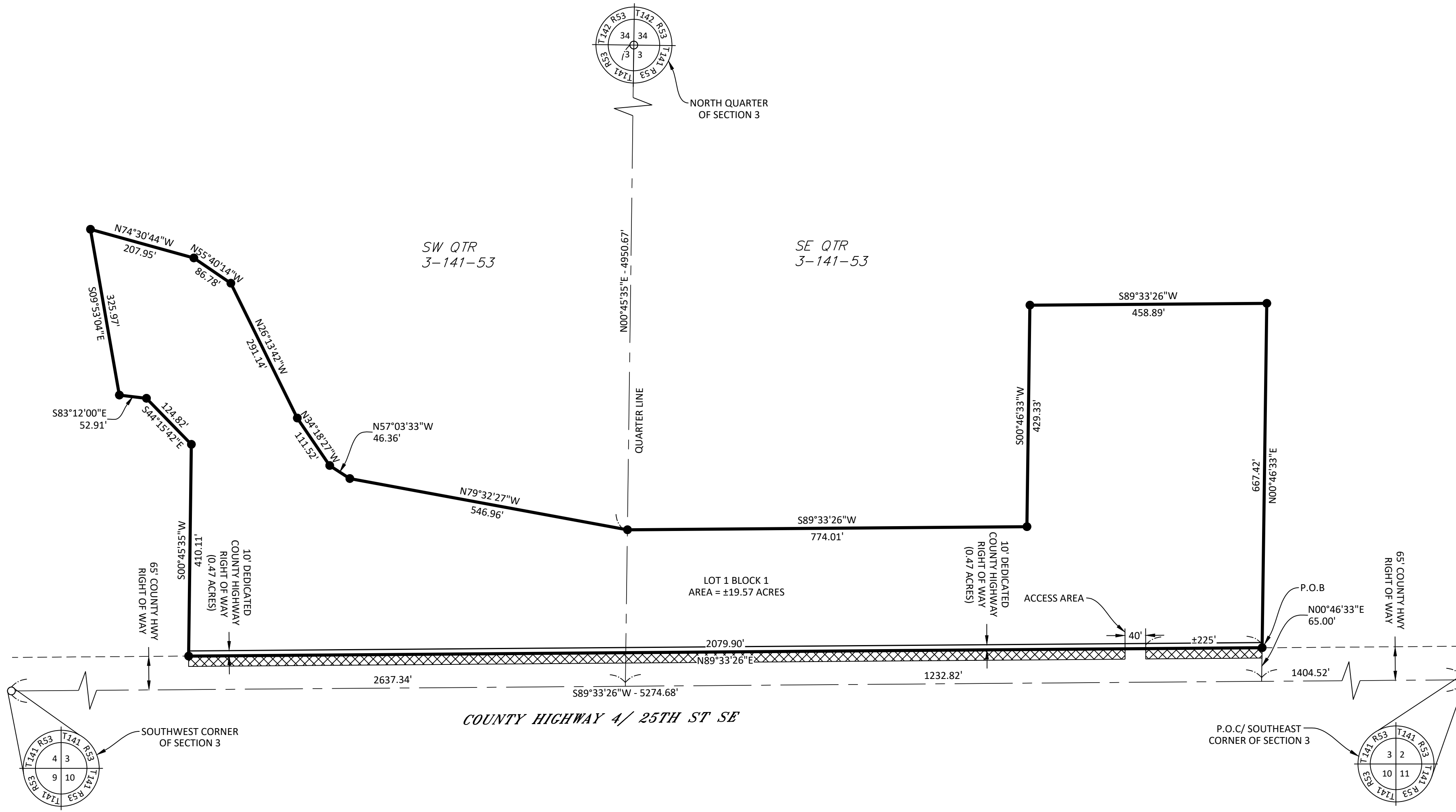
I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS KING SUBDIVISION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY 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  
LS-7513

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME 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, COUNTY: CASS STATE: NORTH DAKOTA



### CASS COUNTY ENGINEER'S APPROVAL

REVIEWED BY THE CASS COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
JASON BENSON, CASS COUNTY ENGINEER

### CASS COUNTY PLANNING COMMISSION

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
CHAD PETERSON, CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

### CASS COUNTY BOARD OF COMMISSION'S APPROVAL

REVIEWED BY CASS COUNTY, NORTH DAKOTA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
CHAD PETERSON

ATTEST: \_\_\_\_\_  
BRANDY MADRIGGA, CASS COUNTY FINANCIAL DIRECTOR

### EMPIRE TOWNSHIP

REVIEWED BY EMPIRE TOWNSHIP, CASS COUNTY, NORTH DAKOTA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
PHIL FAUGHT, CHAIRMAN

ATTEST: \_\_\_\_\_  
JENNA MCPHERSON, CLERK/ TREASURER

FOR RECORDING PURPOSES ONLY

### LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- - - EX. EASEMENT
- - - EX. SECTION LINE
- ▬▬▬▬▬▬ PROPERTY BOUNDARY LINE
- ▬▬▬▬▬▬ NEGATIVE ACCESS AREA

### SURVEY INFORMATION

DATE OF SURVEY: 08/07/2023  
BASIS OF BEARING: ASSUMED BEARING OF S89°33'26"W ALONG  
THE SOUTH LINE OF SECTION 3