

CASS COUNTY PLANNING COMMISSION AGENDA

Thursday, January 23, 2025 at 7:00 a.m.

Cass County Highway Dept., 1201 Main Ave W, West Fargo, ND 58078

A. Call to Order

B. Roll Call

C. Determination of a Quorum

D. Approve Order of Agenda

E. Approve Meeting Minutes of December 12, 2024

F. Public Hearing Items

1. Hearing on an application requesting a Minor Subdivision Plat of **Erickson-Bekker Subdivision** located in Section 31, Township 143 North, Range 55 West of the 5th Principal Meridian, Rochester Township, Cass County, North Dakota.
2. Hearing on an application requesting a Minor Subdivision Plat of **Bernard Ohnstad Subdivision** located in Section 12, Township 142 North, Range 49 West of the 5th Principal Meridian, Wiser Township, Cass County, North Dakota.
3. Hearing on an application requesting a Minor Subdivision Plat of **Sheyenne Valley Farm Second Subdivision** located in Section 18, Township 140 North, Range 49 West of the 5th Principal Meridian, Reed Township, Cass County, North Dakota.

G. New Business

1. Introductions
 - i. Ethan Lehmann – Assistant Planner/GIS Specialist
2. Opening on Planning Commission for City of Fargo Resident

H. Old Business

I. Adjournment

**CASS COUNTY PLANNING COMMISSION
December 12, 2024**

A. CALL TO ORDER

A meeting of the Cass County Planning Commission was called to order December 12, 2024 at 7:00am in the Heritage conference room at the Cass County Highway Department.

B. ROLL CALL

Planning Commissioners attending in person were Ken Lougheed, Keith Monson, Brad Olson, Keith Gohdes, Hugh Veit, and Jay Nelson.

David Gust and Commissioner Duane Breitling were absent.

Attending in person were Cole Hansen, Cass County Planner and Tom Soucy, Interim County Engineer. Katherine Naumann, Senior Attorney and Dr. Mahoney, Mayor attended via Teams.

C. DETERMINATION OF A QUORUM

It was determined that there was a quorum based on the roll call.

D. APPROVE ORDER OF AGENDA

MOTION, *passed*

Mr. Olson moved, and Mr. Veit seconded to approve the order of the agenda as presented. Motion carried.

E. MINUTES, APPROVED

MOTION, *passed*

Mr. Olson moved, and Mr. Viet seconded to approve the minutes of the December 12, 2024 meeting as presented.

Motion carried.

F. PUBLIC HEARING

- 1. Hearing on an application requesting a Minor Subdivision Plat of Finley Subdivision located in Section 32, Township 142 North, Range 53 West of the 5th Principal Meridian, Erie Township, Cass County, North Dakota.**

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Finley Subdivision to plat a one (1) Lot subdivision of approximately 16 acres. According to the applicant, the subdivision is requested to plat a lot to break out the farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 23rd St SE for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

There were no public comments, the public hearing was closed.

MOTION, *passed*

Mr. Veit moved, and Mr. Monson seconded, with the requirement to have a recorded deed restriction, 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.

2. Hearing on an application requesting a Minor Subdivision Plat of Dows Subdivision located in Section 34, Township 143 North, Range 53 West of the 5th Principal Meridian, Dows Township, Cass County, North Dakota

The applicant is seeking approval of a minor subdivision entitled Dows Subdivision to plat a one (1) Lot subdivision of approximately 6 acres. According to the applicant, the subdivision is requested to plat a lot to break out the farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 148th Ave SE for road access, ditches for storm sewer conveyance, rural water. The property currently does have a licensed on-site septic system for wastewater treatment.

There were no additional public comments, the public hearing was closed.

MOTION, *passed*

Mr. Monson moved, and Mr. Gohdes seconded 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, including approval of a variance.

F. NEW BUSINESS

Introductions

- i. Jay Nelson – Fargo Resident for Planning Commission
- ii. Serenity Oien – Principal Secretary for Highway Department
- iii. Hugh Veit announced his resignation at the end of December 2024

G. OLD BUSINESS

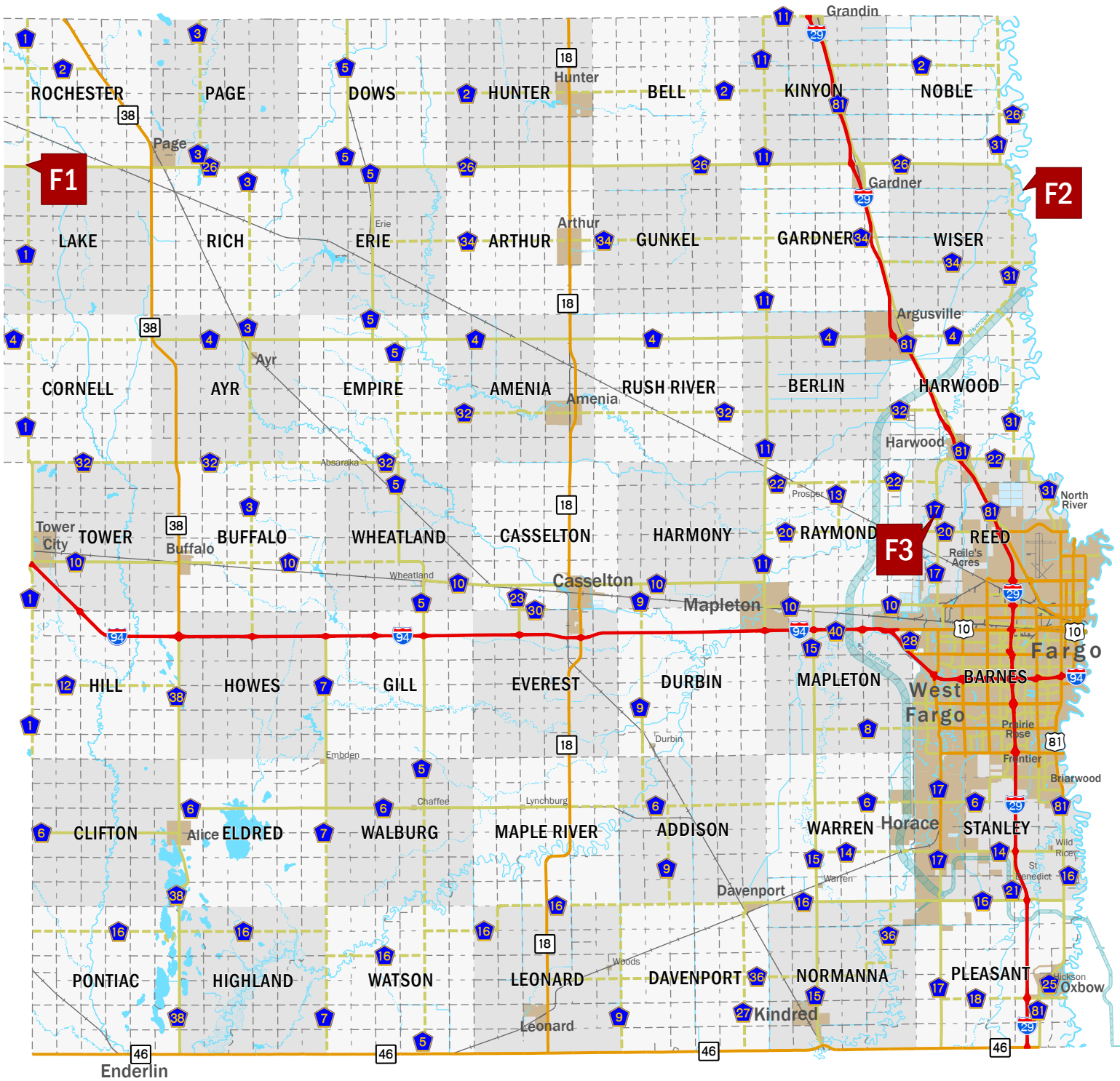
H. ADJOURNMENT

On motion by Mr. Monson and seconded by Mr. Olson and all voting in favor, the meeting was adjourned at 7:15 am.

Agenda Items

Cass County Planning Commission

January 23, 2025



Agenda Items:

F1 - Erickson-Bekker Subdivision

F2 - Bernard Ohnstad Subdivision

F3 - Sheyenne Valley Farm Second Subdivision

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.





Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SW ¼ of Section 31, Township 143 North, Range 55 West		
Title:	Erickson-Bekker Subdivision	Date:	01/23/25
Location:	SW ¼ of Section 31, Township 143 North, Range 55 West (Rochester Township)	Staff Contact:	Cole Hansen
Parcel Number:	62-0000-11531-000	Water District:	Maple River Water District
Owner(s)/Applicant:	Karen and Joel Erickson & Susan R Bekker, Owner	Engineer/Surveyor:	Moore Engineering
Status:	Planning Commission Hearing: January 23, 2025		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Erickson-Bekker Subdivision** to plat a one (1) Lot subdivision of approximately 18 acres. According to the applicant, the subdivision is requested to plat a lot to break out the farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use County Road 26 for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

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 comments were received prior to publishing the staff report.
County Sanitarian	No issue with proposal.
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, south, west, and east sides of the lot. County Road 26 borders the south of the property.

Floodzone
 According to the FEMA Flood Map Service Center, this property is currently mapped with no Special Hazard Flood Area being 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

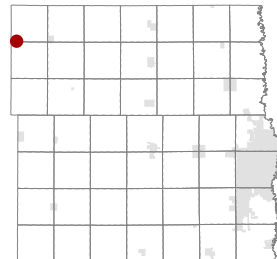
Minor Subdivision

Erickson-Bekker Subdivision

Section 31, Rochester Township
Township 143 North - Range 55 West



Cass County Planning Commission
January 23, 2025

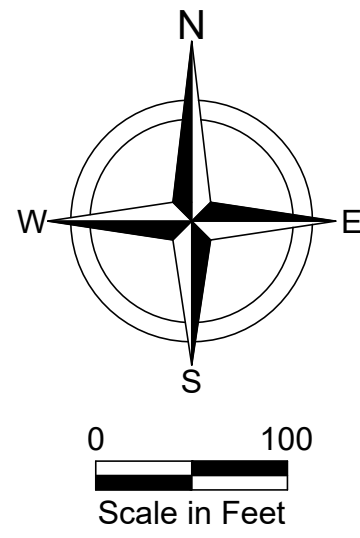


Imagery: NAIP, summer/fall 2023

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PLAT OF
ERICKSON-BEKKER SUBDIVISION
 A PLAT OF PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 143 NORTH,
 RANGE 55 WEST, CASS COUNTY, NORTH DAKOTA



- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. LS-6571
 - IRON MONUMENT FOUND
 - P.O.B. POINT OF BEGINNING
 - SECTION LINE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - - - EASEMENT LINE
 - - - RIGHT OF WAY LINE

NOTE:
 1. FEMA HAS NOT COMPLETED A STUDY TO DETERMINE THE FLOOD HAZARD FOR THIS AREA.

EASEMENT OF RECORD:
 1. 30' WIDE DAKOTA WATER USERS, INC. EASEMENT, DOCUMENT NO. 505235, NOT PLOTTABLE.

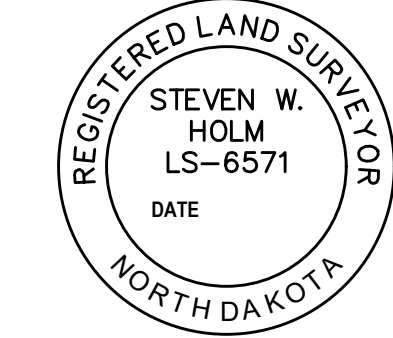
CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "ERICKSON-BEKKER SUBDIVISION" A PLAT OF PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 143 NORTH, RANGE 55 WEST, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; 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, TO WIT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 143 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 08 MINUTES 27 SECONDS WEST ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1151.37 FEET; THENCE SOUTH 87 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 624.50 FEET; THENCE SOUTH 63 DEGREES 53 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 27 DEGREES 30 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 102.00 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 162.00 FEET; THENCE SOUTH 02 DEGREES 22 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 833.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 26 MINUTES 02 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 830.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 21.60 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.



STEVEN W. HOLM
 REGISTERED LAND SURVEYOR
 REG. NO. LS-6571

STATE OF NORTH DAKOTA)
 COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, 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

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "ERICKSON-BEKKER SUBDIVISION", A PLAT OF PART OF THE SE1/4 OF SECTION 31, TOWNSHIP 143 NORTH, RANGE 55 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 STEVEN W. HOLM, REGISTERED LAND SURVEYOR AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL HIGHWAYS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNERS:

KAREN ERICKSON JOEL ERICKSON

STATE OF NORTH DAKOTA)
 COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KAREN ERICKSON AND JOEL ERICKSON, 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

OWNERS:

SUSAN BEKKER ROGER BEKKER

STATE OF NORTH DAKOTA)
 COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN BEKKER AND ROGER BEKKER, 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

ROCHESTER TOWNSHIP REVIEW

REVIEWED BY ROCHESTER TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 20____

SIGNED: MIKE WHITMORE, CHAIR

ATTEST: MARVIN THORSON, CLERK

COUNTY ENGINEER REVIEW

REVIEWED BY THE CASS COUNTY ENGINEER THIS _____ DAY OF _____, 20____

SIGNED: TOM SOUCY, CASS COUNTY ENGINEER

CASS COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

SIGNED: KEN LOUGHEED, CHAIR

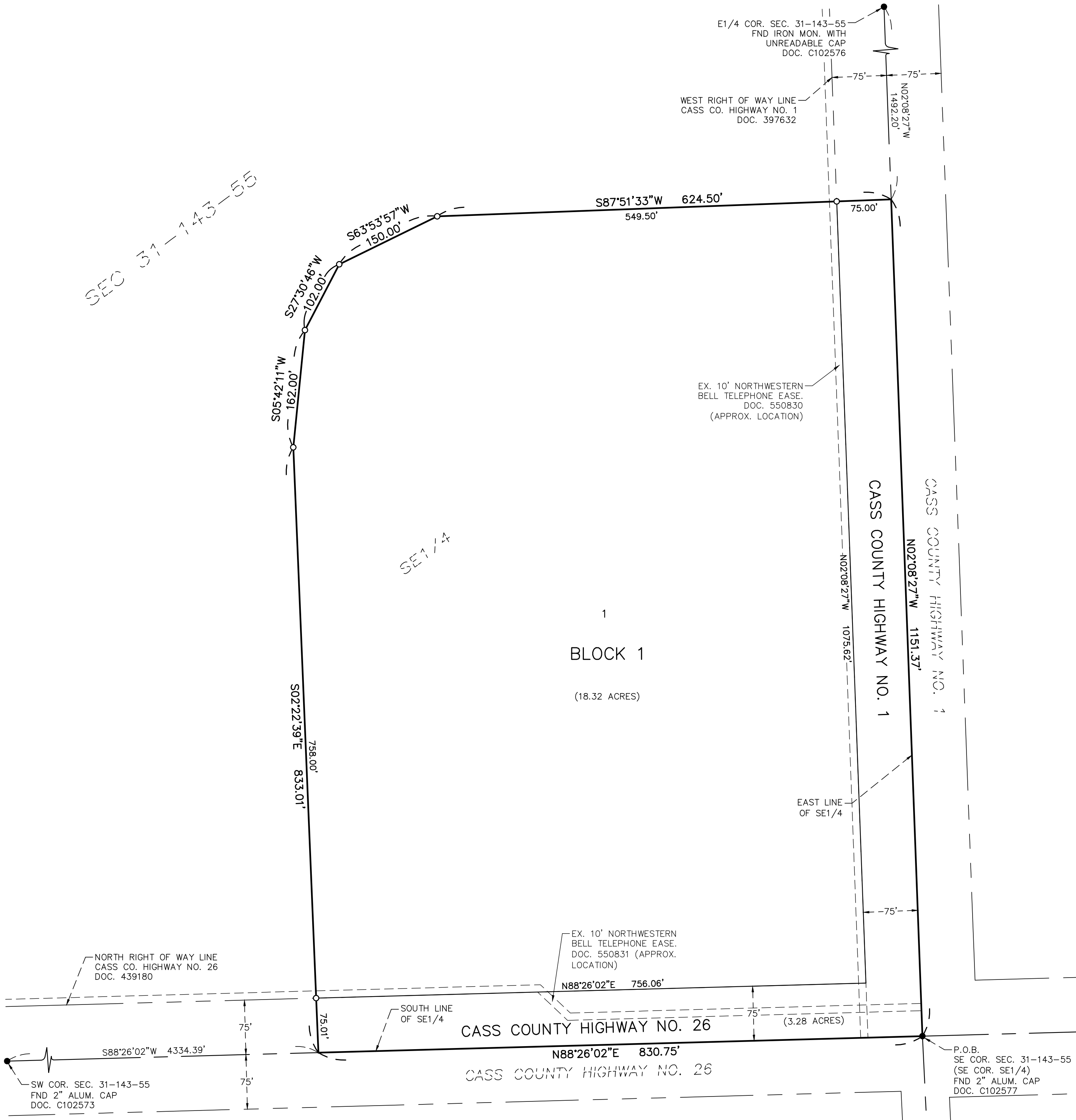
ATTEST: SECRETARY

CASS COUNTY COMMISSION APPROVAL

APPROVED BY CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 20____

SIGNED: CHAD PETERSON, CHAIR

ATTEST: BRANDY MADDRIGA, FINANCE DIRECTOR





Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the N ½ of Section 12, Township 142 North, Range 49 West		
Title:	Bernard Ohnstad Subdivision	Date:	01/23/25
Location:	N ½ of Section 12, Township 142 North, Range 49 West (Wiser Township)	Staff Contact:	Cole Hansen
Parcel Number:	70-0000-13546-000	Water District:	North Cass Water District
Owner(s)/Applicant:	Julie K. Scoville, Owner	Engineer/Surveyor:	Houston Engineering
Status:	Planning Commission Hearing: January 23, 2025		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Bernard Ohnstad Subdivision** to plat a one (1) Lot subdivision of approximately 16 acres. According to the applicant, the subdivision is requested to plat a lot to break out the farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use County Road 31 for road access, ditches for storm sewer conveyance, rural water. The property currently does have a licensed on-site septic system for wastewater treatment.

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.
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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, south, west, and east sides of the lot. County Road 31 borders the south of the property and the Red River borders the east of the property.

Floodzone
 According to the FEMA Flood Map Service Center, this property is currently mapped with no Special Hazard Flood Area being 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.

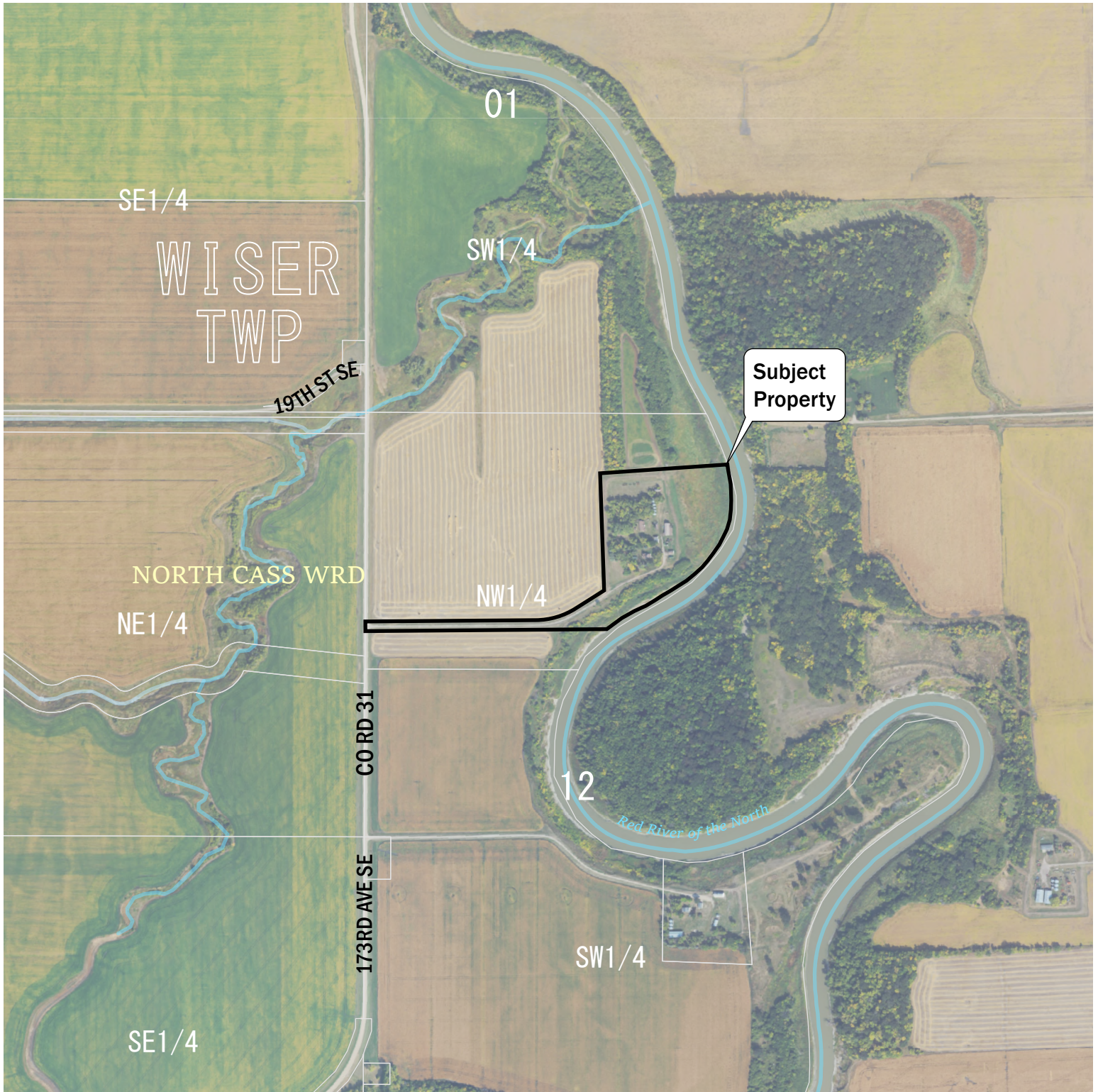
Attachments

1. Location Map
2. Plat Document

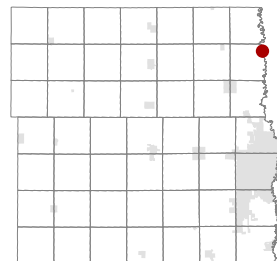
Minor Subdivision

Bernard Ohnstad Subdivision

Section 12, Wisner Township
Township 142 North - Range 49 West



Cass County Planning Commission
January 23, 2025



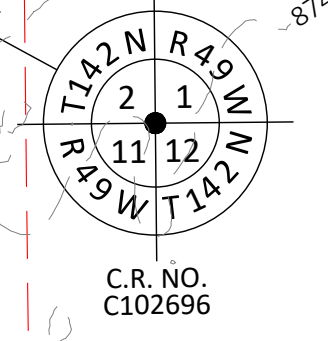
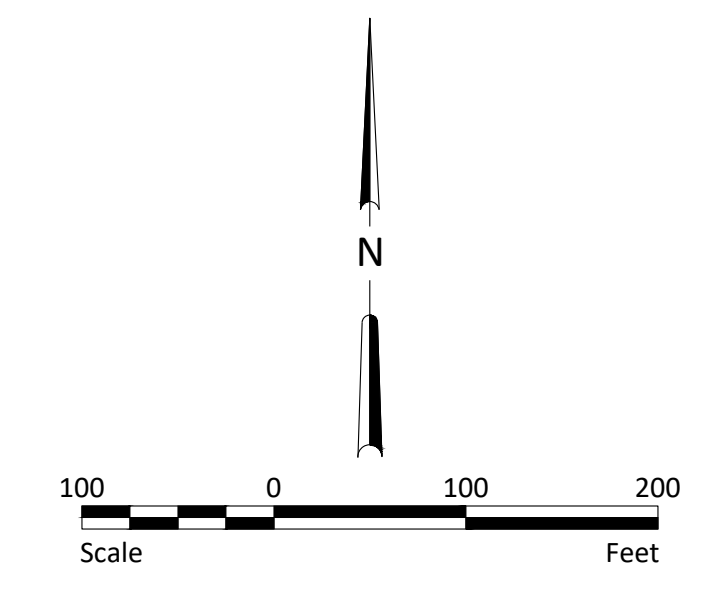
Imagery: NAIP, summer/fall 2023

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BERNARD OHNSTAD SUBDIVISION

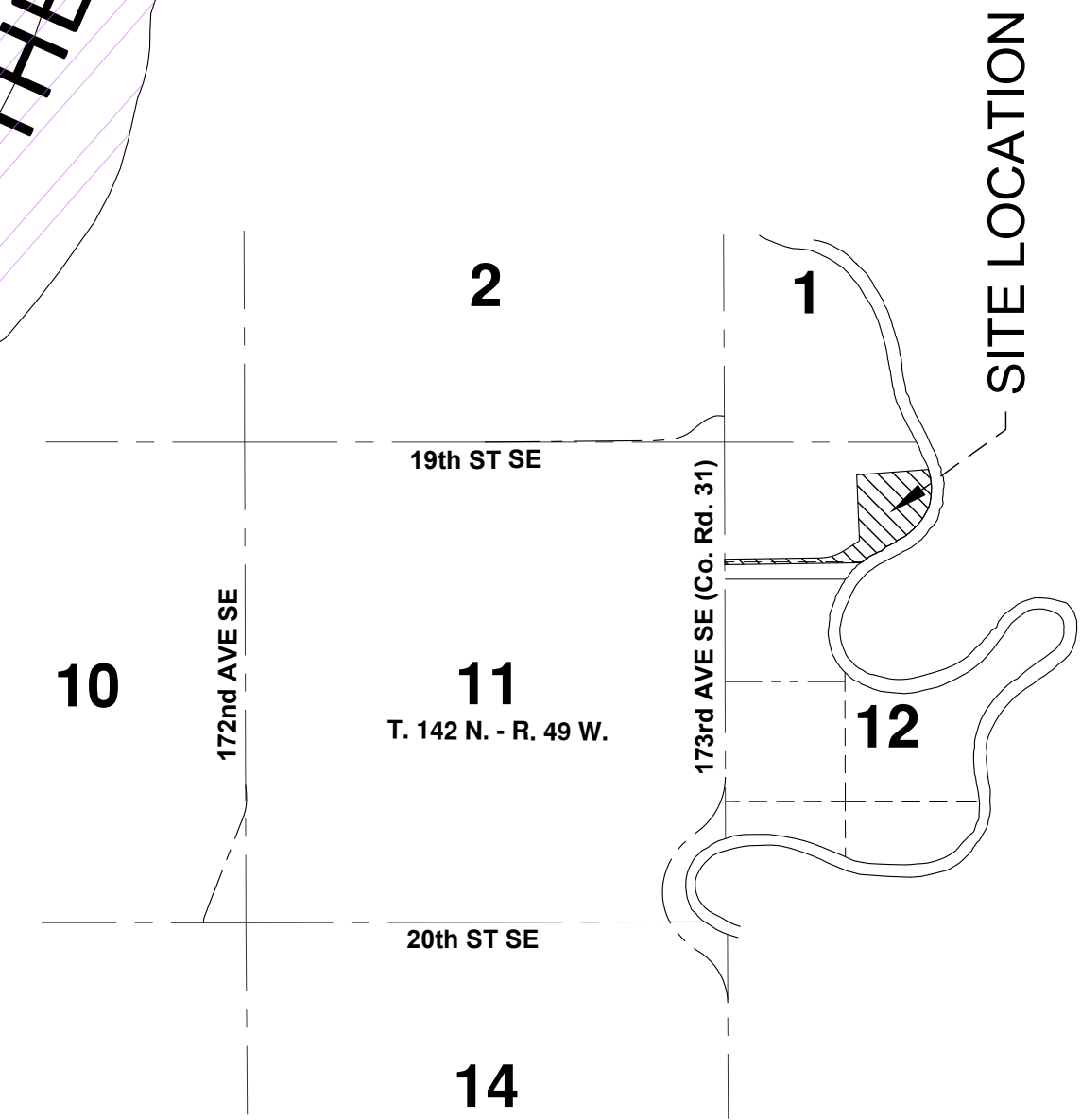
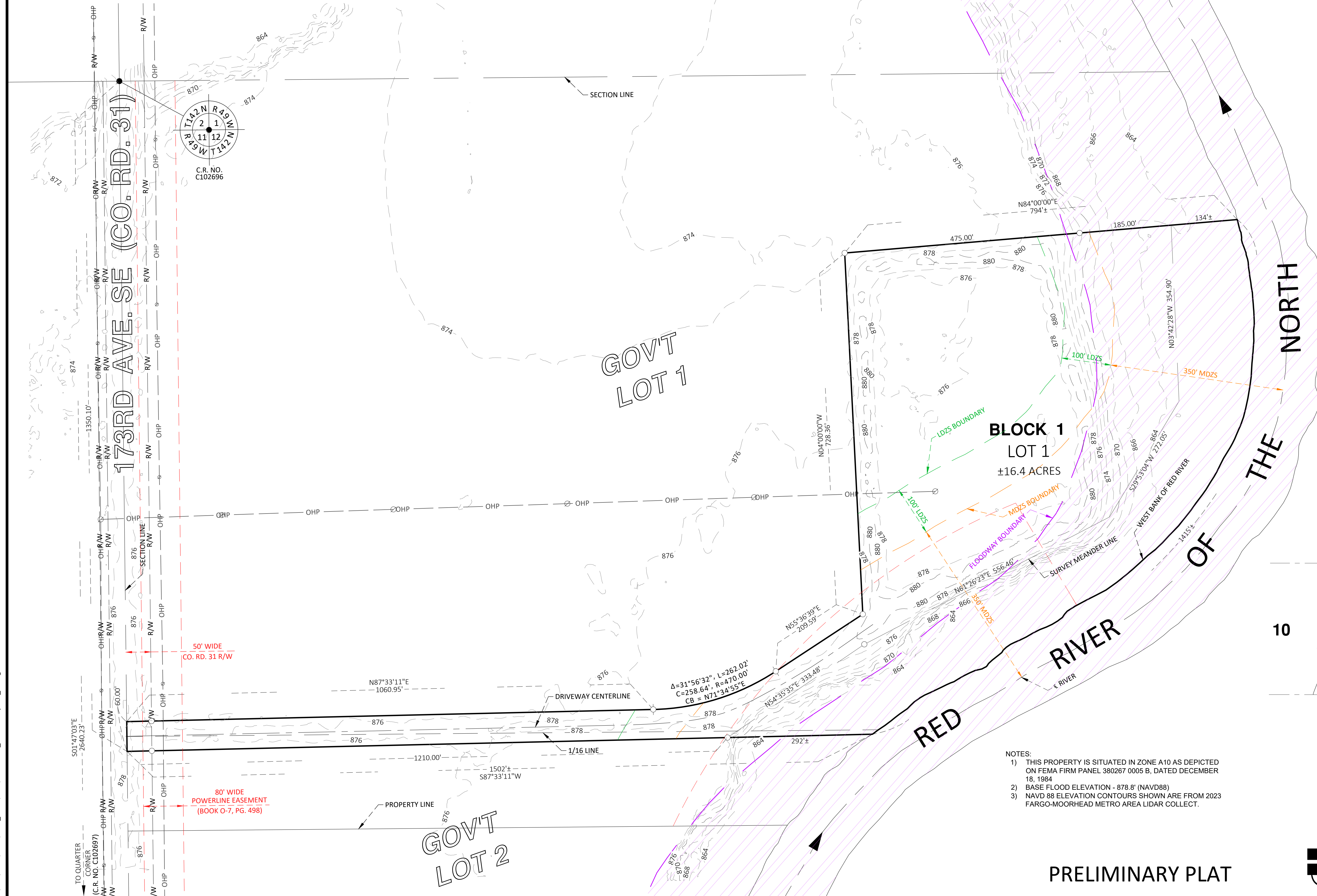
BEING A PLAT OF PART OF GOV'T. LOTS 1 & 2,
SECTION 12, T. 142 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. IRON PIPE SET	○
TELEPHONE RISER	△
POWER POLE	⊗
MINIMAL DISTURBANCE ZONE SETBACK	MDZS
LIMITED DISTURBANCE ZONE SETBACK	LDZS
FLOODWAY AS DEPICTED ON EFFECTIVE FEMA FLOOD INSURANCE RATE MAP	
PLAT BOUNDARY	—
EXISTING RIGHT OF WAY LINE	— R/W —
LDZS BOUNDARY LINE	— LDZS —
MDZS BOUNDARY LINE	— MDZS —
ZONE AE BOUNDARY	— ZONE AE —
FLOODWAY BOUNDARY	— FLOODWAY —
OVERHEAD POWER LINE	— OHP —
ELEVATION CONTOUR LINE	— 864 —

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 1.0001125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.



- NOTES:**
- 1) THIS PROPERTY IS SITUATED IN ZONE A10 AS DEPICTED ON FEMA FIRM PANEL 380267 0005 B, DATED DECEMBER 18, 1984
 - 2) BASE FLOOD ELEVATION - 878.8' (NAVD88)
 - 3) NAVD 88 ELEVATION CONTOURS SHOWN ARE FROM 2023 FARGO-MOORHEAD METRO AREA LIDAR COLLECT.

VICINITY MAP
1" = 2000'

PRELIMINARY PLAT

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BERNARD OHNSTAD SUBDIVISION

BEING A PLAT OF PART OF GOV'T. LOTS 1 & 2,
SECTION 12, T. 142 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

NOW ALL PERSONS BY THESE PRESENTS: That Jennifer G. Ohnstad, a single person; Julie K. Scoville and Harvey James Scoville, wife and husband; and Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife; are the owners and proprietors of that part of Government Lots 1 and 2 of Section 12, Township 142 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Section 12; thence South 01°47'03" East, along the westerly line of said Section 12, for a distance of 1350.10 feet to the True Point of Beginning; thence North 01°47'03" West, along the westerly line of said Section 12, for a distance of 60.00 feet; thence North 87°33'11" East for a distance of 1060.95 feet to a point of tangential curve, concave northerly, radius 470.00 feet; thence easterly, along said curve to the left, for a distance of 262.02 feet, central angle 31°56'32", chord bearing North 71°34'55" East; thence North 55°36'39" East for a distance of 209.59 feet; thence North 04°00'00" West for a distance of 728.36 feet; thence North 84°00'00" East for a distance of 794 feet, more or less, to the West Bank of the Red River of the North; thence southerly and southwesterly, along the West Bank of said Red River, for a distance of 1415 feet, more or less, to a point of intersection with a line bearing South 87°33'11" West from the True Point of Beginning; thence South 87°33'11" West for a distance of 1502 feet, more or less, to the True Point of Beginning.

Said tract contains 16.4 acres, more or less.

And that said party has caused the same to be surveyed and platted as **BERNARD OHNSTAD SUBDIVISION**.

In witness whereof we have set our hands and seals.

Owners:

Jennifer G. Ohnstad

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Jennifer G. Ohnstad, a single person, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

Notary Public: _____

Julie K. Scoville Harvey James Scoville

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Julie K. Scoville and Harvey James Scoville, wife and husband, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: _____

Kevin J. Ohnstad Teresa Marie Ohnstad

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

Cass County Engineer:

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

Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

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

Ken Lougheed, Chairman

Attest: _____
Secretary

Wiser Township:

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

Scott Walden, Chair

Attest: _____
Dawn Walden, Clerk

Cass County Board of Commissioners' Approval:

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

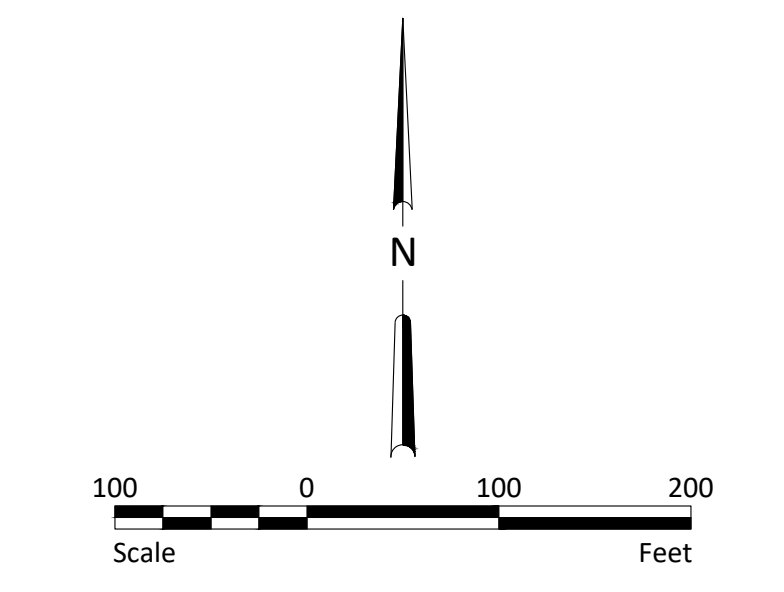
Tony Grindberg, Chair

Attest: _____
Brandy Madrigga, Cass County Finance Director

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BERNARD OHNSTAD SUBDIVISION

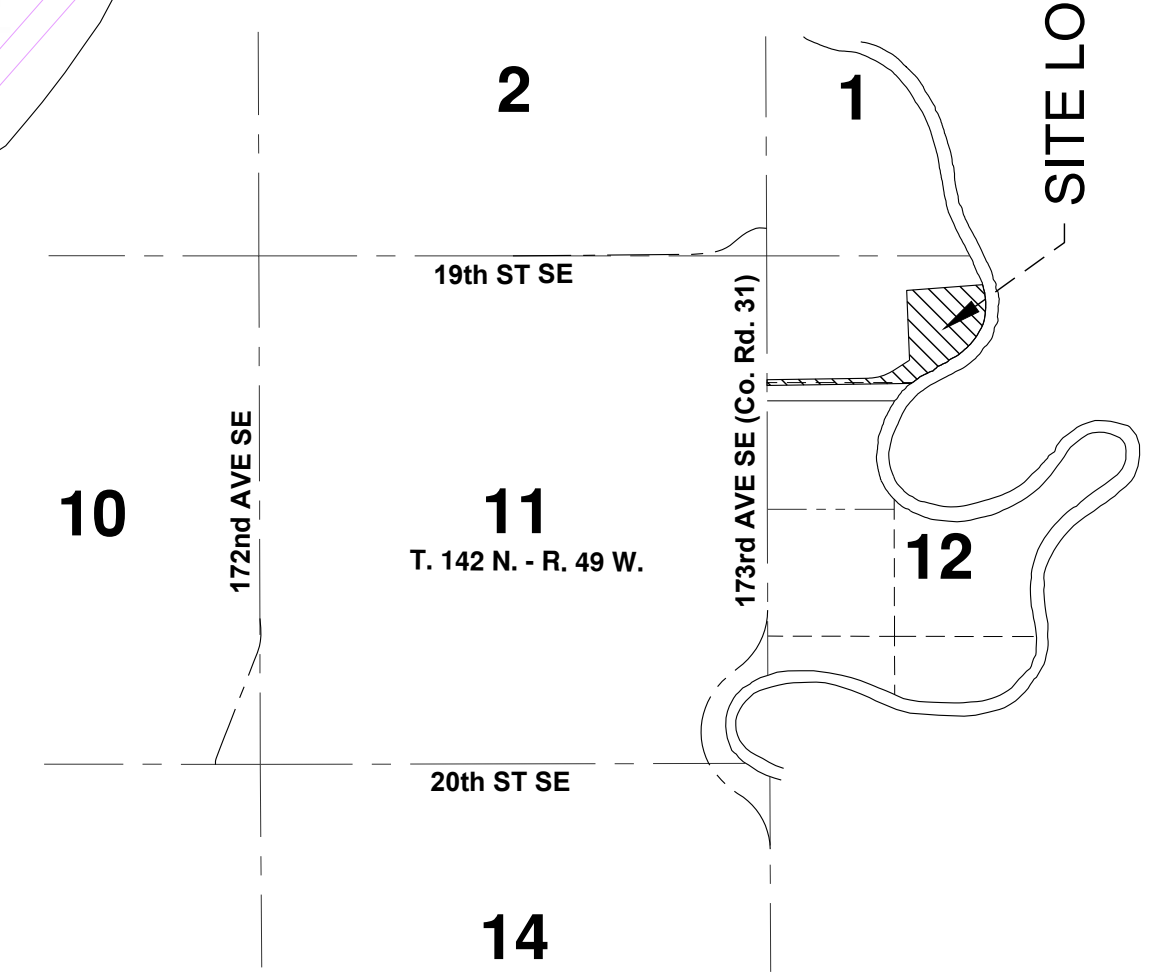
BEING A PLAT OF PART OF GOV'T. LOTS 1 & 2,
SECTION 12, T. 142 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
½" I.D. IRON PIPE SET	○
TELEPHONE RISER	△
POWER POLE	⊗
MINIMAL DISTURBANCE ZONE SETBACK	MDZS
LIMITED DISTURBANCE ZONE SETBACK	LDZS
FLOODWAY AS DEPICTED ON EFFECTIVE FEMA FLOOD INSURANCE RATE MAP	
PLAT BOUNDARY	—
EXISTING RIGHT OF WAY LINE	— R/W —
LDZS BOUNDARY LINE	— LDZS —
MDZS BOUNDARY LINE	— MDZS —
ZONE AE BOUNDARY	— ZONE AE —
FLOODWAY BOUNDARY	— FLOODWAY —
OVERHEAD POWER LINE	— OHP —
ELEVATION CONTOUR LINE	— 864 —

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 1.0001125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.



VICINITY MAP
1" = 2000'

- NOTES:**
- 1) THIS PROPERTY IS SITUATED IN ZONE A10 AS DEPICTED ON FEMA FIRM PANEL 380267 0005 B, DATED DECEMBER 18, 1984
 - 2) BASE FLOOD ELEVATION - 878.8' (NAVD88)
 - 3) NAVD 88 ELEVATION CONTOURS SHOWN ARE FROM 2023 FARGO-MOORHEAD METRO AREA LIDAR COLLECT.

PRELIMINARY PLAT

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BERNARD OHNSTAD SUBDIVISION

BEING A PLAT OF PART OF GOV'T. LOTS 1 & 2,
SECTION 12, T. 142 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

NOW ALL PERSONS BY THESE PRESENTS: That Jennifer G. Ohnstad, a single person; Julie K. Scoville and Harvey James Scoville, wife and husband; and Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife; are the owners and proprietors of that part of Government Lots 1 and 2 of Section 12, Township 142 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Section 12; thence South 01°47'03" East, along the westerly line of said Section 12, for a distance of 1350.10 feet to the True Point of Beginning; thence North 01°47'03" West, along the westerly line of said Section 12, for a distance of 60.00 feet; thence North 87°33'11" East for a distance of 1060.95 feet to a point of tangential curve, concave northerly, radius 470.00 feet; thence easterly, along said curve to the left, for a distance of 262.02 feet, central angle 31°56'32", chord bearing North 71°34'55" East; thence North 55°36'39" East for a distance of 209.59 feet; thence North 04°00'00" West for a distance of 728.36 feet; thence North 84°00'00" East for a distance of 794 feet, more or less, to the West Bank of the Red River of the North; thence southerly and southwesterly, along the West Bank of said Red River, for a distance of 1415 feet, more or less, to a point of intersection with a line bearing South 87°33'11" West from the True Point of Beginning; thence South 87°33'11" West for a distance of 1502 feet, more or less, to the True Point of Beginning.

Said tract contains 16.4 acres, more or less.

And that said party has caused the same to be surveyed and platted as **BERNARD OHNSTAD SUBDIVISION**.

In witness whereof we have set our hands and seals.

Owners:

Jennifer G. Ohnstad

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Jennifer G. Ohnstad, a single person, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

Notary Public: _____

Julie K. Scoville Harvey James Scoville

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Julie K. Scoville and Harvey James Scoville, wife and husband, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: _____

Kevin J. Ohnstad Teresa Marie Ohnstad

State of _____)
County of _____) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

Cass County Engineer:

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

Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

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

Ken Lougheed, Chairman

Attest: _____
Secretary

Wiser Township:

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

Scott Walden, Chair

Attest: _____
Dawn Walden, Clerk

Cass County Board of Commissioners' Approval:

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

Tony Grindberg, Chair

Attest: _____
Brandy Madrigga, Cass County Finance Director

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DEED RESTRICTION

Pursuant to Section 309 of the Cass County Subdivision Ordinance, this **DEED RESTRICTION** is entered into this _____ day of _____, 2024, by

Owners: Jennifer G. Ohnstad, a single person;
Julie K. Scoville and Harvey James Scoville, wife and husband;
and Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife;

1. PURPOSE

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

2. AGREEMENT

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

- A. This **DEED RESTRICTION** shall terminate at such time the deed restricted parcel is completely within the extraterritorial (ET) boundaries of an incorporated city of Cass County;
- B. This **DEED RESTRICTION** shall terminate at such time the restricted parcel is completely annexed by an incorporated city of Cass County; or
- C. Any further subdivision of the restricted parcel will conform to full urban design standards and the strictest requirements outlined within Article VI of the Cass County Subdivision Ordinance, including, but not limited: paved roads with curb and gutter, a paved access road, municipal sewer system, public water supply system with functioning fire hydrants, storm water facilities, street lights, street trees, street signs, sidewalks, bike paths, and park dedications.

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

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

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

3. VIOLATION OF DEED RESTRICTION

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

4. LEGAL DESCRIPTION OF THE RESTRICTED PARCEL

Government Lot 1 in Section 12, Township 142 North, Range 49 West, Cass County, North Dakota, LESS the westerly 825.00 feet of said Government Lot 1, AND LESS Lot 1, Block 1, Bernard Ohnstad Subdivision.

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

Date

Jennifer G. Ohnstad

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Jennifer G. Ohnstad, a single person, known to be the person described in and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

Notary Public

Julie K. Scoville

Harvey James Scoville

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Julie K. Scoville and Harvey James Scoville, wife and husband, known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public

Kevin J. Ohnstad

Teresa Marie Ohnstad

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Kevin J. Ohnstad and Teresa Marie Ohnstad, husband and wife, known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____, by Tom Soucy, Interim County Engineer.

Interim County Engineer Signature

Date

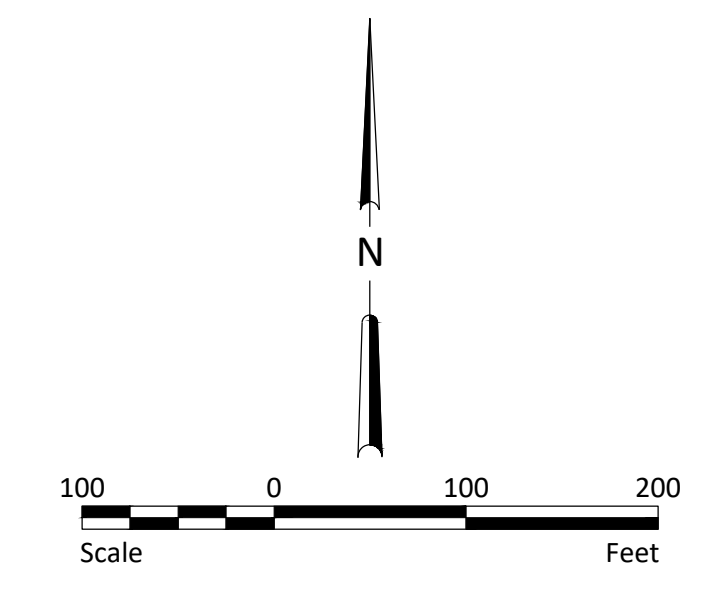
State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Tom Soucy, Interim County Engineer, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as Interim County Engineer.

Notary Public

BERNARD OHNSTAD SUBDIVISION

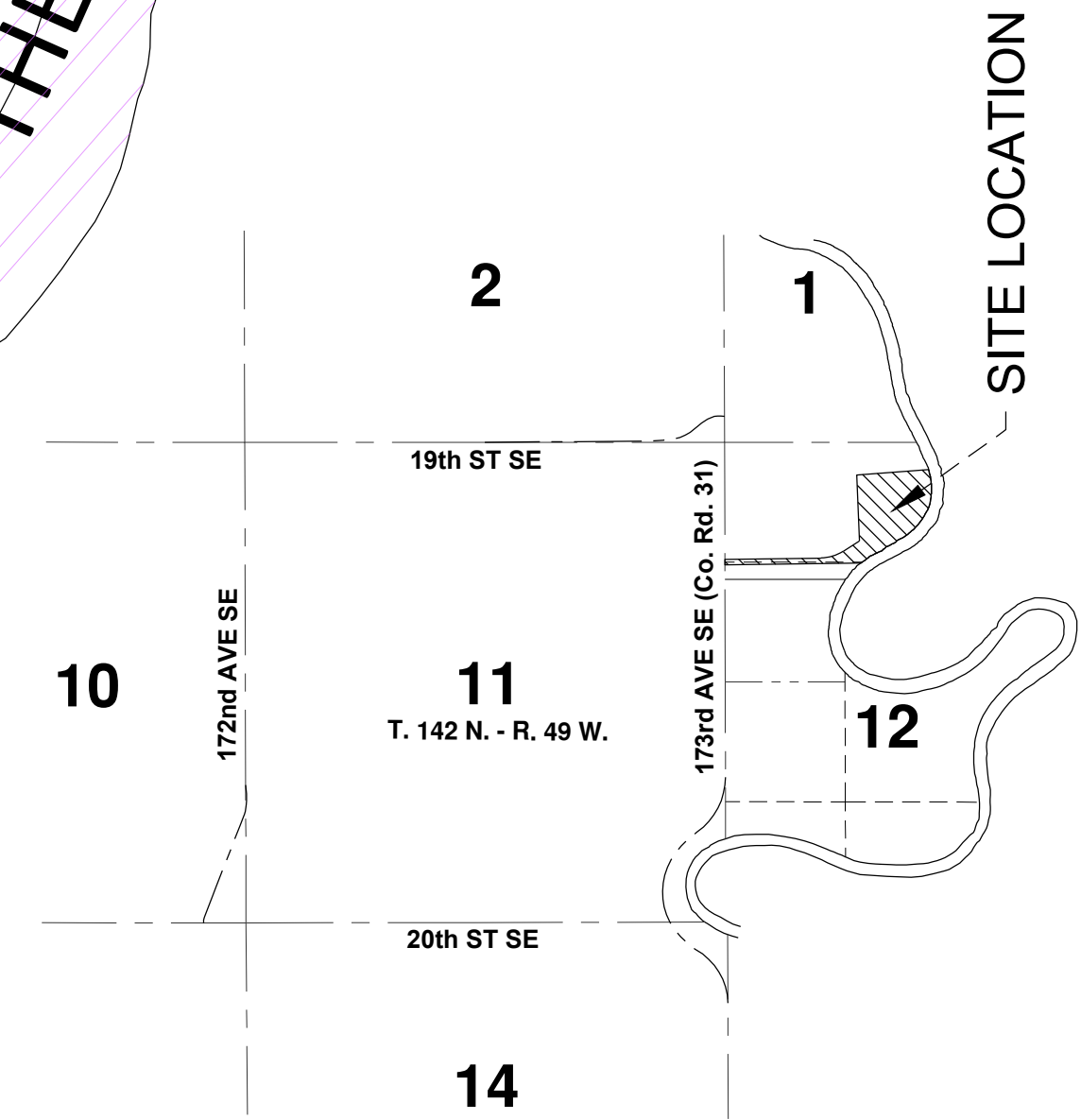
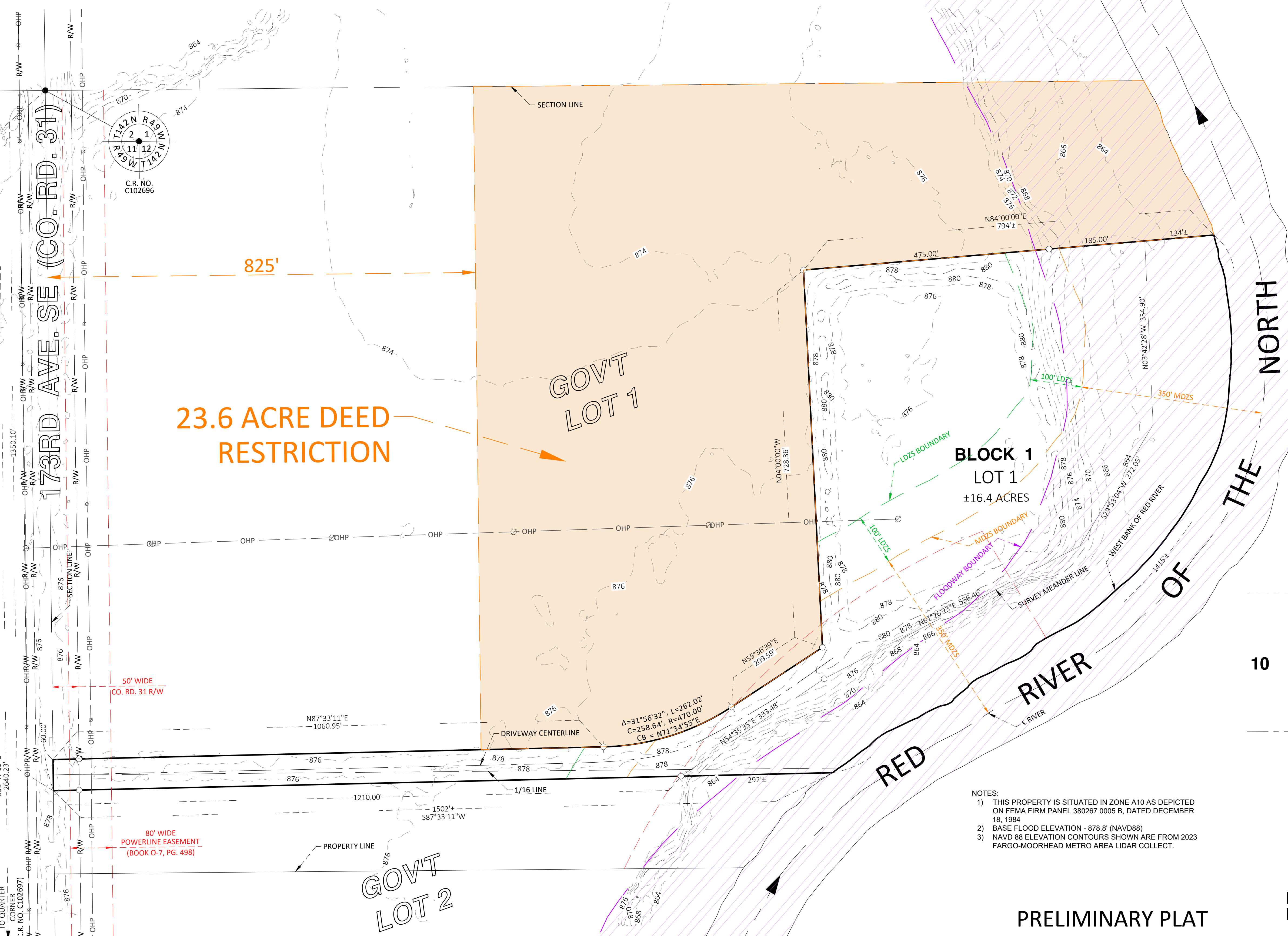
BEING A PLAT OF PART OF GOV'T. LOTS 1 & 2,
SECTION 12, T. 142 N., R. 49 W., 5th P.M.
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. IRON PIPE SET	○
TELEPHONE RISER	△
POWER POLE	⊗
MINIMAL DISTURBANCE ZONE SETBACK	MDZS
LIMITED DISTURBANCE ZONE SETBACK	LDZS
FLOODWAY AS DEPICTED ON EFFECTIVE FEMA FLOOD INSURANCE RATE MAP	
PLAT BOUNDARY	—
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MEASURED DISTANCES SHOWN ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR OF 1.0001125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.



- NOTES:**
- 1) THIS PROPERTY IS SITUATED IN ZONE A10 AS DEPICTED ON FEMA FIRM PANEL 380267 0005 B, DATED DECEMBER 18, 1984
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 - 3) NAVD 88 ELEVATION CONTOURS SHOWN ARE FROM 2023 FARGO-MOORHEAD METRO AREA LIDAR COLLECT.

VICINITY MAP
1" = 2000'

PRELIMINARY PLAT

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Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the NE ¼ of Section 18, Township 140 North, Range 49 West		
Title:	Sheyenne Valley Farm Second Subdivision	Date:	01/23/25
Location:	NE ¼ of Section 18, Township 140 North, Range 49 West (Reed Township)	Staff Contact:	Cole Hansen
Parcel Number:	60-1410-00010-000, 60-0000-01210-000, 60-0000-01190-000	Water District:	Southeast Water District
Owner(s)/Applicant:	David & Michelle Sherman, Owner	Engineer/Surveyor:	Moore Engineering
Status:	Planning Commission Hearing: January 23, 2025		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Sheyenne Valley Farm Second Subdivision** to plat a one (1) Lot subdivision of approximately XX acres. According to the applicant, the subdivision is requested to plat a lot to break out a yard from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 48th Ave N for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

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 comments were received prior to publishing the staff report.
County Sanitarian	No issue with proposal.
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 south, west, and east sides and by residential land on the north side of the lot. 48th Ave N borders the north of the property.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently mapped with no Special Hazard Flood Area being 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.

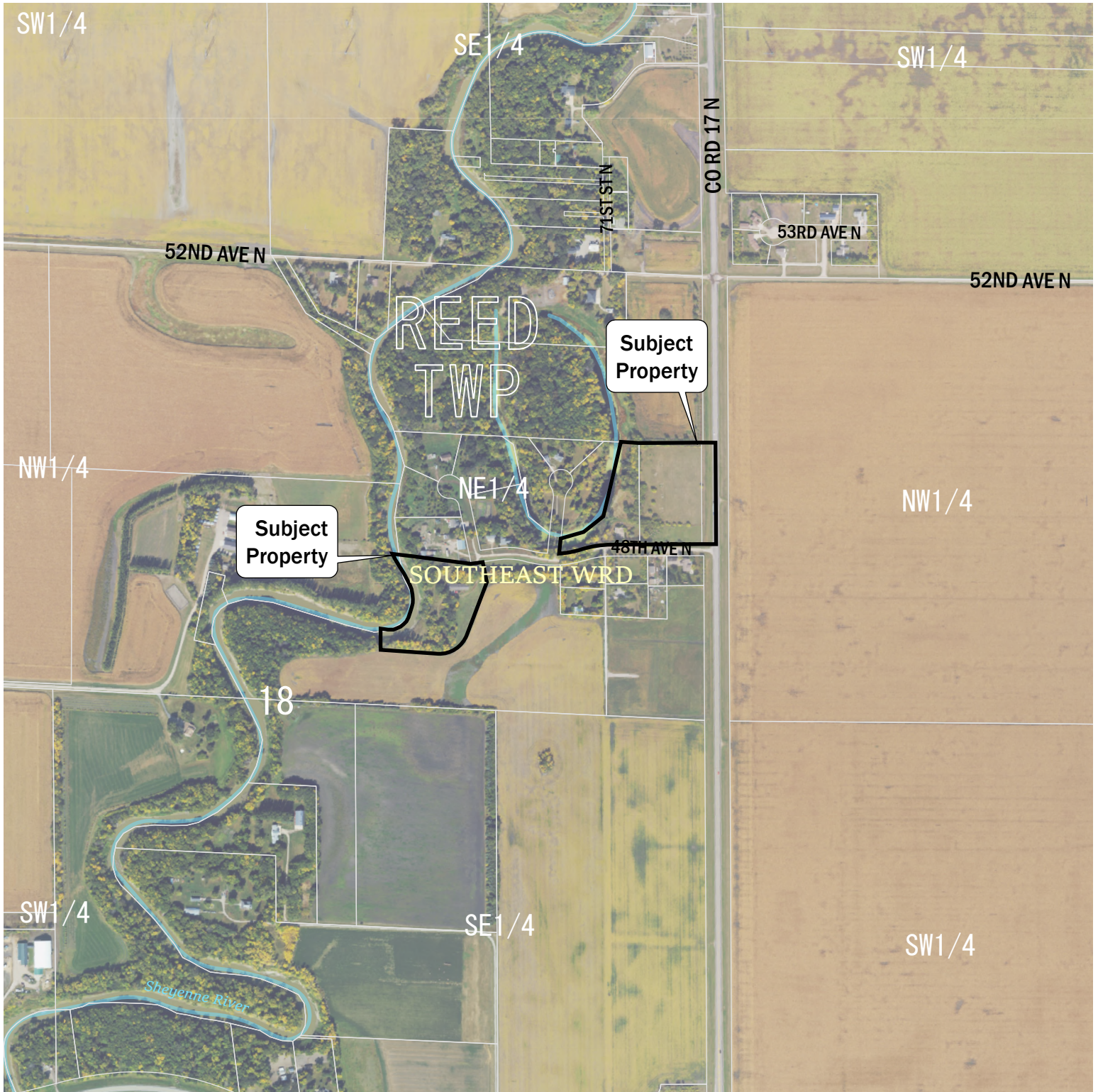
Attachments

1. Location Map
2. Plat Document

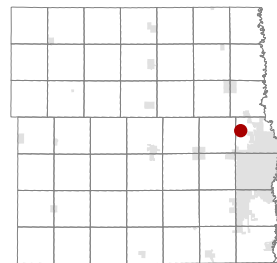
Minor Subdivision

Sheyenne Valley Farm Second Subdivision

Section 18, Reed Township
Township 140 North - Range 49 West



Cass County Planning Commission
January 23, 2025

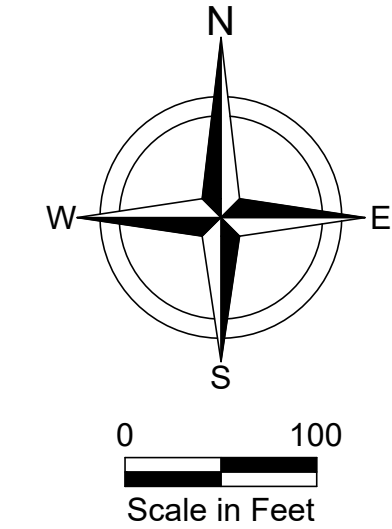
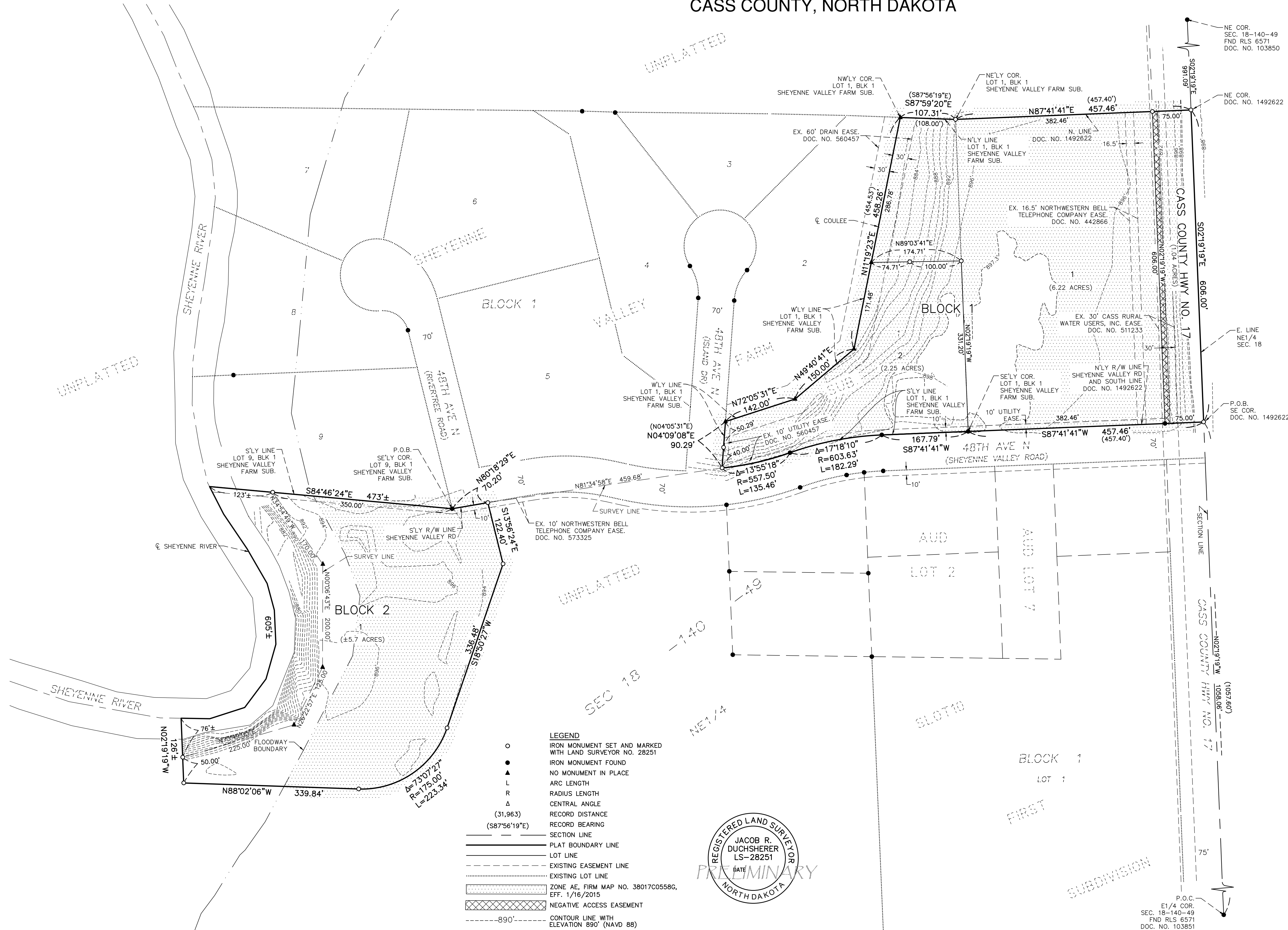


Imagery: NAIP, summer/fall 2023

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.



PLAT OF
SHEYENNE VALLEY FARM SECOND SUBDIVISION
 A REPLAT OF LOT 1, BLOCK 1, SHEYENNE VALLEY FARM SUBDIVISION AND
 A PLAT OF PART OF THE NORTHEAST QUARTER OF
 SECTION 18, TOWNSHIP 140 NORTH, RANGE 49 WEST,
 CASS COUNTY, NORTH DAKOTA



BASIS OF BEARINGS:
 THE EAST LINE OF THE
 NE 1/4 OF SECTION 18 HAS
 AN ASSUMED BEARING OF
 N02°19'19"W

NOTES

1. TOTAL PLATTED AREA: 15.25 ACRES
2. AREA OF DEDICATED ROADS: 1.04 ACRES
3. CONTOURS SHOWN ARE FROM FIELD DATA COLLECTED ON 11/07/2024 AND ARE ON NAVD 88 DATUM.
4. THIS PLAT LIES IN DESIGNATED ZONE "AE" AS INDICATED IN FIRM MAP NUMBER 38017C05586, EFFECTIVE JANUARY 16, 2015. BASE FLOOD ELEVATION OF 897.3 FEET (NAVD 88 DATUM).
5. PROJECT BENCHMARKS MONUMENT DESIGNATION "FMM 21" - ALUMINUM ALLOY ROD W/O SLEEVE, IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF CASS COUNTY HWY NO. 17 AND 40TH AVE NW. ELEVATION = 894.73' (NAVD 88 DATUM).
6. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT OF WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY, THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

EASEMENTS OF RECORD (not plottable)

1. NORTHWESTERN BELL TELEPHONE COMPANY EASEMENT RECORDED MARCH 19, 1962 DOC. NO. 375028
2. CASS COUNTY ELECTRIC COOPERATIVE, INC EASEMENT RECORDED OCTOBER 18, 1973 DOC. NO. 474852

LEGEND

○	IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 28251
●	IRON MONUMENT FOUND
▲	NO MONUMENT IN PLACE
L	ARC LENGTH
R	RADIUS LENGTH
Δ	CENTRAL ANGLE
(31,963)	RECORD DISTANCE
(S87°56'19"E)	RECORD BEARING
---	SECTION LINE
---	PLAT BOUNDARY LINE
---	LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
---	ZONE AE, FIRM MAP NO. 38017C05586, EFF. 1/16/2015
---	NEGATIVE ACCESS EASEMENT
---	CONTOUR LINE WITH ELEVATION 890' (NAVD 88)



P.O.C.
 E1/4 COR.
 SEC. 18-140-49
 FND RLS 6571
 DOC. NO. 103851

PLAT OF
SHEYENNE VALLEY FARM SECOND SUBDIVISION
 A REPLAT OF LOT 1, BLOCK 1, SHEYENNE VALLEY FARM SUBDIVISION AND
 A PLAT OF PART OF THE NORTHEAST QUARTER OF
 SECTION 18, TOWNSHIP 140 NORTH, RANGE 49 WEST,
 CASS COUNTY, NORTH DAKOTA

CERTIFICATE

Jacob R. Duchsherer, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "SHEYENNE VALLEY FARM SECOND SUBDIVISION", a replat of Lot 1, Block 1, SHEYENNE VALLEY FARM SUBDIVISION and a plat of part of the Northeast Quarter of Section 18, Township 140 North, Range 49 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:

All of Lot 1, Block 1, Sheyenne Valley Farm Subdivision, according to the record plat thereof and that part of the Northeast Quarter of Section 18, Township 140 North, Range 49 West, Cass County, North Dakota, described as follows:

Commencing at the east quarter corner of said Section 18; thence North 02 degrees 19 minutes 19 seconds West on an assumed bearing along the east line of said Northeast Quarter for a distance of 1058.06 feet to the southeast corner of that certain tract of land in Personal Representative's Deed of Distribution Document No. 1492622, on file and of record, in the office of the Recorder, said County and the point of beginning; thence South 87 degrees 41 minutes 41 seconds West along the northerly right of way line of Sheyenne Valley Road (48th Ave N.) and the south line of said tract for a distance of 457.46 feet to the southeasterly corner of Lot 1, Block 1, Sheyenne Valley Farm Subdivision, according to the record plat thereof; thence continuing South 87 degrees 41 minutes 41 seconds west along the southerly line of said Lot 1 for a distance of 167.79 feet; thence westerly 182.29 feet continuing along the southerly line of said Lot 1 and a tangential curve, concave to the south, with a radius of 603.63 feet and a central angle of 17 degrees 18 minutes 10 seconds; thence westerly 135.46 feet continuing along the southerly line of said Lot 1 and a reverse curve, concave to the north, with a radius of 557.50 feet and a central angle of 13 degrees 55 minutes 18 seconds to the southwesterly corner of said Lot 1; thence North 04 degrees 09 minutes 08 seconds East along the westerly line of said Lot 1 for a distance of 90.29 feet; thence North 72 degrees 05 minutes 31 seconds East continuing along the westerly line of said Lot 1 for a distance of 142.00 feet; thence North 49 degrees 40 minutes 41 seconds East continuing along the westerly line of said Lot 1 for a distance of 150.00 feet; thence North 11 degrees 19 minutes 23 seconds East continuing along the westerly line of said Lot 1 for a distance of 458.26 feet to the northwesterly corner of said Lot 1; thence South 87 degrees 59 seconds 20 minutes East along the northerly line of said Lot 1 for a distance of 107.31 feet to the northeasterly corner of said Lot 1 and the northwesterly corner of said tract; thence North 87 degrees 41 minute 41 seconds East along the north line of said tract for a distance of 457.46 feet to the northeast corner of said tract; thence South 02 degrees 19 minutes 19 seconds East along the east line of said Northeast Quarter for a distance of 606.00 feet to the point of beginning.

AND

That part of the Northeast Quarter of Section 18, Township 140 North, Range 49 West, Cass County, North Dakota, described as follows:

Beginning at the southeasterly corner of Lot 9, Block 1, Sheyenne Valley Farm Subdivision; thence North 80 degrees 18 minutes 29 seconds East along the southerly right of way line of Sheyenne Valley Road (48th Ave N) for a distance of 70.20 feet; thence South 13 degrees 56 minutes 24 seconds East for a distance of 122.40 feet; thence South 18 degrees 50 minutes 27 seconds West for a distance of 336.48 feet; thence westerly for a distance of 223.34 along a curve, concave to the north, with a radius of 175.00 feet and a central angle of 73 degrees 07 minutes 27 seconds; thence North 88 degrees 02 minutes 06 seconds West for a distance of 339.84 feet; thence North 02 degrees 19 minutes 19 seconds West for a distance of 126, more or less, to the centerline of the Sheyenne River; thence northeasterly, northerly and northwesterly along the centerline of said Sheyenne River for a distance of 605 feet, more or less, to the southerly line of said Lot 9 said line bears North 84 degrees 46 minutes 24 seconds West from the point of beginning; thence South 84 degrees 46 minutes 24 seconds East along the southerly line of said Lot 9 for a distance of 473 feet, more or less, to the point of beginning.

Said tracts combined contain 15.2 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

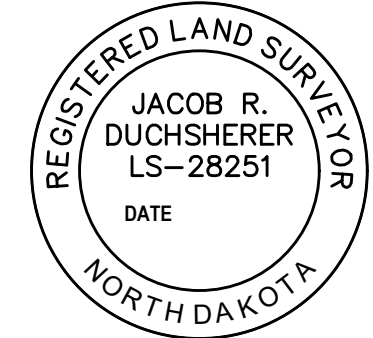
PRELIMINARY

Jacob R. Duchsherer
 Registered Land Surveyor
 No. LS-28251

State of North Dakota)
 County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Jacob R. Duchsherer, 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



DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "SHEYENNE VALLEY FARM SECOND SUBDIVISION", a replat of Lot 1, Block 1, SHEYENNE VALLEY FARM SUBDIVISION and a plat of part of the Northeast Quarter of Section 18, Township 140 North, Range 49 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 Jacob R. Duchsherer, Registered Land Surveyor and that the description as shown in the certificate of the registered professional land surveyor is correct. We hereby dedicate all highways and utility easements shown on said plat to the use of the public.

Owners:

 David A. Sherman
 State of North Dakota)
 County of Cass)

 Michelle Sherman

on this _____ day of _____, 20____, before me, a notary public in and for said county and state, personally appeared David A. Sherman and Michelle Sherman, known to me to be the person 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

REED TOWNSHIP REVIEW

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

Signed: _____
 Mark McAllister, Chairperson

Attest: _____
 Melissa Quern, Clerk

COUNTY ENGINEER REVIEW

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

Signed: _____
 Tom Soucy, Interim Cass County Engineer

CASS COUNTY PLANNING COMMISSION REVIEW

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

Signed: _____
 Ken Lougheed, Chairperson

Attest: _____
 Lisa Shesky, Secretary

CASS COUNTY COMMISSION APPROVAL

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

Signed: _____
 Tony Grindberg, Chairperson, Board of County Commissioners

Attest: _____
 Brandy Madrigga, Cass County Finance Director