

CASS COUNTY PLANNING COMMISSION AGENDA

Thursday, February 27, 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 January 23, 2025

F. Public Hearing Items

1. Hearing on an application requesting a Minor Subdivision Plat of **Schutt Subdivision** located in Section 31, Township 141 North, Range 50 West of the 5th Principal Meridian, Berlin Township, Cass County, North Dakota.
2. Hearing on an application requesting a Minor Subdivision Plat of **Carpenter's Subdivision** located in Section 35, Township 137 North, Range 50 West of the 5th Principal Meridian, Normanna Township, Cass County, North Dakota.
3. Hearing on an application requesting a Minor Subdivision Plat of **Sheyenne Valley Farm Third 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

H. Old Business

1. Opening on Planning Commission for City of Fargo Resident

I. Adjournment

**CASS COUNTY PLANNING COMMISSION
December 23, 2025**

A. CALL TO ORDER

A meeting of the Cass County Planning Commission was called to order January 23, 2025 at 7:01am in the Heritage conference room at the Cass County Highway Department.

B. ROLL CALL

Planning Commissioners attending in person were Ken Lougheed, Dr. Tim Mahoney, Keith Monson, Brad Olson, and Jay Nelson.

Commissioner Duane Breitling and David Gust were absent.

Attending in person were Cole Hansen, Cass County Planner, Ethan Lehmann, Assistant Planner/GIS Specialist, Jason Benson, Cass County Engineer, Tom Soucy, Interim County Engineer. Katherine Naumann, Senior Attorney and Keith Gohdes attended via teams.

Members of the public that attended in person were Brenda and David Staples. Members of the public that attended via teams were Michele and David Sherman.

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. Nelson seconded to approve the order of the agenda as presented. Motion carried.

E. MINUTES, APPROVED

MOTION, *passed*

Mr. Nelson moved, and Mr. Olson seconded to approve the minutes of the January 23, 2025 meeting as presented.

Motion carried.

F. PUBLIC HEARING

- 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.**

Mr. Lougheed opened the public hearing.

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.

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

MOTION, passed

Mr. Monson moved, and Mr. Olson 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.

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, Wisner Township, Cass County, North Dakota.

Mr. Lougheed opened the public hearing.

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.

David Gust entered at 7:09am.

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

MOTION, passed

Mr. Nelson moved, and Mr. Olson 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.

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.

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Sheyenne Valley Farm Second Subdivision to plat a one (1) Lot subdivision of approximately 35 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.

David Staples of the public added that the land in question is a swamp and inaccessible during flood season.

Dr. Mahoney questioned what the future development looked like for this area if West Fargo expands. Mr. Hansen stated that as of now there are no current development plans, and the city is aware of the condition of the land.

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

MOTION, *passed*

Mr. Gust moved, and Mr. Olson seconded with the condition to on having 35 acres deed restricted and 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 with the condition

G. NEW BUSINESS

Ethan Lehmann, Assistant Planner/GIS Specialist, introduced himself.

Mr. Hansen indicated that there is still an opening on Planning Commission for City of Fargo Resident.

H. OLD BUSINESS

Mr. Hansen welcomed Jason Benson back from his deployment. This is Mr. Benson's final Planning Commission meeting.

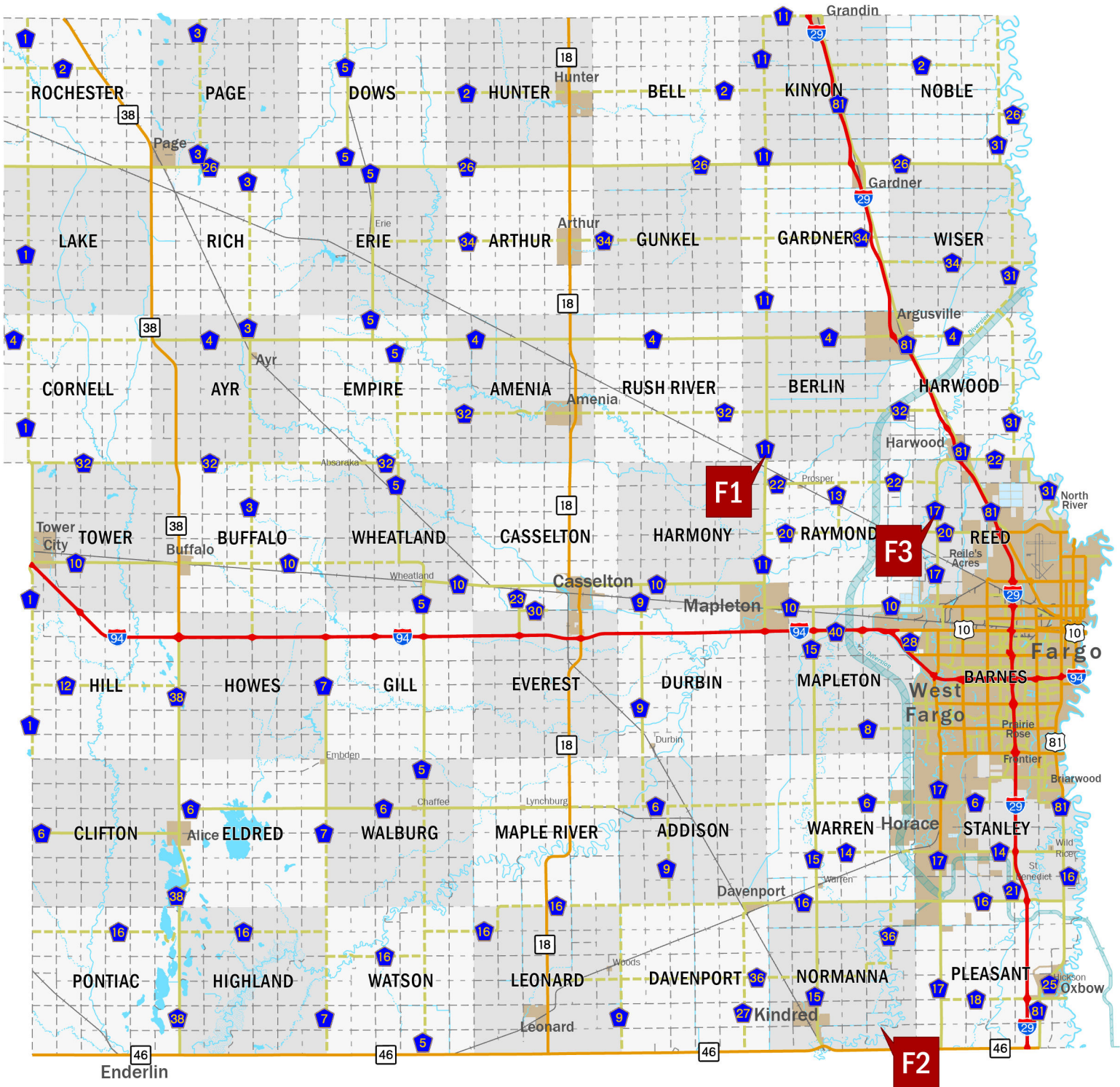
I. ADJOURNMENT

On motion by Mr. Gust and seconded by Mr. Olson and all voting in favor, the meeting was adjourned at 7:35 am.

Agenda Items

Cass County Planning Commission

February 27, 2025



Agenda Items:

F1, Schutt's Subdivision

F2, Carpenter's Subdivision

F3, Sheyenne Valley Farm's Third 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 N ½ of Section 35, Township 137 North, Range 50 West		
Title:	Schutt's Subdivision	Date:	02/27/25
Location:	SE 1/4 of Section 31, Township 141 North, Range 50 West (Berlin Township)	Staff Contact:	Ethan Lehmann
Parcel Number:	27-0000-01628-000	Water District:	Rush River Water District
Owner(s)/Applicant:	Patricia Schutt, Owner	Engineer/Surveyor:	Moore Engineering
Status:	Planning Commission Hearing: February 27, 2025		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Schutt's Subdivision** to plat a one (1) Lot subdivision of approximately 7.10 acres. According to the applicant, the subdivision is requested to plat a lot to split a home from the farmstead.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use Co HWY 11 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	Does not have a septic system that was permitted and inspected by this office, so FCPH cannot say whether any system there complies with current Cass County OSTs Requirements.
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. Co HWY 11 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

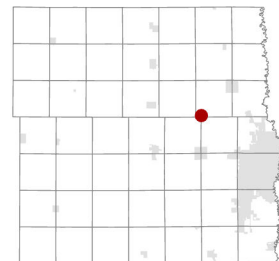
Minor Subdivision

Schutt's Subdivision

Section 31, Berlin Township
Township 141 North - Range 50 West



Cass County Planning Commission
February 27, 2025



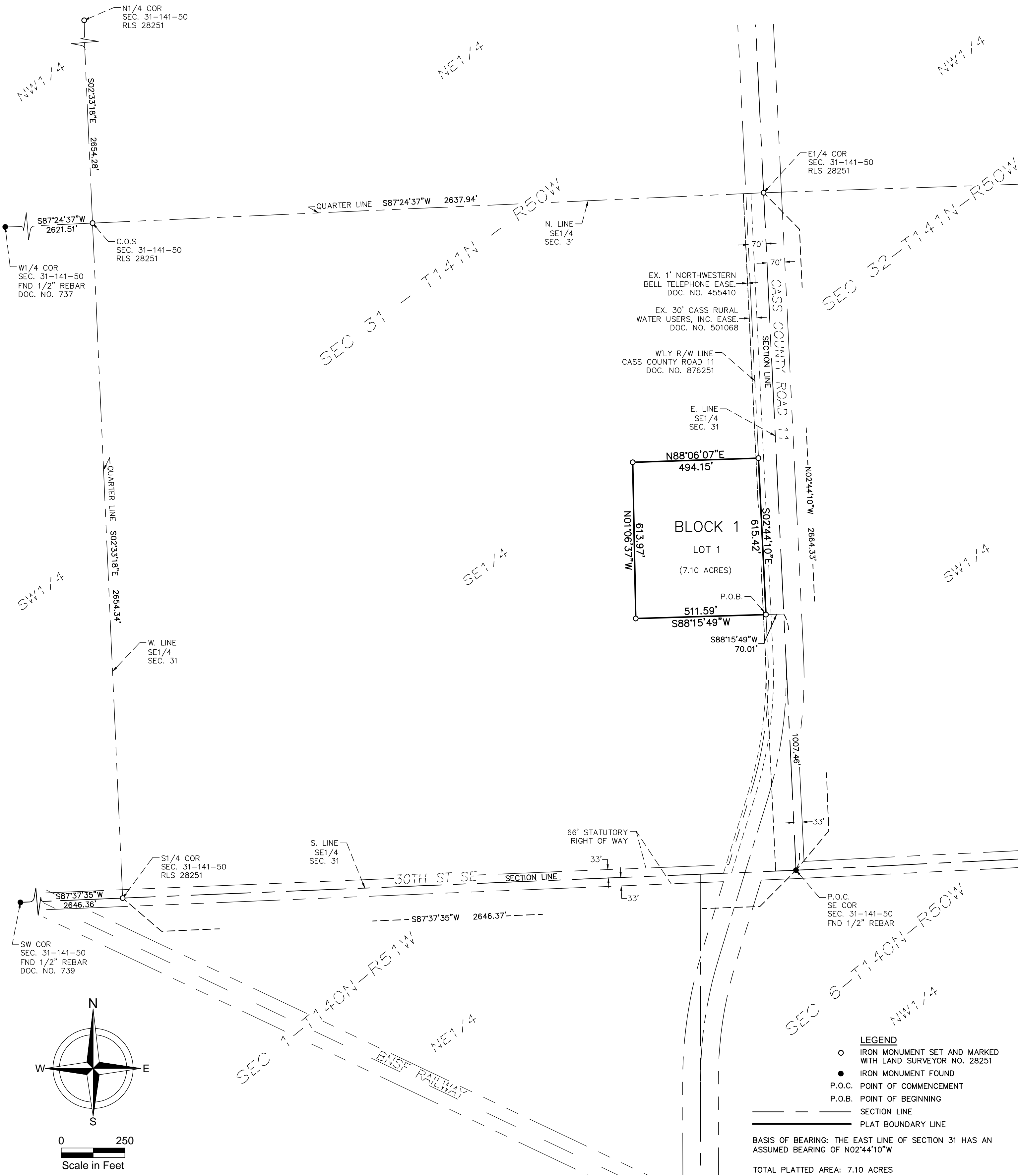
Imagery: NAIP, summer/fall 2023

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PLAT OF SCHUTT SUBDIVISION

A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 141 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA



CERTIFICATE

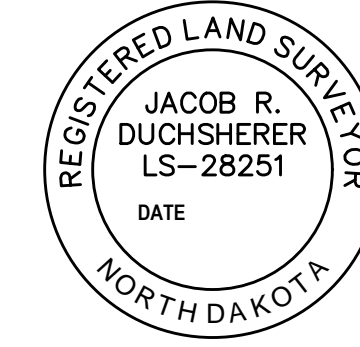
Jacob R. Duchsherer, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "SCHUTT SUBDIVISION", a plat of part of the Southeast Quarter of Section 31, Township 141 North, Range 50 West, Cass County, North Dakota; that said plat is a true 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:

Commencing at the southeast corner of said Southeast Quarter; thence North 02 degrees 44 minutes 10 seconds West on an assumed bearing along the east line of said Southeast Quarter for a distance of 1007.46 feet; thence South 88 degrees 15 minutes 49 seconds West for a distance of 70.01 feet to the westerly right of way line of Cass County Road 11 and the point of beginning; thence continuing South 88 degrees 15 minutes 49 seconds West for a distance of 511.59 feet; thence North 01 degree 06 minutes 37 seconds West for a distance of 613.97 feet; thence North 88 degrees 06 minutes 07 seconds East for a distance of 494.15 feet to the westerly right of way line of said Cass County Road 11; thence South 02 degrees 44 minutes 10 seconds East along the westerly right of way line of said Cass County Road 11 for a distance of 615.42 feet to the point of beginning.

Said tract contains 7.10 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 "SCHUTT SUBDIVISION", a plat of part of the Southeast Quarter of Section 31, Township 141 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 Jacob R. Duchsherer, Registered Land Surveyor and that the description as shown in the certificate of the registered professional land surveyor is correct.

Owner:

Patricia Joan Schutt

State of _____
County of _____

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

Notary Public, _____ County, _____

BERLIN TOWNSHIP REVIEW

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

Signed: _____
Karl Langseth, Chairperson

Attest: _____
Scott Verwest, Clerk

COUNTY ENGINEER REVIEW

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

Signed: _____
Tom Soucy, P.E., Cass County Engineer

Attest: _____
Lisa Shasky, Secretary

CASS COUNTY PLANNING COMMISSION REVIEW

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

Signed: _____
Ken Lougheed, Chairperson

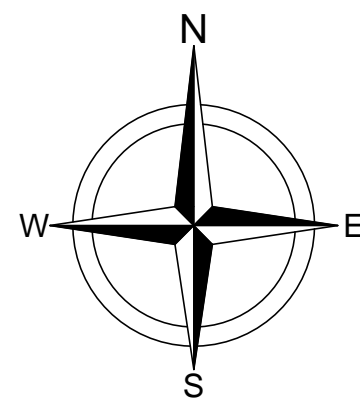
Attest: _____
Lisa Shasky, Secretary

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



0 250
Scale in Feet

**PLAT OF
SCHUTT SUBDIVISION**
A PLAT OF PART OF THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 141 NORTH, RANGE 50 WEST, CASS COUNTY, NORTH DAKOTA



CERTIFICATE

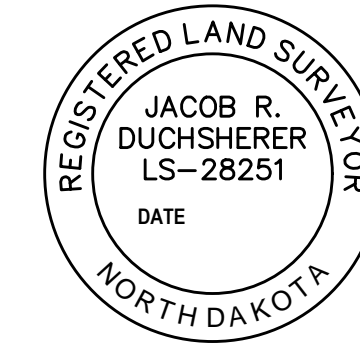
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Commencing at the southeast corner of said Southeast Quarter; thence North 02 degrees 44 minutes 10 seconds West on an assumed bearing along the east line of said Southeast Quarter for a distance of 1007.46 feet; thence South 88 degrees 15 minutes 49 seconds West for a distance of 70.01 feet to the westerly right of way line of Cass County Road 11 and the point of beginning; thence continuing South 88 degrees 15 minutes 49 seconds West for a distance of 511.59 feet; thence North 01 degree 06 minutes 37 seconds West for a distance of 613.97 feet; thence North 88 degrees 06 minutes 07 seconds East for a distance of 494.15 feet to the westerly right of way line of said Cass County Road 11; thence South 02 degrees 44 minutes 10 seconds East along the westerly right of way line of said Cass County Road 11 for a distance of 615.42 feet to the point of beginning.

Said tract contains 7.10 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



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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 "SCHUTT SUBDIVISION", a plat of part of the Southeast Quarter of Section 31, Township 141 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 Jacob R. Duchsherer, Registered Land Surveyor and that the description as shown in the certificate of the registered professional land surveyor is correct.

Owner:

Patricia Joan Schutt

State of _____
County of _____

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

Notary Public, _____ County, _____

BERLIN TOWNSHIP REVIEW

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

Signed: _____
Karl Langseth, Chairperson

Attest: _____
Scott Verwest, Clerk

COUNTY ENGINEER REVIEW

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

Signed: _____
Tom Soucy, P.E., Cass County Engineer

Attest: _____
Lisa Shasky, Secretary

CASS COUNTY PLANNING COMMISSION REVIEW

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

Signed: _____
Ken Loughheed, Chairperson

Attest: _____
Lisa Shasky, 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

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 28251
 - IRON MONUMENT FOUND
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - SECTION LINE
 - - - PLAT BOUNDARY LINE

BASIS OF BEARING: THE EAST LINE OF SECTION 31 HAS AN ASSUMED BEARING OF N02°44'10"W



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (2 Lot) of a part of the N ½ of Section 35, Township 137 North, Range 50 West		
Title:	Carpenter’s Subdivision	Date:	02/27/25
Location:	N ½ of Section 35, Township 137 North, Range 50 West (Normanna Township)	Staff Contact:	Cole Hansen
Parcel Number:	55-0000-09840-030	Water District:	Maple River Water District
Owner(s)/Applicant:	Jason Carpenter, Owner	Engineer/Surveyor:	Moore Engineering
Status:	Planning Commission Hearing: February 27, 2025		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Carpenter’s Subdivision** to plat a two (2) Lot subdivision of approximately 11 acres. According to the applicant, the subdivision is requested to plat a lot for an existing home and plat a second lot for the building of a new home.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 53rd 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.

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. 53rd St SE 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

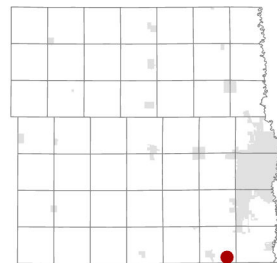
Minor Subdivision

Carpenter's Subdivision

Section 35, Normanna Township
Township 137 North - Range 50 West



Cass County Planning Commission
February 27, 2025



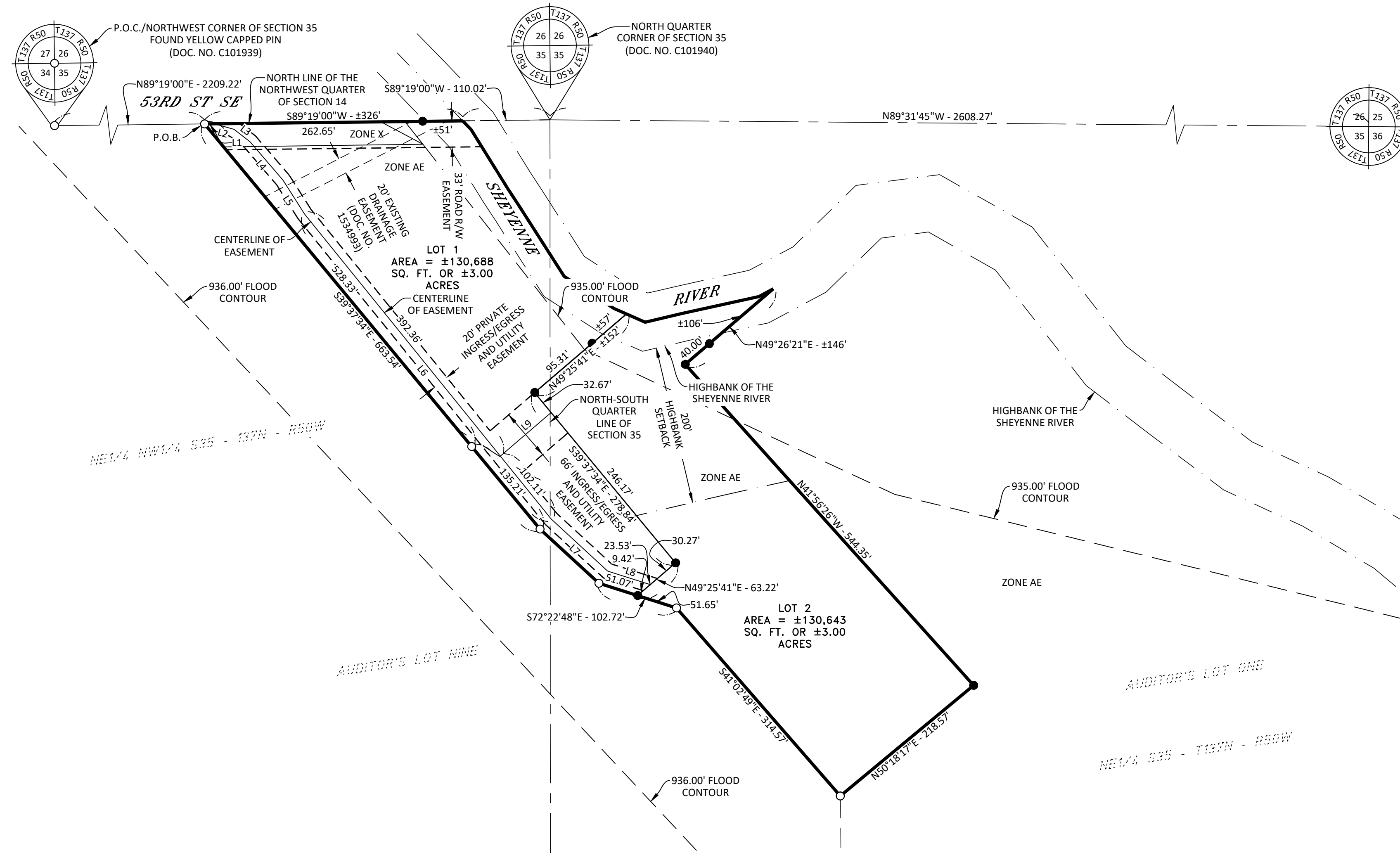
Imagery: NAIP, summer/fall 2023

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CARPENTER'S SUBDIVISION

THAT PART OF AUDITOR'S LOT ONE OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION THIRTY-FIVE, TOWNSHIP ONE HUNDRED THIRTY-SEVEN NORTH, RANGE FIFTY WEST OF THE FIFTH PRINCIPAL MERIDIAN COUNTY OF CASS, STATE OF NORTH DAKOTA



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, CARPCO, INC., IS THE OWNER OF THAT PART OF AUDITOR'S LOT ONE OF THE NORTHEAST QUARTER, AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION THIRTY-FIVE, TOWNSHIP ONE HUNDRED THIRTY-SEVEN NORTH, RANGE FIFTY WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°19'00"E, ASSUMED BEARING, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 A DISTANCE OF 2209.22 FEET TO THE POINT OF BEGINNING; THENCE S39°37'34"E A DISTANCE OF 663.54 FEET; THENCE S47°21'35"E A DISTANCE OF 100.92 FEET; THENCE S72°22'48"E A DISTANCE OF 102.72 FEET; THENCE S41°02'49"E A DISTANCE OF 314.57 FEET; THENCE N50°18'17"E A DISTANCE OF 218.57 FEET; THENCE N41°56'26"W A DISTANCE OF 544.35 FEET; THENCE N49°26'21"E A DISTANCE OF 146 FEET, MORE OR LESS, TO THE CENTERLINE OF THE SHEYENNE RIVER; THENCE WESTERLY AND NORTHERLY ALONG SAID CENTERLINE A DISTANCE OF 525 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER; THENCE S89°18'00"W A DISTANCE OF 326 FEET, MORE OR LESS, 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 CARPENTER'S SUBDIVISION TO THE COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS THE 20 FOOT AND 66 FOOT PRIVATE INGRESS/EGRESS AND UTILITY EASEMENTS SHOWN HEREON TO THE BENEFIT OF LOT 2. SAID CARPENTER'S SUBDIVISION, CONSISTS OF TWO LOTS AND ONE BLOCK, AND CONTAINS 6.00 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
JASON CARPENTER, PRESIDENT
CARPCO, INC.

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JASON CARPENTER, PRESIDENT OF CARPCO, INC., 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: _____

SURVEYOR'S 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 CARPENTER'S 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 _____, 2025.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2025, 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 _____ 2025.

JASON BENSON, COUNTY ENGINEER

CASS COUNTY BOARD OF COMMISSIONER'S APPROVAL

REVIEWED BY CASS COUNTY, NORTH DAKOTA THIS _____ DAY OF _____ 2025.

TONY GRINDBERG, CHAIRMAN
ATTEST: _____
BRANDY MADRIGGA, CASS COUNTY FINANCIAL DIRECTOR

CASS COUNTY PLANNING COMMISSION

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2025.

KEN LOUGHEED, CHAIRMAN
ATTEST: _____
SECRETARY

NORMANA TOWNSHIP APPROVAL

REVIEWED BY NORMANA TOWNSHIP, CASS COUNTY, NORTH DAKOTA THIS _____ DAY OF _____ 2025.

BRANDON KUB, CHAIRMAN
ATTEST: _____
CURTIS LESLIE, CLERK

LEGEND

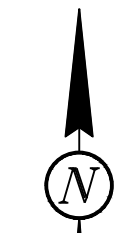
●	MONUMENT SET
○	MONUMENT FOUND
○	POINT OF COMMENCEMENT
○	POINT OF BEGINNING
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	EX. EASEMENT
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE

NOTES

- THE BASE FLOOD ELEVATION FOR THE SUBJECT PARCELS VARIES BETWEEN 935.00' AND 936.00' BASED ON FIRM PANEL 3802640010B.
- NO DIGITAL DATA WAS AVAILABLE FOR THE SUBJECT AREA. THE FLOOD ZONES AND FLOOD CONTOURS WERE DRAWN IN FROM THE FIRM PANEL TO THE BEST OF THE SURVEYOR'S ABILITIES.

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°19'00"E	12.35'
L2	S74°07'02"E	25.74'
L3	S52°20'40"E	25.54'
L4	S40°42'37"E	63.90'
L5	S32°21'06"E	50.96'
L6	S38°58'13"E	494.47'
L7	S47°21'35"E	100.92'
L8	S72°22'48"E	56.28'
L9	N49°25'41"E	84.37'



0 100 200
BASIS OF BEARING: NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35 - N89°19'00"E

FOR RECORDING PURPOSES ONLY





Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (2 Lots) of a part of the NE ¼ of Section 18, Township 140 North, Range 49 West		
Title:	Sheyenne Valley Farm Third Subdivision	Date:	02/27/25
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: February 27, 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 two (2) Lot subdivision of approximately 9.5 acres. According to the applicant, the subdivision is requested to replat a lot and plat a new lot to redraw the lot lines.

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.

Provided that the applicant deed restricts Lot 1, Block 1 per the request of Reed Township and the City of West Fargo.

Attachments

1. Location Map
2. Plat Document

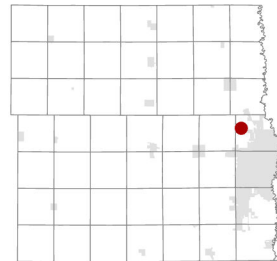
Minor Subdivision

Sheyenne Valley Farm 's Third Subdivision

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



Cass County Planning Commission
February 27, 2025

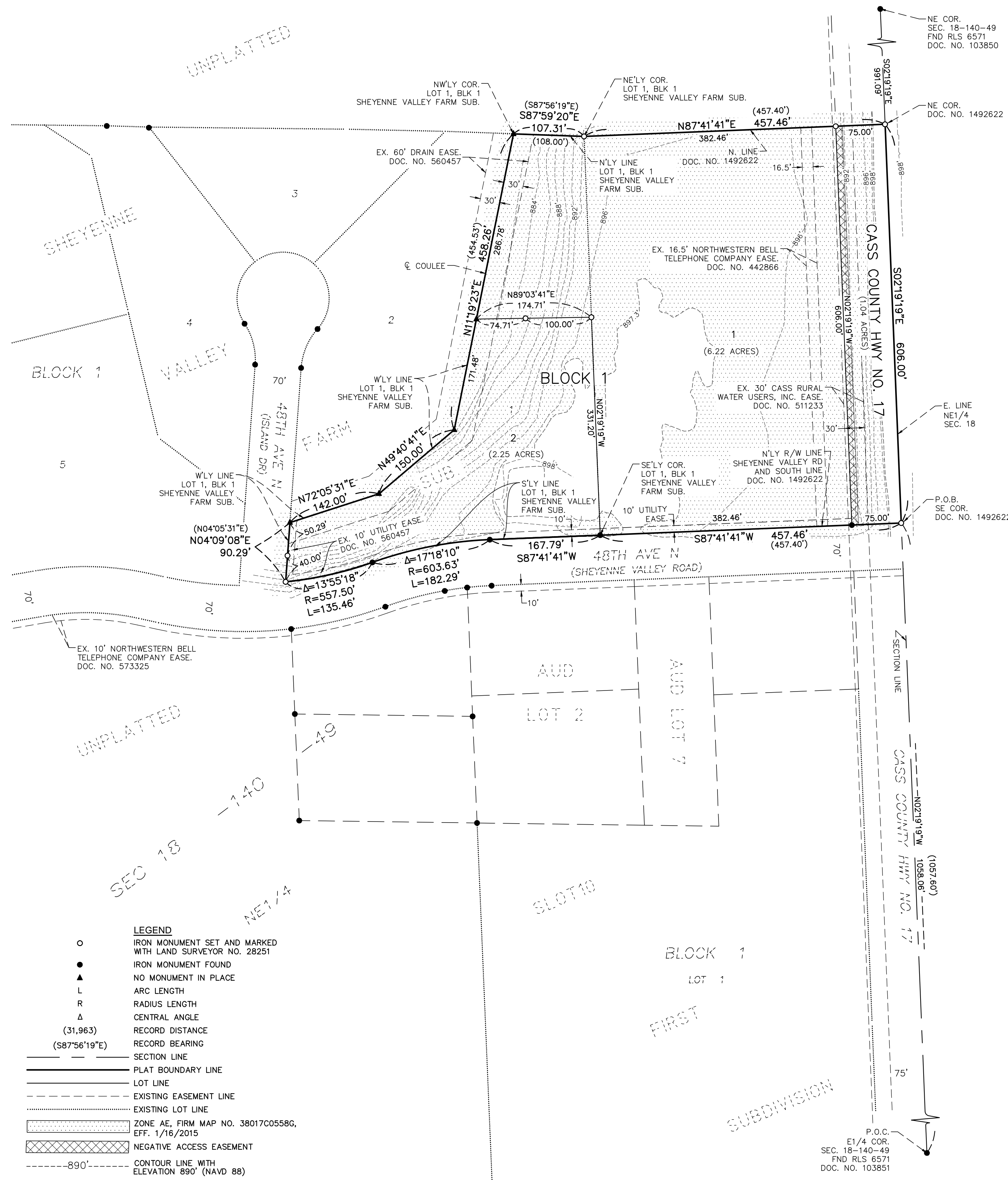


Imagery: NAIP, summer/fall 2023

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 THIRD 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 THIRD 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.

Said tracts combined contain 9.51 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 THIRD 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

Michelle Sherman

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 David A. Sherman and Michelle Sherman, 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

NOTES

1. TOTAL PLATTED AREA: 9.51 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 38017C0558G, EFFECTIVE JANUARY 16, 2015. BASE FLOOD ELEVATION OF 897.3 FEET (NAVD 88 DATUM).
5. PROJECT BENCHMARK: NGS 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

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

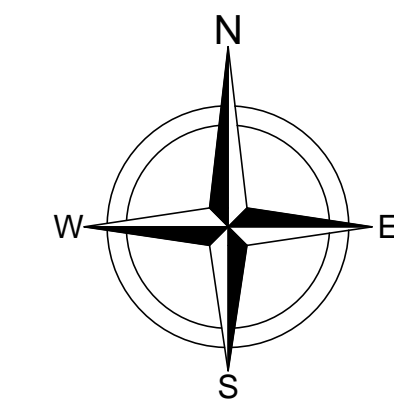
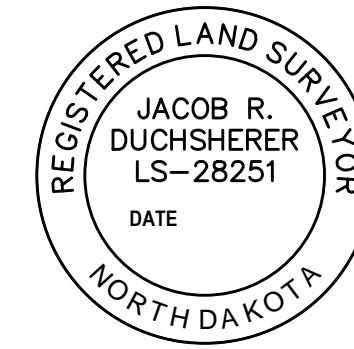
Attest: _____
Lisa Shasky, Secretary

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



Scale in Feet

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

PROJ. NO. 24600
moore
engineering, inc.