

CASS COUNTY PLANNING COMMISSION AGENDA

Thursday, April 24, 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 March 27, 2025

F. Public Hearing Items

1. Hearing on an application requesting a Minor Subdivision Plat of **Keys Subdivision** located in Section 30, Township 139 North, Range 55 West of the 5th Principal Meridian, Hill Township, Cass County, North Dakota.
2. Hearing on an application requesting a Minor Subdivision Plat of **Griffin Subdivision** located in Section 20, Township 139 North, Range 55 West of the 5th Principal Meridian, Hill Township, Cass County, North Dakota.
3. Hearing on an application requesting a Minor Subdivision Plat of **Andrew Baasch Subdivision** located in Section 32, Township 142 North, Range 55 West of the 5th Principal Meridian, Lake Township, Cass County, North Dakota.

G. New Business

H. Old Business

I. Adjournment

CASS COUNTY PLANNING COMMISSION
March 27, 2025

A. CALL TO ORDER

A meeting of the Cass County Planning Commission was called to order March 27, 2025 at 7:00am in the Heritage conference room at the Cass County Highway Department.

B. ROLL CALL

Planning Commissioners attending in person were David Gust, Dr. Tim Mahoney, Keith Monson, Brad Olson, Keith Gohdes, and Jay Nelson. Ken Lougheed attended via Teams. Commissioner Duane Breitling was absent.

Attending in person were Cole Hansen, Cass County Planner, Ethan Lehmann, Assistant Planner, Kyle Litchy, Cass County Engineer, Tom Soucy, Deputy County Engineer. Kate Naumann, attended via Teams.

Members of the public that attended in person were Warren Solberg and Susan and Stephen Loe.

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

Dr. Mahoney moved, and Mr. Gohdes seconded to approve the minutes of the February 27, 2025 with the change of wording from items 'tabled' to 'continued.'

Motion carried.

F. PUBLIC HEARING

1. Hearing on an application requesting a Minor Subdivision Plat of Solberg Pioneer Cemetery located in Section 35, Township 138 North, Range 49 West of the 5th Principal Meridian, Stanley Township, Cass County, North Dakota.
Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Solberg Pioneer Cemetery to plat a one (1) Lot subdivision of approximately 0.040 acres. According to the applicant, the subdivision is requested to plat a lot to register a family pioneer cemetery with the state of North Dakota.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an access easement for access. The property currently does not have a licensed on-site septic system for wastewater treatment.

Mr Warren Solberg spoke about this family cemetery. He wants to protect his 155 year old family cemetery for future care.

Mr. Gohdes said it is the county responsibility to care for abandoned cemeteries. He also asked how many of these pioneer cemeteries are in Cass County. Mr. Hansen said it is the responsibility of the county sexton. The Solbergs are asking for a variance which Mr. Gust said this is another perfect example when a variance is appropriate.

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

MOTION, passed

Dr. Mahoney moved, and Mr. Nelson 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.

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.

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Carpenter's Subdivision to plat a one (1) Lot subdivision of approximately 11 acres. According to the applicant, the subdivision is requested to plat a 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.

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

MOTION, passed

Mr. Gust 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 based on completion of all requirements.

G. NEW BUSINESS

Flood Insurance Information: Mr. Hansen told the group that he will be working on flood plain updates. There is a September deadline for documents to be in place. Information will be brought to the group as needed.

H. OLD BUSINESS

Opening on Planning Commission for City of Fargo Resident

I. ADJOURNMENT

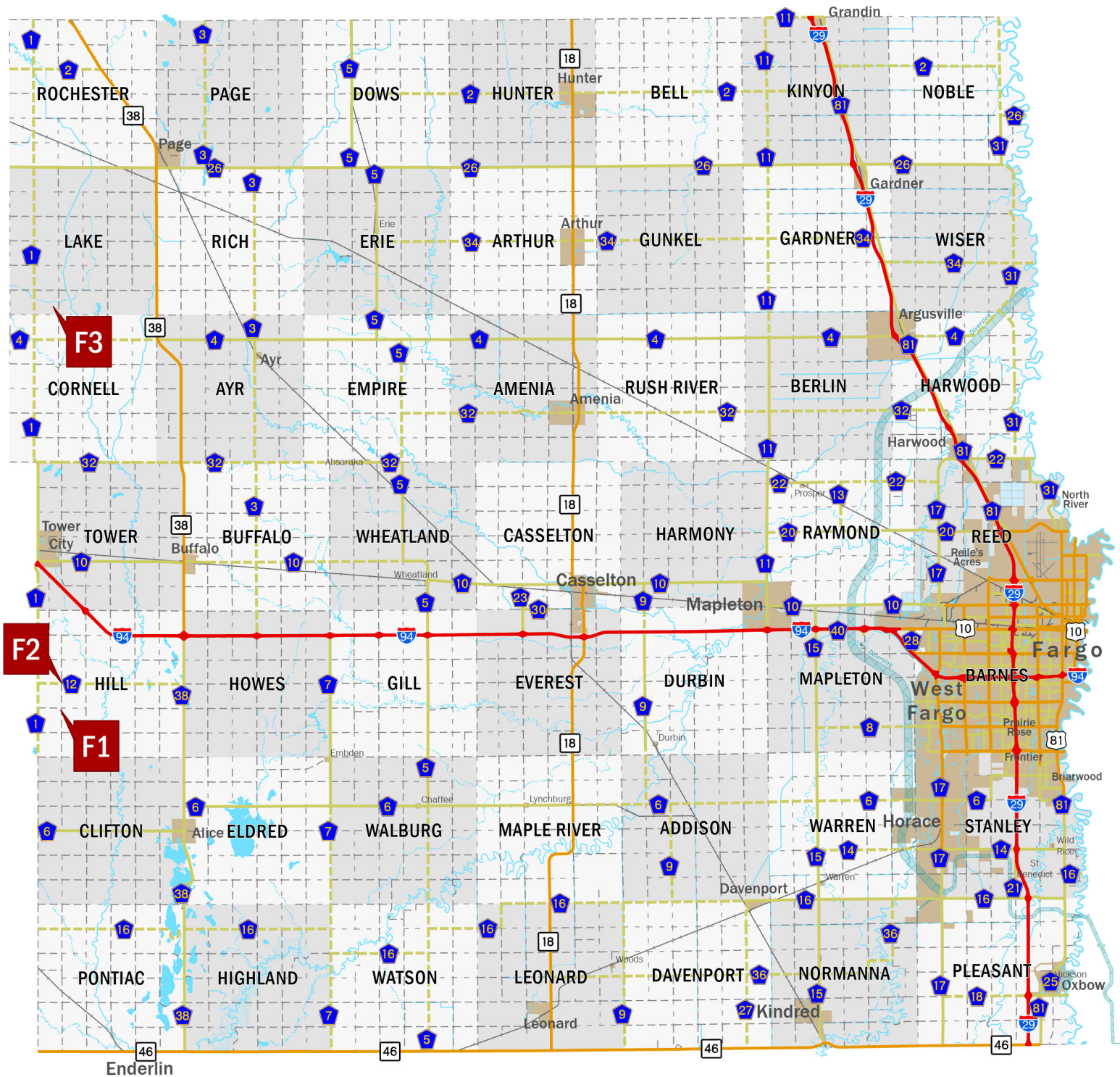
On motion by Mr. Gust and seconded by Mr. Olson and all voting in favor, the meeting was adjourned at 7:30 am.

Minutes prepared by Lisa Shasky, Senior Accounting Technician, Cass County Highway Department.

Agenda Items

Cass County Planning Commission

April 24, 2025



Agenda Items:

F1, Keys Subdivision

F2, Griffin Subdivision

F3, Andrew Baasch 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 NE ¼ of Section 30, Township 139 North, Range 55 West		
Title:	Keys Subdivision	Date:	04/24/25
Location:	NE ¼ of Section 30, Township 139 North, Range 55 West (Hill Township)	Staff Contact:	Ethan Lehmann
Parcel Number:	46-0000-07028-000	Water District:	Maple River Water District
Owner(s)/Applicant:	Judith Griffin Krueger, Owner	Engineer/Surveyor:	Interstate Engineering
Status:	Planning Commission Hearing: April 24, 2025		

Existing Land Use	Proposed Land Use
Agricultural	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Keys Subdivision** to plat a one (1) Lot subdivision of approximately 12.96 acres. According to the applicant, the subdivision is requested to plat a lot to sell farmstead.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an access easement for access. 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.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently. 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.

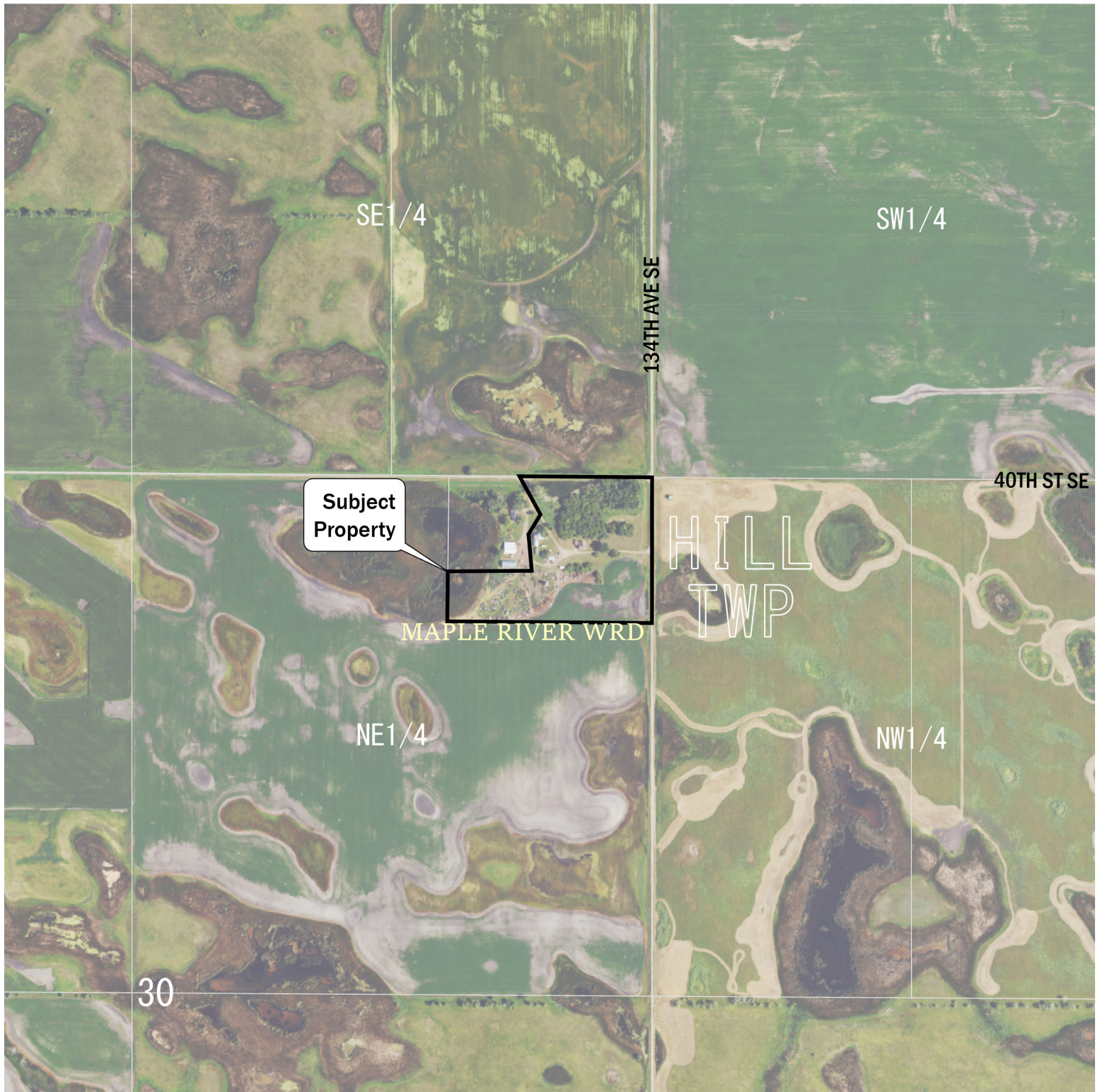
Attachments

1. Location Map
2. Plat Document

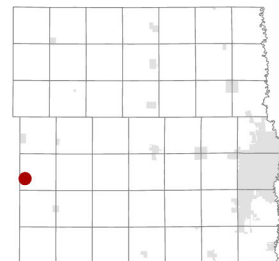
Minor Subdivision

Keys Subdivision

Section 30, Hill Township
Township 139 North - Range 55 West



Cass County Planning Commission
April 24, 2025



Imagery: NAIP, summer/fall 2023

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A part of the Northeast Quarter of the Northeast Quarter of Section 30,
Township 139 North, Range 55 West of the 5th Principal Meridian,
Cass County, North Dakota

E1/2SE1/4
WILLARD JOHN & DIANE FAYE OLSON
PIN: 46000006983000

24 19 20
25 30 29

674.21'

40TH STREET SE

S89°25'59"E 622.96'

33'

80'

Right of Way Easement
Book C-6, Page 490

Right of Way Easement
Book X-7, Page 554
10' wide easement to
Northwestern Bell Telephone Company

Document No. 731804
4.65 AC ±

LOT 1
BLOCK 1
11.92 AC ±

134TH AVENUE SE

N00°05'58"E 707.00'

740.00'

33'

33'

1008.21'

S89°25'59"E 1041.21'

254.04'

S00°45'52"W 739.98'

485.94'

S89°43'04"W 426.52'

S04°57'02"E 108.47'

S31°15'16"W 117.55'

S28°11'21"E 221.34'

31.88'

183.35'

48'

Right of Way Easement
Book L-7, Page 343
30' wide easement to
Cass Rural Water Users, Inc.

Right of Way Easement
Book L-7, Page 343
30' wide easement to
Cass Rural Water Users, Inc.

Remainder of NE1/4
HARRIET E. GRIFFIN L.E.
PIN# 4600000702B000

NW1/4NE1/4
NE1/4NE1/4

NE1/4NE1/4
SE1/4NE1/4

S00°05'58"W 5292.41'

JOSHI

BASIS OF BEARING:
THIS SURVEY WAS BASED ON AN ASSUMED MERIDIAN

Attest: _____
Kristi Hovelson, Clerk

40TH STREET SE

NW1/4

NE1/4

NE1/4

SW1/4

SE1/4

30

139-55

CASS COUNTY HWY 1

134TH AVENUE SE

41ST STREET SE



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SE ¼ of Section 20, Township 139 North, Range 55 West		
Title:	Griffin Subdivision	Date:	04/24/25
Location:	NW ½ of Section 20, Township 139 North, Range 55 West (Hill Township)	Staff Contact:	Ethan Lehmann
Parcel Number:	46-0000-06985-010	Water District:	Maple River Water District
Owner(s)/Applicant:	Judith Griffin Krueger, Owner	Engineer/Surveyor:	Interstate Engineering
Status:	Planning Commission Hearing: April 24, 2025		

Existing Land Use	Proposed Land Use
Agricultural	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Keys Subdivision** to plat a one (1) Lot subdivision of approximately 8.09 acres. According to the applicant, the subdivision is requested to plat a lot to sell farmyard.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an access easement for access. 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.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently unmapped. 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

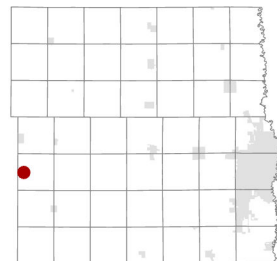
Minor Subdivision

Griffin Subdivision

Section 20, Hill Township
Township 139 North - Range 55 West



Cass County Planning Commission
April 24, 2025



Imagery: NAIP, summer/fall 2023

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PLAT OF GRIFFIN SUBDIVISION

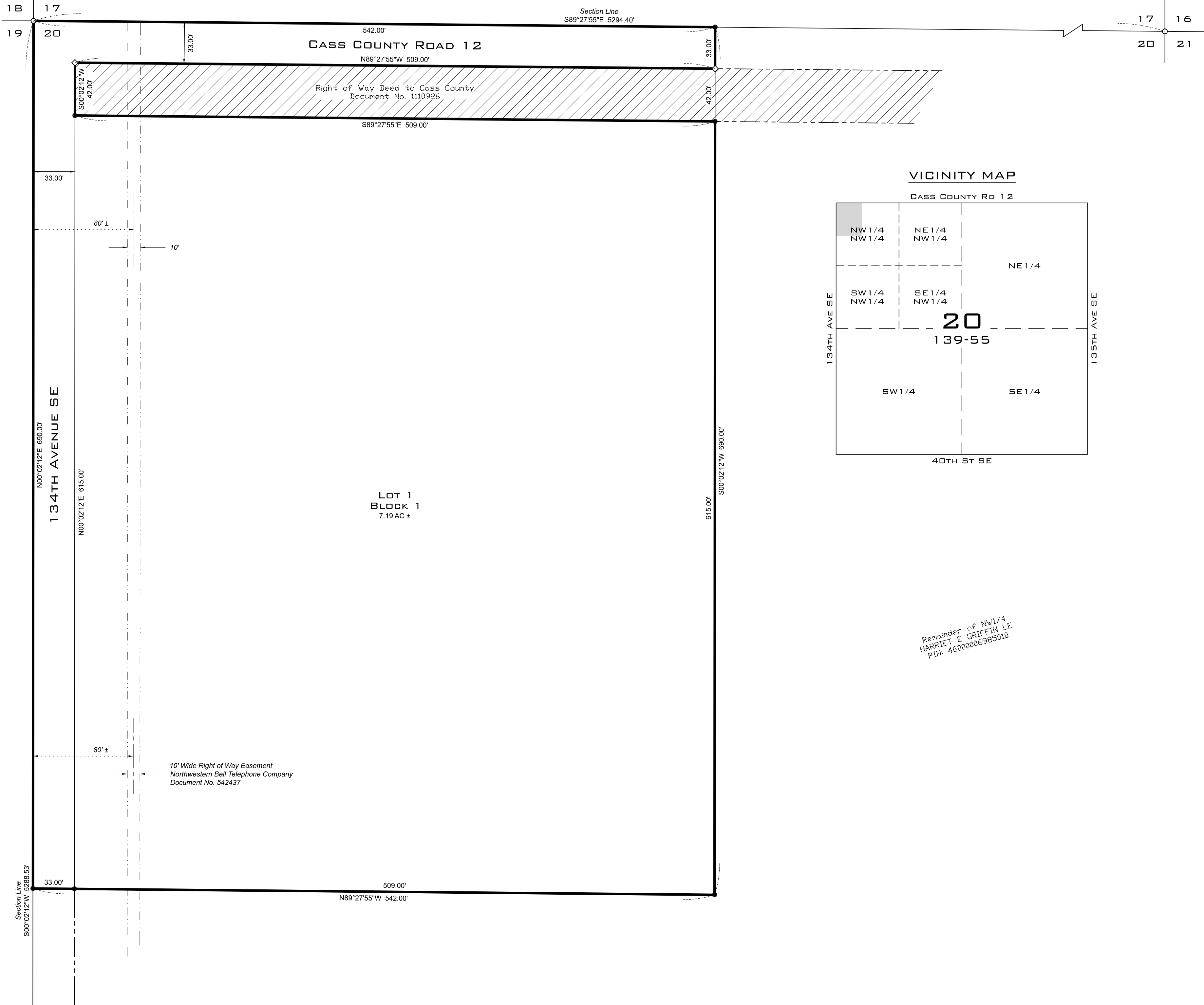
A part of the Northwest Quarter of the Northwest Quarter of Section 20,
Township 139 North, Range 55 West of the 5th Principal Meridian,
Cass County, North Dakota

SE1/4, LESS HWY
W JOHN &
DIAHE OLSON
PIN# 46000006978010

SW1/4 LESS HWY
LILA M HUTCHINSON TRUST ETA
PIN# 46000006978010

Section Corner
LS-5571
Rec. No. 3581

Section Corner
1/2" Iron Pin
Rec. No. 3582



OWNERS CERTIFICATE AND DEDICATION

Know all men by these presents, that Judith Griffin Krueger - Trustee of Harriet E. Griffin Irrevocable Trust is the owner and proprietor of following described tract of land, to wit:

All that part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 20, Township 139 North, Range 55 West of the 5th Principal Meridian, Cass County, North Dakota, described as follows:

BEGINNING at the iron monument marking the Northwest Corner of said Section 20 (North Dakota Land Survey Monument Record No. 3581); thence on an assumed bearing of South 89°27'55" East, on and along the north line of the said Northwest Quarter, a distance to 542.00 feet; thence South 00°02'12" West, parallel with the west line of the said Northwest Quarter, a distance of 33.00 feet to its intersection with the north line of that certain tract described and recorded in Document No. 1110926 on file at the Cass County Recorder's Office; thence North 89°27'55" West, on and along the north line of the said tract described in Document No. 1110926, a distance of 509.00 feet to the northwest corner of the said tract described in Document No. 1110926; thence South 00°02'12" West, on and along the west line of the said tract described in Document No. 1110926, a distance of 42.00 feet to the southwest corner of the said tract described in Document No. 1110926; thence South 89°27'55" East, on and along the south line of the said tract described in Document No. 1110926, a distance of 509.00 feet; thence South 00°02'12" West, parallel with the west line of the said Northwest Quarter, a distance of 615.00 feet; thence North 89°27'55" West, parallel with the north line of the said Northwest Quarter, a distance of 542.00 feet to a point on the west line of the said Northwest Quarter; thence North 00°02'12" East, on and along the west line of the said Northwest Quarter, a distance of 690.00 feet to the point of beginning.

The above described tract contain 8.09 acres, more or less, and is subject to easements, reservations, restrictions, and rights of way of record.

And that she has caused the herein described tract of land to be surveyed and platted as shown on the attached plat; that she hereby designates the attached plat for future identification as Griffin Subdivision; and that she dedicates and donates to the public for street and utility purposes the areas identified as Cass County Road 12 & 134th Avenue SE.

OWNER: Judith Griffin Krueger - Trustee of Harriet E. Griffin Irrevocable Trust

Judith Griffin Krueger

State of _____

County of _____

On this _____ day of _____, 2025, before me, a Notary Public, in and for the said County and State, personally appeared Judith Griffin Krueger, to me known to be the person described in an who executed the foregoing instrument and acknowledged that she executed the same.

Notary Public

SURVEYOR'S CERTIFICATE

I, Dustin Vosberg, Professional Land Surveyor under the laws of the State of North Dakota, prepared and made the attached plat of Griffin Subdivision and do hereby certify that this plat is a true and correct representation of the survey thereof; that all distance are correctly shown in feet and decimals of a foot; that the monuments for the guidance of future surveys will be located or placed in the ground within 365 days of the acceptance of this plat as shown.

Dated this _____ day of _____, 2025.

PRELIMINARY 2-28-2025

Dustin Vosberg
Professional Land Surveyor
ND Registration No. LS-29769

State of _____

County of _____

On this _____ day of _____, 2025, before me, a Notary Public, in and for the said County and State, personally appeared Dustin Vosberg, to me known to be the person described in an who executed the foregoing instrument and acknowledged that he executed the same.

Notary Public

CASS COUNTY ENGINEER

Reviewed by the Cass County Engineer this _____ day of _____, 2025.

Kyle Litchy, Cass County Engineer

CASS COUNTY PLANNING COMMISSION

Reviewed by the Cass County Planning Commission this _____ day of _____, 2025.

Ken Loughheed, Chairman

Attest:
Lisa Shasky, Secretary

CASS COUNTY BOARD OF COMMISSIONERS

Reviewed by Cass County, North Dakota, this _____ day of _____, 2025.

Tony Grindberg, Chairman

Attest:
Brandy Madrigga, Cass County Finance Director

HILL TOWNSHIP

Reviewed by Hill Township Cass County, North Dakota, this _____ day of _____, 2025.

Jeff Zaun, Chairman

Attest:
Kristi Hovelson, Clerk

OTHER EASEMENTS OF RECORD

Right of Way Easement of record being Document No. 431885 in regards to NW1/4 20-139-55 and recorded in the office of the Cass County Recorder, wherein owners granted unto Cass County Electric Cooperative, Inc. an easement covering NW1/4 20-139-55 cable along north side and into farmstead.

Utility Easement dated August 12, 2021, filed September 6, 2022 at 1:53 p.m. as Document No. 1674715 wherein The United States of America, Department of Energy, Western Area Power Administration (United States) provided notice that the United States owns Easements, Rights of Ways and other Associated Real Property interests that exist and extend over, under, through or across a portion of the land(s) included on Exhibit A, in regards to NW1/4 20-139-55.

ER25-10-003



Cass County Planning Commission Staff Report

Entitlements Requested:	Minor Subdivision (1 Lot) of a part of the SE ¼ of Section 32, Township 142 North, Range 55 West		
Title:	Andrew Baasch Subdivision	Date:	04/24/25
Location:	SE ½ of Section 32, Township 142 North, Range 55 West (Lake Township)	Staff Contact:	Ethan Lehmann
Parcel Number:	50-0000-08236-000	Water District:	Maple River Water District
Owner(s)/Applicant:	Andrew Baasch, Owner	Engineer/Surveyor:	Neset Engineering
Status:	Planning Commission Hearing: April 24, 2025		

Existing Land Use	Proposed Land Use
Agricultural	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Keys Subdivision** to plat a one (1) Lot subdivision of approximately 6.67 acres. According to the applicant, the subdivision is requested to plat a lot to split off the homestead to sell.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use an access easement for access. 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.
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Century Link	No comments were received prior to publishing the staff report.
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County Sanitarian	No issue with proposal.
Township Chairman	No comments were received prior to publishing the staff report.
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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.

Floodzone

According to the FEMA Flood Map Service Center, this property is currently unmapped. 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.

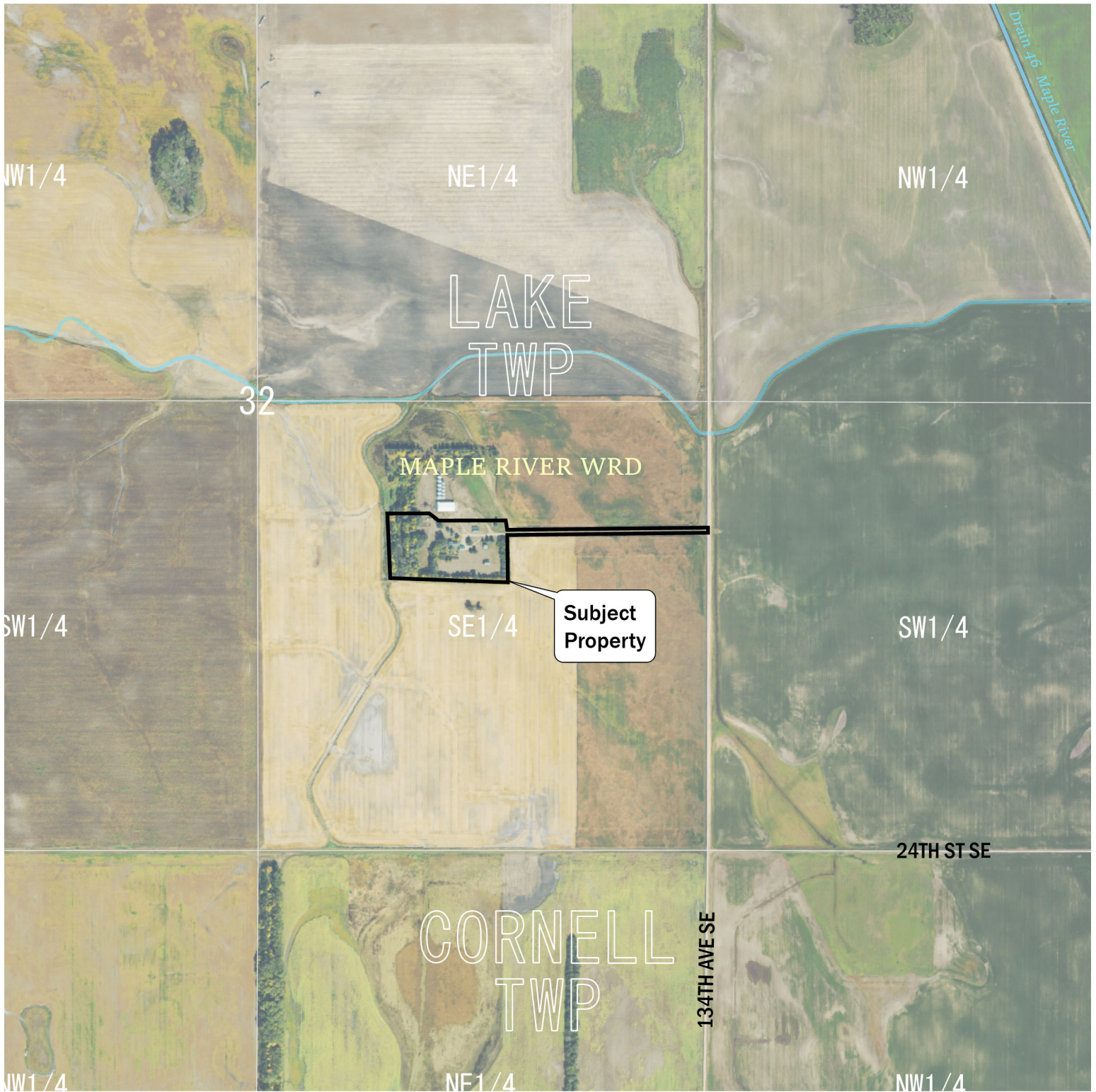
Attachments

1. Location Map
2. Plat Document

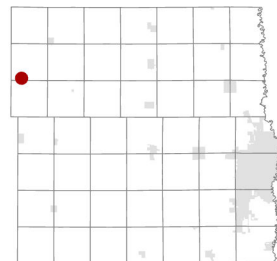
Minor Subdivision

Andrew Baasch Subdivision

Section 32, Lake Township
Township 142 North - Range 55 West



Cass County Planning Commission
April 24, 2025



Imagery: NAIP, summer/fall 2023

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ANDREW BAASCH SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 142 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN
COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, ANDREW STEVEN BASSCH AND LAUREN LORRAINE BAASCH, ARE THE OWNERS OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 142 NORTH, RANGE 55 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 SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N01°54'52"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1868.02 FEET TO THE POINT OF BEGINNING; THENCE S88°05'08"W A DISTANCE OF 33.00 FEET; THENCE S87°18'53"W A DISTANCE OF 1146.79 FEET; THENCE S02°44'10"E A DISTANCE OF 277.38 FEET; THENCE N89°56'51"W A DISTANCE OF 691.67 FEET; THENCE N04°37'54"W A DISTANCE OF 379.36 FEET; THENCE N87°50'48"E A DISTANCE OF 246.87 FEET; THENCE S54°07'21"E A DISTANCE OF 68.73 FEET; THENCE N87°51'50"E A DISTANCE OF 394.77 FEET; THENCE S11°06'26"E A DISTANCE OF 55.63 FEET; THENCE N87°22'36"E A DISTANCE OF 1147.22 FEET; THENCE N87°24'56"E A DISTANCE OF 33.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE S01°54'52"E ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT TO THE BENEFIT OF THE OWNER OF THE REMAINING SOUTHEAST QUARTER:

COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N01°54'52"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1868.02 FEET TO THE POINT OF BEGINNING; THENCE S88°05'08"W A DISTANCE OF 33.00 FEET; THENCE S87°18'53"W A DISTANCE OF 1437.25 FEET; THENCE N54°07'21"W A DISTANCE OF 143.84 FEET; THENCE N87°51'50"E A DISTANCE OF 310.10 FEET; THENCE S22°46'48"E A DISTANCE OF 59.38 FEET; THENCE N87°22'36"E A DISTANCE OF 1219.64 FEET; THENCE N87°24'56"E A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S01°54'52"E ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS "ANDREW BAASCH SUBDIVISION" TO THE COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID ANDREW BAASCH SUBDIVISION CONSISTS OF ONE LOT AND ONE BLOCK, AND CONTAINS 6.65 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
ANDREW STEVEN BAASCH, OWNER

BY: _____
LAUREN LORRAINE BAASCH, OWNER

STATE OF _____
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANDREW STEVEN BAASCH, 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: _____

STATE OF _____
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAUREN LORRAINE BAASCH, 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 BAASCH 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 } SS

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

FOR RECORDING PURPOSES ONLY

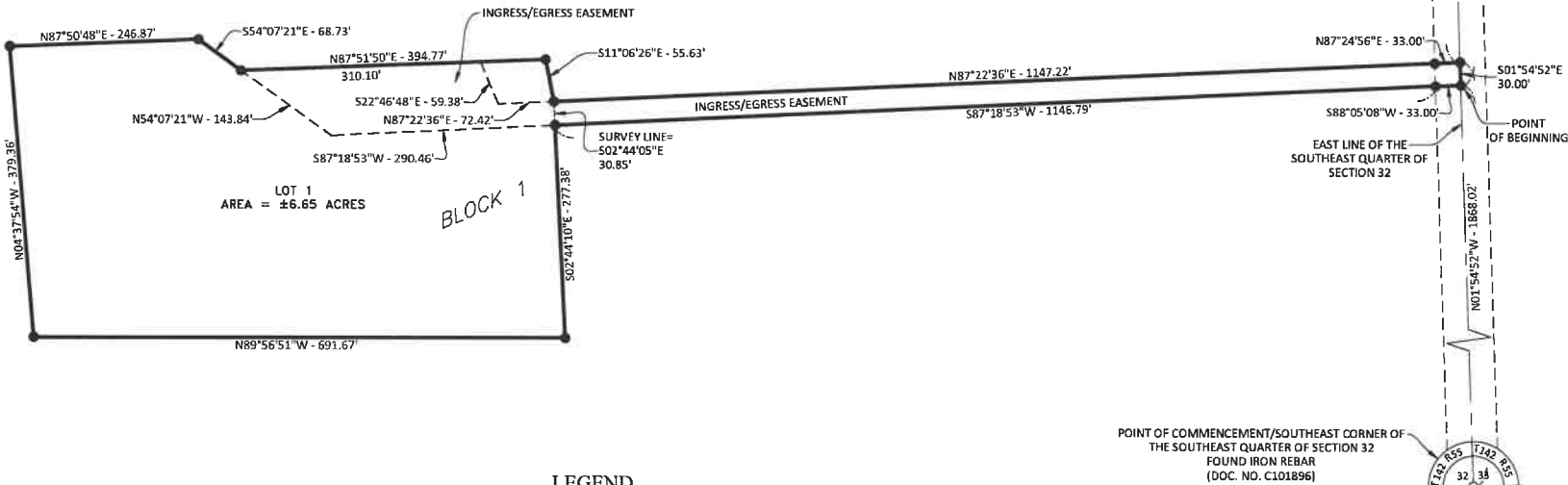
NOTES

1. THE BASE FLOOD ELEVATION CANNOT BE DETERMINED AT THIS TIME. THE AREA IN WHICH THE PARCEL LIES IS UNMAPPED BY FEMA.

SURVEY INFORMATION

DATE OF SURVEY: 01/29/25
BASIS OF BEARING: EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 - N01°54'52"W

SE 1/4 - S32 - T142N - R55W



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

CASS COUNTY ENGINEER'S APPROVAL

REVIEWED BY THE CASS COUNTY ENGINEER THIS _____ DAY OF _____, 2025.

JASON BENSON, COUNTY ENGINEER

CASS COUNTY PLANNING COMMISSION

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

KEN LOUGHEED, CHAIRMAN

ATTEST: _____
SECRETARY

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

LAKE TOWNSHIP APPROVAL

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

BRUCE TYSDAL, CHAIRMAN

ATTEST: _____
ANTHONY LINDSETH, CLERK

SHEET 1 OF 1



Neset
LAND SURVEYS