CITY OF Fargo

PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@FargoND.gov
www.FargoND.gov

September 29, 2017

Jesse Craig
PO Box 426
Fargo, ND 58107

Re: Oak Street – **Major Subdivision**

Dear Mr. Craig:

Thank you for your major subdivision application submitted on September 15, 2017. It is my understanding that you are seeking city approval to replat part of Block 27 and 28 and vacate portions of Elm Street, Block 28 alley and 5th Ave North, Keeney and Devitts Second Addition to be known as Craigs Second Addition, a one block, two lot, major subdivision.

The following items must accompany a subdivision application:

1. ☒ $600.00 Filing Fee Major Subdivision/ $350.00 Filing Fee Minor Subdivision
2. ☒ Preliminary Plat
3. ☒ Proposed Amenities Plan (Major Subdivisions Only)
4. ☒ Clear Title Opinion reflection ownership by applicant(s)
5. ☒ Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
6. ☒ Copy of Letter to Special Assessment Coordinator

Thank you for submitting your application. Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the November 7, 2017 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Aaron Nelson. He can be reached at anelson@FargoND.gov or by calling (701) 241-1475.

If you have any questions about your application, please feel free to contact me by email at dkress@FargoND.gov, or by calling (701) 241-1473.

Respectfully,

Donald Kress
Senior Planner

cc: Project File

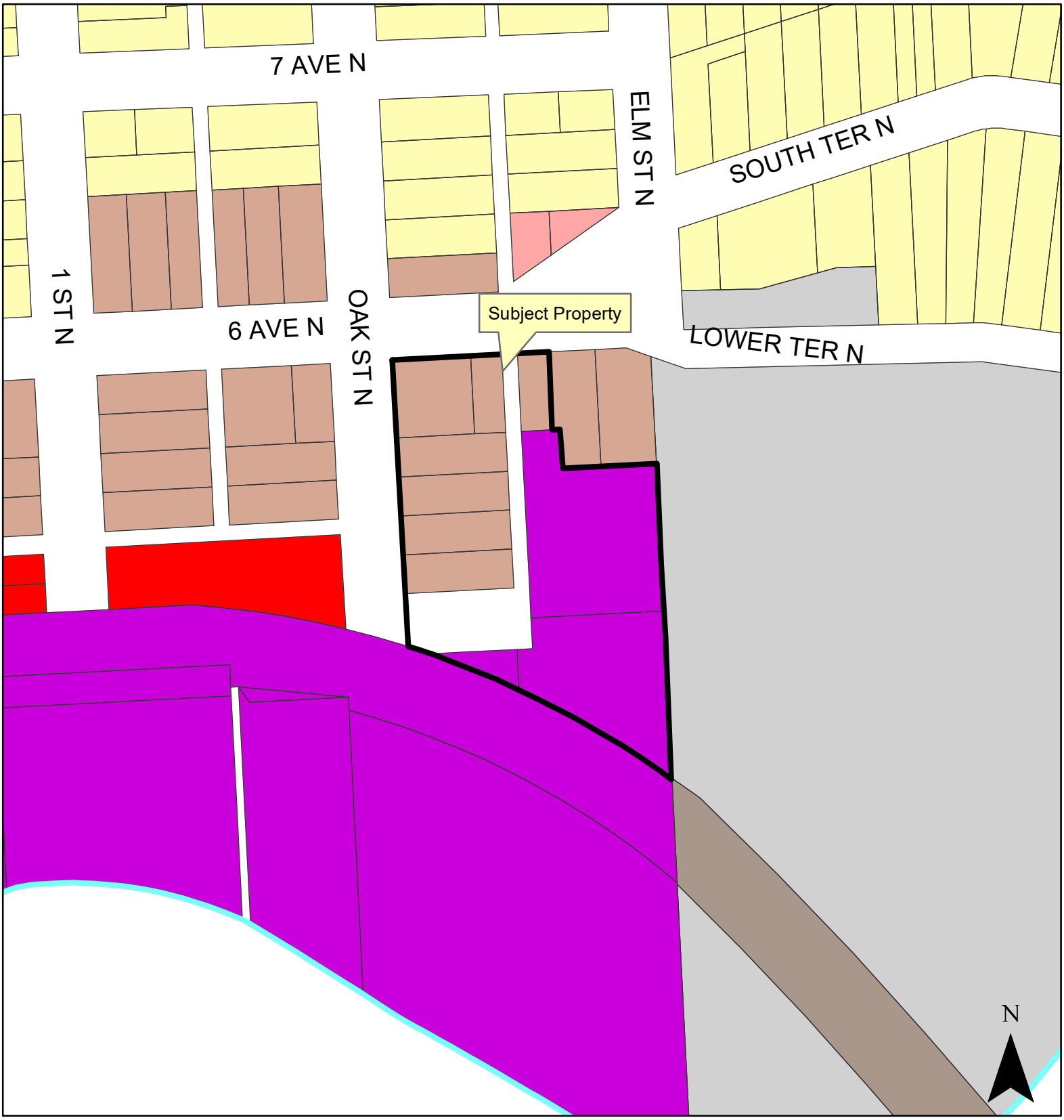
EQUAL HOUSING OPPORTUNITY

Printed on Recycled paper.

Plat (Major)

Craig's Oak Grove Addition

10, 14 & 22 6th Ave N; 43, 44 & 48 5th Ave N;
505, 509, 515 & 519 Oak St N



THE CITY OF Fargo FAR MORE

Legend

AG, LC, MHP, SR-2, DMU, LI, NC, SR-3, GC, MR-1, NO, SR-4, GI, MR-2, P/I, SR-5, GO, MR-3, UMU, City Limits

300 Feet

Fargo Planning Commission
January 4, 2017

Plat (Major)

Craig's Oak Grove Addition

10, 14 & 22 6th Ave N; 43, 44 & 48 5th Ave N;
505, 509, 515 & 519 Oak St N

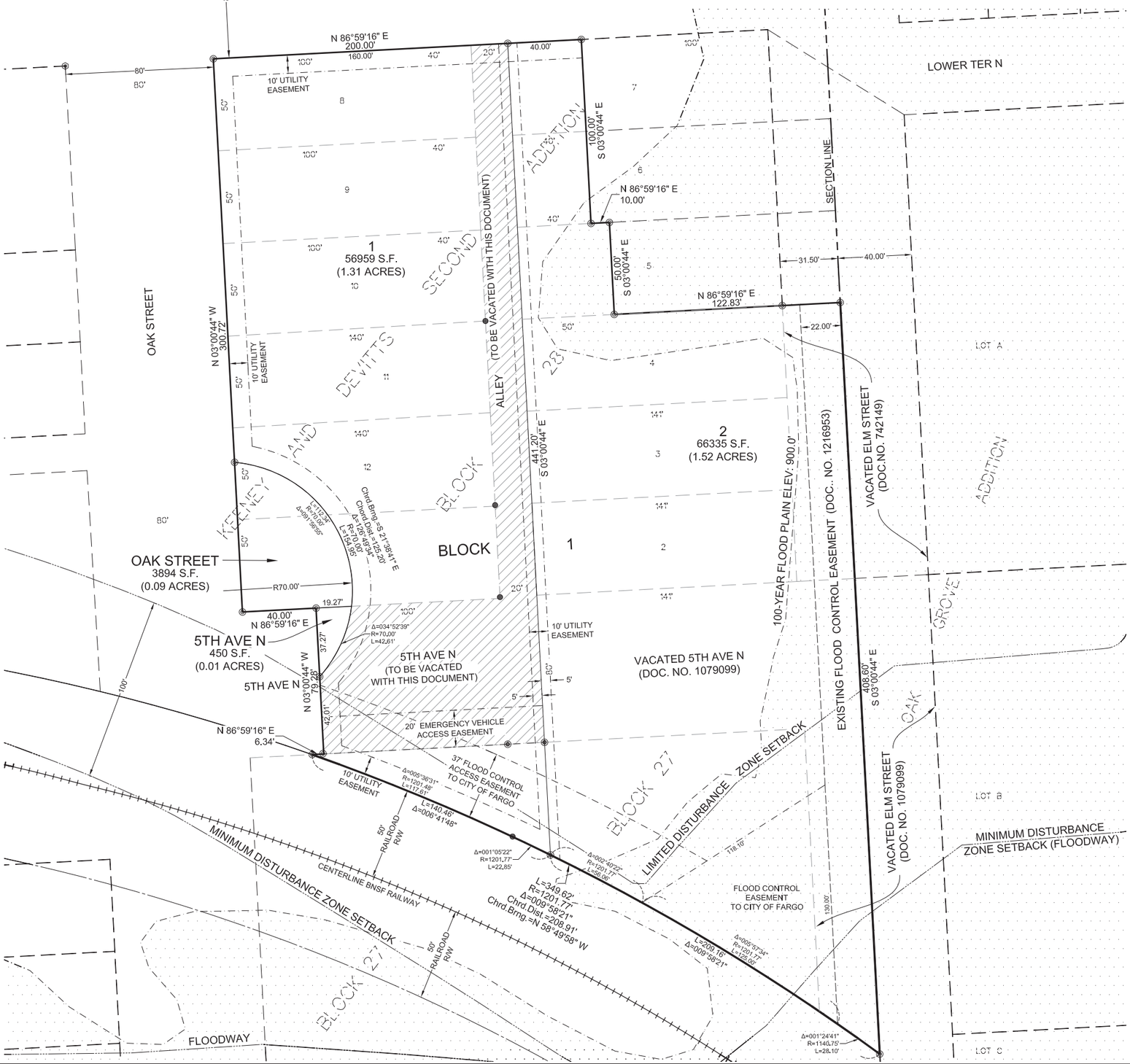
THE CITY OF Fargo FAR MORE

300 Feet

Fargo Planning Commission
January 4, 2017

A MAJOR SUBDIVISION AND VACATION PLAT OF
CRAIGS OAK GROVE ADDITION TO THE CITY OF FARGO

A REPLAT OF PART OF BLOCK 27, PART OF BLOCK 28, AND VACATED PORTIONS OF ELM STREET, AND 5TH AVENUE NORTH WITH VACATION OF BLOCK 28 ALLEY AND 5TH AVENUE NORTH, ALL LOCATED IN KEENEY AND DEVITTS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

- REBAR AND LS 2781 CAP FOUND
- REBAR FOUND
- IRON BOLT FOUND
- CORNER TO BE SET
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT LOT LINE
- RAILROAD CENTERLINE
- SECTION LINE
- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- 100-YEAR FLOOD PLAIN
- AREA WITHIN 100-YEAR FLOOD PLAIN
- AREA TO BE VACATED

N

SCALE 1" = 30' — 30 0 30 60 FEET

NOTE:

SURVEY IS BASED ON FARGO GIS HORIZONTAL DATUM, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENT RESTRICTIONS OR RESERVATIONS, EITHER EXISTING OR RECORD.

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENT.

MINIMAL AND LIMITED DISTURBANCE ZONE SETBACK AREAS: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED BY THE ORDINANCES OF THE CITY OF FARGO.

PRODUCED BY: KLJ MOORHEAD, MN 218-287-0300

Nov 21, 2017 - 10:31am - P:\Private\ND\City\Fargo\50617106_Cralgs\CADD\50617106_Plat.dwg

© KLJ 2017

A MAJOR SUBDIVISION AND VACATION PLAT OF
CRAIGS OAK GROVE ADDITION TO THE CITY OF FARGO

A REPLAT OF PART OF BLOCK 27, PART OF BLOCK 28, AND VACATED PORTIONS OF ELM STREET, AND 5TH AVENUE NORTH WITH VACATION OF BLOCK 28 ALLEY AND 5TH AVENUE NORTH, ALL LOCATED IN KEENEY AND DEVITTS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

DESCRIPTION OF AREA TO BE VACATED:

ALL OF THE ALLEY COMMON TO LOTS 1 THROUGH 12 OF BLOCK 28, AND ALL EXCEPT THE WEST 40.00 FEET OF 5TH AVENUE NORTH, AS LOCATED IN AND ADJACENT TO BLOCK 27 NORTH OF BNSF RAILROAD AND BLOCK 28, KEENEY AND DEVITTS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

OWNERS DESCRIPTION, ACCEPTANCE AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF CRAIGS OAK GROVE ADDITION TO THE CITY OF FARGO, A REPLAT OF BLOCK 27, NORTH OF THE RAILROAD RIGHT OF WAY, LOTS 1 THROUGH 4, THE WEST 50 FEET OF LOT 5, THE WEST 40 FEET OF LOTS 6 AND 7 AND ALL OF LOTS 8 THROUGH 12 BLOCK 28, PREVIOUSLY VACATED ELM STREET AND PREVIOUSLY VACATED 5TH AVENUE NORTH, ALL IN KEENEY AND DEVITTS SECOND ADDITION IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND WE FURTHER CERTIFY THAT WE HEREBY ACCEPT OWNERSHIP OF PREVIOUSLY DESCRIBED AREA TO BE VACATED, AS THE ADJACENT OWNERS: THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT. WE HEREBY DEDICATE THE STREET RIGHT OF WAY, FLOOD CONTROL EASEMENT, EMERGENCY ACCESS EASEMENT, AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC OR TO SPECIFIC GRANTEE, IF NOTED.

SAID PLAT CONTAINS 2.93 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

OWNER: BLOCK 27 NORTH OF THE RAILROAD RIGHT OF WAYS AND LOTS 1 THROUGH 4, WEST 50 FEET OF LOT 5, WEST 40 FEET OF LOTS 6 AND 7 AND LOT 12, BLOCK 28, KEENEY AND DEVITTS SECOND ADDITION

CRAIG HOLDINGS, LLC

_____
JESSE CRAIG, PRESIDENT

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JESSE CRAIG, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

MORTGAGEE: STARION BANK

_____
ANGIE BAUMANN, BUSINESS BANKING OFFICER, VP

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANGIE BAUMANN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

MORTGAGEE: CENTRAL MINNESOTA CREDIT UNION

_____
KEVIN SUNDE, SENIOR COMMERCIAL LENDER

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN SUNDE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

MORTGAGEE: NORTHWESTERN BANK, NA

_____
DAVE ALTENBERND, VP-BUSINESS BANKING

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID ALTENBERND, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

OWNER: LOTS 8 THROUGH 11, BLOCK 28, KEENEY AND DEVITTS SECOND ADDITION

ACQUISITION, LLC

_____
JESSE CRAIG, PRESIDENT

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JESSE CRAIG, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

MORTGAGEE: STARION BANK

_____
ANGIE BAUMANN, BUSINESS BANKING OFFICER, VP

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ANGIE BAUMANN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

MORTGAGEE: NORTHWESTERN BANK, NA

_____
DAVE ALTENBERND, VP-BUSINESS BANKING

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVE ALTENBERND, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

APPROVED BY CITY ENGINEER THIS_____ DAY OF _____, 2017.

_____
MARK H. BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK H. BITTNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, CARL P. OLSON, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY OF SAID SUBDIVISION AND ALL DISTANCES SHOWN ON SAID PLAT ARE CORRECT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN.

_____
CARL P. OLSON, PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA LICENSE # LS-4687

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARL P. OLSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

CITY OF FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS_____ DAY OF _____, 2017.

_____
SHARA FISCHER, CHAIR
FARGO PLANNING COMMISSION

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHARA FISCHER, FARGO COMMISSION CHAIR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

CITY OF FARGO CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS_____ DAY OF_____, 2017.

_____
TIMOTHY J. MAHONEY, MAYOR

ATTEST:_____
STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, CITY OF FARGO, AND STEVE SPRAGUE, CITY AUDITOR, CITY OF FARGO, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS A FREE ACT AND DEED.

_____
NOTARY PUBLIC

Nov 21, 2017 - 10:31am - P:\Private\ND\City\Fargo\50617106_Craigs\CADD\50617106_Plat.dwg
© KLJ 2017