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

October 23, 2017

Eagle Ridge Development
Attn: Jon Youness
4631 40th Ave S
Fargo, ND 58104

Re: Madelyn's Meadows – **Major Subdivision and Zoning Map Amendment (Zone Change)**

Dear Mr. Youness:

Thank you for your minor subdivision application submitted on September 18, 2017. It is my understanding that you are seeking city approval to plat the NE ¼ of the SE ¼, Section 11, Township 138N, Range 49W, to be known as Madelyn's Meadows First Addition, a 3 block, 40 lot major subdivision. It is my further understanding that you are seeking city approval to rezone all of the proposed, Madelyn's Meadows Addition from, AG, Agricultural, to SR-4, Single-Dwelling Residential.

The following items must accompany a zone change application:

1. ☒ $300.00 Filing Fee

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 **incomplete**. A proposed amenities plan, proof of paid-up taxes and a copy of letter to the Special Assessment Coordinator will need to be submitted to staff by November 1 in order to keep your item on track. Your application is tentatively scheduled to be heard at the December 5 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 Donald Kress. 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,

DKress

Donald Kress
Senior Planner

cc: Sitka Investments, LLC 4650 38th Ave S, Fargo, ND 58104
Project File

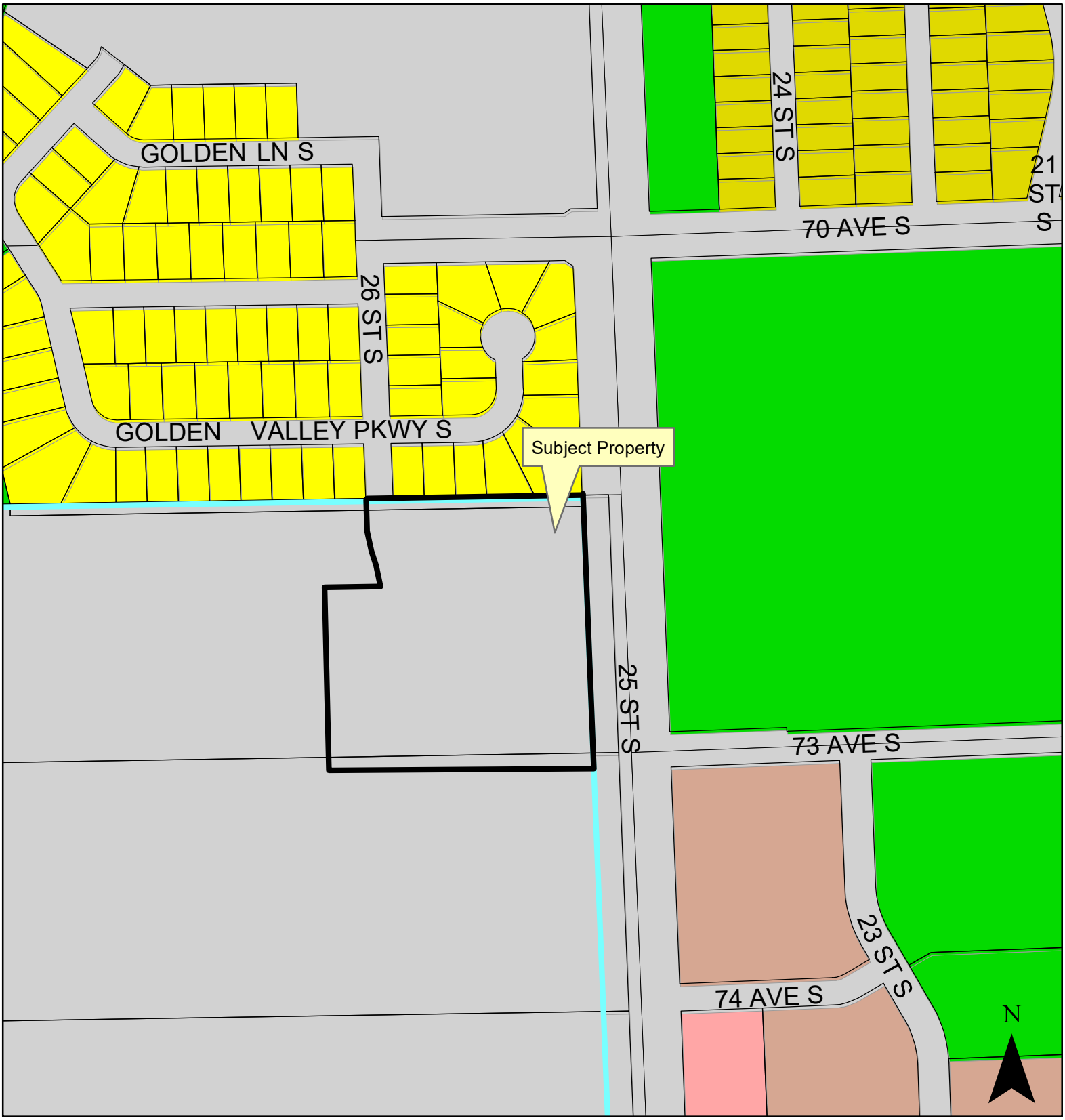
EQUAL HOUSING OPPORTUNITY

Printed on Recycled paper.

Plat (Major) and Zone Change (AG to SR-4)

Madelyn's Meadows Addition

7269 25 Street South



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

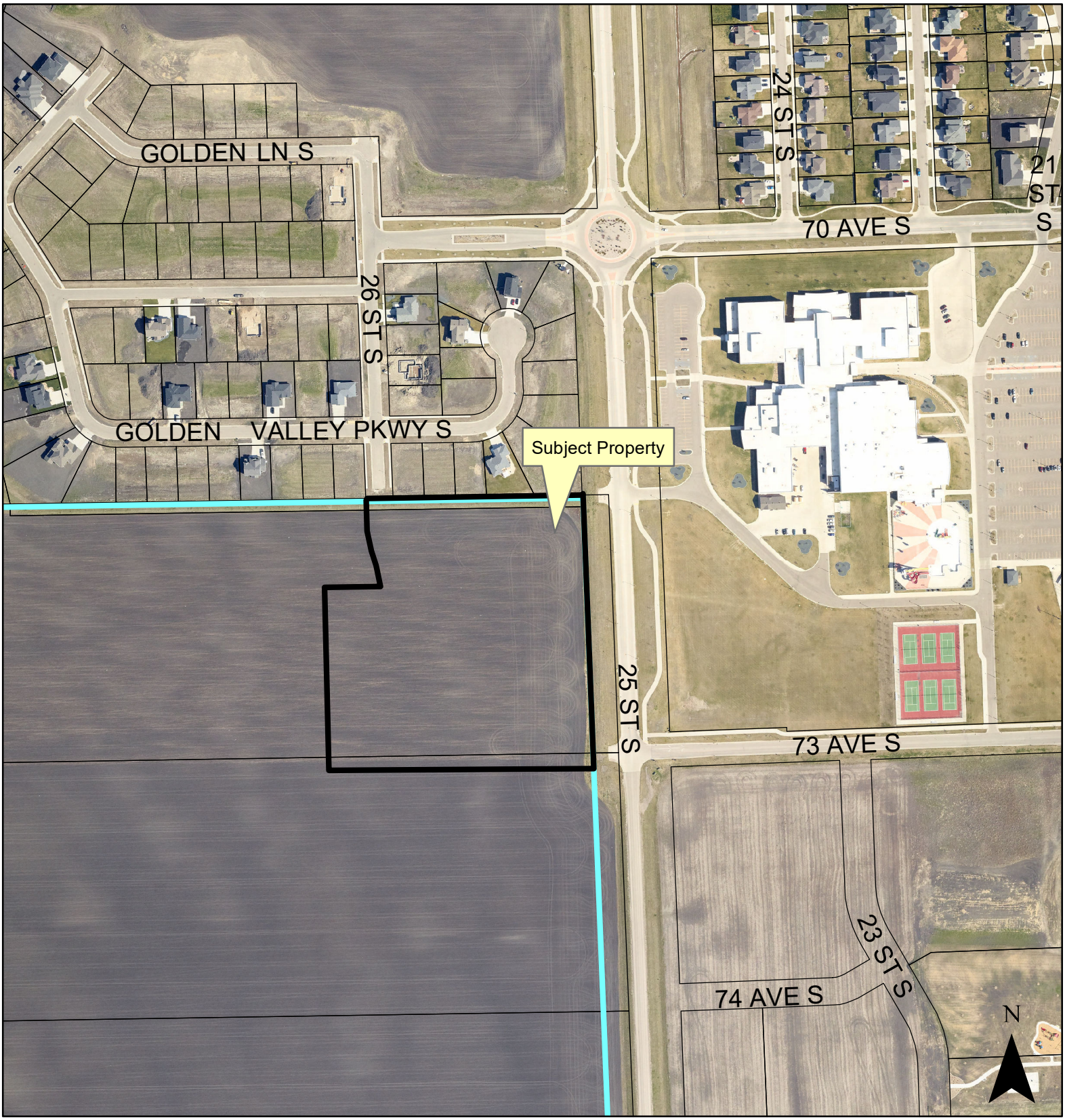
300 Feet

Fargo Planning Commission
December 5, 2017

Plat (Major) and Zone Change (AG to SR-4)

Madelyn's Meadows Addition

7269 25 Street South



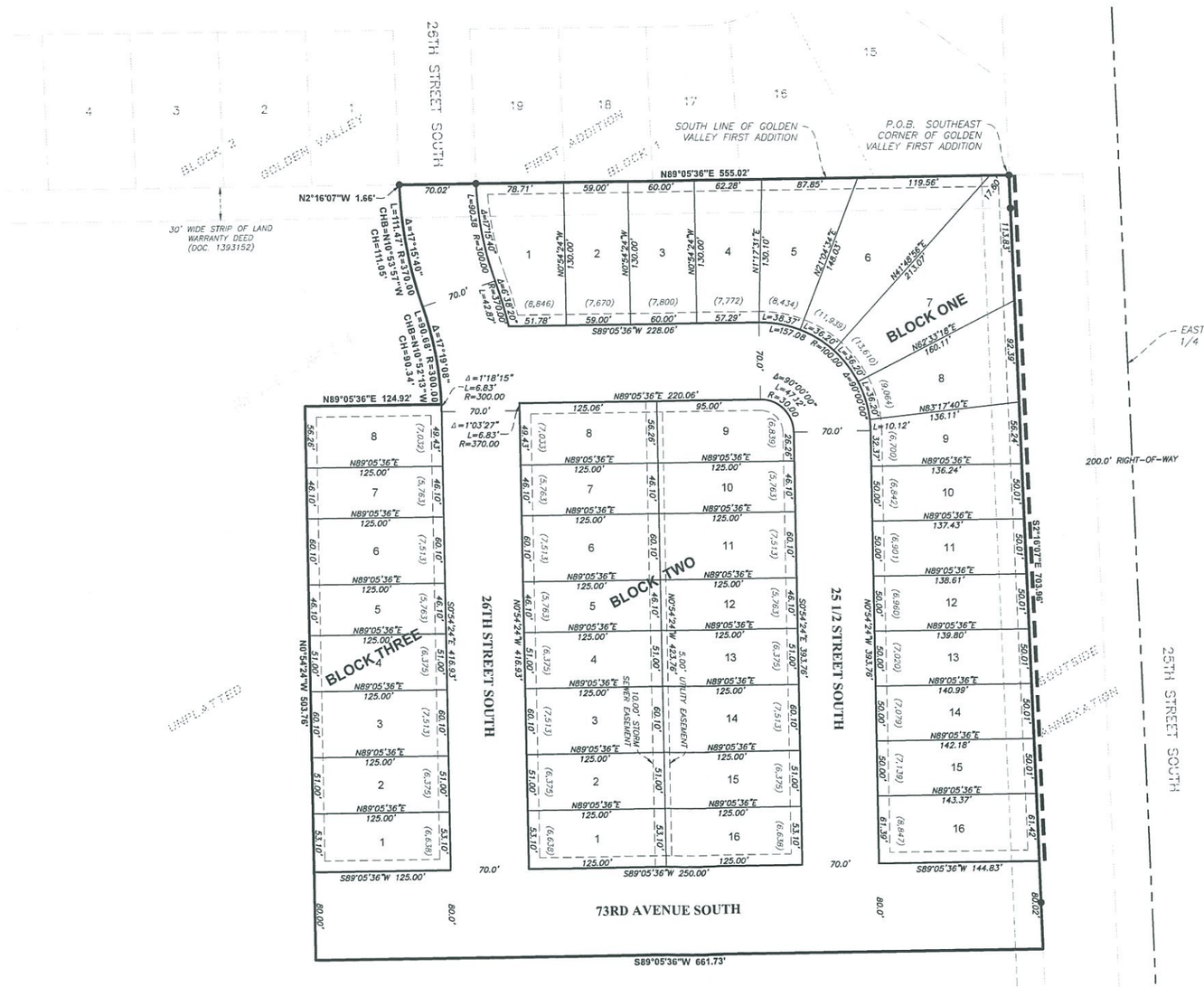
THE CITY OF Fargo FAR MORE

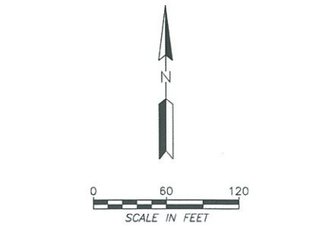
300 Feet

Fargo Planning Commission
December 5, 2017

MADELYN'S MEADOWS FIRST ADDITION

TO THE CITY OF FARGO
A PLAT IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 11,
TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA





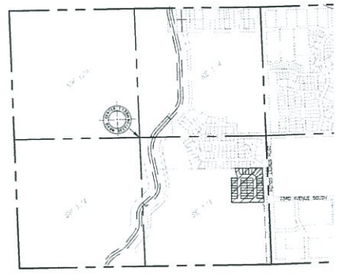
BEARINGS ARE BASED ON THE CITY OF FARGO COORDINATE SYSTEM

LEGEND

- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP #3638
- FOUND IRON MONUMENT
- PLAT BOUNDARY
- LOT LINE
- NEW EASEMENT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY LINE
- NEGATIVE ACCESS EASEMENT
- SECTION LINE
- QUARTER LINE
- (6,500) LOT AREAS IN SQ. FT.

NOTES:

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF MADELYN MEADOWS FIRST ADDITION, 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 OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.



VICINITY MAP
SECTION 11, T.139N. R.49W.
(NO SCALE)

PRELIMINARY

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
3303 Fiechtner Drive
Fargo, ND 58103
Ph: 701-297-9600
Fax: 701-297-9601

Plot Date & Time: 15 September, 2017 5:15 PM
U:\Survey\Projects\5310-0001 Eagle Ridge Partners, LLC\2019 - Madelyn Meadows Addition\Drawings\5310-0019_MADELYN MEADOWS.dwg

Plot Date & Time: 15 September 2017 5:15 PM

MADELYN'S MEADOWS FIRST ADDITION

TO THE CITY OF FARGO
A PLAT IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA

PLAT BOUNDARY DESCRIPTION

Kevin G. Nelson, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "MADELYN'S MEADOWS FIRST ADDITION" to the City of Fargo, a plat of the Northeast Quarter of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, Cass County, North Dakota; that said plat is a true and correct representation of the boundary 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 addition is described as follows, to wit;

A plat of the Northeast Quarter of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at a point on the southeast corner of GOLDEN VALLEY FIRST ADDITION, according to the record plat thereof, said County; thence South 02 degree 16 minutes 07 seconds East 703.96 feet; thence South 89 degrees 05 minutes 36 seconds West 661.73 feet; thence North 00 degrees 54 minutes 24 seconds West 503.76 feet; thence North 89 degrees 05 minutes 36 seconds East 124.92 feet; thence northwesterly 90.68 feet along a non–tangential curve concave to the southwest, having a radius of 300.00 feet, a central angle of 17 degrees 19 minutes 08 seconds, and the chord of said curve is 90.34 feet in length and bears North 10 degrees 52 minutes 13 seconds West; thence northwesterly 111.47 feet along a non–tangential curve concave to the northeast, having a radius of 370.00 feet, a central angle of 17 degrees 15 minutes 40 seconds, and the chord of said curve is 111.05 feet in length and bears North 10 degrees 53 minutes 57 seconds West; thence North 02 degrees 16 minutes 07 seconds West 1.66 feet to the south line of GOLDEN VALLEY FIRST ADDITION; thence North 89 degrees 05 minutes 36 seconds East along said south line of GOLDEN VALLEY FIRST ADDITION 555.02 feet to the point of beginning.

Said tract contains 10.07 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.

_____
Kevin G. Nelson
Professional Land Surveyor
N.D. Registration No. LS–3638

State of North Dakota)
) SS
County of Burleigh)

On this _____ day of _____, 2017, appeared before me, Kevin G. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

_____
Notary Public, Burleigh County, North Dakota

My commission expires: _____

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "MADELYN MEADOWS FIRST ADDITION" to the City of Fargo, a plat of Noutheast Quarter of the Southeast Quarter in Section 11, Township 138 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 certification of Kevin G. Nelson, Registered Land Surveyor, and that the description as shown in the certificate of the Registered Land Surveyor is correct. We hereby dedicate all Streets, Lanes, Drives, Utility Easements shown on said plat to the use of the Public.

Owner: Westport Investments, LLC

_____
James R. Bullis, Secretary

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____, 2017, appeared before me, James R. Bullis known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of Westport Investments, LLC.

_____
Notary Public, Cass County, North Dakota

My commission expires: _____

_____
Notary Public, Cass County, North Dakota

My commission expires: _____
ission expires: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this _____ day of _____ 2017.

_____
Mark H. Bittner, P.E.
City Engineer

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____ 2017, before me, a notary public in and for said county, personally appeared Mark H. Bittner, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

_____
Notary Public, Cass County, North Dakota

My commission expires: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____ 2017.

_____
Shara Fischer
Planning Commission Chair

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____ 2017, before me, a notary public in and for said county, personally appeared Shara Fischer, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

_____
Notary Public, Cass County, North Dakota

My commission expires: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of 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 in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

_____
Notary Public, Cass County, North Dakota

My commission expires: _____

PRELIMINARY

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
3303 Fiechtner Drive
Fargo, ND 58103
Ph: 701–297–9600
Fax: 701–297–9601

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Phase 1

Future

Park

POND EXPANSION AREA

DRAIN 53 ROW

RENTAL TOWNHOMES (2.8 ACRES)

RENTAL TOWNHOMES (2.4 ACRES)

PARK (3.0 ACRES)

16 16 33 15 16 16 16

14 14 32 11

TOWNHOME LOTS (6.0 ACRES) (~70 UNITS)

12 12 12 12

PRIVATE POCKET PARK (0.25 AC)

3 6 13

12

25 STREET SOUTH

74TH AVE S

Madelyn's Meadows