

March 7, 2019

R. Scott Carey
1615 Main Avenue Southeast
Moorhead, MN 56560

Re: Selkirk Place Addition – Major Subdivision and Zoning Change (Zoning Map Amendment) and Annexation

Dear Mr. Carey:

Thank you for your minor subdivision application submitted on February 19, 2019. It is my understanding that you are seeking City approval to plat a portion of the north half of Section 11, Township 138 North, Range 49 West, to be known as Selkirk Place Addition, a seven block, 48 lot major subdivision. It is my further understanding that you are seeking City approval to rezone portions of the proposed Selkirk Place Addition from AG, Agricultural and GC, General Commercial to SR-2, Single Dwelling Residential and P/I, Public/Institutional. Also, this project includes an annexation in Section 11, Township 138 North, Range 49 West.

Your application is deemed **incomplete**. Please submit the items indicated in the **un-checked boxes** below by Monday, March 18, for your application to be considered complete:

Zone change application:

1. \$300.00 Filing Fee

a. Please see the attached zoning exhibit and verify the proposed zoning---no zoning was stated on the zone change application. The zoning shown on the exhibit is based on lot sizes and proposed uses.

Subdivision application:

1. \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2. Preliminary Plat
3. Proposed Amenities Plan (*please see the example amenities plan we e-mailed to you March 5, 2019*)
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
7. Additional items specific to your project

- a. Conceptual master plan for the future development of the remainder of the NW 1/4 of Section 11.**
b. Revise the plat to include the southeast corner of the NE 1/4 of Section 11 (see attached plat exhibit)
c. Meet with Planning Department staff to further review these revisions.

Annexation application:

1. Preliminary Plat
2. Clear Title Opinion reflection ownership by applicant(s)
3. Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
4. Additional items specific to your project
- a. Please revise the annexation plat, petition, and petition legal description to include the entire NW 1/4 of Section 11 and that portion of the NE 1/4 left out of your original annexation application (see attached annexation exhibit).**

Your application is tentatively scheduled to be heard at the April 2, 2019 Planning Commission public hearing. However, due to the complex nature of this project and detailed review required, Planning may recommend the hearing be continued until the May 7, 2019 Planning Commission.

The Planning Commission 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. I can be reached at DKress@FargoND.gov or by calling (701) 241-1473. I will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,



Donald Kress
Current Planning Coordinator

cc: Earlyne Hector Rose Cree Development 4440 Carrie Rose Lan Fargo ND 58103
Project File

ATTACHMENTS:

1. Zoning exhibit
2. Plat exhibit
3. Annexation exhibit

ZONING EXHIBIT

ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE NORTH HALF OF SECTION 11, T138N, R49W
 (A MAJOR SUBDIVISION)

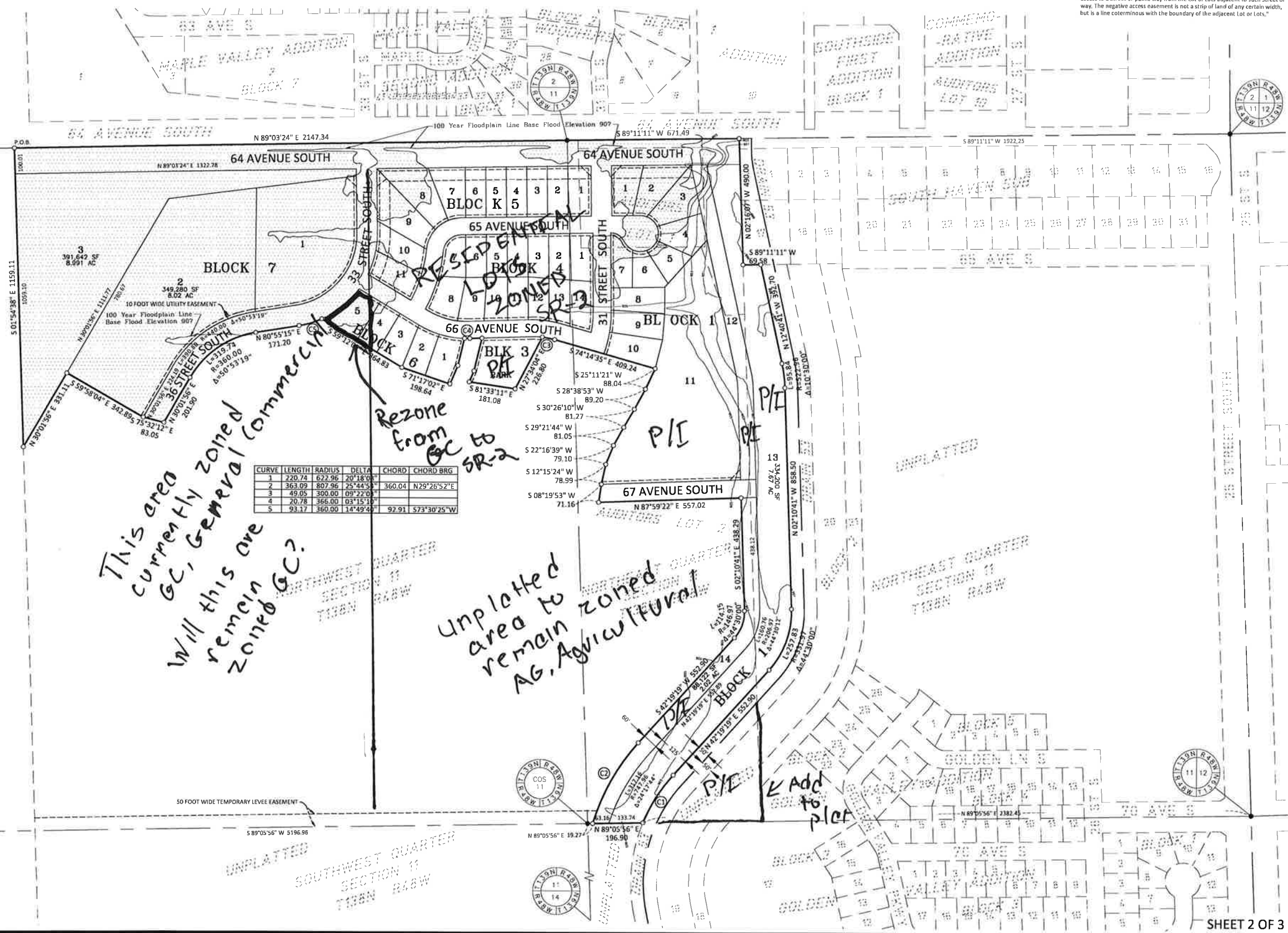
- LEGEND**
- 5/8" x 18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. 15-6703
 - MONUMENT FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - 50' EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2014
 - AREA NOT WITHIN 100 YEAR FLOODPLAIN
 - NEGATIVE ACCESS EASEMENT
- "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."



SCALE IN FEET
 0 200 400
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11 IS ASSUMED TO BEAR NORTH 89°03'24" EAST



P.O.C. 5 89°03'24" W 445.73
 NW CORNER SECTION 11



BENCHMARK
 CITY OF FARGO BENCHMARK 306001, THE NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE INTERSECTION OF BISHOPS BOULEVARD/21ST STREET SOUTH AND 58TH AVENUE SOUTH ELEVATION=906.69 NAVD88



PREPARED BY:
BOLTON & MENK
 FEBRUARY 19, 2019

Fargo Planning 7 March 19

ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE NORTH HALF OF SECTION 11, T138N, R49W
 (A MAJOR SUBDIVISION)

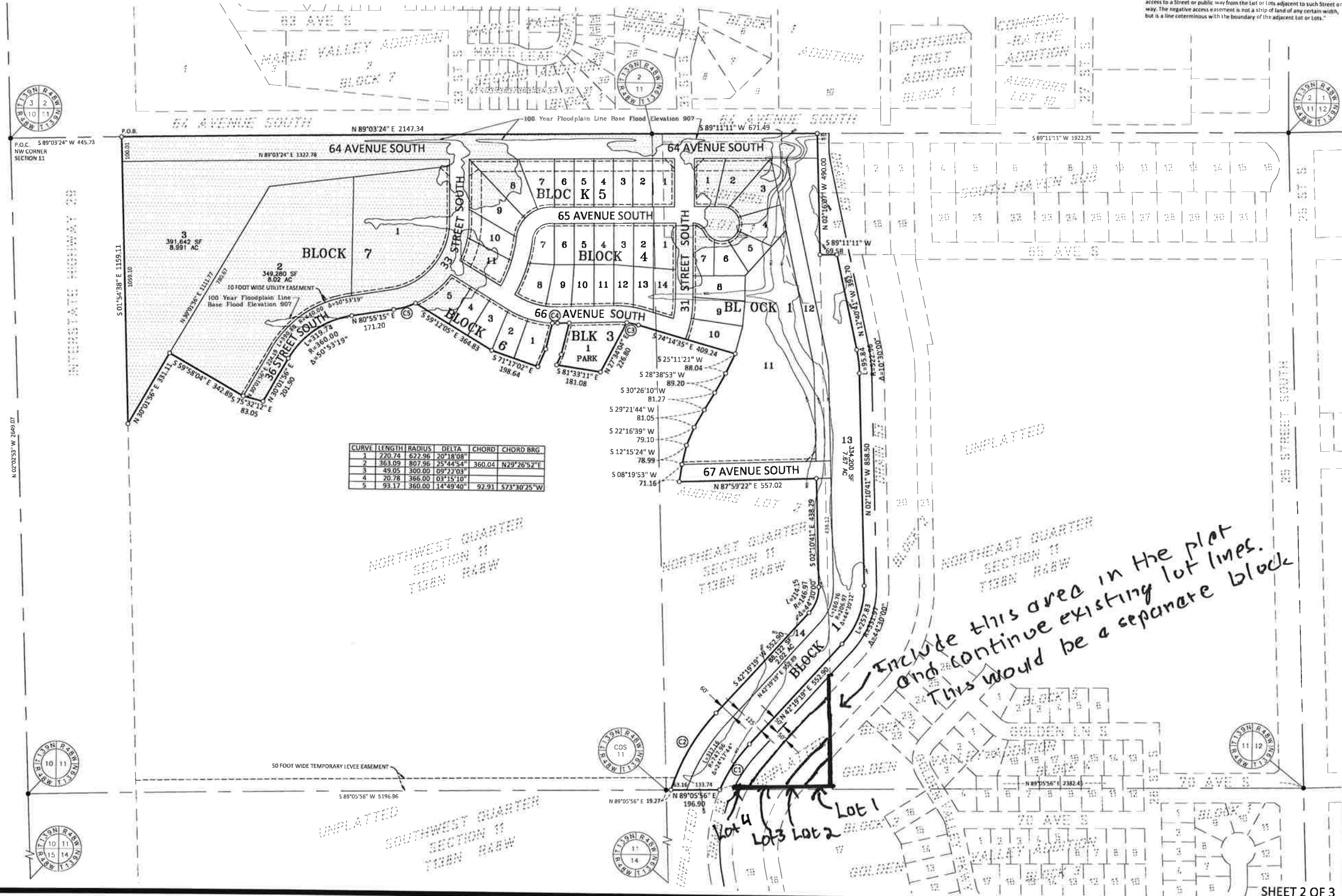
LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. 15-6703
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- 100' EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2014
- AREA NOT WITHIN 100 YEAR FLOODPLAIN
- XXXXXX NEGATIVE ACCESS EASEMENT

"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 extermisious with the boundary of the adjacent lot or lots."

SCALE IN FEET
 0 200 400

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11 IS ASSUMED TO BEAR NORTH 89°03'24" EAST



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
1	220.74	622.96	20°18'08"	360.04	N29°26'52"E
2	363.09	807.96	25°44'54"	360.04	N29°26'52"E
3	49.05	300.00	09°22'03"	360.04	N29°26'52"E
4	20.78	366.00	03°15'10"	360.04	N29°26'52"E
5	93.17	360.00	14°49'40"	92.91	S73°30'25"W

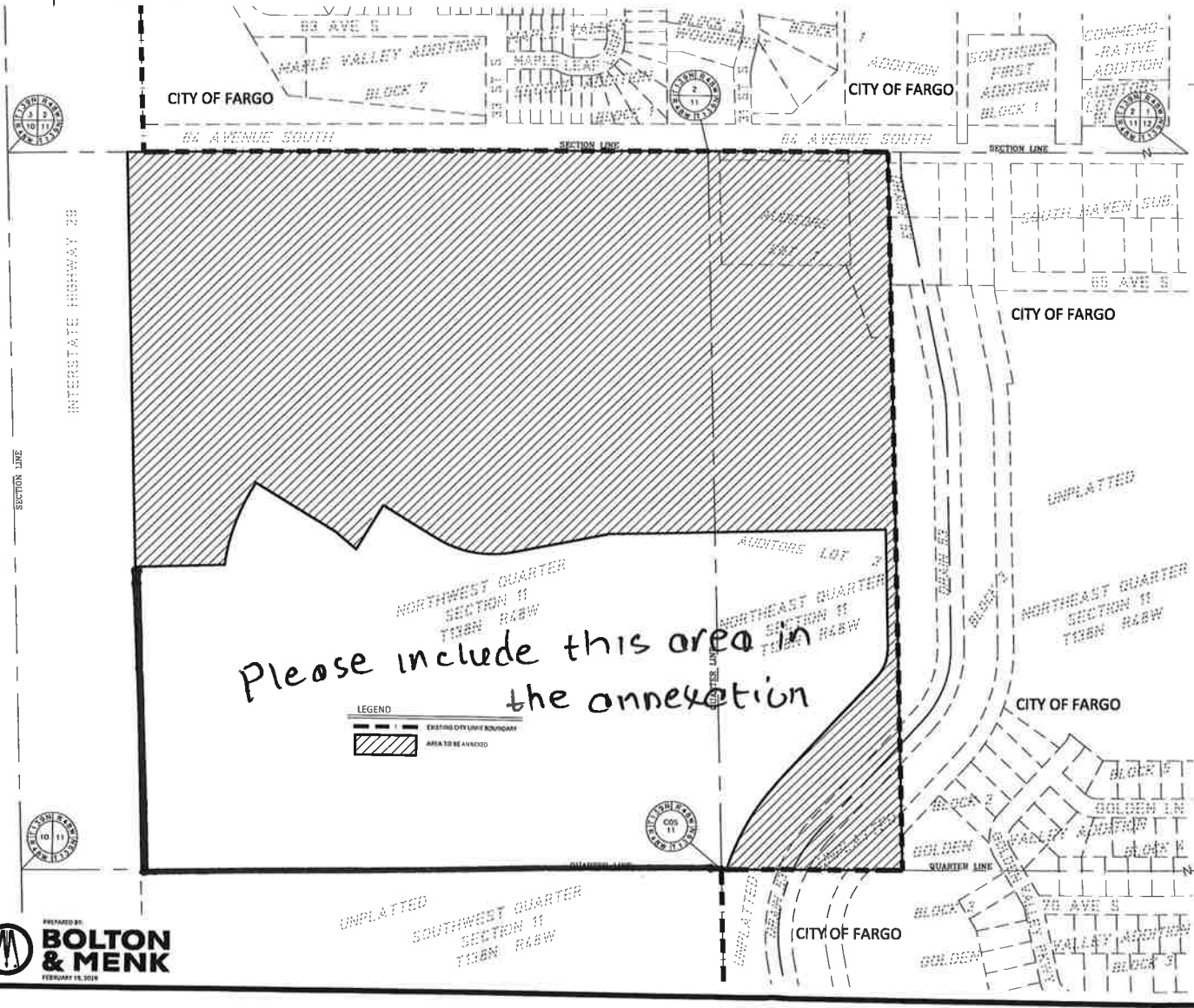
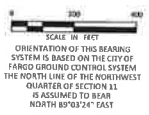
BENCHMARK
 CITY OF FARGO BENCHMARK 306001, THE NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE INTERSECTION OF BISHOPS BOULEVARD/21ST STREET SOUTH AND 58TH AVENUE SOUTH ELEVATION=906.69 NAVD88

PREPARED BY:

BOLTON & MENK
 FEBRUARY 19, 2019

ANNEXATION PLAT

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



ANNEXATION PLAT OF:
 That part of the Northwest Quarter and Northeast Quarter of Section 11, Township 138 North, Range 69 West of the 6th Principal Meridian, Cass County, North Dakota, including Auditor's Lot 1 of said Northeast Quarter and a portion of Auditor's Lot 2 of said Northeast Quarter, being more particularly described as follows:
 Commencing at the northeast corner of said Section 11, thence North 81 degrees 03 minutes 24 seconds East, assumed bearing, along the north line of said Northwest Quarter, 465.79 feet to the exterior right of way line of Interstate Highway 28 and the point of beginning of the land to be described; thence continuing North 89 degrees 03 minutes 24 seconds East, along said north line, 2142.38 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 03 minutes 11 seconds East, along the north line of said Northeast Quarter, 672.48 feet to the northeast corner of said Auditor's Lot 2; thence South 02 degrees 16 minutes 07 seconds East, along the east line of said Auditor's Lot 2, a distance of 2050.18 feet to the southeast corner of said Auditor's Lot 2; thence South 89 degrees 05 minutes 54 seconds West, along the south line of said Auditor's Lot 2 and the south line of said Northeast Quarter, 657.57 feet to a line drawn parallel with and 149.00 feet northwesterly of, as measured at a right angle to the westerly right of way line of Cass County Drain No. 53, thence North 42 degrees 19 minutes 48 seconds East and along a non-tangential curve concave to the southeast, having a radius 307.06 feet and a central angle of 35 degrees 44 minutes 54 seconds, a distance of 303.03 feet, the chord of said curve bears North 29 degrees 36 minutes 52 minutes East and has a chord length of 300.04 feet; thence North 42 degrees 19 minutes 18 seconds East, continuing along said parallel line and tangent to said curve, 552.80 feet; thence northerly continuing along said parallel line and along a tangential curve having a radius 146.97 feet and a central angle of 44 degrees 32 minutes 00 seconds 134.15 feet; thence North 03 degrees 10 minutes 41 seconds West, continuing along said parallel line and tangent to said curve, 438.28 feet; thence South 82 degrees 59 minutes 22 seconds West, continuing along said parallel line and tangent to said curve, 400.00 feet and a central angle of 42 degrees 24 minutes 59 seconds 296.11 feet; thence North 59 degrees 12 minutes 05 seconds West tangent to said curve, 229.34 feet; thence South 30 degrees 42 minutes 55 seconds West 180.21 feet; thence North 50 degrees 25 minutes 21 seconds East 203.97 feet; thence North 59 degrees 12 minutes 05 seconds West 344.23 feet to the east, having a radius of 700.00 feet and a central angle of 22 degrees 53 minutes 33 seconds 279.01 feet; thence South 88 degrees 05 minutes 22 seconds West 330.83 feet the exterior right of way line of Interstate Highway 28; thence South, degrees 54 minutes 18 seconds West, along said easterly right of way, 3532.63 feet to the point of beginning.
 Containing 99.033 acres, more or less.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT
 I, Gregg Shrewing, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the area annexed; that said plat shows the City of Fargo Corporate Limits contiguous to the annexed property.

Gregg Shrewing, Professional Land Surveyor
 North Dakota License Number LS-5703
 State of North Dakota }
 County of Cass }
 On this _____ day of _____ in the year 2019 before me personally appeared Gregg Shrewing, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.
 Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL
 Approved by City Engineer this _____ day of _____, 2019.
 Brenda F. Dering, City Engineer
 State of North Dakota }
 County of Cass }
 On this _____ day of _____ in the year 2019 before me personally appeared Brenda F. Dering, City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same.
 Notary Public

FARGO CITY COMMISSION APPROVAL
 Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2019.
 Timothy J. Mahoney, Mayor
 Attest:
 Steven Sprague, City Auditor
 County of Cass }
 State of North Dakota }
 On this _____ day of _____ in the year 2019 before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the person who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.
 Notary Public

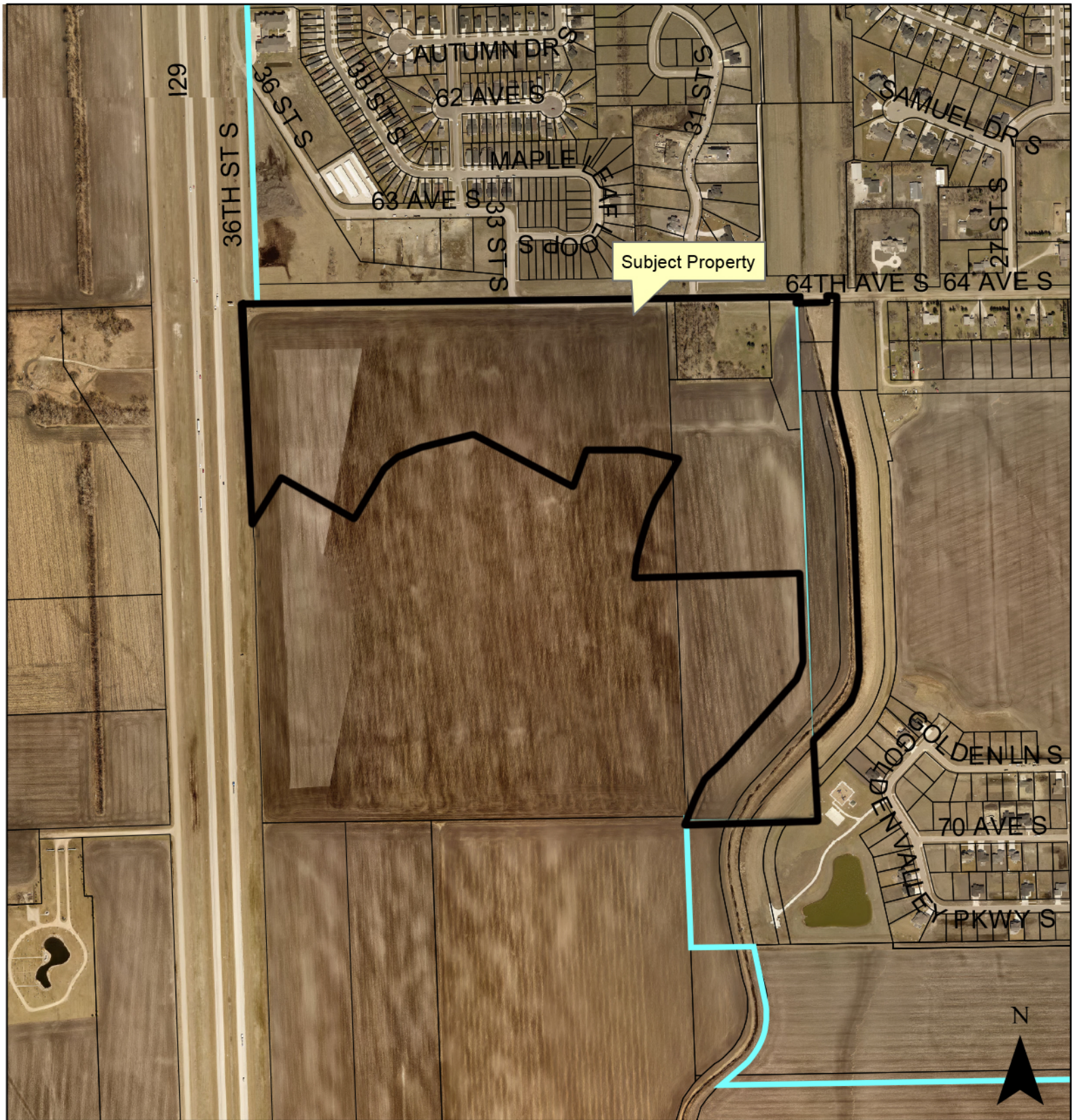


Annexation Exhibit

Fargo Planning
 7 Mar 14

Plat (Major) and Zone Change (AG and GC to GC, SR-2, and P/I)

Selkirk Place First Addition 2886, 2896, 2990, 3006 and 3340 64th Ave South



SELKIRK PLACE FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
AN UNPLATTED PORTION OF THE NORTH HALF OF SECTION 11, T138N, R49W
(A MAJOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Earlylene L. Hector, an individual AND The City of Fargo, a North Dakota Municipal Corporation AND Southeast Cass Water Resource District as owners of a parcel of land located in that part of the Northwest Quarter and Northeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, including Auditors Lot 1 and Auditors Lot 2 of said Northeast Quarter, being more particularly described as follows:

Commencing at the northwest corner of said Section 11; thence North 89 degrees 03 minutes 24 seconds East, assumed bearing, along the north line of said Northwest Quarter, 445.73 feet to the easterly right of way line of Interstate Highway 29 and the point of beginning of the land to be described; thence continuing North 89 degrees 03 minutes 24 seconds East, along said north line, 2147.34 feet to the northwest corner of said Northeast Quarter; thence North 89 degrees 11 minutes 11 seconds East, along the north line of said Northeast Quarter, 671.49 feet to the northeast corner of said Auditors Lot 2 and the northwest corner of SOUTH HAVEN SUBVISION, according to the plat thereof, on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 02 degrees 16 minutes 07 seconds East, along the east line of said Auditors Lot 2 and the west line of said SOUTH HAVEN SUBDIVISION, 40.01 feet to the northwest corner of Lot 1, said SOUTH HAVEN SUBDIVISION; thence North 89 degrees 11 minutes 11 seconds East, along the north lines of Lots 1, 2 and 3 of said SOUTH HAVEN SUBDIVISION, 387.25 feet to the northeast corner of said Lot 3; thence South 02 degrees 16 minutes 06 seconds East, along the east line of Lot 3 and Lot 19 said SOUTH HAVEN SUBDIVISION, 449.98 feet to the southeast corner of said Lot 19 and the northeast corner of Block 2, GOLDEN VALLEY ADDITION, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 89 degrees 11 minutes 07 seconds West, along the south line of said SOUTH HAVEN SUBDIVISION and the north line of said Block 2, a distance of 215.49 feet to the northwest corner of said Block 2; thence South 12 degrees 40 minutes 41 seconds East, along the west line of said Block 2, a distance of 371.70 feet; thence southeasterly, continuing along said west line and along a tangential curve concave to the west having a radius of 622.96 feet and a central angle of 10 degrees 30 minutes 00 seconds 114.16 feet; thence South 02 degrees 10 minutes 41 seconds East, continuing along said west line, tangent to said curve 858.50 feet; thence southwesterly continuing along said west line and along a tangential concave to the northwest having a radius of 431.97 feet and a central angle of 44 degrees 30 minutes 00 seconds 335.50 feet; thence South 42 degrees 19 minutes 19 seconds West, continuing along said west line, tangent to said curve 178.50 feet to a corner of said Block 2; thence South 02 degrees 16 minutes 07 seconds East, continuing along the west line of said Block 2, a distance of 390.43 feet to the south line of said Northeast Quarter, thence South 89 degrees 05 minutes 55 seconds West, along said south line, 657.17 feet to a line drawn parallel with and 185.00 feet northwesterly of, as measured at a right angle to the westerly right of way line of said Cass County Drain No. 53; thence northeasterly along said parallel line and along a non-tangential curve concave to the southeast, having a radius 807.96 feet and a central angle of 25 degrees 44 minutes 54 seconds a distance of 363.09 feet, the chord of said curve bears North 29 degrees 26 minutes 52 seconds East and has a chord length of 360.04 feet; thence North 42 degrees 19 minutes 19 seconds East, continuing along said parallel line and tangent to said curve, 552.90 feet; thence northerly continuing along said parallel line and along a tangential curve having a radius of 146.97 feet and a central angle of 44 degrees 30 minutes 00 seconds 114.15 feet; thence North 02 degrees 10 minutes 41 seconds West, continuing along said parallel line and tangent to said curve, 433.29 feet; thence South 87 degrees 59 minutes 22 seconds West 841.07 feet; thence North 06 degrees 43 minutes 24 seconds East 80.94 feet; thence northeasterly along a nontangential curve concave to the east having a radius of 770.00 feet and a central angle of 21 degrees 12 minutes 15 seconds 284.96 feet, the chord of said curve bears North 17 degrees 46 minutes 25 seconds East and has a length of 283.34 feet; thence North 28 degrees 22 minutes 32 seconds East, tangent to said curve, 188.85 feet; thence North 76 degrees 15 minutes 56 seconds West 193.56 feet; thence South 24 degrees 11 minutes 37 seconds West 21.25 feet; thence North 84 degrees 56 minutes 48 seconds West 253.69 feet; thence South 13 degrees 23 minutes 37 seconds West, 22.11 feet; thence South 23 degrees 09 minutes 58 seconds West 78.06 feet; thence North 71 degrees 17 minutes 02 seconds West 198.64 feet; thence North 59 degrees 12 minutes 05 seconds West 364.74 feet; thence southwesterly along a nontangential curve concave to the north having a central angle of 13 degrees 40 minutes 04 seconds a distance of 85.88 feet, the chord of said curve bears South 72 degrees 57 minutes 42 seconds West and has a length of 85.67 feet; thence southwesterly along a reverse curve concave to the south having a radius of 520.00 feet and a central angle of 51 degrees 42 minutes 59 seconds a distance of 469.36 feet; thence South 28 degrees 04 minutes 45 seconds West, tangent to said curve, 185.60 feet; thence North 59 degrees 12 minutes 05 seconds West 80.09 feet; thence North 62 degrees 46 minutes 07 seconds West 350.04 feet; thence South 28 degrees 04 minutes 45 seconds West 498.34 feet to the easterly right of way line of Interstate Highway 29; thence North 01 degree 54 minutes 38 seconds West, along said right of way line, 1355.85 feet to the point of beginning.

Containing 87.820 acres, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as "SELKIRK PLACE FIRST ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the streets, avenues and utility easements as shown on this plat and do hereby dedicate to Lots 1 through 11, Block 2, a 40 foot wide landscape easement as shown on this plat for the purposes so stated and do hereby dedicate to Lots 11 and 12, Block 1, Lots 1 and 9, Block 2 and Lot 1, Block 6, a Landscape and sign easement as shown on this plat for the purposes so stated.

OWNER: Earlylene L. Hector

By: Earlylene L. Hector, an individual

State of North Dakota }
County of Cass }SS

On this _____ day of _____, in the year 2019 before me personally appeared Earlylene L. Hector, an individual, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same as a free act and deed.

Notary Public

OWNER: LOTS 12, 14, 15 and 16, BLOCK 1, Lot 1 and 3, BLOCK 6
City of Fargo

By: Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor
County of Cass }
State of North Dakota }SS

On this _____ day of _____, in the year 2019 before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

OWNER: LOT 13, BLOCK 1
Southeast Cass Water Resource District

By: Dan Jacobson, Chairman

County of Cass }
State of North Dakota }SS

On this _____ day of _____, in the year 2019 before me personally appeared Dan Jacobson, Chairman, Southeast Cass Water Resource District, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of Southeast Cass Water Resource District.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2019.

Brenda E. Derrig, City Engineer

State of North Dakota }
County of Cass }SS

On this _____ day of _____, in the year 2019 before me personally appeared Brenda E. Derrig, City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____, 2019.

Shara Fischer, Planning Commission Chair

State of North Dakota }
County of Cass }SS

On this _____ day of _____, in the year 2019 before me personally appeared Shara Fischer, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2019.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

County of Cass }
State of North Dakota }SS

On this _____ day of _____, in the year 2019 before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

SELKIRK PLACE FIRST ADDITION

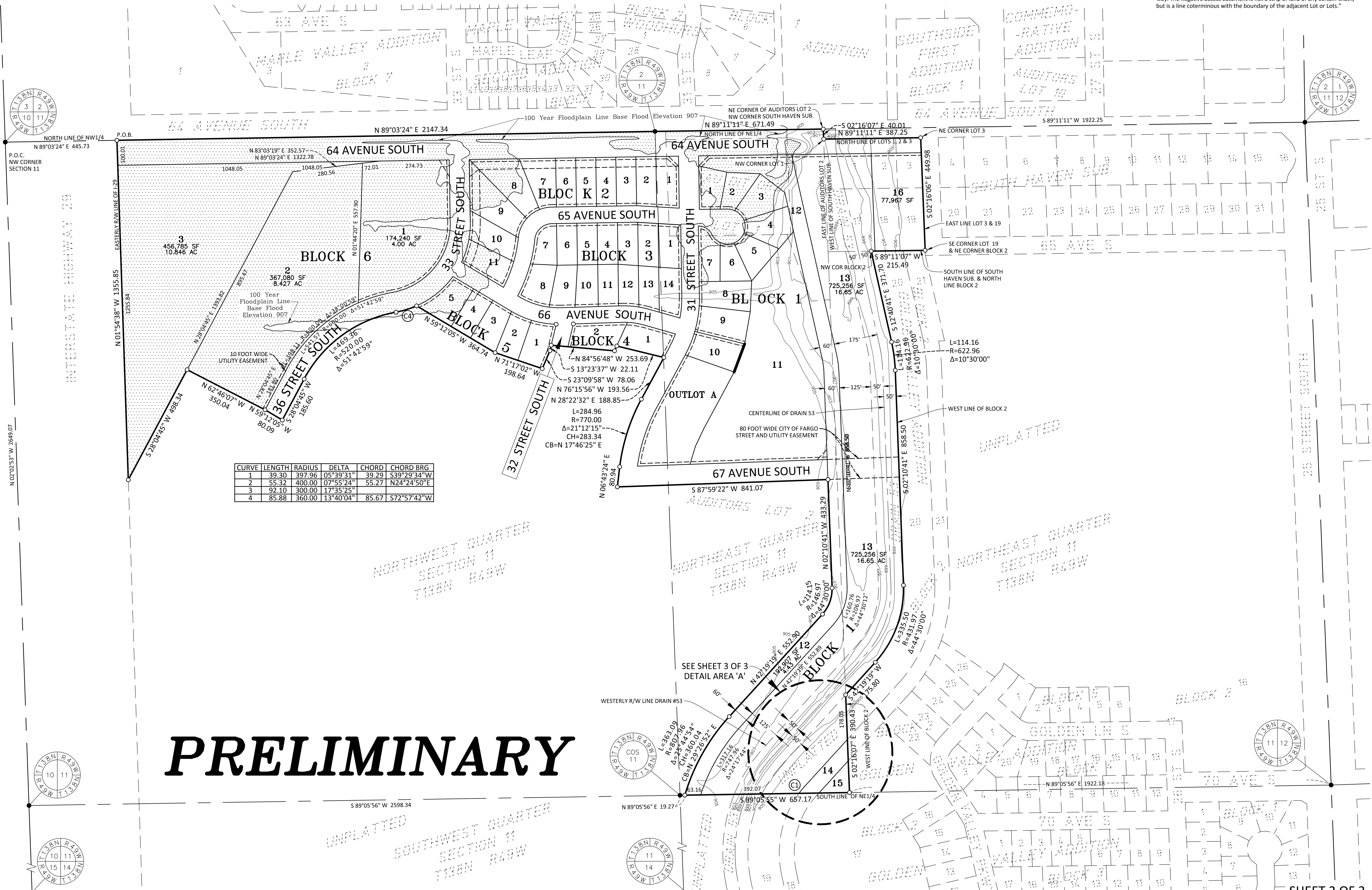
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE NORTH HALF OF SECTION 11, T138N, R49W
 (A MAJOR SUBDIVISION)

- LEGEND**
- -
 -
 -
 -
 -
 -
 -
- *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.*



SCALE IN FEET
 0 200 400

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11 IS ASSUMED TO BEAR NORTH 89°03'24" EAST



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
1	39.30	397.96	05°39'31"	39.29	S39°29'34"W
2	55.32	400.00	07°55'24"	55.27	N24°24'50"E
3	92.10	300.00	17°35'25"		
4	85.88	360.00	13°40'04"	85.67	S72°57'42"W

PRELIMINARY

BENCHMARK
 CITY OF FARGO BENCHMARK 306001, THE NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE INTERSECTION OF BISHOPS BOULEVARD/21ST STREET SOUTH AND 58TH AVENUE SOUTH ELEVATION=906.69 NAVD88



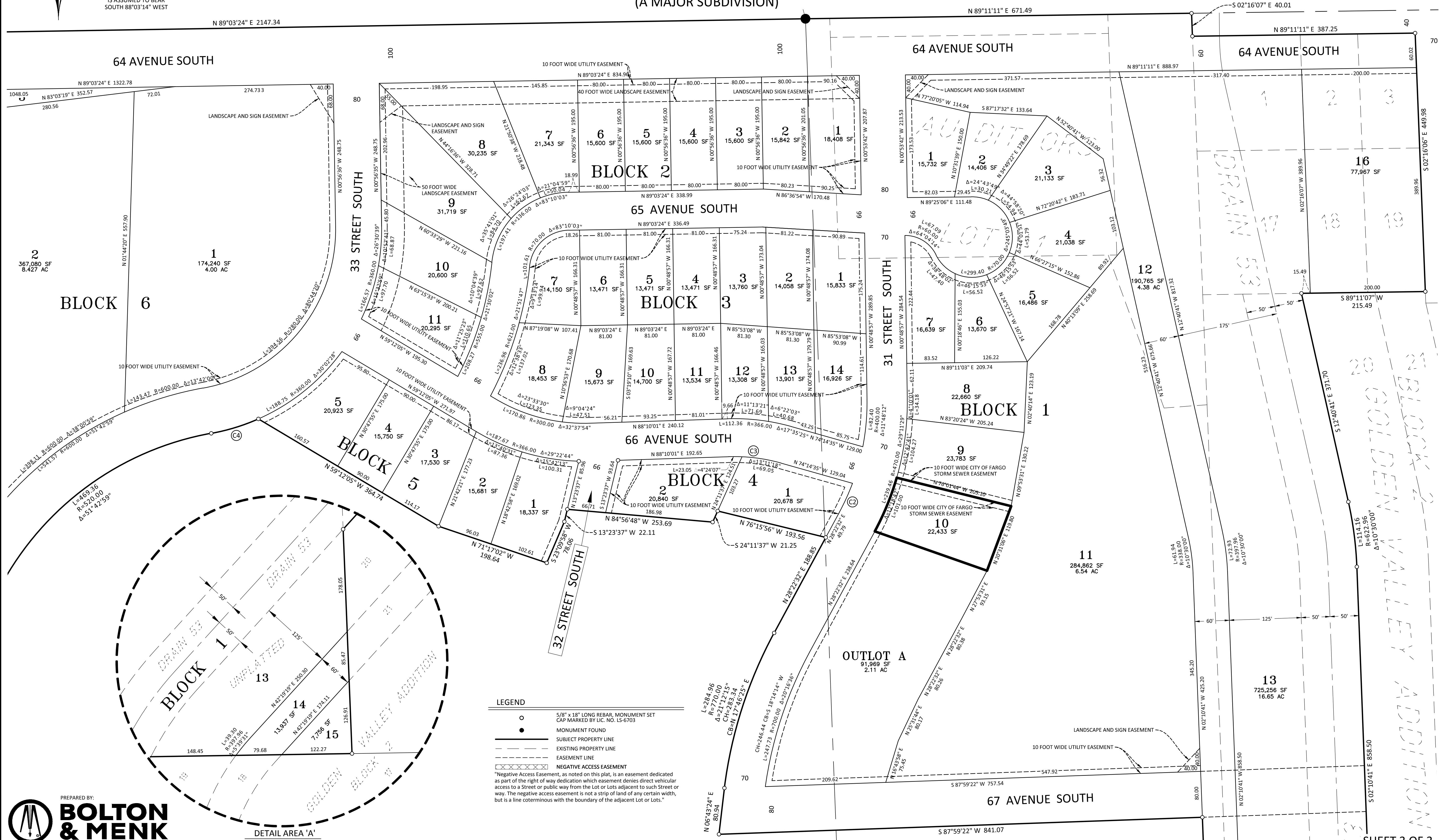


0 60 120
SCALE IN FEET
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM THE SOUTH LINE OF BLOCK 1, TIMBER CREEK THIRD ADDITION IS ASSUMED TO BEAR SOUTH 88°03'14" WEST

SELKIRK PLACE FIRST ADDITION

PRELIMINARY

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
AN UNPLATTED PORTION OF THE NORTH HALF OF SECTION 11, T138N, R49W
(A MAJOR SUBDIVISION)



LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-6703
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- ▨ NEGATIVE ACCESS EASEMENT

"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."

PREPARED BY:
BOLTON & MENK
APRIL 15, 2019

DETAIL AREA 'A'
1 INCH = 80 FEET

SHEET 3 OF 3