

June 1, 2018

Robert Kost
4431 3rd Street South
Moorhead, MN 56560

Re: Gardenia Addition – Major Subdivision and Zone Change

Dear Mr. Kost:

Thank you for your major subdivision application submitted on May 18, 2018. It is my understanding that you are seeking City approval to plat Auditors Lot 10, in the southeast quarter Section 2, Township 138N, Range 49W, to be known as Gardenia Addition, a one block, two lot major subdivision with right of way dedication. It is my further understanding that you are seeking city approval to rezone all of the proposed, Gardenia Addition from, AG, Agricultural, to SR-2, Single-Dwelling Residential.

Your application is deemed complete.

Zone change application:

1. \$300.00 Filing Fee

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
7. Additional items specific to your project
 - a.
 - b.
 - c.

Your application is tentatively scheduled to be heard at the July 3, 2018 Planning Commission public hearing.

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 Aaron Nelson. He can be reached at ANelson@FargoND.gov or by calling (701) 241-1475. He 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,

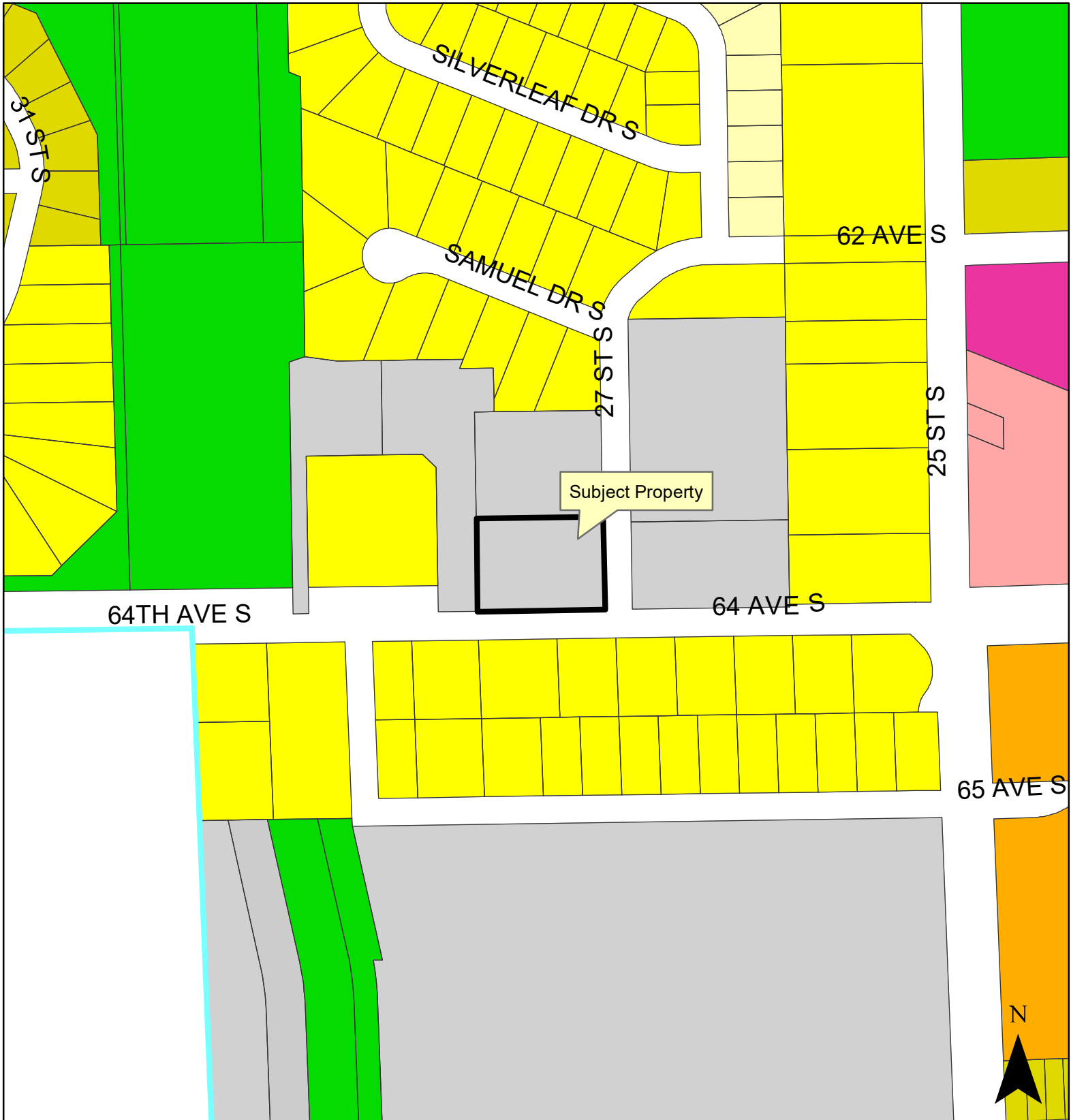
Donald Kress
Current Planning Coordinator

cc: Project File

Plat (Major) and Zone Change (AG to SR-2)

Gardenia Addition

2705 64th Avenue South



Plat (Major) and Zone Change (AG to SR-2)

Gardenia Addition

2705 64th Avenue South



PRELIMINARY

GARDENIA ADDITION

AUDITOR'S LOT 10, IN THE SOUTHEAST QUARTER
SECTION 2, TOWNSHIP 138 NORTH, RANGE 49 WEST
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA
(A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

Auditor's Lot Ten of the Southeast Quarter of Section Two, in Township One Hundred Thirty-eight North of Range Forty-nine West of the Fifth Principal Meridian, situate in the City of Fargo, the County of Cass and the State of North Dakota.

Tract contains 2.00 acres, more or less.

Said owner has caused the above described tract of land to be surveyed and platted as GARDENIA ADDITION to the City of Fargo, North Dakota, containing 1 Block and 2 Lots and do hereby dedicate to the public, for public use, all utility easements and dedicated right of way as shown on this plat.

Robert D. Kost, Owner

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Robert D. Kost, Owner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public, Cass County, ND

My Commission Expires _____

SURVEYORS CERTIFICATE AND ACKNOWLEDGMENT

I, Nathan G. Anderson, 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 GARDENIA ADDITION to the City of Fargo, Cass County, North Dakota; 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 _____, 20____.

Nathan G. Anderson
Professional Land Surveyor
ND Reg. No. LS-8064

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Nathan G. Anderson, Professional Land Surveyor, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public, Cass County, ND

My Commission Expires _____

FARGO CITY ENGINEERS APPROVAL

This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

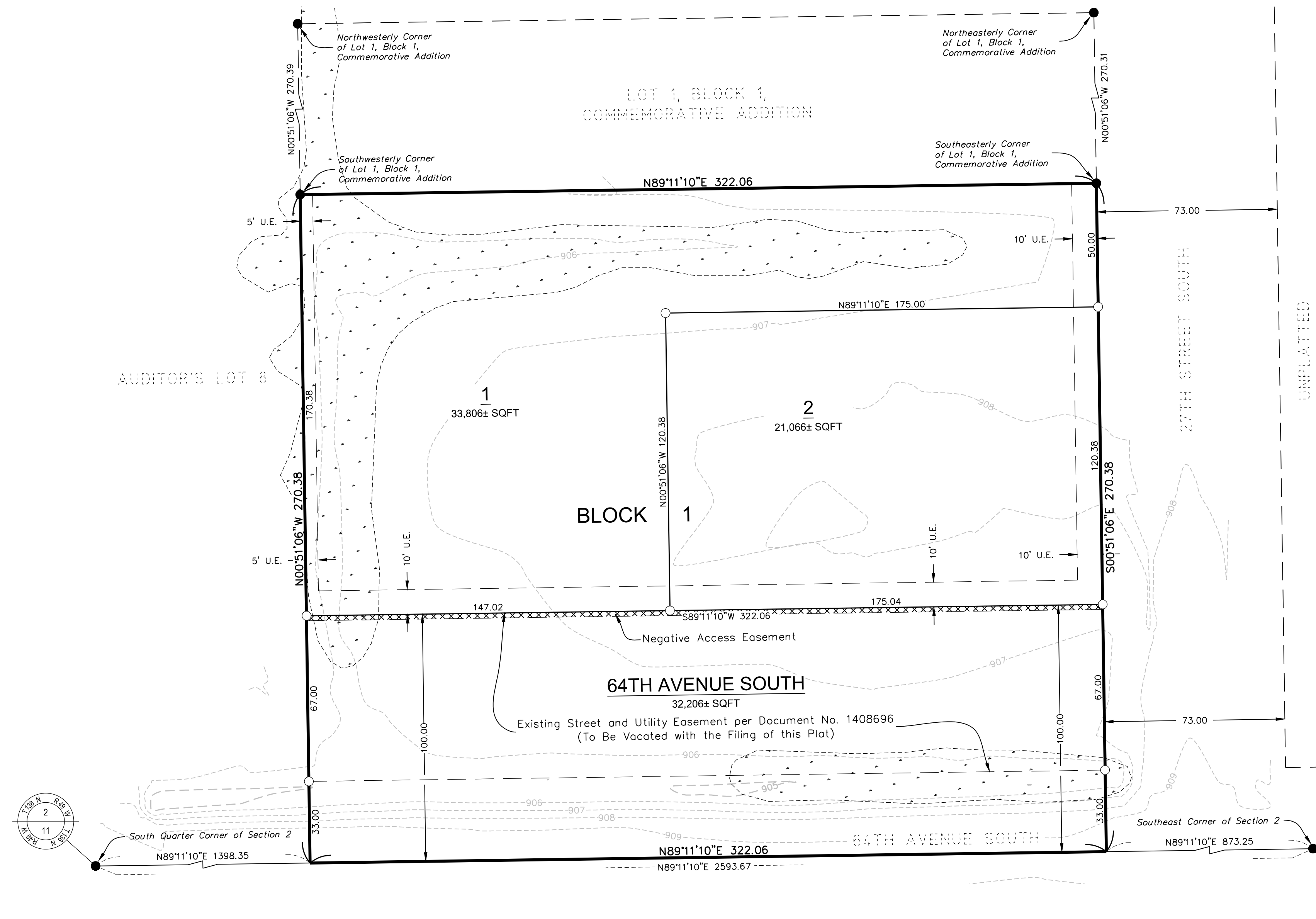
Brenda E. Derrig, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Brenda E. Derrig, City Engineer, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

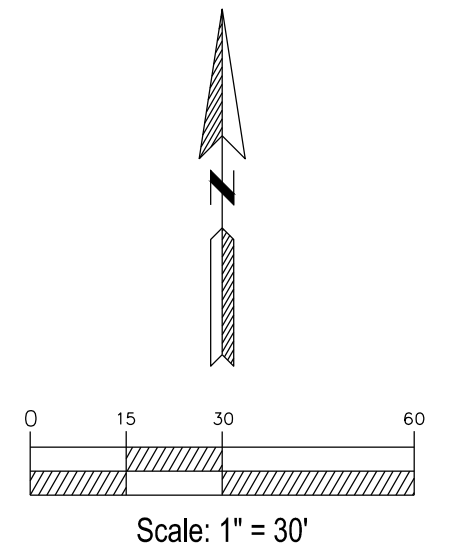
Notary Public, Cass County, ND

My Commission Expires _____



LEGEND

- FOUND SURVEY MONUMENT
- 5/8" REBAR SET AND MARKED LS-8064
- DENOTES BOUNDARY LINE
- NEW LOT LINE
- - - EXISTING LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - MAJOR CONTOUR
- - - MINOR CONTOUR
- U.E. UTILITY EASEMENT
- 100 YEAR FLOOD PLAIN
- XXXXXX NEGATIVE ACCESS EASEMENT



NOTES:

Flood Insurance Rate Map community panel number 38017C0787G dated January 16, 2015 indicates that areas of this plat are included in Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, zone AE.

Base Flood Elevation for zone AE 1% annual chance flood is 906.7 (NAVD88)

Date of Topographical Survey: 4/19/2018

The Basis of Bearing is derived from the City of Fargo GIS Coordinate System.

Vertical Datum: (NAVD88)

Tract is subject to an easement in favor of Cass County Electric Cooperative, Inc. according to Document No. 467213 (Book Z-5, Page 410). Said easement is blanket in nature and therefor not depicted on this plat.

FARGO CITY COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this _____ day of _____, 20____.

Timothy J. Mahoney, Mayor Steven Sprague, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public, Cass County, ND

My Commission Expires _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this day of _____, 20____.

Shara Fischer, Chairperson
Fargo Planning Commission

STATE OF NORTH DAKOTA
COUNTY OF CASS

On this _____ day of _____, 20____, before me, a Notary Public within and for said County and State, personally appeared Shara Fischer, Chairperson, Fargo Planning Commission, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public, Cass County, ND

My Commission Expires _____

LJA ARCHITECTURE ENGINEERING
PLANNING LAND SURVEYING
FARGO, ND 701.293.1358
ST PAUL, MN www.LJA-1.com

LJA Project No. 18053