

June 1, 2018

Eagle Ridge Development  
Attn: Jon Youness  
4631 40<sup>th</sup> Avenue South  
Fargo, ND 58104

**Re: Golden Valley 2<sup>nd</sup> Addition – Major Subdivision and Zone Change**

Dear Mr. Youness:

Thank you for your major subdivision application submitted on May 21, 2018. It is my understanding that you are seeking City approval to plat a portion of the northeast quarter of Section 11, Township 138N, Range 49W, to be known as Golden Valley Second Addition, a 4 block, 34 lot major subdivision. It is my further understanding that you are seeking city approval to rezone all of the proposed, Golden Valley 2<sup>nd</sup> Addition from, AG, Agricultural, to SR-4, Single-Dwelling Residential.

Your application is deemed incomplete. Please submit the items indicated in the **un-checked** boxes below by June 8, 2018 for your application to be considered 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, contingent on submitting the materials noted above required to complete your application by June 8, 2018.

The Planning Commission meeting will be held in the City Commission Room of City Hall, 200 3<sup>rd</sup> 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](mailto: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,

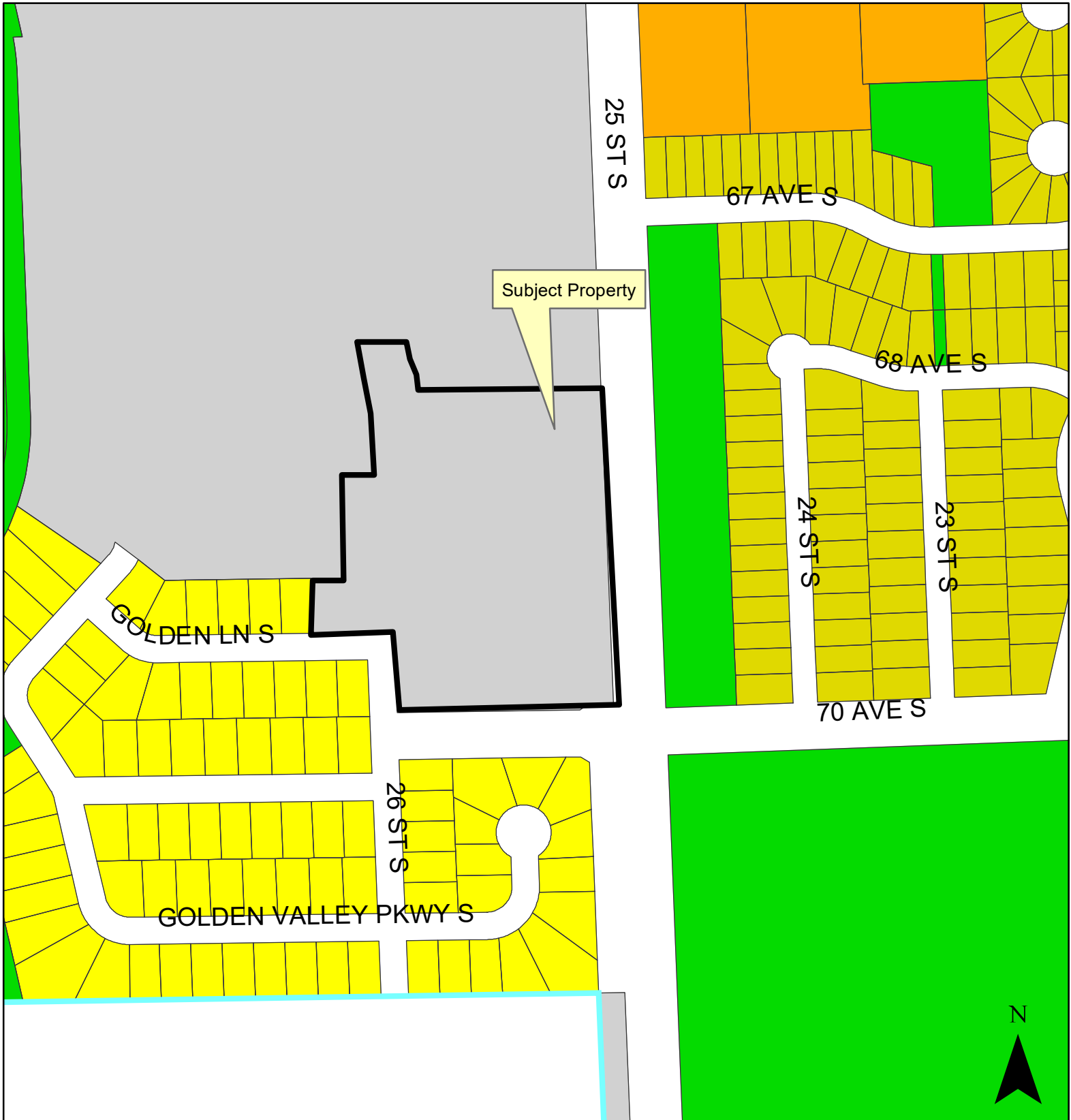
Donald Kress  
Current Planning Coordinator

cc: Ryland Development Corp., 6132 14<sup>th</sup> Street South, Fargo, ND 58104  
Project File

# Plat (Major) and Zone Change (AG to SR-4 and P/I w/ C-O)

## Golden Valley 2nd Addition

6737 25th Street South



### Legend

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

300

Feet

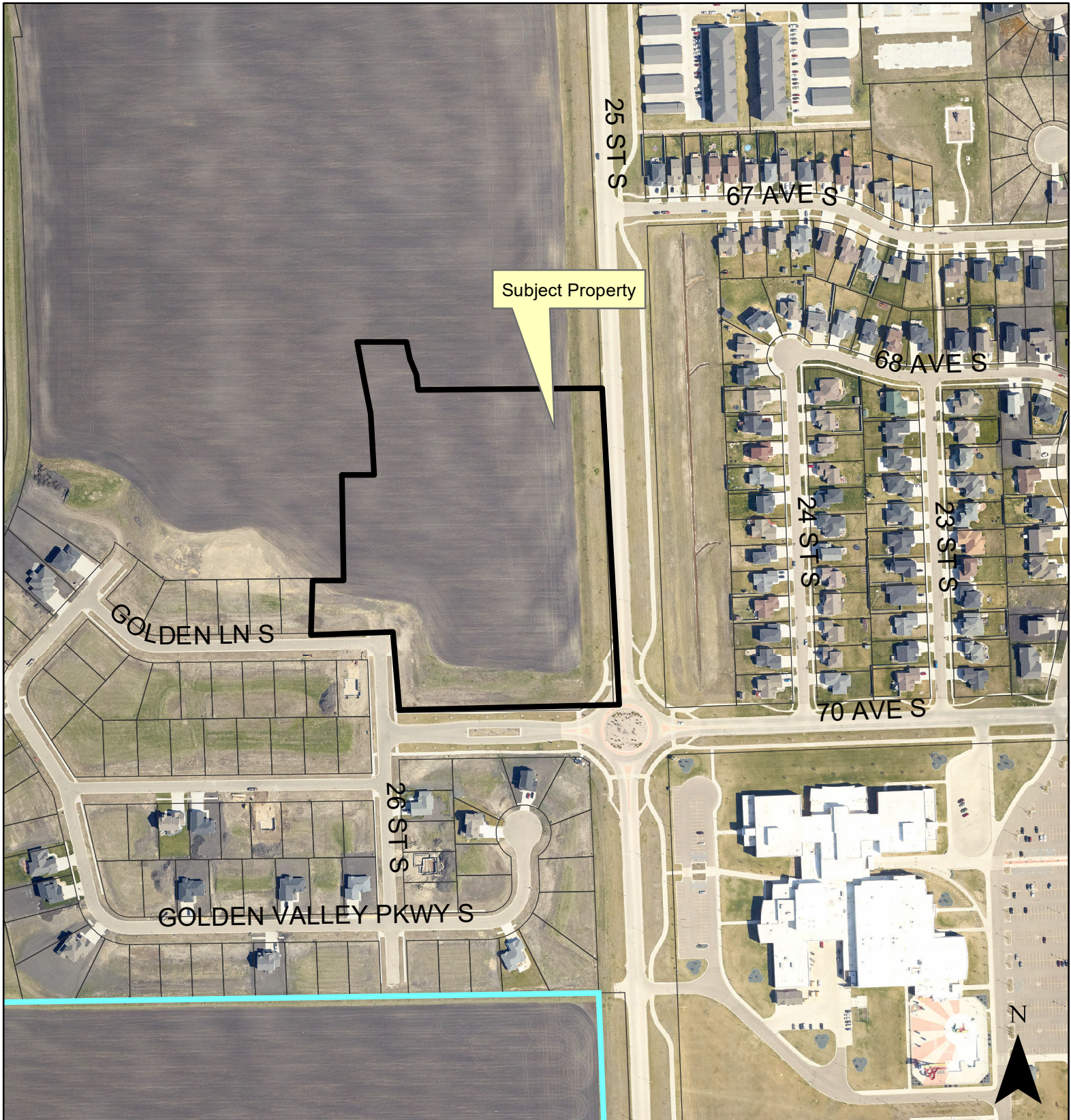
Fargo Planning Commission

July 3, 2018

# Plat (Major) and Zone Change (AG to SR-4 and P/I w/ C-O)

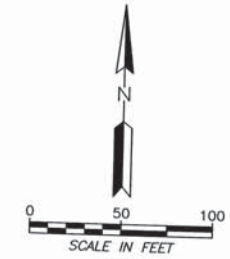
## Golden Valley 2nd Addition

6737 25th Street South



# GOLDEN VALLEY SECOND ADDITION

TO THE CITY OF FARGO  
A PART OF THE N.E. 1/4 OF SEC. 11 T.138N R.49W  
CASS COUNTY, NORTH DAKOTA



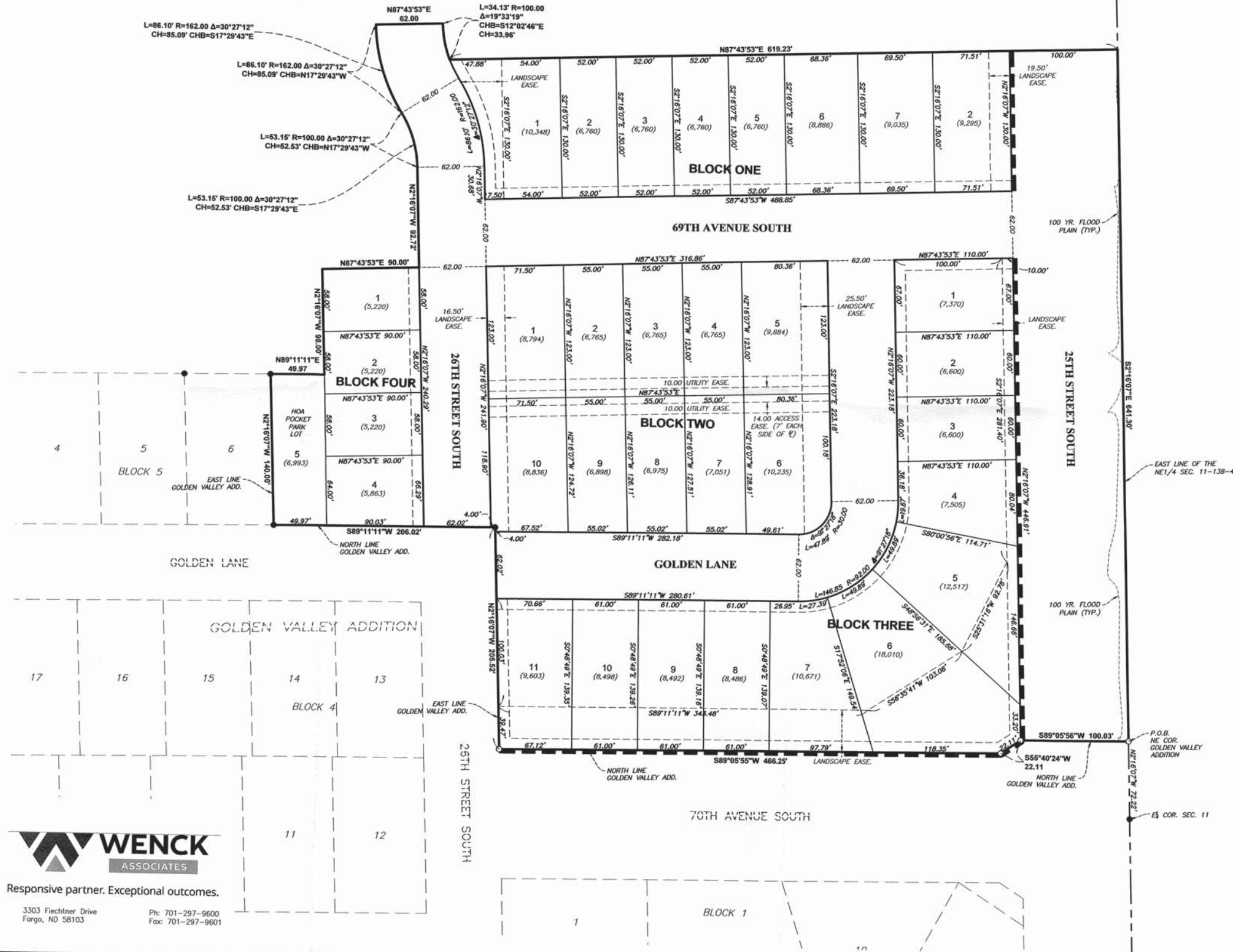
BEARINGS ARE BASED ON THE CITY OF FARGO COORDINATE SYSTEM.  
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

## LEGEND

- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP #LS-27292
- FOUND IRON MONUMENT
- PLAT BOUNDARY
- PLAT BLOCK LINES
- LOT LINE
- (5,000) LOT AREAS IN SQ. FT.
- - - NEW EASEMENT
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - FLOODPLAIN BOUNDARY
- - - NEGATIVE ACCESS EASEMENT (SEE NOTE BELOW)

## 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.
4. FLOODPLAIN BOUNDARIES ARE AS SHOWN ON N.F.I.P. MAP #38017C0787G, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015, DRAWN HEREON USING DIGITIZED FLOOD ZONE BOUNDARIES FROM THE CITY OF FARGO.



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

Plot Date & Time: 17 May 2018 11:25 AM

# GOLDEN VALLEY SECOND ADDITION

## TO THE CITY OF FARGO A PART OF THE N.E. 1/4 OF SEC. 11 T.138N R.49W CASS COUNTY, NORTH DAKOTA

### PLAT BOUNDARY DESCRIPTION

Joshua J. Nelson, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "GOLDEN VALLEY SECOND ADDITION" to the City of Fargo, a part of the Northeast 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 part of the Northeast Quarter in Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

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

Beginning at the point on the east line of the Northeast Quarter of said Section 11, at the northeast corner of GOLDEN VALLEY ADDITION, according to the recorded plat thereof, said County; thence on an assumed bearing of South 55 degrees 40 minutes 24 seconds West along the north line of said GOLDEN VALLEY ADDITION, a distance of 100.03 feet; thence South 55 degrees 40 minutes 24 seconds West along the north line of said last described plat, a distance of 22.11 feet; thence South 89 degrees 05 minutes 56 seconds West along the north line of said last described plat, a distance of 466.25 feet; thence North 02 degrees 16 minutes 07 seconds West along the east line of said last described plat, a distance of 205.52 feet; thence South 89 degrees 11 minutes 11 seconds West along the north line of said last described plat, a distance of 206.02 feet; thence North 02 degrees 16 minutes 07 seconds West along the east line of said last described plat, a distance of 140.00 feet to the northeast corner of Lot 6, Block 5 of said GOLDEN VALLEY ADDITION; thence North 89 degrees 11 minutes 11 seconds East 49.97 feet; thence North 02 degrees 16 minutes 07 seconds West 90.00 feet; thence North 02 degrees 16 minutes 07 seconds West 92.72 feet; thence northerly along a tangential curve, concave to the west, having a radius of 100.00 feet and a central angle of 30 degrees 27 minutes 12 seconds, 53.15 feet to a point of reverse curve; thence northerly along a 162.00 foot radius curve concave to the east, central angle of 30 degrees 27 minutes 12 seconds, 86.10 feet; thence North 87 degrees 43 minutes 53 seconds East 62.00 feet; thence southerly 34.13 feet along a curve concave to the east, not tangent with the last described line, said curve has a radius of 100.00 feet, a central angle of 19 degrees 33 minutes 19 seconds, the chord of said curve bears South 12 degrees 02 minutes 46 seconds East; thence North 87 degrees 43 minutes 53 seconds East 619.23 feet to the east line of said section; thence South 02 degrees 16 minutes 07 seconds East along the east line of said section a distance of 641.30 to the point of beginning.

Said tract contains 10.04 acres, more or less.

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

Joshua J. Nelson, PLS  
Professional Land Surveyor  
Registration No. LS-27292

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, appeared before me, Joshua J. 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, Cass 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 "GOLDEN VALLEY SECOND ADDITION" to the City of Fargo, a part of the Northeast 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 Joshua J. 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: 76th Street Holdings, LLC, Contract Vendor

James R. Bullis, President

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, appeared before me, James R. Bullis, President, 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 76th Street Holdings, LLC.

Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

CONTRACT VENDEE:  
Eagle Ridge Development, LLC, Contract Vendee  
By: Jon Youness, Secretary

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, appeared before me, Jon Youness, Secretary, Eagle Ridge Development, LLC, a North Dakota limited liability company, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

MORTGAGE HOLDER:  
First International Bank and Trust, Mortgagee  
By: Matt Mueller, Vice President

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, appeared before me, Matt Mueller, Vice President, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed in the name of First International Bank and Trust.

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 \_\_\_\_\_, 2018.

Shara Fischer  
Planning Commission Chair

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_, 2018.

Timothy J. Mahoney  
Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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: \_\_\_\_\_

### CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mark H. Bittner, P.E.  
City Engineer

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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: \_\_\_\_\_



Responsive partner. Exceptional outcomes.

3303 Fiechtner Drive      Ph: 701-297-9600  
Fargo, ND 58103         Fax: 701-297-9601

U:\Survey\Projects\6040-2000 76th Street Holding, LLC\0001 - Golden Valley 2nd Add\Drawings\6040-2001-PLAT-4.dwg