

June 1, 2018

City of Fargo
Attn: Shawn Bullinger, Engineering Department
200 3rd Street North
Fargo, ND 58102

Re: Maier Second Addition – Major Subdivision

Dear Mr. Bullinger:

Thank you for your major subdivision application submitted on April 25, 2018. It is my understanding that you are seeking City approval to replat a part of Lot 4, Block 2, Maier First Subdivision and unplatted tax Lots 23 and 24 of the southeast quarter of Section 36, Township 139N, Range 49W, to be known as Maier Second Addition, a 1 block, 1 lot major subdivision.

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:

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 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 Barrett Voigt. He can be reached at BVoigt@FargoND.gov or by calling (701) 476-4153. 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,

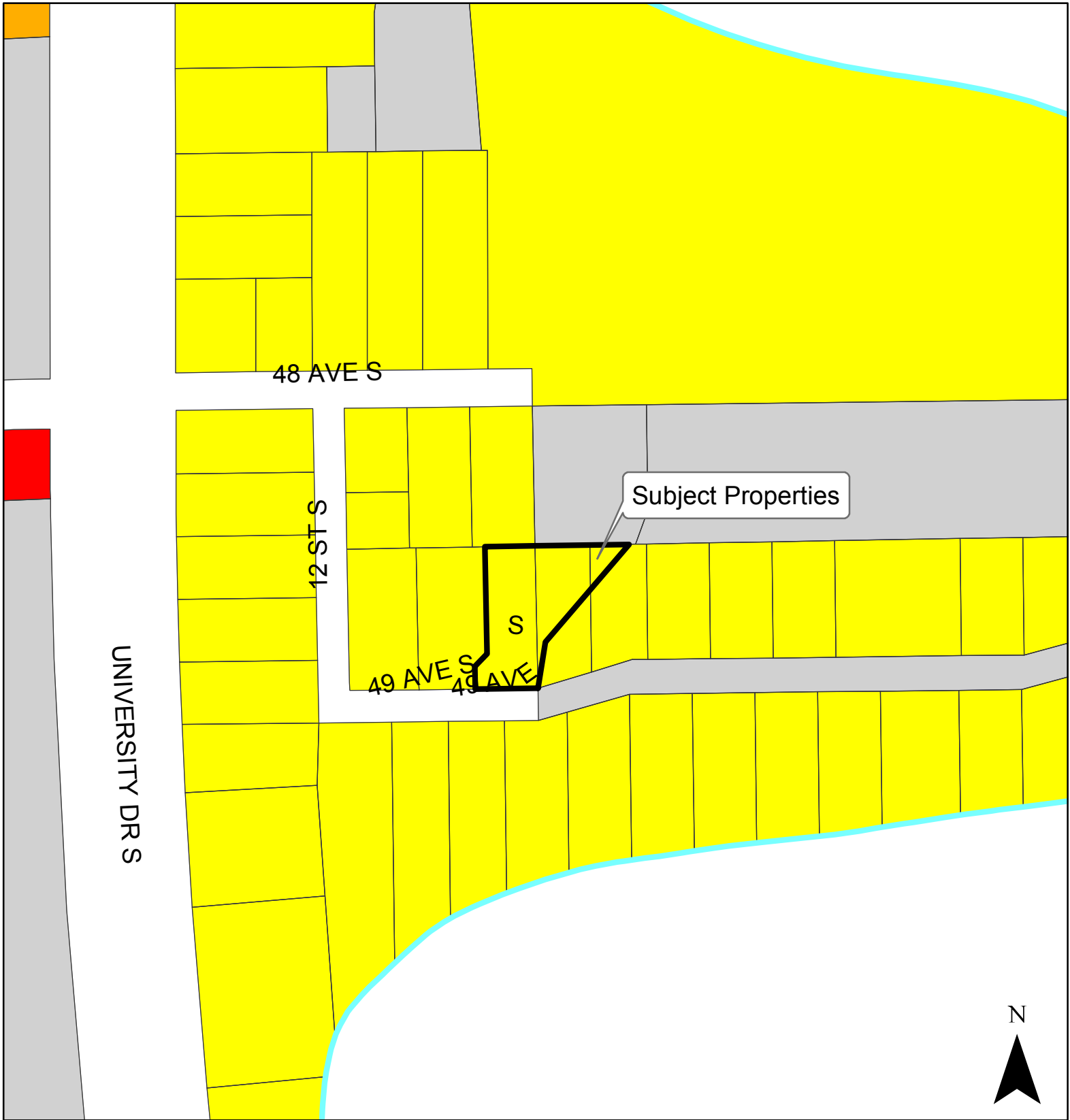
Donald Kress
Current Planning Coordinator

cc: Project File

Plat (Major)

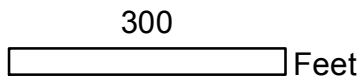
Maier Second Addition

1135, 1141 and
1201 49th Avenue South



| | | | |
|-----|------|-----|------|
| AG | LC | MHP | SR-1 |
| DMU | LI | NCI | SR-2 |
| GC | MR-1 | NO | SR-3 |
| GI | MR-2 | P/I | SR-4 |
| GO | MR-3 | UMU | SR-5 |

Fargo Planning Commission
July 3, 2018



Plat (Major)

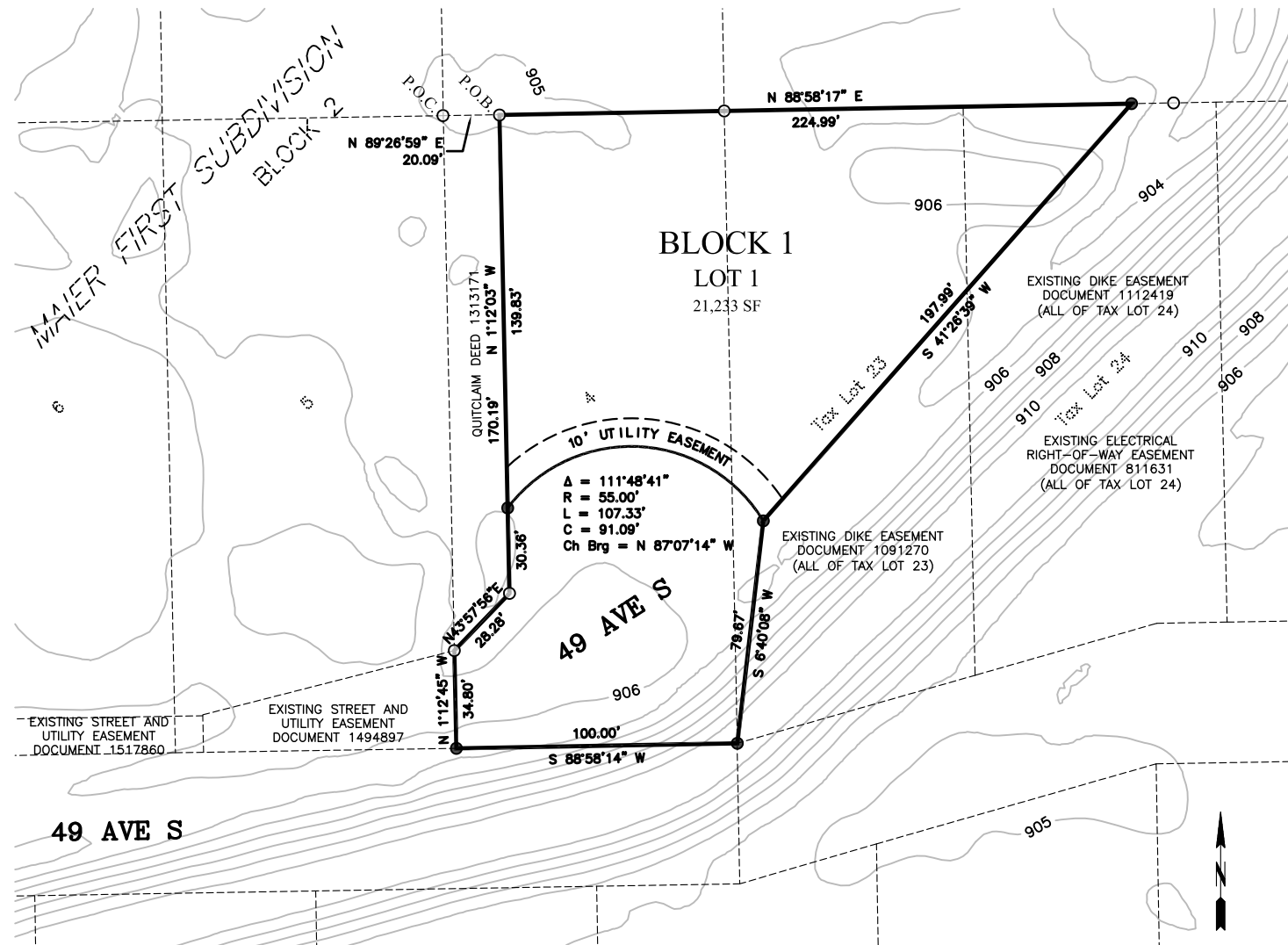
Maier Second Addition

1135, 1141 and
1201 49th Avenue South



MAIER SECOND ADDITION

A PART OF LOT 4, BLOCK 2 OF MAIER FIRST SUBDIVISION AND UNPLATTED TAX LOTS 23 AND 24 OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 139 NORTH, RANGE 49 WEST, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION



LEGEND

- - MONUMENT FOUND
- - MONUMENT TO BE SET WITHIN ONE YEAR OF PLAT RECORDATION, 5/8" REBAR, LS-5068

NOTES:

FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 38017C0791G 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 906.5 IN NAVD 88

CONTOUR DATA BASED ON 2011 CITY OF FARGO LIDAR

BENCHMARK:
NGS SURVEY MONUMENT PID RP1143, DESIGNATION E 506, ELEVATION 905.25 IN NAVD 88 DATUM.

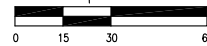
PROPERTY DESCRIPTION:

A part of Lot 4, Block 2 of Maier First Subdivision and unplatted Tax Lots 23 and 24 of the Southeast Quarter of Section 36, Township 139 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, more particularly described as:

Commencing at the northwest corner of said Lot 4; thence North 89°26'59" East, a distance of 20.09 feet, along the north line of said Lot 4, to a found iron monument designating the northeast corner of a parcel of land described by QUITCLAIM DEED document 1313171 on record at the Cass County Recorder's Office, the point of beginning; thence North 88°58'17" East, along the north lines of said Lot 4 and said Tax Lots 23 and 24, a distance of 224.99 feet; thence South 41°26'39" West, a distance of 197.99 feet; thence South 6°40'08" West, a distance of 79.67 feet to a point on the existing north right-of-way of 49th Avenue South, said point being the southeast corner of said Lot 4; thence South 88°58'14" West, along said north right-of-way, a distance of 100.00 feet to the southwest corner of said Lot 4; thence North 1°12'45" West, along the west line of said Lot 4, a distance of 34.80 feet to the southwest corner of said parcel of land described by QUITCLAIM DEED document 1313171; thence along the south and east lines of said parcel of land described by QUITCLAIM DEED document 1313171 on the following courses:
;thence North 43°57'56" East, a distance of 28.28 feet
;thence North 1°12'03" West, a distance of 170.19 feet to the point of beginning.

Said tract contains 30,704 square feet, more or less.

Basis of bearings is the City of Fargo ground control system.



Prepared by:
FARGO ENGINEERING DEPT.
FARGO, NORTH DAKOTA

OWNERS ACKNOWLEDGEMENT AND DEDICATION:

The City of Fargo does hereby certify that it is the owner of the property shown on the plat and described herein and have caused the same to be surveyed and platted as Maier Second Addition and hereby dedicate and convey to the public, for public use, all streets, avenues and utility easements as shown on the plat.

Timothy J. Mahoney, Mayor

Steve Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20__, before me, a notary public with and for said county, personally appeared:

Timothy J. Mahoney, Mayor; City of Fargo
Steve Sprague, City Auditor; City of Fargo

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County

My commission expires _____.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Brent W. Wacha, Professional Land Surveyor, under the laws of the State of North Dakota, hereby certify that this plat is a true and correct representation of the survey of said subdivision; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Brent W. Wacha, PLS
North Dakota Registration No. LS-5068

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20__, before me, a notary public with and for said county, personally appeared:

Brent W. Wacha, Professional Land Surveyor

Known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County

My commission expires _____.

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this ____ day of _____, 20__.

Mark H. Bittner, City Engineer, P.E.
North Dakota Registration No. PE-1958

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20__, before me, a notary public with and for said county, personally appeared:

Mark H. Bittner, City Engineer; City of Fargo

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County

My commission expires _____.

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this ____ day of _____, 20__.

Shara Fischer, Chair
Fargo Planning Commission

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20__, before me, a notary public with and for said county, personally appeared:

Shara Fischer, Chair, Fargo Planning Commission

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County

My commission expires _____.

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners of Fargo, North Dakota, and ordered filed this ____ day of _____, 20__.

Timothy J. Mahoney, Mayor

Steve Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20__, before me, a notary public with and for said county, personally appeared:

Timothy J. Mahoney, Mayor; City of Fargo
Steve Sprague, City Auditor; City of Fargo

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County

My commission expires _____.

AUDITOR'S TAX RECORD:

Delinquent taxes and special assessments or installments of special assessments paid and transfer entered.

Michael Montplaisir, Cass County Auditor