

June 1, 2018

Houston Engineering Inc.
Attn: Brian Pattengale
1401 21st Avenue North
Fargo, ND 58102

Re: Urban Plains by Brandt 4th Addition – Minor Subdivision

Dear Mr. Pattengale:

Thank you for your minor subdivision application submitted on May 21, 2018. It is my understanding that you are seeking City approval to replat Lots 2 and 3, Block 1, Urban Plains by Brandt 3rd Addition, to be known as Urban Plains by Brandt 4th Addition, a 1 block, 2 lot minor 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) Update title opinion to include Urban Plains by Brandt 3rd Add
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 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,

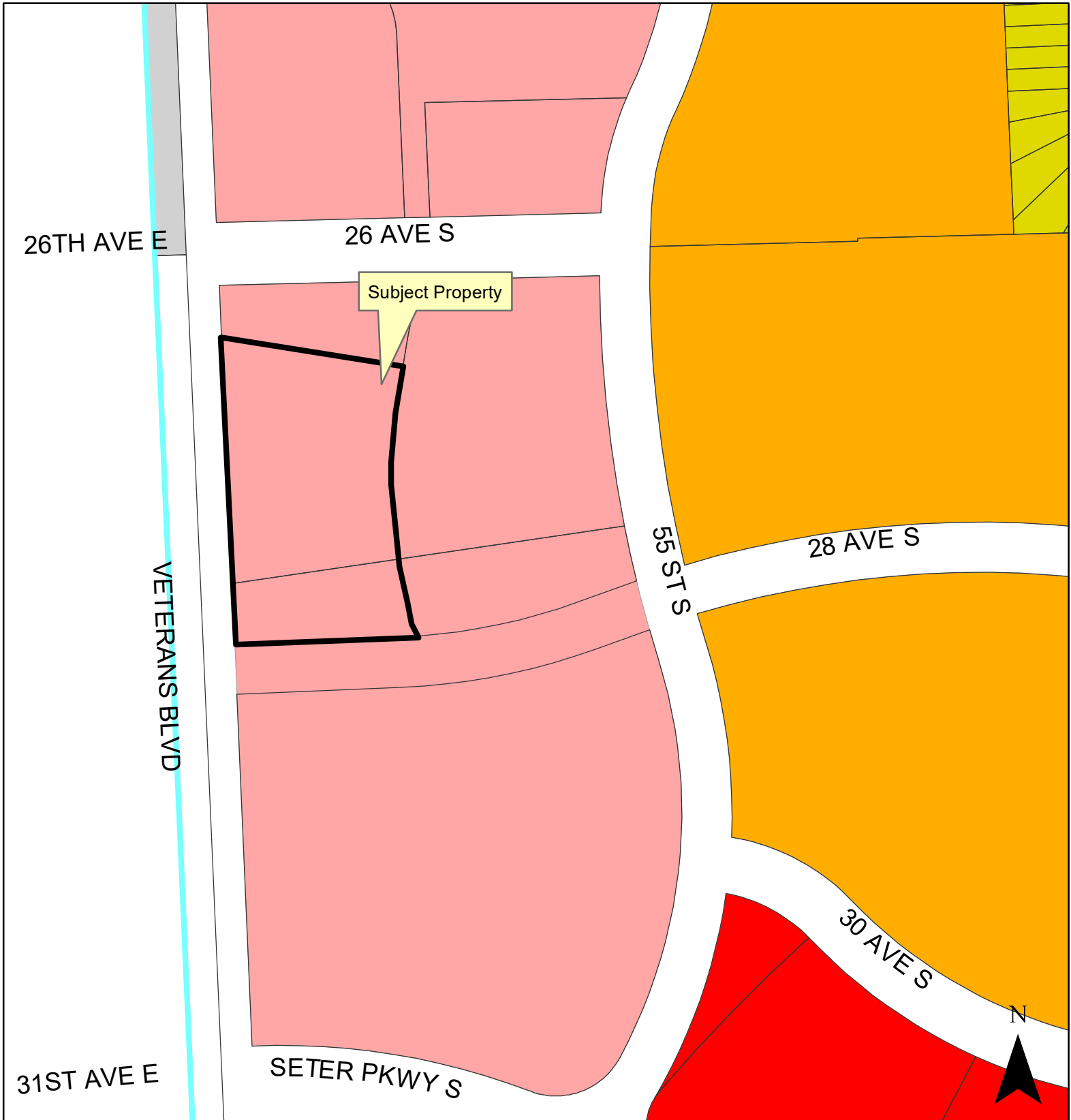
Donald Kress
Current Planning Coordinator

cc: Urban Plains Land Co. LLC, Attn: Ace Brandt, 4650 26th Street South, Fargo, ND 58104
Project File

Plat (Minor)

Urban Plains By Brandt 4th Addition

5616 26th Avenue South



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NO	P/I	UML	SR-1-2	SR-1-4	SR-1-5	City Limits
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300

Feet

Fargo Planning Commission

July 3, 2018

Plat (Minor)

Urban Plains By Brandt 4th Addition

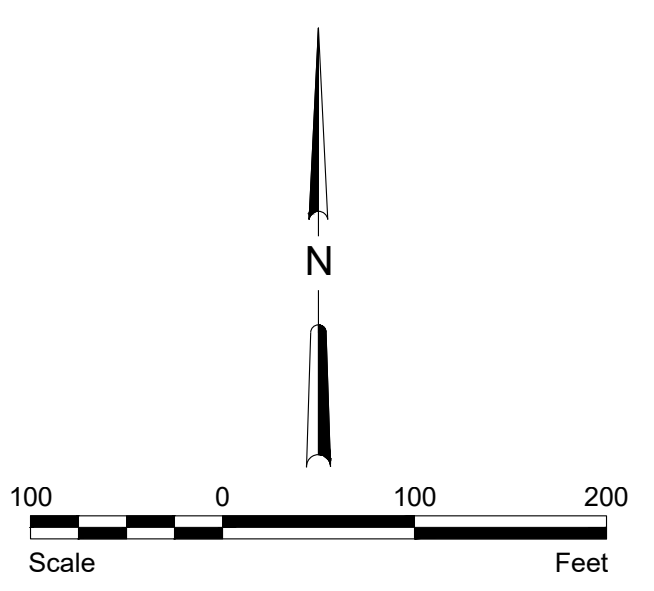
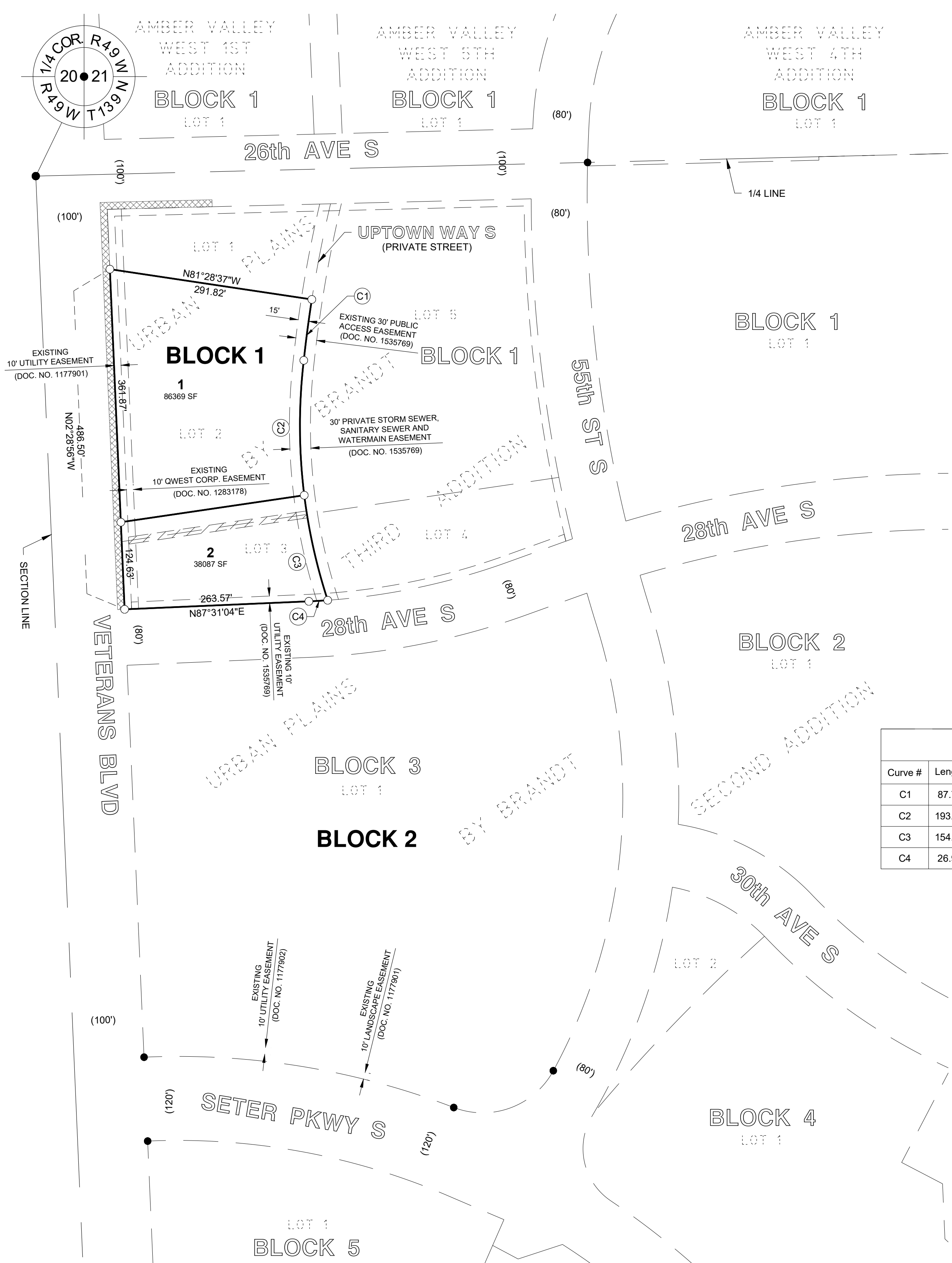
5616 26th Avenue South



URBAN PLAINS BY BRANDT FOURTH ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, URBAN PLAINS BY BRANDT THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

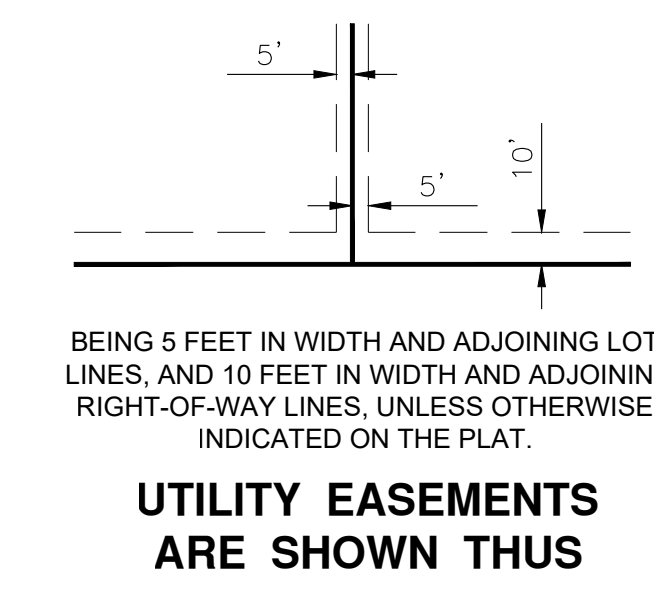


LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- NEGATIVE ACCESS
- EASEMENT TO BE VACATED BY THIS DOC.

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GIS HORIZONTAL DATUM.

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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	87.76	1831.06	2°44'45"	S07°31'46"W	87.75
C2	193.25	802.50	13°47'50"	S00°11'55"E	192.78
C3	154.00	802.50	10°59'41"	S12°35'40"E	153.76
C4	26.95	960.00	1°36'31"	N86°42'48"E	26.95

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Urban Plains Land Company LLC, a North Dakota limited liability company, is the owner and proprietor of Lots 2 and 3, Block 1, Urban Plains By Brandt Third Addition to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the utility easements shown on the plat.

Said tract contains 2.857 acres, more or less.

And that said party has caused the same to be surveyed and platted as **URBAN PLAINS BY BRANDT FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:
Urban Plains Land Company, LLC

Ace A. Brandt, President

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Ace A. Brandt, President of Urban Plains Land Company, LLC, a North Dakota limited liability company, 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 said limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared James A. Schlieman, Professional Land Surveyor, 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 as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Mark H. Bittner, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Mark H. Bittner, Fargo City Engineer, 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 as his free act and deed.

Notary Public: _____

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 personally appeared Shara Fischer, Chair, Fargo Planning Commission, 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 _____, 20____.

Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, 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: _____

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