



PLANNING AND DEVELOPMENT

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Fargo, North Dakota 58102

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August 27, 2018

L2 Contracting  
Attn: Tina Jacobson  
5002 19 Ave N  
Fargo, ND 58102

Re: Landis Farms Addition – Minor Subdivision

Dear Ms. Jacobson:

Thank you for your minor subdivision application submitted on August 14, 2018. It is my understanding that you are seeking City approval to replat Lot 4, Block 1, Northern Sheyenne Land Addition, to be known as Landis Farms Addition, a minor subdivision.

Your application is deemed incomplete. Please submit the items indicated in the **un-checked** boxes below by August 31, 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) (See item 7a below)
- 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. **Title opinion is from September 2017 and should be updated to current date.**
  - b.
  - c.

Your application is tentatively scheduled to be heard at the October 2, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by August 31, 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

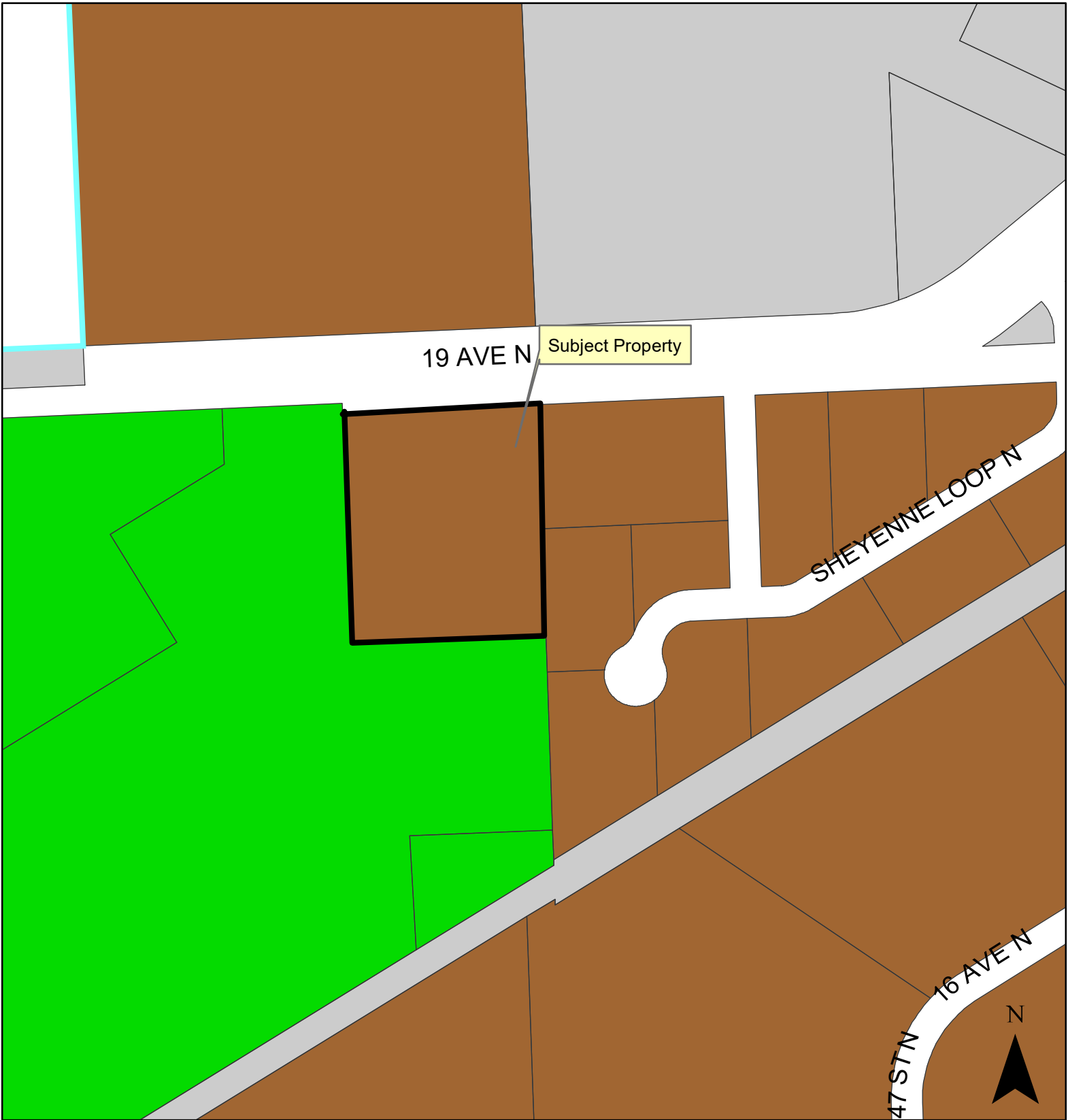
cc: Project File



# Plat (Minor Subdivision)

## Landis Farms Addition

5002 19th Avenue North



### Legend

AG	DMU	LC	MHP	SR-2
CC	LI	NO	SR-3	SR-4
GO	MR-1	NO	SR-5	SR-6
GO	MR-2	P/I	SR-7	SR-8
GO	MR-3	UMU	City Limits	

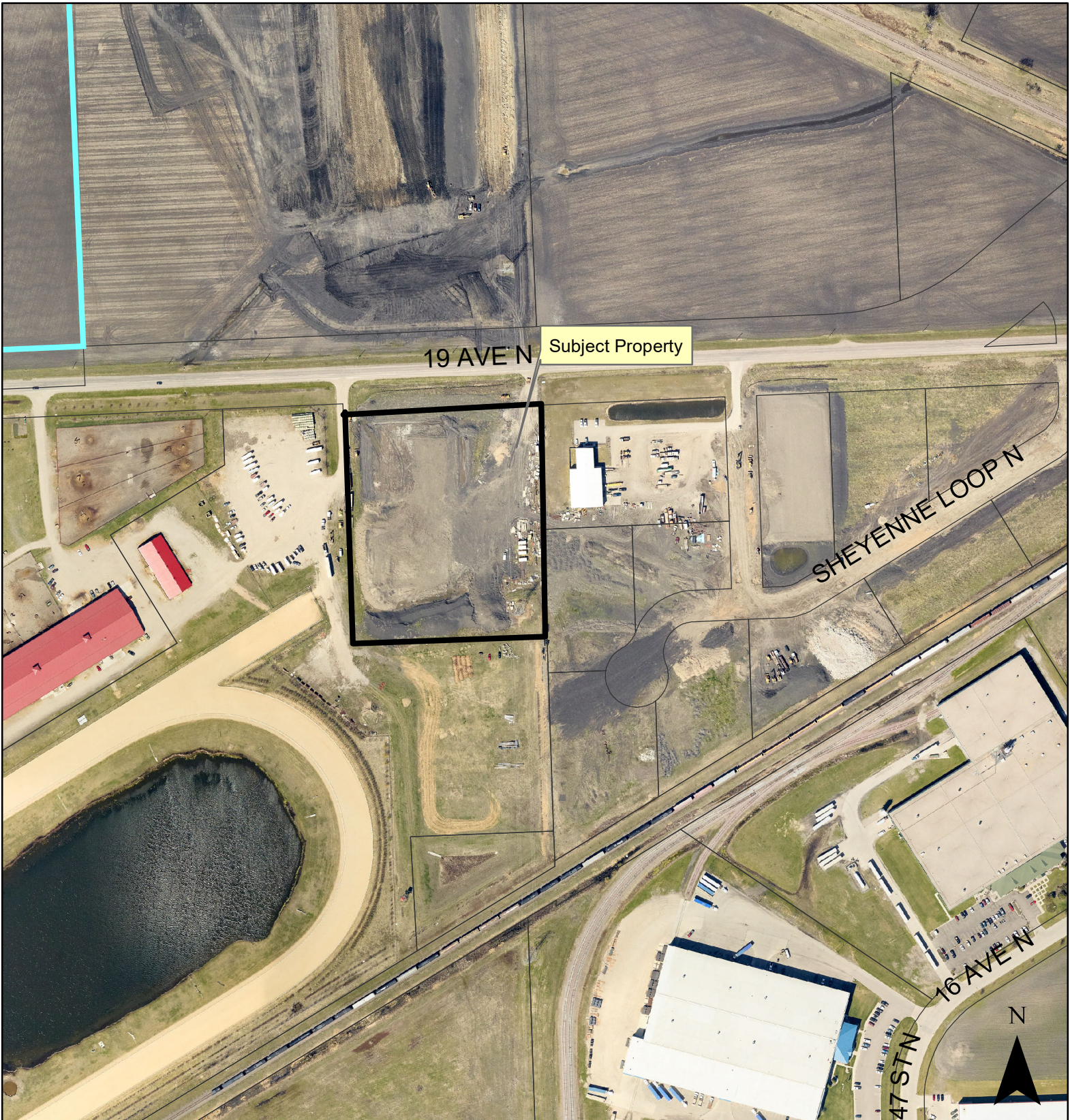
300

Feet

# Plat (Minor Subdivision)

## Landis Farms Addition

5002 19th Avenue North



# LANDIS FARMS ADDITION

A REPLAT OF LOT 4, BLOCK 1,  
NORTHERN SHEYENNE LAND ADDITION  
(A MINOR SUBDIVISION)

### NOTES:

Flood Insurance Rate Map community panel number 38017C0588G 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: 6/18/2018

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

Vertical Datum: (NAVD88)

### OWNERS CERTIFICATE

Lot 4, Block 1, Northern Sheyenne Land Addition, City of Fargo, Cass County, North Dakota

Tract contains 3.67 acres, more or less.

Said owner has caused the above described tract of land to be surveyed and platted as LANDIS FARMS ADDITION to the City of Fargo, North Dakota, containing 1 Block and 3 Lots and do hereby dedicate to the public, for public use, all utility easements and dedicated right of way as shown on this plat.

Timothy L. Landis, Partner, Landis Brothers Farms, LLLP

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 Landis, President Landis Brothers Farm, LLLP, 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 LANDIS FARMS 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

