



**PLANNING AND DEVELOPMENT**

**200 Third Street North  
Fargo, North Dakota 58102**

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**[www.cityoffargo.com](http://www.cityoffargo.com)**

December 29, 2017

Houston Engineering, Inc.  
Attn: Brian Pattengale  
1401 21<sup>st</sup> Ave N  
Fargo, ND 58102

**Re: Collins Fourth Addition – Minor Subdivison**

Dear Mr. Pattengale:

Thank you for your minor subdivision application submitted on December 18, 2017. It is my understanding that you are seeking city approval to replat lot 2, block 1, Collins Third Addition, to be known as Collins Fourth 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 January 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 February 6, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by January 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 Aaron Nelson. He can be reached at [anelson@FargoND.gov](mailto: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  
Senior Planner

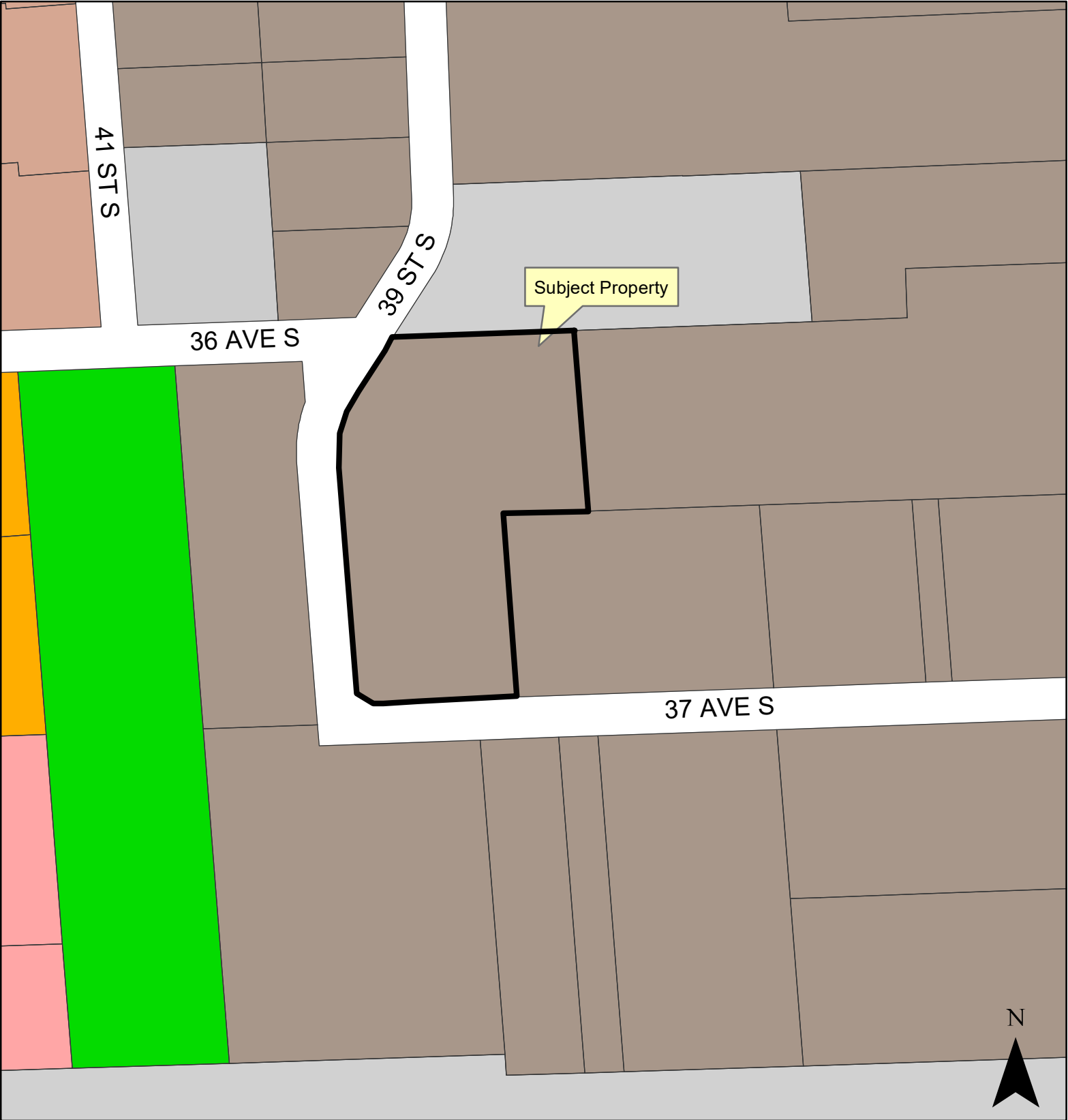
cc: Larkin Properties LLP, 3931 37<sup>th</sup> Ave S, Fargo, ND 58104  
Project File



# Plat (Minor)

## Collins 4th Addition

3949 37th Avenue South



### Legend

AG	LC	MHP	SSR-2
DMU	ML	NC	SSR-3
GC	MR-1	NO	SSR-4
GL	MR-2	PT	SSR-5
GO	MR-3	UML	City Limits

300

Feet

Fargo Planning Commission

February 6, 2018

# Plat (Minor)

## Collins 4th Addition

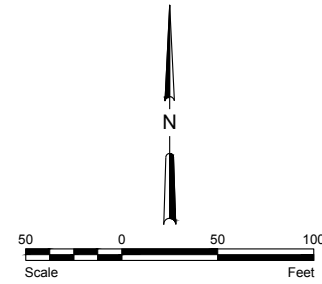
3949 37th Avenue South



# COLLINS FOURTH SUBDIVISION

## A MINOR SUBDIVISION

### BEING A REPLAT OF PART OF LOT 2, BLOCK 1, COLLINS THIRD SUBDIVISION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



**LEGEND**

IRON MONUMENT FOUND ●

1/2" I.D. PIPE SET ○

BEARINGS SHOWN ARE BASED ON FARGO GIS HORIZONTAL DATUM.



**OWNER'S CERTIFICATE:**  
 KNOW ALL PERSONS BY THESE PRESENTS: That Larkin Properties LLP, a North Dakota limited liability partnership, is the owner and proprietor of that part of Lot 2, Block 1, Collins Third Subdivision, in the City of Fargo, Cass County, North Dakota, described as follows:

Beginning at the southwest corner of said Lot 2; thence North 49°30'40" West along the easterly line of 39th Street South, for a distance of 35.36 feet to an angle point along the easterly line of said 39th Street South, thence North 04°29'17" West along the easterly line of said 39th Street South, for a distance of 444.23 feet to the beginning of a tangential curve, concave to the southeast, having a radius of 180.00 feet; thence northeasterly, along the easterly line of said 39th Street South and along said curve, for a distance of 116.41 feet, through a central angle of 37°03'16"; thence North 32°34'00" East along the easterly line of said 39th Street South, for a distance of 142.51 feet to a point of intersection with the northerly line of vacated 36th Avenue South as shown on Document No. 870213, on file at the Cass County Recorder's Office; thence North 87°54'52" East along the northerly line of said vacated 36th Avenue South, for a distance of 347.83 feet to the northeast corner of said Lot 2; thence South 04°25'16" East along the easterly line of said Lot 2, for a distance of 346.00 feet to an angle point along the easterly line of said Lot 2; thence South 87°58'53" West, parallel with the southerly line of said Lot 2, for a distance of 164.59 feet; thence South 04°27'45" East for a distance of 350.00 feet to a point of intersection with the southerly line of said Lot 2; thence South 87°58'53" West, along the southerly line of said Lot 2, for a distance of 280.00 feet to the point of beginning.

Said tract contains 5.926 acres, more or less.  
 And that said party has caused the same to be surveyed and platted as **COLLINS FOURTH SUBDIVISION** 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.

**OWNER:**  
 Larkin Properties, LLP

\_\_\_\_\_  
 Rick Laliberte, Chief Financial Officer

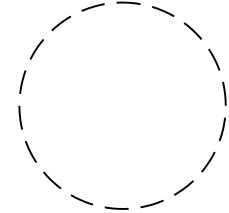
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Rick Laliberte, Chief Financial Officer of Larkin Properties, LLP, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability partnership.

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



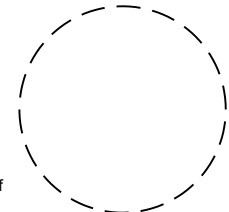
State of North Dakota )  
 ) ss  
 County of Cass )

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: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss  
 County of \_\_\_\_\_ )

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