

November 27th, 2018

Vets 52 LLC  
Attn: Tyler Brandt  
4265 45<sup>th</sup> St S, Suite 200  
Fargo, ND 58104

**Re: Rocking Horse East 4<sup>th</sup> Addition – Minor Subdivision**

Dear Mr. Brandt:

Thank you for your minor subdivision application submitted on November 19, 2018. It is my understanding that you are seeking City approval to replat Lot 4, Block 2, Rocking Horse East 2<sup>nd</sup> Addition, to be known as Rocking Horse East 4<sup>th</sup> Addition, a one block, two lot minor subdivision.

Your application is deemed incomplete. Please submit the items indicated in the **un-checked boxes** below by December 7, 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. **Pre-development meeting (this meeting has been scheduled for November 29<sup>th</sup>, 2018)**
  - b.
  - c.

Your application is tentatively scheduled to be heard at the January 3, 2019 Planning Commission public hearing.

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 Maegin Elshaug. She can be reached at [MElshaug@FargoND.gov](mailto:MElshaug@FargoND.gov) or by calling (701) 476-4120. She 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,

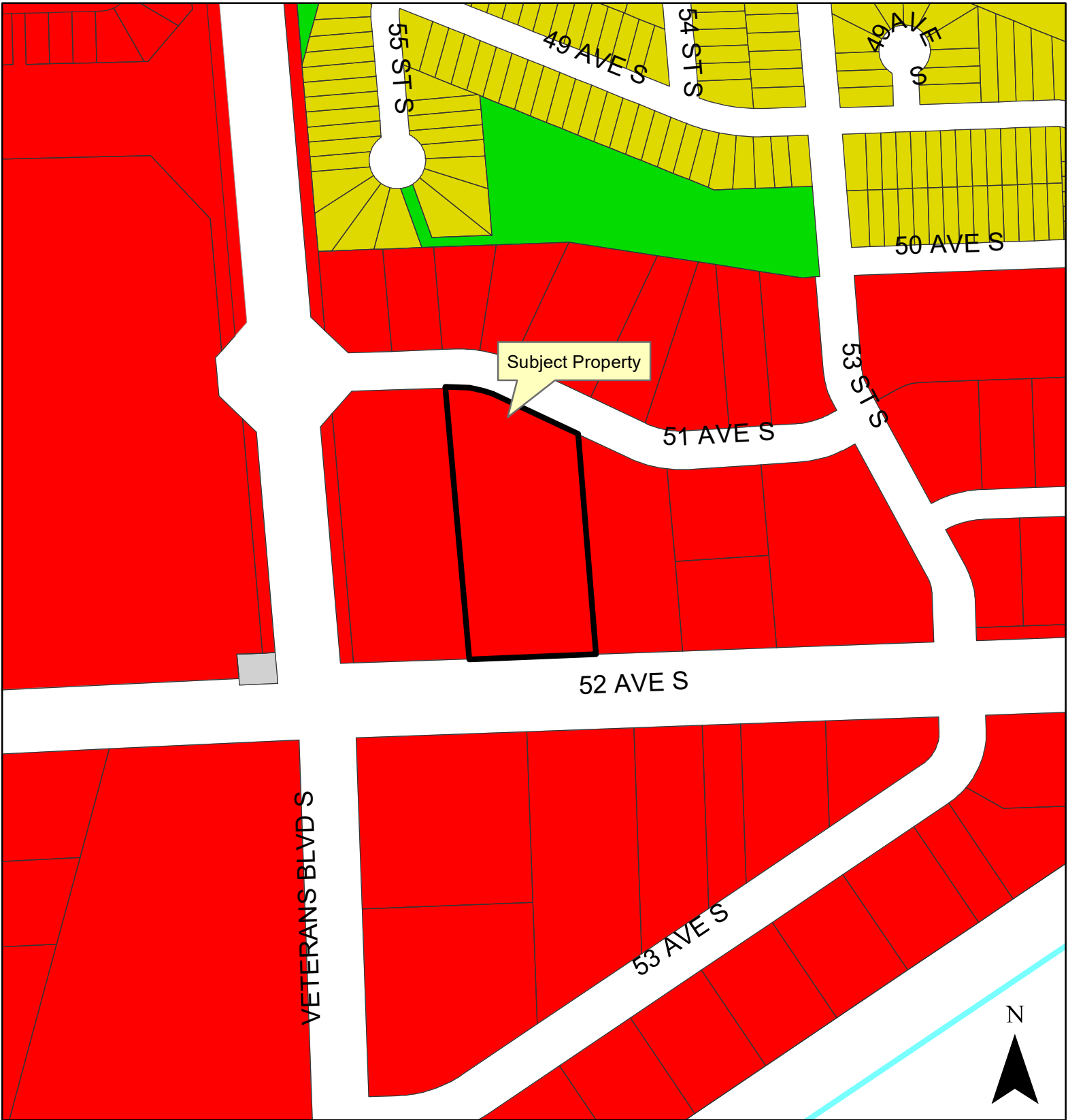
  
Donald Kress  
Current Planning Coordinator

cc: Project File

# Plat (Minor)

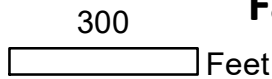
## Rocking Horse East 4th Addition

5518 51st Avenue South



### Legend

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



# Plat (Minor)

## Rocking Horse East 4th Addition

5518 51st Avenue South



# ROCKING HORSE EAST FOURTH ADDITION

A REPLAT OF LOT 4, BLOCK 2 OF ROCKING HORSE EAST SECOND ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

**CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL**

Approved by City Engineer this \_\_\_\_ day of \_\_\_\_\_, 2019.

Brenda E. Derrig, City Engineer

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Brenda E. Derrig, City Engineer 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.

Notary Public

**CITY OF FARGO PLANNING COMMISSION APPROVAL**

Approved by the City of Fargo Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2019.

Shara Fischer, Planning Commission Chair

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Shara Fischer, Planning Commission Chair, 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 \_\_\_\_\_, 2019.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

County of Cass }  
State of North Dakota }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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

**OWNERS DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That Vets 52, LLC a North Dakota Limited Liability Company as owner of a parcel of land located in the Southwest Quarter of Section 33, Township 339 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lot 4, Block 2, of ROCKING HORSE EAST SECOND ADDITION to the City of Fargo, according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.

Containing 177,185 square feet or 4.068 acres more or less.

Said owner has caused the above described parcel of land to be surveyed and platted as "ROCKING HORSE EAST FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to Lot 2 the private ingress/egress and utility easement in Lot 1 as shown on this plat for the purposes so stated.

OWNER: Vets 52, LLC

By: Tyler Brandt, President

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Tyler Brandt, President, Vets 52, LLC, 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 Vets 52, LLC

Notary Public

Mortgagee: First International Bank & Trust

By: Brian Hagen, East Market President

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Brian Hagen, East Market President, First International Bank & Trust, 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 First International Bank & Trust

Notary Public

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT**

I, Gregg Stroeing, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown and that the outside boundary lines are correctly designated on the plat.

Date: \_\_\_\_\_  
Gregg Stroeing, Professional Land Surveyor  
North Dakota License Number LS-6703

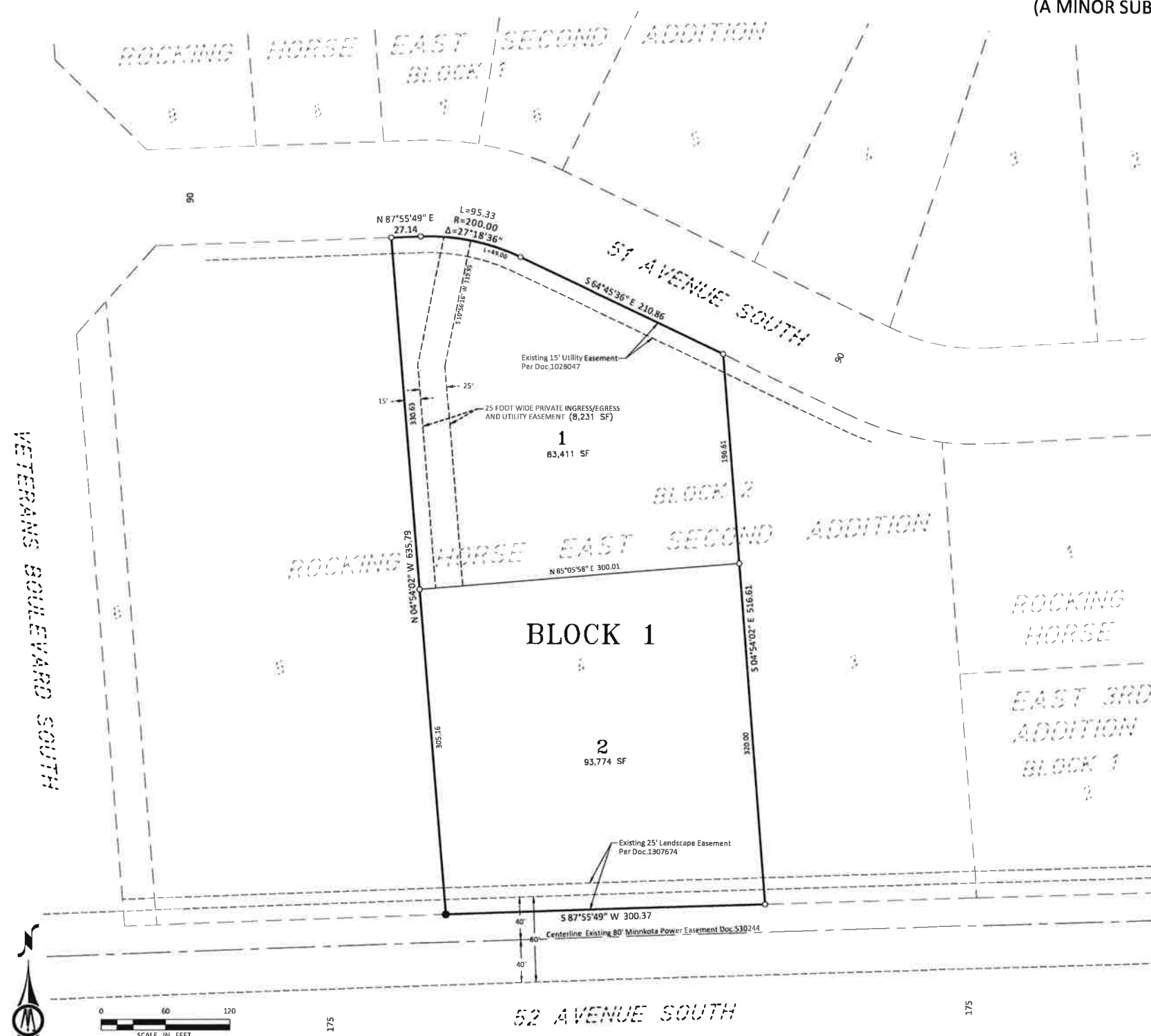
State of North Dakota }  
County of Cass }SS

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Notary Public

**LEGEND**

- 5/8" x 18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-6703
- MONUMENT FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM. THE SOUTH LINE OF BLOCK 2, ROCKING HORSE EAST SECOND ADDITION IS ASSUMED TO BEAR SOUTH 87°55'49" WEST.

PREPARED BY:  
**BOLTON & MENK**  
NOVEMBER 20, 2018

*preliminary*

# ROCKING HORSE EAST FOURTH ADDITION

A REPLAT OF LOT 4, BLOCK 2 OF ROCKING HORSE EAST SECOND ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

- LEGEND**
- 5/8" x 38" LONG REBAR, MONUMENT SET CAP MARKED BY I.C. NO. LS-6703
  - MONUMENT FOUND
  - SUBJECT PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT LINE



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PREPARED BY  
**BOLTON & MENK**  
NOVEMBER 16, 2018

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Lot 4, Block 2, of ROCKING HORSE EAST SECOND ADDITION to the City of Fargo, according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.

Containing 284,685 square feet or 4.240 acres more or less.

Said owner has caused the above described parcel of land to be surveyed and plotted as "ROCKING HORSE EAST FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to Lot 2 the private ingress/egress and utility easement in Lot 1 as shown on this plat for the purposes so stated.

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By: Tyler Brandt, President

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Date: \_\_\_\_\_

Gregg Stroeing, Professional Land Surveyor

North Dakota license Number LS-6703

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County of Cass } SS

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Notary Public

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Notary Public

*preliminary*