

February 4, 2019

Houston Engineering
ATTN: Curt Skarphol, PLS
1401 21st Avenue North
Fargo, ND 58102

Re: Lenthe's First Addition – Minor Subdivision

Dear Mr. Skarphol,

Thank you for your minor subdivision application submitted on January 22, 2019. It is my understanding that you are seeking City approval to replat the east half of Lot 3 and all of Lots 4 through 10 of Teigen's Addition, and a portion of the SW ¼ and the SE ¼ Sec. 2, T139N, R49W, to be known as Lenthe's First Addition, a one block, three lot minor subdivision.

Your application is deemed **incomplete**. Please submit the items indicated in the **un-checked** boxes below by, February 12, 2019 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

Your application is tentatively scheduled to be heard at the March 5, 2019 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by February 12, 2019.

At this time, the Planning Commission meeting is scheduled to be held in the City Commission Room at the **NEW** City Hall, 225 4th Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Please note you will need to provide a mylar signed by all owners, mortgage holders, and contract for deed vendees, if any, at or prior to the Planning Commission hearing.

Your case has been assigned to Donald Kress. He can be reached at Dkress@FargoND.gov or by calling 701-241-1473. 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,

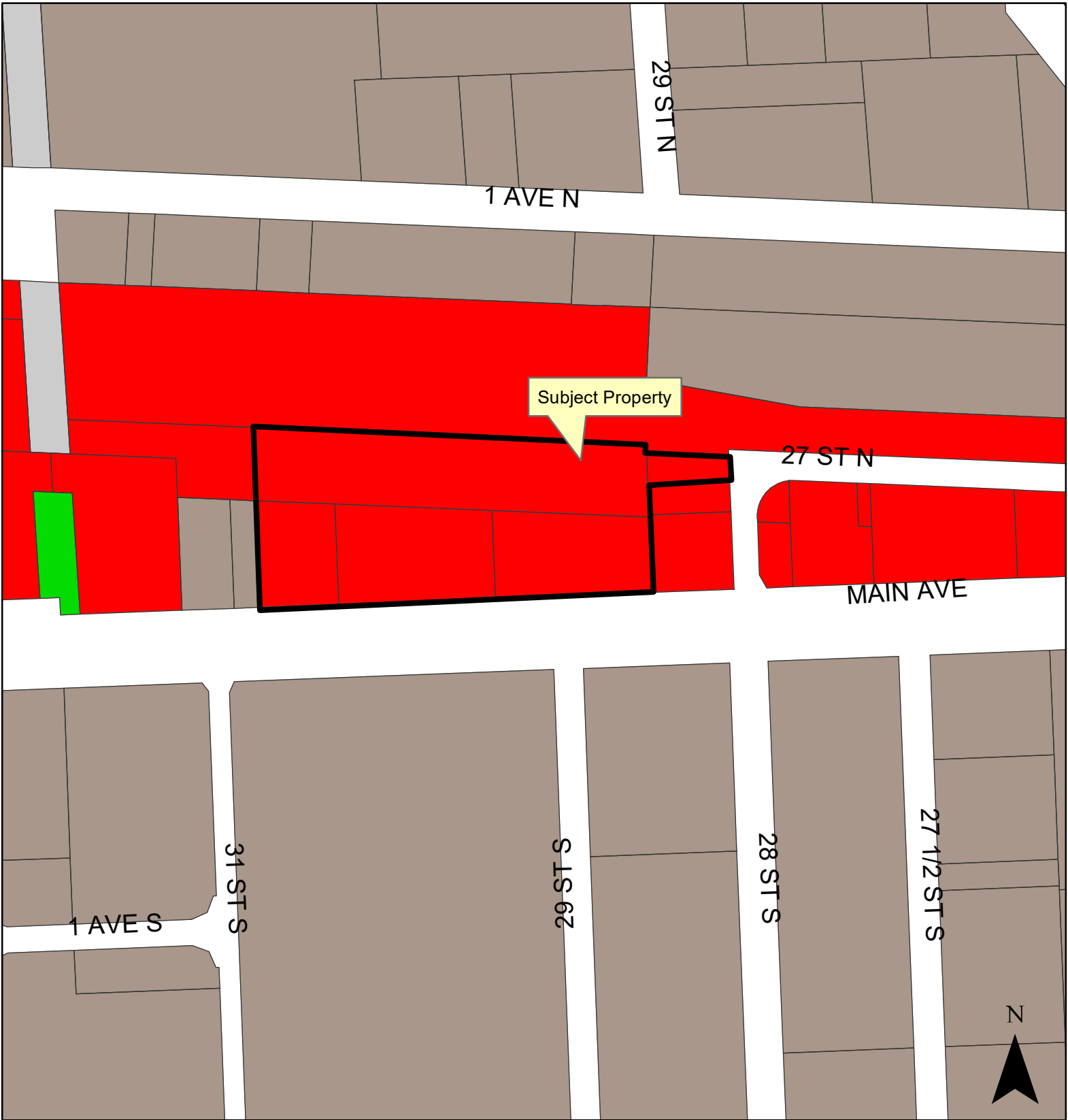
Donald Kress
Current Planning Coordinator

cc: Drew Lenthe Enterprises, Inc., 5505 West Mockingbird Lane, Dallas, TX 75209
Project file

Plat (Minor)

Lenthes 1st Addition

2901, 3001, 3039, 3041 Main Avenue



Legend

AG	DM	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	NO	P/I	UML	City Limits
----	----	----	----	----	------	------	------	-----	----	----	-----	-----	-------------

300 Feet

Fargo Planning Commission
March 5, 2019

Plat (Minor)

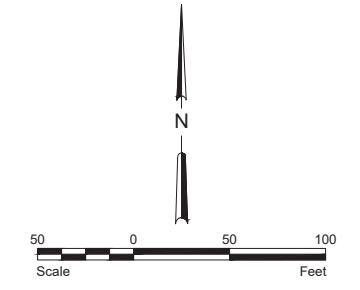
Lenthes 1st Addition

2901, 3001, 3039, 3041 Main Avenue



LENTHE'S FIRST ADDITION

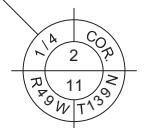
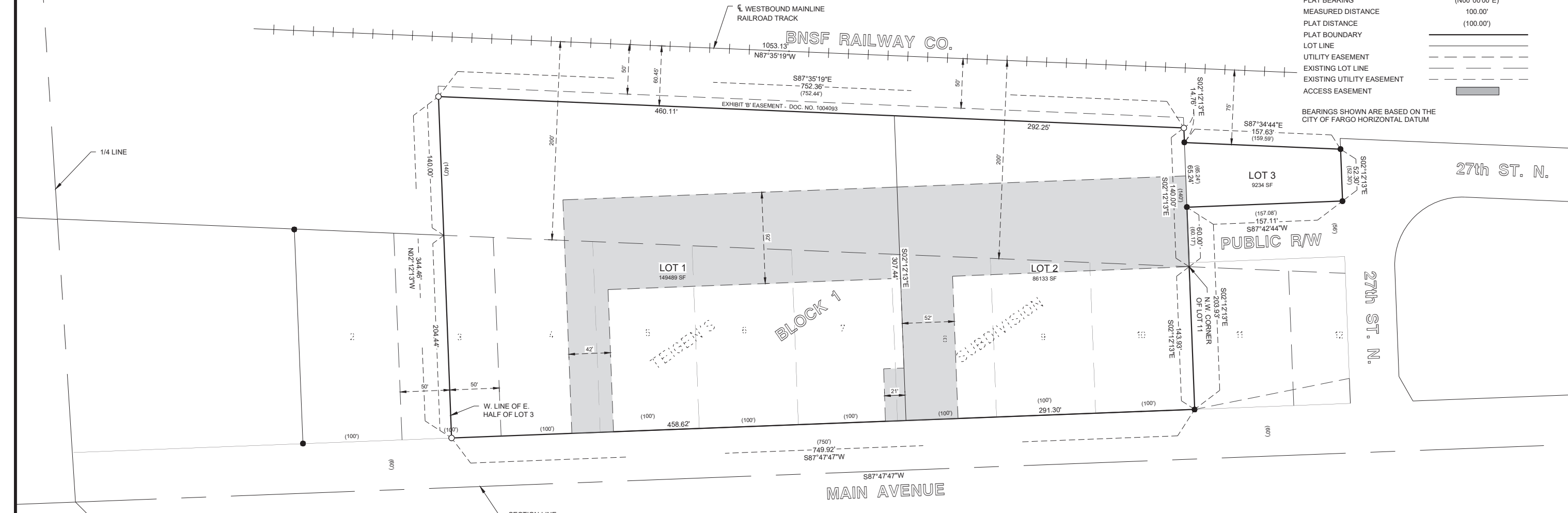
BEING A REPLAT OF THE E. HALF OF LOT 3
 & ALL OF LOTS 4-10, TEIGEN'S SUBDIVISION,
 AND A PLAT OF PART OF THE SW 1/4 OF THE SE 1/4,
 SECTION 2, T. 139 N., R. 49 W., 5th P.M.
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	- - - - -
UTILITY EASEMENT	- · - · -
EXISTING LOT LINE	- · - · -
EXISTING UTILITY EASEMENT	- · - · -
ACCESS EASEMENT	▬▬▬▬▬

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO HORIZONTAL DATUM



NOTE:
 PROPERTY IS SITUATED IN ZONE X
 (500-YEAR FLOODPLAIN) AS DEPICTED ON
 FEMA FIRM PANEL 38017C0589G, DATED
 JANUARY 16, 2015

H:\Fargo\JBN\6800\6898\6898_002\CAD\Plat\6898_002_Preliminary_Plat.dwg

OWNERS' CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Drew Lenthe Enterprises, Inc., a North Dakota Corporation, is the owner and proprietor of the following described tract of land:

The East Fifty Feet of Lot Three and all of Lots 4, 5, 6, 7, 8, 9 and 10 of Teigen's Subdivision of the Southeast Quarter of Section Two, Township One Hundred Thirty-nine North, Range Forty-nine West of the Fifth Principal Meridian, Cass County, North Dakota;

AND

A parcel of land situated in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Two (2), Township One Hundred Thirty-nine (139) North, Range Forty-nine (49) West, of the Fifth Principal Meridian, Cass County, North Dakota, described as follows, to-wit: Beginning at the Northeast corner of Lot Ten (10) in Teigen's Subdivision to the City of Fargo, North Dakota; Thence Westerly along the Northerly line of said subdivision, also being the Southerly right of way line of The Burlington Northern and Santa Fe Railway Company's (formerly Northern Pacific railway company) Four Hundred (400.00') wide Charter right of way a distance of Seven Hundred Fifty Two and Forty Four Hundredths (752.44') feet, more or less, to a point on a line parallel to and Fifty (50.00') feet West of the East line of Lot Three (3) of said Teigen's Subdivision; Thence North on the Northerly Extension of said parallel line One Hundred Forty (140.00') feet; Thence Easterly parallel to the North line of said Teigen's Subdivision for a distance of Seven Hundred Fifty-Two and Forty-Four Hundredths (752.44') feet, more or less, to the Northerly extension of the East line of Lot Ten (10) of said Teigen's Subdivision; Thence South on said Northerly extension One Hundred Forty (140.00') feet, to the Northeast corner of said Lot ten (10), the Point of Beginning.

AND

That part of the unplatted former Burlington Northern Santa Fe Railway Company right-of-way located in the South Half of the Southeast Quarter of Section 2, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of Lot 11, Teigen's Subdivision to the City of Fargo, Cass County, North Dakota; Thence North 0212'13" West (assumed bearing), along the westerly line as extended north of said Lot 11, for a distance of 60.17 feet to the True Point of Beginning; Thence continue North 0212'13" West, along the westerly line as extended north of said Lot 11, for a distance of 65.24 feet to a point of intersection with a line lying 75.00 feet southerly of (as measured perpendicular to) the center line of the Burlington Northern Santa Fe Railway Company westbound mainline track; Thence South 8734'44" East, parallel with the centerline of said westbound mainline track, for a distance of 157.59 feet to a point lying 43.00 feet westerly of (as measured perpendicular to) the easterly line as extended north of Lot 12, said Teigen's Subdivision; Thence South 0212'13" East, parallel with the easterly line as extended north of said Lot 12, for a distance of 52.30 feet; Thence South 8742'44" West, parallel with the southerly line of said Lots 12 and 11, for a distance of 157.08 feet to the True Point of Beginning.

Said tract of land contains 5.621 acres, more or less.

And that said party has caused the same to be surveyed and platted and re-platted as LENTHE'S FIRST ADDITION to the City of Fargo, Cass County, North Dakota; and does hereby dedicate the Access Easements shown on the plat to the current and future owners of Lots 1 and 2, Block 1, and their successors and assigns; and does hereby dedicate to the public for public use the Negative Access Easement as shown on the plat .

OWNER:
Drew Lenthe Enterprises, Inc.

Drew Lenthe, President

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, 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____.

Curtis A. Skarphol,
Professional Land Surveyor No. 4723

CITY ENGINEER'S APPROVAL:

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

Brenda E. Derrig, City Engineer

FARGO PLANNING COMMISSION APPROVAL:

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

Shara Fischer, Chair
Fargo Planning Commission

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 North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Drew Lenthe, President of Drew Lenthe Enterprises, Inc., a North Dakota Corporation, 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 the said Corporation.

Notary Public: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, 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: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Brenda E. Derrig, 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 she executed the same as her free act and deed.

Notary Public: _____

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: _____

LENTHE'S FIRST ADDITION

BEING A REPLAT OF THE E. HALF OF LOT 3
& ALL OF LOTS 4-10, TEIGEN'S SUBDIVISION,
AND A PLAT OF PART OF THE SW 1/4 OF THE SE 1/4,
SECTION 2, T. 139 N., R. 49 W., 5th P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA