



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@FargoND.gov
www.FargoND.gov

March 28, 2018

Ulteig Engineering
Attn: Blake Sexton
3350 38th Ave S
Fargo, ND 58104

Re: Minnkota Section 16 1st Addition - Major Subdivision

Dear Mr. Sexton:

Thank you for your major subdivision application submitted on March 16, 2018. It is my understanding that you are seeking City approval to replat Lot 1, Block 1, Minnkota Section 16 Addition and plat a portion of Northwest 1/4 of Section 16, Township 138N, Range 49W, to be known as Minnkota Section 16 1st Subdivision.

Your application is deemed incomplete. Please submit the items indicated in the un-checked boxes below by April 4, 2018 for your application to be considered complete:

Subdivision application:

- 1. [X] \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2. [] Preliminary Plat (send PDF)
3. [] Proposed Amenities Plan (Major Subdivisions Only)
4. [] Clear Title Opinion reflection ownership by applicant(s) Provide title opinion for recently acquired property.
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 May 1, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by April 4, 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 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,

[Signature]
Donald Kress
Current Planning Coordinator

cc: Minnkota Power Cooperative, 5301 32nd Ave S, Grand Forks, ND 58201
Project File



Plat (Major)

Minnkota Section 16 1st Subdivision

5181 76th Avenue South



MINNKOTA SECTION 16 1ST SUBDIVISION

LOT 1, BLOCK 1, MINNKOTA SECTION 16 SUBDIVISION AND AN UNPLATTED PORTION OF THE NORTHWEST QUARTER OF SECTION 16,
T-138-N, R-49-W IN CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2018.

Mark H. Bittner, City Engineer

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2018, before me, a notary public with and for said County, personally appeared Mark H. Bittner, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this day of _____, 2018.

Shara Fischer, Planning Commission Chair

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2018, before me, a notary public with and for said County, personally appeared Shara Fischer, Planning Commission Chair, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2018.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2018, before me, a notary public with and for said County, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, to me known to be the persons described in and who executed the same as a free act and deed.

Notary Public

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That MINNKOTA POWER COOPERATIVE, INC whose address is Grand Forks, North Dakota as owner of a parcel of land located in the Northwest Quarter of Section 16, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

LOT 1, BLOCK 1 OF MINNKOTA SECTION 16 SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE AS DOCUMENT NUMBER 963511 IN THE OFFICE OF THE COUNTY RECORDER, CASS COUNTY, NORTH DAKOTA.

AND

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16; THENCE N 87°40'16" E COINCIDENT WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 1856.40 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497", THIS BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SECTION LINE N 87°40'16" E A DISTANCE OF 125.00 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497", THIS BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, MINNKOTA SECTION 16 SUBDIVISION AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID SECTION LINE AND COINCIDENT WITH THE WEST AND THEN SOUTH LINE OF SAID SUBDIVISION FOR TWO CALLS: S 01°58'43" E A DISTANCE OF 660.00 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497", THIS BEING THE SOUTHWEST CORNER OF SAID SUBDIVISION; N 87°40'16" E A DISTANCE OF 660.00 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497" ON THE EAST LINE OF THE NORTHWEST QUARTER, THIS BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING MINNKOTA SECTION 16 SUBDIVISION AND COINCIDENT WITH THE EAST LINE OF THE NORTHWEST QUARTER S 01°58'43" E A DISTANCE OF 360.00 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497", THIS BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE AND THROUGH THE LANDS OF SAUVAGEAU FOR TWO CALLS: S 87°40'16" W A DISTANCE OF 785.00 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "SEXTON LS-10497", THIS BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; N 01°58'43" W A DISTANCE OF 1020.00 FEET TO THE POINT OF BEGINNING.

Containing 721,939.19 square feet or 16.57 acres more or less.

Said owner has caused the above described tract of land to be surveyed and platted as "MINNKOTA SECTION 16 1ST SUBDIVISION" in the County of Cass, North Dakota, and do hereby dedicate to Lot 1 easements as shown, except those labeled as existing, on this plat for the purposes so stated.

OWNER:
Minnkota Power Cooperative, Inc.

By: _____
Owner / Authorized Agent

Title

State of North Dakota }
County of Cass } SS

On this _____ day of _____, in the year _____, 2018, before me, a notary public with and for said County, personally appeared _____

_____ 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.

Notary Public

PRELIMINARY

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

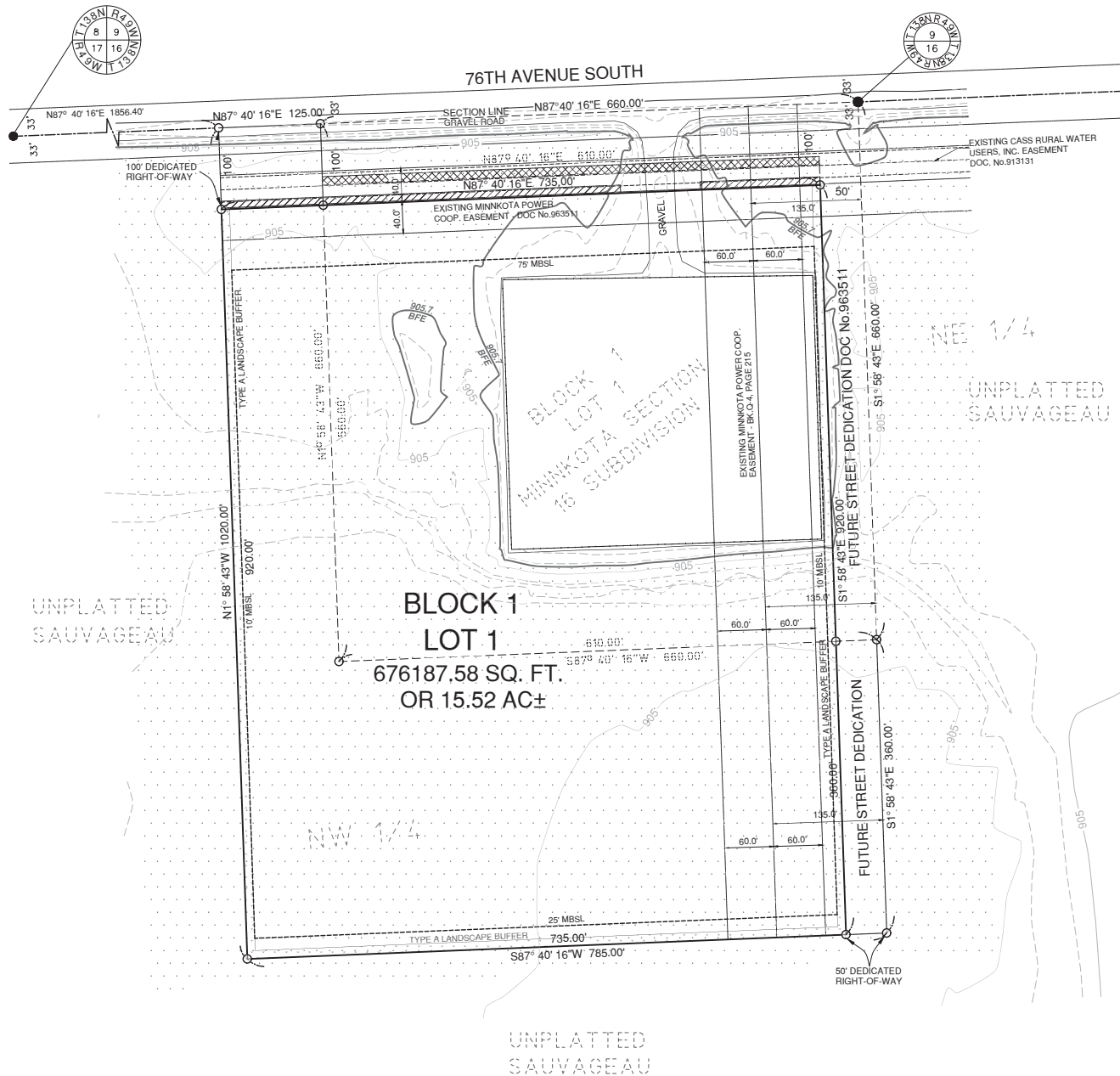
I, Christopher Blake Sexton, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or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

Christopher Blake Sexton, Professional Land Surveyor
North Dakota License No. LS-10497

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2018, before me, a notary public with and for said County, personally appeared Christopher Blake Sexton, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public



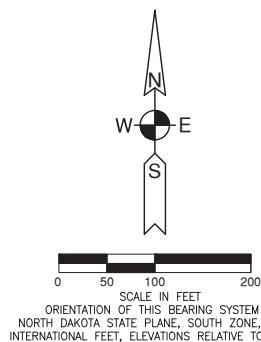
NOTE: FEMA FLOOD INSURANCE RATE MAP NUMBER 38017C0790G DATED JANUARY 16, 2015 SHOWS SUBJECT AREA TO BE IN ZONE AE. BASE FLOOD ELEVATION IS 905.7. ZONE IS SUBJECT TO CHANGE AND THE LOCAL FLOOD ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION.

BENCHMARK - REBAR AT NORTHEAST CORNER OF NORTHWEST QUARTER - ELEVATION 909.35 (NAVD 88)

LEGEND

- MONUMENT FOUND
- MONUMENT SET, 5/8" REBAR, CAPPED "LS-10497"
- SUBJECT PROPERTY LINE
- - - - - EXISTING PROPERTY LINE
- EASEMENT LINE
- - - - - MBSL (SETBACK LINE)
- - - - - 905 CONTOUR LINE
- - - - - 905.7 BFE BASE FLOOD ELEVATION LINE
- - - - - EXISTING SUBSTATION FENCE
- LANDSCAPE BUFFER
- ▨ ZONE AE
- ▨ EXISTING NEGATIVE ACCESS EASEMENT TO BE VACATED WITH THIS PLAT
- ▨ NEGATIVE ACCESS EASEMENT

*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.



PREPARED BY
Ulteig
3350 38th Avenue South Fargo, ND 58104
Phone: 701.280.8734
Web: www.ulteig.com
Project No.: 16.01480
Web: www.ulteig.com

FARGO - BISMARCK - DETROIT LAKES - ST. PAUL - SIOUX FALLS - DENVER - CEDAR RAPIDS - WILLISTON