



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

Verazity Properties, LLC
Attn: Jon Miller
4431 15th St S
Moorhead, MN 56560

Re: Maple Valley Fourth Addition – Minor Subdivision

Dear Mr. Miller:

Thank you for your minor subdivision application submitted on March 16, 2018. It is my understanding that you are seeking City approval to replat Lot 2, Block 7, Maple Valley Addition, to be known as Maple Valley Fourth Addition, a one block, three lot minor subdivision.

Your application is deemed 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 May 1, 2018 Planning Commission public hearing.

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 Barrett Voigt. He can be reached at BVoigt@FargoND.gov or by calling (701) 476-4153. 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

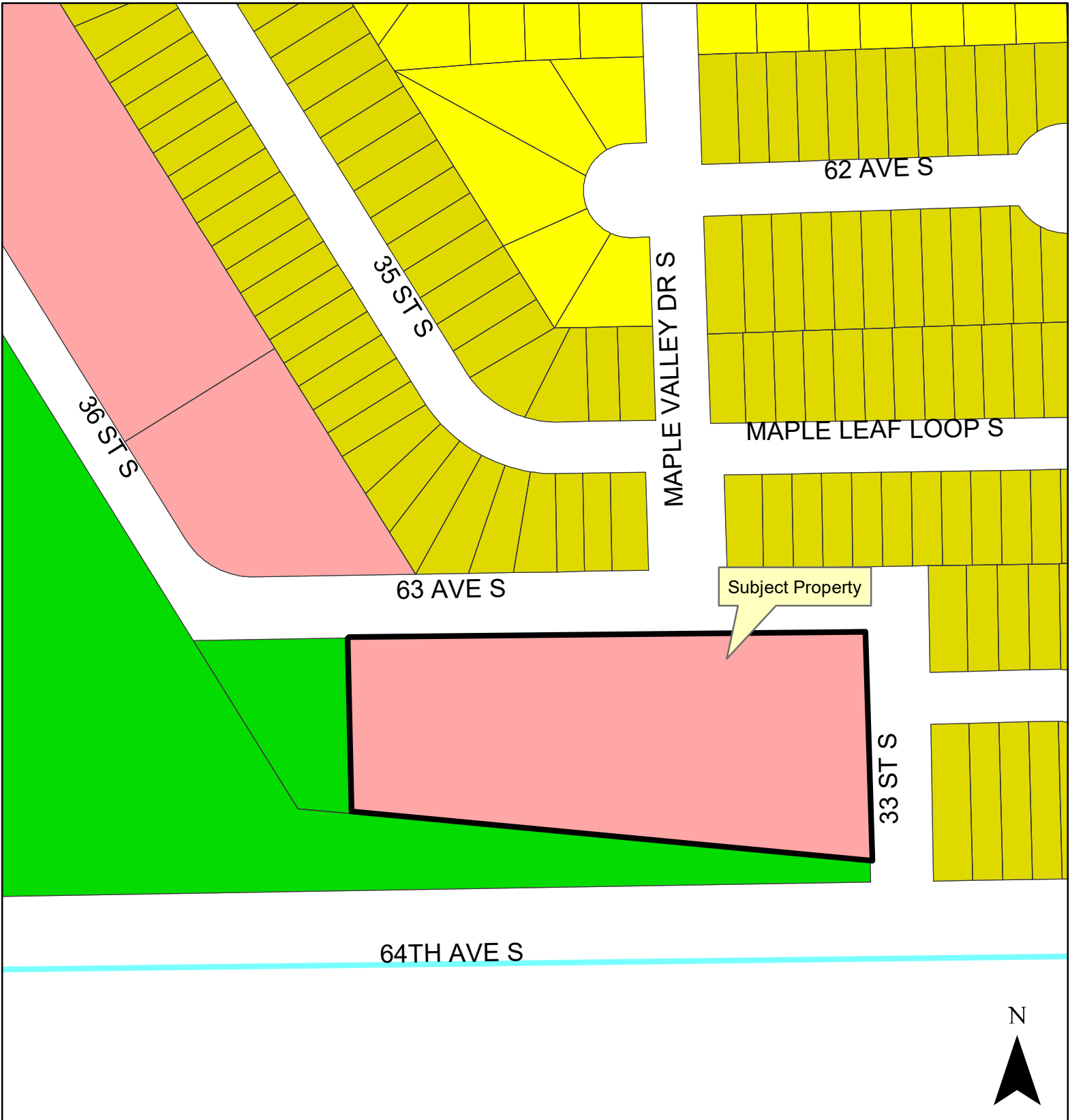
cc: Verazity Properties, LLC, P.O. Box 10276, Fargo, ND 58106
Project File



Plat (Minor)

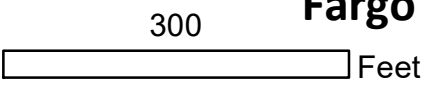
Maple Valley Fourth Addition

3350, 3430, 3460, 3480, 3500
and 3540 63rd Avenue South



Legend

| | | | |
|-----|------|-----|-------------|
| AG | LC | MHP | SR-2 |
| DMU | M | NC | SR-1 |
| GC | MR-1 | NO | SR-1.5 |
| GL | MR-2 | P/I | SR-5 |
| GO | MR-3 | UML | SR-14-CR |
| | | | City Limits |



Plat (Minor)

Maple Valley Fourth Addition

3350, 3430, 3460, 3480, 3500
and 3540 63rd Avenue South



MAPLE VALLEY FOURTH ADDITION

A REPLAT OF LOT 2, BLOCK 7 OF MAPLE VALLEY ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That VERAZITY PROPERTIES, LLC a North Dakota Limited Liability Company, is the owner of a Lot 2, Block 7 of Maple Valley Addition to the City of Fargo, as filed and on record at the office of the County Recorder, Cass County, North Dakota, being further described as follows:

Beginning at the northeast corner of said Lot 2; thence South 00 degrees 56 minutes 36 seconds East, on the east line of said Lot 2, for a distance of 293.45 feet; thence North 84 degrees 52 minutes 55 seconds West, on the south line of said Lot 2, for a distance of 662.79 feet; thence North 00 degrees 56 minutes 36 seconds West, on the west line of said Lot 2, for a distance of 223.46 feet; thence North 89 degrees 03 minutes 24 seconds East, on the north line of said Lot 2, for a distance of 659.08 feet to the point of beginning.

Said tract of land contains 170,345 square feet, more or less, and is subject to all easements and rights of way of record.

And that said party has caused the same to be surveyed and replatted as Maple Valley Fourth Addition to the City of Fargo, Cass County, North Dakota.

OWNER:
Verazity Properties, LLC

Jon Miller, President

State of North Dakota }
County of Cass } ss

On this _____ day of _____, 20____, before me personally appeared Jon Miller, President, 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 Verazity Properties, LLC.

Notary Public: _____

MORTGAGEE:
VISIONBank

State of North Dakota }
County of Cass } ss

On this _____ day of _____, 20____, before me 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 on behalf of _____.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Gary A. Ness, 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____.

Gary A. Ness, Professional Land Surveyor No. LS-3461

State of North Dakota }
County of Cass } ss

On this _____ day of _____, 20____, before me personally appeared Gary A. Ness, 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 }
County of Cass } ss

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 she executed the same as her 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 }
County of Cass } ss

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____.

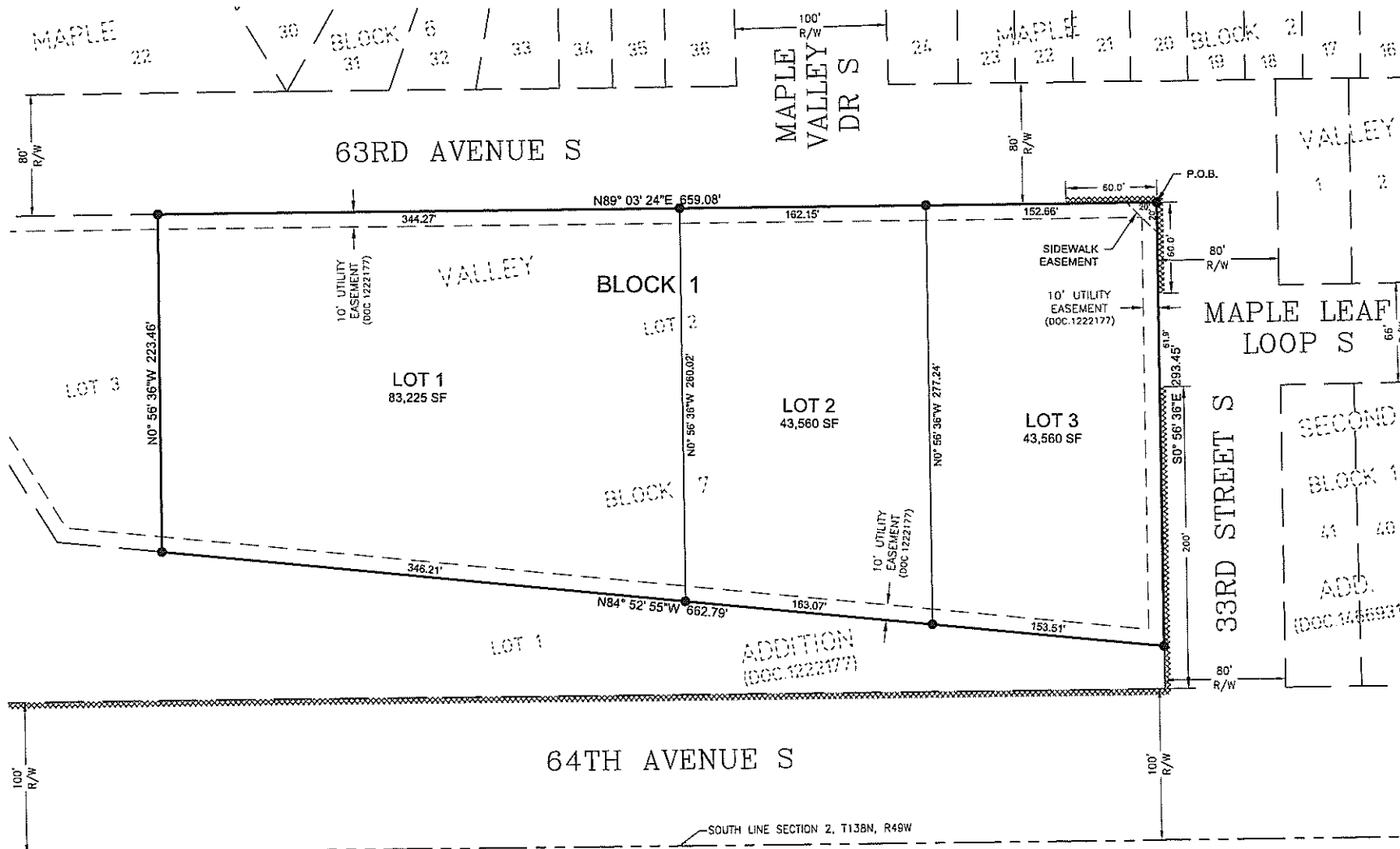
Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota }
County of Cass } ss

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.

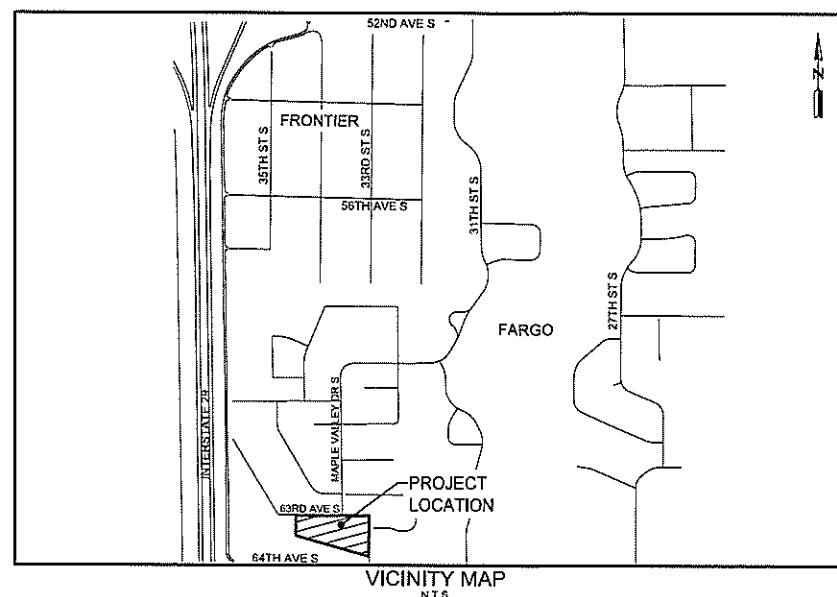
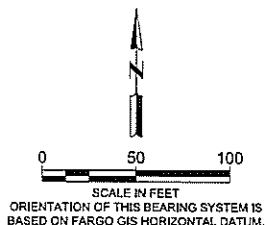
Notary Public: _____



- LEGEND**
- Monument in place
 - Monument set (5/8" rebar, capped pls# LS-3461)
 - ▨ Existing Negative Access Easement
 - ▧ New Negative Access Easement
 - Boundary Line
 - - - Section Line
 - Existing Property Line
 - - - Existing Easement Line
 - - - New Easement Line

NOTES:
Per the Flood Insurance Rate Map community-panel number 38017C0787G dated January 16, 2015 indicates that no area of this plat is included in Special Flood Hazard Areas (SFHAs).

Negative access easement, as noted on this plat, is an easement dedicated as part of the right of way 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.



Mead & Hunt
Phone: 701-566-6450
meadhunt.com
Project No.
4578300-180750.01
SHEET 1 OF 1