



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

October 23, 2017

Eagle Ridge Development
Attn: Jon Youness
4631 40th Ave S
Fargo, ND 58104

Re: Madelyn's Meadows - Major Subdivision and Zoning Map Amendment (Zone Change)

Dear Mr. Youness:

Thank you for your minor subdivision application submitted on September 18, 2017. It is my understanding that you are seeking city approval to plat the NE 1/4 of the SE 1/4, Section 11, Township 138N, Range 49W, to be known as Madelyn's Meadows First Addition, a 3 block, 40 lot major subdivision. It is my further understanding that you are seeking city approval to rezone all of the proposed, Madelyn's Meadows Addition from, AG, Agricultural, to SR-4, Single-Dwelling Residential.

The following items must accompany a zone change application:

- 1. [X] \$300.00 Filing Fee

The following items must accompany a subdivision application:

- 1. [X] \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2. [X] Preliminary Plat
3. [ ] Proposed Amenities Plan (Major Subdivisions Only)
4. [X] 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

Thank you for submitting your application. Your application is deemed incomplete. A proposed amenities plan, proof of paid-up taxes and a copy of letter to the Special Assessment Coordinator will need to be submitted to staff by November 1 in order to keep your item on track. Your application is tentatively scheduled to be heard at the December 5 Planning Commission public hearing. The 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. If you have any questions about your application, please feel free to contact me by email at dkress@FargoND.gov, or by calling (701) 241-1473.

Respectfully,

[Handwritten signature of Donald Kress]

Donald Kress
Senior Planner

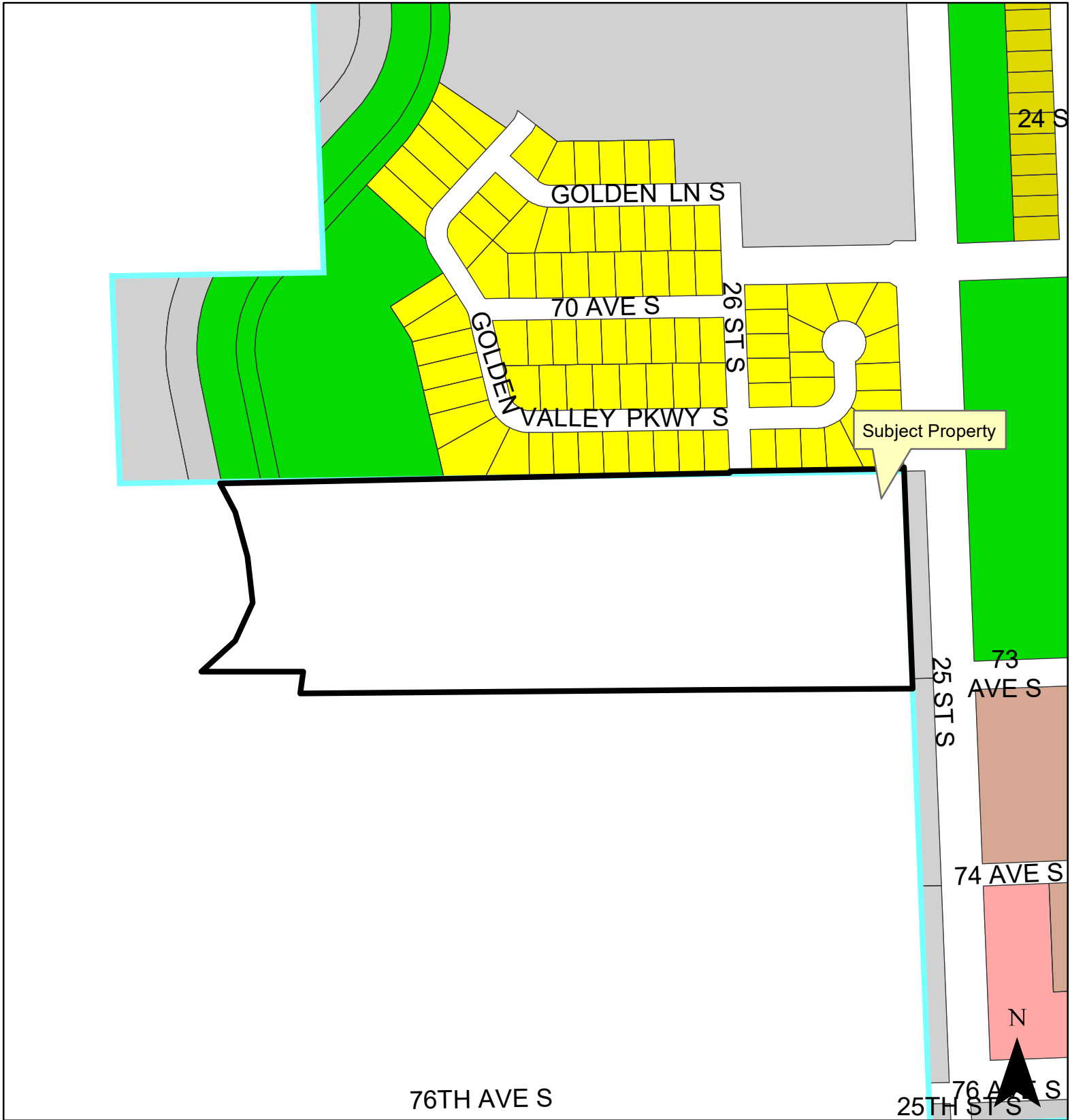
cc: Sitka Investments, LLC 4650 38th Ave S, Fargo, ND 58104
Project File



# Plat (Major) and Zone Change (AG to SR-4)

## Madelyn's Meadows Addition

7269 25 Street South

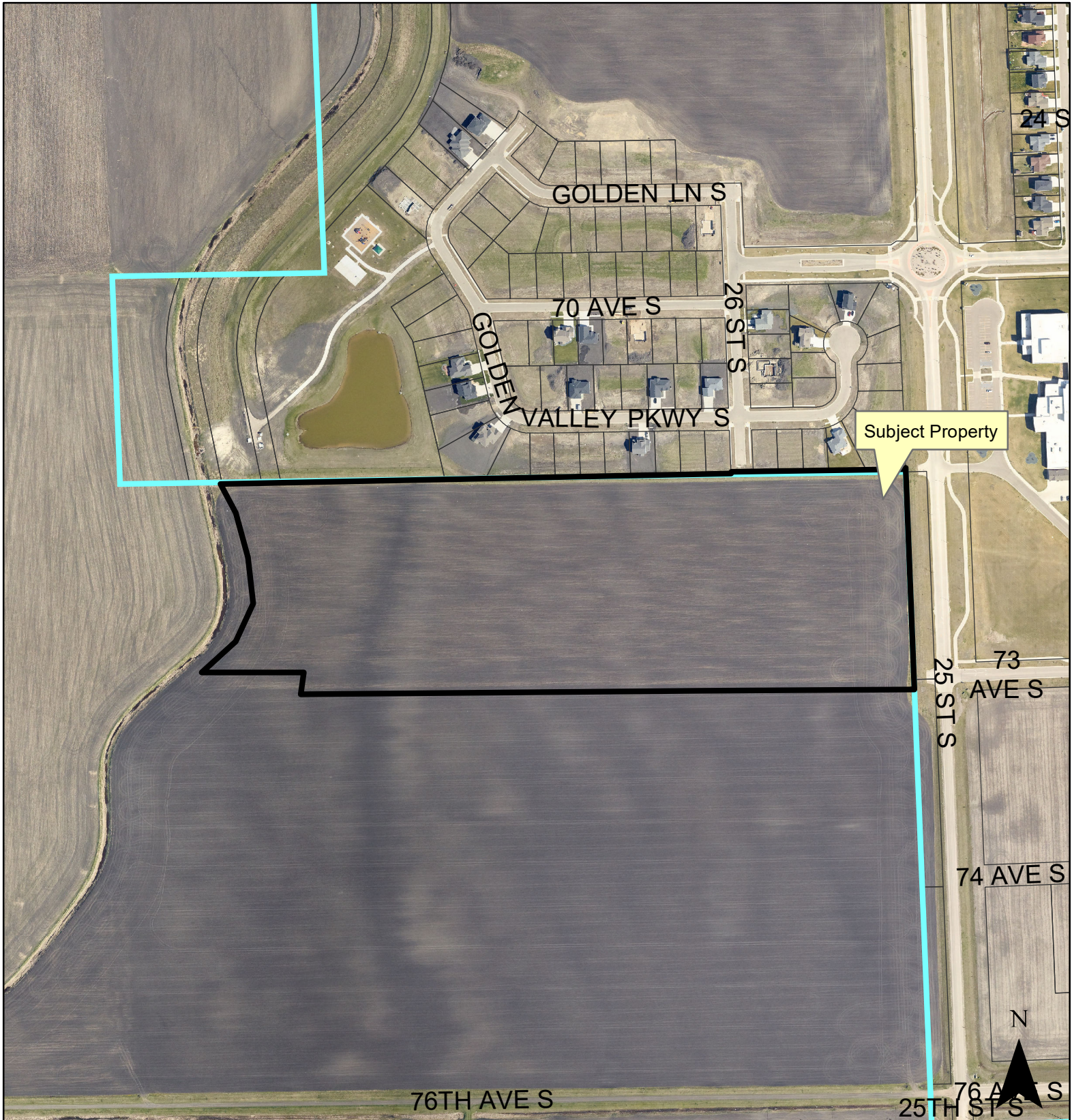




# Plat (Major) and Zone Change (AG to SR-4)

## Madelyn's Meadows Addition

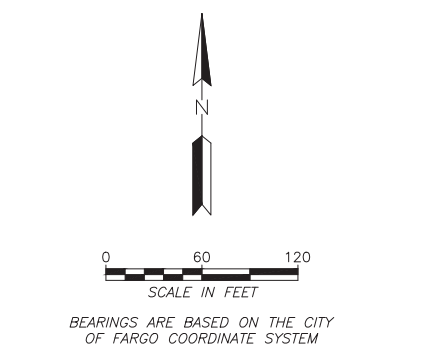
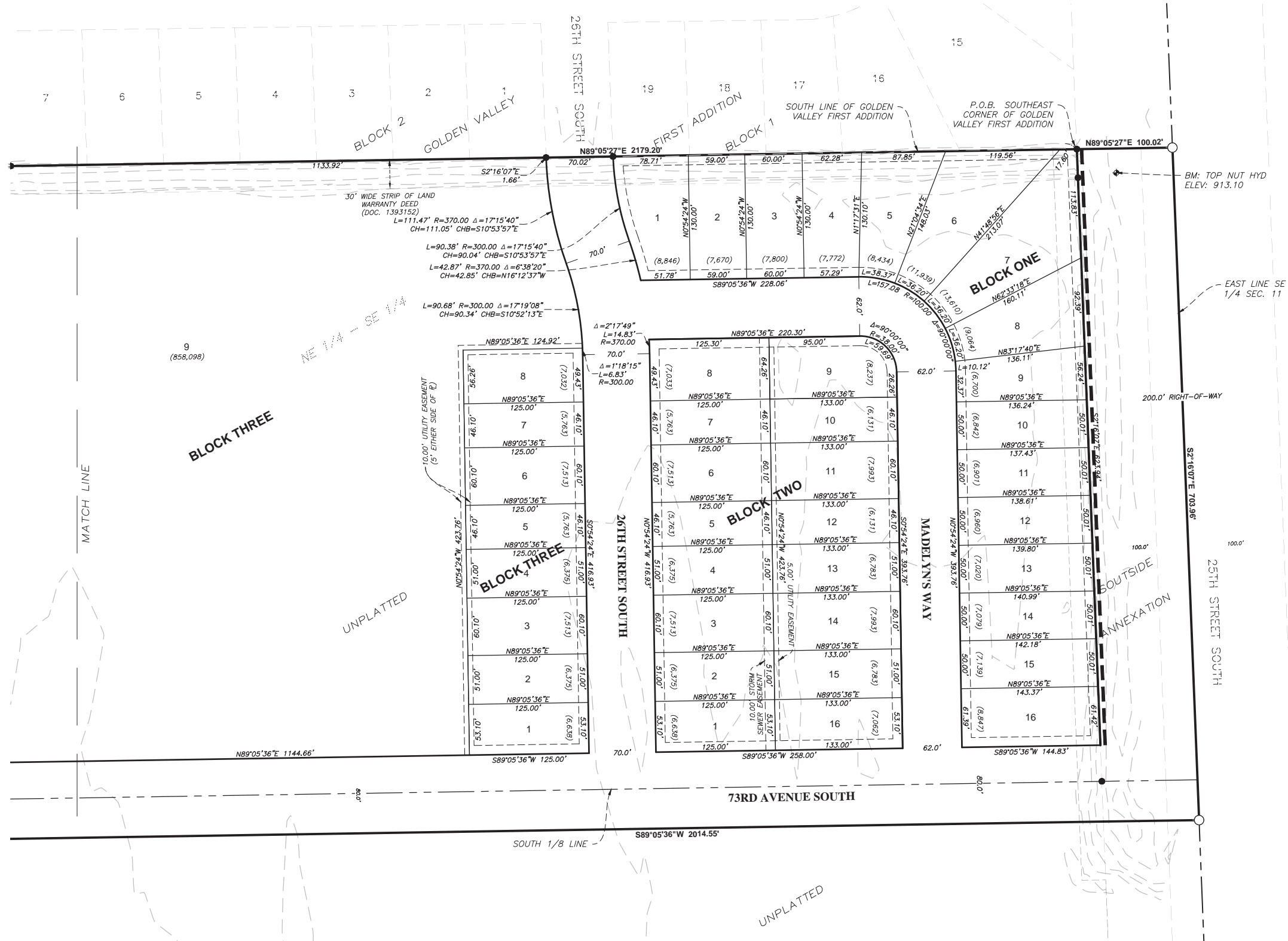
7269 25 Street South





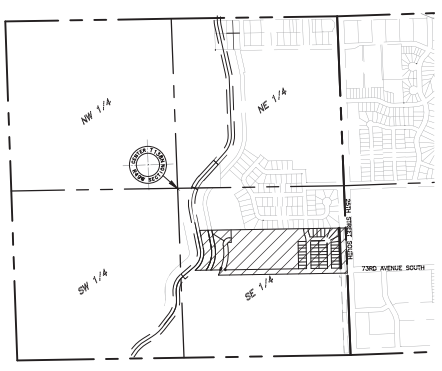
# MADELYN'S MEADOWS FIRST ADDITION

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST  
TO THE CITY OF FARGO  
CASS COUNTY, NORTH DAKOTA



- LEGEND**
- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP #3638
  - FOUND IRON MONUMENT
  - PLAT BOUNDARY
  - - - LOT LINE
  - - - NEW EASEMENT LINE
  - - - EXISTING LOT LINE
  - - - EXISTING EASEMENT
  - - - RIGHT-OF-WAY LINE
  - - - NEGATIVE ACCESS EASEMENT
  - - - SECTION LINE
  - - - QUARTER LINE
  - (6,500) LOT AREAS IN SQ. FT.

- NOTES:**
1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
  2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
  3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF MADELYN MEADOWS FIRST ADDITION, 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 OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
  4. PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO FEMA FIRM MAP 38017C0090G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 907' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM FIELD SURVEY.

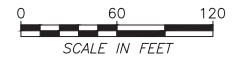
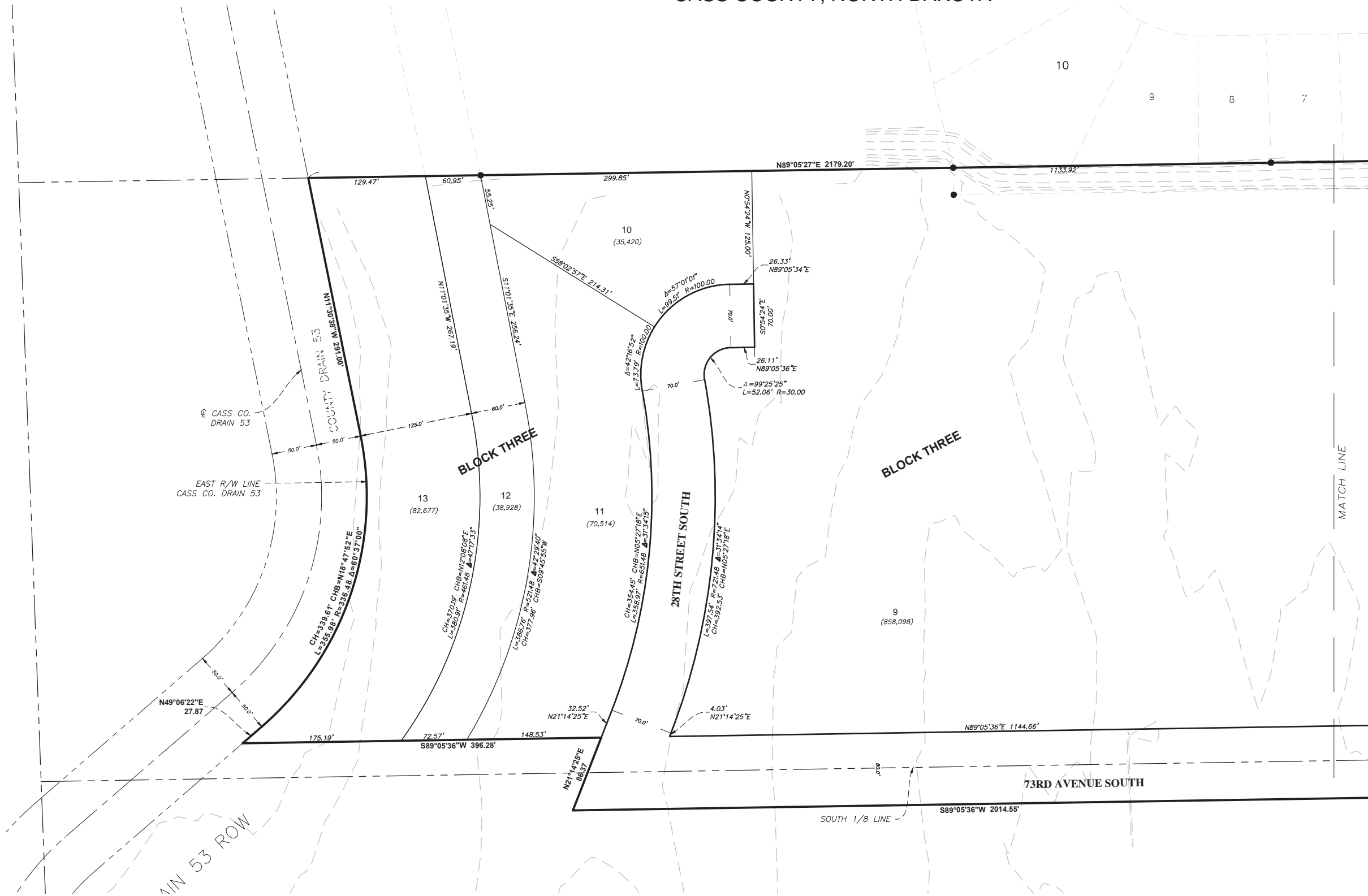


U:\Survey\Projects\0510-0001\_Eagle Ridge Partners, LLC\0119 - Madelyn Meadows Addition\Drawings\0510-0019\_MADELYN MEADOWS.dwg  
 Plot Date & Time: 6 December 2017 2:51 PM

**WENCK ASSOCIATES**  
Responsive partner. Exceptional outcomes.  
3303 Fiechtner Drive Fargo, ND 58103  
Ph: 701-297-9600 Fax: 701-297-9601

# MADELYN'S MEADOWS FIRST ADDITION

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST  
TO THE CITY OF FARGO  
CASS COUNTY, NORTH DAKOTA

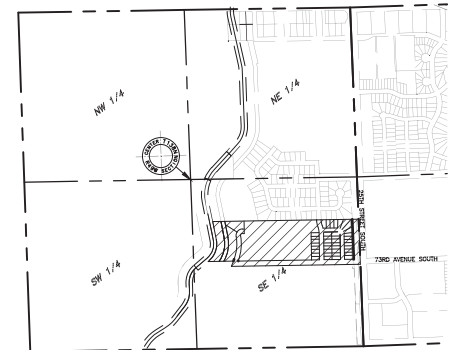


BEARINGS ARE BASED ON THE CITY OF FARGO COORDINATE SYSTEM

### LEGEND

- SET 5/8"x18" REBAR W/ YELLOW PLASTIC CAP #3638
- FOUND IRON MONUMENT
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- EXISTING EASEMENT
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- NEGATIVE ACCESS EASEMENT
- SECTION LINE
- QUARTER LINE
- (6,500) LOT AREAS IN SQ. FT.

- NOTES:
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  - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
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VICINITY MAP  
SECTION 11, T.139N. R.49W.  
(NO SCALE)



Responsive partner. Exceptional outcomes.

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Fargo, ND 58103  
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A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST  
TO THE CITY OF FARGO  
CASS COUNTY, NORTH DAKOTA

### PLAT BOUNDARY DESCRIPTION

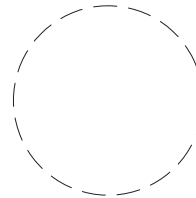
Chris N. Ambourn, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "MADELYN'S MEADOWS FIRST ADDITION" to the City of Fargo, a part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, Cass County, North Dakota; that said plat is a true and correct representation of the boundary survey; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said addition is described as follows, to wit;

A plat of part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at a point on the southeast corner of GOLDEN VALLEY FIRST ADDITION, according to the record plat thereof, said County; thence North 89 degrees 05 minutes 27 seconds East 100.02 feet to the east line of the Southeast Quarter of Section 11; thence South 02 degree 16 minutes 07 seconds East along the east of line of said Southeast Quarter 703.96 feet; thence West 89 degrees 05 minutes 36 seconds West 2,014.55 feet; thence North 21 degrees 14 minutes 25 seconds East 86.37 feet; thence South 89 degrees 05 minutes 36 seconds East 396.28 feet to a point of intersection with the southeasterly line of the 100.00-foot wide Right-of-Way for Cass County Drain No. 53; thence North 49 degrees 06 minutes 22 seconds East along the southeasterly line of said Drain No. 53 27.87 feet; thence northeasterly 355.98 feet along a non-tangential curve concave to the northwest and along the easterly line of said Drain No. 53, having a radius of 364.48 feet, a central angle of 60 degrees 37 minutes 00 seconds, and the chord of said curve is 339.61 feet in length and bears North 18 degrees 47 minutes 52 seconds East; thence North 11 degrees 30 minutes 38 seconds West along the easterly line of said Drain No. 53 291.00 feet to a point of intersection with the easterly line of said Drain 53 and the south line of GOLDEN VALLEY FIRST ADDITION; thence North 89 degrees 05 minutes 27 seconds East along said south line of GOLDEN VALLEY FIRST ADDITION 2,179.20 feet to the point of beginning.

Said tract contains 10.07 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.



Chris N. Ambourn, PLS  
Professional Land Surveyor  
Registration No. LS-8236

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, appeared before me, Chris N. Ambourn, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

### DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "MADELYN MEADOWS FIRST ADDITION" to the City of Fargo, a part of the Southeast Quarter in Section 11, Township 138 North, Range 49 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Chris N. Ambourn, Registered Land Surveyor, and that the description as shown in the certificate of the Registered Land Surveyor is correct. We hereby dedicate all Streets, Lanes, Drives, Utility Easements shown on said plat to the use of the Public.

Owner: Sitka Investments, LLC

\_\_\_\_\_  
James R. Bullis, Secretary

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, appeared before me, James R. Bullis known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same on behalf of Westport Investments, LLC.

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_  
ission expires: \_\_\_\_\_

### CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Mark H. Bittner, P.E.  
City Engineer

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a notary public in and for said county, personally appeared Mark H. Bittner, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

### CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Shara Fischer  
Planning Commission Chair

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a notary public in and for said county, personally appeared Shara Fischer, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_

### FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Timothy J. Mahoney  
Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
                                  ) SS  
County of Cass         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

\_\_\_\_\_  
Notary Public, Cass County, North Dakota

My commission expires: \_\_\_\_\_



Responsive partner. Exceptional outcomes.

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Fargo, ND 58103         Fax: 701-297-9601





POND EXPANSION AREA

TRAIL CONNECTION

DRAIN 53 ROW

MR-2

MR-2

PARK

16

16

34

15

16

16

16

11

22

22

22

MR-3

29 STREET SOUTH

28 STREET SOUTH

27 STREET SOUTH

26 STREET SOUTH

25 STREET SOUTH

30 STREET SOUTH

LC

74TH AVE S

MR-3

LC

76TH AVE S

73RD AVE S

LOT 1

BLOCK 6

BLOCK 7

LOT 1