



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

Houston Engineering
Attn: Brian Pattengale
1401 21st Ave N
Fargo, ND 58102

Re: Larkin Addition – Minor Subdivision

Dear Mr. Pattengale:

Thank you for your minor subdivision application submitted on March 19, 2018. It is my understanding that you are seeking City approval to replat Lots 1 and 2, Block 1, Larson Addition; Lot 2, Block 1, Collins 3rd Subdivision, vacated portions of 36th Avenue South and 39 Street South, and an unplatted portion of Southeast 1/4 of Section 27, Township 139N, Range 49W.

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. [X] 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. [X] Copy of Letter to Special Assessment Coordinator
7. [] Additional items specific to your project
a. Title opinion that covers Larson property of 3555 38th Street
b. Verify existing title opinion covers ALL of 3611 38th Street and update if necessary
c. Updated legal description to include Larson property added to the plat today, to add to his existing application.

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

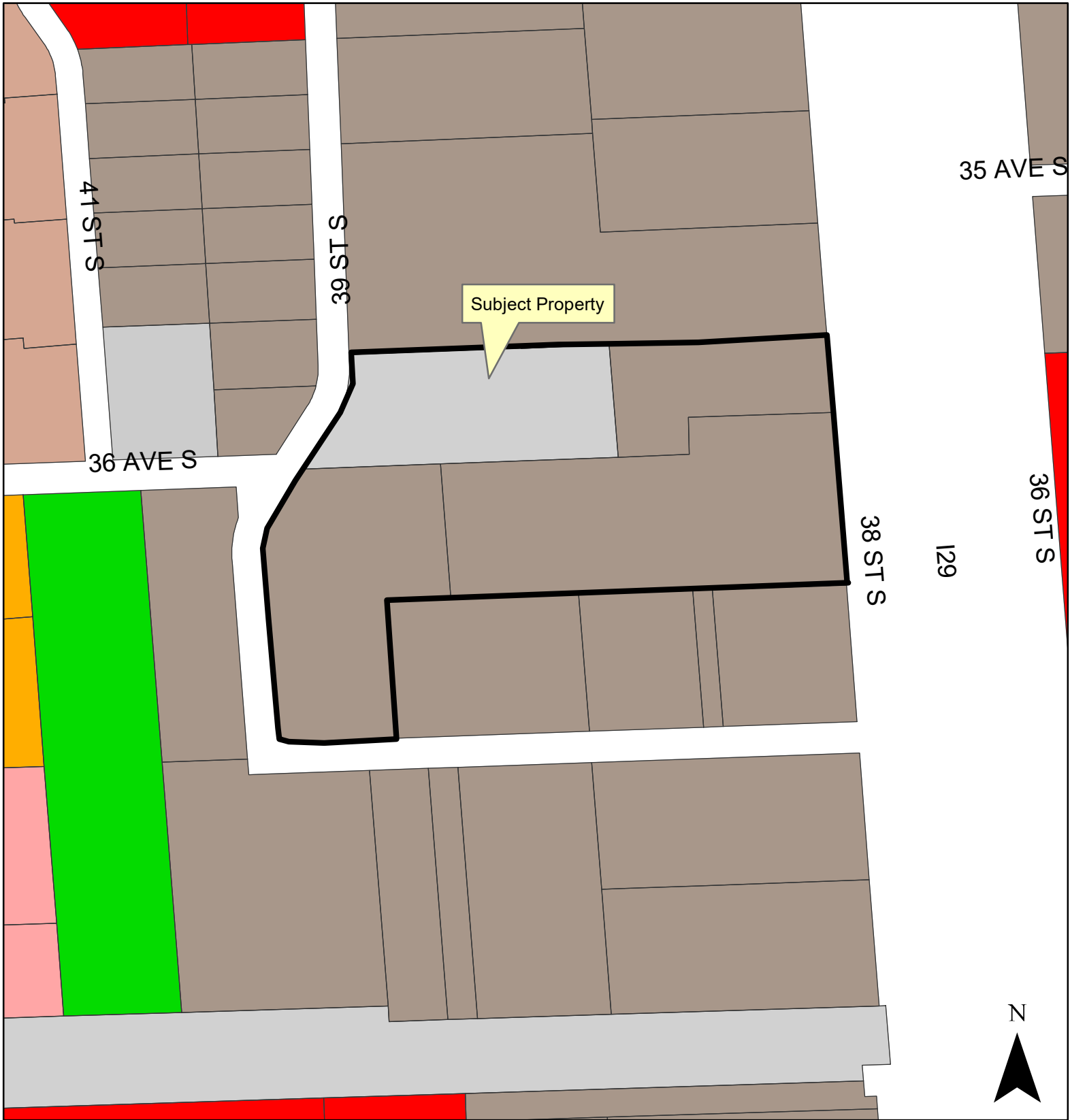
cc: Larkin Properties, LLP, 3931 37th Ave S, Fargo, ND 58104
Project File



Plat (Minor) and Zone Change (AG to LI)

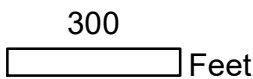
Larkin Addition

355 & 3611 38th St S, 3552 & 3600
39th St S and 3949 37th Ave S



Legend

AG	LC	MHP	SR-2
DMU	LI	NC	SR-3
GC	MRR-1	NO	SR-4
GO	MRR-2	PT	SR-5
	MR-3	UMI	City Limits



Plat (Minor) and Zone Change (AG to LI)

Larkin Addition

3555 & 3611 38th St S, 3552 & 3600
39th St S and 3949 37th Ave S

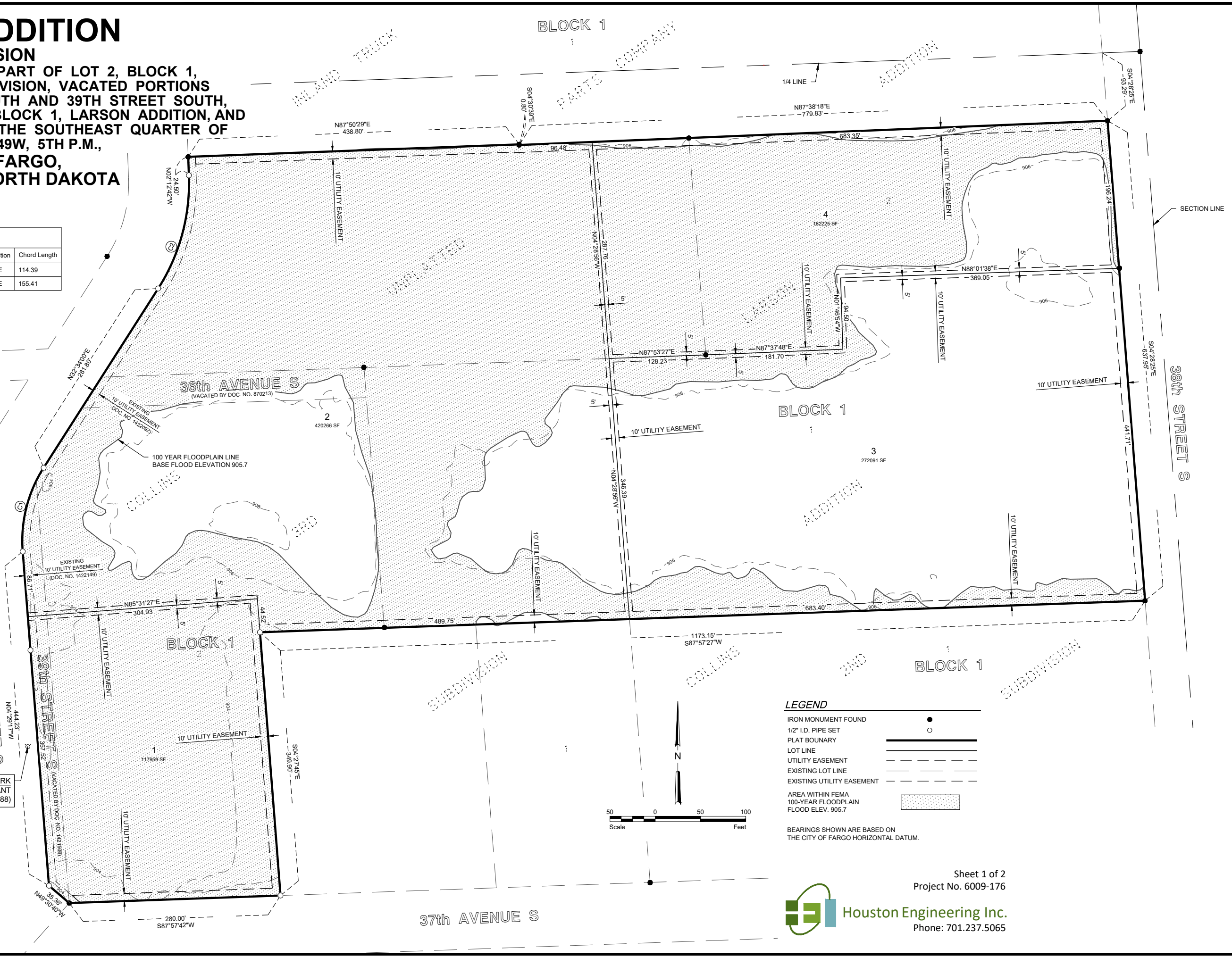


LARKIN ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF PART OF LOT 2, BLOCK 1, COLLINS THIRD SUBDIVISION, VACATED PORTIONS OF 36TH AVENUE SOUTH AND 39TH STREET SOUTH, AND LOTS 1 AND 2, BLOCK 1, LARSON ADDITION, AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, T139N, R49W, 5TH P.M., TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

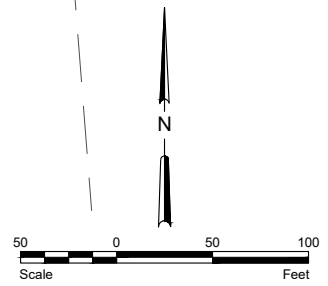
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	116.41	180.00	37°03'16"	N14°02'22"E	114.39
C2	157.82	260.00	34°46'42"	N15°10'39"E	155.41



LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- PLAT BOUNDARY
- LOT LINE
- UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT
- AREA WITHIN FEMA 100-YEAR FLOODPLAIN FLOOD ELEV. 905.7

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO HORIZONTAL DATUM.



H:\Fargo\UBN\6000600917_6009_176\CADD\Plan\FINAL PLAT Larkin Rev1.dwg-Layout1-3/23/2018 3:49 PM-(kstroud)

OWNER:
Larson Properties, LLC, a North Dakota limited liability company

Don Larson, XXXXXX

OWNER:
Larkin Properties, LLP, a North Dakota limited liability partnership

Jason Larkin, President

MORTGAGEE:
Bell State Bank & Trust, a North Dakota corporation
d/b/a Bell Bank, a North Dakota corporation

Shelly Kegley
Senior Vice President/Commercial Lender

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:
I, James A. Schlieman, 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____.

James A. Schlieman, Professional Land Surveyor No. 6086

CITY ENGINEER'S APPROVAL:
Approved by the Fargo City Engineer this _____ day of _____, 20____.

Mark H. Bittner, 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 _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Don Larson, XXXXXX of Larson Properties, LLC, a North Dakota limited liability company, 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 said limited liability company.

Notary Public: _____

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Jason Larkin, President of Larkin Properties, LLP, a North Dakota limited liability partnership, 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 said limited liability partnership.

Notary Public: _____

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Shelly Kegley, Senior Vice President/Commercial Lender for Bell Bank, 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 said corporation.

Notary Public: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared James A. Schlieman, 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 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 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 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: _____

OWNER'S CERTIFICATE:
KNOW ALL PERSONS BY THESE PRESENTS: That Larson Properties, LLC, a North Dakota limited liability company, and Larkin Properties LLP, a North Dakota limited liability partnership, are the owners and proprietors, and that Bell State Bank & Trust (now doing business as Bell Bank), a North Dakota corporation, is a mortgagee, of Lots 1 and 2, Block 1, Larson Addition, together with part of Lot 2, Block 1, Collins Third Subdivision, together with vacated portions of 36th Avenue South and 39th Street South, in the City of Fargo, Cass County, North Dakota, all being more particularly described as follows:

Beginning at the southwest corner of Lot 2, Block 1, said Collins Third Subdivision; thence North 49°30'40" West along the easterly line of 39th Street South, for a distance of 35.36 feet to an angle point along the easterly line of said 39th Street South, thence North 04°29'17" West along the easterly line of said 39th Street South, for a distance of 444.23 feet to the beginning of a tangential curve, having a radius of 180.00 feet; thence northerly, along the easterly line of said 39th Street South and along said curve, for a distance of 116.41 feet, through a central angle of 37°03'16"; thence North 32°34'00" East along the easterly line of said 39th Street South, for a distance of 281.80 feet to the beginning of tangential curve to the left, having a radius of 260.00 feet; thence northerly, along the easterly line of said 39th Street South and along said curve, for a distance of 157.82 feet, through a central angle of 34°46'42"; thence North 02°12'42" West, along the easterly line of said 39th Street South, for a distance of 24.50 feet to the southwest corner of Inland Truck Parts Company Addition to the City of Fargo; thence North 87°50'29" East, along the southerly line of said Inland Truck Parts Company Addition, for a distance of 438.80 feet; thence South 04°30'39" East, along the southerly line of said Inland Truck Parts Company Addition, for a distance of 0.80 feet; thence North 87°38'18" East, along the southerly line of said Inland Truck Parts Company Addition, for a distance of 779.83 feet to the southeast corner of said Inland Truck Parts Company Addition, said point also being the northeast corner of Larson Addition to the City of Fargo; thence South 04°28'25" East, along the easterly line of said Larson Addition, for a distance of 637.95 feet to the southeast corner of said Larson Addition; thence South 87°57'27" West, along the southerly line of said Larson Addition, for a distance of 1008.36 feet to the southwest corner of said Larson Addition; thence South 87°57'27" West for a distance of 164.79 feet; thence South 04°27'45" East for a distance of 349.90 feet to a point of intersection with the southerly line of said Lot 2, Block 1, Collins Third Subdivision; thence South 87°57'42" West, along the southerly line of said Lot 2, for a distance of 280.00 feet to the point of beginning.

Said tract contains 22.326 acres, more or less.

And that said parties have caused the same to be surveyed and platted as LARKIN ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the utility easements shown on the plat.

LARKIN ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF PART OF LOT 2, BLOCK 1, COLLINS THIRD SUBDIVISION, VACATED PORTIONS OF 36TH AVENUE SOUTH AND 39TH STREET SOUTH, AND LOTS 1 AND 2, BLOCK 1, LARSON ADDITION, AND A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, T139N, R49W, 5TH P.M., TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA