



PLANNING AND DEVELOPMENT

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Fargo, North Dakota 58102  
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[www.FargoND.gov](http://www.FargoND.gov)

February 27, 2018

PACES Lodging  
Attn: Nate Vollmuth  
4265 45th Street South, Suite 200  
Fargo, ND 58104

**Re: Brandt Crossing 14th Addition – Minor Subdivision**

Dear Mr. Vollmuth:

Thank you for your minor subdivision application submitted on February 20. It is my understanding that you are seeking City approval to replat Lot 2, Block 1, Brandt Crossing 10th Addition; Lot 2, Block 1, Brandt Crossing 11th Addition; Lot 2, Block 1, Brandt Crossing 12th Addition; and Lots 1 & 2, Block 1, Brandt Crossing 13th Addition to be known as Brandt Crossing 14th Addition, a one block, six lot minor subdivision.

Your application is deemed incomplete. Please submit the items indicated in the un-checked boxes below by March 5, 2018 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) (see note below)
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. Pre Development Meeting

*NOTE: The title opinion submitted with the plat does not include any part of Brandt Crossing Tenth, 11th, or 13th Addition. It appears to be the same title opinion submitted for Brandt Crossing 13th Addition.*

It is the applicant's responsibility to verify all easements noted in the title opinion are accounted for on the plat.

Your application is tentatively scheduled to be heard at the April 3, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by March 5, 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 Kylie Bagley. She can be reached at [kbagley@fargond.gov](mailto:kbagley@fargond.gov) or by calling (701) 476-4152. She 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  
Planning Coordinator

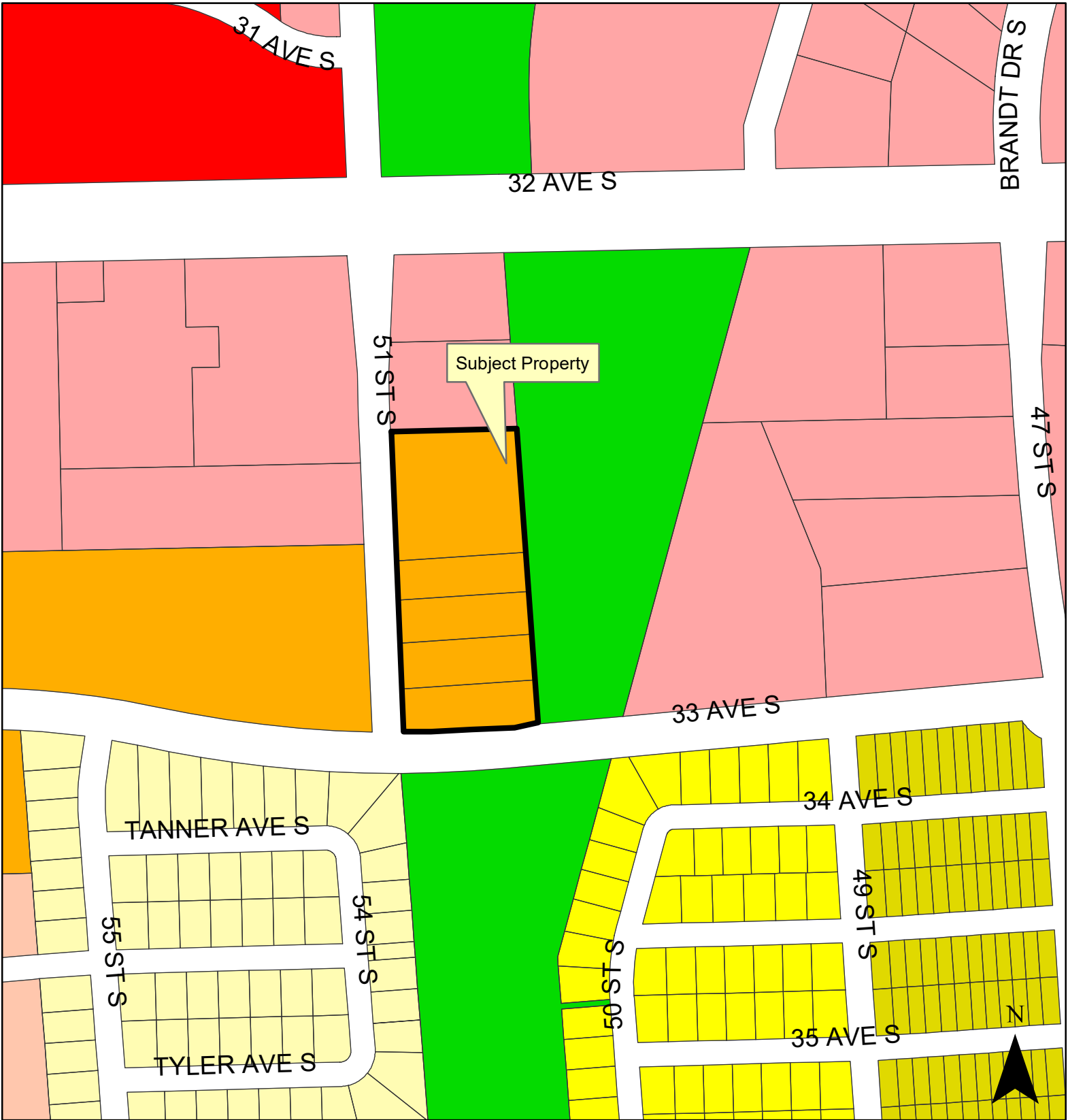


cc: Project File

# Plat (Minor)

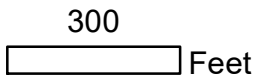
## Brandt Crossing 14th Addition

5049 33rd Ave S & 3284, 3274  
3252 and 3266 51st St S



### Legend

AG	LC	MHP	SSR-1
DDMU	LI	MNO	SSR-2
GC	MR-1	PN	SSR-3
GL	MR-2	P/I	SSR-4
GO	MR-3	UMU	SSR-5
			City Limits



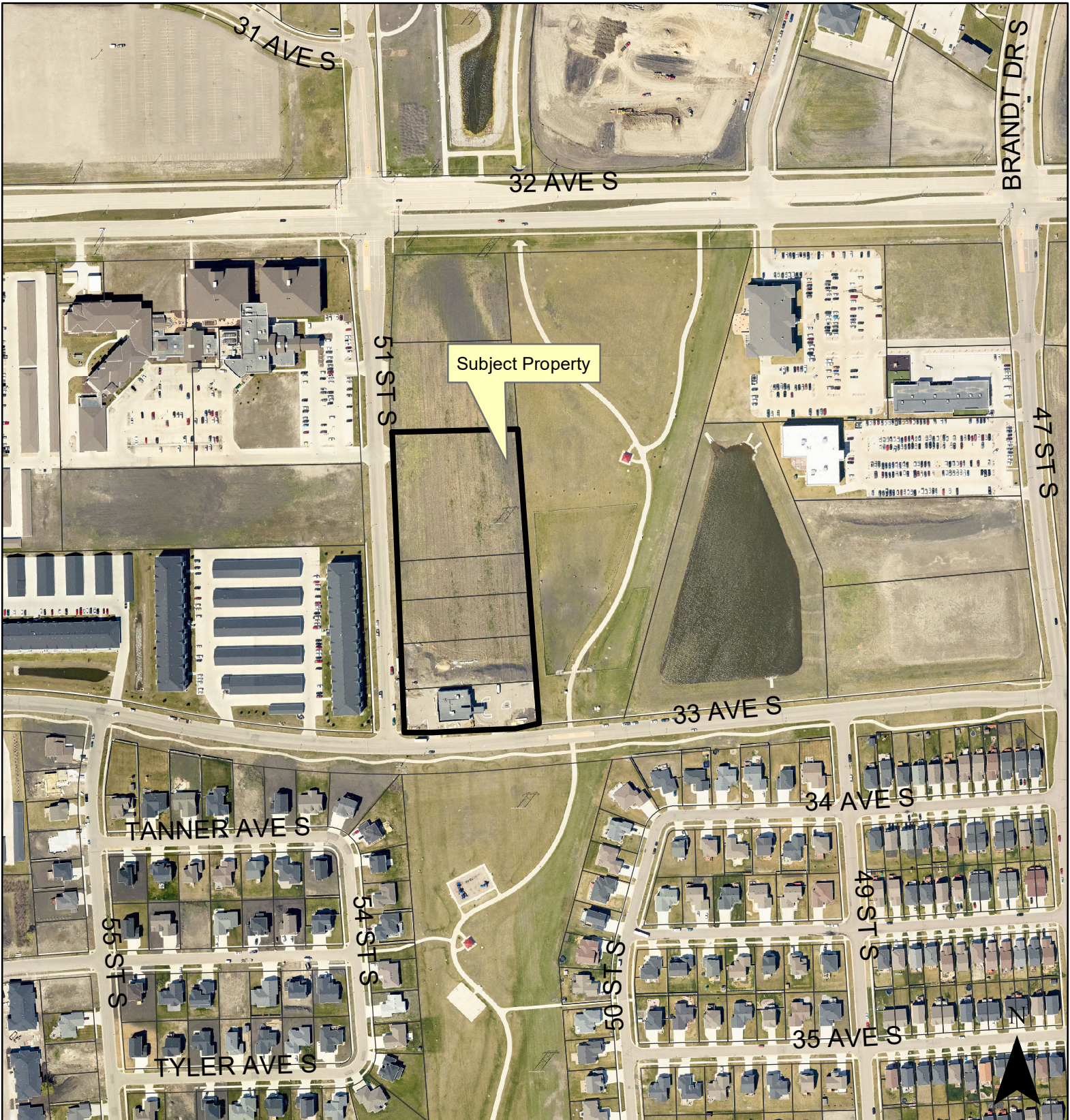
Fargo Planning Commission  
May 1, 2018



# Plat (Minor)

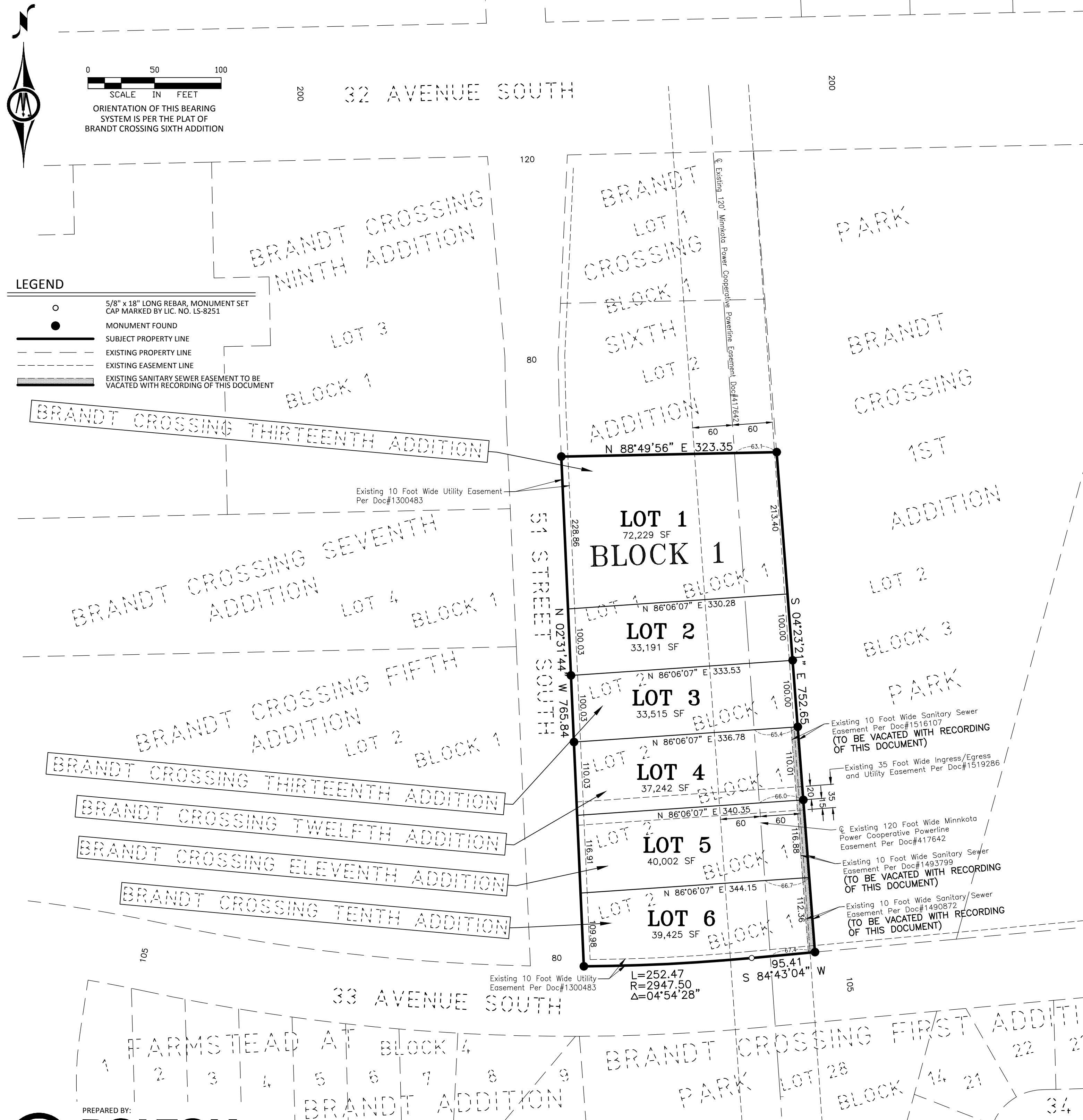
## Brandt Crossing 14th Addition

5049 33rd Ave S & 3284, 3274  
3252 and 3266 51st St S



# BRANDT CROSSING FOURTEENTH ADDITION

A REPLAT OF LOT 2, BLOCK 1 OF BRANDT CROSSING TENTH ADDITION, LOT 2, BLOCK 1 OF BRANDT CROSSING ELEVENTH ADDITION, LOT 2, BLOCK 1 OF BRANDT CROSSING TWELFTH ADDITION & BRANDT CROSSING THIRTEENTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)



## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Arrow LLC, a North Dakota Limited Liability Company as owner of a parcel of land located in the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lot 2, Block 1 of BRANDT CROSSING TENTH ADDITION and Lot 2, Block 1 of BRANDT CROSSING ELEVENTH ADDITION to the City of Fargo according to the record plats thereof on file in the office of the County Recorder, Cass County, North Dakota.

And that DFB, LLC, a North Dakota Limited Liability Company as owner of a parcel of land located in the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lot 2, Block 1 of BRANDT CROSSING TWELFTH ADDITION to the City of Fargo according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.

And that Brandt Crossing, LLC, a North Dakota Limited Liability Company as owner of a parcel of land located in the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Block 1 of BRANDT CROSSING THIRTEENTH ADDITION to the City of Fargo according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.

Containing 255,604 square feet or 5.868 acres more or less, and subject to existing easements of record

Said owners have caused the above described parcels of land to be surveyed and platted as "BRANDT CROSSING FOURTEENTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby vacate the 10 foot wide sanitary sewer easement as shown for vacation on this plat.

OWNER: LOTS 1, 2 & 3  
Brandt Crossing, LLC

By: Kevin Christianson, President  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Kevin Christianson, President, Brandt Crossing, LLC 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 Brandt Crossing, LLC

Notary Public

OWNER: LOT 4  
DFB LLC

By: NAME, President  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared NAME, President, DFB LLC 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 DFB LLC

Notary Public

OWNER: LOTS 5 & 6  
Arrow, LLC

By: NAME, President  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared NAME, President, Arrow, LLC 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 Arrow LLC

Notary Public

MORTGAGE HOLDER: LOTS 1, 2 & 3  
Cornerstone Bank

By: Jim Hambrick, Vice President  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Jim Hambrick, Vice President, Cornerstone Bank 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 Cornerstone Bank

Notary Public

MORTGAGE HOLDER: LOT 4  
Midwest Bank

By: \_\_\_\_\_  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared \_\_\_\_\_, Midwest Bank 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 Midwest Bank

Notary Public

MORTGAGE HOLDER: LOTS 5 & 6  
Wells Fargo Bank, National Association

By: \_\_\_\_\_  
State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared \_\_\_\_\_, Wells Fargo Bank, National Association 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 Wells Fargo Bank, National Association

Notary Public

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gregg Stroeing, 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.

Date: \_\_\_\_\_  
Gregg Stroeing, Professional Land Surveyor  
North Dakota License Number LS-6703

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Gregg Stroeing, 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

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_ day of \_\_\_\_\_, 2018.

Mark Bittner, City Engineer

State of North Dakota }  
County of Cass }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Mark Bittner, 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.

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 \_\_\_\_\_, in the year 2018 before me personally appeared Shara Fischer, Planning Commission Chair, 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 \_\_\_\_\_, 2018.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

County of Cass }  
State of North Dakota }SS

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2018 before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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