



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, Inc.
Attn: Jim Schlieman
1401 21st Ave N
Fargo, ND 58102

Re: 19th Avenue Northeast Pond Addition – Major Subdivision

Dear Mr. Schlieman:

Thank you for your major subdivision application submitted on March 3, 2018. It is my understanding that you are seeking City approval to plat a portion of the Southeast 1/4 of Section 28, Township 140N, Range 49W, to be known as 19th Avenue Northeast Pond Addition, a three lot, three block, major 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. [X] Preliminary Plat
3. [] Proposed Amenities Plan * (Major Subdivisions Only)
4. [X] Clear Title Opinion reflection ownership by applicant(s)
5. [X] 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.
b.
c.

*Staff will work with you to develop the appropriate amenities plan for this project.

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 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

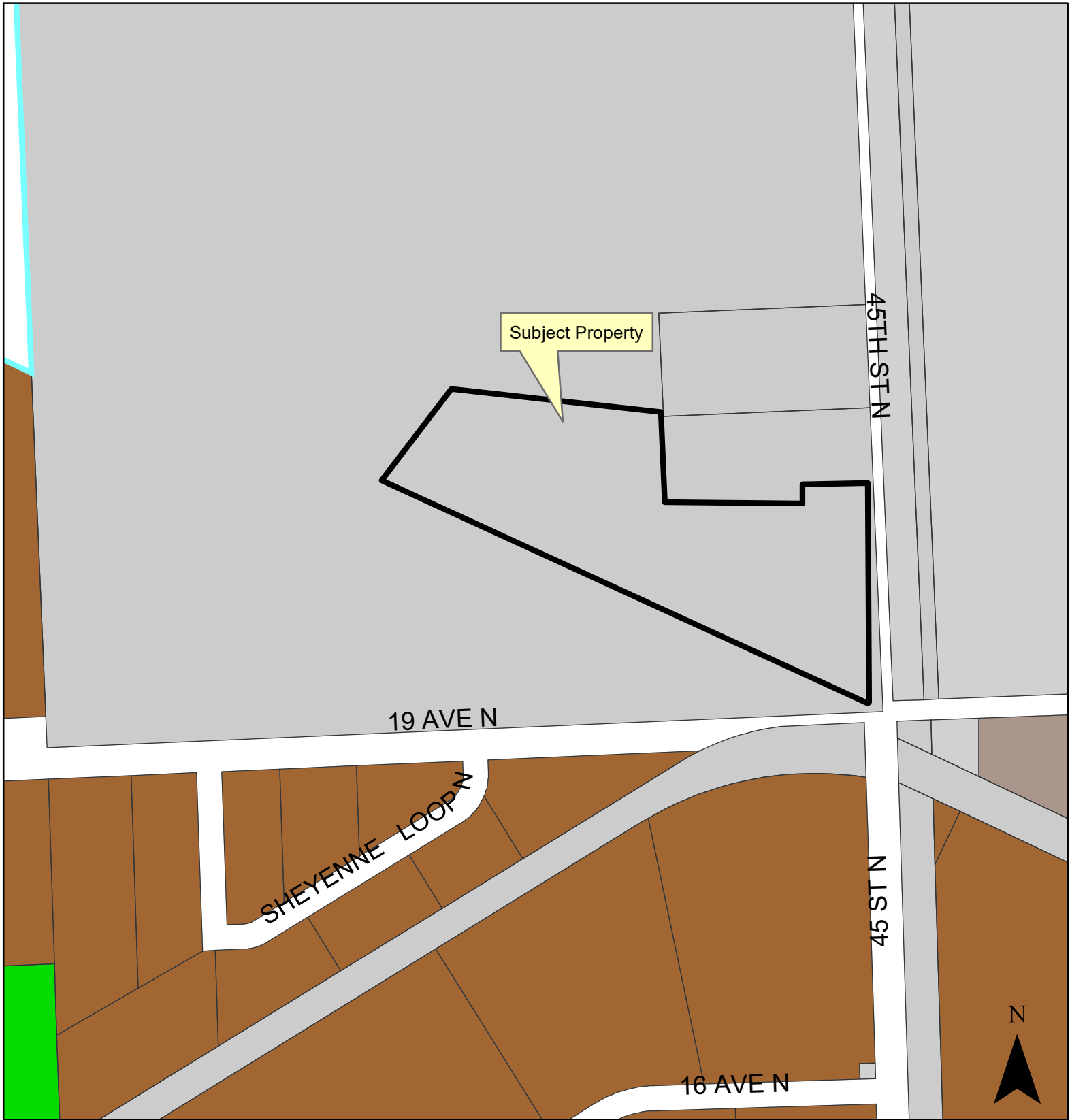
cc: Montplaisir Ag & Rental LLP, 2725 Wheatland Dr. S., Fargo, ND 58103
Project File



Plat (Major)

19th Avenue Northeast Pond Addition

2102 45 Street North



Legend

AG	LC	MHP	SSR-2
DMU	LI	NC	SSR-3
GC	MIR-1	NO	SSR-4
GO	MIR-2	P/T	SSR-5
	MIR-3	UML	
			City Limits

300

Feet

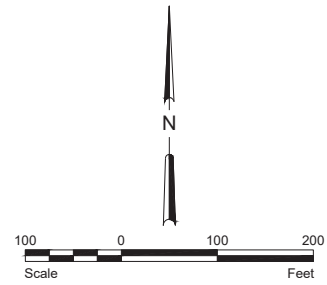
Plat (Major)

19th Avenue Northeast Pond Addition

2102 45 Street North



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	104.90	750.00	8°00'48"	S83°32'42"W	104.81
C2	323.86	600.00	30°55'35"	N72°05'19"E	319.94
C3	396.41	775.00	29°18'23"	N65°08'46"E	392.10



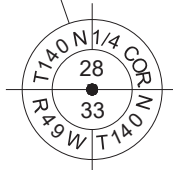
LEGEND

- 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 [Stippled Pattern]

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO HORIZONTAL DATUM

NOTES:

1. PROPERTY IS SITUATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), ZONE X (SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE X (UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANELS 38017C0588G AND 38017C0586G, DATED JANUARY 16, 2015.
2. BASE FLOOD ELEVATION = 895.0' (NAVD 1988)



19TH AVENUE NORTHEAST POND ADDITION

A MAJOR PLAT

BEING A PLAT OF PART OF THE SOUTHEAST QUARTER
OF SECTION 28, T. 140 N., R. 49 W., 5th P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

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OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Montplaisir Ag and Rental, LLP, a North Dakota limited liability partnership, is the owner and proprietor of that part of the Southeast Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, described as follows:

Commencing at the southeast corner of said Section 28; thence South 87°31'00" West, along the southerly line of the Southeast Quarter of said Section 28, for a distance of 69.64 feet to a point of intersection with the northeasterly line of Burlington Northern Santa Fe Railway Company right-of-way; thence North 64°43'11" West, along the northeasterly line of said right-of-way, for a distance of 34.29 feet to a point of intersection with the westerly line of the East 100.00 feet of said Southeast Quarter, and the true point of beginning; thence North 02°25'27" West, along the westerly line of the East 100.00 feet of said Southeast Quarter, for a distance of 768.71 feet; thence South 87°33'06" West for a distance of 130.00 feet; thence South 02°25'27" East for a distance of 90.00 feet; thence South 87°33'06" West for a distance of 405.46 feet to a point of tangential curve to the left, said curve having a radius of 750.00 feet; thence westerly along said curve for a distance of 104.90 feet, through a central angle of 08°00'48"; thence North 02°25'28" West, not tangent to the last described curve, for a distance of 285.56 feet; thence North 85°26'51" West for a distance of 675.08 feet; thence South 25°16'27" West for a distance of 310.52 feet to a point of intersection with the northeasterly line of said right-of-way; thence South 64°43'11" East, along the northeasterly line of said right-of-way, for a distance of 1642.75 feet to the true point of beginning.

Said tract of land contains 15.816 acres, more or less.

And that said party has caused the same to be surveyed and platted as **19th Avenue Northeast Pond Addition** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue and utility easements shown on the plat.

OWNER:
Montplaisir Ag and Rental, LLP

Perry Montplaisir, General Partner

State of _____)
) ss
County of _____)

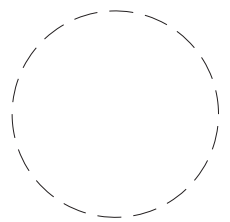
On this _____ day of _____, 20____ before me personally appeared Perry Montplaisir, General Partner of Montplaisir Ag and Rental, a North Dakota limited liability partnership, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability partnership.

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



Notary Public: _____

State of North Dakota)
) ss
County of Cass)

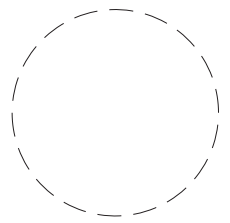
On this _____ day of _____, 20____ before me personally appeared James A. Schlieman, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20____.

Mark H. Bittner, City Engineer



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: _____

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)
) 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: _____

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: _____

19TH AVENUE NORTHEAST POND ADDITION A MAJOR PLAT BEING A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, T. 140 N., R. 49 W., 5th P.M. TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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