Cass County Planning Commission Meeting
Thursday, February 27, 2014 at 7:00 a.m.
Cass County Highway Department Conference Room
1201 West Main Avenue in West Fargo
Agenda

Business Items:

1. Call to Order
2. Establish Quorum of Members
3. Approve Meeting Minutes of December 12, 2013

Public Hearing Items:

4. Job Second Subdivision – A Major Subdivision in Section 35 of Pleasant Township
5. Dooley Acres – A Minor Subdivision in Sections 23 and 26 of Gill Township

6. Other Business and/or Citizen Comments
7. Adjournment

People with disabilities who plan to attend the meeting and need special accommodations should contact the Highway Department at 298-2370 prior to the meeting to make arrangements.

CASS COUNTY PLANNING COMMISSION
DECEMBER 12, 2013

1. MEETING TO ORDER

The meeting was called to order on December 12, 2013, at 7:00 AM in the Highway Department Conference Room with members present as follows: Ken Lougheed, Keith Monson, David Gust, Vern Bennett and Melissa Sobolik. Todd Ellig, Mark Brodshaug, Mark Wentz, and Mark Williams were absent. Also present were County Planner Hali Durand, Cass County Engineer Jason Benson and Senior Clerk, DeAnn Buckhouse.

2. MINUTES, APPROVED

MOTION, passed

Ms. Sobolik moved and Mr. Gust seconded to approve the minutes of the August 22, 2013 meeting as presented. Motion carried.

3. JOB SECOND Subdivision -

Ms. Durand reviewed the details of the application. The proposed subdivision is a tract of land located in a part of the Northeast ¼ of Section 35 in Pleasant Township for the purpose to plat 5 lots for residential development. The said tract contains 25.03 acres of land, more or less. The proposal meets the Cass County Comprehensive Plan as it relates to Goal One, Objective D. The density restriction has been met by a Deed Restriction entered into on September 27, 2006 to limit any further divisions or new residences, divisions or nonagricultural development on the restricted parcel described in the agreement. There is adequate access to all lots consisting of private paved roads and a Home Owners Association will be created and will be responsible for maintenance. The applicant would like to propose a variance in relation to the curb and gutter requirement. It is the County Planner's recommendation to approve the preliminary plat as presented with the understanding that additional information will be needed to approve a final plat.

The public hearing was opened.

Ms. Durand received a public comment from Ms. Nancy Johnson who is in opposition to this subdivision. She states that it is in the staging area for the diversion and doesn't feel that development should be occurring in that area. She is also concerned about the effect on her home as she is hoping for a buyout.

Mr. Benson referred to our ordinance regarding major subdivisions and continuing to grant variances takes the teeth out of our ordinances.

Don Solberg was present in opposition of the subdivision. Mr. Solberg sold the land to Mr. Freier. He doesn't want to see development there due to the affects to the farming in the area and the effects of the diversion if it comes to fruition. His renter also questions what will happen with drainage in that area with the development.

The developer working with Mr. Freier indicated that drainage would be designed to go to Highway 81 without any adverse effects on existing drainage.

Mr. Lukke was present and is concerned about drainage as well and the diversion. Also, the addition of people into the agriculture area adds to the complexity for the farmers.

Mr. Lougheed stated that the ordinance does require tree planting and such to help form a buffer between residential and agricultural.

Mr. Freier's developer stated that plans are to build at a level at or above the diversion minimum so that the homeowners won't be required to purchase flood insurance. Mr. Lougheed questioned how this would affect drainage. The developers stated that it is their intent to have positive drainage to Highway 81.

Mr. Benson spoke with the Army Corp of Engineers. The roadways are higher than the subdivision. The Corp recommends having the home elevations closer to the 500 year level of 925 feet which will require more fill to be brought in. This is on the edge of the staging area and is still in the area that is being considered for buyouts or ring dikes. Buyouts are less likely than those directly in the staging area.

The developer states that they have had interest from existing homeowners in the staging area looking for new rural homes close to where they are currently living.

The public hearing was closed.

Ms. Sobolik asked for clarification regarding the variances. Ms. Durand reviewed the variances requested.

Mr. Monson asked who is in charge of checking to make sure that drainage is being handled properly during and upon completion of the project. The developer stated that there will be a legal Home Owner's Association that will be responsible for the maintenance of roads, drainage, etc. Engineers are responsible during construction to insure guidelines and requirements are being followed.

Mr. Benson stated that it is a challenge as homes are built at different times. A county engineer would go out prior to any paving being done to check that things are done properly.

The developer stated that a drainage plan will be in place before any homes are sold. Culverts and drainage will be completed when the building pads are constructed so that it will just be to connect the dots as lots are sold and homes are built. This will ensure that all culvert sizes are consistent.

There is a concern with the length of the cul-de-sac being 950 feet. The developer stated that the length is set to provide safe access for emergency vehicles and traffic. The county's limit is 600 feet so that will need to be addressed.

Access is only granted every ½ mile on 55 mile per hour roads, so the cul-de-sac is necessary, but with only 5 homes using this access, it should not be an issue.

Mr. Benson stressed his concern regarding granting the variances to our ordinance. Mr. gust feels that variances are guidelines.

MOTION, passed

Mr. Gust moved and Mr. Bennett seconded to approve the preliminary plat subject to the receipt of additional information including, but not limited to: a homeowner's agreement outlining how road and access maintenance will be handled, a site plan outlining vegetative/shelterbelt buffers for the subdivision; a variance request on curb and gutter and park and open space requirements; documentation on soil testing; and a drainange plan from an engineer. Discussion: Mr. Benson indicated that the second reading will be to ensure that all requirements are met and designs are finalized to the agreed specifications. Ms. Durand stated that Cass Rural Water has no issues. Cass County Sanitarium also has no issues providing required soil samples are completed. Motion carried.

4. ADJOURNMENT

On motion by Mr. Gust, seconded by Ms. Sobolik, and all voting in favor, the meeting was adjourned at 7:55 AM.

Minutes prepared by DeAnn Buckhouse, Senior Clerk

Final Plat Report

Title: Job Second Subdivision

Owner(s): Lance Freier

Applicant: Jon Youness, Eagle Ridge Development Company, LLC.

Type of Request: Major Subdivision (5-12 lots)

Status: Final Hearing at the February 27, 2014 Planning Commission Meeting

Proposal:
An application for a Major Subdivision (plat), a replat of Lot 1, Block 1, Job Subdivision has been received by the Cass County Planning Office for final approval of a tract of land located in part of the Northeast Quarter of Section 35 in Pleasant Township for the purpose to plat 5 lots for residential development. The said tract contains 25.03 acres of land, more or less.

Staff Analysis:
The proposal meets and takes into consideration the goals, objectives, and policies of the Cass County Comprehensive Plan, the general design standards of the Cass County Subdivision Ordinance, and the Flood Damage Prevention Ordinance.

Density Restriction

The density restriction has been met by a Deed Restriction entered into on September 27, 2006 to limit any further divisions or new residences, divisions, or nonagricultural development on the restricted parcel described in the agreement.

Streets, Access Drives, and Driveways

Adequate access is provided to all lots consisting of a private paved rural drive and maintenance shall be the responsibility of the Home Owners Association as described in the "Declaration of Covenants, Conditions, Restrictions, Reservations, Easements, Liens, and Charges". Curb and gutter requirements are waived as no sidewalks currently exist along 81 to connect to the development.

Storm Water Management

Since no piped storm sewer is available to connect to the development, open ditches will be utilized for storm water conveyance.

Erosion and Sedimentation

A Storm Water Pollution Prevention Plan site map and erosion and sediment control plan has been submitted and meets all applicable requirements.

Floodplain

The proposed subdivision is not located within a special flood hazard area and lowest floor elevation as well as all drives and roads will meet the peak water elevations based on best data available.

Landscaping

A three-row vegetative buffer planting shall be provided to meet the major subdivision

requirement.

Sanitary Wastewater Treatment and Water Supply

On-site septic systems will be utilized for the sanitary wastewater treatment system, along with check valves to prevent backup during possible water inundation. Soil testing will be completed when the weather permits prior to development. The water supply will be served by Cass Rural Water District.

Parks and Open Space Uses

3500 square feet of open space will be dedicated to comply with the Subdivision Ordinance.

Agency Comments

No additional comments have been received.

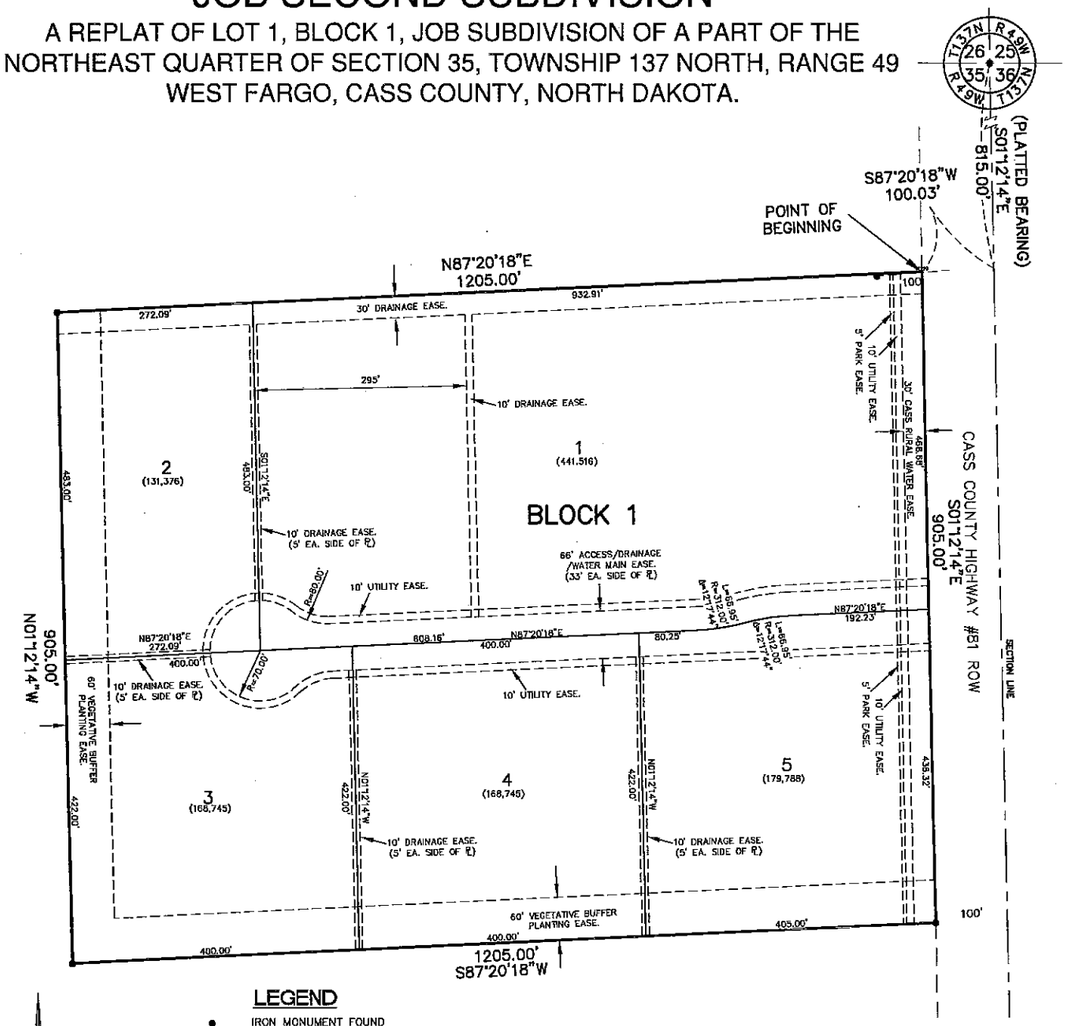
Recommendation:

To approve the Final Plat as presented and recommend approval to the County Commission of the proposed subdivision plat, Job Second Subdivision, as the proposal is consistent with the Comprehensive Plan, the Subdivision Ordinance, the Flood Damage Prevention Ordinance, and all other applicable requirements.

PLAT OF

JOB SECOND SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, JOB SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 137 NORTH, RANGE 49 WEST FARGO, CASS COUNTY, NORTH DAKOTA.



LEGEND

- ● IRON MONUMENT FOUND
- ○ SET 5/8"X18" REBAR WITH YELLOW PLASTIC CAP #2086
- (L) DENOTES ARC LENGTH
- (R) DENOTES RADIUS LENGTH
- (Δ) DENOTES CENTRAL ANGLE
- (31,953) LOT AREAS IN SQ. FT.
- ALL 10' UTILITY EASEMENTS SHOWN THUS UNLESS OTHERWISE NOTED: ————

BASIS OF BEARING: JOB SUBDIVISION AS RECORDED.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PLATTED PROPERTY LIES WITHIN ZONE C: "AREAS OF MINIMAL FLOODING" AS SHOWN ON PLEASANT TOWNSHIP, CASS COUNTY, NORTH DAKOTA, FLOOD INSURANCE RATE MAP COMMUNITY PANEL #380263 0025 A, EFECTIVE FEBRUARY 3, 1982.

CERTIFICATE

DAVID S. HEYER, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "JOB SECOND SUBDIVISION", A REPLAT OF ALL OF LOT 1, BLOCK 1, JOB SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 137 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID 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 SUBDIVISION ID DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK 1, JOB SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 137 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA.

SAID TRACT CONTAINS 25.03 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
DAVID S. HEYER
PE–2086
LS–2086
DATE
NORTH DAKOTA

DAVID S. HEYER
REGISTERED LAND SURVEYOR
REG. NO. 2086

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DAVID S. HEYER, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS 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 "JOB SECOND SUBDIVISION", A REPLAT OF ALL OF LOT 1, BLOCK 1, JOB SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 137 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF DAVID S. HEYER, REGISTERED LAND SURVEYOR AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNERS: MORTGAGE: GATE CITY BANK

LANCE FREIER NICOLE FREIER KEVIN HANSON, SENIOR VICE PRESIDENT

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LANCE FREIER AND NICOLE FREIER, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN HANSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF GATE CITY BANK.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

REVEIWED BY PLEASANT TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 2013.

SIGNED:

_____
STEVE BRAKKE, CHAIRMAN

ATTEST:

_____
MARYJANE NIPSTAD, CLERK

REVEIWED BY THE CASS COUNTY ENGINEER THIS _____ DAY OF _____, 2013.

SIGNED:

_____
JASON BENSON, CASS COUNTY ENGINEER

REVEIWED BY THE CASS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2013.

SIGNED:

_____
KEN LOUGHEED, CHAIRMAN

ATTEST:

_____
DEANN BUCKHOUSE, SECRETARY

APPROVED BY CASS COUNTY, NORTH DAKOTA, THIS _____ DAY OF _____, 2013.

SIGNED:

_____
VERN BENNETT, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

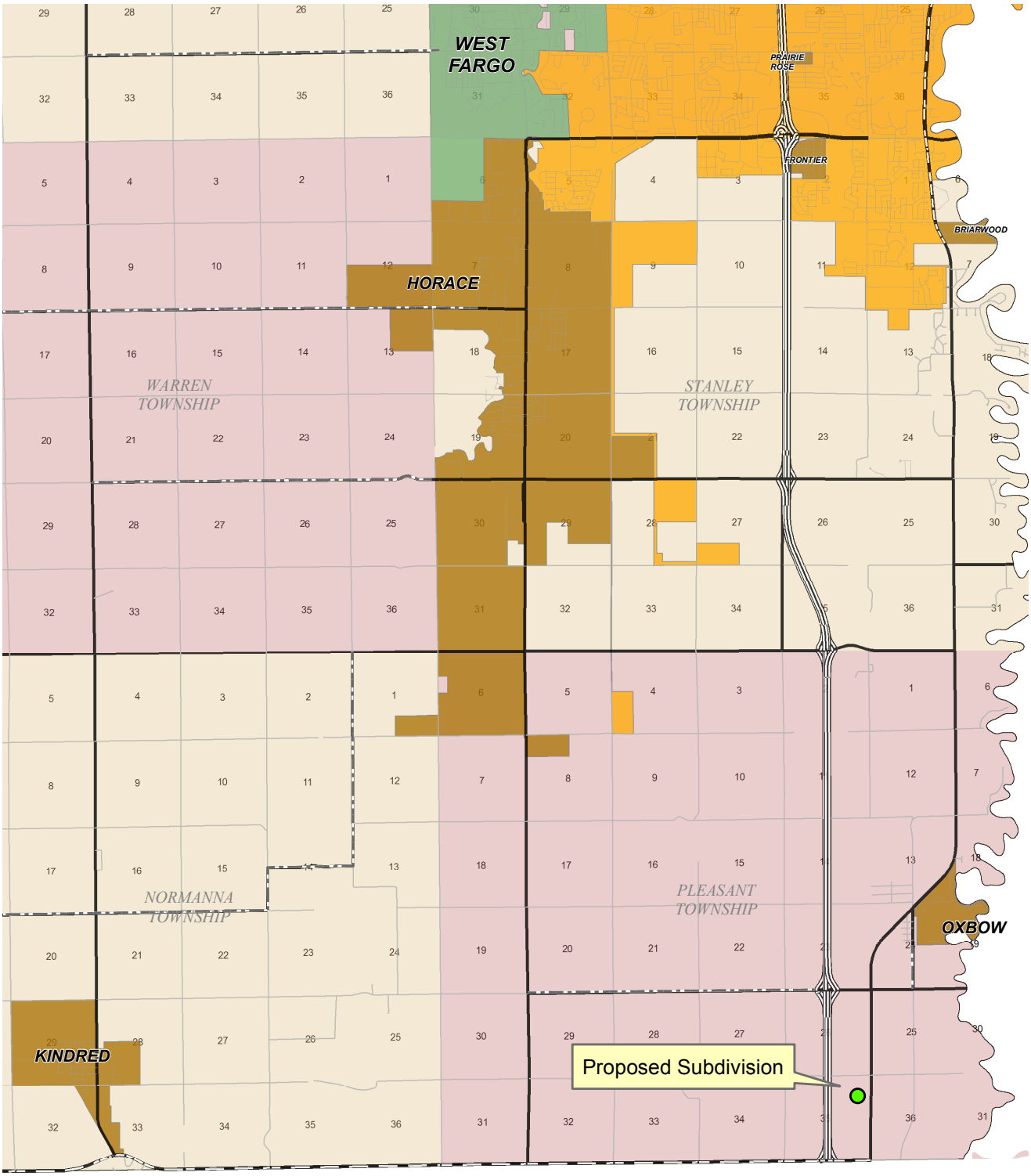
ATTEST:

_____
MICHAEL MONTPLASIR, CASS COUNTY AUDITOR

moore engineering, inc.

Job Second Subdivision - Major Subdivision

Northeast Quarter of Section 35, Township 137 North, Range 49 West
Pleasant Township
February 27, 2014 Planning Commission Meeting



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CASS COUNTY GOVERNMENT

Cass County Highway Department
1201 West Main Avenue
West Fargo, ND 58078

701-298-2370

Web: www.casscountynd.gov
Email: highway@casscountynd.gov

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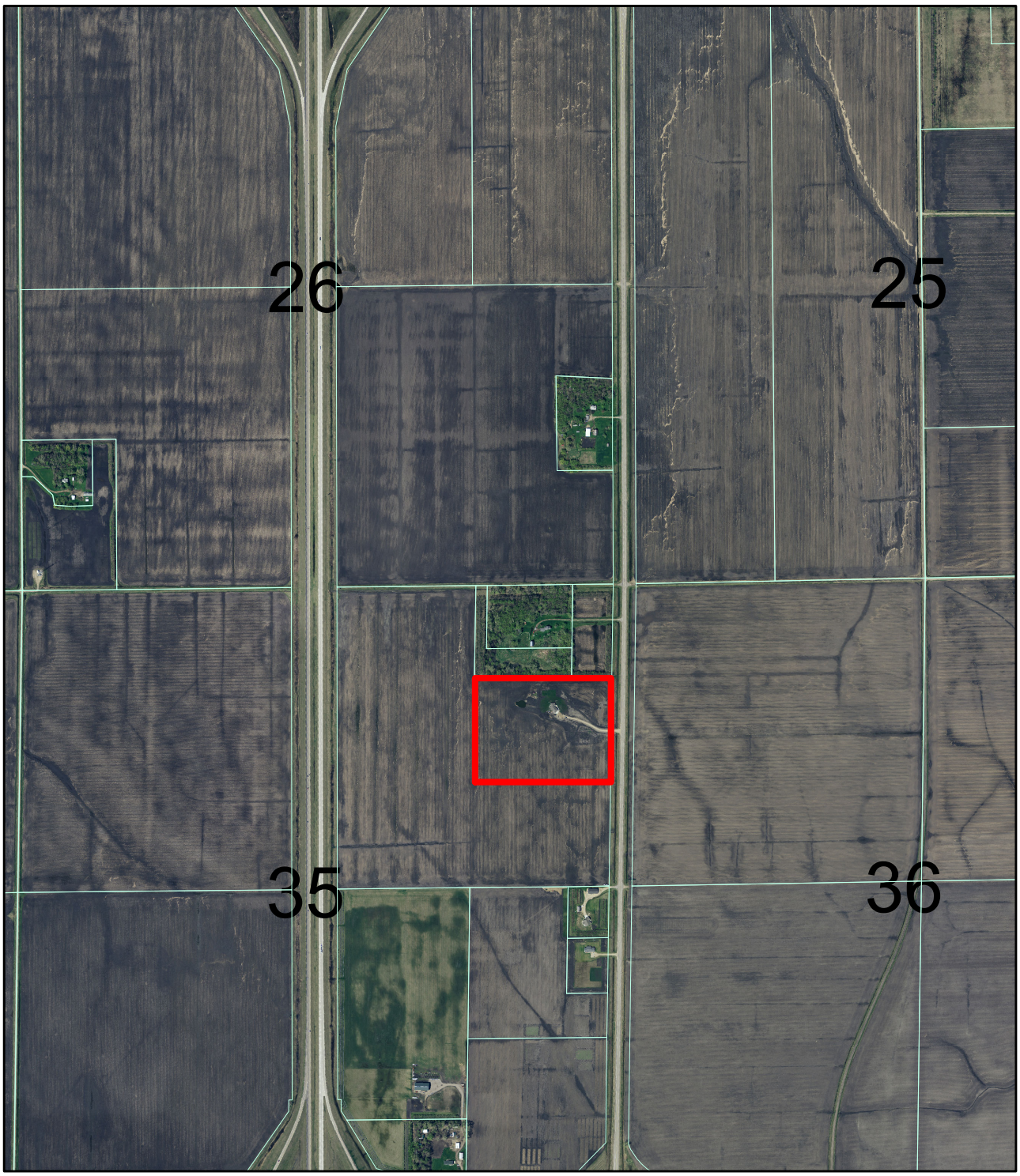

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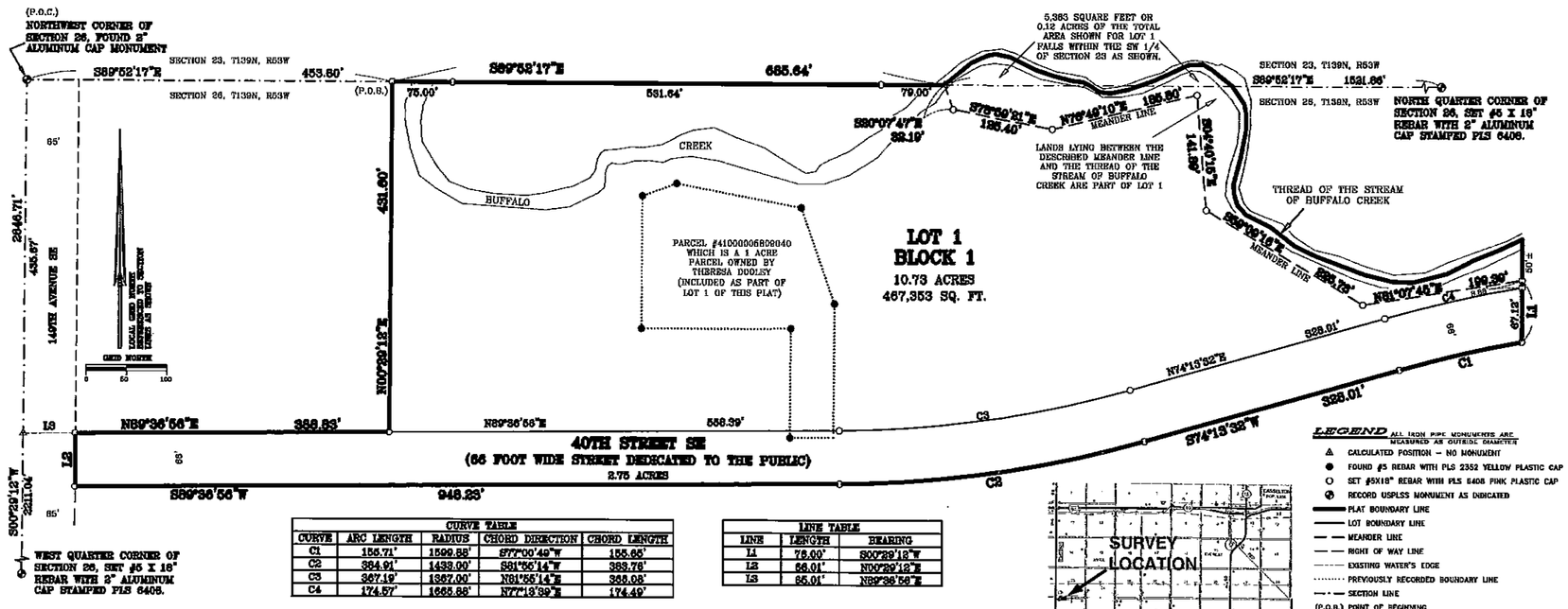
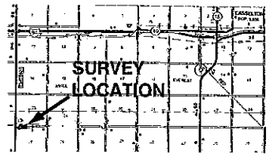
DOOLEY ACRES

SITUATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 139 NORTH, RANGE 53 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GILL TOWNSHIP, CASS COUNTY, NORTH DAKOTA.



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	155.71'	1599.88'	S77°00'49"W	155.65'
C2	384.91'	1433.00'	S81°55'14"W	383.76'
C3	367.19'	1367.00'	N81°55'14"E	365.98'
C4	174.67'	1665.88'	N77°13'39"E	174.49'

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.00'	S00°29'12"W
L2	66.01'	N00°29'12"E
L3	65.01'	N89°36'56"E



LEGEND ALL IRON PIPE MONUMENTS ARE MEASURED AS OUTSIDE DIAMETER

- CALCULATED POSITION – NO MONUMENT
- FOUND #5 REBAR WITH PLS 2352 YELLOW PLASTIC CAP
- SET #5X18" REBAR WITH PLS 6406 PINK PLASTIC CAP
- RECORD USPLSS MONUMENT AS INDICATED
- PLAT BOUNDARY LINE
- LOT BOUNDARY LINE
- MEANDER LINE
- RIGHT OF WAY LINE
- EXISTING WATER'S EDGE
- PREVIOUSLY RECORDED BOUNDARY LINE
- SECTION LINE
- (P.O.B.) POINT OF BEGINNING
- (P.O.C.) POINT OF COMMENCEMENT

BOUNDARY DESCRIPTION AND OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, That REBECCA A. DOOLEY, whose post office address is 24 Dalles Avenue, Carlton, Minnesota 55718; BRIAN D. DOOLEY, whose post office address is 2861 93rd Avenue SE, Spiritwood, North Dakota 58481; BRUCE A. DOOLEY, whose post office address is 475 South Towns Boulevard, Garden City, Kansas 67846; DONALD G. DOOLEY, whose post office address is PO Box 393, Wright, Wyoming 82732; DARLA K. HENNEN, whose post office address is 1209 220th Street, Borup, Minnesota 56519; JOSEPH F. DOOLEY, whose post office address is 14780 38th Street SE, Wheatland, North Dakota 58079; STEVEN L. DOOLEY, whose post office address is PO Box 63, Casselton, North Dakota 58012; ROBERT R. DOOLEY, whose post office address is 1519 Summit, Baldwin, Wisconsin 54002; THERESA DOOLEY, whose post office address is 14919 40th Street SE, Wheatland, ND 58079 as owners of a tract of land in the Southwest Quarter of Section 23 and the Northwest Quarter of Section 26, Township 139 North, Range 53 West of the Fifth Principal Meridian, Gill Township, Cass County, North Dakota, and more particularly described as follows:

COMMENCING at the northwest corner of said Section 26;
Thence S89°52'17"E on the north line of the northwest quarter of said Section 26 a distance of 453.80 feet to the POINT OF BEGINNING;
Thence continuing S89°52'17"E on said north line a distance of 685.64 feet to a point of intersection of the thread of the stream of Buffalo Creek with a meander line of Buffalo Creek;
Thence S20°07'47"E on said meander line a distance of 32.19 feet;
Thence S78°59'21"E on said meander line a distance of 125.40 feet;
Thence N76°49'10"E on said meander line a distance of 185.80 feet;
Thence S04°40'15"E on said meander line a distance of 141.89 feet;
Thence S59°09'16"E on said meander line a distance of 225.73 feet;
Thence N81°07'45"E on said meander line a distance of 199.39 feet;
Thence S00°29'12"W a distance of 76.00 feet (east boundary line) to the southerly line of 40th Street SE and the beginning of a curve concave to the southeast;
Thence southwesterly on the southerly line of 40th Street SE and on the arc of said curve a distance of 155.71 feet, said curve having a radius of 1599.88 feet with a chord bearing S77°00'49"W and a chord length of 155.65 feet;
Thence S74°13'32"W on the southerly line of 40th Street SE a distance of 328.01 feet to the beginning of a curve concave to the northwest;
Thence southwesterly on the southerly line of 40th Street SE and on the arc of said curve a distance of 384.91 feet, said curve having a radius of 1433.00 feet with a chord bearing S81°55'14"W and a chord length of 383.76 feet;
Thence S89°36'56"W on the southerly line of 40th Street SE a distance of 948.23 feet to the east line of 149th Avenue SE;
Thence N00°29'12"E on the east line of 149th Avenue SE a distance of 66.01 feet to a point at the intersection of the east line of 149th Avenue SE and the northerly line of 40th Street SE;
Thence N89°36'56"E on the northerly line of 40th Street SE a distance of 388.83 feet;
Thence N00°29'12"E a distance of 431.60 feet to the point of beginning; including all those lands lying between the described meander line, a northerly extension of the described east boundary line and the thread of the stream of Buffalo Creek.

This parcel contains 587,271 square feet or 13.48 acres more or less and is subject to any easements, restrictions or reservations of a recorded and/or unrecorded nature.

Said owners have caused the above described tract of land to be surveyed and platted as "DOOLEY ACRES" in the County of Cass, North Dakota, and do hereby dedicate to the public, for public use, all streets as shown on this plat.

TLS Project No. 1300628

TAMARAC LAND SURVEYING, LLC
www.tamaraclandsurveying.com

OWNER'S CERTIFICATES AND ACKNOWLEDGMENTS:

By: _____
REBECCA A. DOOLEY
STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared REBECCA A. DOOLEY, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that she executed the same.
_____
Notary Public

By: _____
DONALD G. DOOLEY
STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared DONALD G. DOOLEY, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that he executed the same.
_____
Notary Public

By: _____
ROBERT R. DOOLEY
STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared ROBERT R. DOOLEY, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that he executed the same.
_____
Notary Public

By: _____
BRUCE A. DOOLEY
STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared BRUCE A. DOOLEY, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that he executed the same.
_____
Notary Public

By: _____
DARLA K. HENNEN
STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared DARLA K. HENNEN, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that she executed the same.
_____
Notary Public

By: _____
THERESA DOOLEY

By: _____
BRIAN D. DOOLEY

By: _____
JOSEPH F. DOOLEY

By: _____
STEVEN L. DOOLEY

STATE OF NORTH DAKOTA
COUNTY OF _____ } SS
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared THERESA DOOLEY, BRIAN D. DOOLEY, JOSEPH F. DOOLEY and STEVEN L. DOOLEY known to me to be the same persons described herein and who executed the within and foregoing instrument and acknowledged before me that they executed the same.
_____
Notary Public

GILL TOWNSHIP REVIEW

Reviewed by Gill Township, Cass County, North Dakota
this _____ day of _____ 20_____
_____
Chairman, Gill Township
Attest: _____
Clerk, Gill Township

CASS COUNTY ENGINEER'S REVIEW

Reviewed by Cass County Engineer
this _____ day of _____ 20_____
_____
Cass County Engineer

CASS COUNTY PLANNING COMMISSION REVIEW

Reviewed by Cass County Planning Commission
this _____ day of _____ 20_____
_____
Chairman, Cass County Planning Commission
Attest: _____
Title: _____

CASS COUNTY COMMISSION APPROVAL

Approved by the Board of County Commissioners
this _____ day of _____ 20_____
_____
Chairman, Cass County Commission
Attest: _____
Auditor

CASS COUNTY AUDITOR'S TAX RECORD

Delinquent taxes and special assessments or installments of special assessments paid and transfer entered.
_____
Cass County Auditor

CASS COUNTY RECORDER

Document No. _____
State of North Dakota } SS
County of Cass
I hereby certify that the above instrument was filed and recorded in this office on the _____ day of _____ 20____, at _____ o'clock ___M. and was duly recorded in book _____ of _____ page _____.
_____
Cass County Recorder

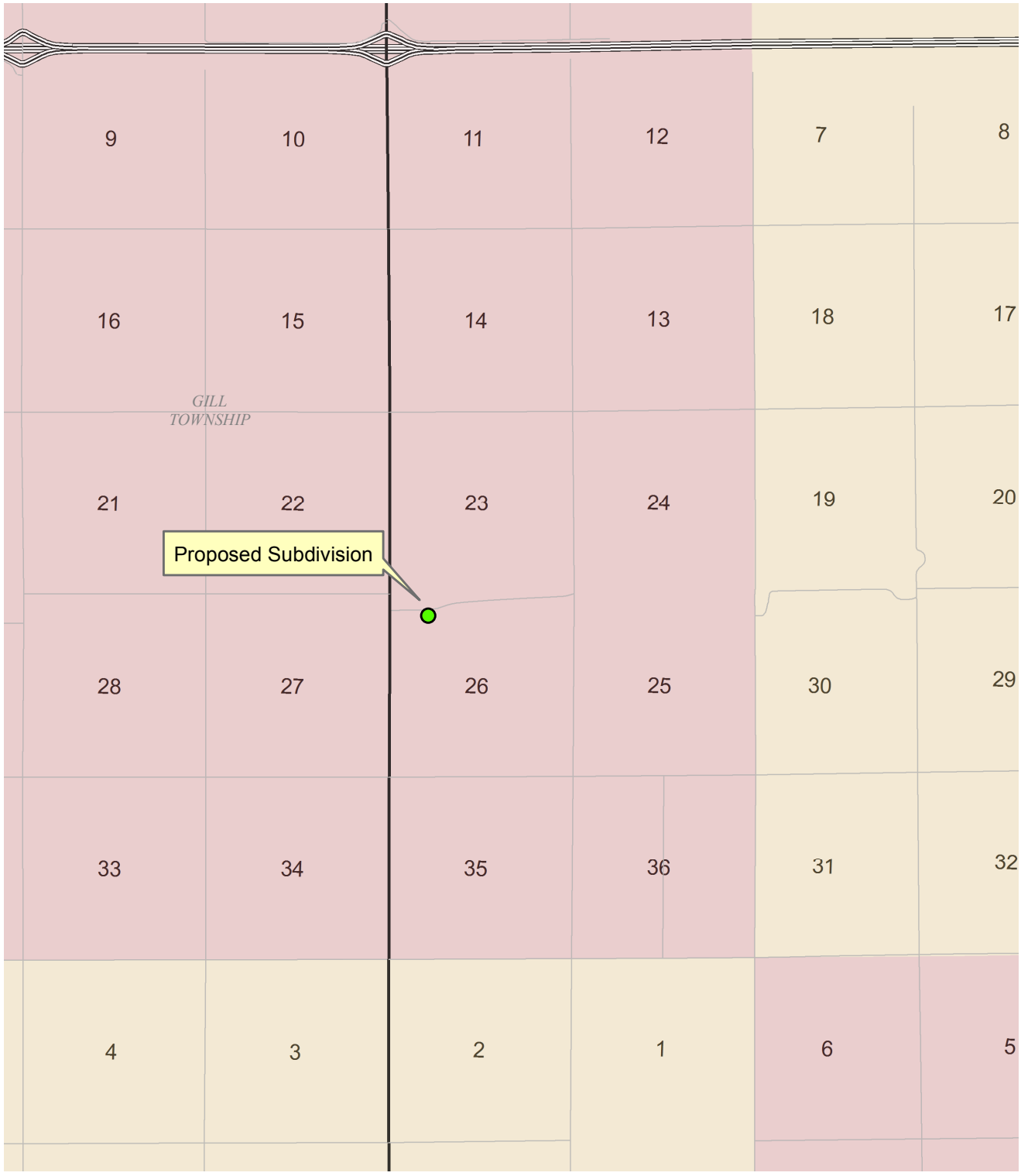
SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Gregory J. Rich, Tamarac Land Surveying, LLC, Jamestown, North Dakota, a Professional Land Surveyor in the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of "DOOLEY ACRES" within the Southwest Quarter of Section 23 and the Northwest Quarter of Section 26, Township 139 North, Range 53 West of the Fifth Principal Meridian, Gill Township, Cass County, North Dakota as surveyed by me or under my direct supervision and that all distances are correct, the monuments are in place as shown on the plat and the outside boundary lines are correctly designated as shown on the plat in accordance with the statutes of the State of North Dakota to the best of my knowledge and belief.

STATE OF _____ } SS
COUNTY OF _____
On this _____ day of _____, 201__, A.D., before me, a Notary Public, personally appeared Gregory J. Rich, known to me to be the same person described herein and who executed the within and foregoing instrument and acknowledged before me that he executed the same.
_____
Notary Public

Dooley Acres - Minor Subdivision

Part of the Southwest Quarter of Section 23 & part of the
Northwest Quarter of Section 26, Township 139 North, Range 53 West
Gill Township
February 27, 2014 Planning Commission Meeting



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