

**Cass County Planning Commission Meeting**  
**Thursday, December 11, 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 October 23, 2014

Public Hearing Items:

4. Rutherford Subdivision – A Minor Subdivision in Section 17 of Hill Township
5. Job Third Subdivision – A Minor Subdivision in Section 35 of Pleasant Township
6. Johnson Barn Subdivision – A Minor Subdivision in Section 1 of Arthur Township
  
7. Appoint member to the Road Advisory Committee
8. Other Business and/or Citizen Comments
9. Adjournment

**CASS COUNTY PLANNING COMMISSION  
OCTOBER 23, 2014**

**1. MEETING TO ORDER**

The meeting was called to order on October 23, 2014, at 7:00 AM in the Highway Department Conference Room with members present as follows: Ken Lougheed, Keith Monson, David Gust, Vern Bennett, Todd Ellig, and Mark Williams. Melissa Sobolik, Mark Brodshaug, and Mark Wentz were absent. Also present were County Planner Hali Durand, and several citizens.

**2. MINUTES, APPROVED**

*MOTION, passed*

**Mr. Gust moved and Mr. Williams seconded to approve the minutes of the August 28, 2014, meeting as presented. Motion carried.**

**3. CALLIES RUN SUBDIVISION (Minor Subdivision), Hearing on plat approval**

Mr. Lougheed opened the public hearing.

Ms. Durand said an application for a Minor Subdivision Plat was received by the Cass County Planning Office for a tract of land located in part of the East Half of the Southeast Quarter of Section 1 in Pleasant Township. The tract contains 4.36 acres of land, more or less, and is located in the staging area of the FM Diversion Project. There is a 7,000 square foot storage building located on the land with an office, lab, restroom, and showers. The owner of the property wishes to subdivide and sell or lease a portion of the property. The leasee would like to plant trees and shrubs to sell through his landscaping company. There are no plans to build additional structures.

Ms. Durand's recommendation is to approve the Final Plat as presented with restrictive covenants to disallow further permanent development due to the proximity to the Diversion Project staging area.

Mr. Lougheed asked what will become of the property if the Diversion Project proceeds. Ms. Durand said the Diversion Authority will buy it out.

Mr. Ellig said the Diversion Project is still in a state of uncertainty, and the tract of land is not large enough for a building permit. The land should not be encumbered with a restrictive covenant. There is already an existing permanent structure and any future permanent structures should be allowed to be built. It may not be in the landowner's best interest to build if the Diversion Project does indeed continue, but that is up to the landowner.

The landowner was present and said he agrees with Mr. Ellig. He believes any restrictions will devalue his land, and he has no plans for further development.

Mr. Gust said as new boundaries of ownership will be created, the ordinance requires a 40 acre deed restriction. He agrees that the restrictive covenant should be removed.

Mr. Ellig said if the landowner does not want his land to be restricted he can create a long-term lease to avoid changing ownership boundaries.

The public hearing was closed.

***MOTION, passed***

**Mr. Gust moved and Mr. Monson seconded to approve the Final Plat for Callies Run Subdivision (Minor Subdivision) with a 40 acre deed restriction as presented, without the attached restrictive covenants. Motion carried with Mr. Lougheed, Mr. Monson, Mr. Gust, Mr. Bennett, and Mr. Williams voting in favor; Mr. Ellig opposed.**

**4. OTHER BUSINESS**

Ms. Durand said based on discussion at the last meeting, she has put together a flyer to distribute to the townships officials outlining ordinances that are in place and the steps that need to be followed before a building permit can be issued. Mr. Lougheed said the flyer is very well done and the cover letter is worded positively. Ms. Durand will continue educating and working with the townships on a regular basis.

Ms. Durand would also like to work with the legal department to come up with a way to better enforce ordinances. Mr. Gust said if the county commission approved an ordinance not to issue a sewer permit unless the land has been platted there would be higher compliance.

**5. ADJOURNMENT**

**On motion by Mr. Gust, seconded by Mr. Ellig, and all voting in favor, the meeting was adjourned at 7:37 AM.**

## Final Plat Report

**Title:** Rutherford Subdivision  
**Owner(s):** Aaron J. & Stacie D. Larson  
**Applicant:** Doug Madsen  
**Type of Request:** Minor Subdivision (1 lot)  
**Status:** Final Hearing at the December 11, 2014 Planning Commission Meeting

### **Proposal:**

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land located in a part of the Northeast Quarter of Section 17, Township 139 North, Range 55 West in Hill Township to plat one lot for sale. The said tract contains 5.18 acres of land, more or less.

### **Staff Analysis:**

The purpose of the proposed subdivision is to plat one lot for sale, with no intent to develop the land, and reduce the size of the existing parcel from 10.1 acres to 5.18 acres. The remaining land would be absorbed into the adjacent farmland under common ownership.

Soil tests have been completed and a permit has been issued for the installation of a septic system.

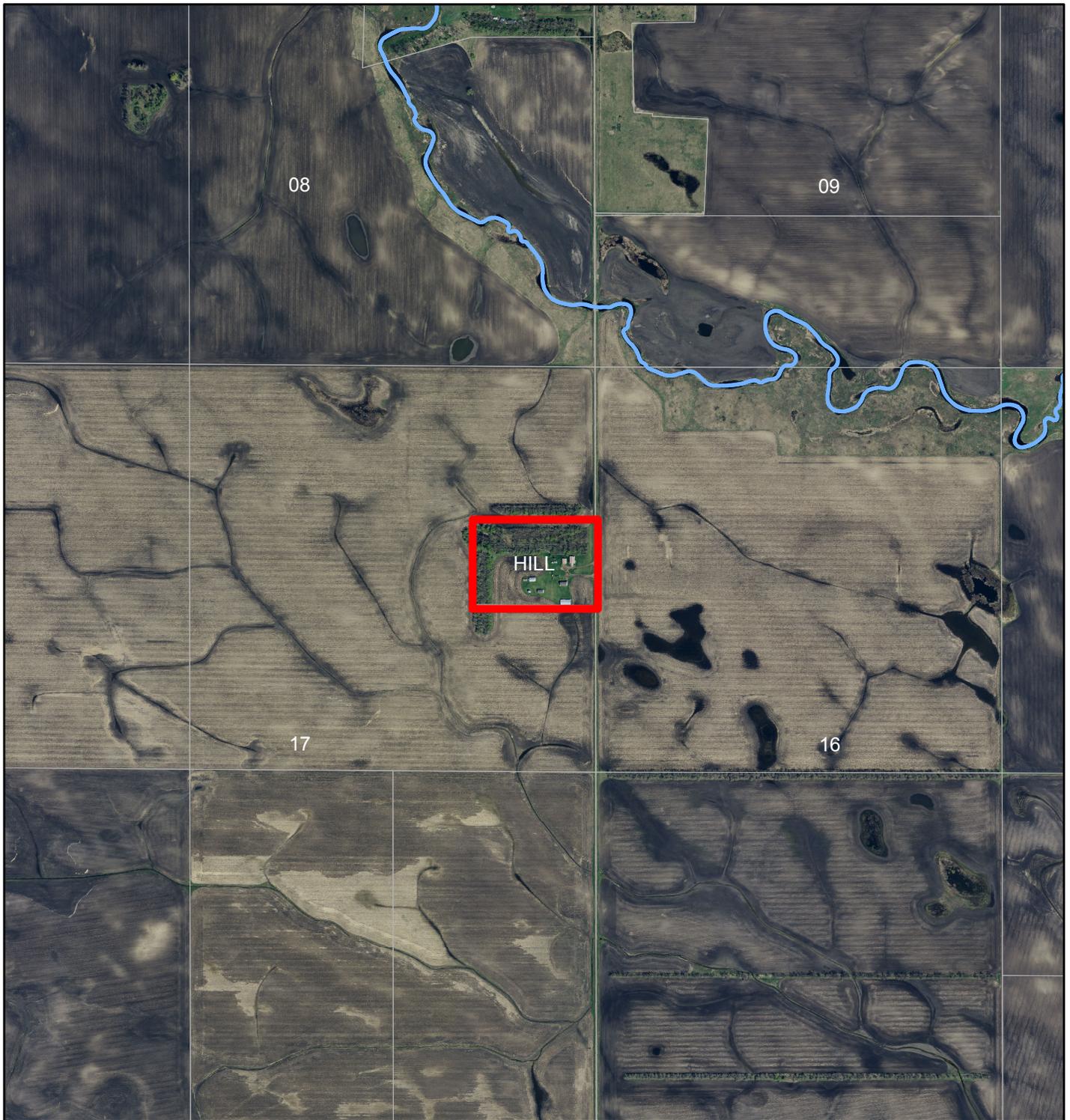
A deed restriction will be placed on the Southeast Quarter of the Northeast Quarter of Section 17, excluding the proposed plat.

### **Recommendation:**

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

# Rutherford Subdivision

A part of the Northeast Quarter of Section 17, Township 139 North, Range 55 West  
Hill Township  
December 11, 2014 Planning Commission Meeting



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

701-298-2370

Web: [www.casscountynd.gov](http://www.casscountynd.gov)  
Email: [highway@casscountynd.gov](mailto:highway@casscountynd.gov)



## Final Plat Report

**Title:** Job Third Subdivision  
**Owner(s):** Lance Freier  
**Applicant:** Jon Youness  
**Type of Request:** Minor Subdivision (4 lots)  
**Status:** Final Hearing at the December 11, 2014 Planning Commission Meeting

### **Proposal:**

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a replat of Block 1, Job Second Subdivision of a part of the Northeast Quarter of Section 35, Township 137 North, Range 49 West in Pleasant Township. The said tract contains 25.03 acres of land, more or less.

### **Staff Analysis:**

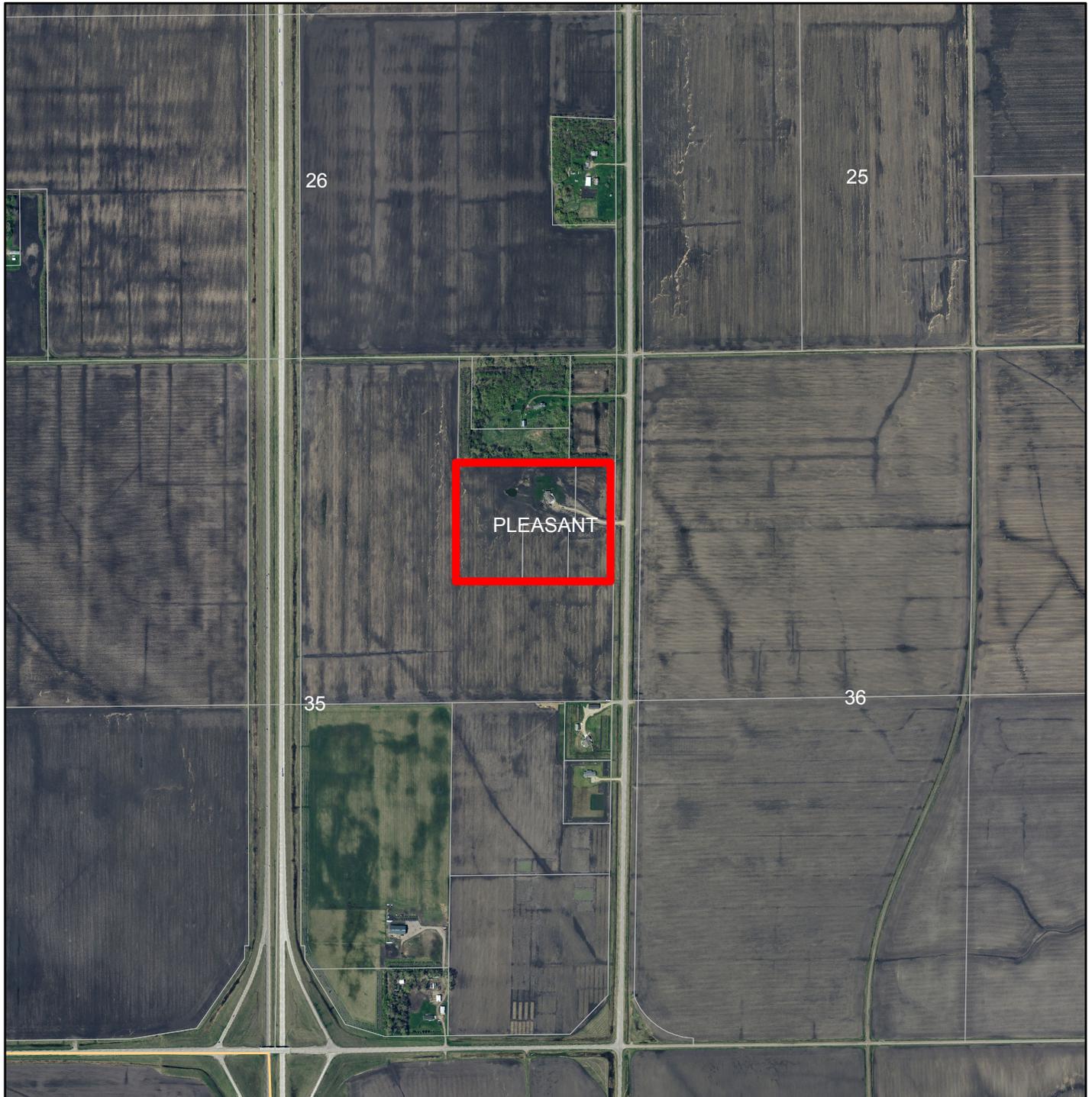
The proposed subdivision is to change the existing boundaries of Job Second Subdivision. All other components (density restriction, adequate access, storm water management, erosion and sedimentation plan, landscaping, sanitary wastewater treatment and water supply, open spaces, and floodplain considerations) have been met.

### **Recommendation:**

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

# Job Third Subdivision

A replat of Block 1, Job Second Subdivision of a part of the Northeast Quarter of  
Section 35, Township 137 North, Range 49 West  
Pleasant Township  
December 11, 2014 Planning Commission Meeting

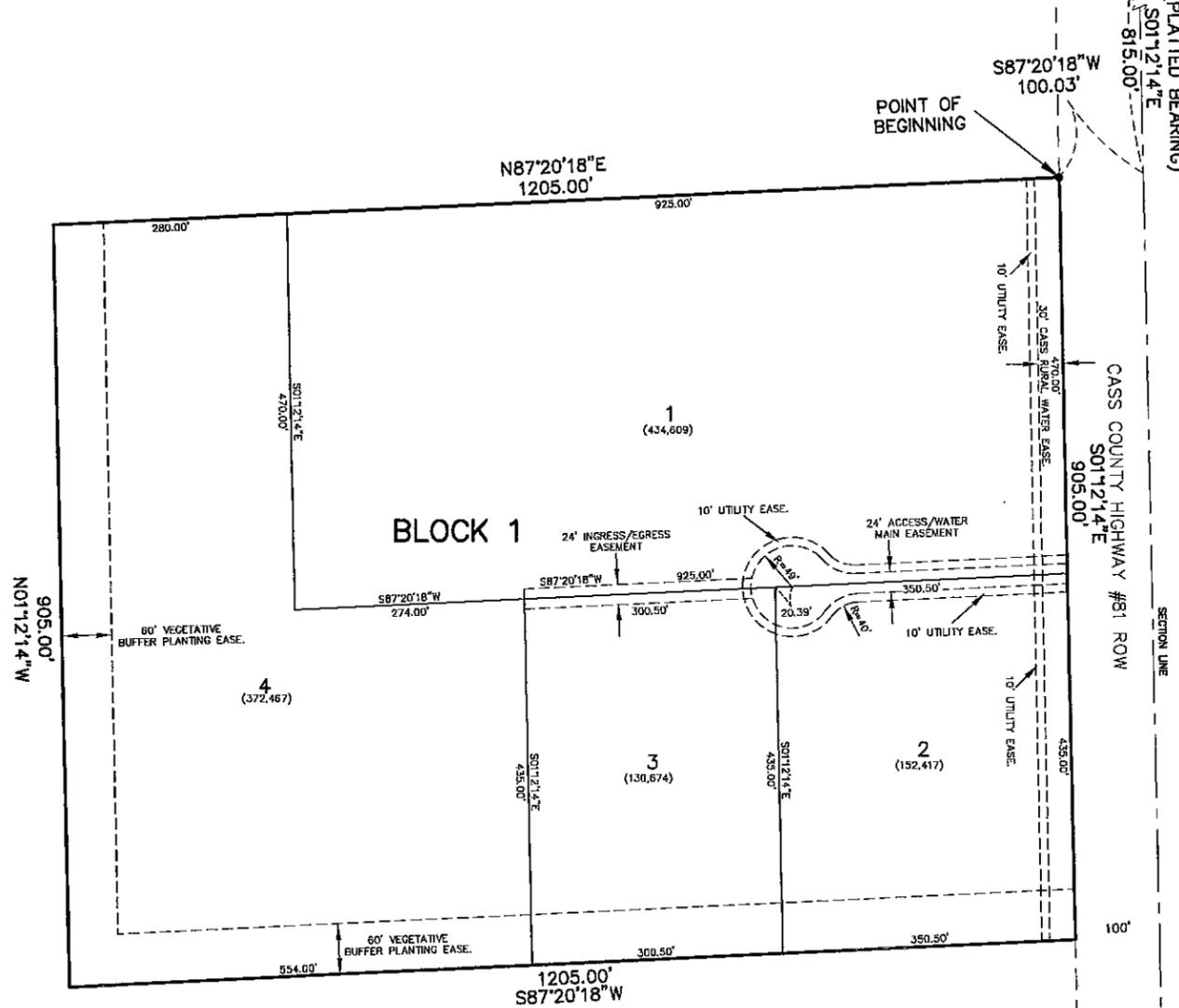


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Email: [highway@casscountynd.gov](mailto:highway@casscountynd.gov)

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

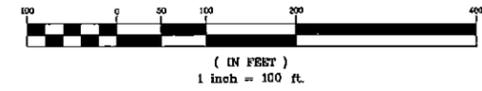


**LEGEND**

- IRON MONUMENT FOUND
- SET 5/8"X18" REBAR WITH YELLOW PLASTIC CAP #2086
- (L) DENOTES ARC LENGTH
- (R) DENOTES RADIUS LENGTH
- (A) DENOTES CENTRAL ANGLE
- (31,963) LOT AREAS IN SQ. FT.
- ALL 10' UTILITY EASEMENTS SHOWN THUS UNLESS OTHERWISE NOTED:

BASIS OF BEARING: JOB SECOND SUBDIVISION AS RECORDED.

**GRAPHIC SCALE**



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, EFFECTIVE 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 THIRD SUBDIVISION", A REPLAT OF BLOCK 1, JOB SECOND 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 IS DESCRIBED AS FOLLOWS:

ALL OF 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.



DAVID S. HEYER  
REGISTERED LAND SURVEYOR  
REG. NO. 2086  
STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, 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 THIRD SUBDIVISION", A REPLAT OF BLOCK 1, JOB SECOND 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: \_\_\_\_\_ MORTGAGEE: STARION FINANCIAL \_\_\_\_\_ MORTGAGEE: ALERUS FINANCIAL, N.A. \_\_\_\_\_ MORTGAGEE: WESTERN STATE BANK

LANCE FREIER \_\_\_\_\_ DAN STALLER \_\_\_\_\_ CHAD MARSDEN \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LANCE FREIER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD MARSDEN, 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 ALERUS FINANCIAL, N.A.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAN STALLER, 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 STARION FINANCIAL.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD MARSDEN, 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 WESTERN STATE BANK.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

REVIEWED BY PLEASANT TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SIGNED: \_\_\_\_\_  
SIEVE BRAKKE, CHAIRMAN

ATTEST: \_\_\_\_\_  
MARYJANE NIPSTAD, CLERK

REVIEWED BY THE CASS COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SIGNED: \_\_\_\_\_  
JASON BENSON, CASS COUNTY ENGINEER

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

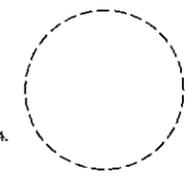
SIGNED: \_\_\_\_\_  
KEN LOUGHEED, CHAIRMAN

ATTEST: \_\_\_\_\_  
DEANN BUCKHOUSE, SECRETARY

APPROVED BY CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SIGNED: \_\_\_\_\_  
KEN PAWLUK, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_  
MICHAEL MONTPLASIR, CASS COUNTY AUDITOR



## Final Plat Report

**Title:** Johnson's Barn Subdivision  
**Owner(s):** Brian Johnson  
**Applicant:** Steven Johnson  
**Type of Request:** Minor Subdivision (1 lot)  
**Status:** Final Hearing at the December 11, 2014 Planning Commission Meeting

### **Proposal:**

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land located in a part of the Southwest Quarter of Section 1, Township 142 North, Range 52 West of Arthur Township for sale. The said tract contains 6.41 acres of land, more or less.

### **Staff Analysis:**

The intention of the proposed subdivision is to plat one lot to be sold as is. If a septic system is to be installed, soil samples will need to be performed. All other criteria including adequate access, water supply, and floodplain requirements have been met. A deed restriction will be placed on the remaining acres under common ownership within the Southwest Quarter of the Southwest Quarter.

### **Recommendation:**

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

# PLAT OF JOHNSON'S BARN SUBDIVISION

(A MINOR SUBDIVISION)

A PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 142  
NORTH, RANGE 52 WEST OF THE 5TH PRINCIPAL MERIDIAN  
CASS COUNTY, NORTH DAKOTA.

## CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "JOHNSON'S BARN SUBDIVISION", A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 142 NORTH, RANGE 52 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 IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 142 NORTH, RANGE 52 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON MONUMENT WHICH DESIGNATES THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 19 MINUTES 09 SECOND EAST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 314.33 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH DAKOTA HIGHWAY NUMBER 18, THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 02 DEGREES 09 MINUTES 20 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 487.94 FEET; THENCE NORTH 01 DEGREE 52 MINUTES 20 SECONDS WEST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 30.78 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 09 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 535.58 FEET; THENCE SOUTH 02 DEGREES 40 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 518.70 FEET TO SAID SOUTH LINE; THENCE SOUTH 87 DEGREES 19 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 540.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6.41 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

STEVEN W. HOLM  
REGISTERED LAND SURVEYOR  
REG. NO. LS-6571  
STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED STEVEN W. HOLM, 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 "JOHNSON'S BARN SUBDIVISION", A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 142 NORTH, RANGE 52 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 STEVEN W. HOLM, 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 AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNERS:

MORTGAGEE:  
FIRST STATE BANK OF NORTH DAKOTA

BRIAN JOHNSON REBECCA JOHNSON

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRIAN JOHNSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE FIRST STATE BANK OF NORTH DAKOTA.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED REBECCA JOHNSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

REVIEWED BY ARTHUR TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED:  
CURT SWANSON, CHAIRMAN

ATTEST:  
DIANNA DEGEEST, CLERK

REVIEWED BY THE CASS COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED:  
JASON BENSON, CASS COUNTY ENGINEER

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

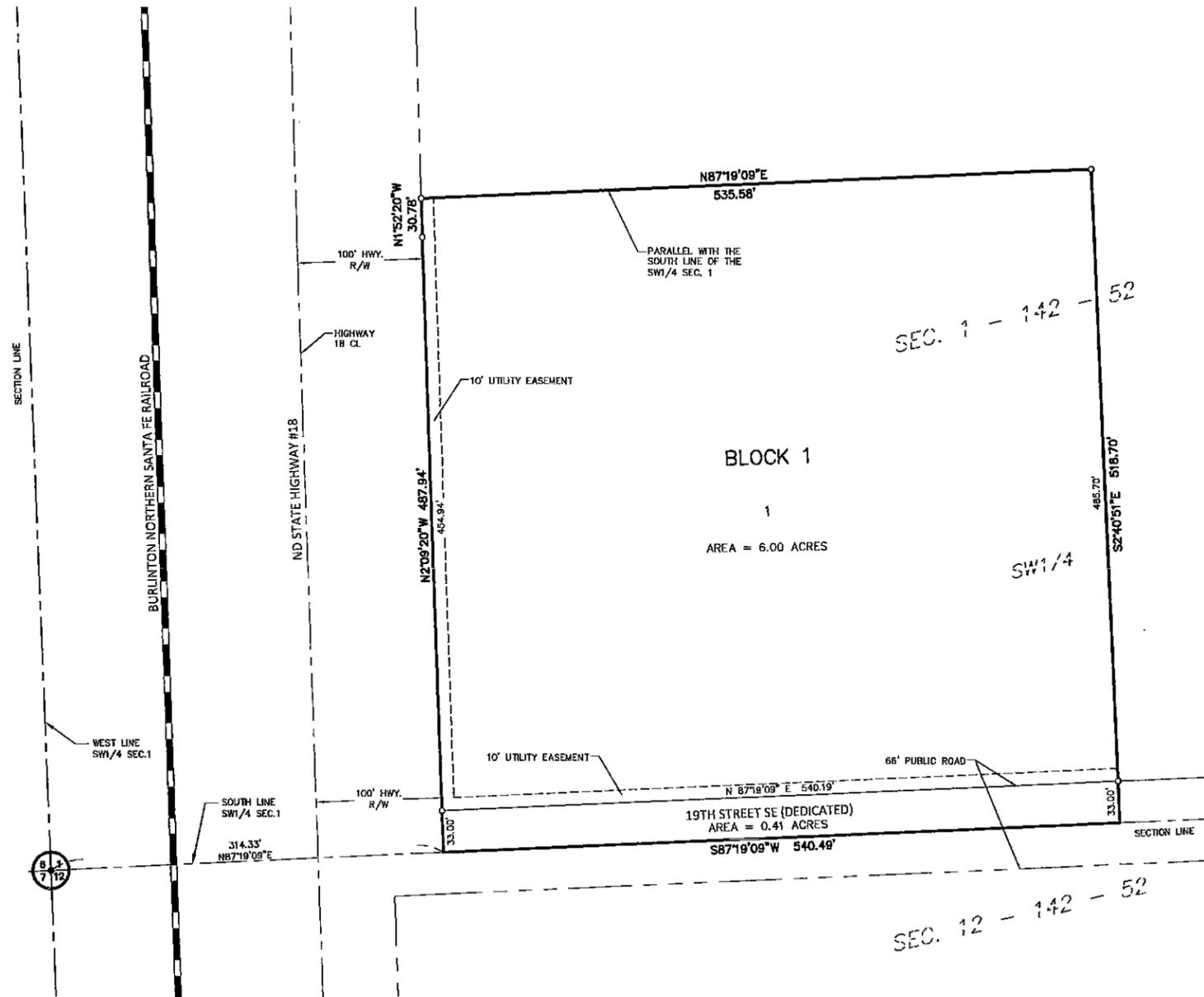
SIGNED:  
KEN LOUGHEED, CHAIRMAN

ATTEST:  
DEANN BUCKHOUSE, SECRETARY

APPROVED BY CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

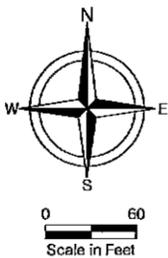
SIGNED:  
KEN PAWLUK, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:  
MICHAEL MONTPLASIR, CASS COUNTY AUDITOR



### LEGEND

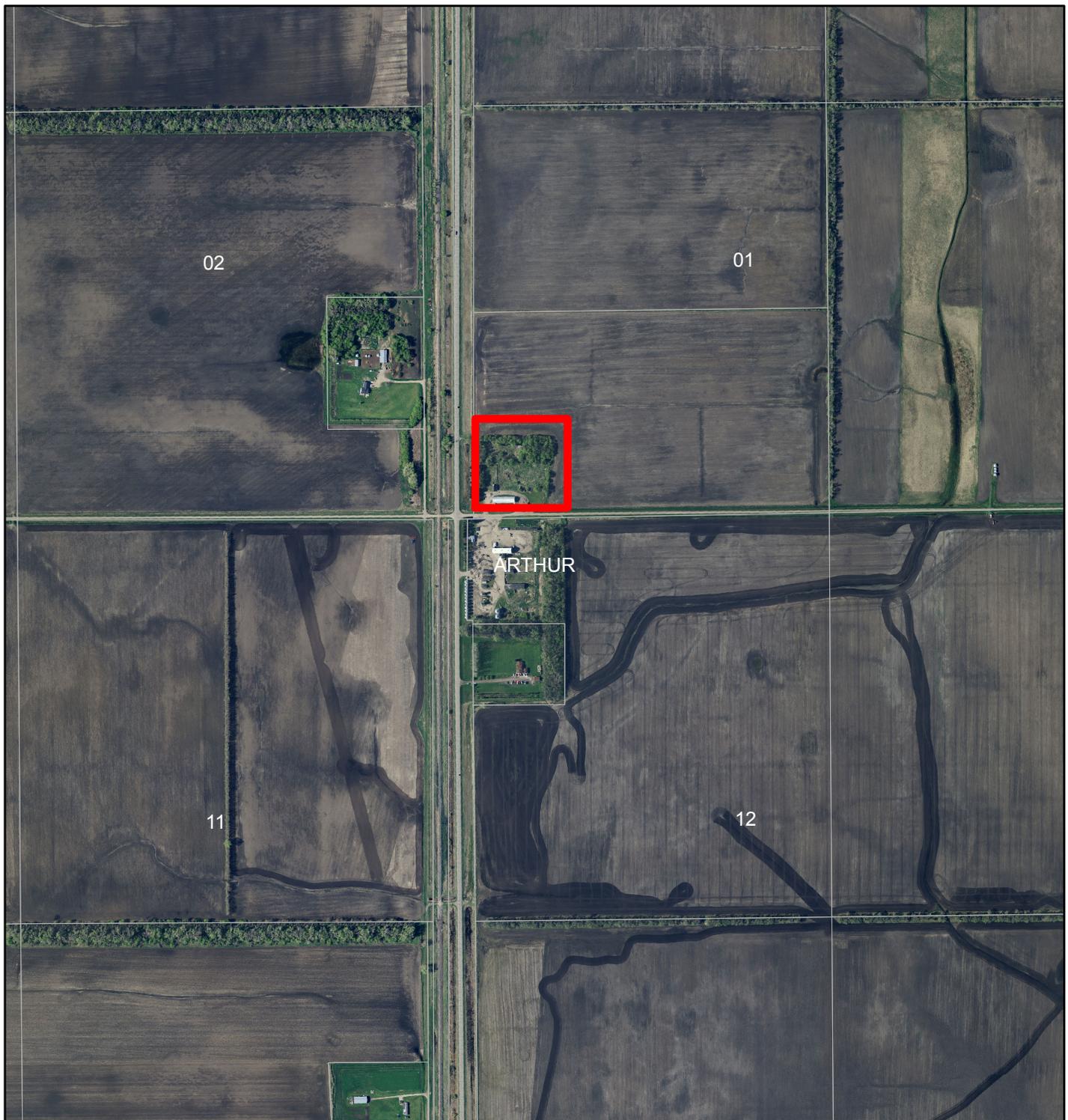
- IRON MONUMENT FOUND
- SET 5/8"X18" REBAR WITH YELLOW PLASTIC CAP #6571
- 10' UTILITY EASEMENTS SHOWN THUS: \_\_\_\_\_



# Johnson's Barn Subdivision

A part of the Southwest Quarter of Section 1, Township 142 North, Range 52 West  
Arthur Township

December 11, 2014 Planning Commission Meeting



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

701-298-2370

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Email: [highway@casscountynd.gov](mailto:highway@casscountynd.gov)