

## **CASS COUNTY PLANNING COMMISSION AGENDA FOR JUNE 27, 2013**

Cass County Highway Department Conference Room  
7:00 AM  
1201 Main Avenue West, West Fargo, ND 58078

1. Call to Order  
Establish Quorum of Members  
Approve February 28, 2013 Minutes
2. Cliffhanger Landing Second – A minor residential subdivision in Section 29 of Pleasant Township (T137N, R49W)  
[Public Hearing]  
[Action]
3. Ida Subdivision – A minor residential subdivision in Section 18 of Pleasant Township (T137N, R48W)  
[Public Hearing]  
[Action]
4. Other Business and/or Citizen Comments
5. Adjournment

***Additional copies of the agenda and Planning Commission materials are available at:***  
***<http://www.casscountynd.gov/county/Boards/Planning/Pages/default.aspx>***

**Persons with Disabilities needing accommodations should call 298-2370 prior to the meeting.**

**CASS COUNTY PLANNING COMMISSION  
FEBRUARY 28, 2013**

**1. MEETING TO ORDER**

The meeting was called to order on February 28, 2013, at 7:00 AM in the Highway Department Conference Room with members present as follows: Ken Lougheed, Keith Monson, Todd Ellig, Mark Brodshaug, David Gust, Mark Wentz and Ken Pawluk. Mark Williams and Melissa Sobolik were absent. Also present were County Planner Tim Solberg and Cass County Engineer Jason Benson.

**2. MINUTES, APPROVED**

***MOTION, passed***

**Mr. Ellig moved and Mr. Monson seconded to approve the minutes of the January 24, 2013 meeting as presented. Motion carried.**

**3. PETERSON SEED Subdivision, Remove From Table**

***MOTION, passed***

**Mr. Pawluk moved and Mr. Ellig seconded to remove from the table the Final Plat Review submitted by Peterson Seed Subdivision allowing for further discussion on the matter. Motion carried.**

Mr. Solberg reviewed the details of the application, stating at the January 24<sup>th</sup> Planning Commission meeting a variance request was denied due to failure to comply with the density restrictions of Section 307 of the Subdivision Ordinance #2006-1. A decision on the subdivision application was tabled until the applicant could comply with the full requirements of the ordinance. Mr. Solberg said in order to comply; the applicant was attempting to obtain a signature on a deed restriction from the owner of the ¼ section for which the proposed development is to be subdivided and with hopes to bring it to the February meeting for approval.

Peterson Seed Subdivision owner, Carl Peterson was present and said he was unaware that he was not in compliance as he was following the directions of the township. He has obtained the required deed restriction and no longer requires a variance from the density restrictions of Cass County Subdivision Ordinance #2006-1.

***MOTION, passed***

**Mr. Pawluk moved and Mr. Ellig seconded to forward approval to the County Commission with the condition that the developer record deed restriction per density restrictions of Section 307 in order for the subdivision to meet the requirements of Cass County Subdivision Ordinance #2006-1. Discussion: Mr. Pawluk said there is a need to bring the topic of the need for platting forward to township boards from time to time to ensure they are aware of the regulations. Mr. Brodshaug said townships need a regular review of zoning and subdivision regulations so they stay current with the regulations. Mr. Solberg will handle keeping the**

**townships aware of the ordinances and said they are working on a model zoning ordinance for townships to use in developing their zoning ordinances. Motion carried.**

**4. BISON SUBSTATION Subdivision, Final Plat Review**

The public hearing was opened.

Oly Olafson, Ulteig Engineering was present and distributed a map outlining the route of the proposed power line. He said five property owners which are affected by the project have not reached an agreement, however; they are working on an agreement.

Jay Meyer, property owner was present and said he is not in agreement with the proposed project and is trying to understand how this project is going to affect them personally. They currently have put a personal project on hold due to the location of the transmission lines.

Mr. Ruliffson said he owns the property on which the substation is to be built and is concerned with future expansion of this project.

Mr. Olafson said there is a bit of a misconception that all power generated by this substation will be transmitted away when in fact it will be used by a vast area including the local area.

The public hearing was closed at 7:24 AM.

Mr. Solberg said an application was received for subdivision approval of a tract of land located in the SE ¼ of Section 11 in Harmony Township and was filed in the Cass County Planning Office by Jeff Zeltinger of Ulteig Engineering. The purpose of the subdivision is to plat one lot which is approximately 79.76 acres. The application was submitted on behalf of Russell Ruliffson.

This subdivision will be used for a substation which is a component of the CapX2020 project, a joint initiative of 11 transmission-owning utilities in Minnesota and the surrounding region. A large phase of the project will be constructed from the site of the proposed Bison Substation northwest of Mapleton, North Dakota and will extend southeast to St. Cloud, Minnesota. Currently, the transmission line has gone through three phases of permitting with the North Dakota Public Service Commission (NDPSC). The line has been required by many townships to obtain Conditional Use Permits for siting subject to each townships zoning and land use regulations. The substation for which this subdivision was required obtained a conditional use permit from Harmony Township which was included in the agenda packet.

The proposed subdivision which is approximately 79.76 acres would be divided into one lot for the development of an electrical substation. The subdivision is located at the intersection of two township roads and will not require water or waste water services. The proposed access to the substation will be located off of 32nd St SE. The plat is not currently mapped on the Flood Insurance Rate map, and major flooding does not appear to be a concern. Although not a requirement of a minor subdivision, the developer is proposing to construct two detention ponds to ensure post construction runoff does not exceed pre construction levels. The ponds will be constructed to comply with Section 608.08 of the Cass County Subdivision Ordinance #2006-1. A copy of the title opinion has been received and reviewed by staff.

Mr. Solberg noted that in today's report he provided two options for a recommended motion to the Planning Commission. Although he believes the plat is in compliance with the Subdivision Ordinance he believes that there is a general feeling that this is an unwanted development by the neighboring residents. In that respect Mr. Solberg points to the 2005 Comprehensive Plan as a possible position that the Planning Commission may be able to point to if they were to choose to deny the plat. He noted that the development may conflict with the following policies of the 2005 comprehensive Plan: Policy 4, Objective B, Goal One: Protect valuable farmland from premature development; Policy 2, Objective A, Goal Five: Discourage non-farm development in farming areas; Policy 1, Objective B, Goal Five: Limit development occurring away from urban fringes to be small in size and scope so as to reduce its impact on the rural atmosphere and existing land uses; Policy 2, Objective B, Goal Five: Promote development complimenting the existing land uses, development, and farming lifestyle. He then noted that although the development of a large electrical substation is not desirable to residents; the County's ability to regulate the land use to this degree is limited due to the presence of adopted Harmony Township zoning regulations and a lack of County zoning regulations.

Mr. Solberg said Xcel Energy will maintain the township road accessing the substation. Mr. Pawluk said in visiting with representative from Harmony Township, they have two concerns: 1) the volume of traffic which will use the road; 2) the possibility of future expansion.

***MOTION, passed***

**Mr. Brodshaug moved and Mr. Wentz seconded to forward the final plat for the Bison Substation Subdivision to the Cass County Commission based on the subdivision meeting the requirement of the Cass County Subdivision Ordinance #2006-1 with a condition that the final plans for detention ponds are approved by the County Engineer. Discussion: Mr. Wentz asked if the conditions set forth by the township will be followed. Mr. Solberg said some strict guidelines have been set so the township should be fine. Mr. Pawluk said the townships need to be protected. Mr. Solberg said**

**Harmony Township has done a good job of setting their boundaries and expressing their needs. Motion carried.**

**5. OTHER BUSINESS**

Mr. Solberg said at the last Planning Commission meeting Mr. Brodshaug was appointed to serve on the Road Advisory Committee. Mr. Brodshaug said he will serve on the committee but welcomes input from other members and the public.

**6. ADJOURNMENT**

**On motion by Mr. Pawluk, seconded by Mr. Brodshaug, and all voting in favor, the meeting was adjourned at 7:54 AM.**

# CLIFFHANGER LANDING SECOND SUBDIVISION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CLIFFHANGER LANDING AND A PLAT OF PART OF THE NORTHEAST 1/4, SECTION 29, T137N, R49W, 5TH P.M.

CASS COUNTY, NORTH DAKOTA

**Owners' Certificate:**

Know All Persons By These Presents: John K. McDowell, a married person, and Ryan McDowell and Amanda McDowell, husband and wife; Paul J. Shereck and Tana Shereck, husband and wife; and Gordon O. Grinaker and Georgia S. Grinaker, husband and wife, are the owners and proprietors of Lots 1 and 2, Block 1, Cliffhanger Landing, together with part of the Northeast Quarter of Section 29, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, all being more particularly described as follows:

Commencing at the northeast corner of said Section 29, said point also being the northeast corner of said Cliffhanger Landing; thence South 02°53'26" East (assumed bearing), along the easterly line of the Northeast Quarter of said Section 29, for a distance of 786.80 feet to the southeast corner of said Cliffhanger Landing and the true point of beginning; thence continue South 02°53'26" East, along the easterly line of the Northeast Quarter of said Section 29, for a distance of 40.00 feet; thence South 87°17'27" West for a distance of 792.11 feet to a point of intersection with the easterly boundary of Lot 1, Block 1, said Cliffhanger Landing; thence South 02°47'53" East, along the easterly boundary of said Lot 1, for a distance of 1,823.06 feet to a point of intersection with the southerly line of the Northeast Quarter of said Section 29, said point also being the southeast corner of said Lot 1; thence South 87°28'14" West, along the southerly line of the Northeast Quarter of said Section 29 and along the southerly boundary of said Lot 1, for a distance of 40.00 feet to the southwest corner of said Lot 1; thence North 02°47'53" West, along the westerly boundary of said Lot 1, for a distance of 1,822.93 feet; thence South 87°17'27" West for a distance of 89.07 feet; thence North 02°53'26" West, parallel with the easterly line of the Northeast Quarter of said Section 29, for a distance of 216.80 feet to an angle point along the westerly boundary of said Lot 1; thence continue North 02°53'26" West, along the westerly boundary of said Lot 1, for a distance of 534.94 feet to the northwest corner of said Lot 1; thence North 87°17'14" East, along the northerly boundary of said Lot 1, for a distance of 846.18 feet to the northeast corner of said Lot 1; thence South 02°53'26" East, along the easterly boundary of said Lots 1 and 2, for a distance of 711.80 feet to a point of intersection with the southerly boundary of said Cliffhanger Landing, said point also being the southeast corner of said Lot 2; thence North 87°17'27" East, along the southerly boundary of said Cliffhanger Landing, for a distance of 75.00 feet to the true point of beginning.

Said tract of land contains 16.346 acres, more or less.

And that said parties have caused the same to be surveyed and platted as **Cliffhanger Landing Second Subdivision**, and do hereby dedicate to the public, for public use, the avenue and utility easement shown on the plat.

In witness whereof we have set our hands and seals.

Owners:  
 Lots 1, 5 and 7  
 John K. McDowell  
 Ryan McDowell and Amanda McDowell

John K. McDowell  
 Ryan McDowell  
 Amanda McDowell

Owners:  
 Lot 2  
 Paul J. Shereck and Tana Shereck

Paul J. Shereck  
 Tana Shereck

Owners:  
 Lot 3, 4 and 6  
 Gordon O. Grinaker and Georgia S. Grinaker

Gordon O. Grinaker  
 Georgia S. Grinaker

**Surveyor's Certificate:**

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

James A. Schlieman  
 North Dakota PLS No. 6086

**Cass County Engineer:**

Reviewed by the Cass County Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jason Benson, Cass County Engineer

**Cass County Planning Commission:**

Reviewed by the Cass County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
 Secretary

**Pleasant Township:**

Reviewed by Pleasant Township, Cass County, North Dakota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steve Brakke, Chairman

Attest: \_\_\_\_\_  
 MaryJane Nipstad, Clerk

**Cass County Board Of Commissioners' Approval:**

Approved by Cass County, North Dakota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Vern Bennett, Chairman

Attest: \_\_\_\_\_  
 Michael Montplaisir, Cass County Auditor

State of \_\_\_\_\_ )  
 ) ss  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared John K. McDowell, a married person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Ryan McDowell and Amanda McDowell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Paul J. Shereck and Tana Shereck, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss  
 County of \_\_\_\_\_ )

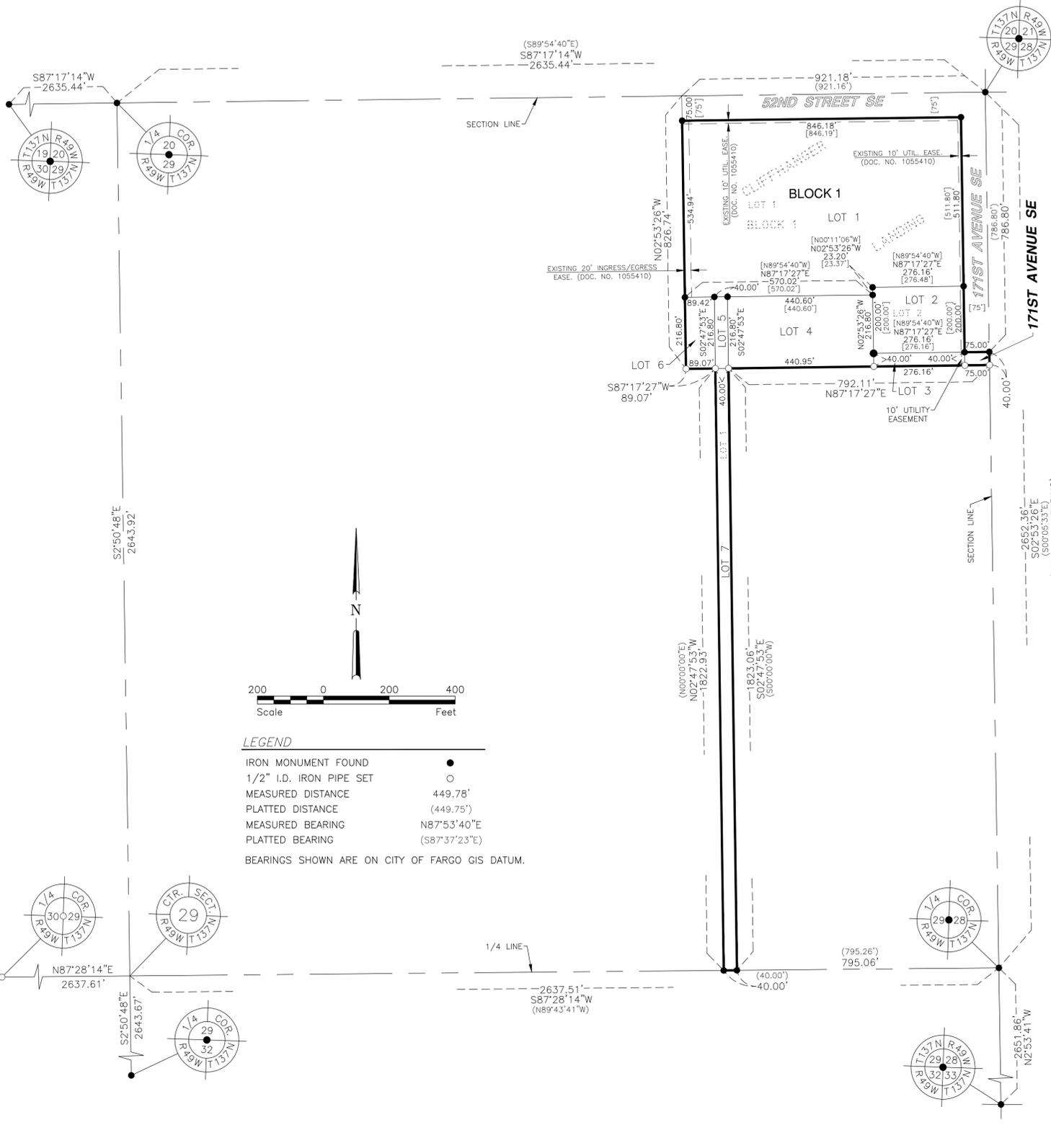
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Gordon O. Grinaker and Georgia S. Grinaker, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public: \_\_\_\_\_

State of North Dakota )  
 ) ss  
 County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared James A. Schlieman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_



## Final Plat Review Report – Cliffhanger Landing Second Subdivision

An application for subdivision approval of a tract of land located in the NE ¼ of Section 29 in Pleasant Township was filed in the Cass County Planning Office by Mr. Jim Schlieman. The purpose of the subdivision is to plat seven lots to accommodate a real estate transaction. The plat is approximately 16.346 acres.

Applicant: John K. McDowell Phone: 605-360-3211

### Analysis

The proposed subdivision is approximately 16.346 acres and would be divided into seven lots, for accommodating a real estate transaction. The owners of the existing lots 1 and 2 of the original Cliffhanger Landing Subdivision wish to trade some land that was previously used as an aircraft landing strip with the surrounding landowner. The exchange will be to give the surrounding ¼ Lot 7 in exchange for lot 3, lot 4, and lot 6. The subdivision will use public gravel roads, on-site septic sewer systems, and Cass Rural Water as a water source. The properties will continue to utilize the existing access off of County Highway 18 and 171<sup>st</sup> Ave SE. The plat appears to be outside of the 1% chance (100 year) floodplain on the preliminary Flood Insurance Rate Map.

Comprehensive Plan Consistency: Given there is no new development, a return of land to farming, and the method of platting is far more desirable than splitting the lots using metes and bounds descriptions, staff feels that this is the best approach to correct a plat and development that has changed use.

Design standards not met include:  
None noted

### Review Agency Comments

Cass County Engineer – none to date

County Sanitarian - none to date

Township - none to date

Cass Rural Water – none to date

Cass County Electric – none to date

Water Resource District – none to date

Century Link – no comment – 6/11/13

Public Comment – none to date

### Recommendation

Final plat would need to include all the requirements for final plat, plus the following:

1. Copy of title opinion

IMAGES NOT DRAWN TO SCALE-ONLY FOR GENERAL REFERENCE

Aerial View



# Vicinity Map



# Preliminary Flood Insurance Rate Map



# IDA SUBDIVISION

BEING A PLAT OF PART OF GOVERNMENT LOTS 7 AND 8,  
SECTION 18, T137N, R48W, 5TH P.M.  
CASS COUNTY, NORTH DAKOTA

**Owner's Certificate:**

Know All Persons By These Presents: Paul J. Reinke, a single person, is the owner and proprietor of that part of the Government Lots 7 and 8, Section 18, Township 137 North, Range 48 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Section 18; thence North 86°30'02" East (assumed bearing), along the northerly line of said Section 18, for a distance of 1,993.35 feet to a found iron monument which marks the northwest corner of a tract of land described in Document No. 815598, on file at the Cass County Recorder's Office; and the true point of beginning; thence South 08°57'23" West, along the westerly boundary of a tract of land described in said Document No. 815598, for a distance of 348.22 feet to a found iron monument which marks an angle point along the westerly boundary of a tract of land described in said Document No. 815598, said point also being the northwest corner of a tract of land described in Document No. 918354, on file at said Recorder's Office; thence South 03°01'11" East, along the westerly boundary of a tract of land described in said Document No. 918354, for a distance of 475.96 feet to a found iron monument which marks the southwest corner of a tract of land described in said Document No. 918354; thence North 44°24'08" East for a distance of 335.57 feet; thence South 84°20'22" East for a distance of 135.25 feet; thence North 02°59'45" West for a distance of 179 feet, more or less, to the westerly bank of the Red River of the North; thence northwesterly, along the westerly bank of said river, for a distance of 306 feet, more or less, to a point of intersection with the northerly line of said Section 18; thence South 86°30'02" West, along the northerly line of said Section 18, for a distance of 185 feet, more or less, to the true point of beginning.

Said tract of land contains 6.311 acres, more or less.

And that said party has caused the same to be surveyed and platted as **Ida Subdivision**.

In witness whereof I have set my hand and seal.

Owner:  
Paul J. Reinke

State of North Dakota )  
  ) ss  
County of Cass )

Paul J. Reinke

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Paul J. Reinke, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

**Surveyor's Certificate:**

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

James A. Schlieman  
North Dakota PLS No. 6086

State of North Dakota )  
  ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared James A. Schlieman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

**Cass County Engineer:**

Reviewed by the Cass County Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jason Benson, Cass County Engineer

**Cass County Planning Commission:**

Reviewed by the Cass County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
Secretary

**Pleasant Township:**

Reviewed by Pleasant Township, Cass County, North Dakota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steve Brakke, Chairman

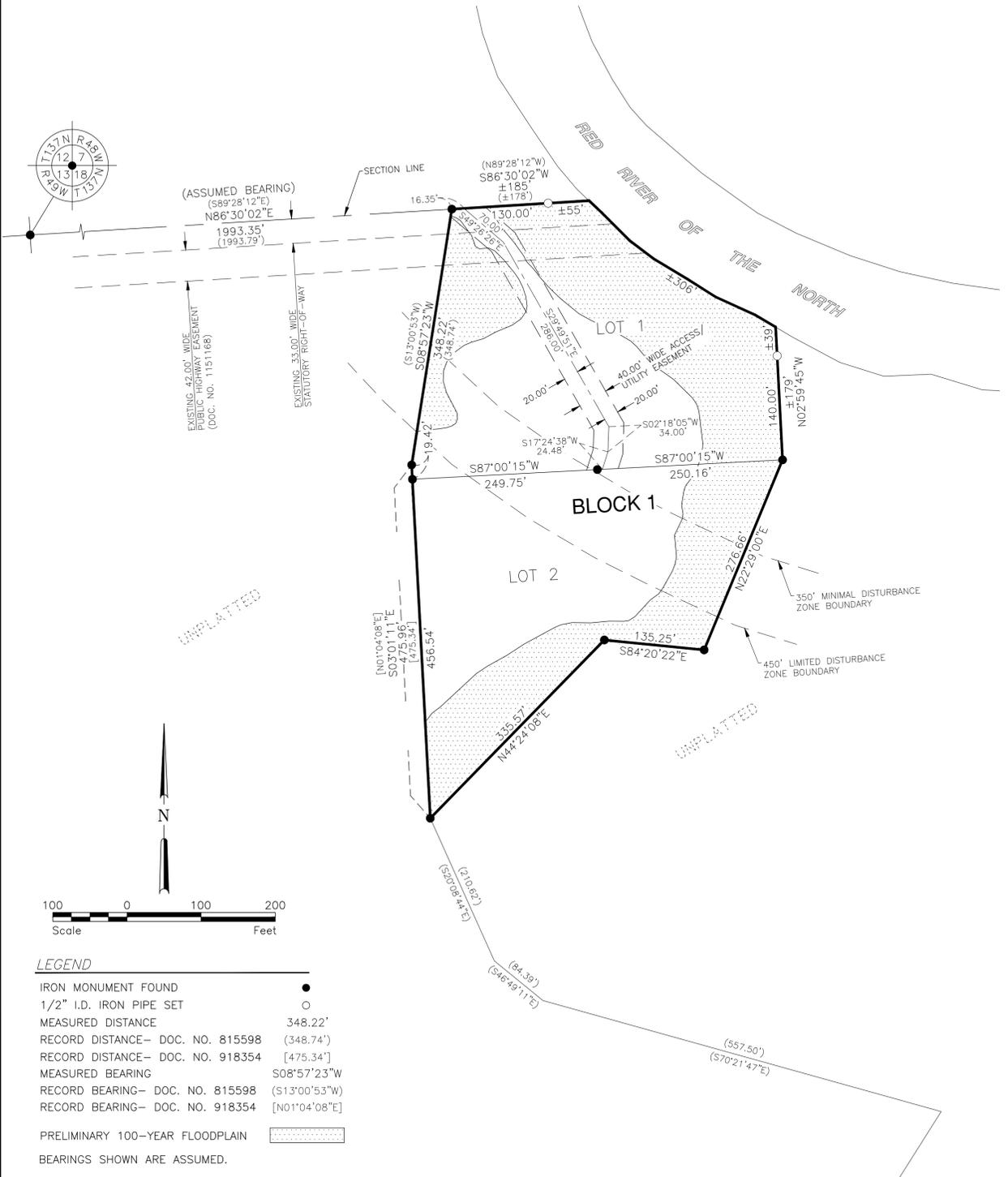
Attest: \_\_\_\_\_  
MaryJane Nipstad, Clerk

**Cass County Board Of Commissioners' Approval:**

Approved by Cass County, North Dakota, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Vern Bennett, Chairman

Attest: \_\_\_\_\_  
Michael Montplaisir, Cass County Auditor



**LEGEND**

IRON MONUMENT FOUND	●
1/2" I.D. IRON PIPE SET	○
MEASURED DISTANCE	348.22'
RECORD DISTANCE- DOC. NO. 815598	(348.74')
RECORD DISTANCE- DOC. NO. 918354	[475.34']
MEASURED BEARING	S08°57'23"W
RECORD BEARING- DOC. NO. 815598	(S13°00'53"W)
RECORD BEARING- DOC. NO. 918354	[N01°04'08"E]
PRELIMINARY 100-YEAR FLOODPLAIN	

BEARINGS SHOWN ARE ASSUMED.

## Final Plat Review Report – Ida Subdivision

An application for subdivision approval of a tract of land located along the Red River in Section 18 in Pleasant Township was filed in the Cass County Planning Office by Mr. Jim Schlieman. The purpose of the subdivision is to plat 2 lots. The plat is approximately 6.311 acres.

Applicant: Paul Reinke Phone: 701-361-0147

### Analysis

The proposed subdivision is approximately 6.311 acres and would be divided into two lots, for residential development. The subdivision will use existing gravel roads, on-site septic sewer systems, and Cass Rural Water as a water source. The proposed access will be off of 50<sup>th</sup> St SE. Portions of the plat are within Zone AE of the Preliminary Flood Insurance Rate Map, however the home sites and access are out as illustrated on the second map located herein.

#### Comprehensive Plan Consistency:

Policy 2 of Objective D of Goal One: "Prevent development with the potential need for flood buyouts, flood mitigation, and temporary flood protection"

Interesting situation in that the application is demonstrating that a flood risk is not present, however the owner is requesting to be added to the County buyout list. There are other issues at play in this case however as the property is within the proposed staging area of the Fargo Moorhead Diversion Project. This situation has in many ways encouraged the homeowner to consider a buyout, but also to submit this plat as he was proposed with an offer to purchase land for a new home by an interested party.

A copy of the plat was sent to Keith Berndt, County Administrator to notify the Diversion Authority of the planned development.

#### Design standards not met include:

Staff recommends a note on the plat describing the Minimal and Limited Disturbance Zone as required in Section 610 of Subdivision Ordinance #2006-1.

### Review Agency Comments

Cass County Engineer – none to date

County Sanitarian - none to date

Township - none to date

Cass Rural Water – none to date

Cass County Electric – none to date

Water Resource District – none to date

Qwest - none to date

Public Comment – none to date

### Recommendation

Final plat would need to include all the requirements for final plat, plus the following:

1. Copy of title opinion.
2. Deed Restriction filed on adjacent parcel along the river.

IMAGES NOT DRAWN TO SCALE-ONLY FOR GENERAL REFERENCE

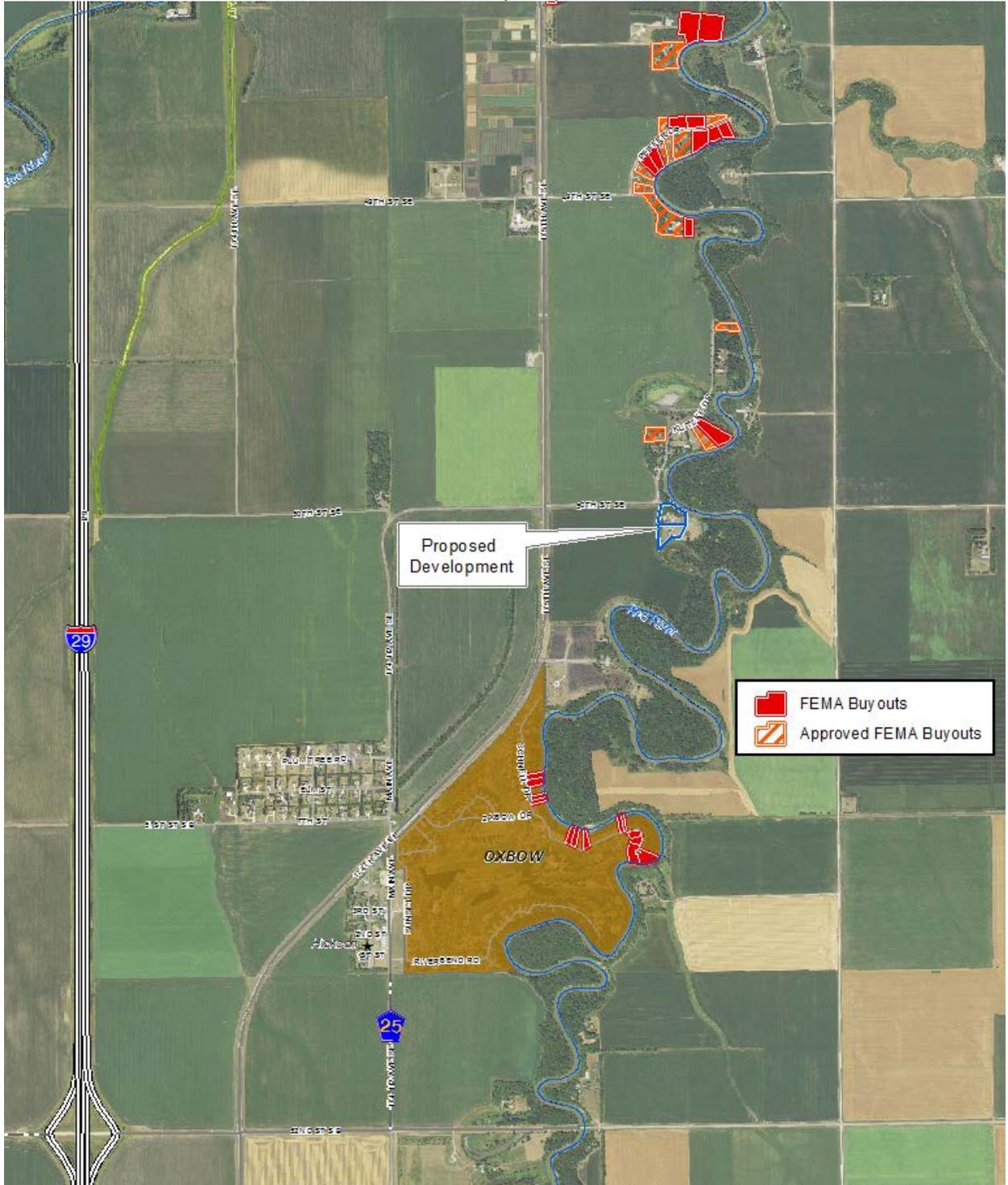
Aerial View

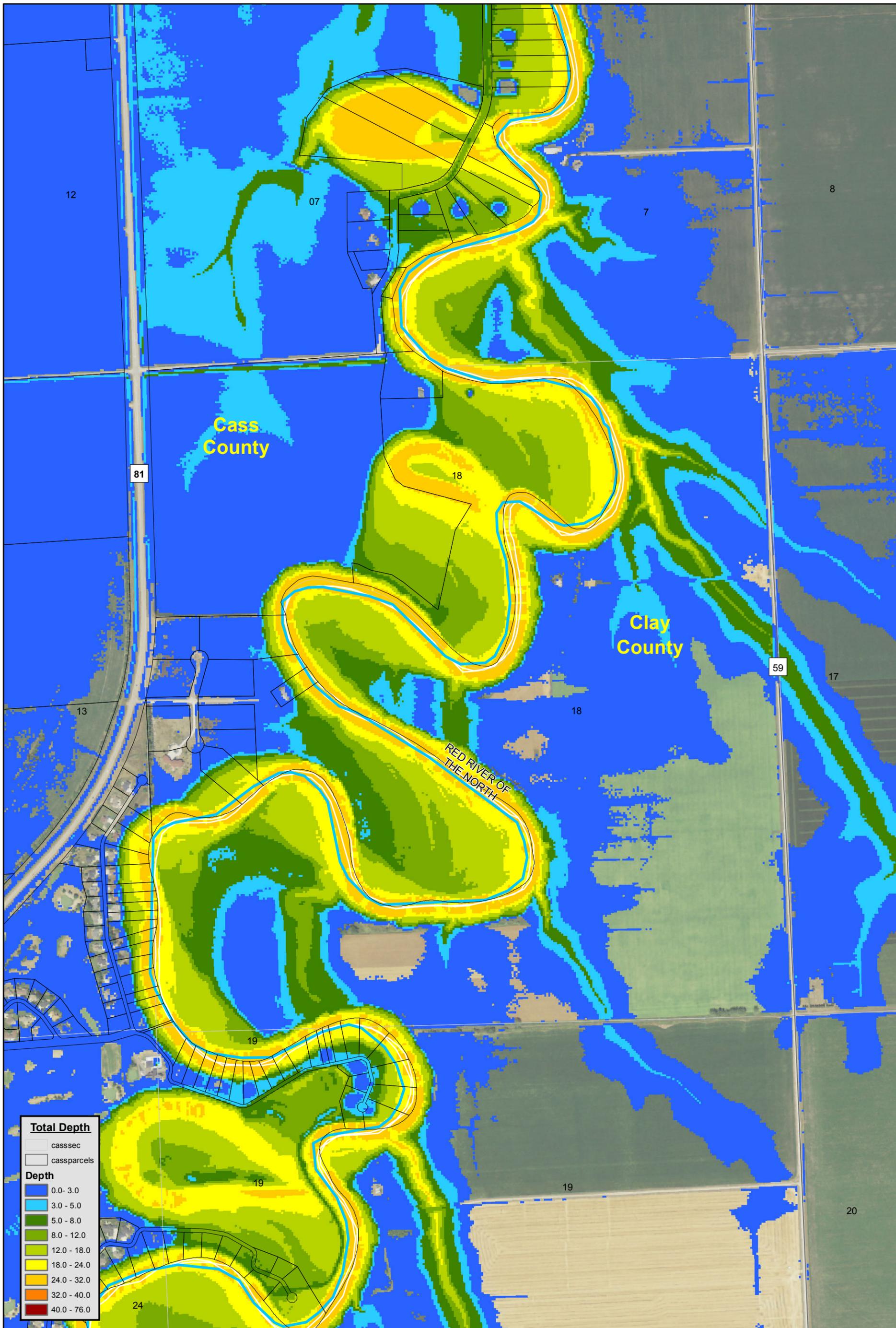


With Preliminary Flood Insurance Rate Map

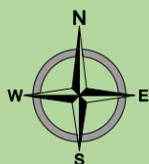


# Vicinity Map

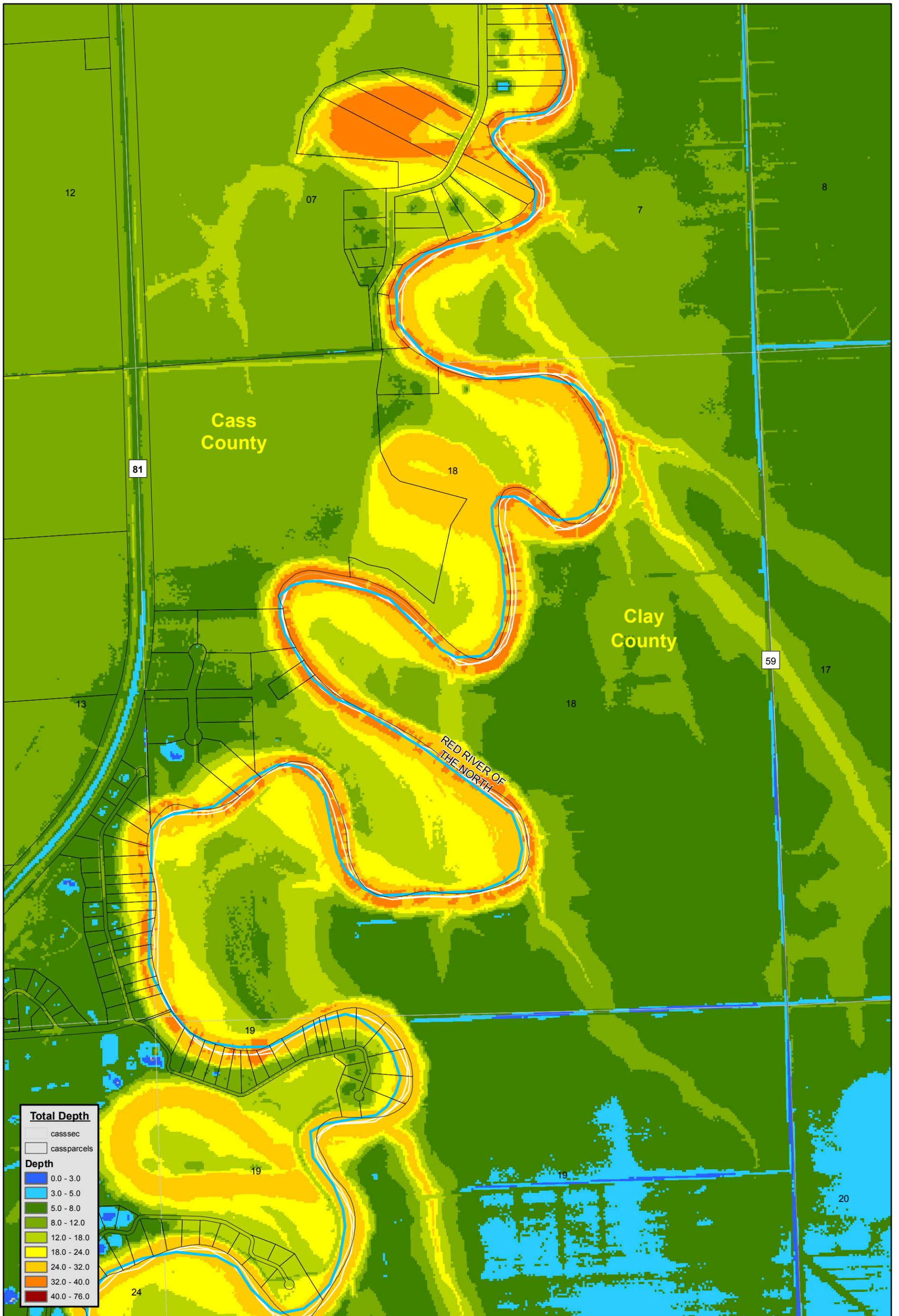




**Phase 7 100 Yr Inundation Map - Existing  
Clay County, Minnesota  
Cass County, North Dakota**

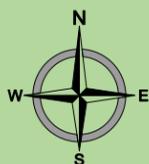


Created By: GG/KMV/GZ Date Created: 03/25/13 Date Saved: 06/12/13 Date Plotted: 06/11/13 Date Exported: 06/12/13  
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 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988  
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Total Depth	
	casssec
	cassparcels
Depth	
	0.0 - 3.0
	3.0 - 5.0
	5.0 - 8.0
	8.0 - 12.0
	12.0 - 18.0
	18.0 - 24.0
	24.0 - 32.0
	32.0 - 40.0
	40.0 - 76.0

**Phase 7 100 Yr Inundation Map - with Project**  
**Clay County, Minnesota**  
**Cass County, North Dakota**



Created By: GG/KMV/GZ Date Created: 03/25/13 Date Saved: 06/12/13 Date Plotted: 06/11/13 Date Exported: 06/12/13  
 Plotted By: gary.zimmer Parcel Date: VARIES Aerial Image: 2012/2010 County NAIP SIDS  
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988  
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