MEMORANDUM PLANNING COMMISSION CASES SCHEDULED FOR DECEMBER 2nd, 2025 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, December 2nd, 2025 Planning Commission public hearing.

The case planner contact information is below. Please contact the case planner if you have questions on these cases. Thank you.

Staff Contact Information—phone and e-mail:

Donald Kress	(241-1473)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	Imorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

 An application requesting a Plat of Valley View Estates Fourth Addition (Minor Subdivision) a replat of Lots 1 through 12, Block 4 and 1 through 10, Block 5, Valley View Estates Second Addition, City of Fargo, Cass County, North Dakota

<u>Located at</u>: 4950 through 4992 36th Avenue South; 4953, 4957, 4961, 4965, 4969, 4973, 4977, 4981, 4985, 4989, 4993, 4997 Big Goose Lane South

Owner / Applicant: EWR Fargo TH Trio, LLC /Houston Engineering, Inc. Current Zoning: SR-5, Single-Dwelling Residential No change proposed

Case Planner: Donald Kress

2. An application requesting a Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district, and an application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 1, Block 1, **Urban Plains by Brandt Eighth Addition.**

Located at: 2975 Seter Parkway South

Owner / Applicant: Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies Current Zoning: LC, General Commercial with conditional overlay ordinance no. 5413. No change proposed.

Case Planner: Donald Kress

NOTE: Both this item and the item 3 are depicted on the same attached site plan.

3. An application requesting a Conditional Use Permit to allow an Alternative Access Plan for a parking reduction on the proposed Lot 2, Block 1, **Urban Plains by Brandt Eighth Addition**.

Located at: 2975 Seter Parkway South

Owner / Applicant: Urban Plains Land Company, LLC/Lowry Engineering/Brookstone Companies Current Zoning: LC, General Commercial with conditional overlay ordinance no. 5413. No change proposed.

Case Planner: Donald Kress

 An application requesting a conditional use permit to allow residential use in the GC, General Commercial zone on Lot 5, Block 1, Veterans Square Addition to the City of Fargo, Cass County, North Dakota

Located at: 5600 38th Avenue South

Owner / Applicant: JB Real Estate Investments, LLC / EagleRidge Companies

<u>Current Zoning</u>: GC, General Commercial with conditional overlay ordinance no. 5044. No change

proposed.

Case Planner: Chelsea Levorsen

5. An application requesting a conditional use permit to allow an alternative access plan on Lot 5, Block 1, **Veterans Square Addition** to the City of Fargo, Cass County, North Dakota

Located at: 5600 38th Avenue South

Owner / Applicant: JB Real Estate Investments, LLC / EagleRidge Companies

<u>Current Zoning</u>: GC, General Commercial with conditional overlay ordinance no. 5044. No change proposed.

Case Planner: Chelsea Levorsen

6. An application requesting a zoning change from AG, Agricultural to SR-4, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential; LC, Limited Commercial; GC, General Commercial with conditional overlay; and P/I, Public/Institutional; and a Plat of **Covey Ranch Third Addition** (Major Subdivision) a plat of a portion of the north half of Section 10, Township 138 North, Range 49 West of the Fifth Principal Meridian.

<u>Located at</u>: 3800 64th Avenue South; 3900 64th Avenue South; 6455 43rd Street South; 6688 45th Street South

Owner / Applicant: Enclave Covey; Dabbert Custom Homes LLC; Brookstone, LLC / Moore Engineering, Inc.

Current Zoning: AG, Agricultural. See above for proposed zone change

Case Planner: Maegin Elshaug

7. An application requesting annexation of a portion of the north half of Section 10, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota Located at: 3800 64th Avenue South; 3900 64th Avenue South; 6688 45th Street South

Owner / Applicant: Enclave Covey; Dabbert Custom Homes LLC; Brookstone, LLC / Moore Engineering, Inc.

<u>Current Zoning</u>: AG, Agricultural. Zone change proposed as part of subdivision

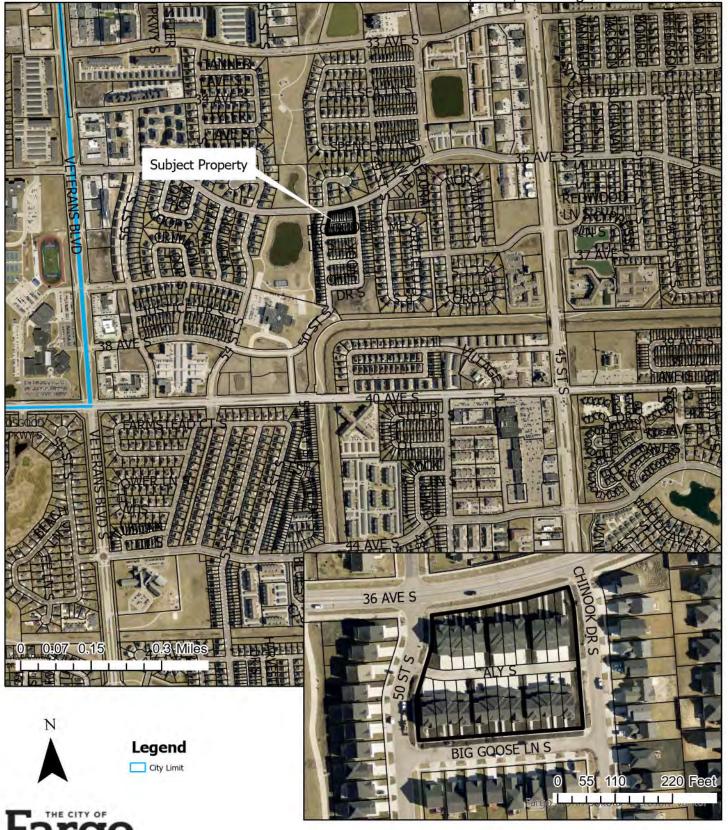
Case Planner: Maegin Elshaug

NOTE: This annexation is part of the Covey Ranch Third Addition. The entire annexation area will be included with that subdivision.

Minor Subdivision

Valley View Estates Fourth Addition

4950 - 4992 36th Avenue South; 4953, 4957, 4961, 4965, 4969, 4973, 4977, 4981, 4985, 4989, 4993, 4997 Big Goose Lane South



Minor Subdivision

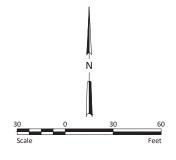
4950 - 4992 36th Avenue South; 4953, 4957, 4961, 4965, 4969, 4973, 4977, 4981, 4985, Valley View Estates Fourth Addition 4989, 4993, 4997 Big Goose Lane South TANNER Subject Property DRS 44 AVE S CHINOOK DR 36 AVE S 40.3 Miles 0.15 15 50 Legend ☐ AG ☐ LC ☐ MR-3 ☐ SR-3 BIG GOOSE LN S DMU 🔤 LI 📒 NC 🔼 SR-4 GC MHP NO SR-5 MR-1 P/I UMU
SR-2 City Limit 0 55 110 220 Feet Fargo Planning Commission

December 2, 2025

VALLEY VIEW ESTATES FOURTH ADDITION

A MINOR SUBDIVISION BEING A REPLAT OF BLOCK 4 & BLOCK 5, VALLEY VIEW ESTATES SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA





0

N00°00'00"E

(N00°00'00"E)

100.00'

(100.00')

LEGEND

IRON MONUMENT FOUND 1/2" I.D. PIPE SET MEASURED BEARING PLAT BEARING MEASURED DISTANCE PLAT OR RECORDED DISTANCE PLAT BOUNDARY PLATTED LOT LINE

EXISTING EASEMENT LINE NEW EASEMENT LINE

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.73	131.00	21°18'44"	N06°37'47"E	48.45
C2	25.34	108.00	13°26'43"	S11°06'46"E	25.29
C3	37.83	100.00	21°40'33"	S83°33'07"E	37.61
C4	45.40	120.00	21°40'33"	S83°33'07"E	45.13
C5	26.10	69.00	21°40'33"	N06°26'53"E	25.95

	Parcel Line Table		
า	Line # Length		Direction
	L1	10.02	S72°42'51"E
	L2	10.02	S72°42'51"E



Project No. 12186-0003

VALLEY VIEW ESTATES FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF BLOCK 4 & BLOCK 5, VALLEY VIEW ESTATES SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That EWR Fargo TH Trio, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Blocks 4 and 5, Valley View Estates Second Addition to the City of Fargo, Cass County, North Dakota; together with the dedicated Alley situated between Blocks 4 and 5.

Said tract contains 1.703 acres, more or less.

And that said party has caused the same to be surveyed and platted as **VALLEY VIEW ESTATES FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:			
EWR Fargo TH Trio, L	LC, a North Dakota lin	ited liability compan	у
	, President		
State of))ss	
		, 20 before Fargo TH Trio, LLC,	e me personally appeared , a North Dakota limited liabili
			who executed the within on behalf of said limited liabili
Notary Public:			
do hereby certify that t subdivision; that the m	rofessional Land Surv his plat is a true and conuments for the guide	eyor under the laws prrect representation	of the State of North Dakota, of the survey of said /s have been located or place
in the ground as shown Dated thisday		_, 20	
Curtis A. Skarphol, Pro	fessional Land Survey	or No. 4723	
State of North Dakota County of Cass)) ss)		
Skarphol, Professional	Land Surveyor, know	n to me to be the per	ersonally appeared Curtis A. rson who is described in and the executed the same as hi

Approved by the Fargo	City Engineer this _		day of
, 20			
Tom Knakmuhs, PE, Cit	y Engineer		
State of North Dakota)		
County of Cass) ss)		
On this day of	, 2	20	before me personally appeared Tom
Knakmuhs, PE, Fargo C	ity Engineer, known	to me t	o be the person who is described in and
City Engineer.	instrument and ack	nowied	ged to me that he executed the same as
Notary Public:			
FARGO PLANNING CO	MMISSION APPRO	VAL:	
Approved by the City of	Fargo Planning Cor	nmissio	n this day of
, 20			,
,			
Maranda R. Tasa, Chair			_
Fargo Planning Commis			
State of North Dakota)		
) ss		
County of Cass)		
			_, before me personally appeared
			on, known to me to be the person who is
executed the same on b			at and acknowledged to me that she Commission.
Notony Dublio			

CITY ENGINEER'S APPROVAL:

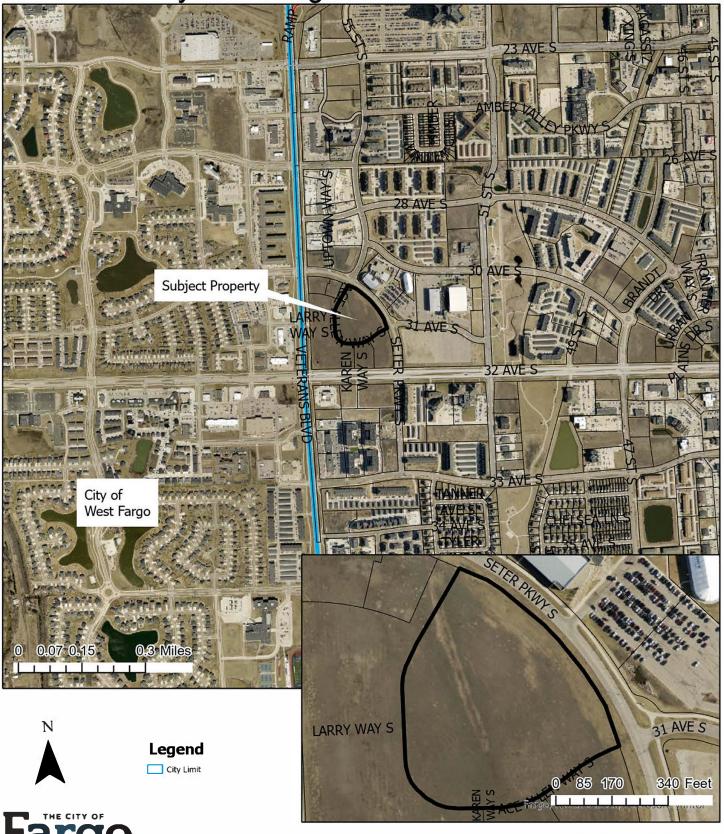
FARGO CITY COMMISSION	ON APPROVAL:
Approved by the Board of 0	City Commissioners and ordered filed thisday
of	, 20
Timothy J. Mahoney, Mayo	ır
Attest:Steven Sprague, C	
State of North Dakota) County of Cass)	ss
County of Cass)	
Timothy J. Mahoney, Mayo known to me to be the pers	. 20, before me personally appeared or, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, sons who are described in and who executed the within instrument nat they executed the same on behalf of the City of Fargo.
Notary Public:	

Notary Public: ____

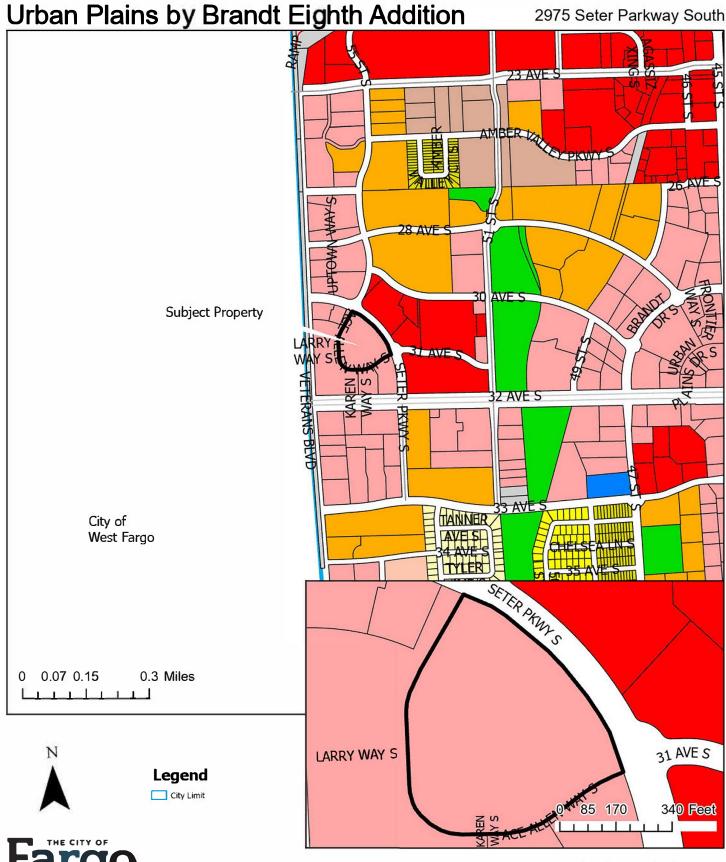
CUP, Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district and CUP, Conditional Use Permit to allow an Alternative Access Plan for a parking reduction

Urban Plains by Brandt Eighth Addition

2975 Seter Parkway South

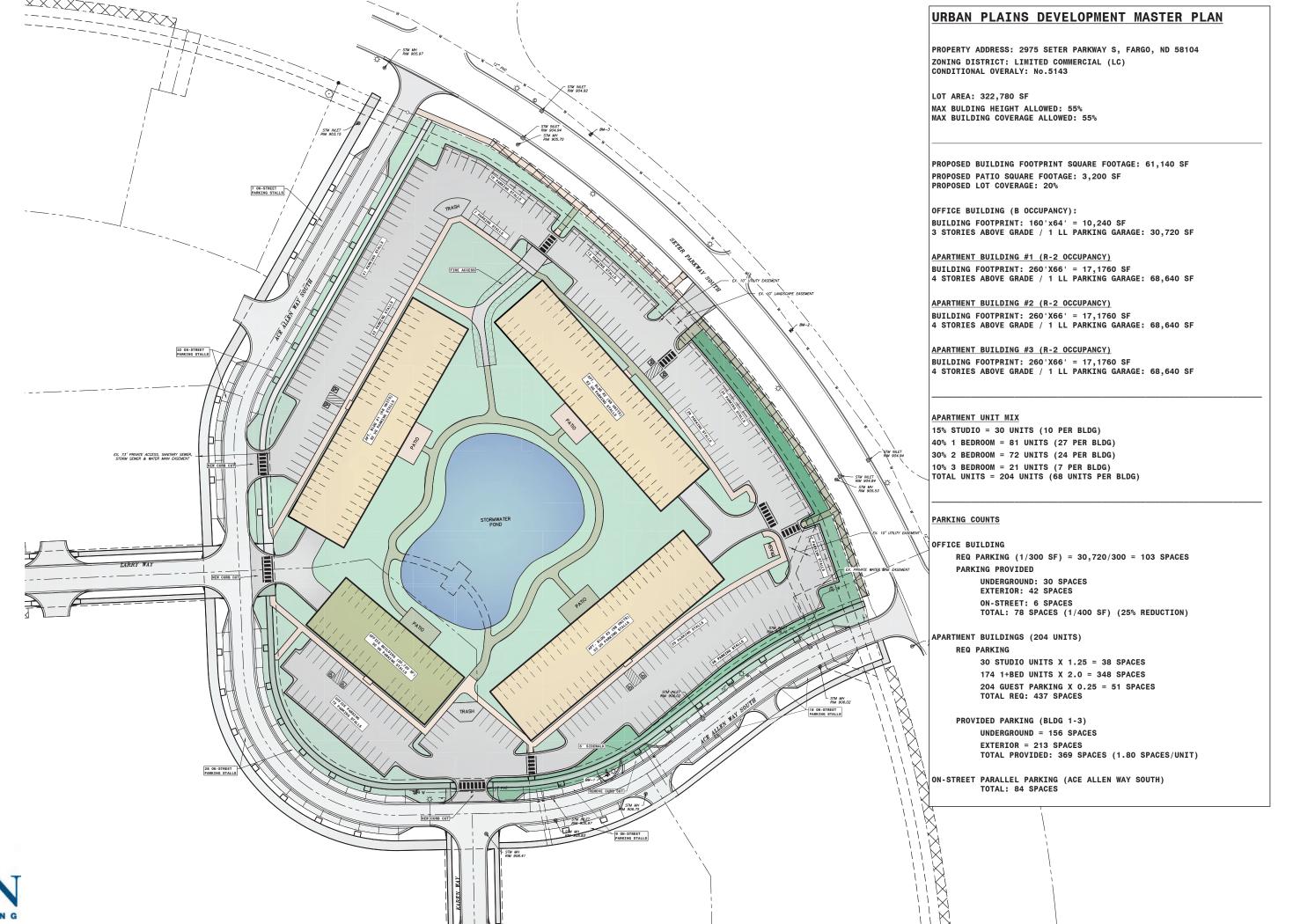


CUP, Conditional Use Permit to allow household living in the LC, Limited Commercial zoning district; and CUP, Conditional Use Permit to allow an Alternative Access Plan for a parking reduction



Fargo Planning Commission December 2, 2025

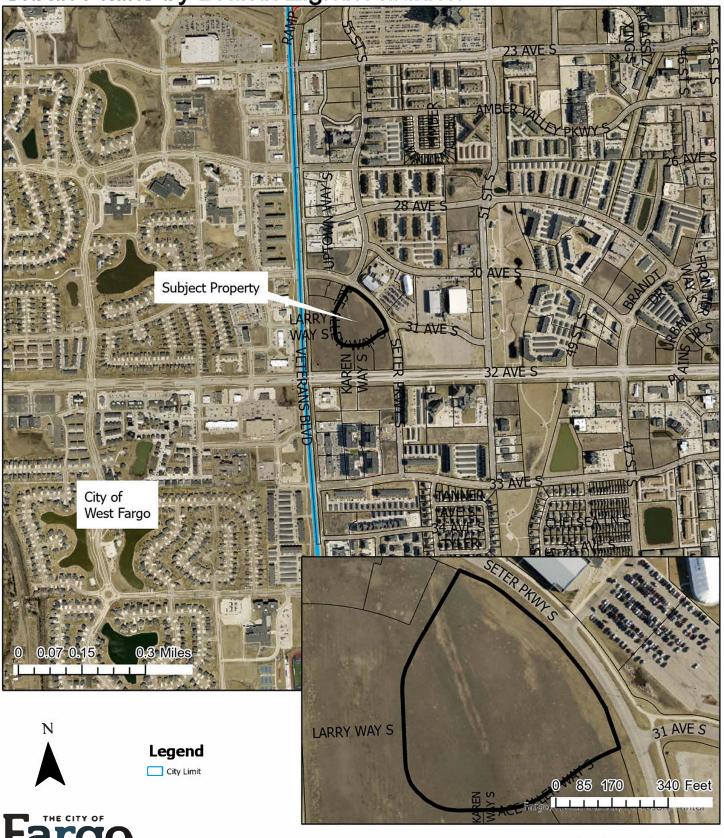




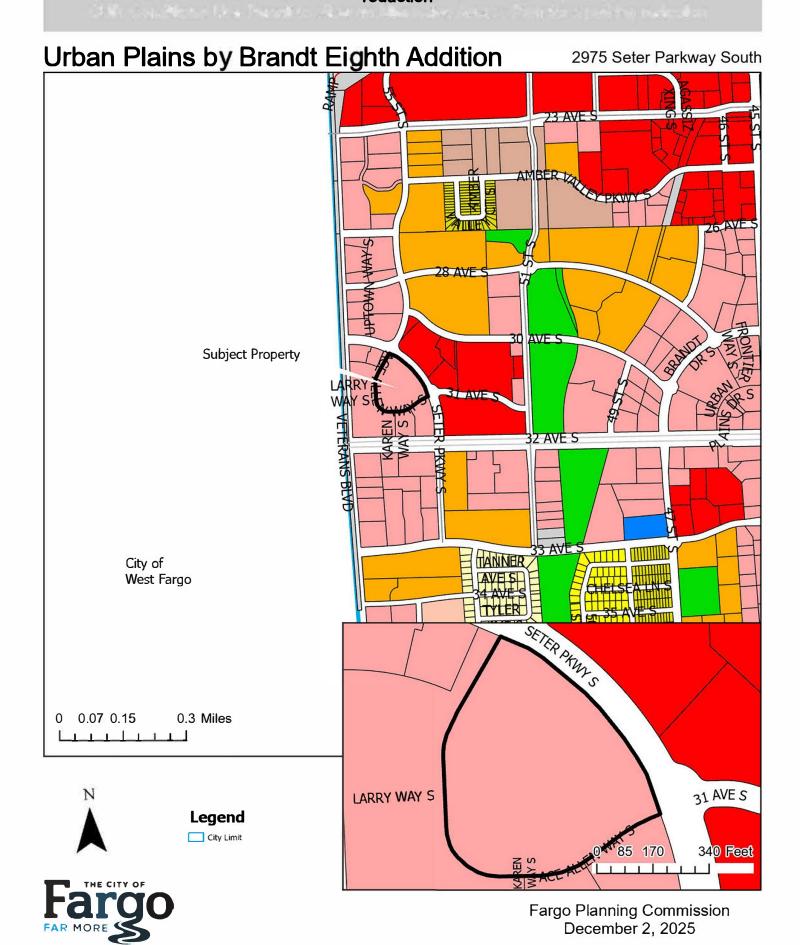
CUP, Conditional Use Permit to allow an Alternative Access Plan for a parking reduction

Urban Plains by Brandt Eighth Addition

2975 Seter Parkway South



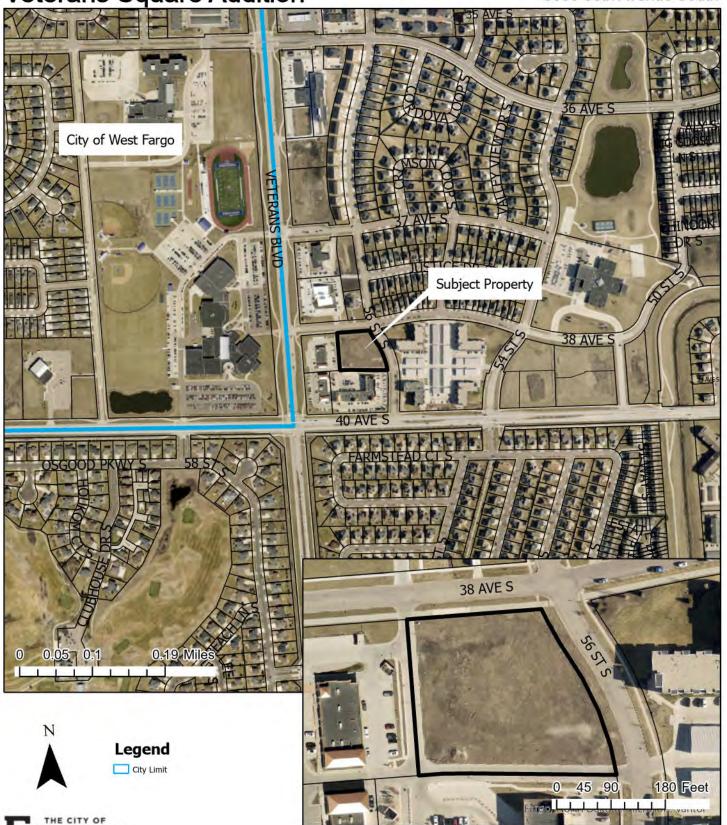
CUP, Conditional Use Permit to allow an Alternative Access Plan for a parking reduction



CUP, Conditional Use Permit to allow residential use in the GC, General Commercial zone & CUP, Conditional Use Permit to allow an alternative access plan

Veterans Square Addition

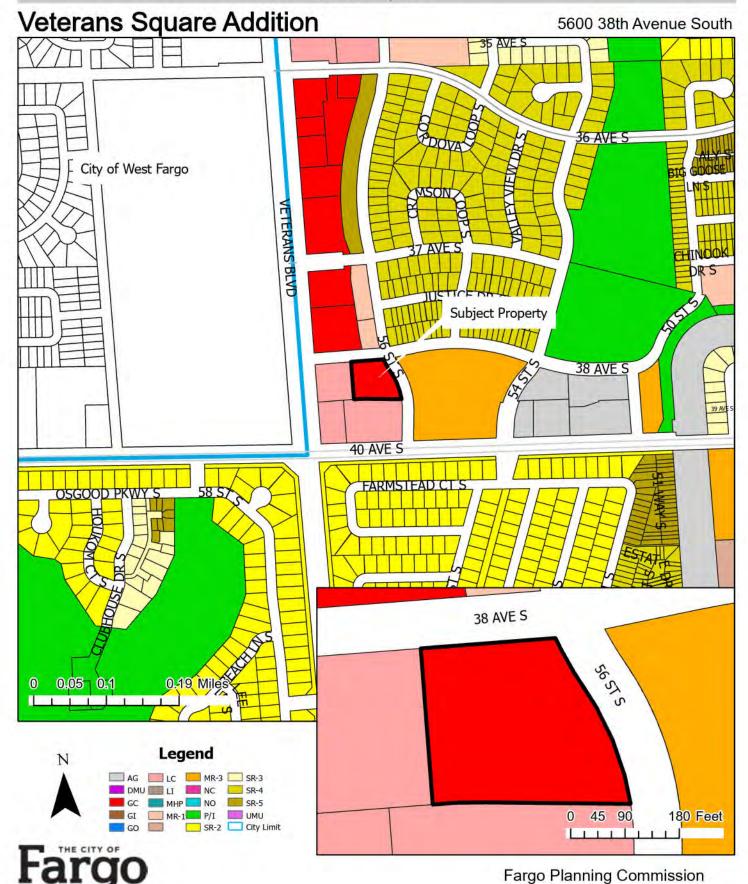
5600 38th Avenue South





Fargo Planning Commission December 2, 2025

CUP, Conditional Use Permit to allow residential use in the GC, General Commercial zone & CUP, Conditional Use Permit to allow an alternative access plan



December 2, 2025

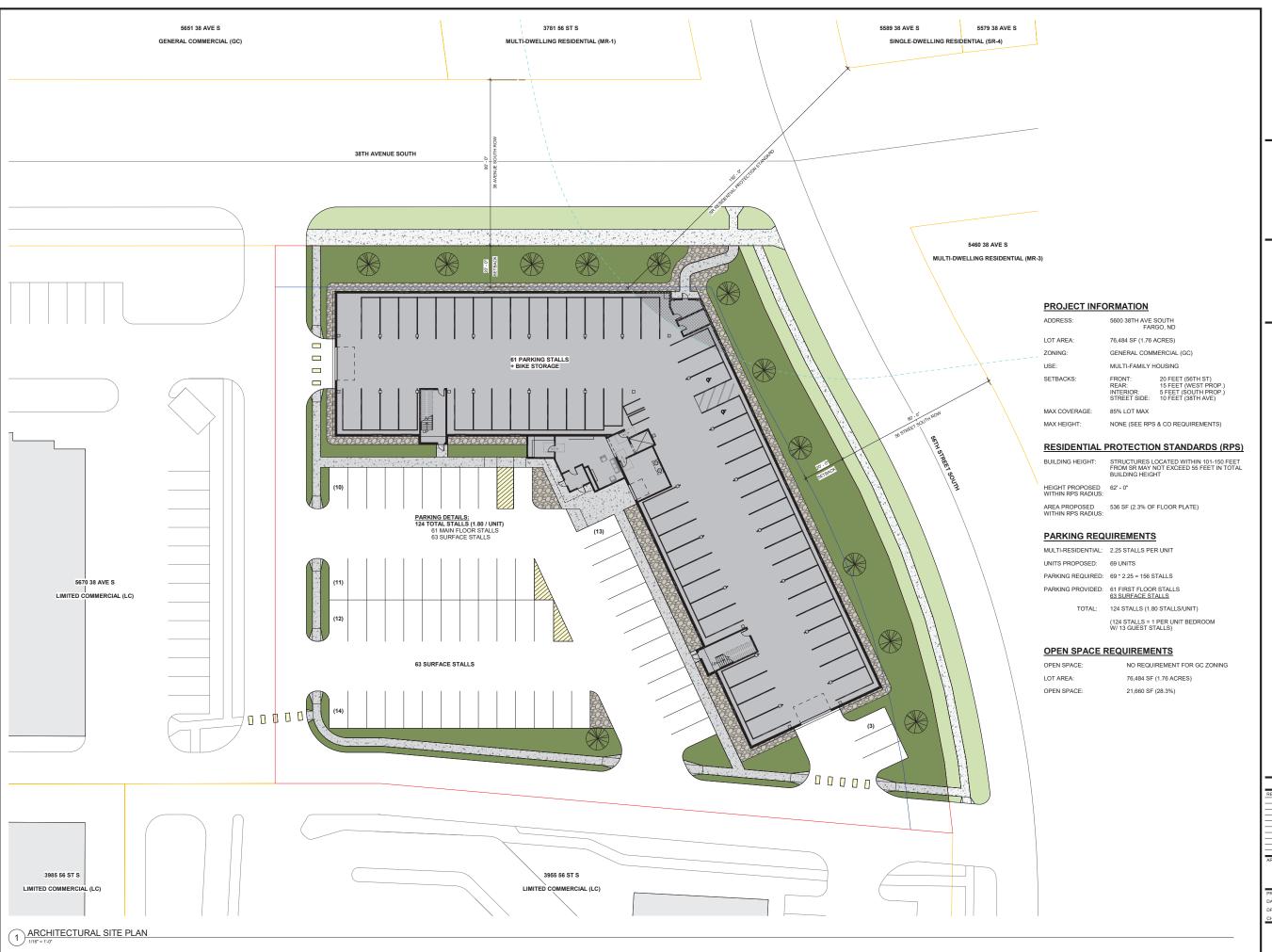




BACK PERSPECTIVE - LOOKING SOUTHWEST (VIEW FROM 56TH ST x 38TH AVE INTERSECTION)



FRONT PERSPECTIVE - LOOKING NORTHEAST (VIEW FROM PRIVATE DRIVE INTERSECTION)



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ARTEKTA
ARCHITECTS
327 RESEES SOUNT SEES 3893
FARGO, NOTH DAOUN SEED IN SEE 3893

PRELIMINARY OT FOR CONSTRUCTION DATE: 10/20/2025

MULTI-FAMILY APARTMENTS
EAGLERIDGE DEVELOPMENT
5600 38TH AVE SOUTH
FARGO, NORTH DAKOTA

PRELIMINARY
//ISIONS
10/23/2025 REVISION

RCHITECTURAL SITE PL

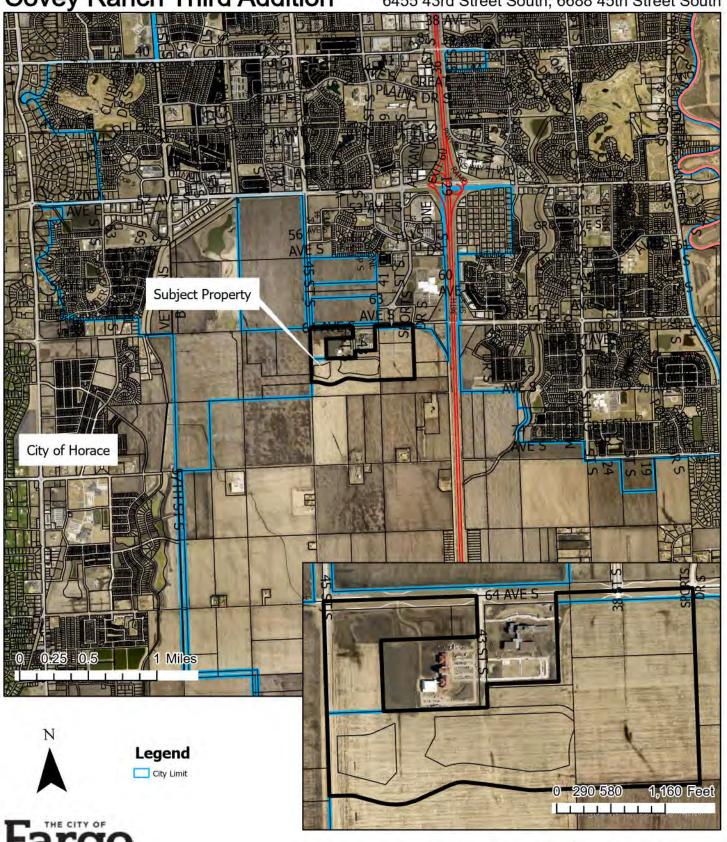
ROJECT #: 2501.22 ATE: 10/20/2025 RAWN BY: CJ HECKED BY:

A0-1

Major Subdivision & Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential; LC, Limited Commercial; GC, General Commercial with conditional overlay; and P/I, Public/Institutional

Covey Ranch Third Addition

3800 64th Avenue South; 3900 64th Avenue South; 6455 43rd Street South; 6688 45th Street South

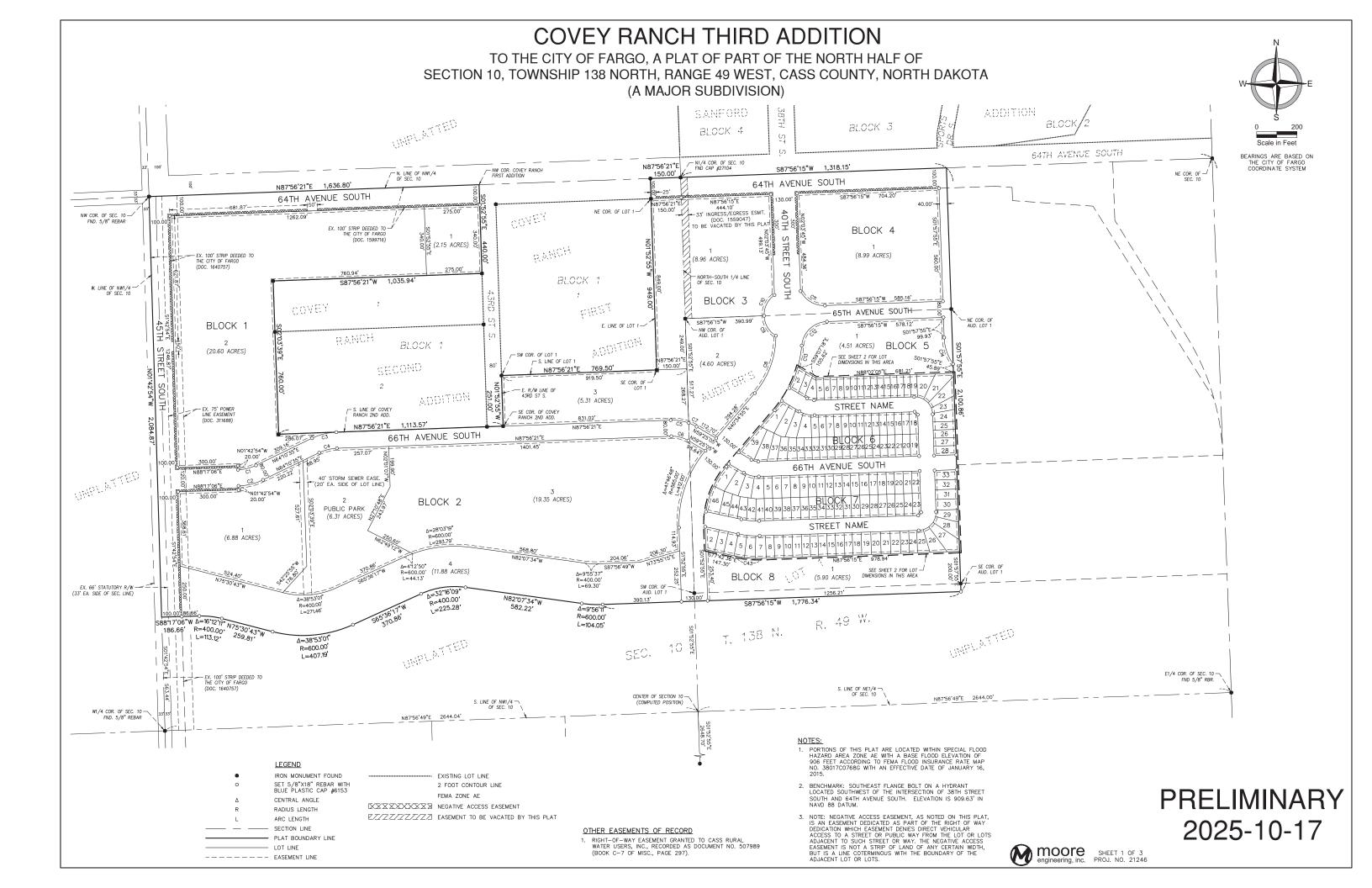


Fargo Planning Commission December 2, 2025

Major Subdivision & Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential; LC, Limited Commercial; GC, General Commercial with conditional overlay; and P/I, Public/Institutional

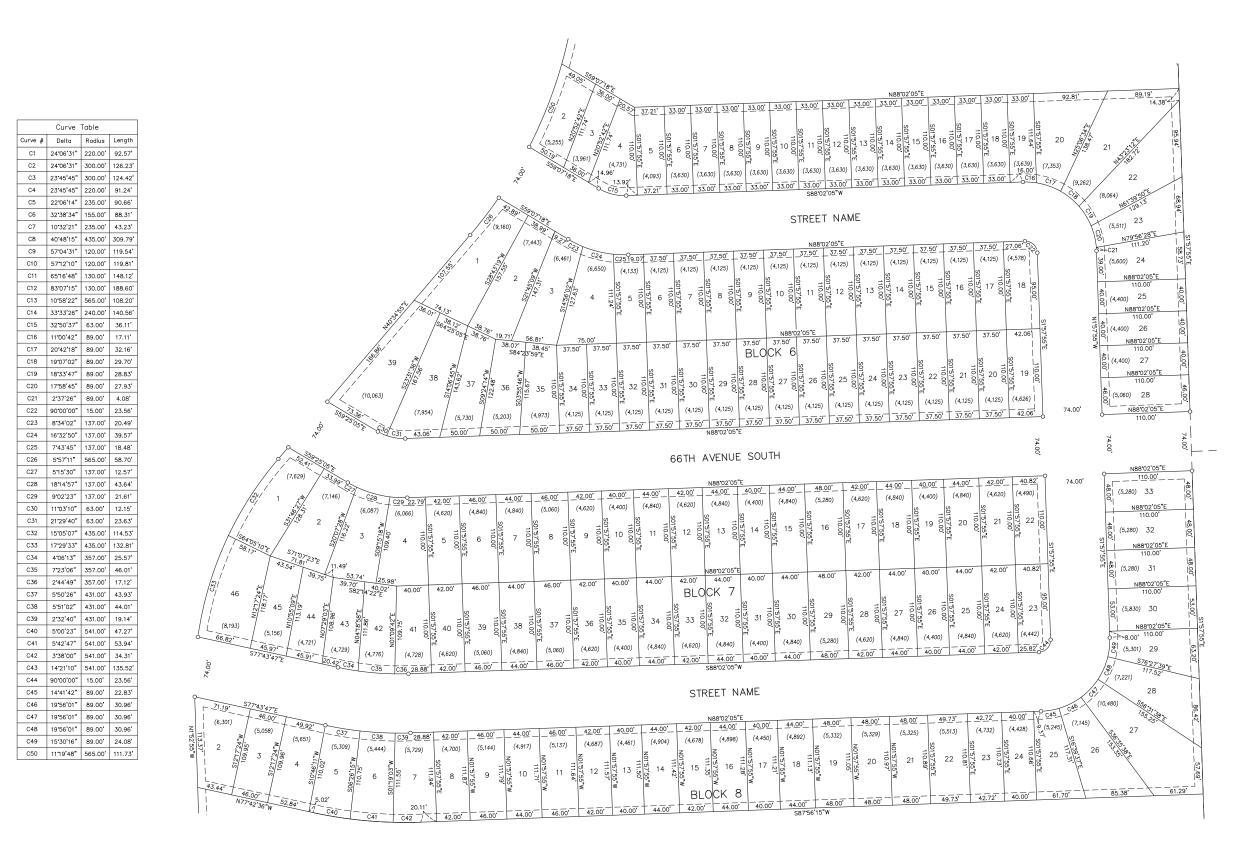
3800 64th Avenue South; 3900 64th Avenue South; Covey Ranch Third Addition 6455 43rd Street South; 6688 45th Street South 56 AVE Subject Property City of Horace 5 24 VILLA 1 5 64 AVE S 38 1 Miles Legend AG LC MR-3 SR-3 DMU LI NC SR-4 GC MHP NO SR-5 GI MR-1 P/I UMU 0 290 580 1,160 Feet SR-2 City Limit

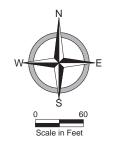
> Fargo Planning Commission December 2, 2025



COVEY RANCH THIRD ADDITION

TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA (A MAJOR SUBDIVISION)





BASIS OF BEARINGS: THE SOUTH LINE OF COVEY RANCH SECOND ADDITION HAS A RECORD BEARING OF S87'56'21"W, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND

IRON MONUMENT FOUND SET 5/8"X18" REBAR WITH BLUE PLASTIC CAP #6153 CENTRAL ANGLE RADIUS LENGTH ARC LENGTH SECTION LINE PLAT BOUNDARY LINE

- LOT LINE ---- EASEMENT LINE

> **PRELIMINARY** 2025-10-17



COVEY RANCH THIRD ADDITION

TO THE CITY OF FARGO, A PLAT OF PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA (A MAJOR SUBDIVISION)

CERTIFICATE

N SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "COVEY RANCH THIRD ADDITION" TO THE CITY OF FARGO; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; 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 ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

That part of the North Half of Section 10, Township 138 North, Range 49 West, Cass County, North Dakota, described as follows:

Beginning at the northeast corner of Lot 1, Block 1 of COVEY RANCH FIRST ADDITION to the city of Fargo, according to the recorded plat thereof; thence North 01 degree 52 minutes 55 seconds West along the northerly extension of the east line of said Lot 1 a distance of 100.00 feet to the north line of the Northwest Quarter of said Section 10; thence North 87 degrees 56 minutes 21 seconds East along the north line of said Northwest Quarter a distance of 150.00 feet to the north quarter corner of said Section 10; thence North 87 degrees 56 minutes 15 seconds east along the north line of the Northeast Quarter of said Section 10 a distance of 1,318.15 feet to the northerly extension of the east line of AUDITOR'S LOT 56 minutes 15 seconds east along the north line of the Northeast Quarter of said Section 10 a distance of 1,318.15 feet to the northerly extension of the east line of AUDITOR'S LOT 1 of said Northeast Quarter, according to the recorded plat thereof; thence South 01 degree 57 minutes 55 seconds East along the northerly extension of, and the east line of said AUDITOR'S LOT 1; thence South 87 degrees 56 minutes 15 seconds West along said parallel line a distance of 1,776.34 feet; thence westerly 104.05 feet along a tangential curve, concave northerly, having a radius of 600.00 feet and a central angle of 09 degrees 56 minutes 11 seconds; thence North 82 degrees 07 minutes 34 seconds West a distance of 582.22 feet; thence westerly 252.28 feet along a tangential curve, concave southerly, having a radius of 400.00 feet and a central angle of 32 degrees 16 minutes 93 seconds; thence South 65 degrees 35 minutes 17 seconds West a distance of 370.86 feet; thence westerly 407.19 feet along a tangential curve, concave northerly, having a radius of 600.00 feet and a central angle of 38 degrees 53 minutes 01 second; thence North 75 degrees 30 minutes 43 seconds West a distance of 259.81 feet; thence westerly 13.12 feet along a tangential curve, concave southerly, having a radius of 400.00 feet and a central angle of 16 degrees 12 minutes 11 seconds; thence South 88 degrees 17 minutes 06 seconds West a distance of 186.66 feet to the west line of said Northwest Quarter; thence North 87 degrees 56 minutes 21 seconds East along the north line of said Northwest Quarter a distance of 1,084.87 feet to the northwest corner thereof; thence North 87 degrees 56 minutes 21 seconds East along the north line of said Northwest Quarter a distance of 1,636.80 feet to the northerly extension of the east line of said Block 1 and its excended plat thereof; thence South 01 degree 52 minutes 55 seconds East along the west line of said Block 1 and its excended plat thereof; thence South 01 degree 52 minutes 55 seconds East along the west line of s line of said Lot 1 a distance of 769.50 feet to the southeast corner thereof; thence North 01 degree 52 minutes 55 seconds West a distance of 849.00 feet to the point of

The above-described tract contains 153.41 acres, and is subject to all easements, restrictions, reservations, and rights of way of record, if any

	AARON TO SKATTUM
AARON SKATTUM REGISTERED LAND SURVEYOR REG. NO. LS-6153	SKATTUM LS-6153 DATE
STATE OF NORTH DAKOTA)	ORTH DAKOT!

ON THIS DAY OF ... 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AARON SKATTUM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL		
THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS	DAY OF	2023.
TIMOTHY J. MAHONEY, MAYOR	STEVEN SPRAGUE, CITY AUDITOR	
STATE OF NORTH DAKOTA) COUNTY OF CASS)		
ON THIS	TEVEN SPRAGUE, CITY AUDITOR, KN	OWN TO ME TO BE

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO PLANNING COMMISSION APPROVAL

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS ______ DAY OF ______, 2023. ROCKY SCHNEIDER, CHAIR STATE OF NORTH DAKOTA) COUNTY OF CASS

ON THIS _____DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE FARGO

CITY ENGINEER'S APPROVAL

COUNTY OF CASS

THIS _____ DAY OF _____ TOM KNAKMUS P.F. STATE OF NORTH DAKOTA)

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED

ON THIS DAY OF 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUS, P.E., CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "COVEY RANCH THIRD ADDITION" TO THE CITY OF FARGO, THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF AARON SKATTUM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE

	CATED ON THE PLAT OF AUDITOR'S LOT 1, AND SHOWN HEREON.	HOWN ON SAID PLAT TO THE USE OF THE PUBLIC, AND	DO HEREBY VACATE THE 33
OWNER: DABBERT CUSTOM HOMES, LLC (LOT 1, BLOCK 1; LOT 1, BLOCK 2; LC	T 1, BLOCK 3)	MORTGAGEE: BANK FORWARD	
DON DABBERT, PRESIDENT	_	MARC KNUTSON, MARKET PRESIDENT	
STATE OF NORTH DAKOTA) COUNTY OF CASS)		STATE OF NORTH DAKOTA) COUNTY OF CASS)	
ON THIS DAY OF	, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR ID DON DABBERT, PRESIDENT OF DABBERT CUSTOM DESCRIBED IN AND WHO EXECUTED THE FOREGOING E EXECUTED THE SAME IN THE NAME OF DABBERT	ON THIS DAY OF PUBLIC IN AND FOR SAID COUNTY AND STATE, PER KNUTSON, MARKET PRESIDENT OF BANK FORWARD, DESCRIBED IN AND WHO EXECUTED THE FOREGOING TO ME THAT HE EXECUTED THE SAME IN THE NAME	KNOWN TO ME TO BE THE INSTRUMENT AND ACKNOWLEDGED
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	_	NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	
OWNER: ENCLAVE COVEY, LLC (LOT 3, BLOCK 2; LOTS 1 & 3, BLOCK	4)	MORTGAGEE: BANK FORWARD	
AUSTIN MORRIS, MANAGER	_	MARC KNUTSON, MARKET PRESIDENT	
STATE OF NORTH DAKOTA)		STATE OF NORTH DAKOTA) COUNTY OF CASS)	
COUNTY OF CASS) ON THIS DAY OF COUNTY AND STATE, PERSONALLY APPEARED AU DESCRIBED IN AND WHO EXECUTED THE FOREGOI EXECUTED THE SAME IN THE NAME OF ENCLAVE	, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STIN MORRIS, MANAGER, KNOWN TO ME TO BE THE PERSON WE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE COVEY, LLC.	ON THIS DAY OF PUBLIC IN AND FOR SAID COUNTY AND STATE, PER KNUTSON, MARKET PRESIDENT OF BANK FORWARD, DESCRIBED IN AND WHO EXECUTED THE FOREGOING TO ME THAT HE EXECUTED THE SAME IN THE NAME	KNOWN TO ME TO BE THE INSTRUMENT AND ACKNOWLEDGED
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	_	NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	
OWNER: BROOKSTONE PROPERTY, LLC (LOT 2, BLOCK 2)		MORTGAGEE: CORNERSTONE BANK	
MATTHEW HAUFF, PRESIDENT	_	[NAME], [TITLE]	
STATE OF NORTH DAKOTA) COUNTY OF CASS)		STATE OF NORTH DAKOTA) COUNTY OF CASS)	
ON THIS DAY OF COUNTY AND STATE, PERSONALLY APPEARED MA	2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID TTHEW HAUFF, PRESIDENT, KNOWN TO ME TO BE THE PERSON NG INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DNE PROPERTY, LLC.	ON THIS	ND WHO EXECUTED THE FOREGOING
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	_	NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA	
OWNER: CITY OF FARGO (LOTS 2 AND 4, BLOCK 4)			
	_		

PRELIMINARY 2025-10-17

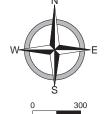
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

STATE OF NORTH DAKOTA)

COUNTY OF CASS

NOTARY PUBLIC CASS COUNTY NORTH DAKOTA





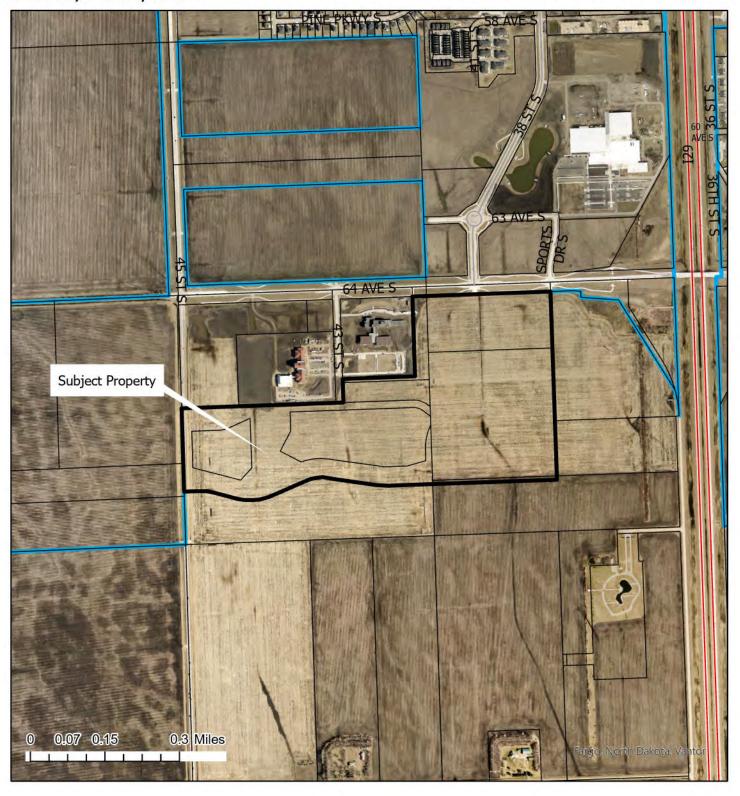
PROJECT No.	21246
DATE:	06.19.23
REVISED:	10.17.25
DRAFTER:	CEF/LFB
REVIEWER:	MW



Annexation

Portion of the north half of Sec. 10, T138N, R49W

3800 64th Avenue South; 3900 64th Avenue South; 6688 45th Street South









ANNEXATION PLAT CERTIFICATE AARON SKATTUM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED ANNEXATION PLAT TO THE CITY OF FARGO; THAT THE PROPERTY REPRESENTED IN THE PLAT IS A PART OF THE NORTH HALF OF SECTION 10, TOWNISHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY ANNEXED TO THE CITY OF FARGO; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT AND THE EXTERIOR BOUNDARY LINES OF SAID LAND ANNEXED TO THE CITY OF FARGO ARE AS EXCHANGED. TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA SANFORD ADDITION THAT PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS: UNPLATTED BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF COVEY RANCH FIRST ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE EASTERLY BLK 2 BLK 3 EXTENSION OF THE NORTHERLY LINE OF SAID BLOCK 1 A DISTANCE OF 150.00 FEET TO THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 10; THENCE NORTH 87 DEGREES 56 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL WITH, AND 100.00 BLK 4 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST N. LINE OF NE1/4 -OF SEC. 10 QUARTER OF SAID SECTION 10 A DISTANCE OF 1,318.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF AUDITOR'S LOT 1 OF SAID NORTHEAST QUARTER, ACCORDING TO THE RECORDED PLAT THEREOF; 2636.31 EXISTING CORPORATE LIMITS-THENCE SOUTH 01 DEGREE 57 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY EXTENSION, AND ALONG THE EASTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 2,000.86 FEET TO A POINT ON A LINE LYING 40.00 FEET N87°56'21"E N87*56'15" 64TH AVENUE SOUTH SOUTH OF, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH LINE OF SAID AUDTIOR'S LOT 1; THENCE SOUTH 87 DEGREES 56 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 1,776.34 FEET; THENCE WESTERLY 104.05 FEET ALONG A TANGENTIAL CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 11 SECONDS; THENCE NORTH 82 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 582.22 FEET, THENCE WESTERLY 225.28 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 09 SECONDS; THENCE SOUTH 65 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 370.86 FEET; THENCE WESTERLY 407.19 FEET ALONG A TANGENTIAL CURVE, NE COR. OF BLOCK 1— COVEY RANCH FIRST ADDITION └─ N. LINE OF NW1/4 OF SEC. 10 ANNEXATION LIMITS-EXISTING-CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 53 MINUTES 01 SECOND; THENCE NORTH 75 DEGREES 30 MINUTES 43 SECONDS WEST A DISTANCE OF 259.81 FEET; THENCE WESTERLY 113.12 FEET ALONG A TANGENTIAL CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 16 CORPORATE LIMITS DEGREES 12 MINUTES 11 SECONDS; THENCE SOUTH 88 DEGREES 17 MINUTES 06 SECONDS WEST A DISTANCE OF 186.66 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01 DEGREE 42 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 884.85 FEET TO A POINT OF INTERSECTION WITH RANGA EAST LINE OF COVEY RANCH FIRST ADDITION THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF COVEY RANCH SECOND ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID WESTERLY EXTENSION, AND ALONG THE SOUTHERLY LINE OF SAID COVEY RANCH SECOND ADDITION A DISTANCE OF 1,720.31 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID COVEY RANCH SECOND ADDITION A DISTANCE OF 251.00 FEET TO THE SOUTHWEST CORNER OF SAID COVEY RANCH FIRST CONEY ADDITION; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID COVEY RANCH FIRST ADDITION A DISTANCE OF 769.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID COVEY RANCH FIRST ADDITION A DISTANCE OF 849.00 FEET TO THE POINT OF BLOCK 1 ANNÉXATION LÍMITS SAID TRACT CONTAINS 122.59 ACRES, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS—OF—WAY OF RECORD, IF ANY. 2 ADDITION AARON SKATTUM LS-6153 EXISTING-CORPORATE - S. LINE OF COVEY RANCH SECOND ADDITION LIMITS AARON SKATTUM REGISTERED LAND SURVEYOR NO. LS-6153 STATE OF NORTH DAKOTA) ANNEXATION LIMITS NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA FARGO CITY COMMISSION APPROVAL THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS ___ ANNEXATION LIMITS TIMOTHY J. MAHONEY, MAYOR STEVEN SPRAGUE, CITY AUDITOR 400.00 STATE OF NORTH DAKOTA) 582.22 COUNTY OF CASS ∆=9°56'11 — SW COR. OF AUD. LOT 1 ON THIS DAY OF , 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR AND STEVEN SPRAGUE, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO. R=600 00' L=104.05' R=400.00 L=113.12 R. 49 W. R=600.00 T. 138 N. NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA **FXISTING-**CORPORATE LIMITS EAST-WEST 1/4 LINE TO OF SEC. 10 N87*56'49"E 2644.00" CITY ENGINEER'S APPROVAL N87*56'49"E 2644.04" THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF **PRELIMINARY** S. 1/4 COR. OF TOM KNAKMUS, P.E CITY ENGINEER **LEGEND** 2025-10-16 EXISTING CORPORATE LIMITS STATE OF NORTH DAKOTA) AREA TO BE ANNEXED COUNTY OF CASS IRON MONUMENT FOUND ON THIS DAY OF ..., 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUS, P.E., CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED. SECTION LINE - - OUARTER LINE BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10 HAS AN ASSIGNED EXISTING PLATTED LOT — — — — EXISTING RIGHT—OF—WAY moore engineering in BEARING OF N01*42'54"W. NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA