

**MEMORANDUM**  
**PLANNING COMMISSION CASES SCHEDULED FOR DECEMBER 6<sup>th</sup>, 2022 HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, December 6<sup>th</sup>, 2022 Planning Commission hearing.

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

**Staff Contact Information—phone and e-mail:**

Mark Williams (241-1535) [mwilliams@FargoND.gov](mailto:mwilliams@FargoND.gov)  
Donald Kress (241-1473) [dkress@FargoND.gov](mailto:dkress@FargoND.gov)  
Maegin Elshaug (476-4120) [melshaug@FargoND.gov](mailto:melshaug@FargoND.gov)  
Luke Morman (476-6751) [lmorman@FargoND.gov](mailto:lmorman@FargoND.gov)  
Kim Citrowske (241-1475) [kcitrowske@FargoND.gov](mailto:kcitrowske@FargoND.gov)  
Brad Garcia (476-4137) [bgarcia@FargoND.gov](mailto:bgarcia@FargoND.gov)

**CASES:**

1. An application requesting a Plat of **Dakota Air Parts Addition** (major subdivision) a replat of Lots 1 through 3, Block 1, DDK Addition.  
Located at: 2509 39 ½ Avenue North; 3910 and 4020 25<sup>th</sup> Street North  
Current Zoning: LI, Limited Industrial. No change proposed  
Owner/Applicant: MACO Leasing, Inc. / Nate Vollmuth—Goldmark Design and Development  
Case Planner: Donald Kress
2. An application requesting a Plat of **Edition Fourth Addition** (minor subdivision) a replat of Lot 1, Block 1, Edition Third Addition.  
Located at: 4803 and 4809 38<sup>th</sup> Street South  
Current Zoning: LC, Limited Commercial. No change proposed  
Owner/Applicant: Bluegrass Offices, LLC / Brian Pattengale—Houston Engineering, Inc.  
Case Planner: Donald Kress
3. An application requesting a Plat of **The District of Fargo Fifth Addition** (minor subdivision) a replat of Lots 1 and 2, Block 1, The District of Fargo Fourth Addition.  
Located at: 3770 and 3788 55<sup>th</sup> Avenue South  
Current Zoning: LC, Limited Commercial, with a conditional overlay. No change proposed  
Owner/Applicant: RRCOM, LLC / Brian Pattengale, Houston Engineering, Inc.  
Case Planner: Luke Morman
4. An application requesting a Plat of **Westrac Fourth Addition** (minor subdivision) a replat of Lots 2 and 3, Block 3, Westrac Second Addition.  
Located at: 2900 Fiechtner Drive South  
Current Zoning: LI, Limited Industrial. No change proposed  
Owner/Applicant: LJS Investments, LLP / Nate Vollmuth—Goldmark Design and Development  
Case Planner: Donald Kress
5. An application requesting a Text Amendment to amend Sections 20-0401, 20-0402, 20-0403, 20-1001, 20-1002, 20-1202, and 20-1203 of the Fargo Municipal Code (Land

Development Code) relating to definitions, regulations, use standards, nonconformities, and references regarding adult entertainment centers and adult establishments.

Located at: The Land Development Code applies city-wide

Applicant: City of Fargo

Case Planner: Mark Williams

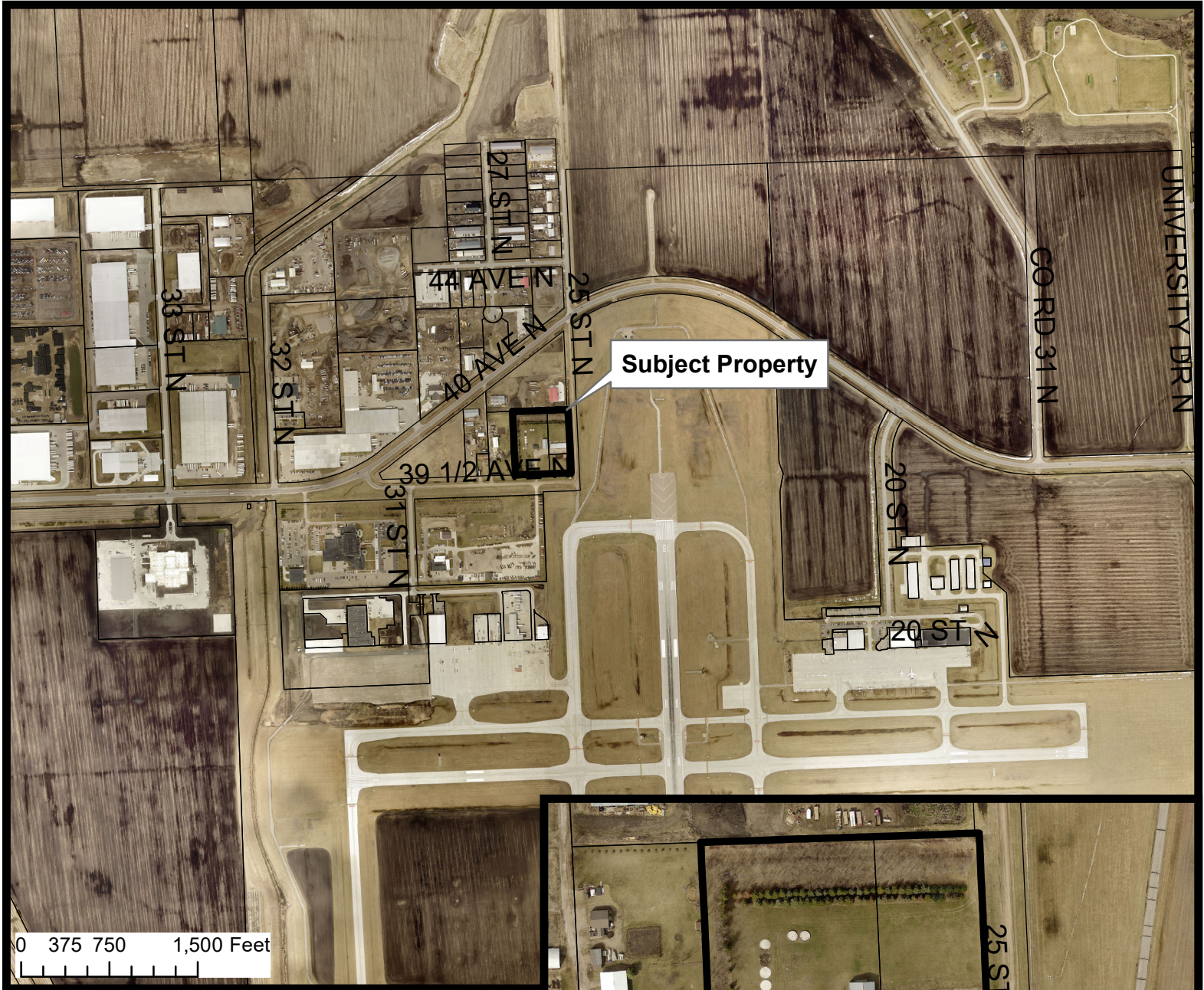
*NOTE: There is no attachment for this agenda item*



# Major Subdivision

## Dakota Air Parts Addition

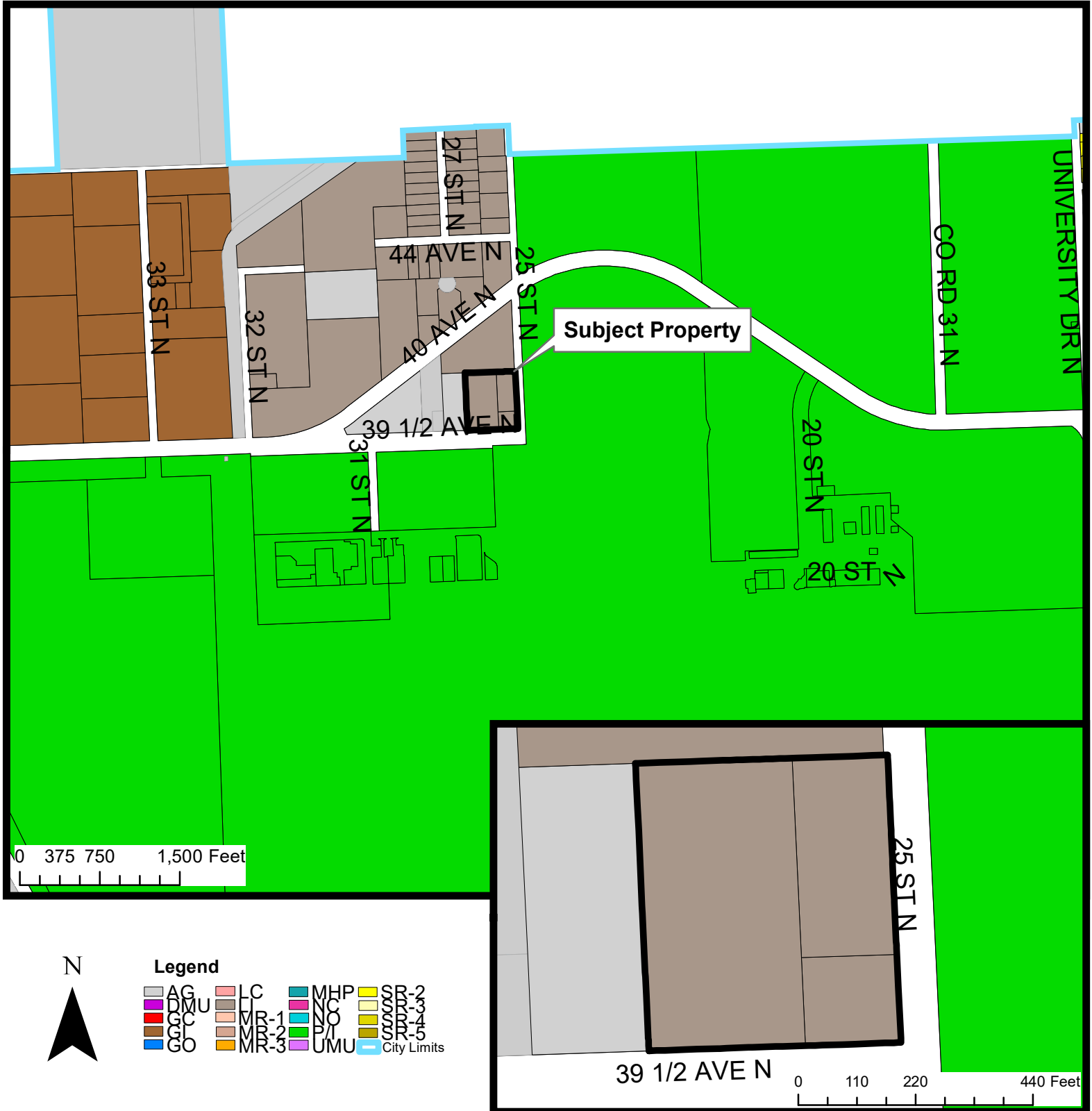
2505 39 1/2 Avenue North;  
3910 and 4020 25th Street North



# Major Subdivision

## Dakota Air Parts Addition

2505 39 1/2 Avenue North;  
3910 and 4020 25th Street North





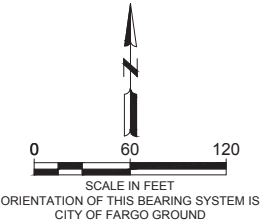
# DAKOTA AIR PARTS ADDITION

A REPLAT OF LOTS 1 THRU 3, BLOCK 1 OF DDK ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MAJOR SUBDIVISION)



LEGEND	
●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR CAPPED PLS-6884)
(5,000)	LOT AREA (SQUARE FEET)
---	EXISTING SECTION LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	NEW LOT LINE
---	NEW BLOCK LINE
---	PLAT BOUNDARY
---	NEW EASEMENT LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EXISTING EASEMENT (TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT)

- NOTES
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
  - PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAP 38017C0587G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 893' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOW IS DERIVED FROM FIELD SURVEY CONDUCTED APRIL 26, 2021.
  - SITE BENCHMARK IS THE SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED APPROXIMATELY 865' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY ON THE SOUTH SIDE OF 39 1/2 AVENUE N.W. ELEVATION = 894.26 NAVD 88



## OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the MACO Leasing Inc., as owner of a parcel of land located in that part of the Southeast Quarter of Section 14 Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Lots 1 thru 3, Block 1 of DDK ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 5.86 acres, more or less.

Said owners of the above described property, have caused the same to be surveyed and platted as "DAKOTA AIR PARTS ADDITION" to the City of Fargo, a replat of Lot 1 thru 3, Block 1, DDK ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, all streets and utility easements as shown on this plat.

OWNER:  
MACO Leasing Inc.  
By: \_\_\_\_\_

\_\_\_\_\_  
State of North Dakota )  
\_\_\_\_\_) SS  
County of Cass )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, appeared before me, \_\_\_\_\_, MACO Leasing Inc., known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

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

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Jason Ness, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jason Ness, PLS  
Professional Land Surveyor  
Registration No. LS-6884

State of North Dakota )  
\_\_\_\_\_) SS  
County of Cass )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, appeared before me, Jason Ness, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public, Cass County, North Dakota

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Rocky Schneider  
Planning Commission Chair

State of North Dakota )  
\_\_\_\_\_) SS  
County of Cass )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county, personally appeared Rocky Schneider, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Timothy J. Mahoney  
Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
\_\_\_\_\_) SS  
County of Cass )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Brenda E. Derrig, P.E.  
City Engineer

State of North Dakota )  
\_\_\_\_\_) SS  
County of Cass )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county, personally appeared Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

PRELIMINARY

Mead  
& Hunt

Phone: 701-566-6450  
meadhunt.com

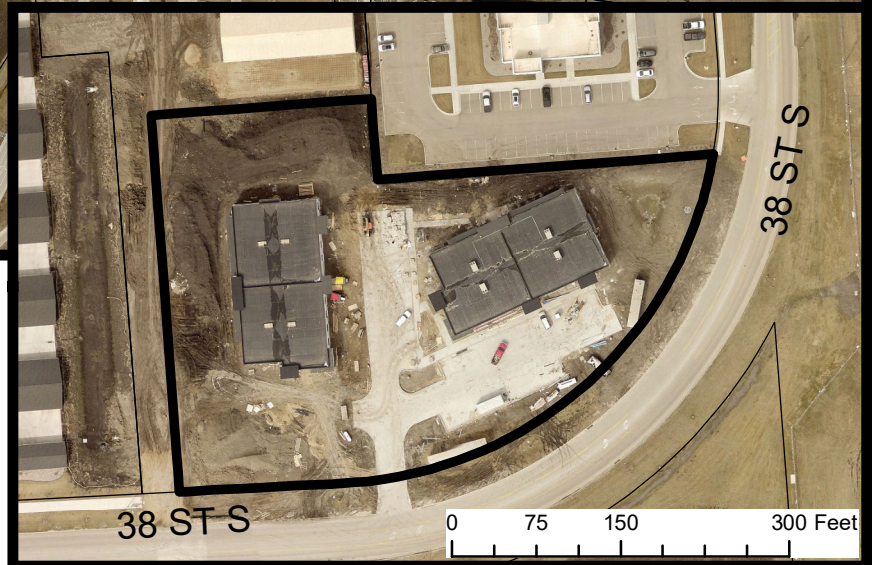
PROJECT NO.  
4447100-211214.01  
SHEET 1 OF 1



# Minor Subdivision

## Edition Fourth Addition

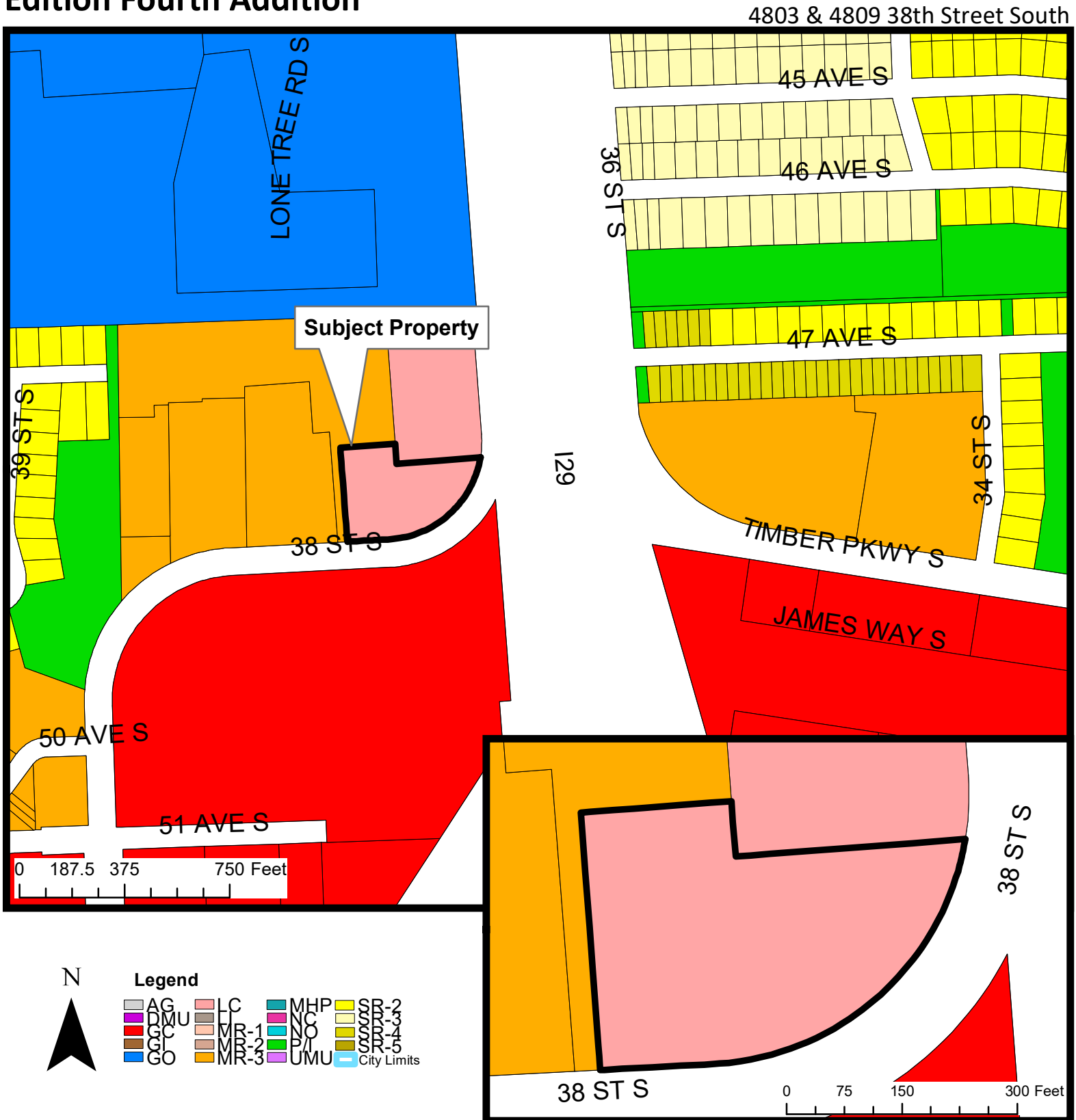
4803 & 4809 38th Street South





# Minor Subdivision

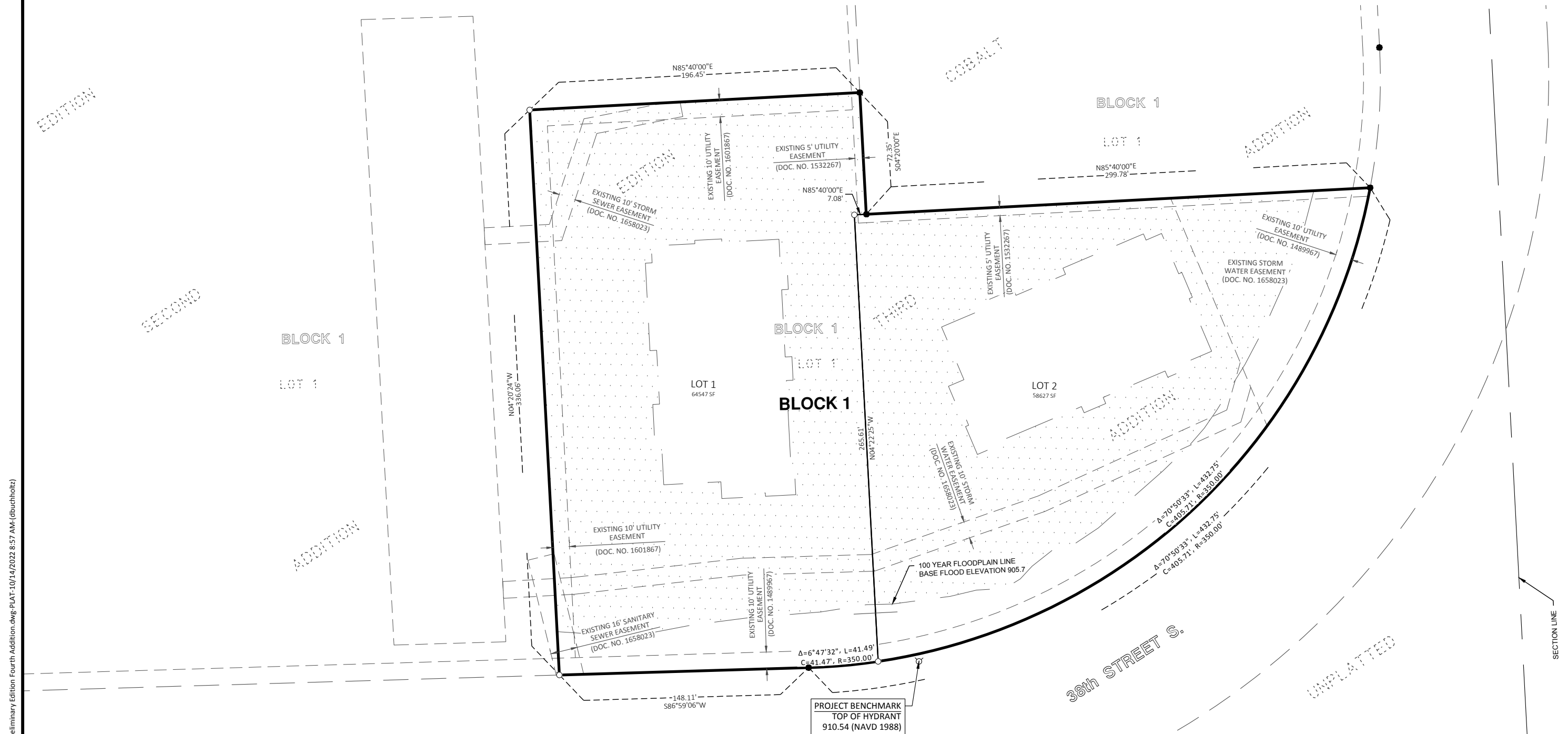
## Edition Fourth Addition



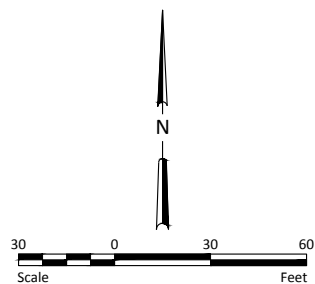


# EDITION FOURTH ADDITION

A MINOR SUBDIVISION  
BEING A REPLAT OF LOT 1, BLOCK 1, EDITION THIRD ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA



H:\JBM\7400\7489\7489\_0111\CAD\Plat\7489-0111 Preliminary Edition Fourth Addition.dwg-PLAT-10/14/2022 8:57 AM-(dbuchholz)



## LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	—————
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	—————
AREA WITHIN FEMA ZONE AE (100-YEAR FLOODPLAIN)	.....

1. PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0786G AND 38017C0787G, DATED JANUARY 16, 2015.
2. EXISTING BUILDING FOOTPRINTS WERE REMOVED FROM THE FEMA SPECIAL FLOOD HAZARD AREA (ZONE AE) BY LOMR-F CASE NO. 21-08-1163A, DATED 10/18/21.
3. BEARINGS SHOWN ARE BASED ON CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992.
4. ELEVATIONS SHOWN ARE NAVD 1988.

# EDITION FOURTH ADDITION

## A MINOR SUBDIVISION

### BEING A REPLAT OF LOT 1, BLOCK 1, EDITION THIRD ADDITION

### TO THE CITY OF FARGO,

### CASS COUNTY, NORTH DAKOTA

#### OWNERS' CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Bluegrass Offices, LLP, a North Dakota limited liability partnership ("Bluegrass"), are the owners and proprietors of Lot 1, Block 1, Edition Third Addition, Fargo, Cass County, North Dakota.

Said tract of land contains 123,174 square feet, more or less.

And that said parties have caused the same to be surveyed and platted as **EDITION FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the utility easements shown on the plat.

#### OWNER:

Bluegrass Offices, LLP

By: Syndica, LLP

Its: Manager

Austin Morris, General Partner

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Austin Morris, General Partner of Syndica LLP, a North Dakota limited liability partnership, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability partnership.

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

#### Surveyor's Certificate:

I, Curtis A. Skarphol, 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.

Curtis A. Skarphol  
North Dakota PLS No. 4723

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 Curtis A. Skarphol, 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: \_\_\_\_\_

#### CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brenda E. Derrig, PE, City Engineer

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Brenda E. Derrig, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same as her free act and deed.

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

#### FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Rocky Schneider, Chair  
Fargo Planning Commission

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Rocky Schneider, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

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

#### FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

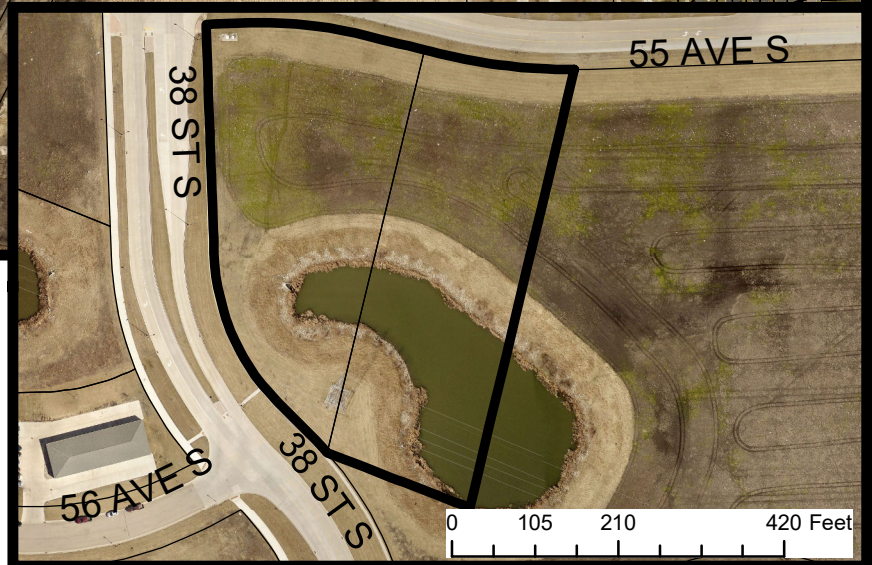
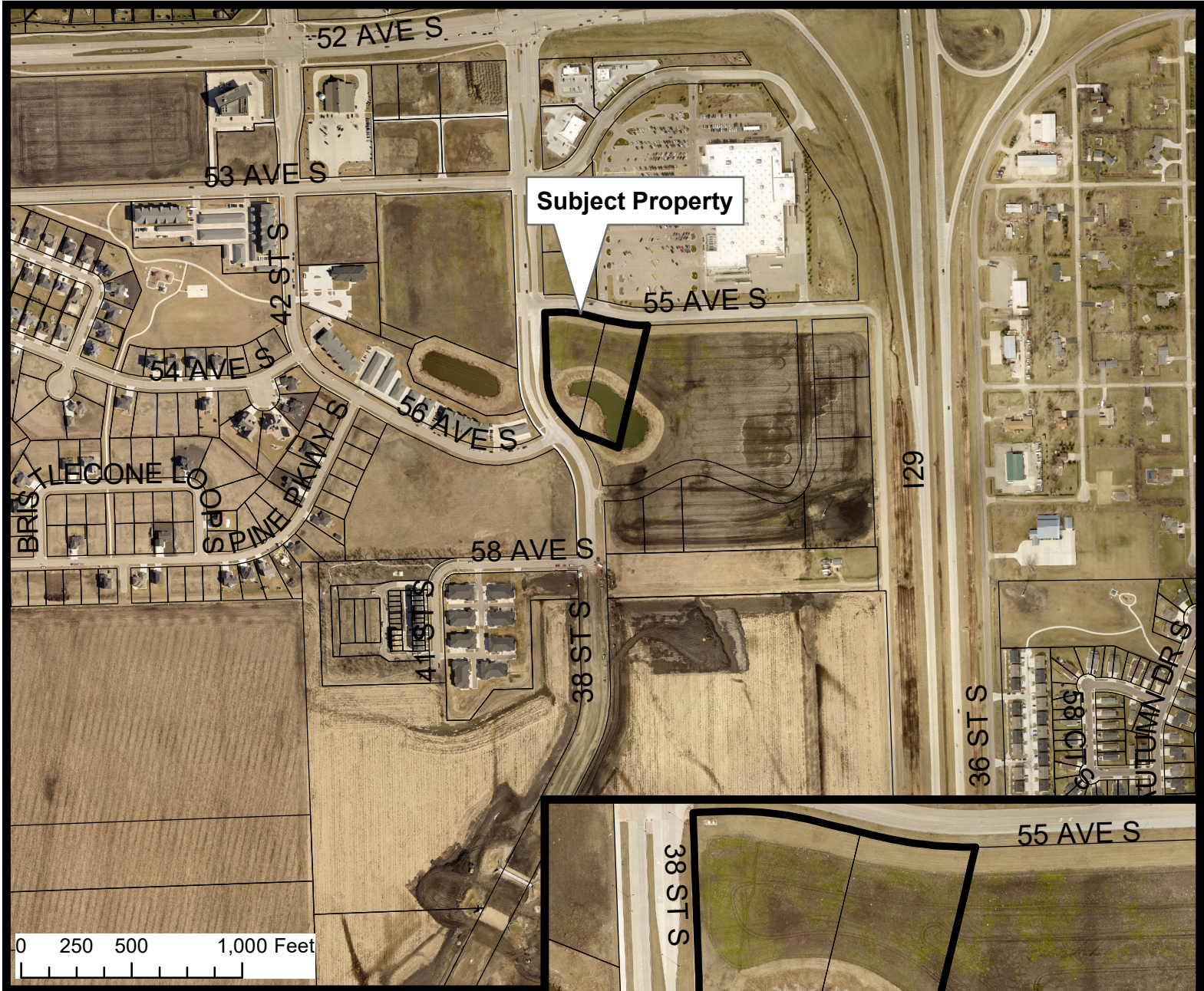
Notary Public: \_\_\_\_\_



# Minor Subdivision

## The District of Fargo Fifth Addition

3788 & 3770 55th Avenue South

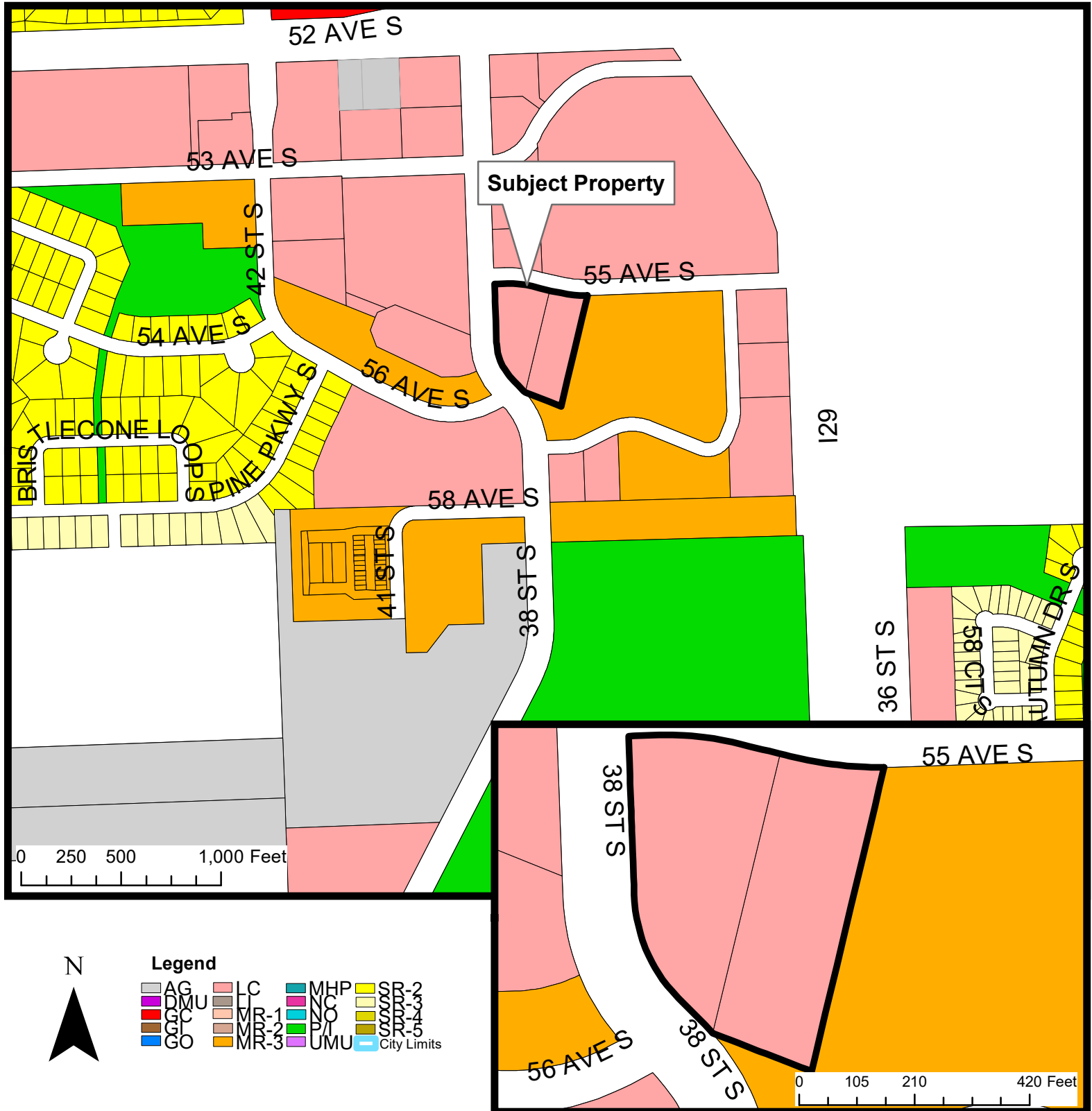




# Minor Subdivision

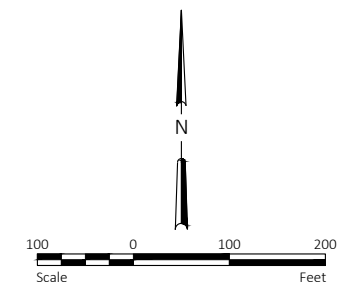
## The District of Fargo Fifth Addition

3788 & 3770 55th Avenue South



# THE DISTRICT OF FARGO FIFTH ADDITION

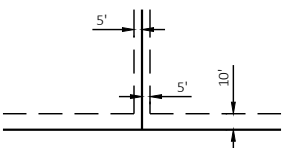
A MINOR SUBDIVISION  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, THE DISTRICT OF FARGO FOURTH ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
EXISTING NEGATIVE ACCESS EASEMENT (DOC. NO. 1263911)	▨

BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO HORIZONTAL DATUM

- NOTES:
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
  - PROPERTY IS SITUATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON FEMA FIRM PANELS 38017C0786G AND 38017C0787G, DATED JANUARY 16, 2015.
  - BASE FLOOD ELEVATION = 905.7' (NAVD 1988)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

UTILITY EASEMENTS ARE SHOWN THUS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.05	470.00	4°09'02"	N43°08'36"W	34.04
C2	210.98	280.00	43°10'20"	N23°37'56"W	206.02
C3	142.38	520.00	15°41'17"	S84°12'08"E	141.93
C4	167.81	680.00	14°08'23"	S83°25'41"E	167.39

H:\BM\7400\7489\_0109\CAD\Plat\Preliminary District of Fargo Fifth Addition.dwg Layout1-10/13/2022 10:17 AM-(dbucholtz)

THE DISTRICT OF FARGO FIFTH ADDITION  
A MINOR SUBDIVISION  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, THE DISTRICT OF FARGO FOURTH ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:

NOW ALL PERSONS BY THESE PRESENTS: That RRCOM, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:  
Lots 1, & 6, Block 1, The District Fourth Addition to the City of Fargo, Cass County, North Dakota.  
Said tract contains 4.68 acres, more or less.  
And that said party has caused the same to be surveyed and replatted as **The DISTRICT OF FARGO FIFTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:  
RRCOM, LLC

Nathan Skaff, Member of RRCOM, LLC

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Nathan Skaff, Member of RRCOM, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability company.

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

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota )  
 ) ss  
County of Cass )

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

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

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brenda E. Derrig, PE, City Engineer

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Brenda E. Derrig, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same as her free act and deed.

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

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Rocky Schneider, Chair  
Fargo Planning Commission

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Rocky Schneider, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

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

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

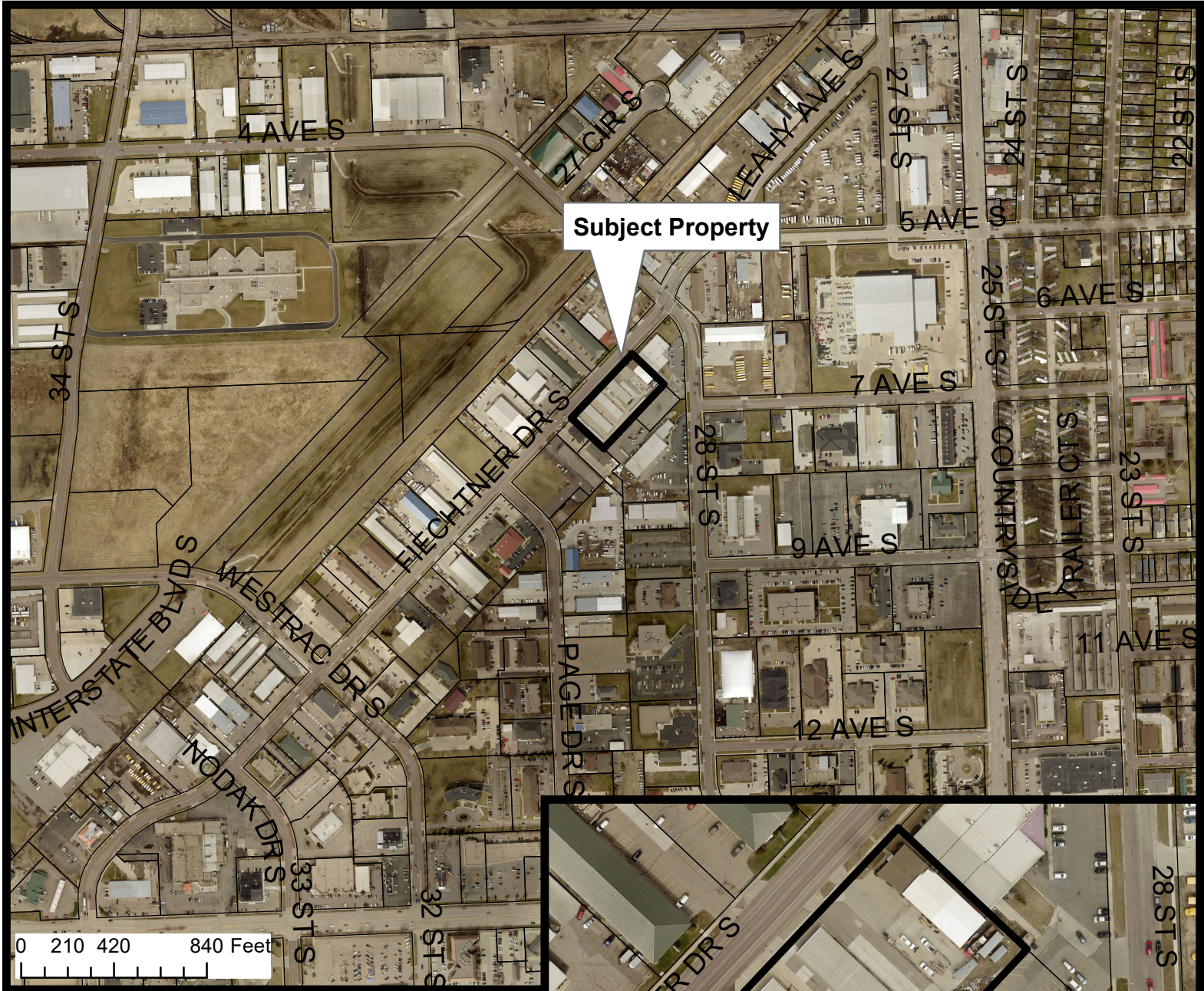
Notary Public: \_\_\_\_\_



# Minor Subdivision

## Westrac Fourth Addition

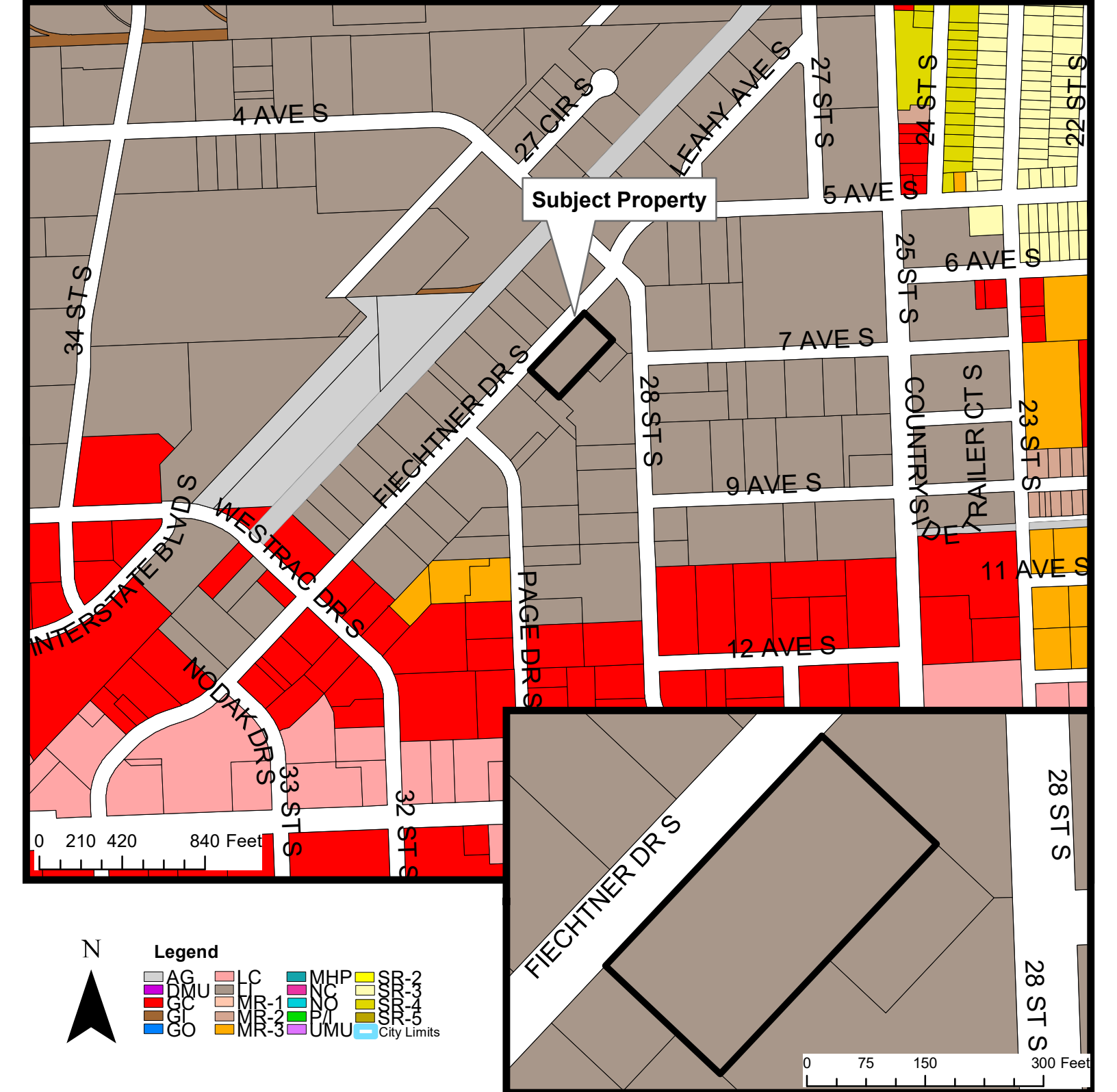
2900 Fiechtner Drive South





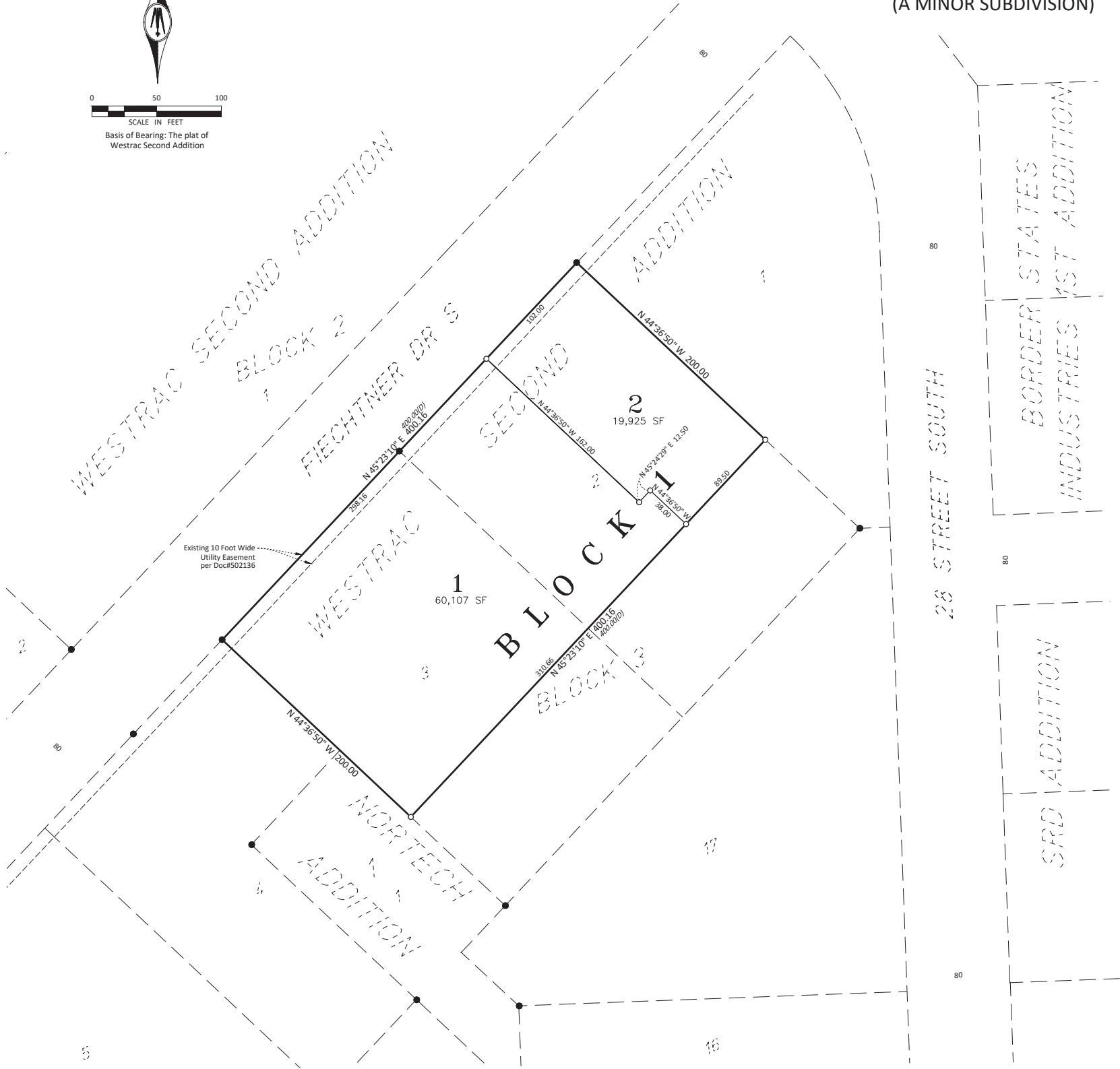
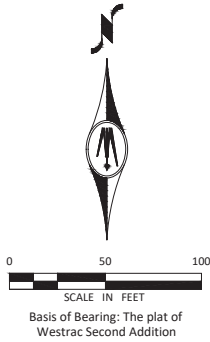
## Minor Subdivision

# Westrac Fourth Addition 2900 Fiechtner Drive South



# WESTRAC FOURTH ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
A REPLAT OF PART OF LOTS 2 AND 3, BLOCK 3, WESTRAC SECOND ADDITION  
(A MINOR SUBDIVISION)



LEGEND	
	5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
	MONUMENT FOUND, 5/8" REBAR
	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE

## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LIS Investments, LLP, a limited liability partnership under the laws of the State of North Dakota, owner of a parcel of land located in that part of the Southeast Quarter of Section 11, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

That part of Lot Three, in Block Three, of Westrac Second Addition to the City of Fargo, Cass County, North Dakota, described as follows: Beginning at the Northeast corner of said Lot Three, thence South 44°36'50" East along the Northeasterly line of said Lot Three a distance of 200 feet; thence South 45°23'10" West along a line parallel to the Northwesterly line of said Lot Three a distance of 200 feet to the Southwesterly line of said Lot Three; thence North 44°36'50" West along the Southwesterly line of said Lot Three a distance of 200 feet; thence North 45°23'10" East along the Northwesterly line of said Lot Three a distance of 200 feet to the point of beginning; AND That part of Lot Two, in Block Three, of Westrac Second Addition to the City of Fargo, Cass County, North Dakota, described as follows: Beginning at the Northeast corner of said Lot Two, thence South 44°36'50" East along the Northeasterly line of said Lot Two a distance of 200 feet; thence South 45°23'10" West along a line parallel to the Northwesterly line of said Lot Two a distance of 200 feet to the Southwesterly line of said Lot Two; thence North 44°36'50" West along the Southwesterly line of said Lot Two a distance of 200 feet; thence North 45°23'10" East along the Northwesterly line of said Lot Two a distance of 200 feet to the point of beginning.

Containing 80,032 square feet of land, more or less and subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "WESTRAC FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER:  
LIS Investments, LLP

By: Timothy Mark Jones, partner

County of Cass  
State of North Dakota

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022 before me, a notary public within and for said County and State, personally appeared Timothy Mark Jones, partner, LIS Investments, LLP, a limited liability partnership under the laws of the State of North Dakota, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the limited liability partnership.

Notary Public

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor  
North Dakota License Number LS-5900

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

Notary Public

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Brenda E. Derrig, City Engineer

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, a notary public within and for said County and State, personally appeared Brenda E. Derrig, City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same as City Engineer for the City of Fargo.

Notary Public

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Rocky Schneider, Planning Commission Chair

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, a notary public within and for said County and State, personally appeared Rocky Schneider, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the Fargo Planning Commission.

Notary Public

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Timothy J. Mahoney, Mayor

Attest:  
Steven Sprague, City Auditor

State of North Dakota  
County of Cass

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022 before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

*preliminary*



PREPARED BY:

**BOLTON  
& MENK**