

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
JANUARY 6th, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, January 6th, 2026 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)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Horace Mann School Addition** (Minor Subdivision) a replat of Lots 1 through 24 and all of the vacated alley, Block 11, Hector's Addition, City of Fargo, Cass County, North Dakota
Located at: 1025 3rd Street North
Owner / Applicant: Fargo Public Schools / Lowry Engineering
Current Zoning: P/I, Public/Institutional No change proposed
Case Planner: Donald Kress

2. An application requesting a zoning change from P/I, Public/Institutional and SR-2, Single-Dwelling Residential to P/I, Public/Institutional and a Plat of **Clara Barton School Addition** (Minor Subdivision) a replat of Lots 1 through 25, Block 13, Huntington's Addition, City of Fargo, Cass County, North Dakota
Located at: 1404, 1406 7th Street South and 1417 6th Street South
Owner / Applicant: Fargo Public Schools / Lowry Engineering
Current Zoning: P/I, Public/Institutional and SR-2, Single-Dwelling Residential. See above for proposed change
Case Planner: Donald Kress

Additionally, Covey Ranch Third Addition, after being heard at the December 2nd, 2025 Planning Commission agenda, was continued to the January 6th, 2026 Planning Commission agenda. This packet includes update information since the December 2nd hearing.

3. 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.
Located at: 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
4. 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.

Current Zoning: AG, Agricultural. Zone change proposed as part of subdivision

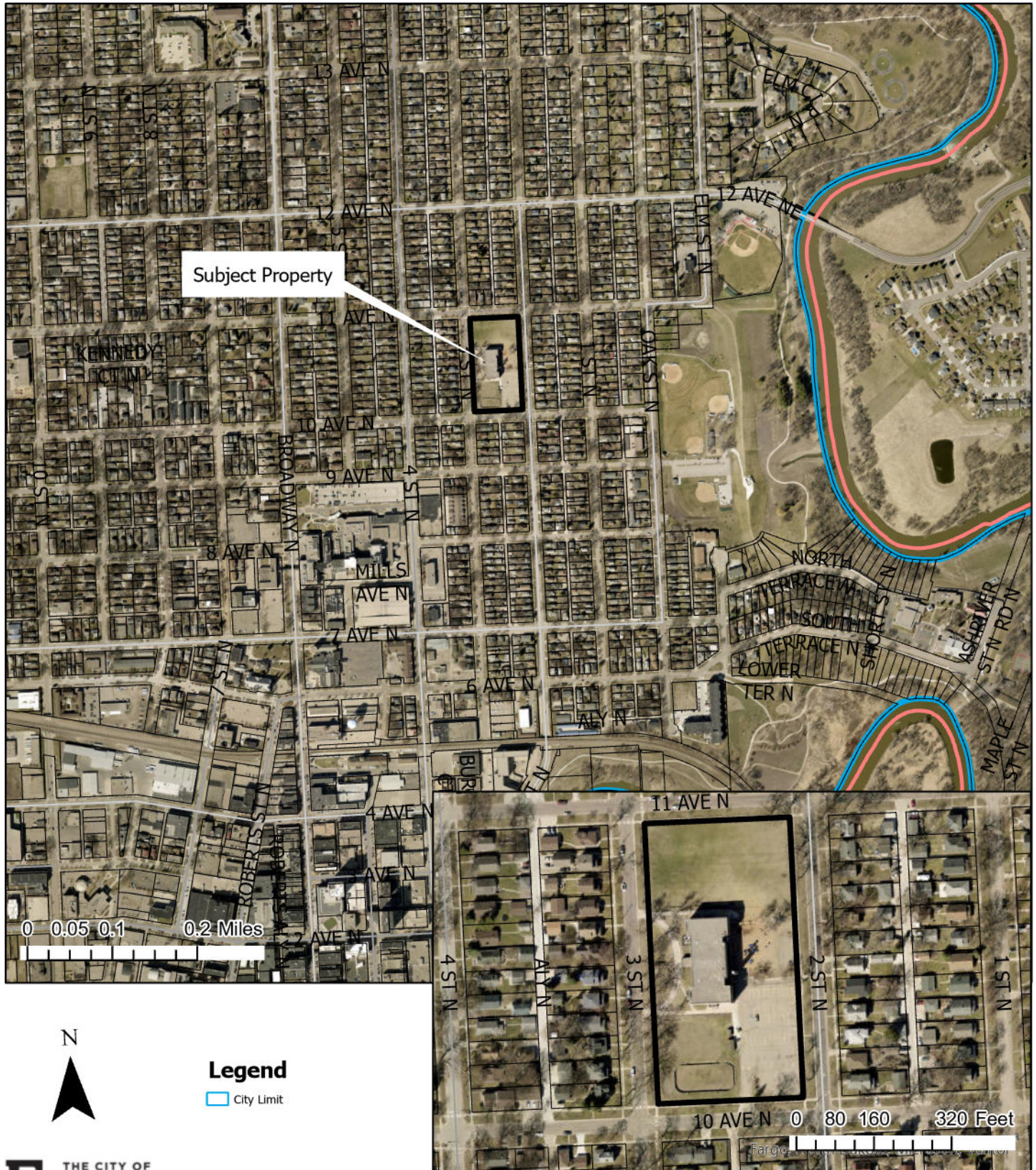
Case Planner: Maegin Elshaug

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

Minor Subdivision

Horace Mann School Addition

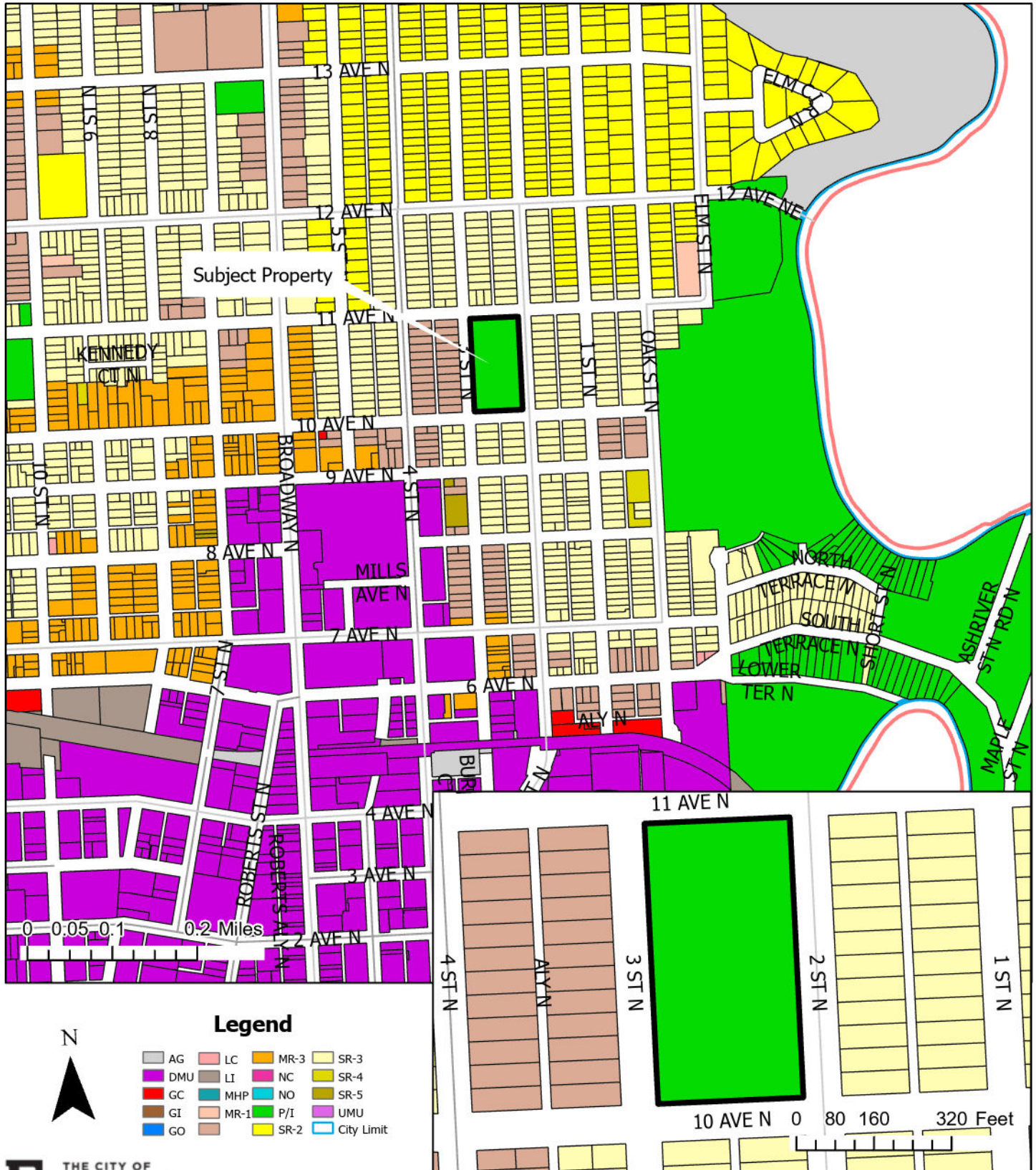
1025 3 Street North



Minor Subdivision

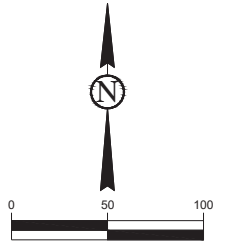
Horace Mann School Addition

1025 3 Street North



HORACE MANN SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- U.E. PUBLIC UTILITY EASEMENT
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE

SURVEY INFORMATION

DATE OF SURVEY: JULY 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES

- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

HORACE MANN SCHOOL ADDITION
A REPLAT OF LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARGO PUBLIC SCHOOL DISTRICT, IS THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THRU 24, AND THE VACATED ALLEY IN BLOCK 11, HECTOR'S ADDITION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS HORACE MANN SCHOOL ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID HORACE MANN SCHOOL ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 3.98 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: KATIE CHRISTENSEN MINEER
PRESIDENT FARGO SCHOOL BOARD

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KATIE CHRISTENSEN MINEER, PRESIDENT FARGO SCHOOL BOARD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS HORACE MANN SCHOOL ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

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 COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY 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 TIMOTHY J. MAHONEY & STEVEN SPRAGUE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 20____.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

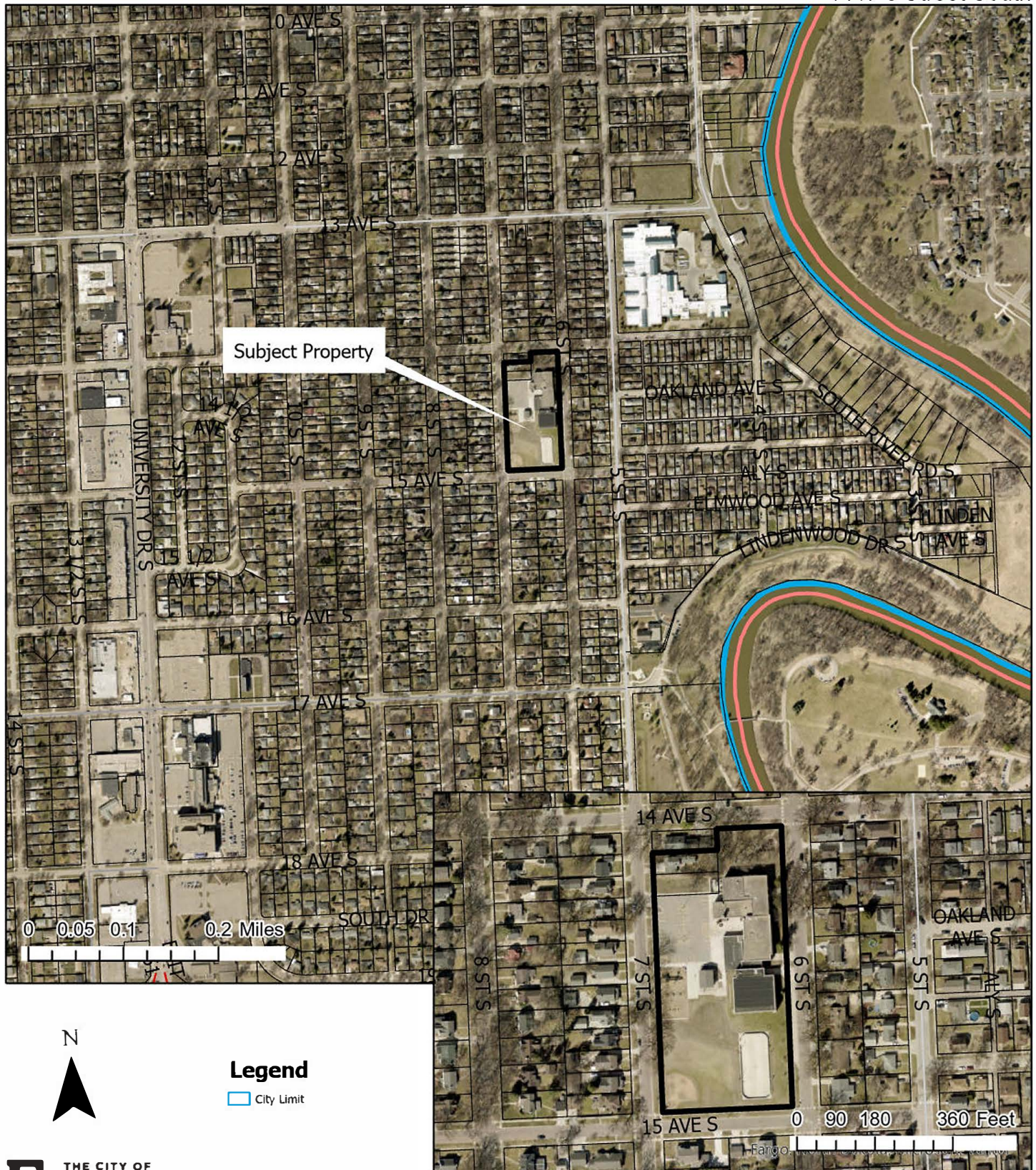
NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

Minor Subdivision and Zone Change from SR-2, Single-Dwelling Residential and P/I, Public and Institutional zoning district to P/I

Clara Barton School Addition

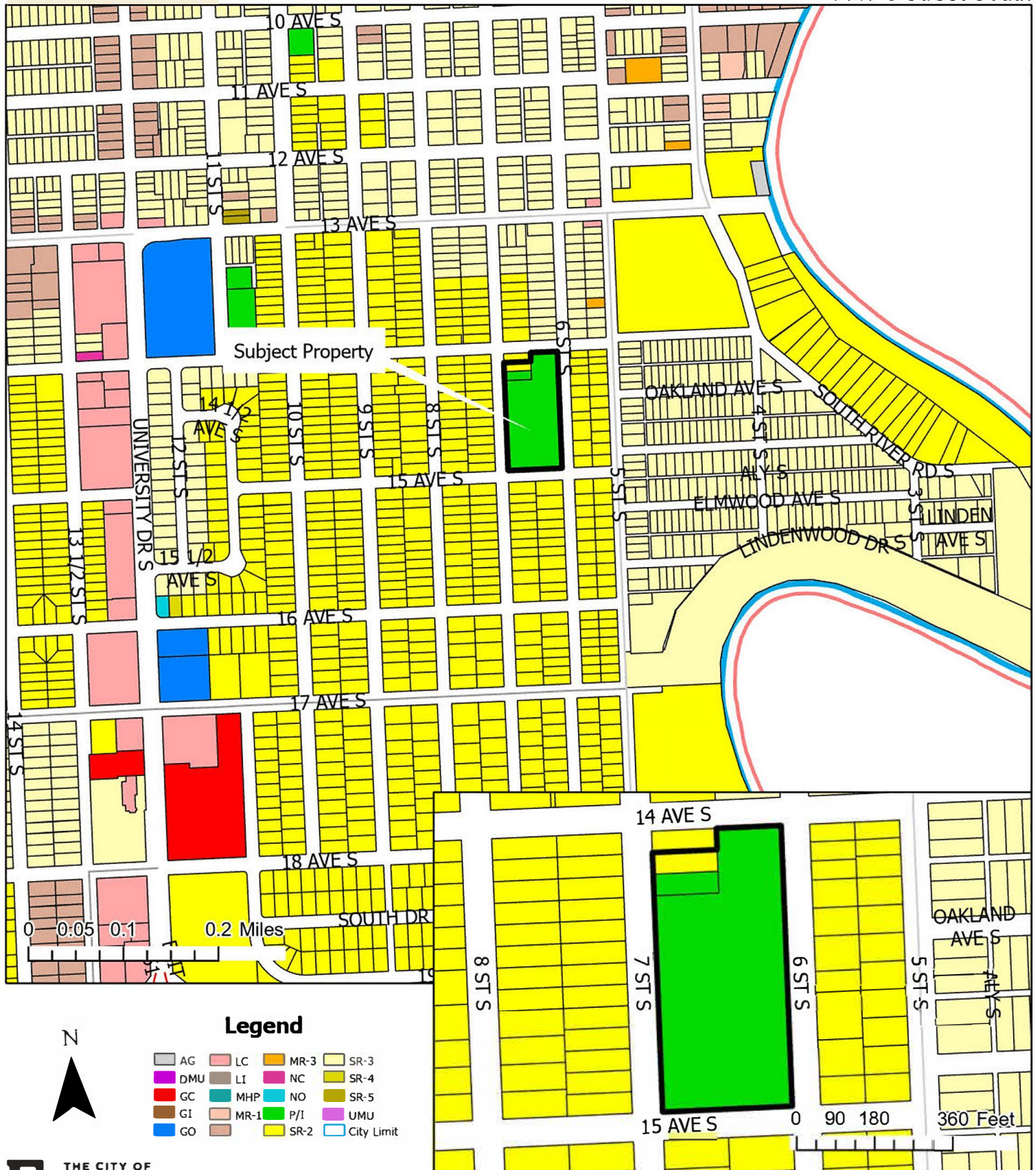
1404 & 1406 7 Street South:
1417 6 Street South



Minor Subdivision and Zone Change from SR-2, Single-Dwelling Residential and P/I, Public and Institutional zoning district to P/I

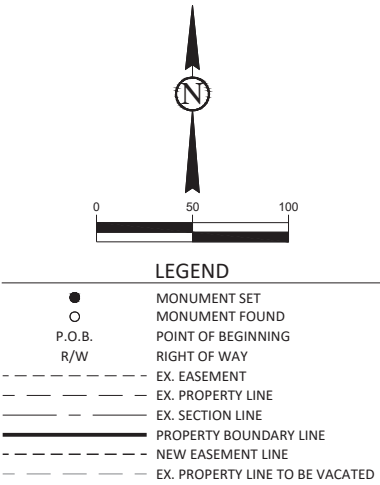
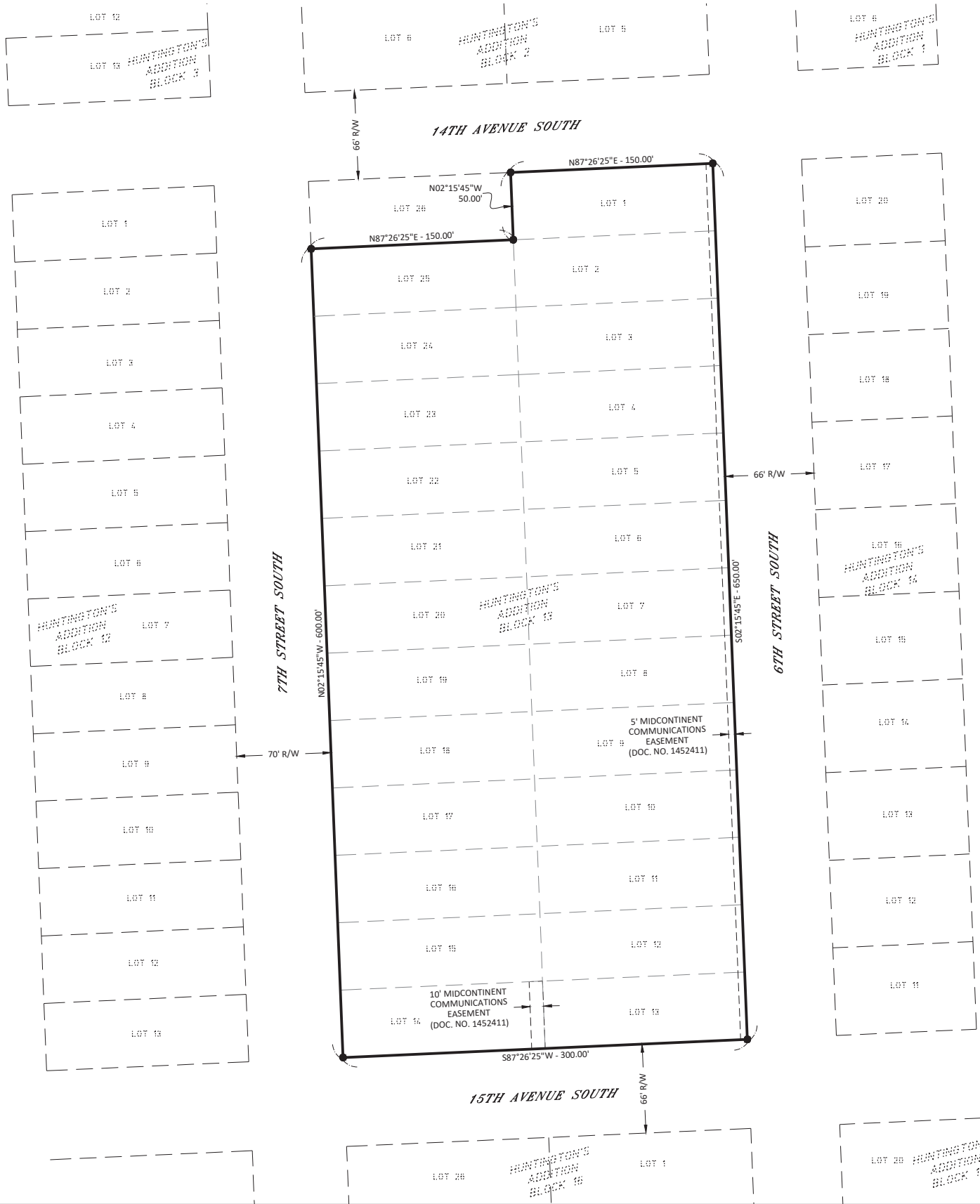
Clara Barton School Addition

1404 & 1406 7 Street South:
1417 6 Street South



CLARA BARTON SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



SURVEY INFORMATION

DATE OF SURVEY: JULY 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

CLARA BARTON SCHOOL ADDITION

A REPLAT OF LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARGO PUBLIC SCHOOL DISTRICT, IS THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 139 NORTH, RANGE 48 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THRU 25, BLOCK 13, HUNTINGTON'S ADDITION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS CLARA BARTON SCHOOL ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID CLARA BARTON SCHOOL ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 4.30 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: KATIE CHRISTENSEN MINEER
PRESIDENT FARGO SCHOOL BOARD

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KATIE CHRISTENSEN MINEER, PRESIDENT FARGO SCHOOL BOARD, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS CLARA BARTON SCHOOL ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 2025.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

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NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

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MAYOR

STEVEN SPRAGUE
CITY AUDITOR

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MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

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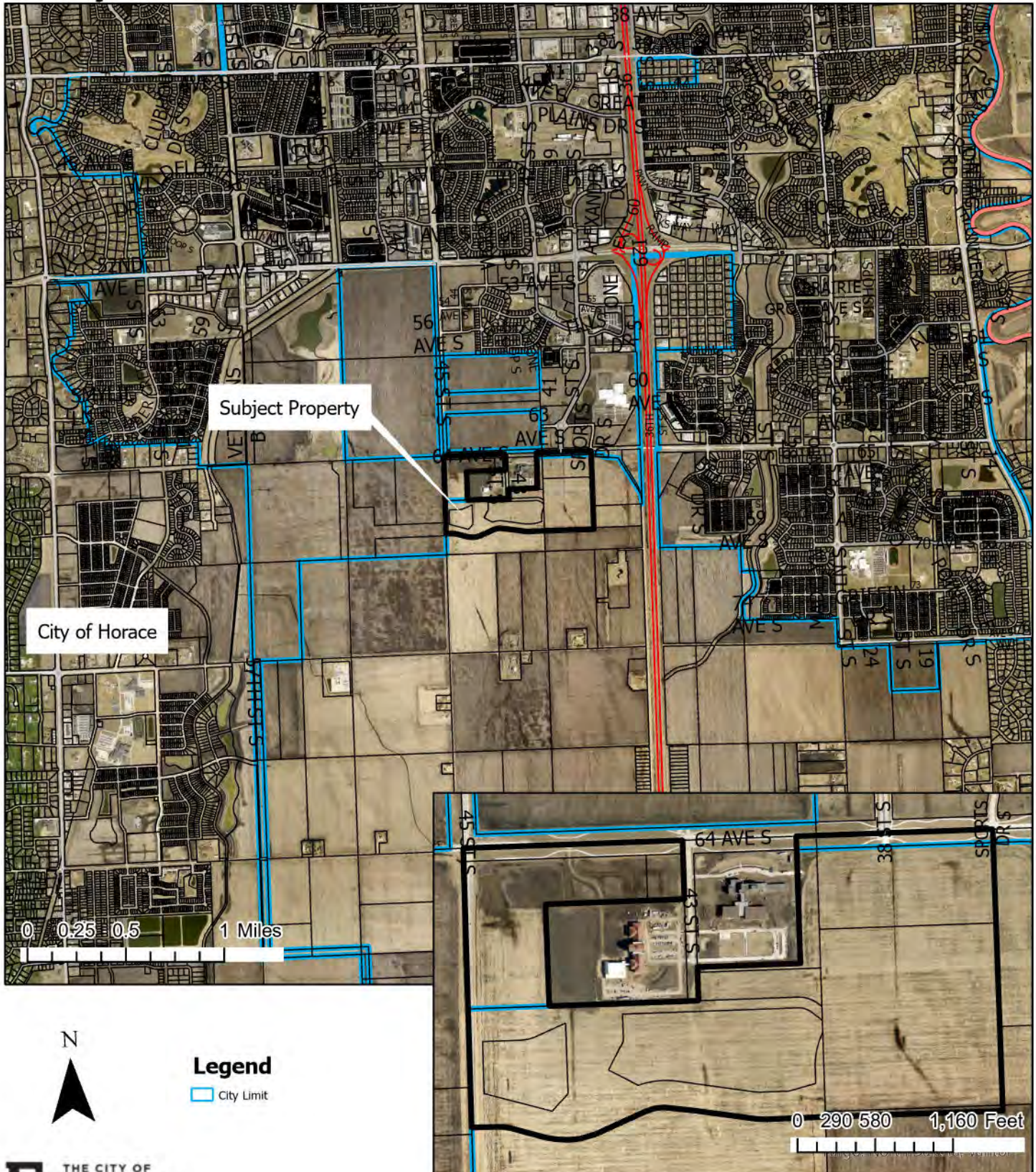
NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

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

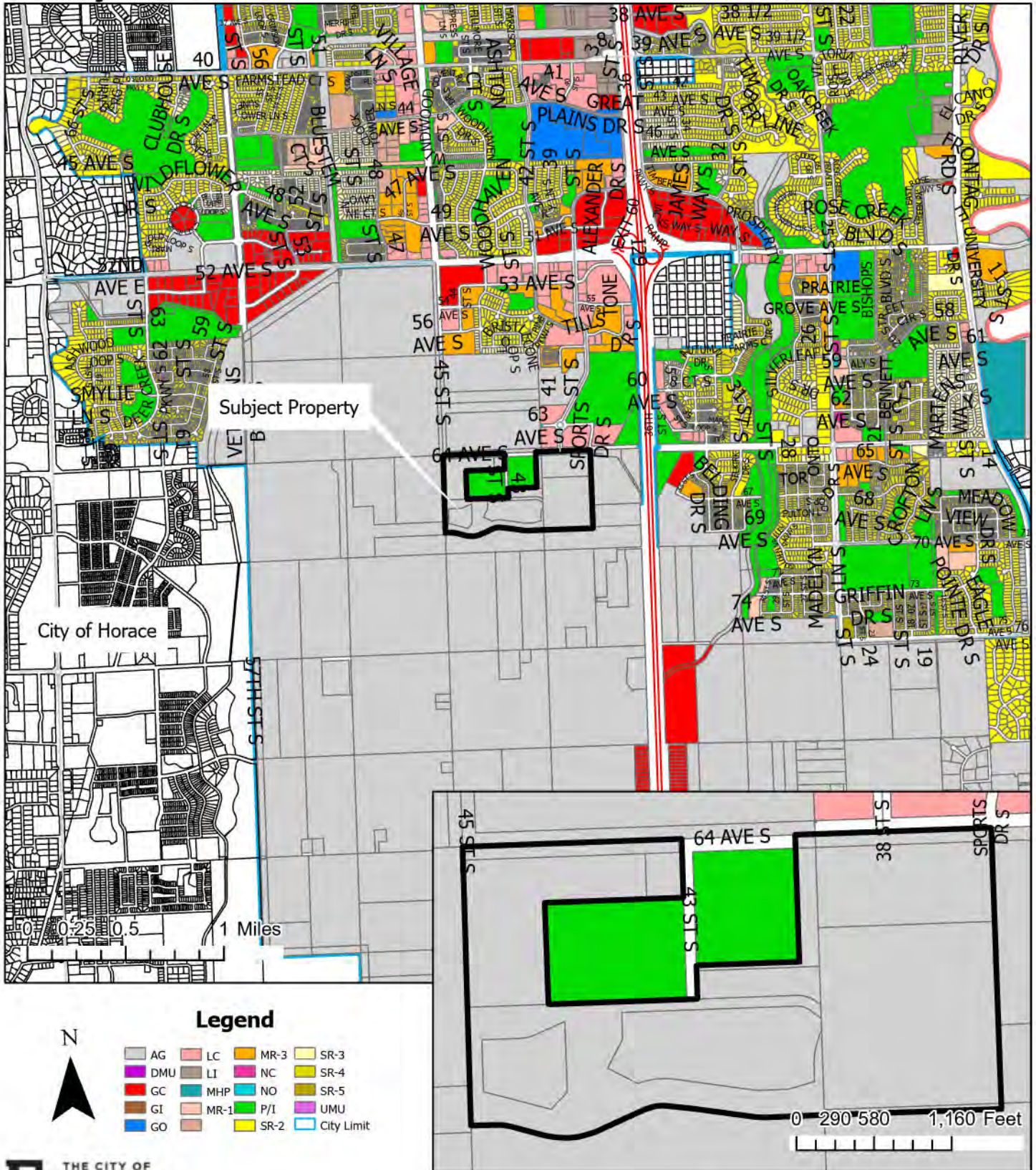
3800 64th Avenue South; 3900 64th Avenue South;
6455 43rd Street South; 6688 45th Street South



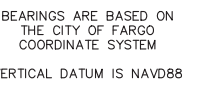
Major Subdivision & Zoning Change from AG, Agricultural to SR-4, Single-Dwelling Residential; MR-3, Multi-Dwelling Residential; LC, Limited Commercial; GC, General Commercial with conditional overlay; and P/I, Public/Institutional

Covey Ranch Third Addition

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



(A MAJOR SUBDIVISION)



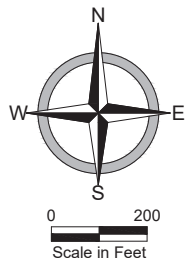
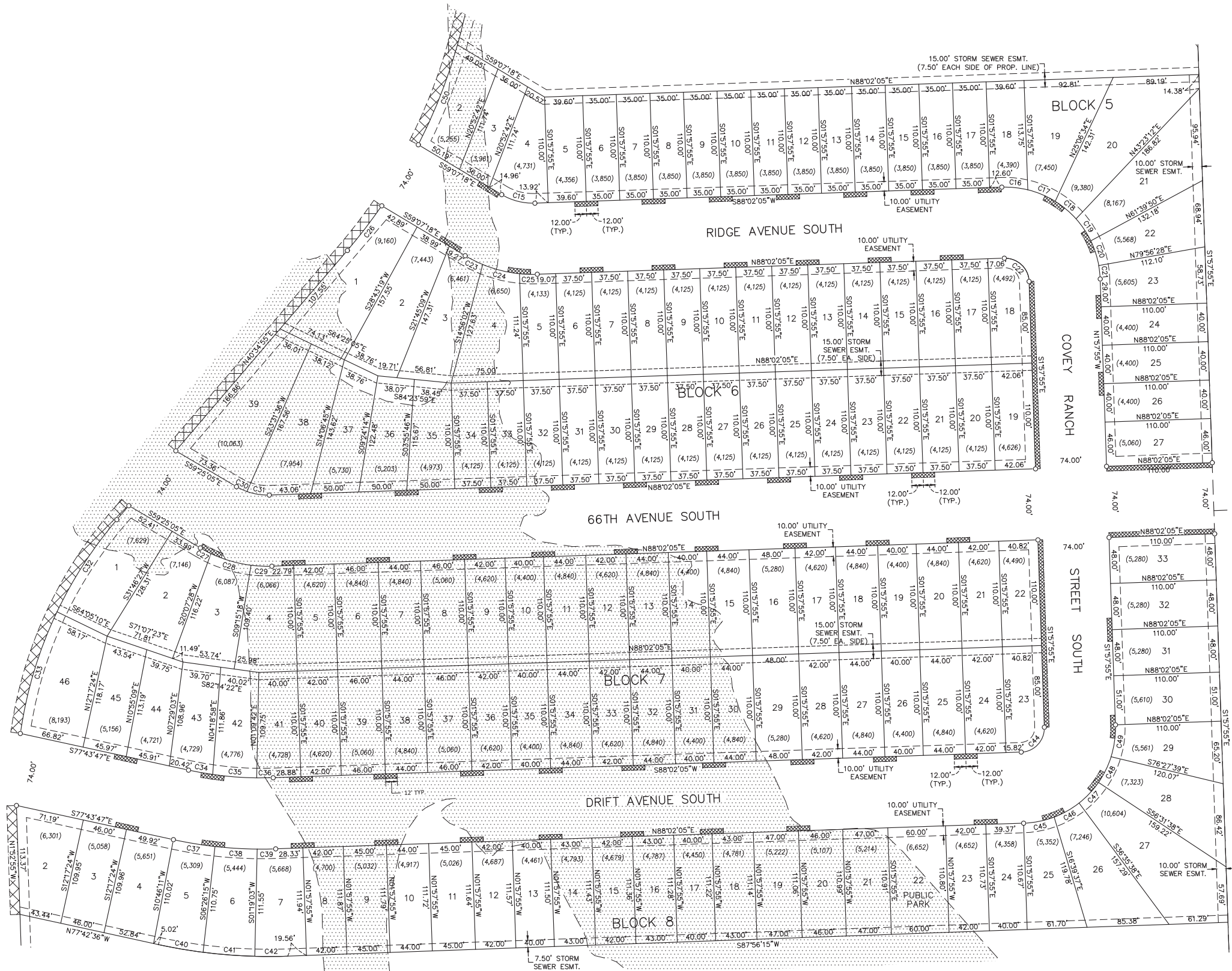
- OTHER EASEMENTS OF RECORD
1. RIGHT-OF-WAY EASEMENT GRANTED TO CASS RURAL WATER USERS, INC., RECORDED AS DOCUMENT NO. 507989 (BOOK C-7 OF MISC., PAGE 297).



SHEET 1 OF 4
PROJ. NO. 21246

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)

Curve Table			
Curve #	Delta	Radius	Length
C1	24°06'31"	220.00'	92.57'
C2	24°06'31"	300.00'	126.23'
C3	23°45'45"	300.00'	124.42'
C4	23°45'45"	220.00'	91.24'
C5	22°06'14"	235.00'	90.66'
C6	32°38'34"	155.00'	88.31'
C7	10°32'21"	235.00'	43.23'
C8	40°48'15"	435.00'	309.79'
C9	57°04'31"	120.00'	119.54'
C10	57°12'10"	120.00'	119.81'
C11	65°16'48"	130.00'	148.12'
C12	83°07'15"	130.00'	188.60'
C13	10°58'22"	565.00'	108.20'
C14	33°33'26"	240.00'	140.56'
C15	32°50'37"	63.00'	36.11'
C16	15°49'36"	99.00'	27.35'
C17	17°57'04"	99.00'	31.02'
C18	16°27'02"	99.00'	28.42'
C19	15°57'49"	99.00'	27.58'
C20	15°42'33"	99.00'	27.14'
C21	8°05'56"	99.00'	13.99'
C22	90°00'00"	25.00'	39.27'
C23	8°34'02"	137.00'	20.49'
C24	16°32'50"	137.00'	39.57'
C25	7°43'45"	137.00'	18.48'
C26	5°57'11"	565.00'	58.70'
C27	5°15'30"	137.00'	12.57'
C28	18°14'57"	137.00'	43.64'
C29	9°02'23"	137.00'	21.61'
C30	11°03'10"	63.00'	12.15'
C31	21°29'40"	63.00'	23.63'
C32	15°05'07"	435.00'	114.53'
C33	17°29'33"	435.00'	132.81'
C34	4°06'13"	357.00'	25.57'
C35	7°23'06"	357.00'	46.01'
C36	2°44'49"	357.00'	17.12'
C37	5°50'26"	431.00'	43.93'
C38	5°51'02"	431.00'	44.01'
C39	2°32'40"	431.00'	19.14'
C40	5°00'23"	541.00'	47.27'
C41	5°42'47"	541.00'	53.94'
C42	3°38'00"	541.00'	34.31'
C43	14°21'10"	541.00'	135.52'
C44	9°00'00"	25.00'	39.27'
C45	18°49'43"	99.00'	32.53'
C46	17°16'25"	99.00'	29.85'
C47	17°06'01"	99.00'	29.55'
C48	17°15'37"	99.00'	29.82'
C49	19°32'15"	99.00'	33.76'
C50	11°19'48"	565.00'	111.73'



BEARINGS ARE BASED ON
THE CITY OF FARGO
COORDINATE SYSTEM
VERTICAL DATUM IS NAVD88

LEGEND

- IRON MONUMENT FOUND
- SET 5/8"X18" REBAR WITH BLUE PLASTIC CAP #6153
- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- (7,000) LOT AREAS IN SQUARE FEET, UNLESS NOTED OTHERWISE
- SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- - - 10' UTILITY EASEMENT LINE, UNLESS NOTED OTHERWISE
- 906' EXISTING GROUND CONTOUR LINE
- XXXXXX NEGATIVE ACCESS EASEMENT
- \\\\\\\\\\\\ EASEMENT TO BE VACATED BY THIS PLAT
- SPECIAL FLOOD HAZARD AREA ZONE "AE" WITH A BASE FLOOD ELEVATION OF 906 FEET, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 3801700786G, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015

PRELIMINARY
2025-12-15

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

AARON 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 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 A DISTANCE OF 2,100.86 FEET TO A POINT ON A LINE LYING 40.00 FEET SOUTHERLY OF, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH 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 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, 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 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 01 DEGREE 42 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2,084.87 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 BLOCK 1 OF COVEY RANCH SECOND ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01 DEGREE 52 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY EXTENSION A DISTANCE OF 440.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 1,035.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 02 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 1 A DISTANCE OF 760.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 AND ITS EASTERLY EXTENSION A DISTANCE OF 1,113.57 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 1 OF SAID COVEY RANCH FIRST ADDITION; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 251.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE SOUTH 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 BEGINNING.

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 SKATTUM
REGISTERED LAND SURVEYOR
REG. NO. LS-6153



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 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 PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

MARANDA TASA, CHAIR

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 MARANDA TASA, 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 PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM KNAKMUS, P.E.
CITY ENGINEER

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 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.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TIMOTHY J. MAHONEY, MAYOR

CITY AUDITOR

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 TIMOTHY J. MAHONEY, MAYOR AND _____, 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.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
2025-12-15

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)

DEDICATION

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 REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC, AND DO HEREBY VACATE THE 33' INGRESS/EGRESS EASEMENT AS ORIGINALLY DEDICATED ON THE PLAT OF AUDITOR'S LOT 1, AND SHOWN HEREON.

OWNER: DABBERT CUSTOM HOMES, LLC
BLOCK 1, LOT 2
BLOCK 2, LOT 2
BLOCK 3, LOTS 3-6
BLOCK 4, LOT 1

DON DABBERT, PRESIDENT

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 DON DABBERT, PRESIDENT OF DABBERT CUSTOM HOMES, LLC, 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 DABBERT CUSTOM HOMES, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: BANK FORWARD

MARC KNUTSON, MARKET PRESIDENT

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 MARC KNUTSON, MARKET PRESIDENT OF BANK FORWARD, KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: ENCLAVE COVEY, LLC
BLOCK 2, LOTS 1 AND 3
BLOCK 3, LOT 1

AUSTIN MORRIS, MANAGER

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 AUSTIN MORRIS, MANAGER, 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 ENCLAVE COVEY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: BANK FORWARD

MARC KNUTSON, MARKET PRESIDENT

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 MARC KNUTSON, MARKET PRESIDENT OF BANK FORWARD, KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: BROOKSTONE PROPERTY, LLC
BLOCK 3, LOT 2
ALL OF BLOCKS 5, 6, AND 7
BLOCK 8, LOTS 2-33

MATTHEW HAUFF, PRESIDENT

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 MATTHEW HAUFF, PRESIDENT, 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 BROOKSTONE PROPERTY, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

MORTGAGEE: CORNERSTONE BANK

[NAME], [TITLE]

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 [NAME], [TITLE], KNOWN TO ME TO BE THE DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF CORNERSTONE BANK.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: CITY OF FARGO
BLOCK 2, LOT 4
BLOCK 8, LOT 1

TIMOTHY J. MAHONEY, MAYOR

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 TIMOTHY J. MAHONEY, MAYOR, 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 CITY OF FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

OWNER: BANK FORWARD
LOT 1, BLOCK 1

THOMAS WATSON, PRESIDENT

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 THOMAS WATSON, PRESIDENT OF BANK FORWARD, 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 BANK FORWARD.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

PRELIMINARY
2025-12-15



ZONED AS AGRICULTURE
(NOT REZONING AT THIS TIME)

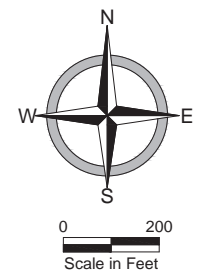
ZONING LEGEND

	<u>MR-3</u>
	<u>SR-4</u>
	<u>LC - LIMITED COMMERCIAL</u>
	<u>PARK / PUBLIC</u>
	<u>EXISTING ZONING TO REMAIN</u>

AREA CALCULATIONS

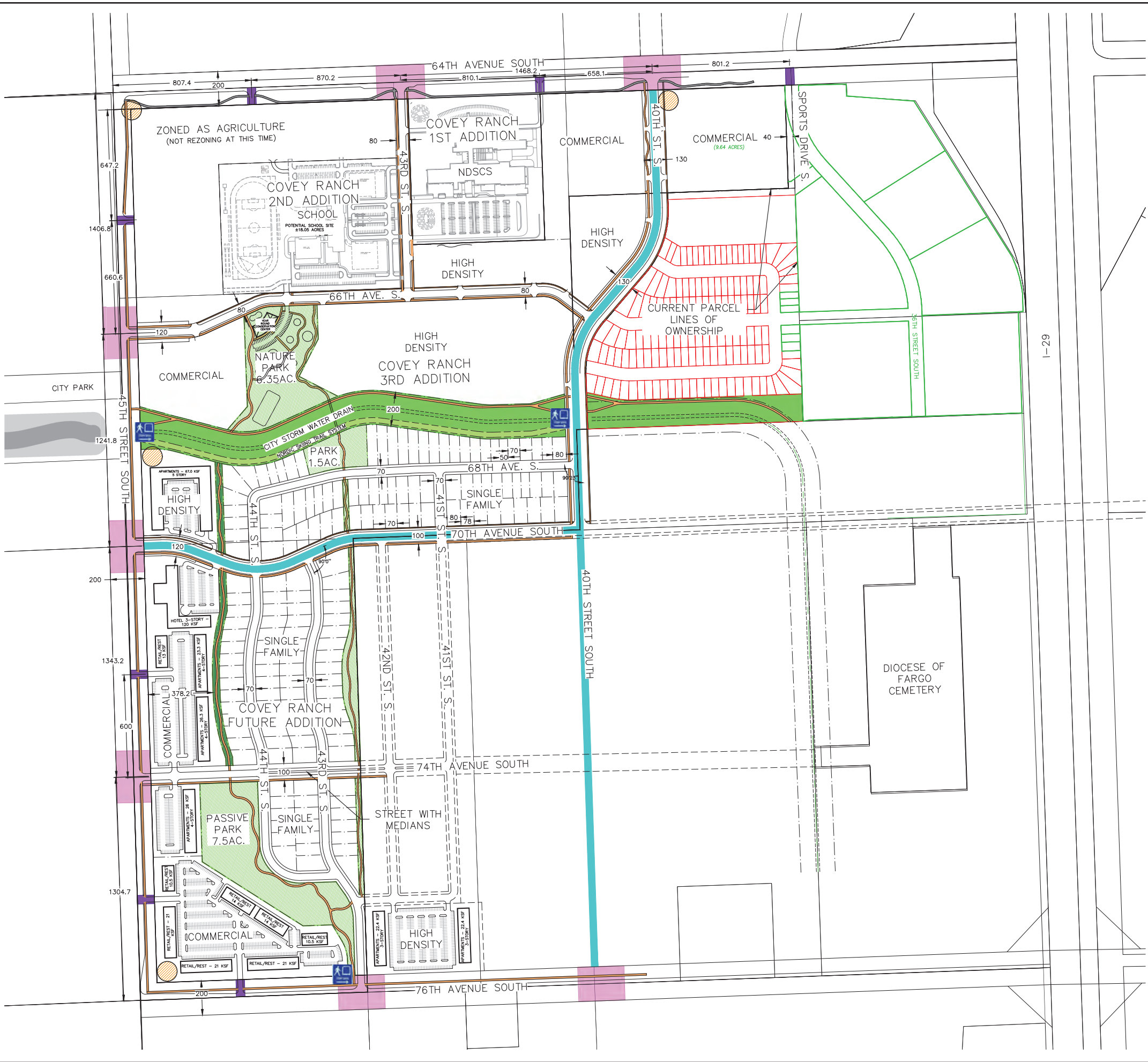
<u>COVEY RANCH 1ST ADDITION</u>	
R.O.W.:	+/- 1.3 AC.
LOTS:	+/- 15.0 AC.
1ST ADDITION TOTAL:	+/- 16.3 AC.
<u>COVEY RANCH 2ND ADDITION</u>	
R.O.W.:	+/- 0.6 AC.
LOTS:	+/- 18.0 AC.
2ND ADDITION TOTAL:	+/- 18.6 AC.
<u>COVEY RANCH 3RD ADDITION</u>	
R.O.W.:	+/- 35.6 AC.
LOTS:	+/- 120.7 AC.
CONVEYANCE:	+/- 15.9 AC.
PARK LAND:	+/- 7.0 AC.*
3RD ADDITION TOTAL:	+/- 179.2 AC.
<u>COVEY RANCH FUTURE ADDITIONS</u>	
R.O.W.:	+/- 19.3 AC.
LOTS:	+/- 71.3 AC.
HOA:	+/- 2.1 AC.
PARK LAND:	+/- 11.3 AC.**
FUTURE ADDITIONS TOTAL:	+/- 104.0 AC.

*3RD ADDITION PARK DEDICATION: 7.0 AC. / 120.7 AC. = 5.8%
**FUTURE ADDITIONS PARK DEDICATION: 11.3 AC. / 71.3 AC. = 15.8%



COVEY RANCH 3RD ADDITION
ZONING MAP
CITY REVIEW EXHIBIT
FARGO, NORTH DAKOTA

PROJECT No.	21246
DATE:	06.19.23
REVISED:	10.27.25
DRAFTER:	CEP/LFB
REVIEWER:	BR/MW



AREA CALCULATIONS

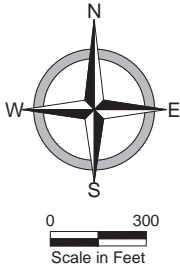
COVEY RANCH 1ST ADDITION	
R.O.W.:	+/- 1.3 AC.
LOTS:	+/- 15.0 AC.
1ST ADDITION TOTAL:	+/- 16.3 AC.

COVEY RANCH 2ND ADDITION	
R.O.W.:	+/- 0.6 AC.
LOTS:	+/- 18.0 AC.
2ND ADDITION TOTAL:	+/- 18.6 AC.

*3RD ADDITION PARK DEDICATION: 6.3 AC. / 78.8 AC. = 7.9%
**FUTURE ADDITIONS PARK DEDICATION: 11.3 AC. / 71.3 AC. = 15.8%

LEGEND

- FULL ACCESS INTERSECTION
- CONTROLLED ACCESS (RIGHT IN/RIGHT OUT)
- PROPOSED COLLECTOR ROADWAY
- PROPOSED 10 FT. SHARED-USE PATH
- APPROVED 10 FT. SHARED-USE PATH
- 30 FT. NORDIC SKIING TRAIL SYSTEM
- SIGN MONUMENT LOCATION
- PARK DISTRICT LAND
- HOA PARKS
- PEDESTRIAN UNDERPASS



COVEY RANCH DEVELOPMENT
CONCEPTUAL MASTER PLAN
CITY REVIEW EXHIBIT
FARGO, NORTH DAKOTA

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



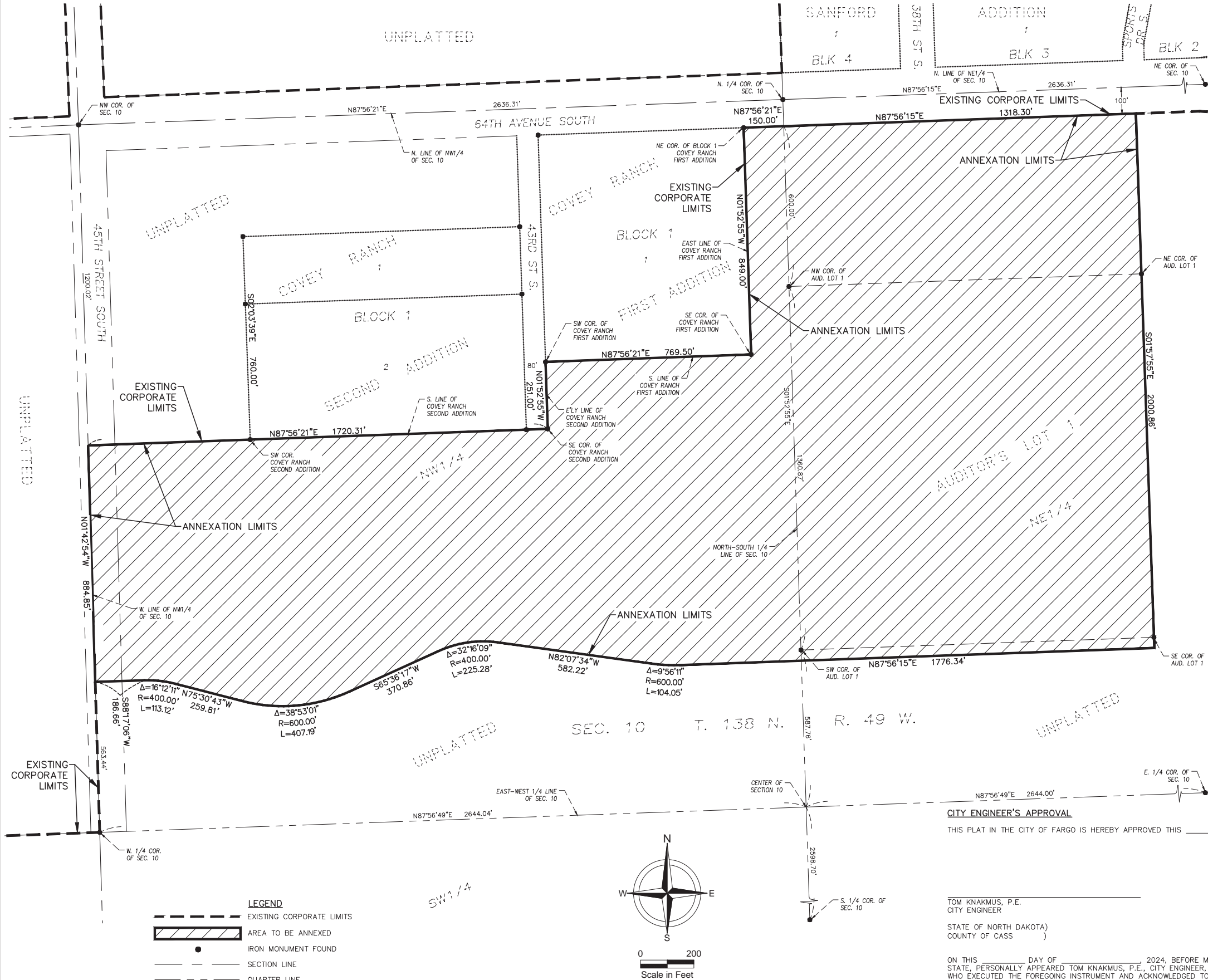
Annexation

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

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



ANNEXATION PLAT
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



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, TOWNSHIP 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 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 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 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 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 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; 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 SOUTH OF, AS MEASURED AT A RIGHT ANGLE TO, AND PARALLEL WITH THE SOUTH 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 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, 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 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 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 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 BEGINNING.

SAID TRACT CONTAINS 122.59 ACRES, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



AARON SKATTUM
REGISTERED LAND SURVEYOR
NO. LS-6153

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, 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 _____, 2024.

TIMOTHY J. MAHONEY, MAYOR

STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

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.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

TOM KNAKMUS, P.E.
CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

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.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

SHEET 1 OF 1
PROJ. NO. 21246



PRELIMINARY
2025-10-16