

**MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
JANUARY 7th, 2025 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, January 7th, 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)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov

1. An application requesting a conditional use permit to allow industrial service and warehouse uses in the GC, General Commercial zone on Lot 2, Block 1, **Craig's 16th Street Addition**, City of Fargo, Cass County, North Dakota.
Located at: 136 16th Street North
Owner / Applicant: NSK Properties, LLC / Century Builders
Current Zoning: GC, General Commercial. No change proposed.
Case Planner: Luke Morman
2. An application requesting a conditional use permit to allow group living in the SR-2, Single-Dwelling Residential zone on Lot 11, Block 9, **Edgewood Second Addition**, City of Fargo, Cass County, North Dakota.
Located at: 213 Forest Avenue North
Owner / Applicant: Connecting Point, LLC / Brad McCaslin
Current Zoning: SR-2, Single-Dwelling Residential. No change proposed.
Case Planner: Donald Kress
3. An application requesting a zone change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use on Lot 1, Block 4, **Beardsley's Addition** to the City of Fargo, Cass County, North Dakota
Located at: 1142 18th Street North
Owner / Applicant: Ellis Enterprises, LLC / Mary Killoran Ellis
Current Zoning: SR-3, Single-Dwelling Residential See above for proposed change
Case Planner: Donald Kress
4. An application requesting a Plat of **EagleRidge Plaza Addition** (Minor Subdivision) a replat of Lot 6, Block 1, Bentley Place First Addition, City of Fargo, Cass County, North Dakota.
Located at: 3251 and 3261 Seter Parkway South and 5601 and 5591 33rd Avenue South
Owner / Applicant: Bentley Place Properties, LLC / EagleRidge Development
Current Zoning: LC, Limited Commercial with planned unit development (PUD) overlay No zone change proposed.
Case Planner: Maegin Elshaug
5. An application requesting a zone change from AG, Agricultural to P/I, Public/Institutional; and a Plat of **AAB Addition** (Major Subdivision) a plat of a portion of the NE ¼ of the NE 1/4, Sec. 28, T138N, R49W City of Fargo, Cass County, North Dakota.
Located at: 4672 100th Avenue South and 10245 45th Street South
Owner / Applicant: Cass County Joint Water Resources District / Metro Flood Diversion Authority.
Current Zoning: AG, Agricultural See above for proposed zone change
Case Planner: Donald Kress

6. An application requesting a Plat of **Cottonwood Corner Addition** (Minor Subdivision) a replat of Lots 3 through 5, Block 1, Commerce on 12th Third Addition, City of Fargo, Cass County, North Dakota.
Located at: 5550, 5570, 5590 13th Avenue North
Owner / Applicant: Cottonwood Corner, LLC / Century Builders
Current Zoning: LI, Limited Industrial No zone change proposed
Case Planner: Donald Kress

7. An application requesting a Plat of **Skyline Addition** (Minor Subdivision) a replat of Lots 16 through 22, Block 3, Beardsley's Addition to the City of Fargo, Cass County, North Dakota
Located at: 1117, 1121, 1125, 1129, 1133, 1137, and 1141 18th Street North
Owner / Applicant: Skyline, LLC / Goldmark Design and Development
Current Zoning: UMU, University Mixed Use. No change proposed.
Case Planner: Donald Kress

CUP, Conditional Use Permit to allow industrial service and warehouse uses in GC, General Commercial

Craig's 16th Street Addition

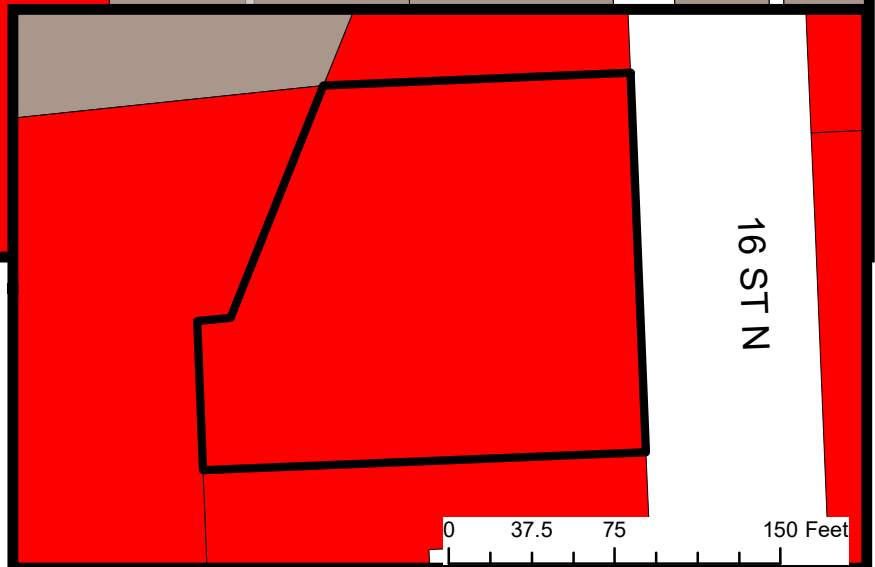
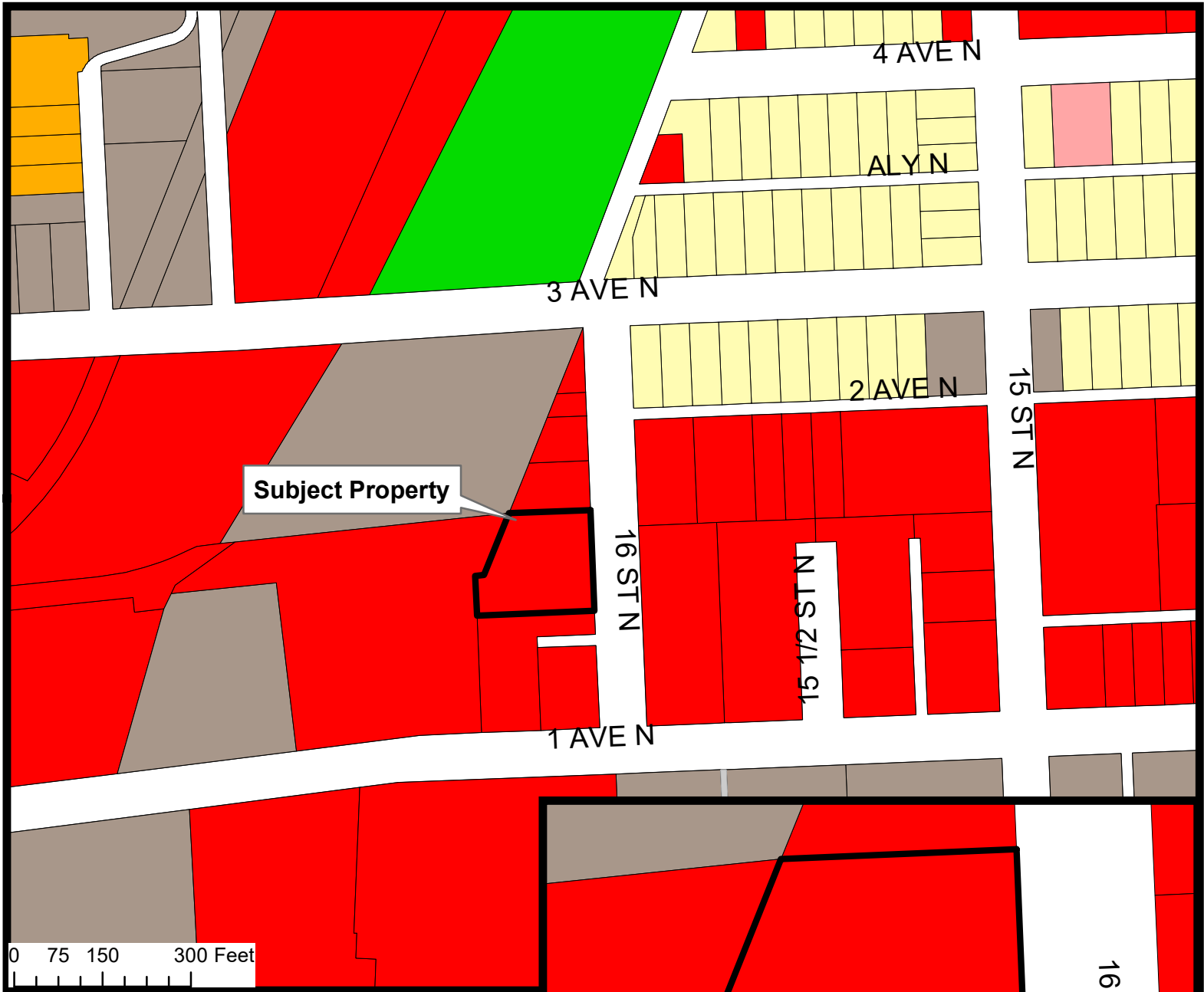
136 16th Street North



CUP, Conditional Use Permit to allow industrial service and warehouse uses in GC, General Commercial

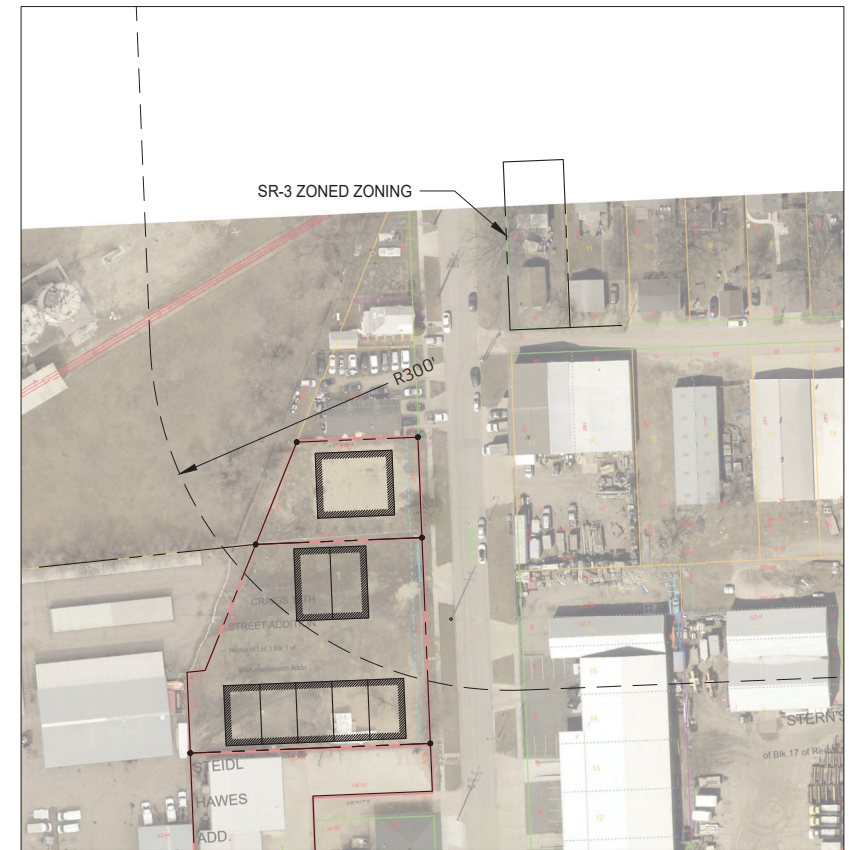
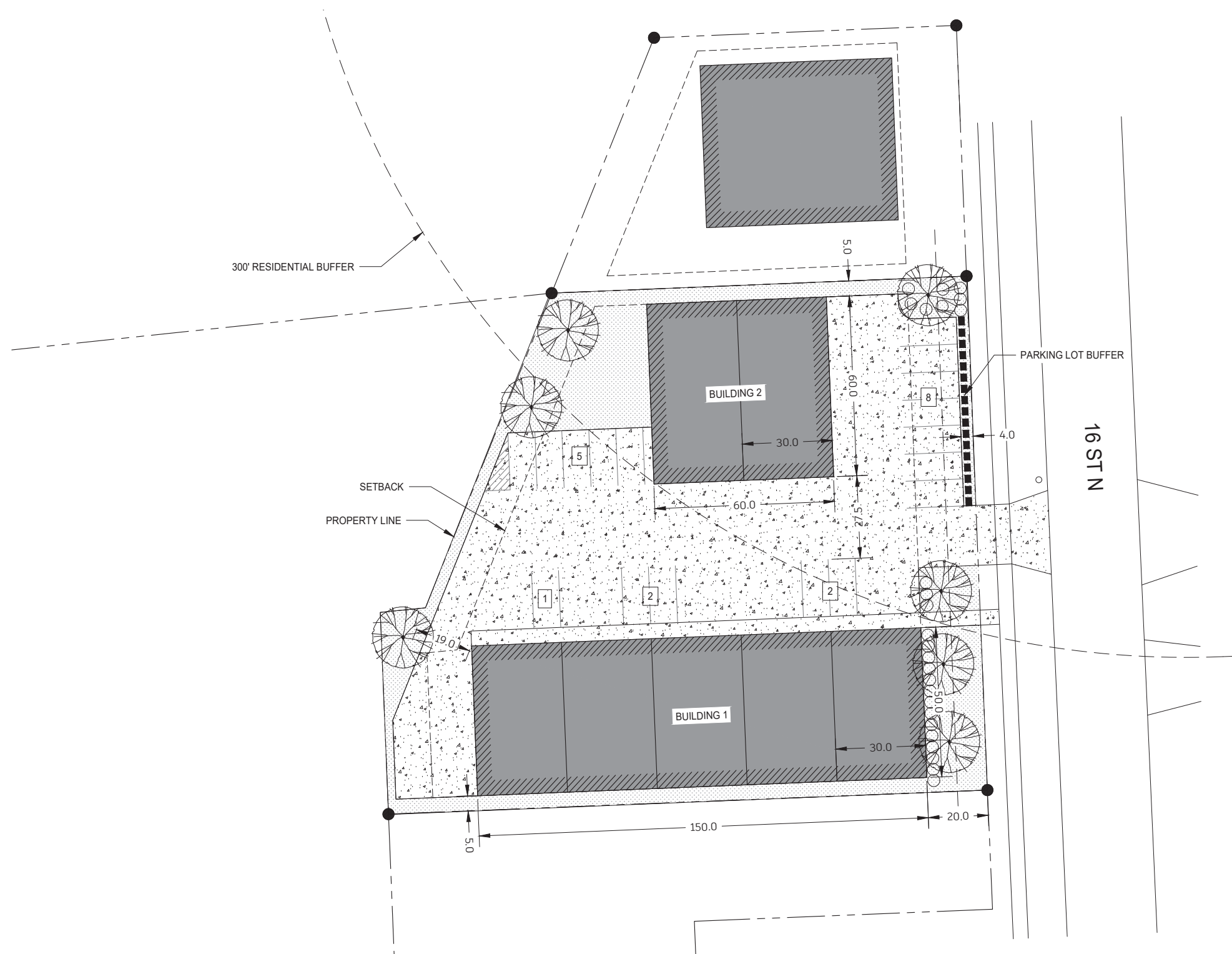
Craig's 16th Street Addition

136 16th Street North



Legend

AG	DMU	GGC	GO	LC	LI	MR-1	MR-2	MR-3	MHP	NC	NO	PT	UMU	SSP-2	SSP-3	SSP-4	SSP-5	City Limits
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RESIDENTIAL BUFFER EXHIBIT

Project Information

Address: 136 16 St N

Zoning: GC - General Commercial

Lot Area: 30,335.56 SF

Proposed Building Area: 11,100 SF

Max Building Coverage: 25,785 SF

Open Space Requirement: 729 SF

Plant Unit Requirement: 92 Units

Existing Use: Vacant Land

Proposed Use: Industrial Service use requires CUP approval. Additional requirements apply:

- a) The proposed facility may not be within 300 feet of any residentially zoned property, measured from proposed industrial development to the property line of the residentially zoned property. Building 1 conforms with this requirement, however building 2 does not.
- b) Residential protection standards for landscaping buffers shall apply to any side of the development within 600 feet of residential zoning districts, or within 600 feet of vacant land illustrated as residential in the Growth Plan. May be able to request RPS Waiver given the site context.



PRELIMINARY SITE PLAN



KASEY KLUVER PROJECT
136 16 ST N
FARGO, NORTH DAKOTA

PROJECT NUMBER:
0000
DATE:
10/21/2024

SCALE:
1:20 (22"x34")
DRAWING No:
01

This drawing represents a conceptual site layout and is for illustrative purposes only. The layout is not based on a survey, and dimensions, boundaries, and locations are approximate. It is recommended that a professional survey be conducted to verify all critical data and conditions on the site. This drawing should not be used for construction or legal purposes. The developer and designer are not liable for any discrepancies or issues that may arise from the use of this conceptual layout.

G001

Kasey Kluver Shop Buildings

Project Narrative

136 16th St N, Fargo, ND

The Kasey Kluver project involves the construction of two post-frame shop buildings on a commercially zoned lot in Fargo, ND. These buildings are designed to support industrial service and warehouse functions, addressing the needs of local contractors and businesses requiring flexible, high-quality storage and workspaces. This development will contribute positively to Fargo's commercial landscape by providing valuable industrial service and storage solutions tailored to support the area's growing business community.

Project Details:

- **Building 1:** 50' x 150' x 18' post-frame construction.
- **Building 2:** 60' x 60' x 18' post-frame construction.
- **Intended Use:** Industrial service and warehouse, suitable for contractors and small business operations and offices
- **Zoning:** The project is located within a General Commercial (GC) zoning district, which permits industrial service and warehouse uses with a Conditional Use Permit (CUP).

Project Objectives:

- **Provide Versatile Spaces:** These buildings will serve as flexible, functional spaces that support the operations of industrial service providers and warehouse users, meeting the demand for contractor-friendly facilities.
- **Compliance with Zoning and Environmental Requirements:** The project team is committed to meeting all CUP and environmental standards, ensuring compatibility with the surrounding area and compliance with Fargo's zoning code.
- **Contextual Consistency:** The proposed development is consistent with adjacent properties in both form and function, blending with the existing commercial and industrial uses in the area and supporting cohesive development within the General Commercial district.

Conditional Use Permit

We are requesting a Conditional Use Permit to allow for industrial uses within a General Commercial (GC) zoning district for the proposed development.

Context of Surrounding Land Uses and Zoning:

- **North:** Vacant land and industrial uses within GC (General Commercial) and LI (Limited Industrial) zoning districts.
- **East:** Warehouse and industrial service uses within the GC zoning district.
- **West:** Warehouse and industrial service uses within the GC zoning district.
- **South:** Warehouse use within the GC zoning district.

Justification for Waiver of Residential Protection Standards (Section R):

Given the surrounding property context, with industrial and commercial uses adjacent to the site, we are requesting a waiver of the residential protection standards outlined in Section R. This development is designed to meet current Land Development Code (LDC) requirements and will improve the public right-of-way with higher-quality landscaping and sidewalk connections compared to surrounding properties.

Additional Site Design Commitments:

- **Dumpster and Storage Location:** All dumpsters and outdoor storage will be positioned at the rear of the property, out of view from the public right-of-way, and screened per code requirements.
- **Loading and Industrial Activity Visibility:** No loading docks, loading areas, or industrial activities will be directly visible from residentially zoned properties, as ensured by the proposed site plan.
- **Outdoor Storage Standards:** There will be no outdoor storage of aggregate soil or construction debris. All outdoor storage areas and paving will be surfaced with all-weather materials to maintain site durability and aesthetics.

This proposed development aligns with the industrial character of the surrounding area and enhances the site's compatibility within the GC zoning district while maintaining a clean, well-organized appearance along the right-of-way.

**CUP, Conditional Use Permit to allow Group Living
in the SR-2, Single-Dwelling Residential zoning district**

Edgewood Second Addition

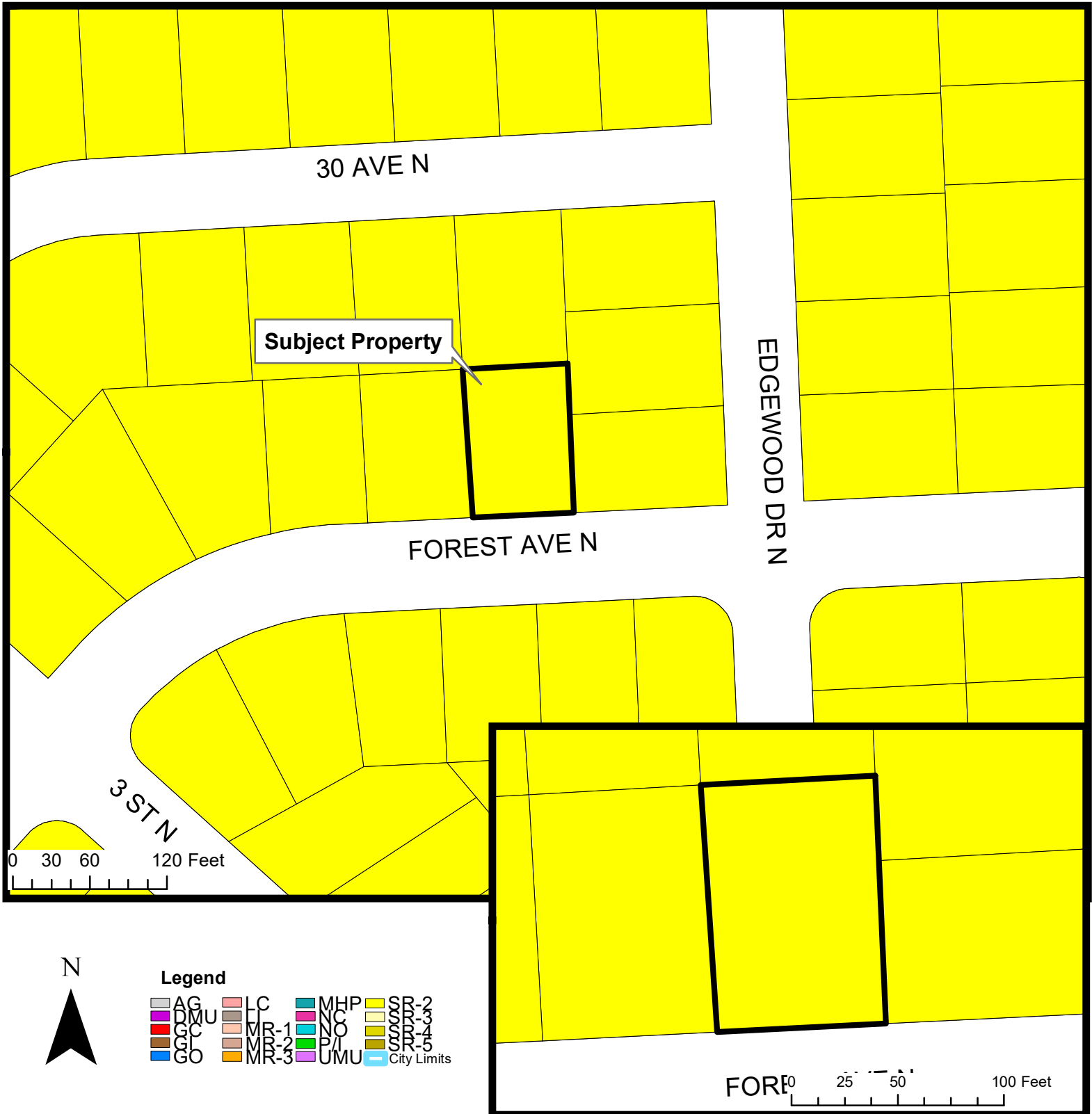
213 Forest Avenue North



**CUP, Conditional Use Permit to allow Group Living
in the SR-2, Single-Dwelling Residential zoning district**

Edgewood Second Addition

213 Forest Avenue North



Zoning change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use

Beardsley's Addition

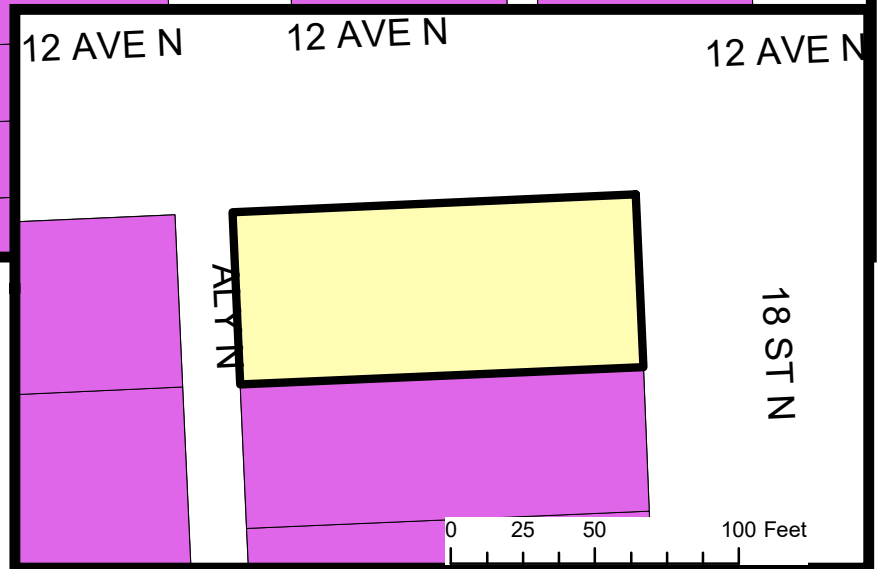
1142 18th Street North



Zoning change from SR-3, Single-Dwelling Residential to UMU, University Mixed Use

Beardsley's Addition

1142 18th Street North



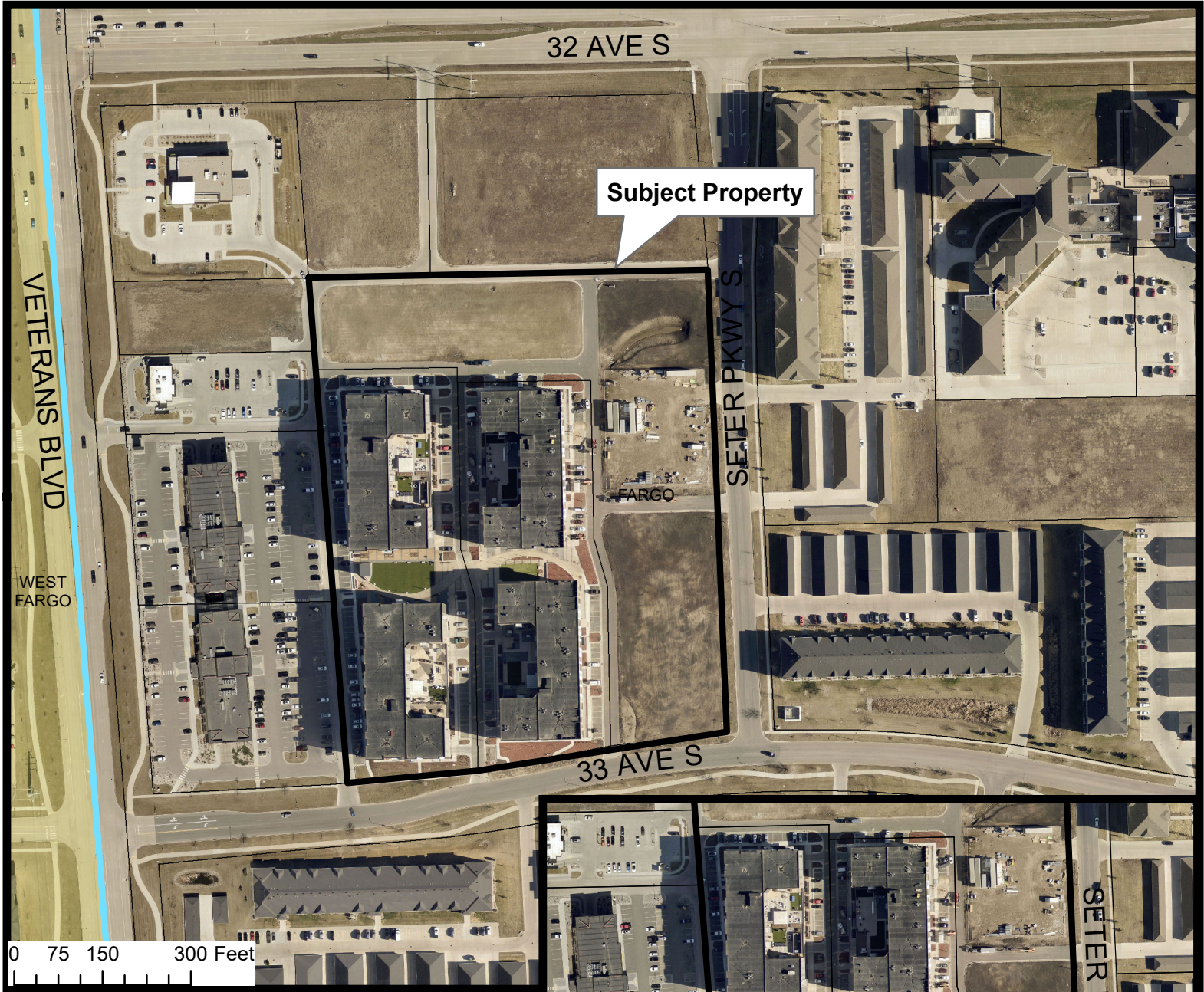
Legend

	AG		LC		MHP		SR-2
	DMU		MR-1		NO		SR-3
	GC		MR-2		P/I		SR-4
	GO		MR-3		UMU		SR-5
					City Limits		



Minor Subdivision

EagleRidge Plaza Addition

3251 and 3261 Seter Parkway South
5601 and 5591 33rd Avenue South



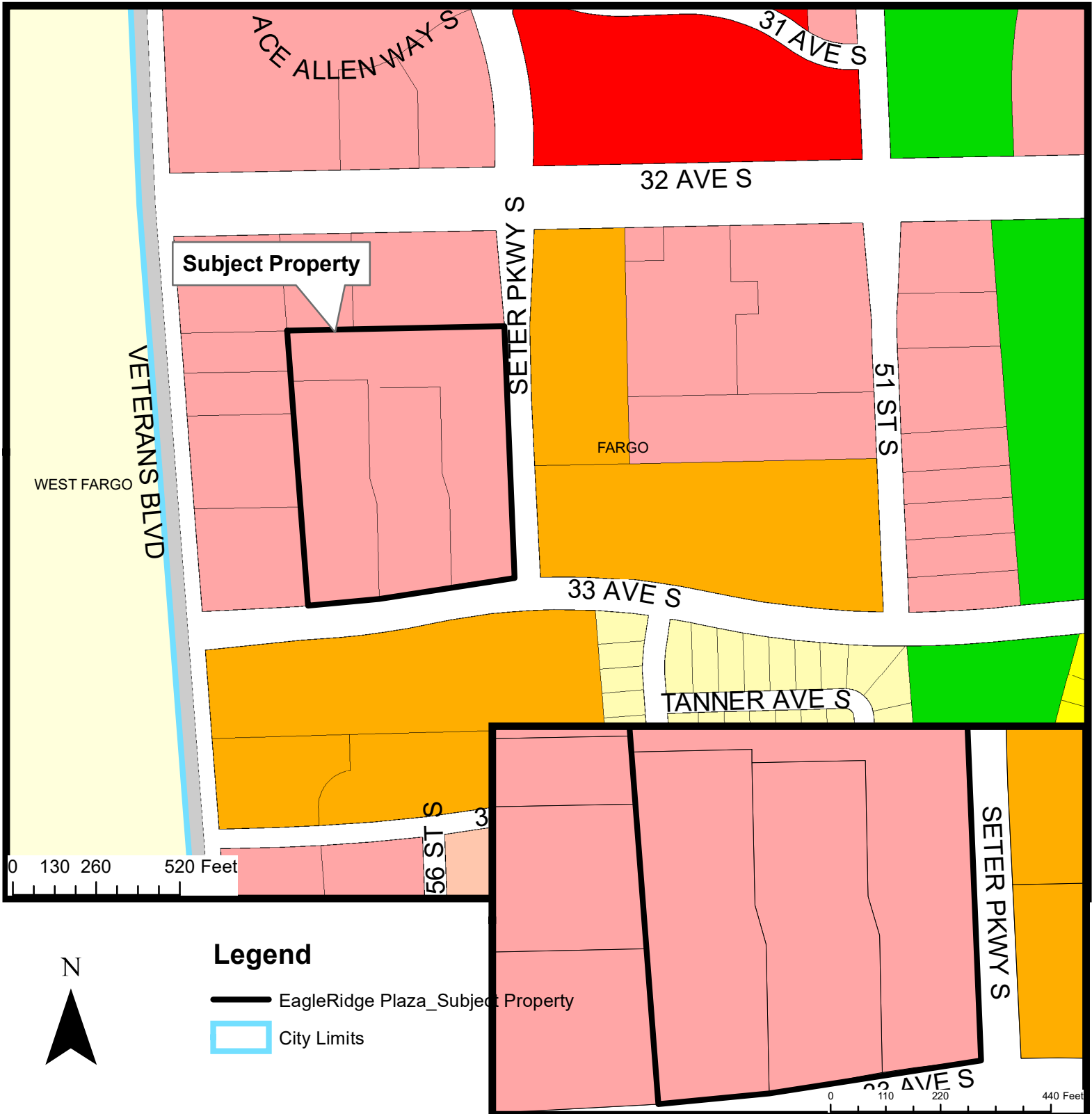
Legend

-  EagleRidge Plaza_Subject Property
-  City Limits

Minor Subdivision

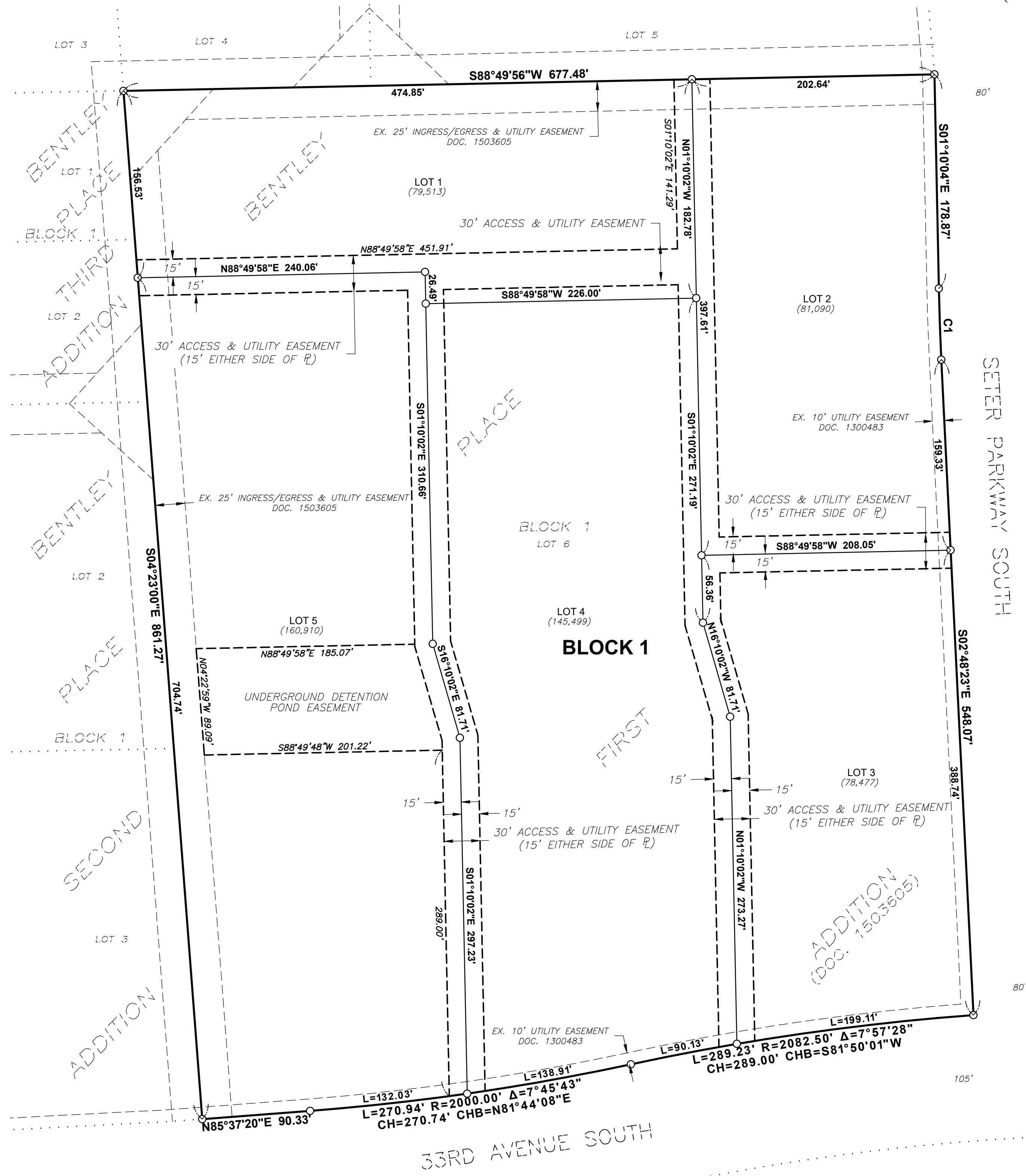
EagleRidge Plaza Addition

3251 and 3261 Seter Parkway South
5601 and 5591 33rd Avenue South



EAGLE RIDGE PLAZA ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 BEING A REPLAT OF LOT 6, BLOCK 1 OF BENTLEY PLACE FIRST ADDITION TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA
 (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That Plaza Associates 34 LLC, a North Dakota limited liability company and Plaza Associates 56 LLC, a North Dakota limited liability company and Bentley Place Properties LLC, a North Dakota limited liability company as owner of Lot 6, Block 1 of BENTLEY PLACE FIRST ADDITION to the City of Fargo in part of the Northwest Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lot 6, Block 1 of BENTLEY PLACE FIRST ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 12.52 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "EAGLE RIDGE PLAZA ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the access and utility easement shown on said plat. Said owners also hereby and convey a private underground detention pond easement, as shown herein, to all within said "EAGLE RIDGE PLAZA ADDITION".

OWNER

Plaza Associates 34 LLC

James R. Bullis, Secretary

State of _____ }
 County of _____ }ss

On this ____ day of _____, 20____, before me personally appeared James R. Bullis, Secretary, Plaza Associates 34 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 company.

Notary Public: _____

OWNER

Plaza Associates 56 LLC

James R. Bullis, Secretary

State of _____ }
 County of _____ }ss

On this ____ day of _____, 20____, before me personally appeared James R. Bullis, Secretary, Plaza Associates 34 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 company.

Notary Public: _____

OWNER

Bentley Place Properties LLC

James R. Bullis, Secretary

State of _____ }
 County of _____ }ss

On this ____ day of _____, 20____, before me personally appeared James R. Bullis, Secretary, Bentley Place Properties 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 company.

Notary Public: _____

MORTGAGE HOLDER

First International Bank and Trust, Mortgagee

Matt Mueller, President

State of _____ }
 County of _____ }ss

On this ____ day of _____, 20____, before me personally appeared Matt Mueller, President, First International Bank and Trust, 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 First International Bank and Trust.

Notary Public: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this ____ day of _____, 20____.

Tom Knakmuhs, P.E.
 City Engineer

State of North Dakota)
 County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

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)
 County of Cass) SS

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: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this ____ day of _____, 20____.

Maranda R. Tasa
 Planning Commission Chair

State of North Dakota)
 County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, 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: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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____.

Joshua J. Nelson, PLS
 Professional Land Surveyor
 Registration No. LS-27292

State of North Dakota)
 County of Cass) SS

On this ____ day of _____, 20____, appeared before me, Joshua J. Nelson, 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: _____

NOTES

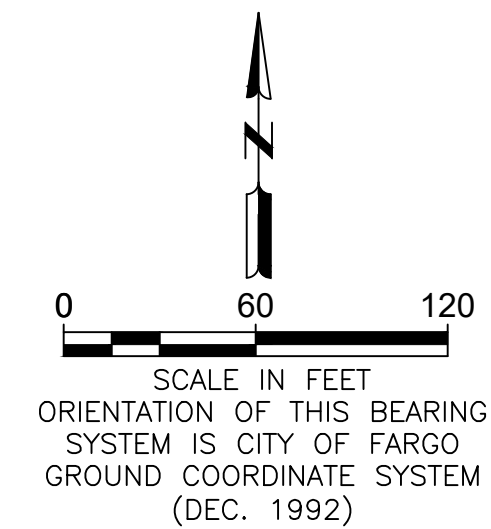
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	59.48'	2080.00'	1°38'19"	59.48'	S01°59'13"E

LEGEND

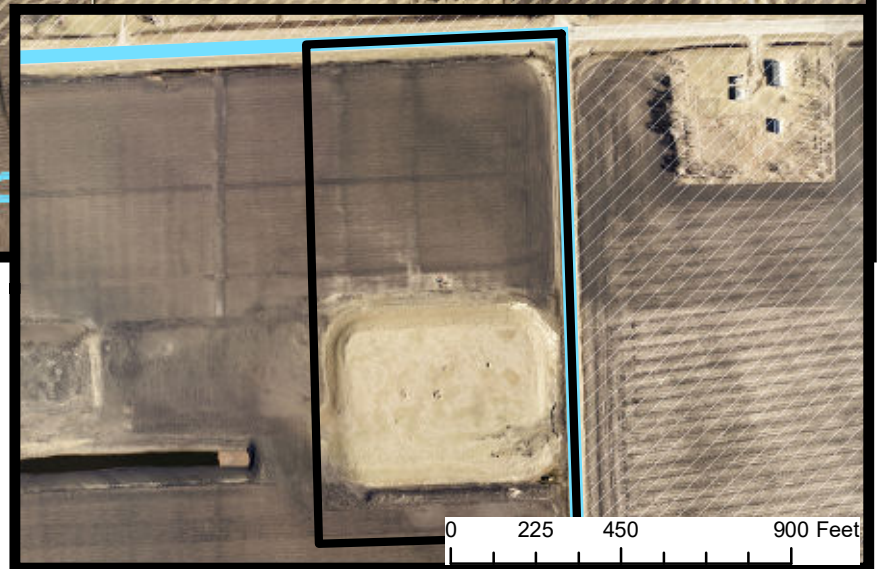
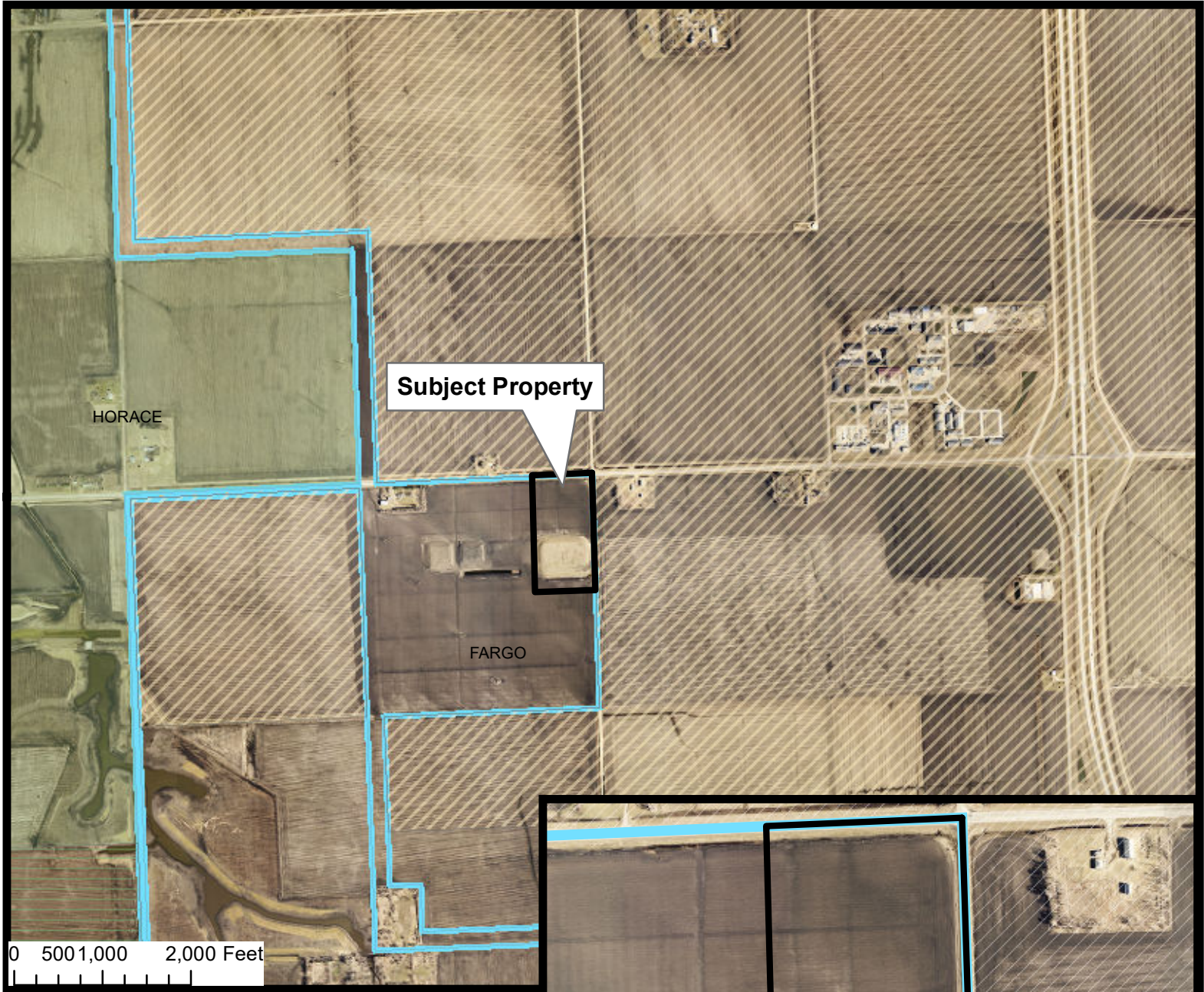
- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- PLAT INTERIOR LOT LINES
- - - NEW EASEMENT
- · - · - EXISTING PROPERTY LINE
- · - · - EXISTING EASEMENT LINE
- · - · - ORIGINAL PLATTED LINE



Major Subdivision and Zone Change from AG, Agricultural to P/I, Public/Institutional

AAB Addition

4672 100th Avenue South and 10245 45th Street South



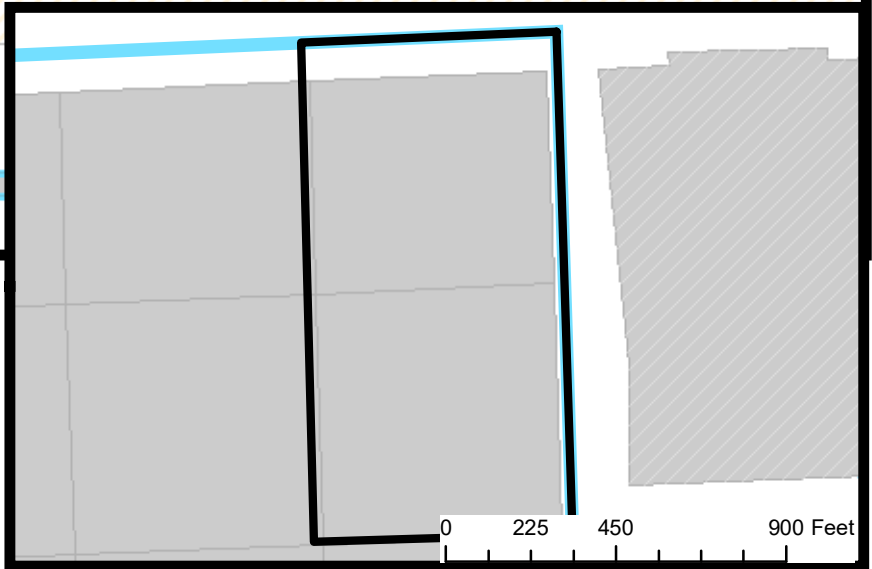
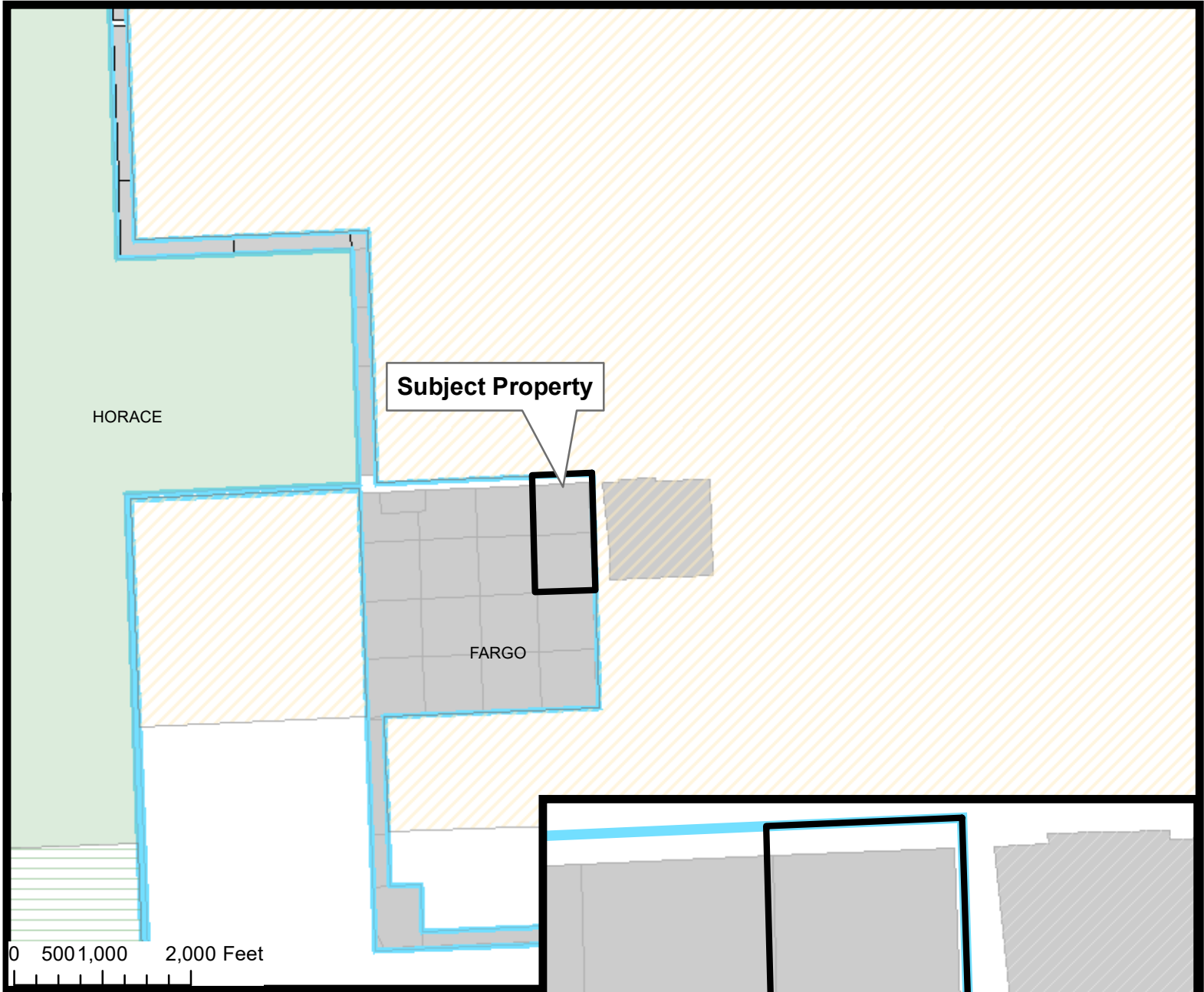
Legend

-  City Limits
-  Fargo ETJ
-  Horace
-  Horace ETJ

Major Subdivision and Zone Change from AG, Agricultural to P/I, Public/Institutional

AAB Addition

4672 100th Avenue South and 10245 45th Street South

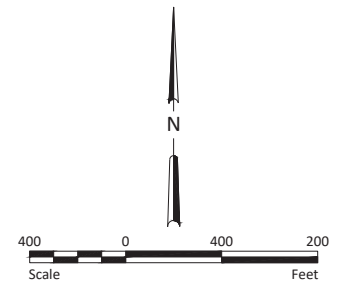
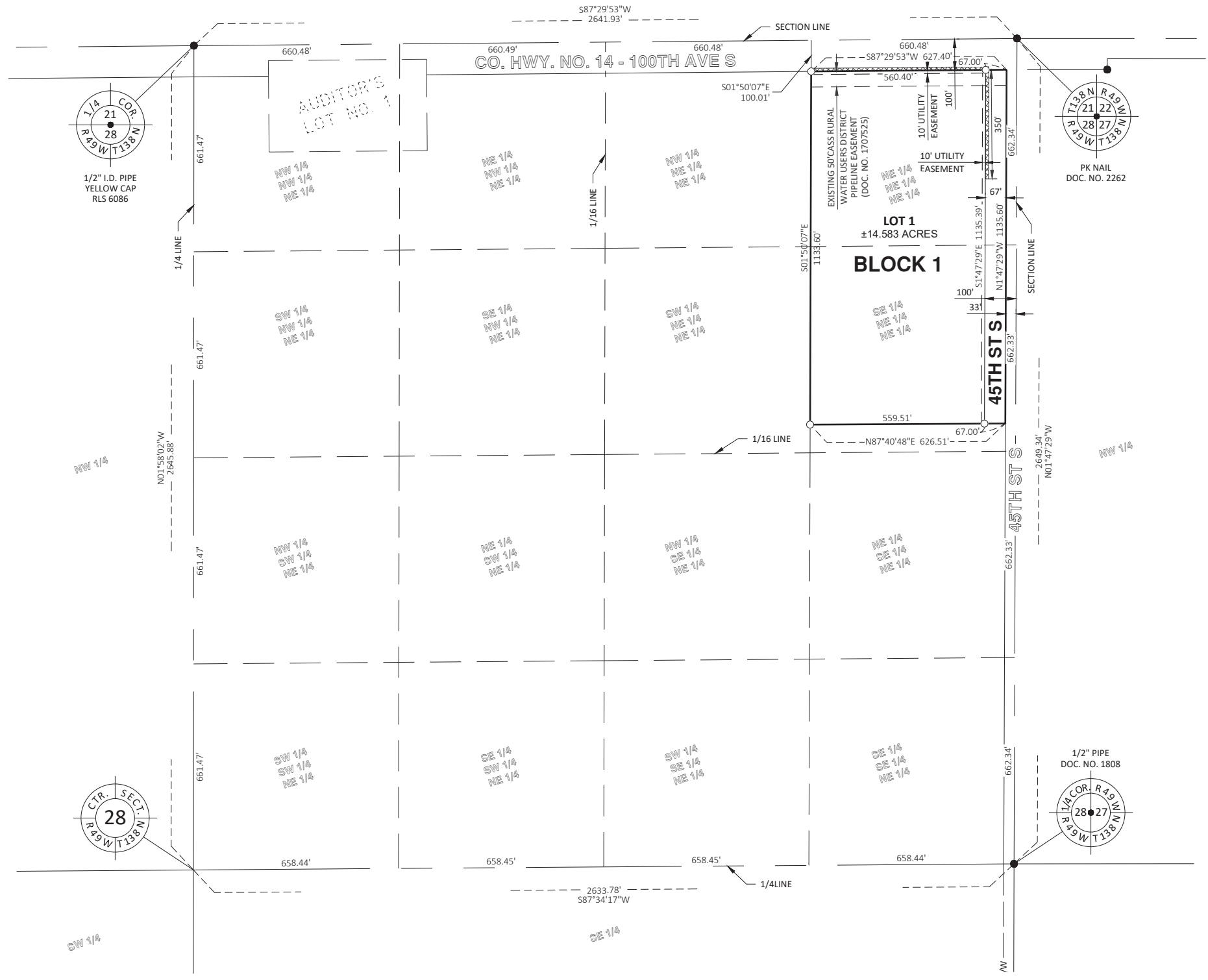


Legend

AG	LC	MHP	SR-2
DDMU	LC	NC	SR-3
GLC	MR-1	NO	SR-4
GO	MR-2	P/I	SR-5
	MR-3	UMU	
Horace	Horace ETJ	City Limits	Fargo ETJ

AAB ADDITION

A MAJOR SUBDIVISION
 BEING A PLAT OF PART OF THE NORTHEAST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 28, T138N, R49W OF THE 5TH P.M.
 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
 MEASURED DISTANCE 100.00'
 PLAT BOUNDARY ———
 LOT LINE - - - - -
 UTILITY EASEMENT - - - - -
 EXISTING UTILITY EASEMENT - - - - -
 NEGATIVE ACCESS EASEMENT ××××××××

BEARINGS SHOWN ARE BASED ON THE
 NORTH DAKOTA STATE PLANE COORDINATE
 SYSTEM (NAD83) - SOUTH ZONE

MEASURED DISTANCES SHOWN ARE GROUND
 DISTANCES IN TERMS OF U.S. SURVEY FEET. USE
 COMBINATION FACTOR OF 1.0001125127 TO CONVERT
 STATE PLANE DISTANCES TO GROUND DISTANCES.

H:\JBM\7400\7438\18_7438_0029\Phase 1 - Southern Embankment Footprint Surveys\Site SE-2B\CAD\AAB ADDITION.dwg-SHEET 1-10/30/2024 10:23 AM-(dbuchholtz)

AAB ADDITION

A MAJOR SUBDIVISION
BEING A PLAT OF PART OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 28, T138N, R49W OF THE 5TH P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Cass County Joint Water Resource District, a North Dakota political subdivision, is the owner and proprietor of the following described tract of land:

That part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 28, Township 138 North, Range 49 West of the Fifth Principal Meridian, City of Fargo, Cass County, North Dakota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 87°29'53" West, along the northerly line of said Northeast Quarter, for a distance of 660.48 feet to the northwest corner of the East Half of the Northeast Quarter of said Northeast Quarter; thence South 01°50'07" East, along the westerly line of the East Half of the Northeast Quarter of said Northeast Quarter, for a distance of 100.01 feet to a point of intersection with the southerly line of the North 100.00 feet of said Northeast Quarter and the true point of beginning; thence South 01°50'07" East, along the westerly line of the East Half of the Northeast Quarter of said Northeast Quarter, for a distance of 1133.60 feet; thence North 87°40'48" East for a distance of 626.51 feet to a point of intersection with the westerly line of the East 33.00 feet of said Northeast Quarter; thence North 01°47'29" West, along the westerly line of the East 33.00 feet of said Northeast Quarter, for a distance of 1135.60 feet to a point of intersection with the southerly line of the North 100.00 feet of said Northeast Quarter; thence South 87°29'53" West, along the southerly line of the North 100.00 feet of said Northeast Quarter, for a distance of 627.40 feet to the true point of beginning.

Said tract contains 16.329 acres, more or less, and is subject to easements as may be of record.

And that said party has caused the same to be surveyed and platted as **AAB ADDITION** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the street shown on the plat.

OWNER:

Cass County Joint Water Resource District, a North Dakota political subdivision

Ken Lougheed, Chair

ATTESTOR:

Melissa Hinkemeyer, Secretary

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Ken Lougheed and Melissa Hinkemeyer, Chair and Secretary, respectively, of Cass County Joint Water Resource District, a North Dakota political subdivision, 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 said political subdivision.

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____.

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, 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 he executed the same as his free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this _____ day of _____, 20____.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Maranda R. Tasa, 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 she 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: _____

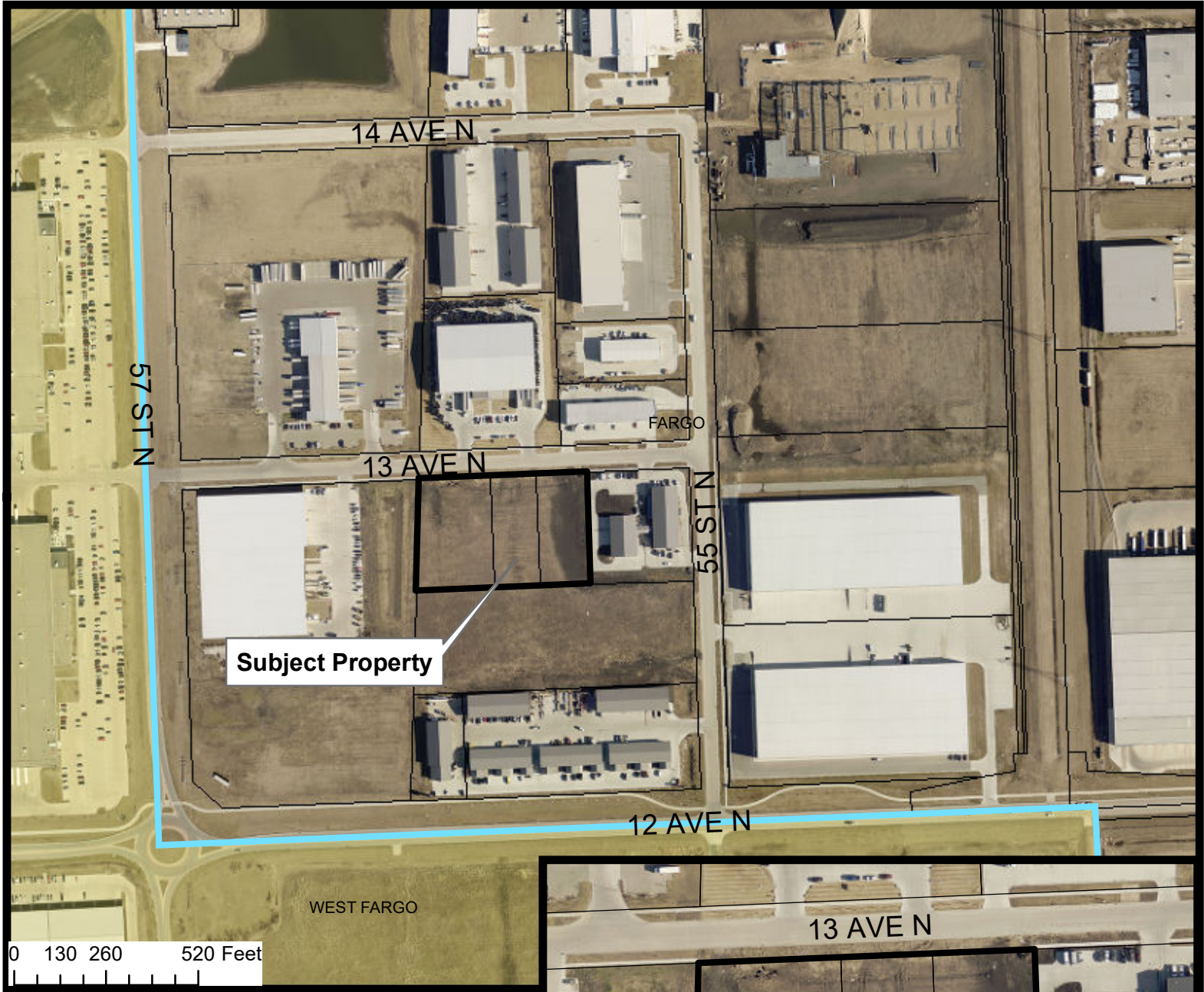


H:\JBA\7400\7438\18_7438_0203\Phase 1 - Southern Embankment Footprint Surveys\Site 5E-2B\CAD\AAB ADDITION.dwg-SHEET 2-10/30/2024 10:23 AM-(dbuchholtz)

Minor Subdivision

Cottonwood Corner Addition

5550, 5570, 5590 13th Avenue North



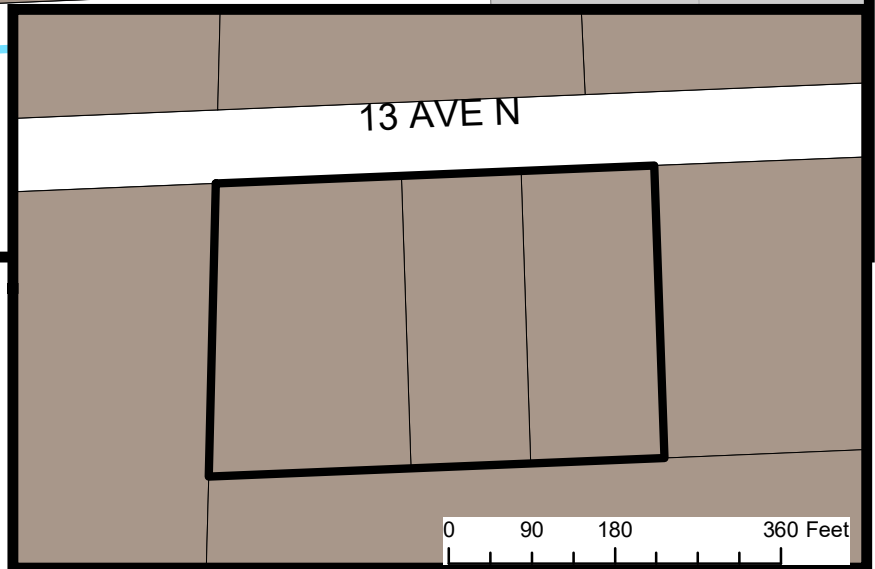
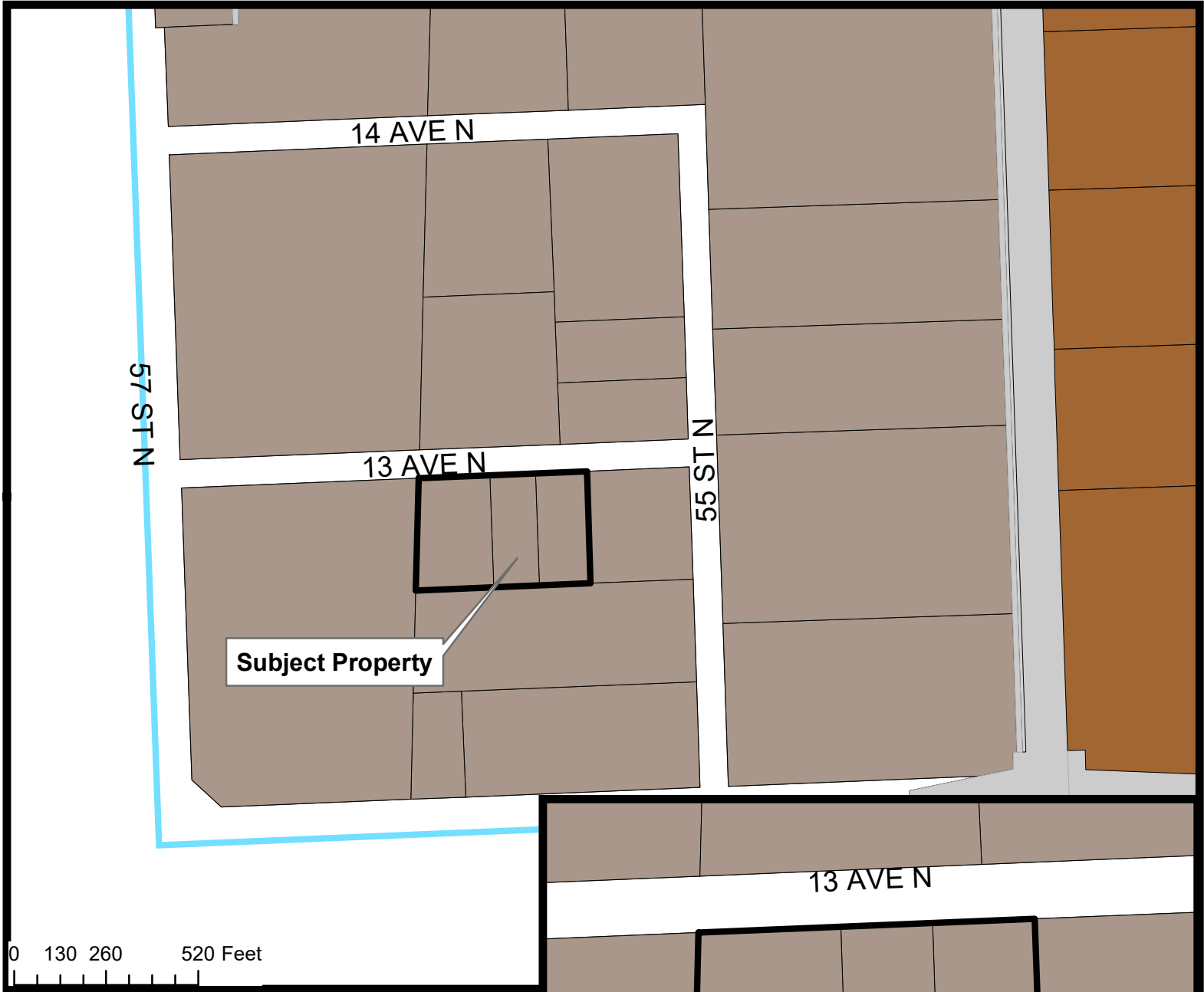
Legend

 City Limits

Minor Subdivision

Cottonwood Corner Addition

5550, 5570, 5590 13th Avenue North

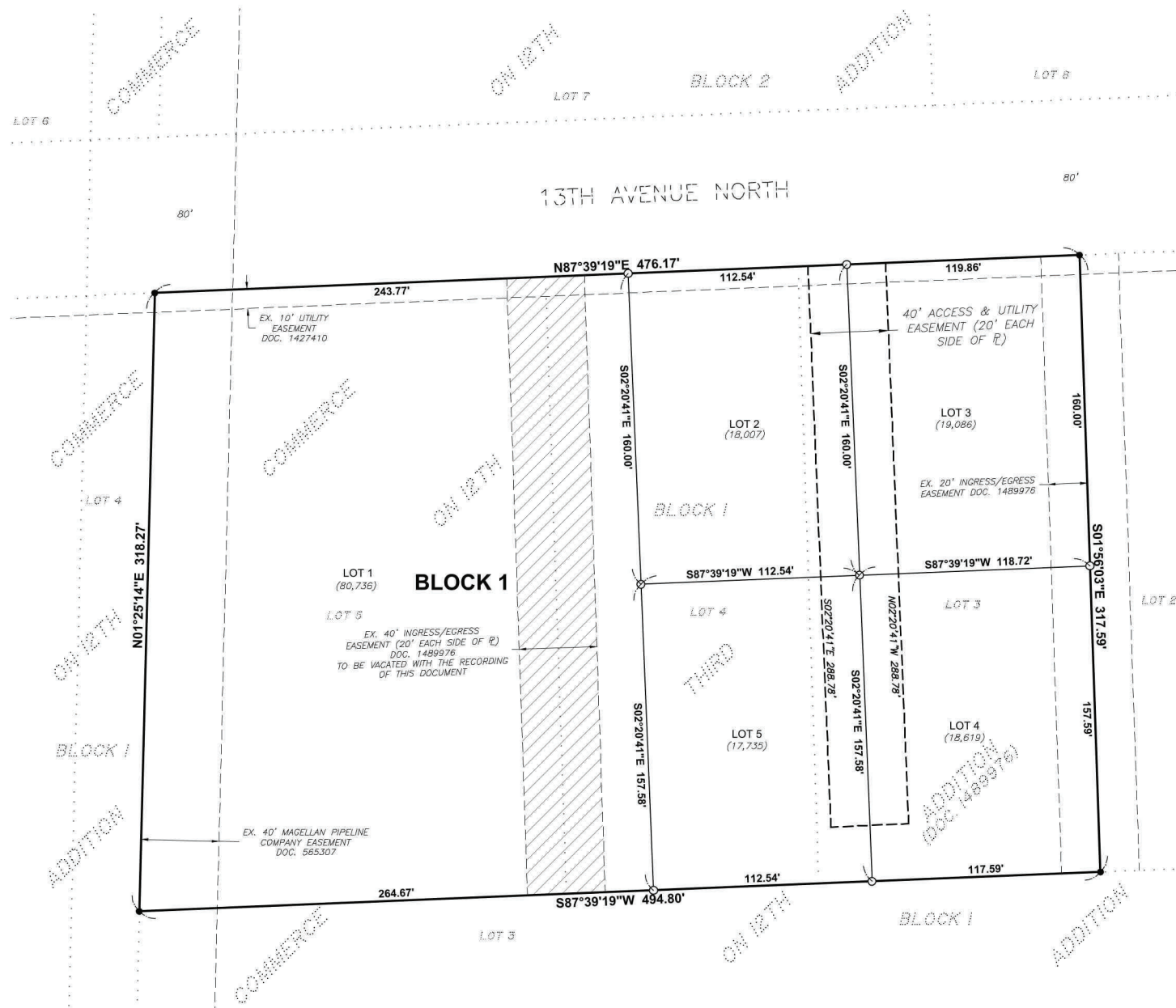


Legend

AG	LC	MHP	SR-2
DDMU	MR-1	NC	SR-3
GC	MR-2	NO	SR-4
GO	MR-3	PT	SR-5
		UMU	City Limits

COTTONWOOD CORNER ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOTS 3 THROUGH 5, BLOCK 1 OF COMMERCE ON 12TH THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, Cottonwood Corner, LLC and Bent Rock Investments LLC, both North Dakota limited liability companies, being the owners of Lots 3 through 5, Block 1 of COMMERCE ON 12TH THIRD ADDITION to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

A replat of Lots 3 through 5, Block 1 of COMMERCE ON 12TH THIRD ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 3.54 acres, more or less and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "COTTONWOOD CORNER ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the 40' access and utility easement shown on said plat.

OWNER—LOTS 3 & 4 Cottonwood Corner, LLC

Mike Lepine, President

State of _____)
 County of _____) SS

On this ___ day of _____, 20___, before me personally appeared Mike Lepine, President, Cottonwood Corner, 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 company.

Notary Public: _____

OWNER—LOT 5 Bent Rock Investments LLC

Dan Coombe, President

State of _____)
 County of _____) SS

On this ___ day of _____, 20___, before me personally appeared Dan Coombe, President, Bent Rock Investments 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 company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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.

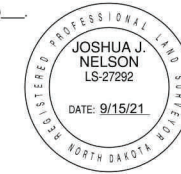
Dated this ___ day of _____, 20___.

Joshua J. Nelson, PLS
 Professional Land Surveyor
 Registration No. LS-27292

State of North Dakota)
 County of Cass) SS

On this ___ day of _____, 20___, appeared before me, Joshua J. Nelson, 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: _____



CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this ___ day of _____, 20___.

Tom Knakmuhs, P.E.
 City Engineer

State of North Dakota)
 County of Cass) SS

On this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

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)
 County of Cass) SS

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: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this ___ day of _____, 20___.

Maranda R. Tasa
 Planning Commission Chair

State of North Dakota)
 County of Cass) SS

On this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

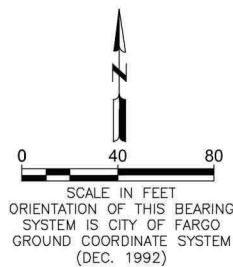
Notary Public: _____

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- PLAT BOUNDARY
- PLAT INTERIOR LOT LINES
- NEW EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ORIGINAL PLATTED LINE
- EASEMENTS VACATED BY RECORDING OF THIS DOCUMENT

NOTES

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
3. LOTS 1 THROUGH 4, BLOCK 1, COTTONWOOD CORNER ADDITION TAKE WATER, SANITARY SEWER, AND STORM SEWER UTILITY CONNECTIONS, AND ACCESS FROM A 40-FOOT WIDE ACCESS AND UTILITY EASEMENT AS DEPICTED ON THIS PLAT. THESE LOTS DO NOT HAVE A DIRECT ACCESS OR UTILITY CONNECTION TO A DEDICATED PUBLIC STREET. THE PROPERTY OWNERS OF THESE LOTS ARE THE SHARED OWNERS OF, AND ARE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE OF, THE ACCESS DRIVEWAY AND UTILITIES WITHIN THIS EASEMENT.

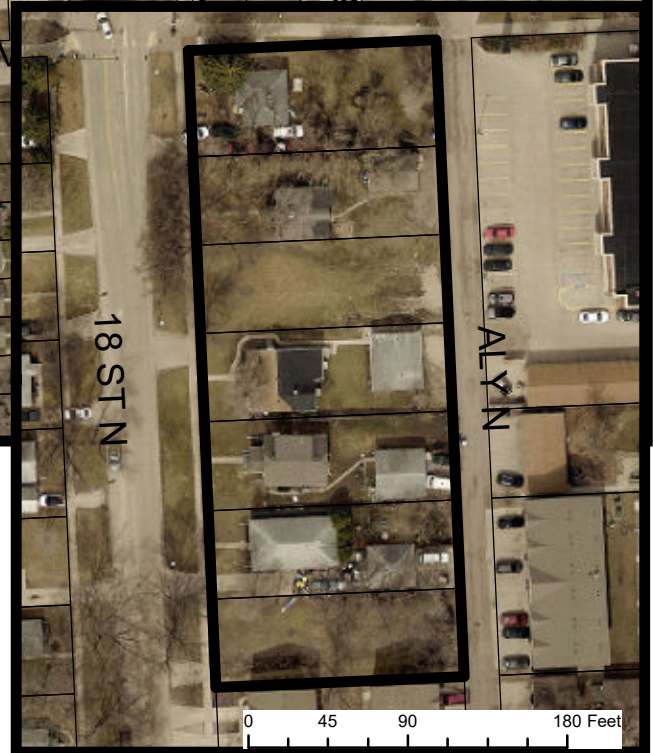
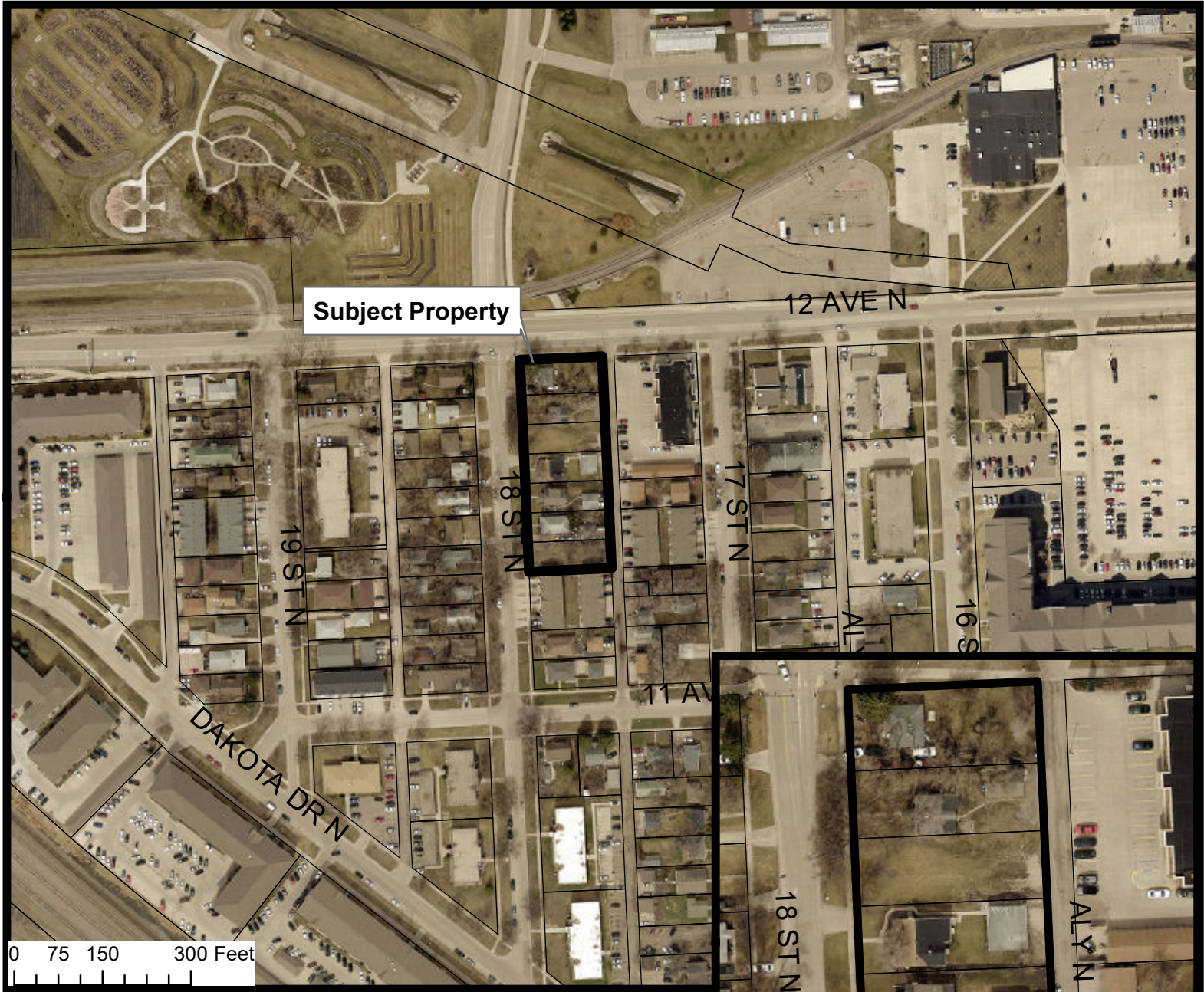


1218 55th Street North
 Fargo, ND 58102
 Email: josh@rjnsurvey.com

Minor Subdivision

Skyline Addition

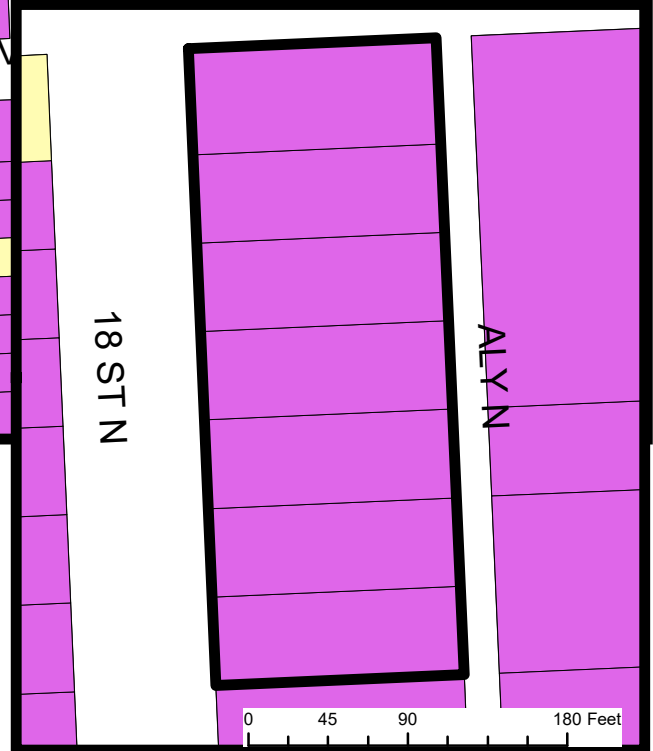
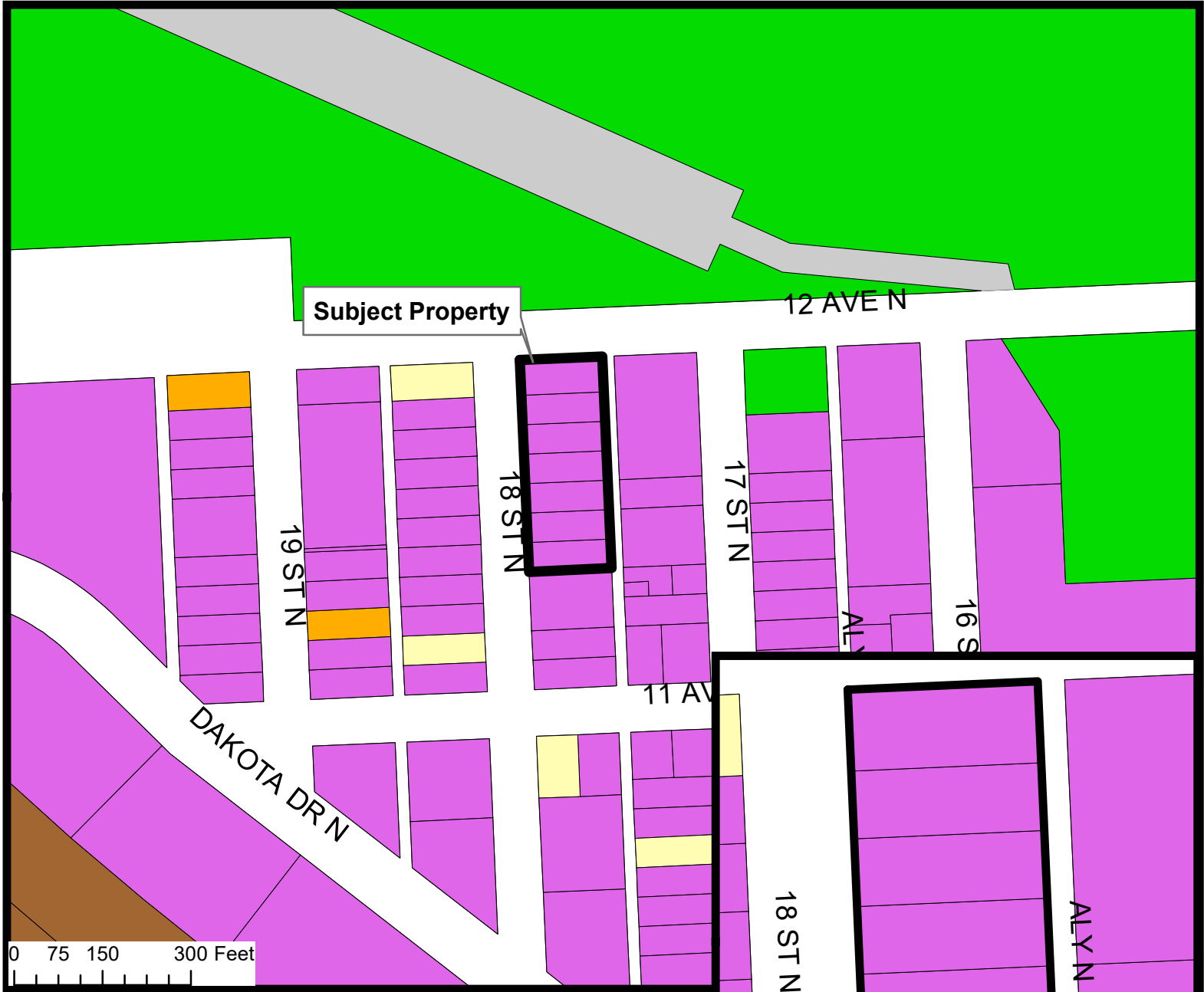
1117, 1121, 1125, 1129, 1133, 1137, and 1141 18th Street North



Minor Subdivision

Skyline Addition

1117, 1121, 1125, 1129, 1133, 1137, and 1141 18th Street North

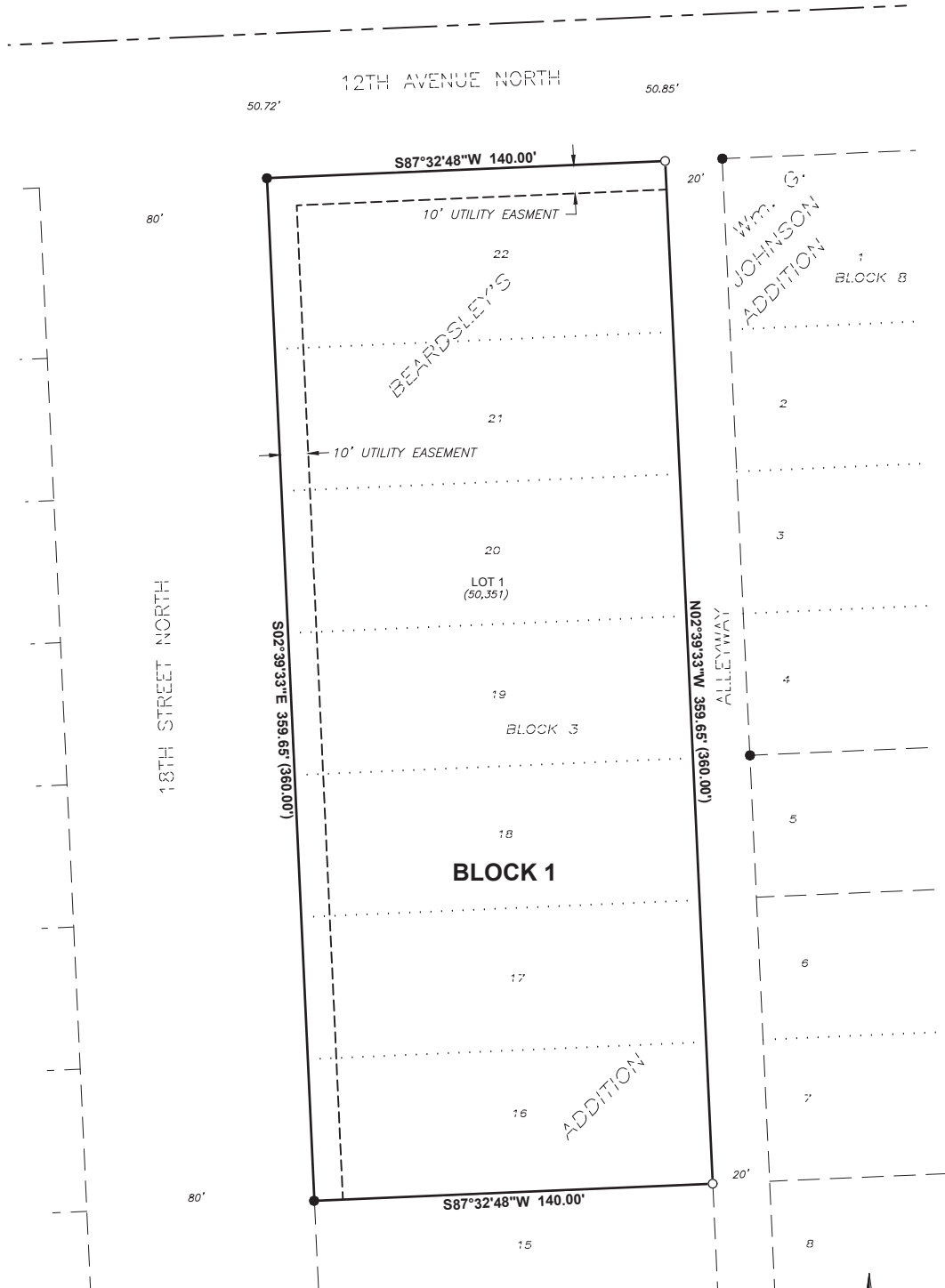


Legend

AG	LC	MHP	SR-2
DMU	LI	NC	SR-3
GC	MR-1	NO	SR-4
GI	MR-2	P/I	SR-5
GO	MR-3	UMU	City Limits

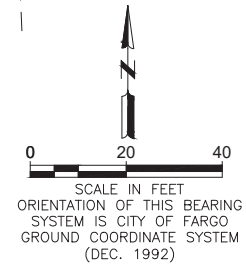
SKYLINE ADDITION

A REPLAT OF LOTS 16 THROUGH 22, BLOCK 3 OF BEARDSLEY'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



- LEGEND**
- SET 5/8" REBAR CAP LS 27292
 - FOUND MONUMENT
 - (5,000) PLAT LOT AREAS
 - (422.77) RECORDED DISTANCES
 - PLATTED BOUNDARY
 - NEW EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - ORIGINAL PLATTED LINE
 - SECTION LINE

- NOTES**
1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF ROERS SECOND ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF 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.



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That Bison Gold Investments LLC, a North Dakota Limited Liability Company, as owner of Lots 16 through 22, Block 3 of BEARDSLEY'S ADDITION to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

All of Lots 16 through 22, Block 3 of BEARDSLEY'S ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 1.16 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "SKYLINE 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 said plat.

OWNER
Bison Gold Investments LLC

Jim Roers, President

State of _____)
County of _____) ss

On this ____ day of _____, 20____, before me personally appeared Jim Roers, President, Bison Gold Investments 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 company.

Notary Public: _____

MORTGAGE HOLDER
Cornerstone Bank, Mortgagee

Name _____, Title _____

State of _____)
County of _____) ss

On this ____ day of _____, 20____, before me personally appeared (name) _____, (title) _____, Cornerstone Bank, 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 Cornerstone Bank.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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____.

Joshua J. Nelson, PLS
Professional Land Surveyor
Registration No. LS-27292

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, appeared before me, Joshua J. Nelson, 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: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this ____ day of _____, 20____.

Tom Knakmuhs, P.E.
City Engineer

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

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)
County of Cass) ss

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: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this ____ day of _____, 20____.

Maranda R. Tasa
Planning Commission Chair

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, 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: _____

