

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
June 3rd, 2025 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, June 3rd, 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
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Old Broadway Addition** (Minor Subdivision) a plat of a portion of the Northwest Quarter of Section 7, T139N, R48W.
Located at: 10A, 14, 16, and 22 Broadway North
Owner / Applicant: Global Development, LLC / Houston Engineering
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Maegin Elshaug
2. An application requesting a Plat of **Valley View Twelfth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Valley View 9th Addition to the City of Fargo, Cass County, North Dakota.
Located at: 3900 54th Street South
Owner / Applicant: GBP, LLC / Lowry Engineering
Current Zoning: LC, Limited Commercial with conditional overlay ordinance no. 5386. No change proposed.
Case Planner: Chelsea Levorsen
3. An application requesting a Plat of **Dakota Commerce Center North Second Addition** (Minor Subdivision) a replat of Lots 5 and 6, Block 1, Dakota Commerce Center North Addition to the City of Fargo, Cass County, North Dakota
Located at: 3901 and 4001 48th Avenue North
Owner / Applicant: Dakota Commerce Center 5, LLC / Ulteig Engineering
Current Zoning: LI, Limited Industrial. No change proposed.
Case Planner: Luke Morman
4. An application requesting a Plat of **Family Healthcare Center Addition** (Minor Subdivision) a replat of 6 through 12, Block 3, Keeney & Devitts Addition to the City of Fargo, Cass County, North Dakota
Located at: 301, 307, 309, and 313 NP Avenue North
Owner / Applicant: Family Healthcare Center / Houston Engineering
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Alayna Espeseth
5. An application requesting a Plat of **Barry's Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Brewhalla Addition to the City of Fargo, Cass County, North Dakota
Located at: 1620, 1624, 1630, 1632, and 1666 1st Avenue North
Owner / Applicant: MBA Investments, LLC / Kevin Bartram
Current Zoning: GC, General Commercial with planned unit development ordinance no. 5295. No change proposed.
Case Planner: Donald Kress

6. An application requesting a zoning change from AG ,Agricultural to GI, General Industrial and a Plat of **46th Avenue Industrial Park Second Addition** (Major Subdivision) a plat of a portion of the Northwest Quarter of Section 14, T140N, R49W.
Located at: 3336 and 3252 52nd Avenue North
Owner / Applicant: County 20 Storage & Transfer, Inc / Lowry Engineering
Current Zoning: AG, Agricultural. See above for proposed zone change
Case Planner: Donald Kress
7. An application requesting annexation of a portion of the **Northwest Quarter of Section 14, T140N, R49W**. The annexation area is entirely included within the plat of item 6 above.
Located at: 3336 52nd Avenue North
Owner / Applicant: County 20 Storage & Transfer, Inc / Lowry Engineering
Case Planner: Donald Kress
8. An application requesting a zone change from SR-2, Single-Dwelling Residential to P/I, Public/Institutional with a C-O, conditional overlay on Lot 21, Block 13, **Prairie Crossing Addition** to the City of Fargo, Cass County, North Dakota
Located at: 3910 25th Street South
Owner / Applicant: Lake Two Properties, LLC
Current Zoning: SR-2, Single-Dwelling Residential. See above for proposed change
Case Planner: Chelsea Levorsen
9. An application requesting a vacation of right of way of portions of 50th Avenue North and 43rd Street North, between Lots 7-12, Block 4; Lots 6 through 11, Block 2, **North 81-20 Subdivision**; and Lot 2, Block 1, **North 81-20 Second Subdivision**. These properties are within Fargo's four-mile extra-territorial jurisdiction.
Located at: 5001 County Road 81; 4821-4943 43rd Street North; 4349 48th Avenue North.
Owner / Applicant: D&T Properties, LLC; Gibb Realty, LLP; Kenneth M. Brezina; Monte Routledge TOD; Thunderhead Holdings, LLC / City of Fargo
Current Zoning: LI, Limited Industrial. No change proposed
Case Planner: Donald Kress

Minor Subdivision

Old Broadway Addition

10A, 14, 16, and 22 Broadway North



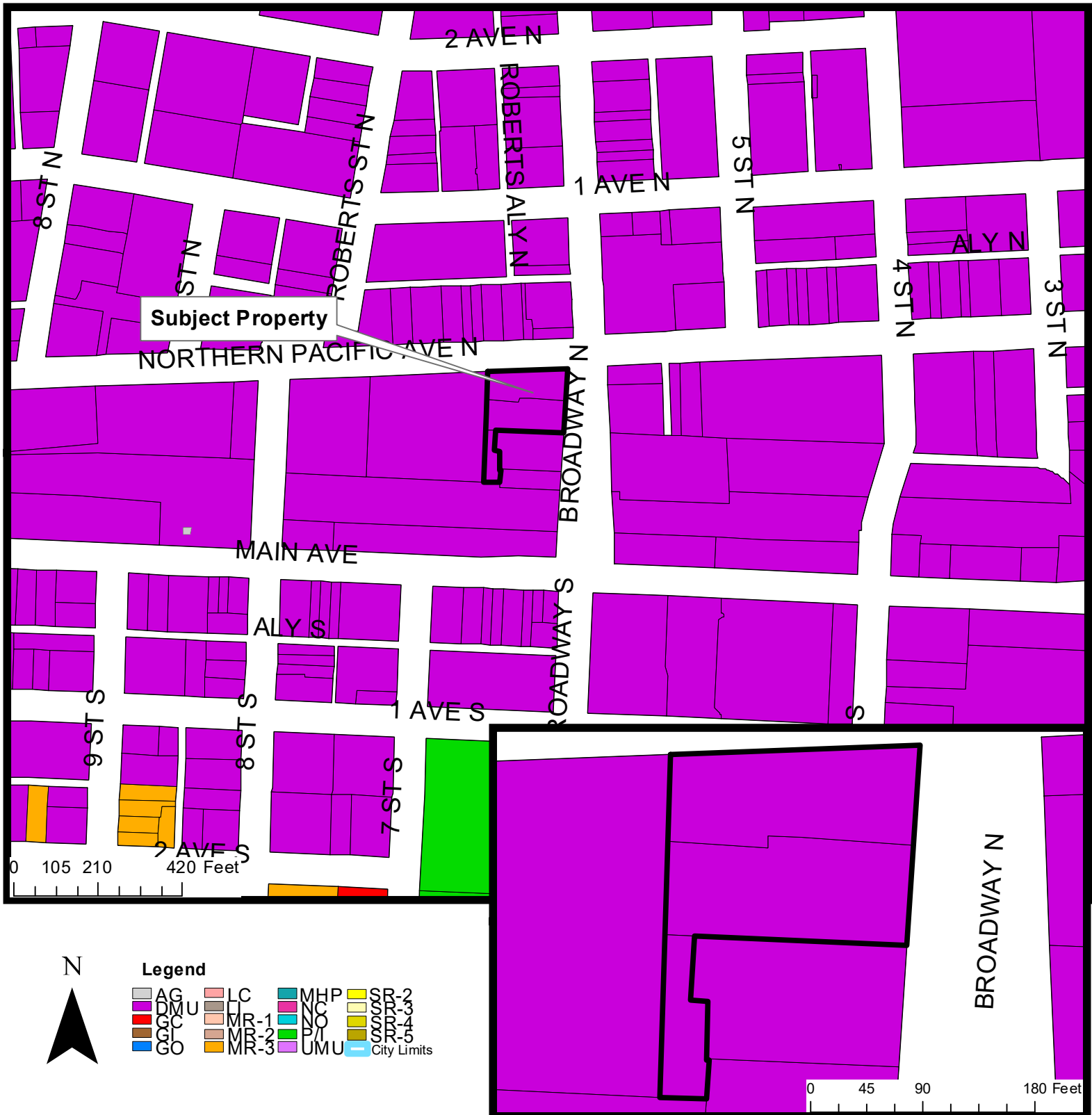
Legend

 City Limits

Minor Subdivision

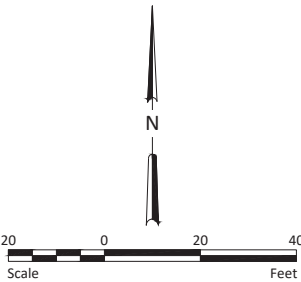
Old Broadway Addition

10A, 14, 16, and 22 Broadway North



OLD BROADWAY ADDITION

A MINOR SUBDIVISION
BEING A PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 7,
T. 139 N., R. 48 W., 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
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
NEW EASEMENT LINE	- - - - -
EXISTING TRACT BOUNDARY
EXISTING INGRESS/EGRESS EASEMENTS (DOCS. 986863, 1034258 & 1034259)	

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

Line Table		
Line #	Length	Direction
L21	2.88	N87°41'17"W

H:\JBN\8100\8197_0002\CAD\Plat\8197-0002 Preliminary Plat.dwg

OLD BROADWAY ADDITION

A MINOR SUBDIVISION
BEING A PLAT OF PART OF THE NORTHWEST QUARTER OF SECTION 7,
T. 139 N., R. 48 W., 5th P.M.
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Global Development, L.L.C., aka Global Development LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

That part of the Northwest Quarter of Section 7, Township 139 North, Range 48 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 87°53'56" West, along the northerly line of said Northwest Quarter, for a distance of 53.05 feet; thence South 04°08'02" West for a distance of 43.67 feet to the intersection of the southerly right-of-way line of Northern Pacific Avenue and the westerly right-of-way line of Broadway Street North in the said City of Fargo, being the True Point of Beginning; thence South 87°47'33" West, along the southerly right-of-way line of said Northern Pacific Avenue, for a distance of 205.03 feet to the northeast corner of Lot 2, Block 1, Global Development Addition; thence South 01°54'31" West, along the easterly line of said Lot 2, for a distance of 274.70 feet to the southeast corner of said Lot 2, said southeast corner also being the southwest corner of a tract of land described in Document No. 983303, on file at the Cass County Recorder's Office; thence South 87°39'22" East, along the southerly line of a tract of land described in said Document No. 983303, for a distance of 38.20 feet to the southeast corner of a tract of land described in said Document No. 983303; thence North 04°07'45" East, along the easterly line of a tract of land described in said Document No. 983303, for a distance of 30.43 feet to the southeast corner of a tract of land described in Document No. 1134247, on file at said Recorder's Office; thence North 87°41'17" West, along the southerly line of a tract of land described in said Document No. 1134247, for a distance of 2.88 feet to the southwest corner of a tract of land described in said Document No. 1134247; thence North 02°22'34" East, along the westerly line of a tract of land described in said Document No. 1134247, for a distance of 47.52 feet to the northwest corner of a tract of land described in said Document No. 1134247, said northwest corner lying on the southerly line of a tract of land described in Document No. 1084420, on file at said Recorder's Office; thence North 87°33'54" West, along the southerly line of a tract of land described in said Document No. 1084420, for a distance of 14.73 feet to the southwest corner of a tract of land described in said Document No. 1084420; thence North 03°53'46" East, along the westerly line of a tract of land described in said Document No. 1084420, for a distance of 52.00 feet to the northwest corner of a tract of land described in said Document No. 1084420; thence South 87°27'17" East, along the northerly line of a tract of land described in said Document No. 1084420, for a distance of 174.28 feet to a point of intersection with said westerly right-of-way line of Broadway Street North; thence North 04°08'02" East, along said westerly right-of-way line of Broadway Street North, for a distance of 161.71 feet to the True Point of Beginning.

Said tract contains 0.802 acres, more or less.

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

OWNER:
Global Development, L.L.C.

Randy Thorson, President

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Randy Thorson, President of Global Development, L.L.C., 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, Curtis A. Skarphol, 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____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, 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)
County of Cass) ss

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 City Engineer.

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)
County of Cass) ss

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)
County of Cass) ss

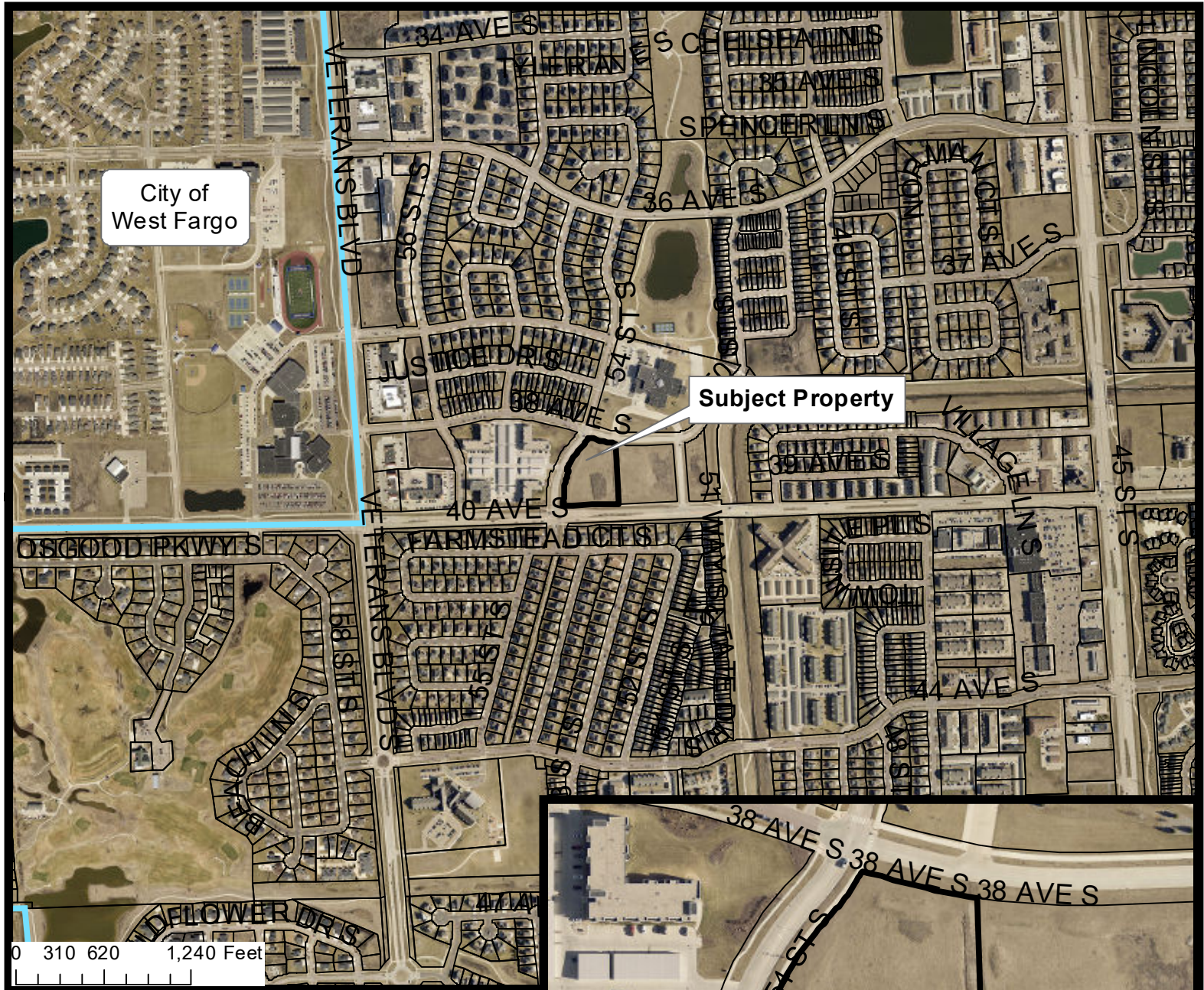
On this _____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on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

Notary Public: _____

Minor Subdivision

Valley View Twelfth Addition

3900 54th Street South



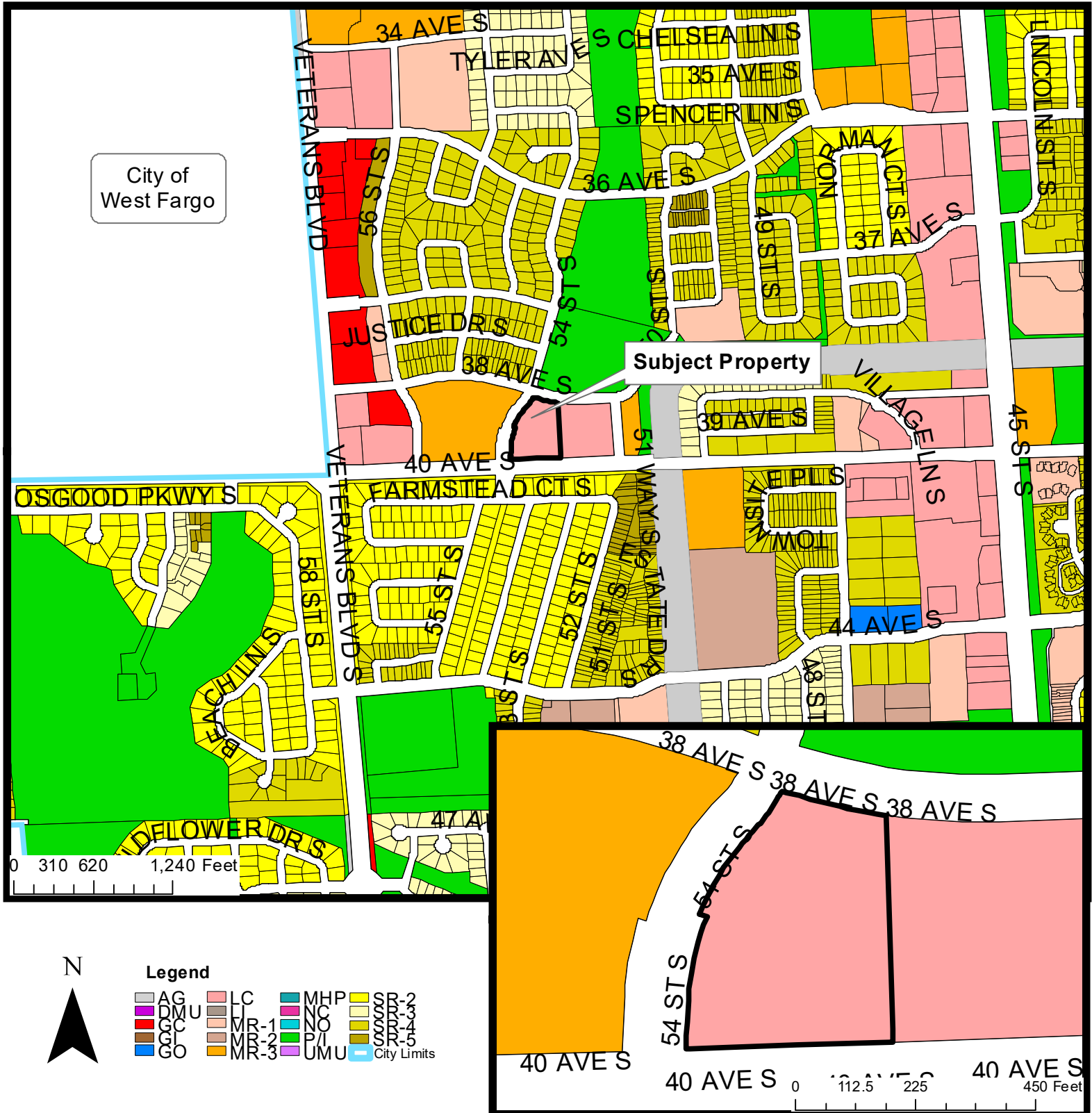
Legend

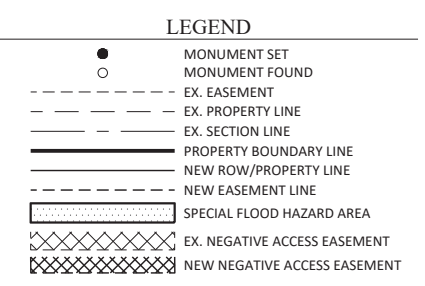
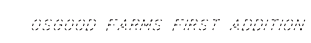
City Limits

Minor Subdivision

Valley View Twelfth Addition

3900 54th Street South



[illegible]

DATE OF SURVEY: SEPTEMBER 2021
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992, US SURVEY FEET
BENCHMARK USED: PROJECT BENCHMARK IS THE TOP NUT
OF A FIRE HYDRANT LOCATED ON EAST SIDE
OF LOT 2, BLOCK 1 OF VALLEY VIEW
ELEVENTH ADDITION. THE ELEVATION OF
SAID TOP NUT IS 908.55'. (NAVD88)

1. BASE FLOOD ELEVATION FOR ZONE AE 1% ANNUAL FLOOD CHANCE IS 905.70' IN NAVD 88 DATUM.
2. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF VALLEY VIEW NINTH 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 OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

FOR RECORDING PURPOSES ONLY

03/27/25 09:48:33AM Z:\Lowry Shared Files\Projects_2024\24141 - Daily Perks Coffee Fargo\Drawings\24141_Plat\24141.dwg

A MINOR SUBDIVISION PLAT OF
VALLEY VIEW TWELFTH ADDITION
A REPLAT OF LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT GBP, LLC ARE IS THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS VALLEY VIEW TWELFTH ADDITION TO THE CITY OF FARGO, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID TRACT OF LAND, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 3.47 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
BRIAN KOUNOVSKY, PRESIDENT
GBP, LLC

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRIAN KOUNOVSKY, PRESIDENT OF GBP, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

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 VALLEY VIEW TWELFTH 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)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2025, 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 HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

FARGO CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TOM KNAKMUHS, PE
CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, PE, FARGO CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

MARANDA TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA TASA, CHAIR, FARGO PLANNING COMMISSION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, CITY OF FARGO AND STEVEN SPRAGUE, CITY AUDITOR, CITY OF FARGO TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

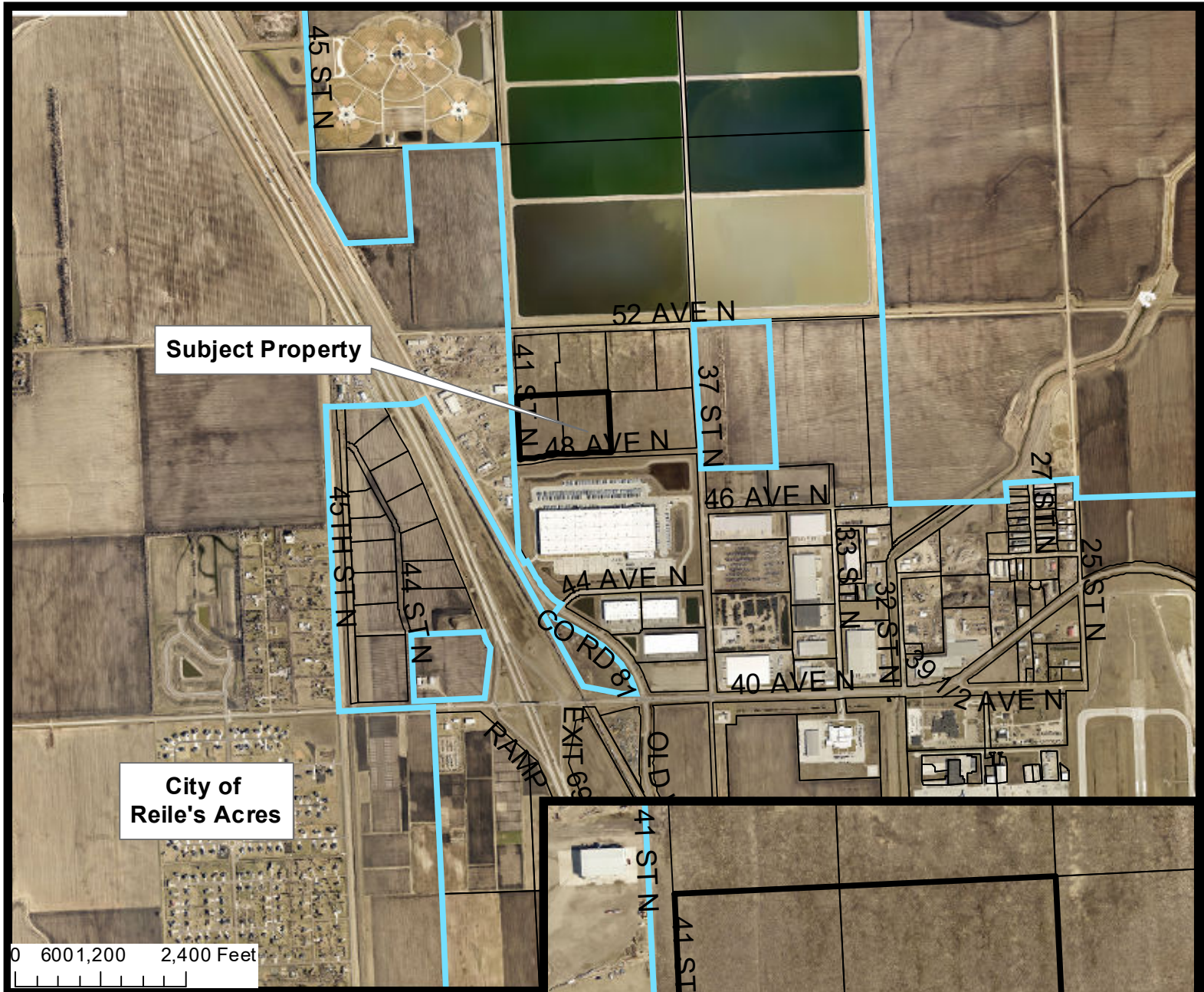
NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

FOR RECORDING PURPOSES ONLY

Minor Subdivision

Dakota Commerce Center North Second Addition

3901 and 4001
48th Avenue North



City of
Reile's Acres

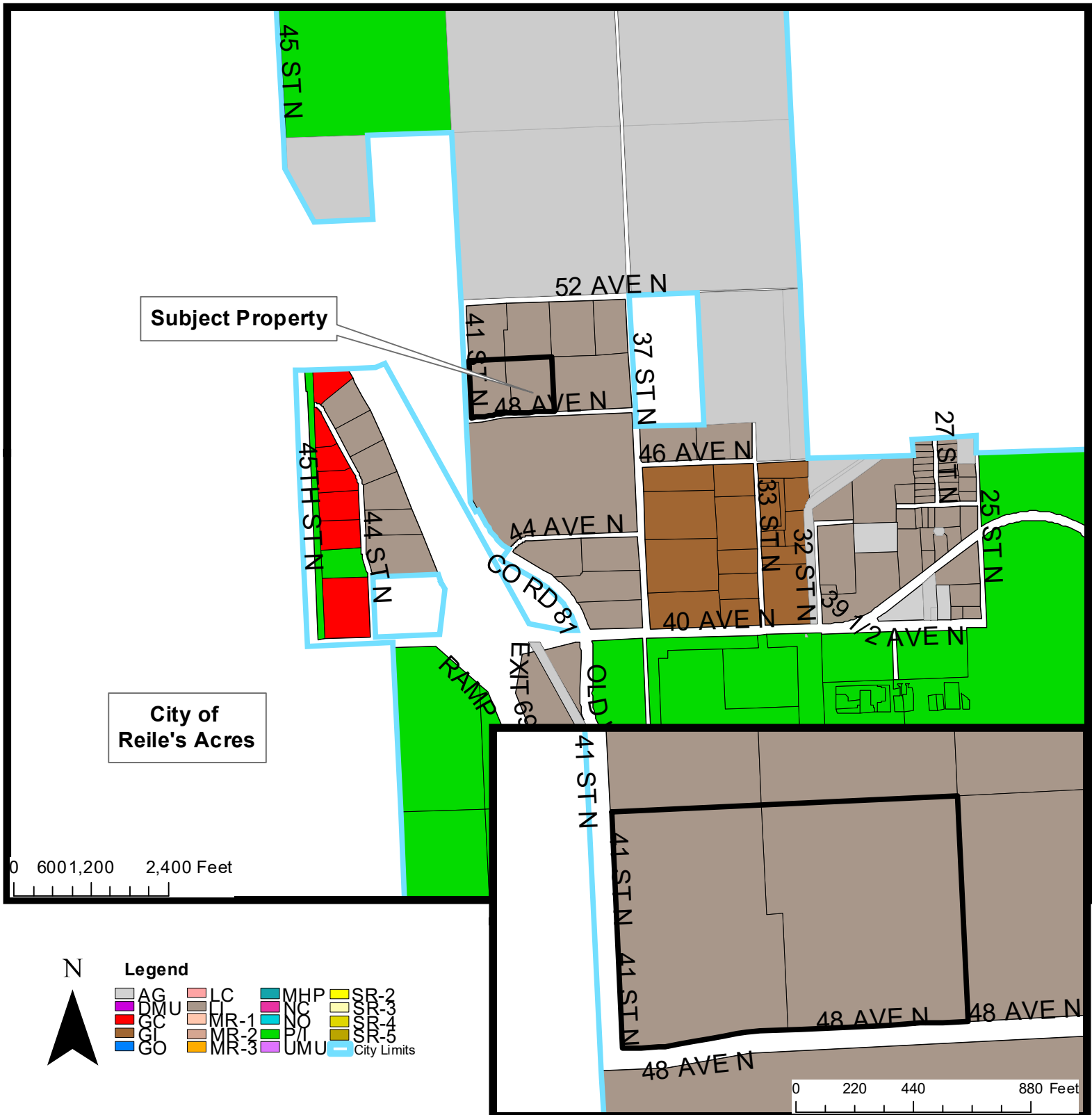


Legend
City Limits

Minor Subdivision

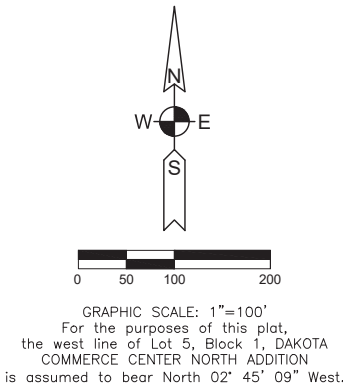
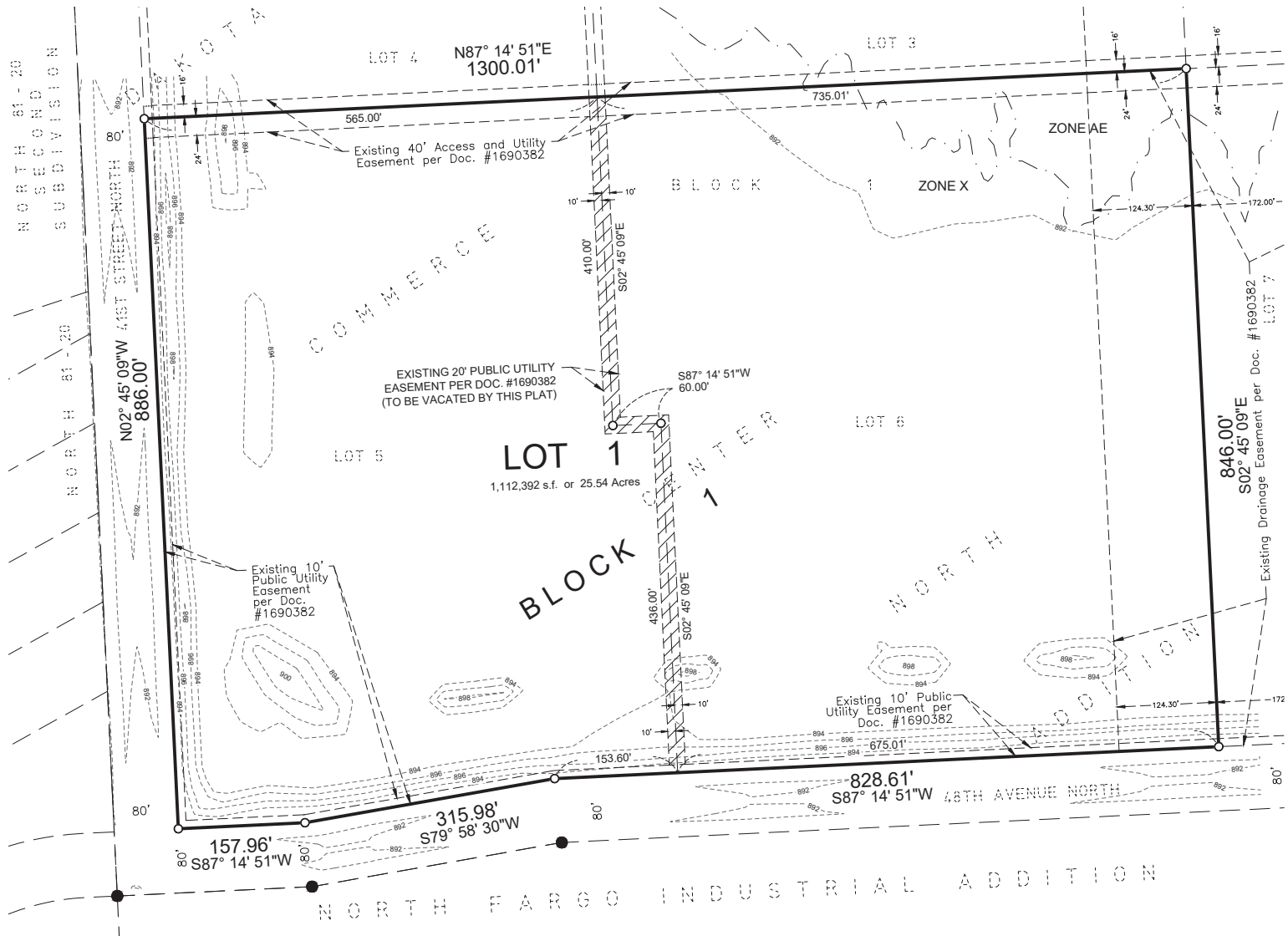
Dakota Commerce Center North Second Addition

3901 and 4001
48th Avenue North



DAKOTA COMMERCE CENTER NORTH SECOND ADDITION

A REPLAT OF LOTS 5 & 6, BLOCK 1, DAKOTA COMMERCE CENTER NORTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA,
(A MINOR SUBDIVISION)



PREPARED BY



PROJECT NO. 25.01070
SHEET 1 OF 1 SHEETS

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DAKOTA COMMERCE CENTER 5 LLC, A DELAWARE LIMITED LIABILITY COMPANY,, as owners of a parcel of land located in the Northeast Quarter of Section 15, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, more particularly described as follows:

Lots 5 and 6, Block 1, DAKOTA COMMERCE CENTER NORTH ADDITION to the City of Fargo according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota. Containing 1,112,392 square feet or 25.54 acres, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as "DAKOTA COMMERCE CENTER NORTH SECOND ADDITION" to the City of Fargo, Cass County, North Dakota.

Dakota Commerce Center 5 LLC, a Delaware limited liability company, by Hyde Fargo LLC, its sole manager

Paul Hyde, President

State of _____ }
County of _____ } SS

On this _____ day of _____, 2025, before me personally appeared Paul Hyde, President, of Dakota Commerce Center 5 LLC, a Delaware limited liability company, by Hyde Fargo LLC, its sole manager described in and who executed the within and foregoing instrument and acknowledged that he executed the same.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Kurt M. Kisch, Registered 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 addition; that all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

PRELIMINARY

Kurt M. Kisch, Professional Land Surveyor
North Dakota License No. LS-4597

State of Minnesota }
County of Hennepin } SS

On this _____ day of _____, 2025, before me, a notary public with and for said County, personally appeared Kurt M. Kisch, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2025.

Tom Knakmuhs, PE, City Engineer

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2025, before me, a notary public with and for said County, personally appeared Tom Knakmuhs, PE, City Engineer, to me known to be the person 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 _____, 2025.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2025, before me, a notary public with and for said County, personally appeared Maranda R. Tasa, Planning Commission Chair, to me known 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 City Commissioners and ordered
filed this _____ day of _____, 2025.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota }
County of Cass } SS

On this _____ day of _____, 2025, before me, a notary public with and for said County, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, to me known to be the persons described in and who executed the same as a free act and deed.

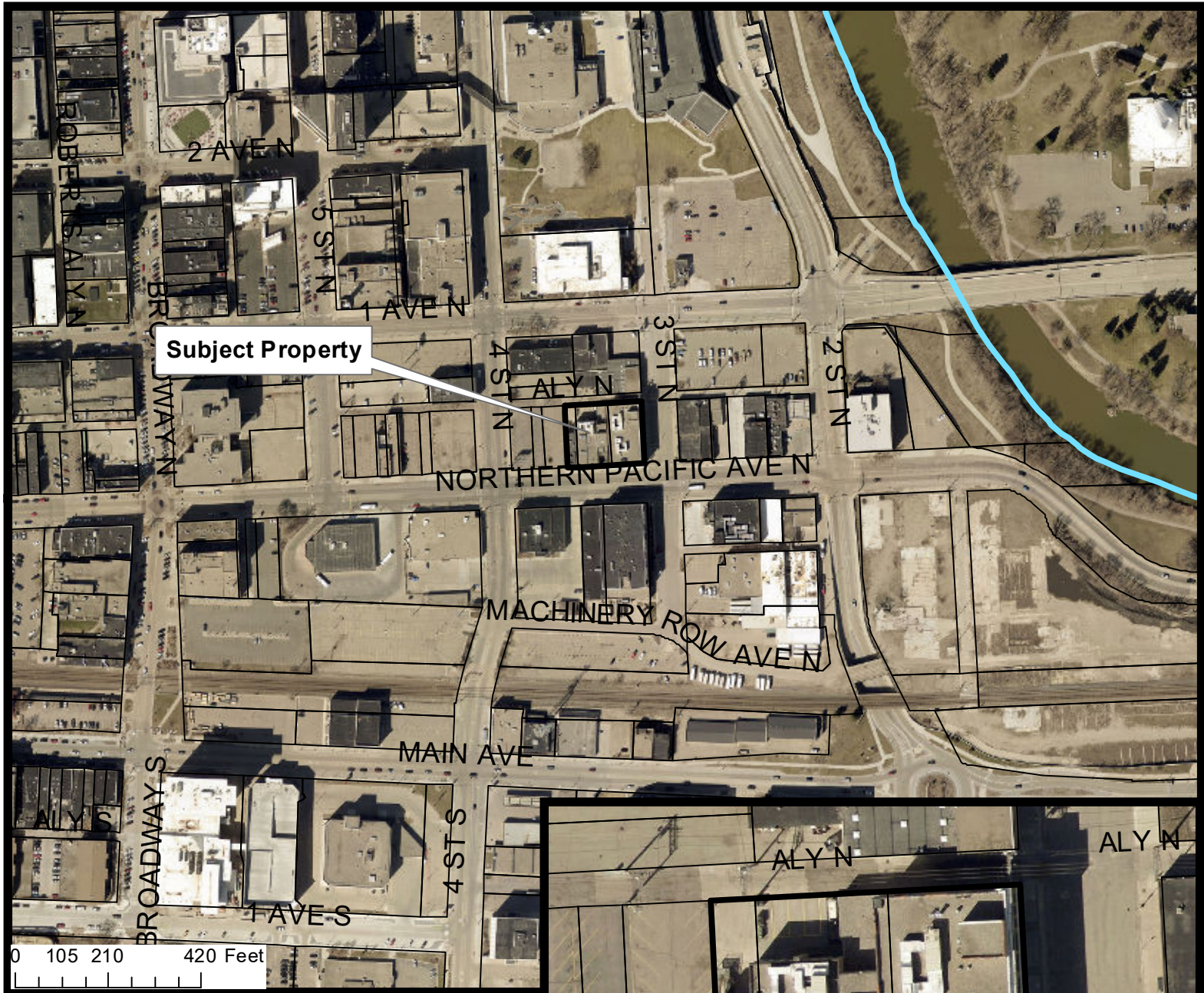
Notary Public

PRELIMINARY

Minor Subdivision

Family Healthcare Center Addition

301, 307, 309, and 313
Northern Pacific Avenue North



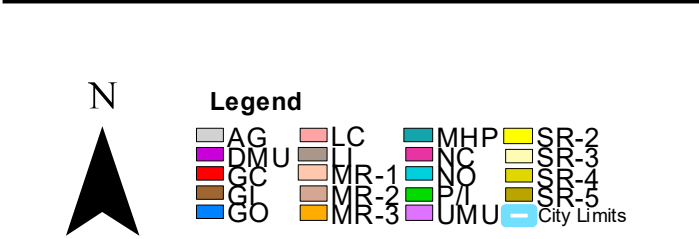
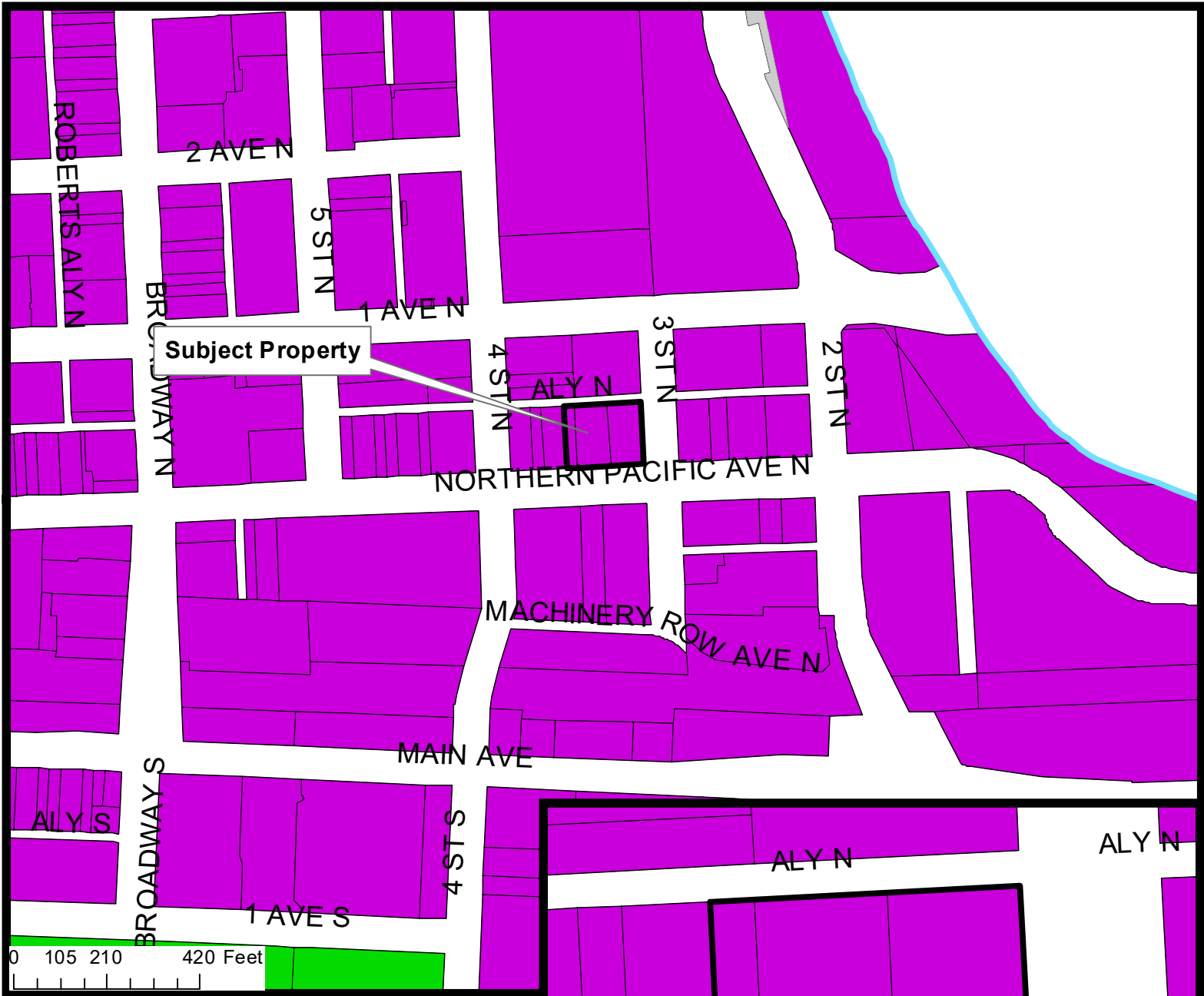
Legend

 City Limits

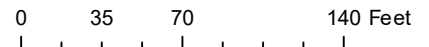
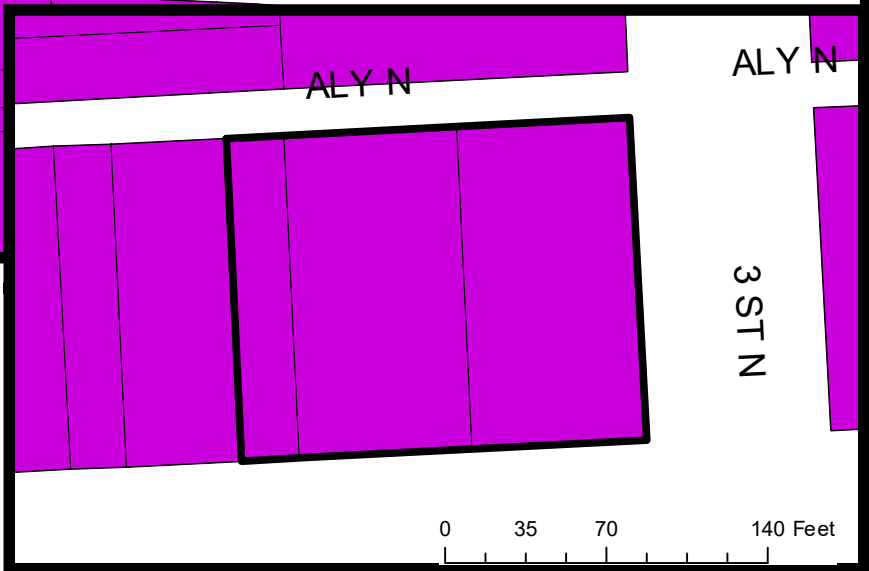
Minor Subdivision

Family Healthcare Center Addition

301, 307, 309, and 313
Northern Pacific Avenue North

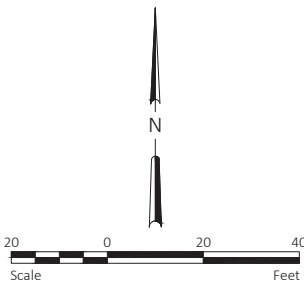


Legend									
AG	DMU	GGC	GO	LC	MR-1	MR-2	MR-3	MHP	NNO
PP-2	PP-3	PP-4	PP-5	UMU	City Limits				



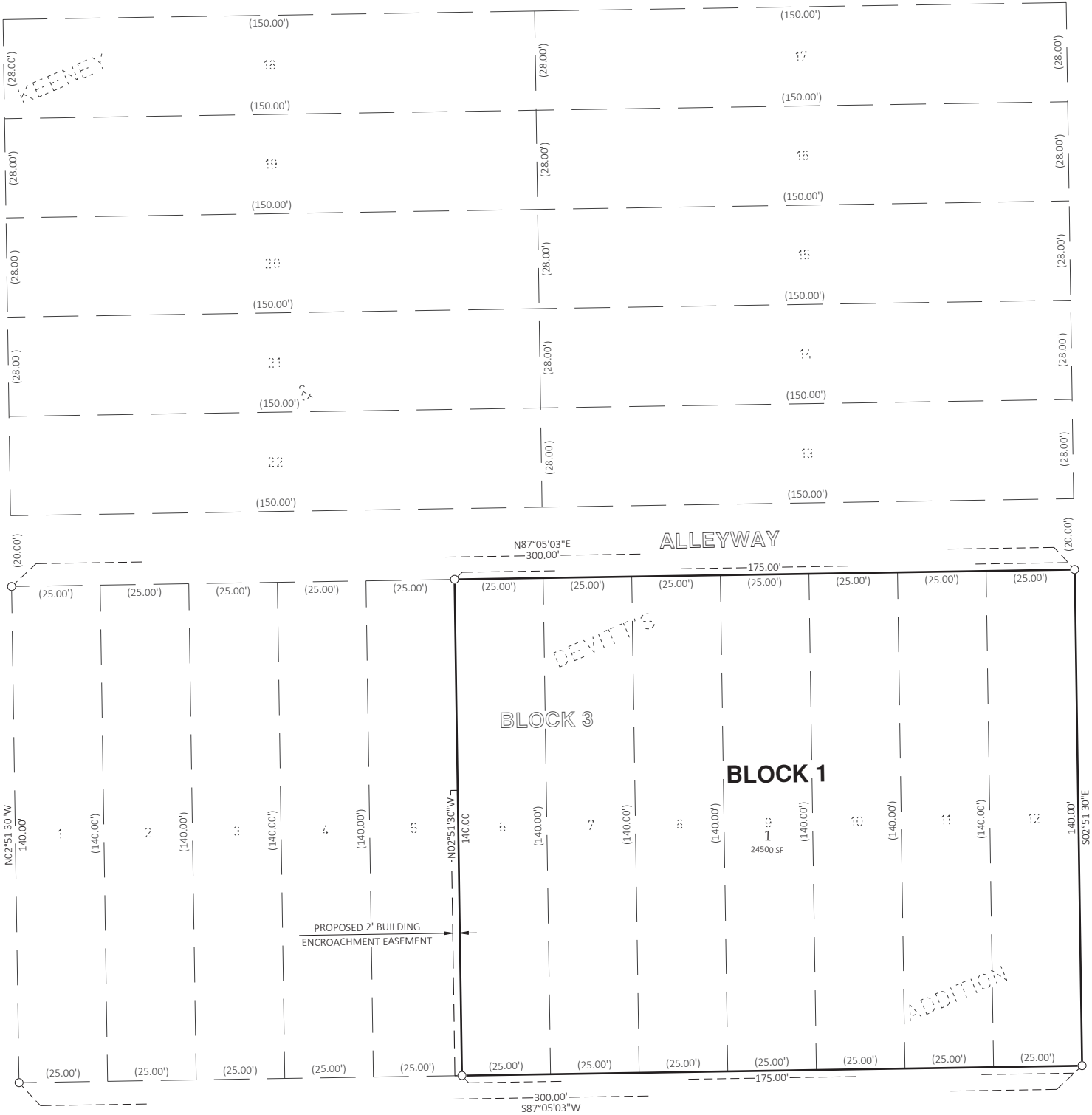
FAMILY HEALTHCARE CENTER ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 6, 7, 8, 9, 10, 11 & 12, BLOCK 3, KEENEY & DEVITT'S 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	_____
PLATTED LOT LINE	_____
EXISTING EASEMENT LINE	- - - - -
NEW EASEMENT LINE	- - - - -

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



3RD STREET N

4TH STREET N

NORTHERN PACIFIC AVENUE N

SECTION LINE

PRELIMINARY PLAT

FAMILY HEALTHCARE CENTER ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 6, 7, 8, 9, 10, 11 & 12, BLOCK 3, KEENEY & DEVITT'S ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Family Healthcare Center, a North Dakota nonprofit corporation is the owner and proprietor of the following described tract of land:

Lots 6, 7, 8, 9, 10, 11 & 12, Block 3, Keeney & Devitt's Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 0.562 acres, more or less.

And that said party has caused the same to be surveyed and platted as FAMILY HEALTHCARE CENTER ADDITION to the City of Fargo, Cass County, North Dakota.

OWNER:

Family Healthcare Center, a North Dakota nonprofit corporation

Margaret Asheim, Chief Execute Officer

State of)
) ss
County of)

On this day of , 20 before me personally appeared Margaret Asheim, Chief Execute Officer of Family Healthcare Center, a North Dakota nonprofit corporation, 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 said limited liability partnership.

Notary Public:

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, 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.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
) ss
County of Cass)

On this day of , 20 before me personally appeared Curtis A. Skarphol, 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 City Engineer.

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:

Minor Subdivision

Barry's Addition

1620, 1624, 1630, 1632, and 1666 1st Avenue North



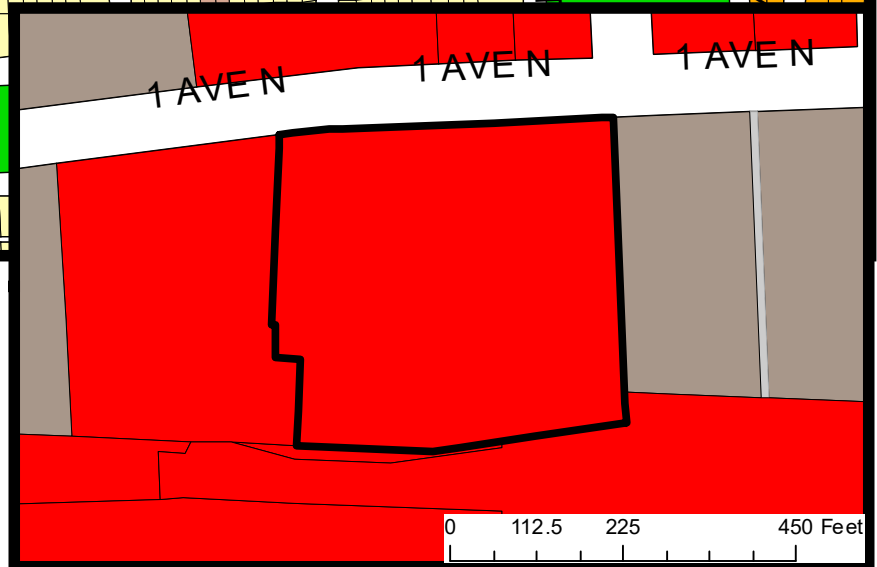
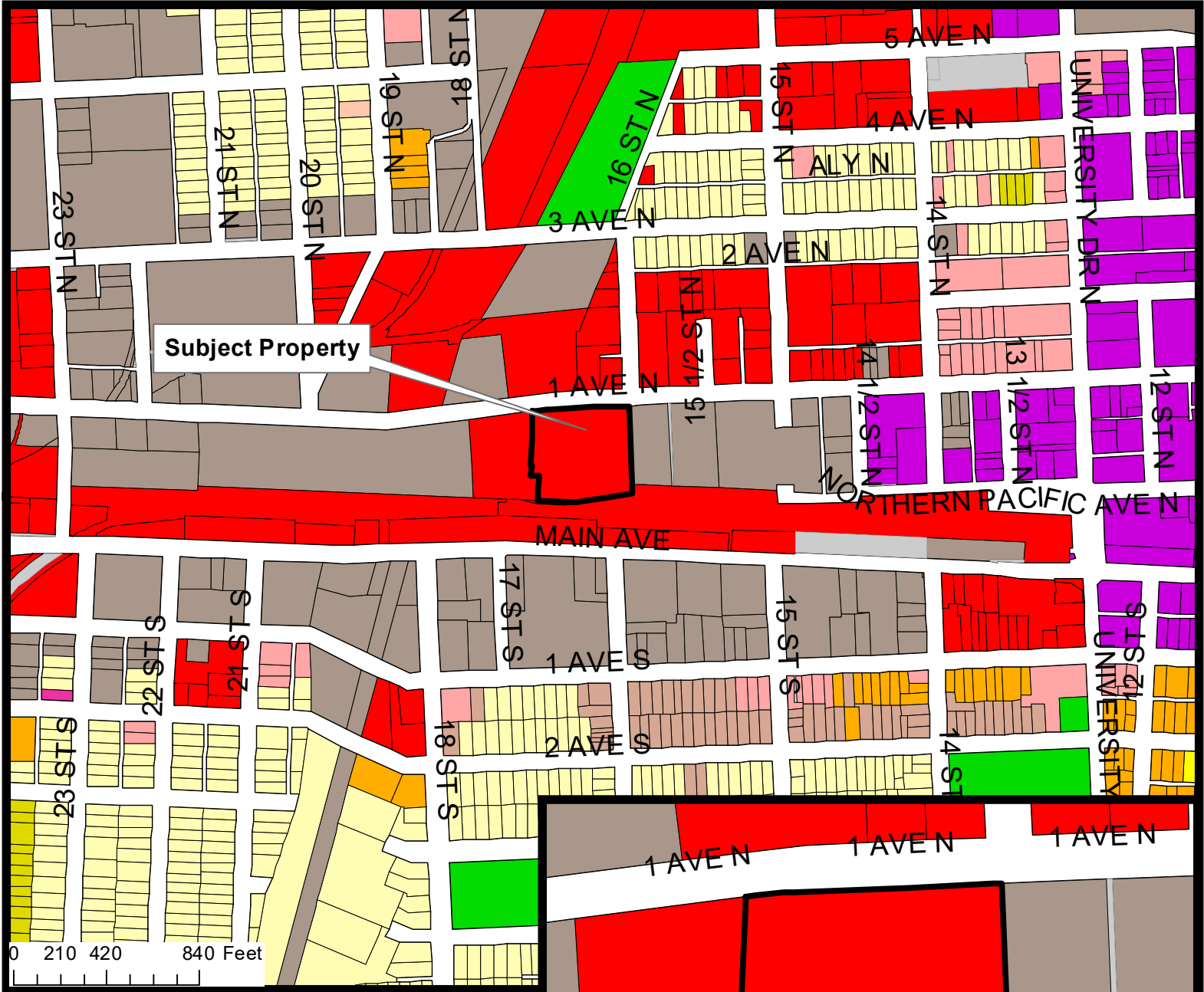
Legend

 City Limits

Minor Subdivision

Barry's Addition

1620, 1624, 1630, 1632, and 1666 1st Avenue North

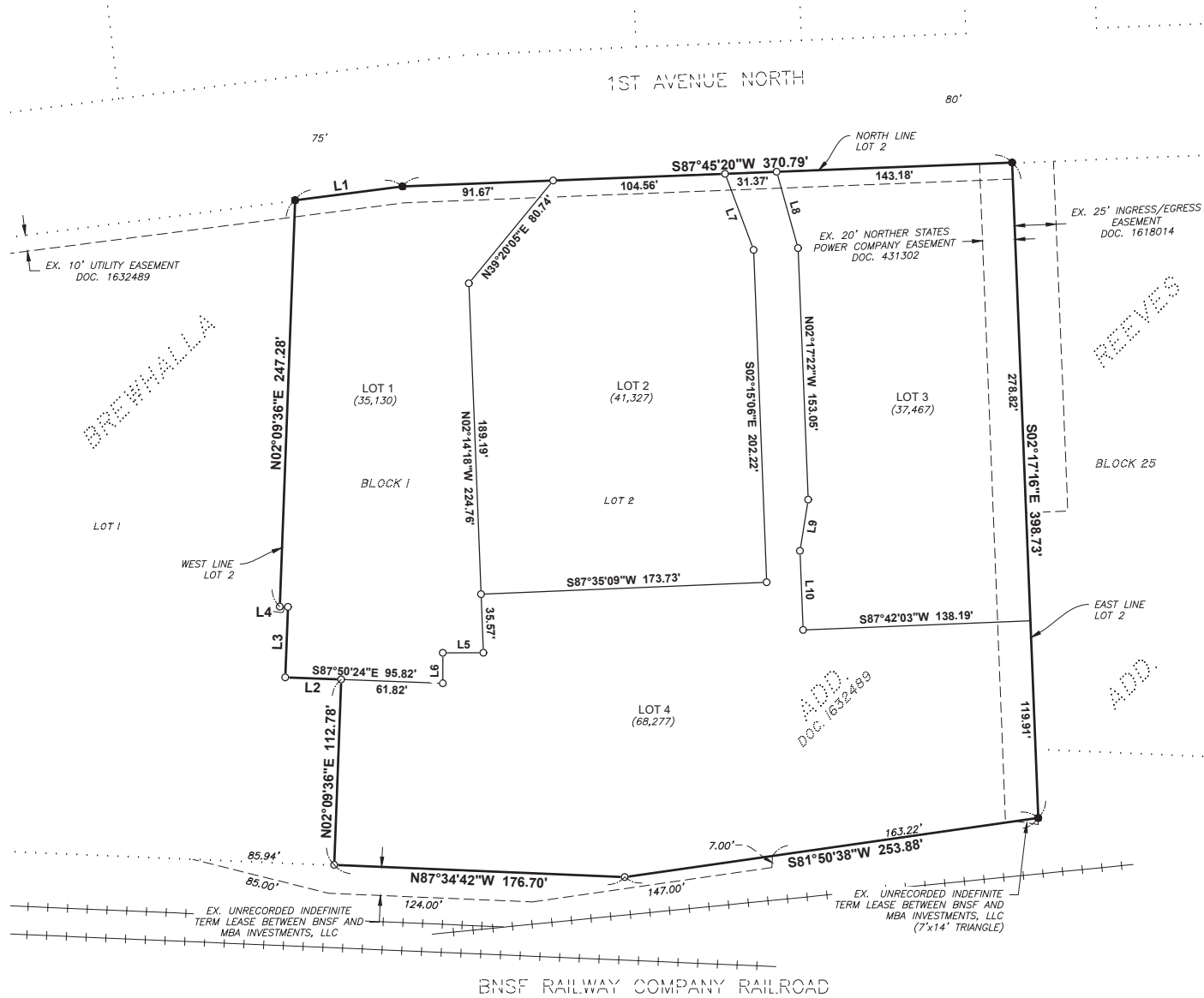


Legend

AG	CC	MHP	SS
DDMU	LC	NO	SS-2
GG	MR-1	NO	SS-3
GO	MR-2	NO	SS-4
	MR-3	UMU	SS-5
			City Limits

BARRY'S ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
BEING A REPLAT OF LOT 2, BLOCK 1 OF BREWHALLA ADDITION TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, MBA Investments LLC, a North Dakota limited liability company, being the owners of Lot 2, Block 1 of BREWHALLA ADDITION to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

All of Lot 2, Block 1 of BREWHALLA 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 4.18 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 **"BARRY'S ADDITION"** to the City of Fargo, Cass County, North Dakota.

OWNER

MBA Investments LLC

Kevin Bartam, President

State of _____)
County of _____) SS

On this ____ day of _____, 20____, before me personally appeared Kevin Bartam, President, West 45th Business Center 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

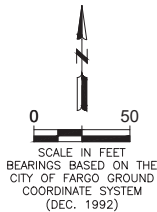
Approved by the City of Fargo Planning Commission this ____ day of _____, 20____.

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: _____



NOTES

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

LINE TABLE		
#	DISTANCE	BEARING
L1	65.76	N82°41'08"E
L2	34.00	N87°50'24"W
L3	42.83	N02°09'36"E
L4	5.00	N87°50'24"W
L5	24.67	N89°41'53"E
L6	18.49	N00°10'48"W
L7	49.36	S20°35'05"E
L8	48.19	S15°42'18"E
L9	31.57	S09°01'57"W
L10	48.07	S02°17'22"E

LEGEND

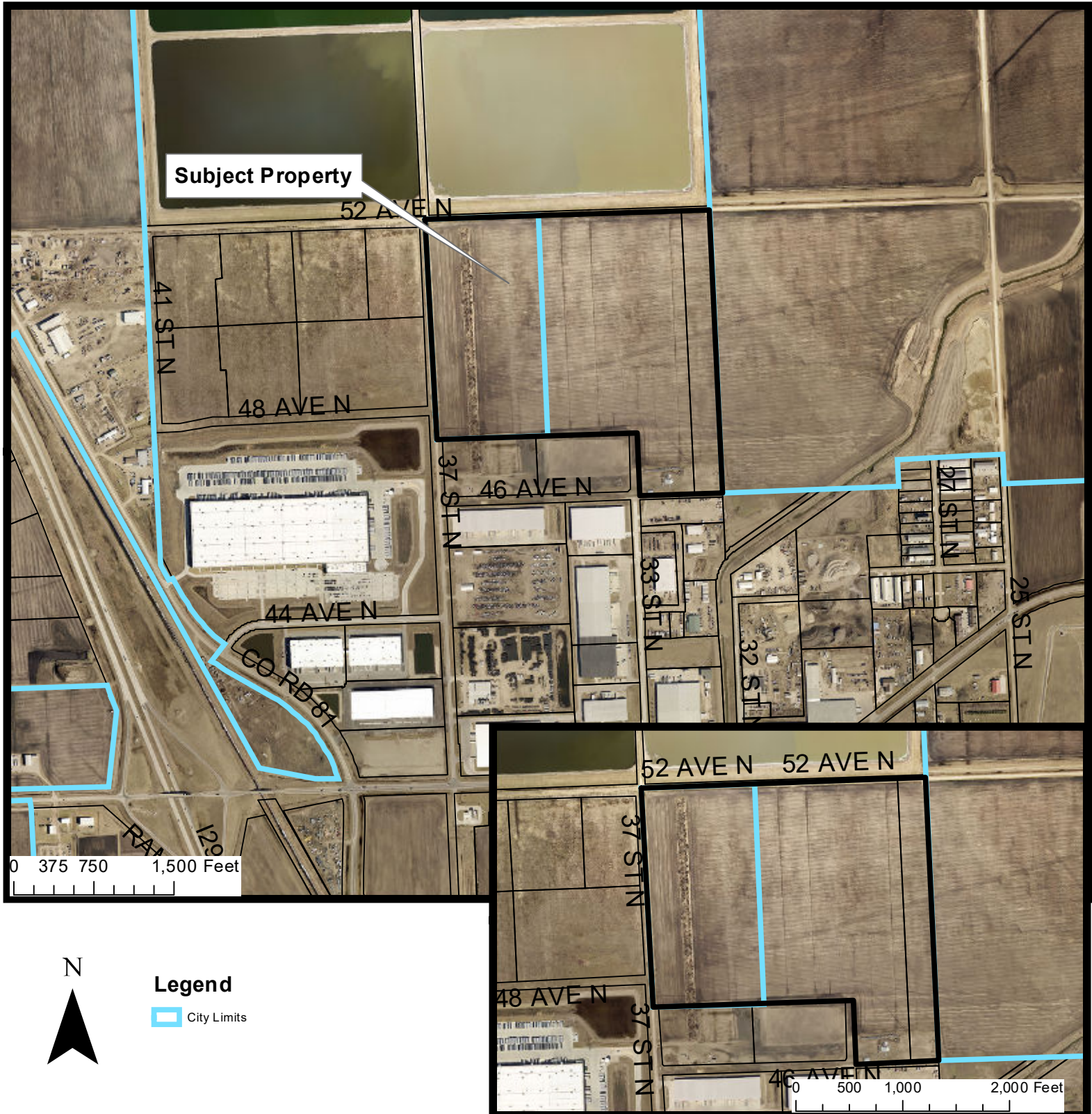
- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- PLAT INTERIOR LOT LINES
- NEW EASEMENT
- ORIGINAL PLATTED LINE
- EXISTING EASEMENT LINE



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

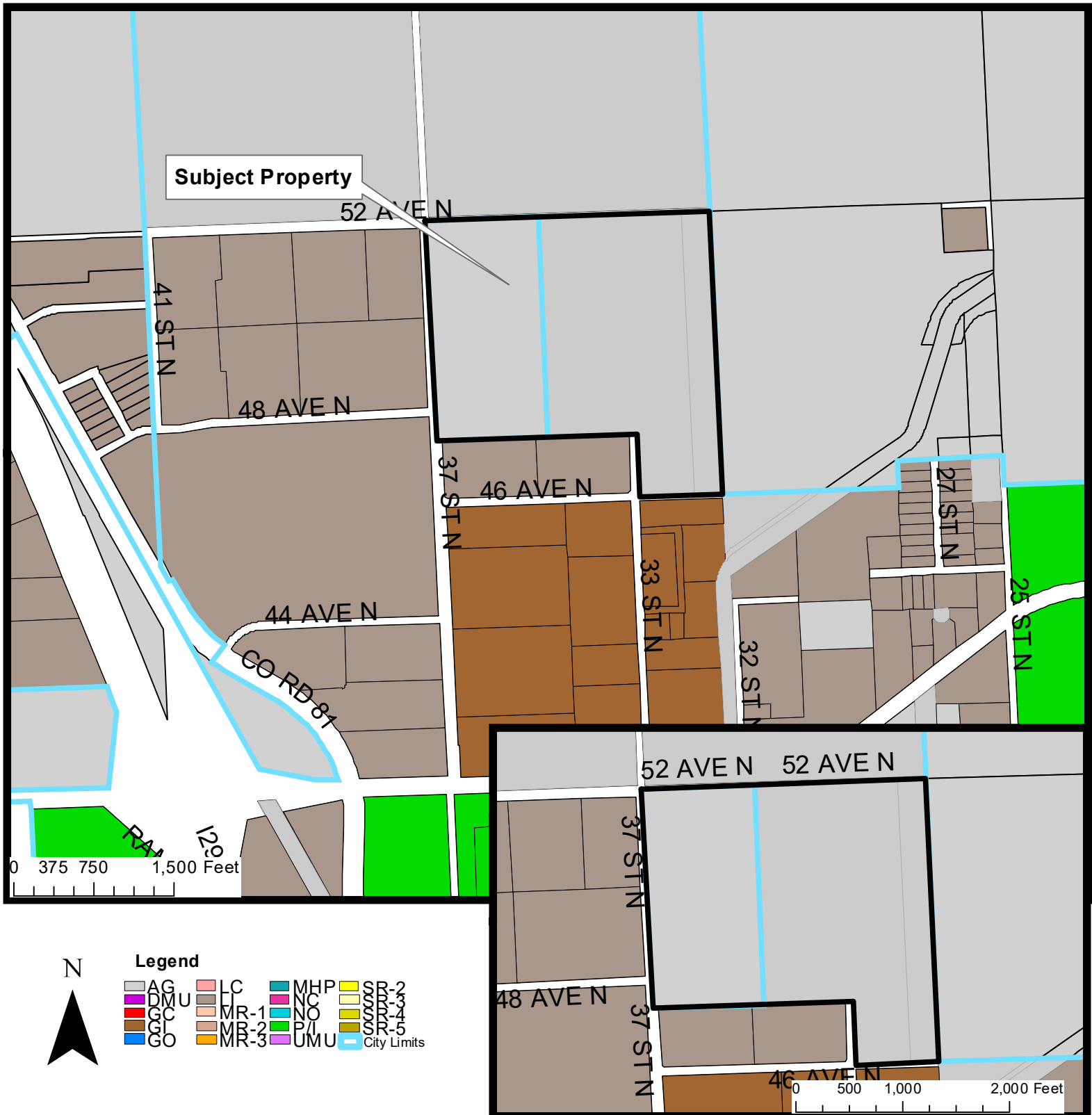
Major Subdivision and Zone Change from AG, Agricultural to GI, General Industrial

46th Avenue Industrial Park Second Addition 3336 and 3252 52nd Avenue North



Major Subdivision and Zone Change from AG, Agricultural to GI, General Industrial

46th Avenue Industrial Park Second Addition 3336 and 3252 52nd Avenue North



46TH AVENUE INDUSTRIAL PARK SECOND ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST
OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT COUNTY 20 STORAGE & TRANSFER INC, IS THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH RANGE 49 WEST, THE POINT OF BEGINNING; THENCE N88°01'55"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1916.75 FEET; THENCE S01°55'46"E A DISTANCE OF 1551.39 FEET; THENCE N88°04'14"E A DISTANCE OF 767.64 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S02°37'21"E ALONG SAID EAST LINE A DISTANCE OF 1100.08 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S88°04'14"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 780.95 FEET; THENCE N01°55'46"W A DISTANCE OF 590.00 FEET; THENCE S88°04'14"W A DISTANCE OF 1881.26 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N02°54'59"W ALONG SAID WEST LINE A DISTANCE OF 2060.40 FEET TO THE NORTHWEST CORNER SAID NORTHWEST QUARTER, THE POINT OF BEGINNING.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS 46TH AVENUE INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT, UTILITY EASEMENTS AND SANITARY SEWER EASEMENT AS SHOWN ON SAID PLAT. SAID 46TH AVENUE INDUSTRIAL PARK SECOND ADDITION, CONSISTS OF 5 LOTS AND 3 BLOCK, AND CONTAINS 109.39 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: TARI BIRKELO, CHIEF EXECUTIVE OFFICER
COUNTY 20 STORAGE & TRANSFER, INC

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TARI BIRKELO, CHIEF EXECUTIVE OFFICER, COUNTY 20 STORAGE & TRANSFER, INC, 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:
MY COMMISSION EXPIRES:

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 46TH AVENUE INDUSTRIAL PARK SECOND 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)

ON THIS DAY OF , 2025, 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 2025.

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 2025, 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:
MY COMMISSION EXPIRES:

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF 2025.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 2025, 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:
MY COMMISSION EXPIRES:

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF 2025.

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF)
)SS
COUNTY OF)

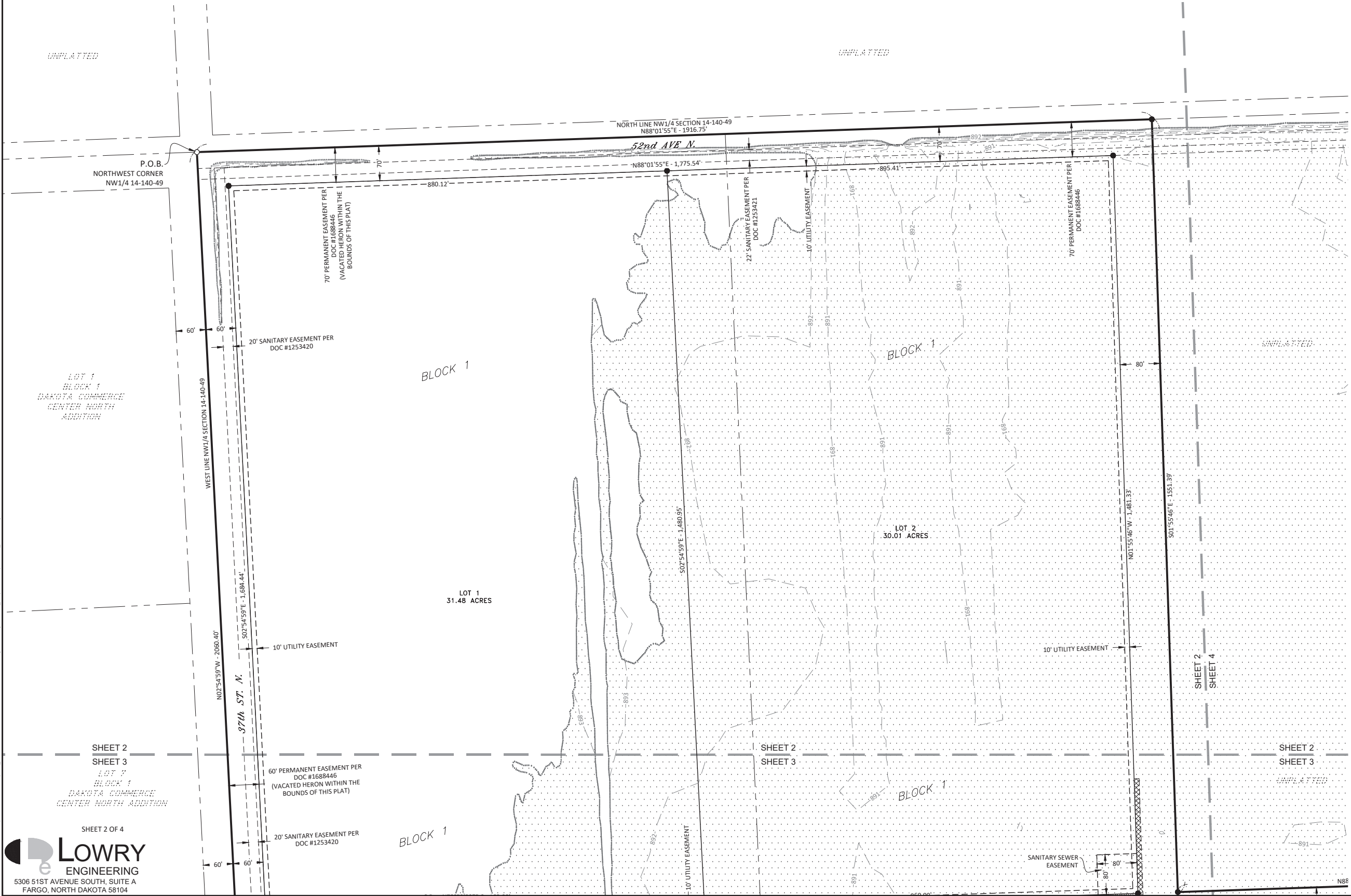
ON THIS DAY OF , 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:
MY COMMISSION EXPIRES:

FOR RECORDING PURPOSES ONLY

46TH AVENUE INDUSTRIAL PARK SECOND ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST
OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
— — — — —	PROPERTY BOUNDARY LINE
— — — — —	NEW ROW/PROPERTY LINE
- - - - -	NEW EASEMENT LINE
XXXXXX	NEGATIVE ACCESS EASEMENT
XXXXXX	SPECIAL FLOOD HAZARD AREA

SURVEY INFORMATION

DATE OF SURVEY: 08-10-2022
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

BENCHMARK 1: T-NUT OF HYDRANT IN THE SOUTHWEST CORNER
OF SITE, INTERSECTION OF 46TH AVE N AND 37TH ST. N.
ELEV 897.56

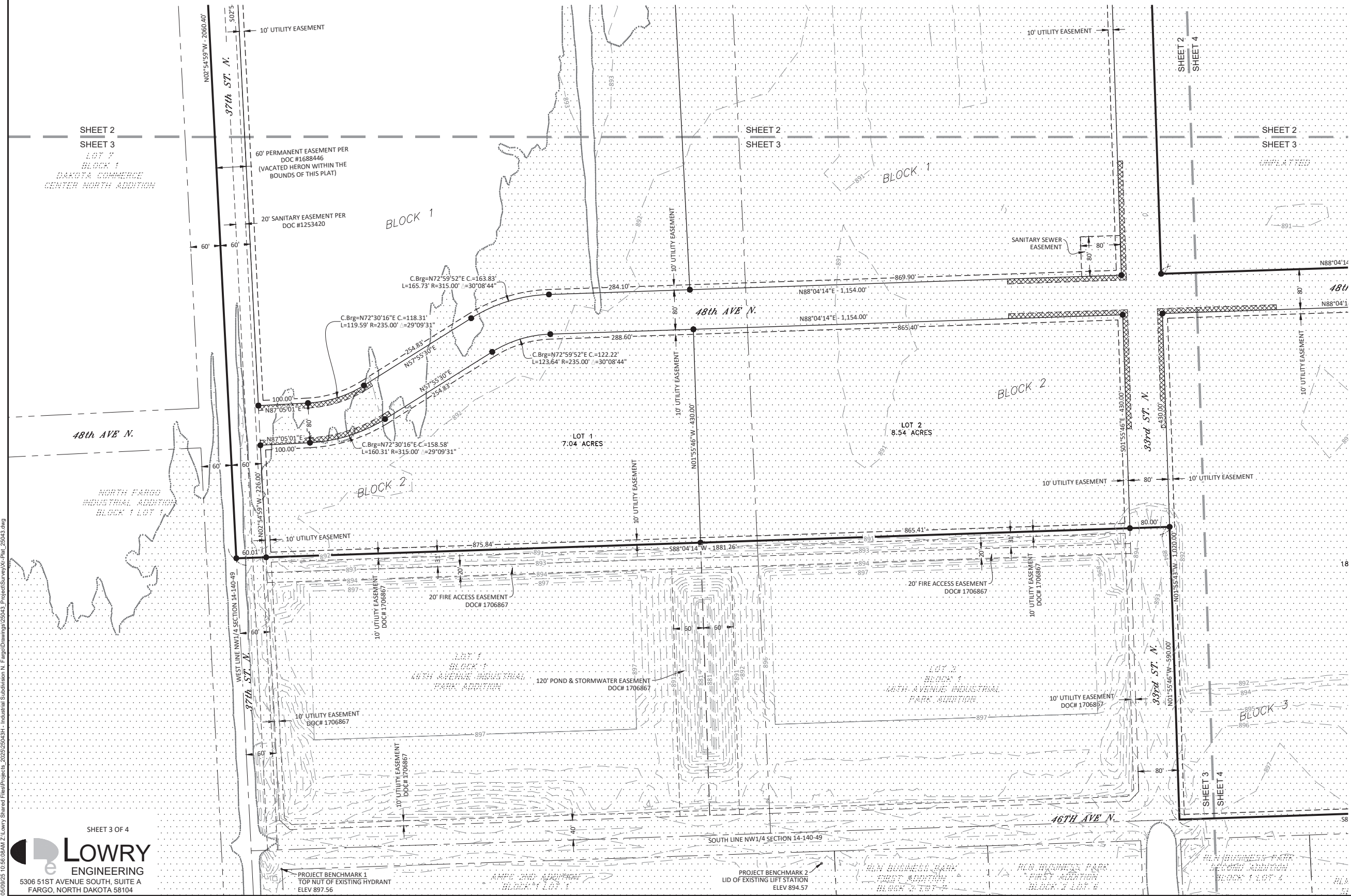
BENCHMARK 2: LID OF LIFT STATION ON SOUTH SIDE OF 46TH
AVENUE NW, APPROXIMATELY 620 FEET WEST OF SOUTHEAST
PROPERTY CORNER
ELEV 894.57

- NOTES**
- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
 - ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
FEMA MAP NUMBER 38017C0579G
EFFECTIVE JANUARY 16, 2015
BASE FLOOD ELEVATION 893.00 (NAVD 88)
 - 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.

08/09/25 10:56:07AM Z:\Lowry Shared Files\Projects_2025\50434- Industrial Subdivision N, Fargo\Drawings\25043- Project\Survey\50- Plat_25043.dwg

46TH AVENUE INDUSTRIAL PARK SECOND ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST
OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW ROW/PROPERTY LINE
---	NEW EASEMENT LINE
---	NEGATIVE ACCESS EASEMENT
---	SPECIAL FLOOD HAZARD AREA

SURVEY INFORMATION

DATE OF SURVEY: 08-10-2022
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

BENCHMARK 1: T-NUT OF HYDRANT IN THE SOUTHWEST CORNER
OF SITE, INTERSECTION OF 46TH AVE N AND 37TH ST. N.
ELEV 897.56

BENCHMARK 2: LID OF LIFT STATION ON SOUTH SIDE OF 46TH
AVENUE NW, APPROXIMATELY 620 FEET WEST OF SOUTHEAST
PROPERTY CORNER
ELEV 894.57

NOTES

- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
- ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
FEMA MAP NUMBER 38017C0579G
EFFECTIVE JANUARY 16, 2015
BASE FLOOD ELEVATION 893.00 (NAVD 88)
- 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.

05/09/25 10:56:03AM Z:\Lowry Shared Files\Projects_2025\550431- Industrial Subdivision N, Fargo\Drawings\250431- Industrial Subdivision N, Fargo\Drawings\250431- Plat_250431.dwg

46TH AVENUE INDUSTRIAL PARK SECOND ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST
OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



Annexation

Portions of S14, T140N, R49W

3336 52nd Avenue North



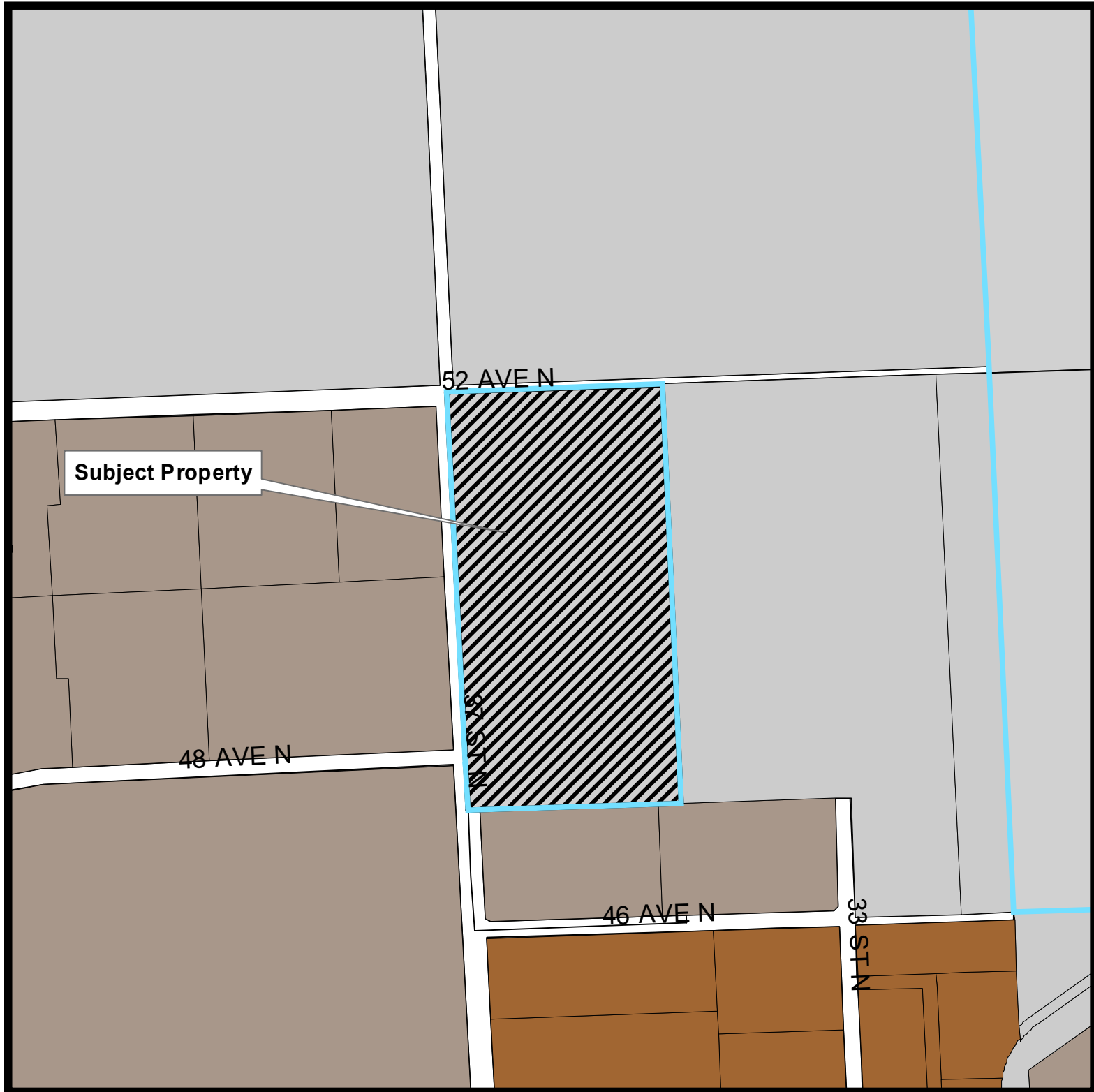
Legend

 City Limits

Annexation

Portions of S14, T140N, R49W

3336 52nd Avenue North



Legend

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

Fargo Planning Commission

June 3, 2025

0 0.0375 0.075 0.15 0.225 0.3 Miles

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

SURVEYOR'S CERTIFICATE

COLE A. NESET, 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 WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, 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:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE N88°01'55"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, THE EXISTING CITY OF FARGO ANNEXATION LIMITS, A DISTANCE OF 1060.52 FEET TO THE EXISTING CITY OF FARGO ANNEXATION LIMITS; THENCE S02°37'21"E ALONG THE EXISTING CITY OF FARGO ANNEXATION LIMITS A DISTANCE OF 2060.96 FEET TO THE EXISTING CITY OF FARGO ANNEXATION LIMITS; THENCE S88°04'14"W ALONG THE EXISTING CITY OF FARGO ANNEXATION LIMITS A DISTANCE OF 1049.95 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THE EXISTING CITY OF FARGO ANNEXATION LIMITS; THENCE N02°54'59"W ALONG SAID WEST LINE, THE EXISTING CITY OF FARGO ANNEXATION LIMITS A DISTANCE OF 2060.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS ±49.91 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
JSS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2025, 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 _____

LEGEND

- | | |
|--------|----------------------------|
| ○ | MONUMENT FOUND |
| ● | MONUMENT SET |
| P.O.B. | POINT OF BEGINNING |
| — | ANNEXATION BOUNDARY LIMITS |
| - - - | EXISTING PROPERTY LINE |
| | AREA TO BE ANNEXED |
| - - - | EXISTING CITY LIMITS |



SURVEY INFORMATION

DATE OF SURVEY: 04/01/2023
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992



5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

FOR RECORDING PURPOSES ONLY

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 NORTH DAKOTA)
JSS
COUNTY OF CASS)

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: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

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)
JSS
COUNTY OF CASS)

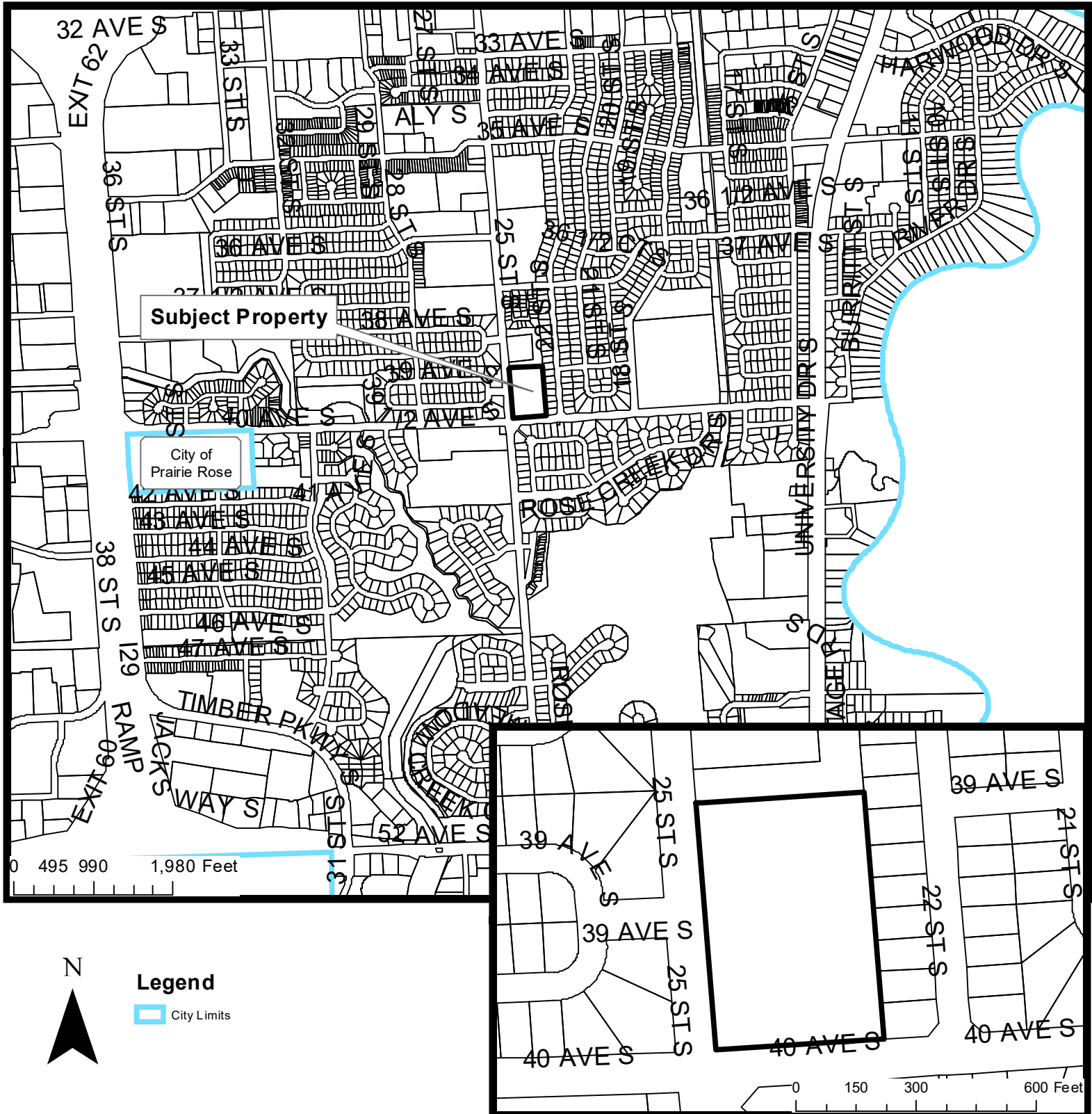
ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & STEVE SPRAGUE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA _____

**Zone Change from SR-2, Single-Dwelling Residential
to P/I, Public/Institutional with C-O, Conditional Overlay**

Prairie Crossing Addition

3910 25th Street South



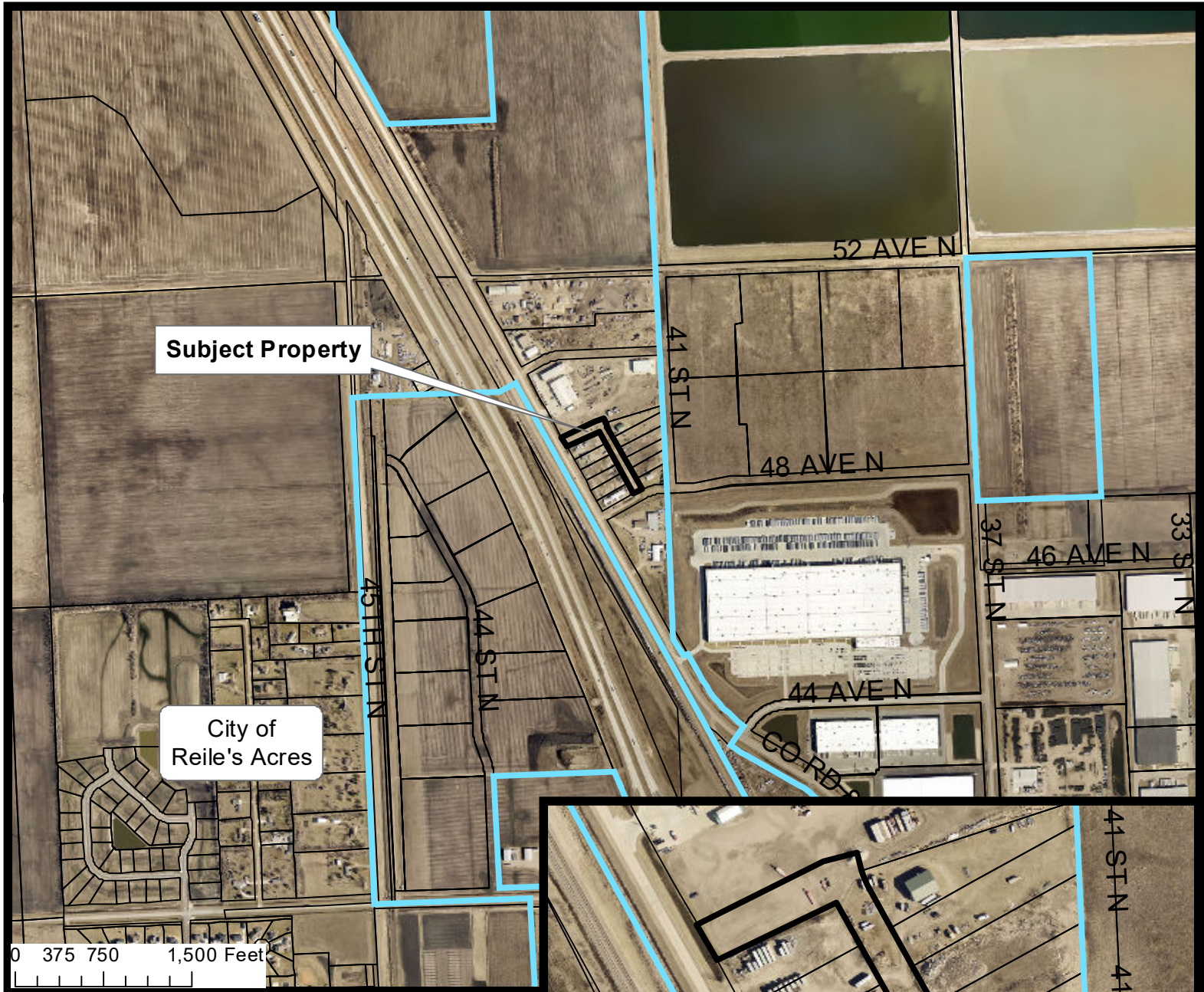
**Fargo Planning Commission
June 3, 2025**

3910 25th Street South

Vacation

5001 County Road 81; 4821- 4943 43rd Street North; 4349 48th Avenue North

Portion of 50th Avenue and 43rd Street North



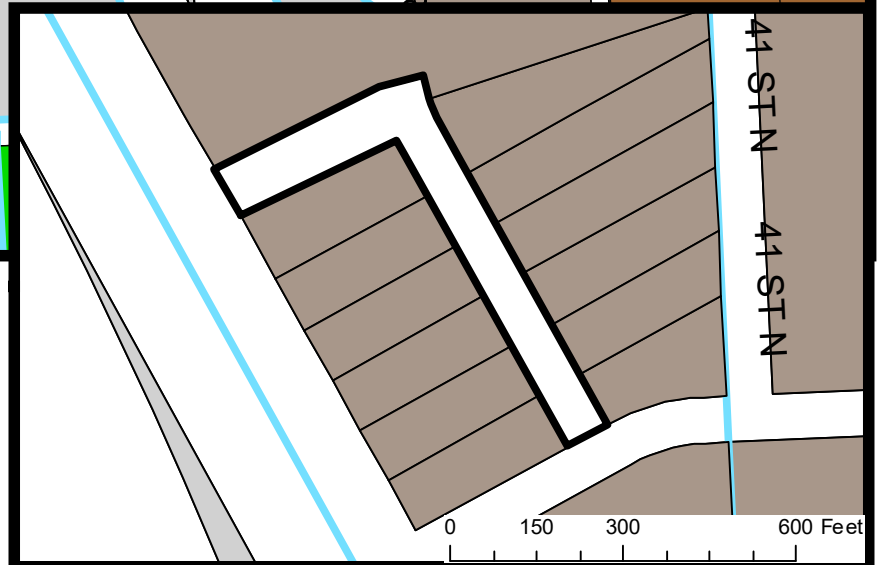
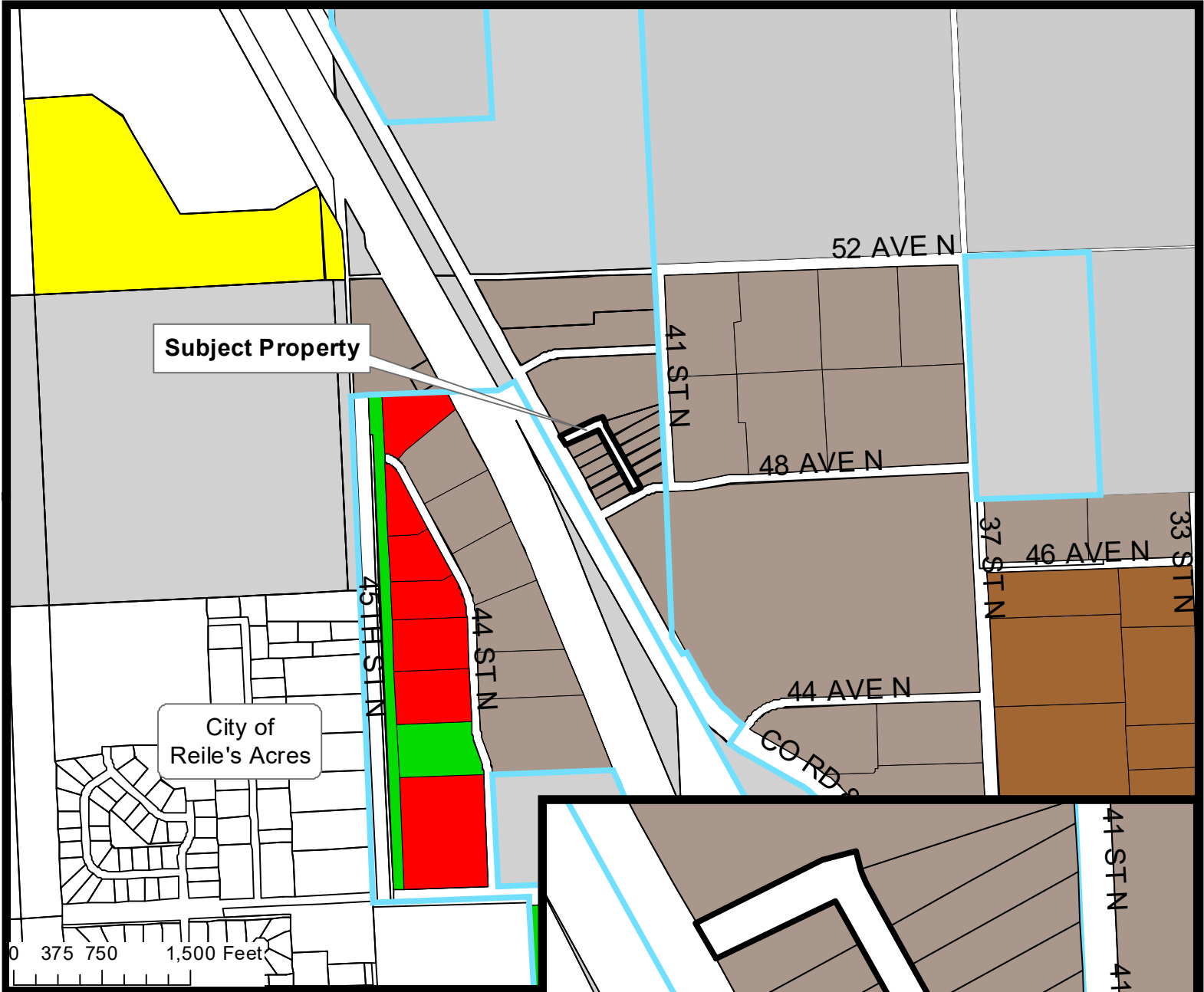
Legend

 City Limits

Vacation

Portion of 50th Avenue and 43rd Street North

5001 County Road 81; 4821- 4943 43rd Street North; 4349 48th Avenue North

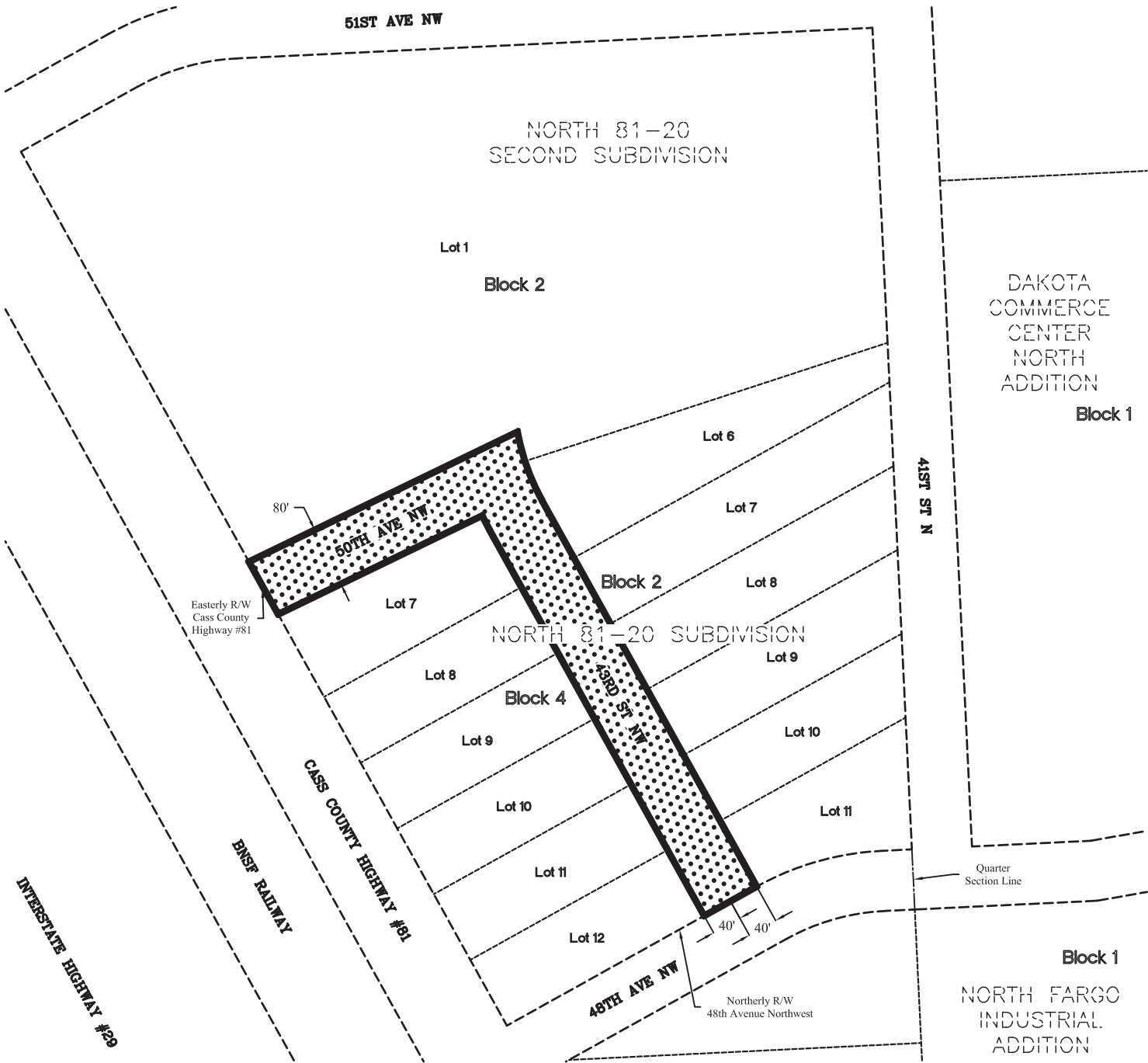


Legend

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

VACATION PLAT

A PART OF 50TH AVENUE NORTHWEST AND A PART OF 43RD STREET NORTHWEST
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



Description of area vacated:

That part of 50th Avenue Northwest along with that part of 43rd Street Northwest lying within North 81-20 Subdivision and North 81-20 Second Subdivision bounded on the south by the northerly right-of-way of 48th Avenue Northwest and bounded on the west by the easterly right-of-way of Cass County Highway #81 in the City of Fargo, Cass County, North Dakota.

CERTIFICATE OF ACCURACY:

I, Brent W. Wacha, Professional Land Surveyor, under the laws of the State of North Dakota, hereby certify that this annexation plat is a true and correct representation of the area annexed; that said plat shows the City of Fargo corporate limits contiguous to the annexed property.

Brent W. Wacha, PLS
North Dakota Registration No. LS-5068

State of North Dakota)
County of Cass) SS

On this ____ day of ____, 20__, before me, a notary public with and for said county, personally appeared:

Brent W. Wacha, Professional Land Surveyor

Known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires ____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission
and ordered filed this ____ day of ____, 20__.

Maranda R. Tasa, Chair

State of North Dakota)
County of Cass) SS

On this ____ day of ____, 20__, before me, a notary public with and for said county, personally appeared:

Maranda R. Tasa, Chair; City of Fargo Planning Commission

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires ____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, City Engineer, P.E.
North Dakota Registration No. PE-10059

State of North Dakota)
County of Cass) SS

On this ____ day of ____, 20__, before me, a notary public with and for said county, personally appeared:

Tom Knakmuhs, City Engineer; City of Fargo

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires ____

FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners of Fargo, North Dakota, and ordered filed this ____ day of ____, 20__.

Timothy J. Mahoney, Mayor

Steve Sprague, City Auditor

State of North Dakota)
County of Cass) SS

On this ____ day of ____, 20__, before me, a notary public with and for said county, personally appeared:

Timothy J. Mahoney, Mayor; City of Fargo
Steve Sprague, City Auditor; City of Fargo

Known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires ____



Prepared by:
Fargo Engineering Department
FARGO, NORTH DAKOTA

----- QUARTER SECTION LINE
----- RIGHT-OF-WAY LINE
----- LOT LINE
[Shaded Box] AREA TO BE VACATED (±79,415 Sq. Ft.)

0 50 100 200
US SURVEY FEET
Basis of Bearings:
City of Fargo
Ground Coordinate System,
December 1992



VACATION PLAT

A PART OF 50TH AVENUE NORTHWEST AND A PART OF 43RD STREET NORTHWEST
CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE:

Owners' as designated hereon certify that they are the owners of the property adjoining the right-of-way to be vacated by the recording of this plat and that they are in agreement with and accepting of the tracts established hereon as well as distribution of the vacated tracts as represented hereon.

OWNER

D&T Properties LLC
Owner of Lot 1, Block 2, North 81-20 Second Subdivision

Todd A. Sanders
Authorized Agent

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.

OWNER

Kenneth M. Brezina, Owner of Lot 6 and Lot 7, Block 2, North 81-20 Subdivision

Kenneth M. Brezina
Owner

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.

OWNER(S)

Monte R. Routledge & Linda R. Routledge
Owner of Lot 11, Block 2, North 81-20 Subdivision

Monte R. Routledge
Owner

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.

OWNER

Thunderhead Holdings LLC
Owner of Lot 12, Block 4, North 81-20 Second Subdivision

Todd M. Krueger
President

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.

OWNER

Gibb Realty Co.
Owner of Lots 8 through 10, inclusive, Block 2, North 81-20 Subdivision

Greg Gibb
Authorized Agent

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.

OWNER

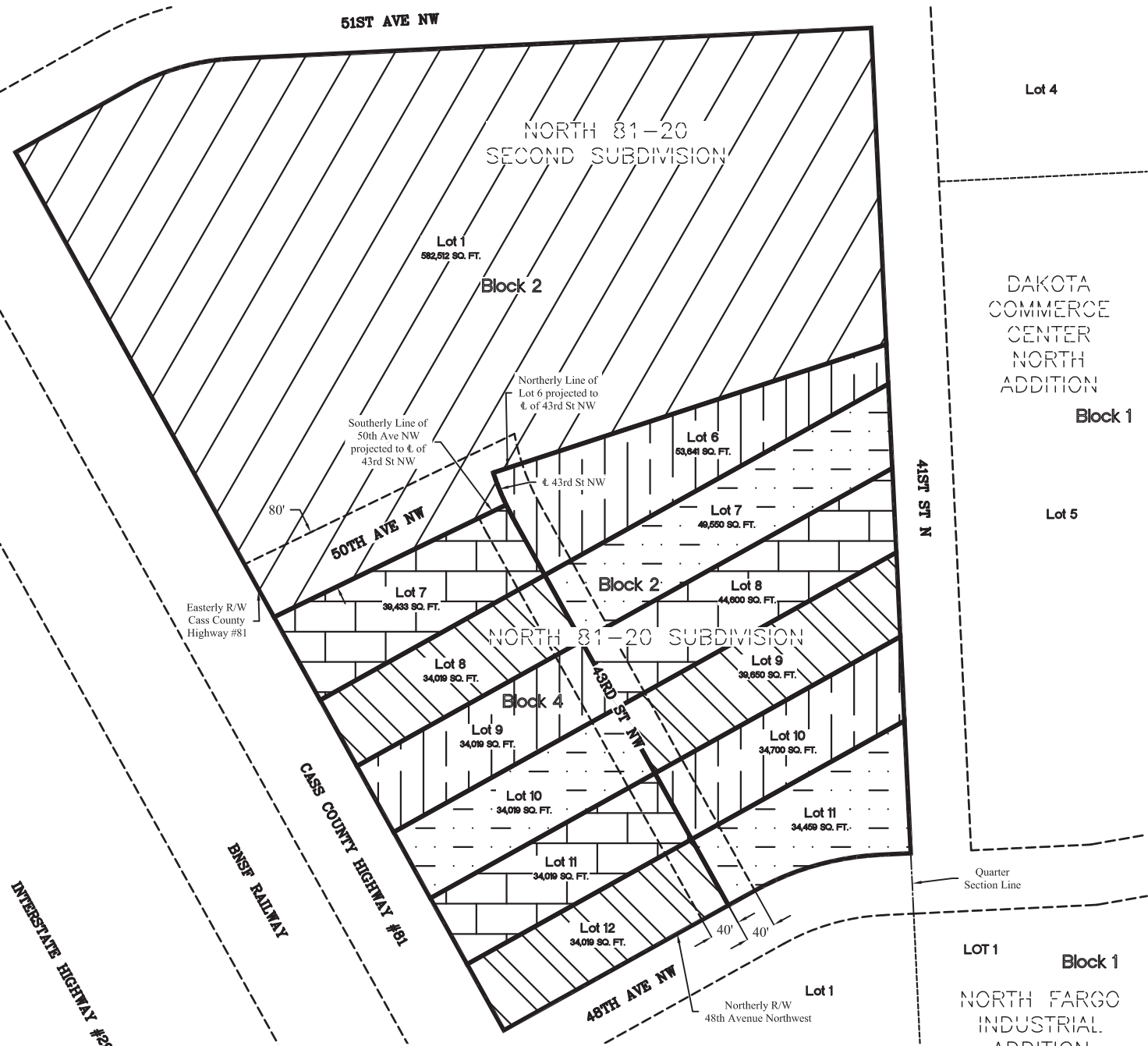
Gibb Realty, L.L.P.
Owner of Lot 7 through 11, inclusive, Block 4, North 81-20 Subdivision

Greg Gibb
Authorized Agent

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public with and for said county, personally appeared John Smith, known to me to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

Notary Public Cass County
My commission expires _____.



VACATED RIGHT-OF-WAY DISTRIBUTION MAP



Prepared by:
Fargo Engineering Department
FARGO, NORTH DAKOTA

----- QUARTER SECTION LINE
----- EXISTING RIGHT-OF-WAY
----- NEW BOUNDARY AFTER R/W VACATION

NOTE: ALL EXISTING LOT LINES SHALL BE EXTENDED TO THE CENTERLINE OF VACATED 43RD STREET NORTHWEST FOR VACATED R/W DISTRIBUTION.

0 50 100 200
US SURVEY FEET
Basis of Bearings:
City of Fargo
Ground Coordinate System,
December 1992