

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR OCTOBER 4th, 2022 HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, October 4th, 2022 Planning Commission hearing.

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

Staff Contact Information—phone and e-mail:

Donald Kress (241-1473) dkress@FargoND.gov
Maegin Elshaug (476-4120) melshaug@FargoND.gov
Luke Morman (476-6751) lmorman@FargoND.gov
Kim Citrowske (241-1475) kcitrowske@FargoND.gov
Brad Garcia (476-4137) bgarcia@FargoND.gov

CASES:

1. An application requesting a Plat of **Commerce on 12th Seventh Addition** (minor subdivision) a replat of Lots 4 & 5, Block 1, Commerce on 12th Third Addition.
Located at: 5570 and 5590 13th Avenue North.
Current Zoning: LI, Limited Industrial. No change proposed
Owner/Applicant: Fargo Commercial Properties, LLC / Tony Eukel, MBN Engineering
Case Planner: Donald Kress
2. An application requesting a Plat of **Hawthorne Elementary Addition** (minor subdivision) a replat of portions of Block H, Tt, and I of the Chas A. Roberts Addition and the vacated portions of 6th Street South, 8th Avenue South and 9th Avenue South **and** an application for a Conditional Use Permit for an Alternative Access Plan for a Parking Reduction.
Located at: 700 7th Street South, 555 8th Avenue South, and 800 6th Street South
Current Zoning: LC, Limited Commercial with conditional overlay; SR-2, Single-Dwelling Residential; P/I, Public/Institutional Zone change to all P/I is a separate agenda item.
Owner/Applicant: Fargo Public Schools / Scott Kolbinger, KLJ Engineering
Case Planner: Maegin Elshaug; Brad Garcia
3. An application requesting a Zoning Change from SR-2, LC with a conditional overlay, and P/I, Public/Institutional to P/I for portions of Block G, H, Tt, and I of the **Chas A. Roberts Addition** and the vacated portions of 6th Street South, 8th Avenue South and 9th Avenue South
Located at: 700 and 701 7th Street South, 555 and 653 8th Avenue South, and 800 6th Street South
Current Zoning: LC, Limited Commercial with conditional overlay; SR-2, Single-Dwelling Residential; P/I, Public/Institutional; see above for proposed change
Owner/Applicant: Fargo Public Schools; Fargo Park District / Scott Kolbinger, KLJ Engineering
Case Planner: Maegin Elshaug; Brad Garcia
4. An application requesting a Plat of **Dakota Commerce Center North Addition** (Major Subdivision) a plat of a portion of the NE Quarter of Sec. 15, T140N, R49W of the Fifth Principal Meridian, Cass County, North Dakota, including a subdivision waiver for block length.
Located at: 201 County Road 81 North and 5100 37th Street North

Current Zoning: AG, Agricultural;

Owner/Applicant: Holmquist Family LLP/Hyde Development

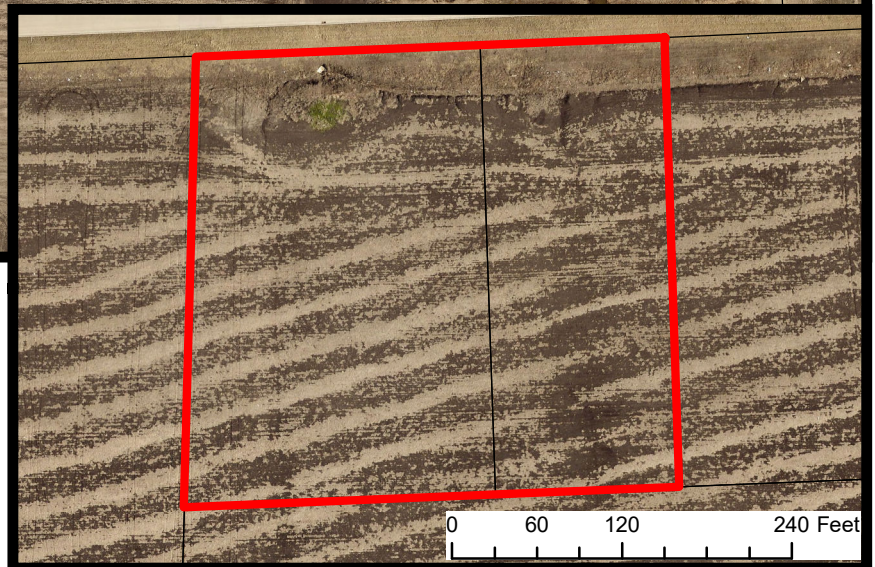
Case Planner: Donald Kress

NOTE: This Dakota Commerce Center North subdivision plat was recommended for approval by the Planning Commission at their August 2nd, 2022 hearing. However, since that time, the applicant has decided to revise the configuration of the plat, including creating additional lots, for which additional easements and public right of way are required. This revised version of the Dakota Commerce Center Addition subdivision plat will be heard at the October 4th, 2022 Planning Commission hearing.

Plat (minor)

Commerce on 12th Seventh Addition

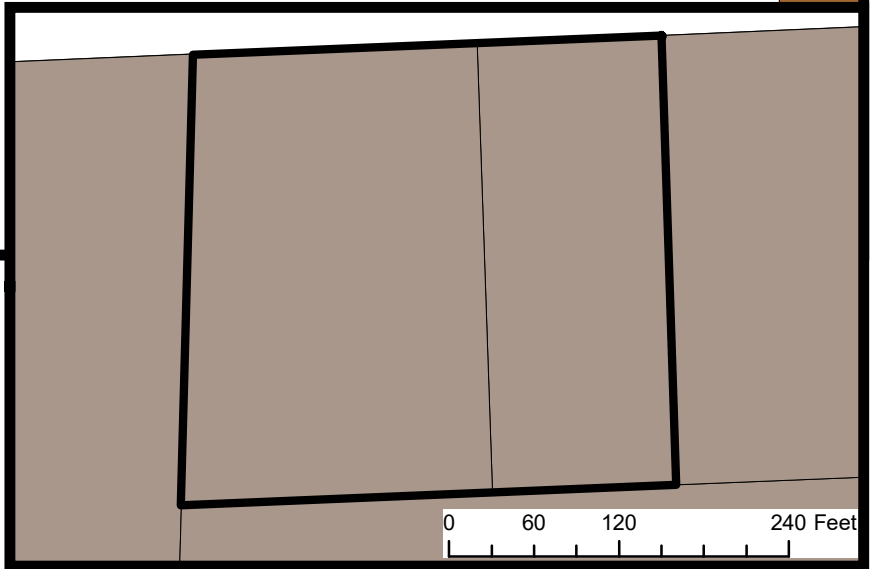
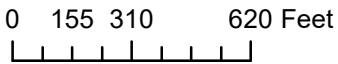
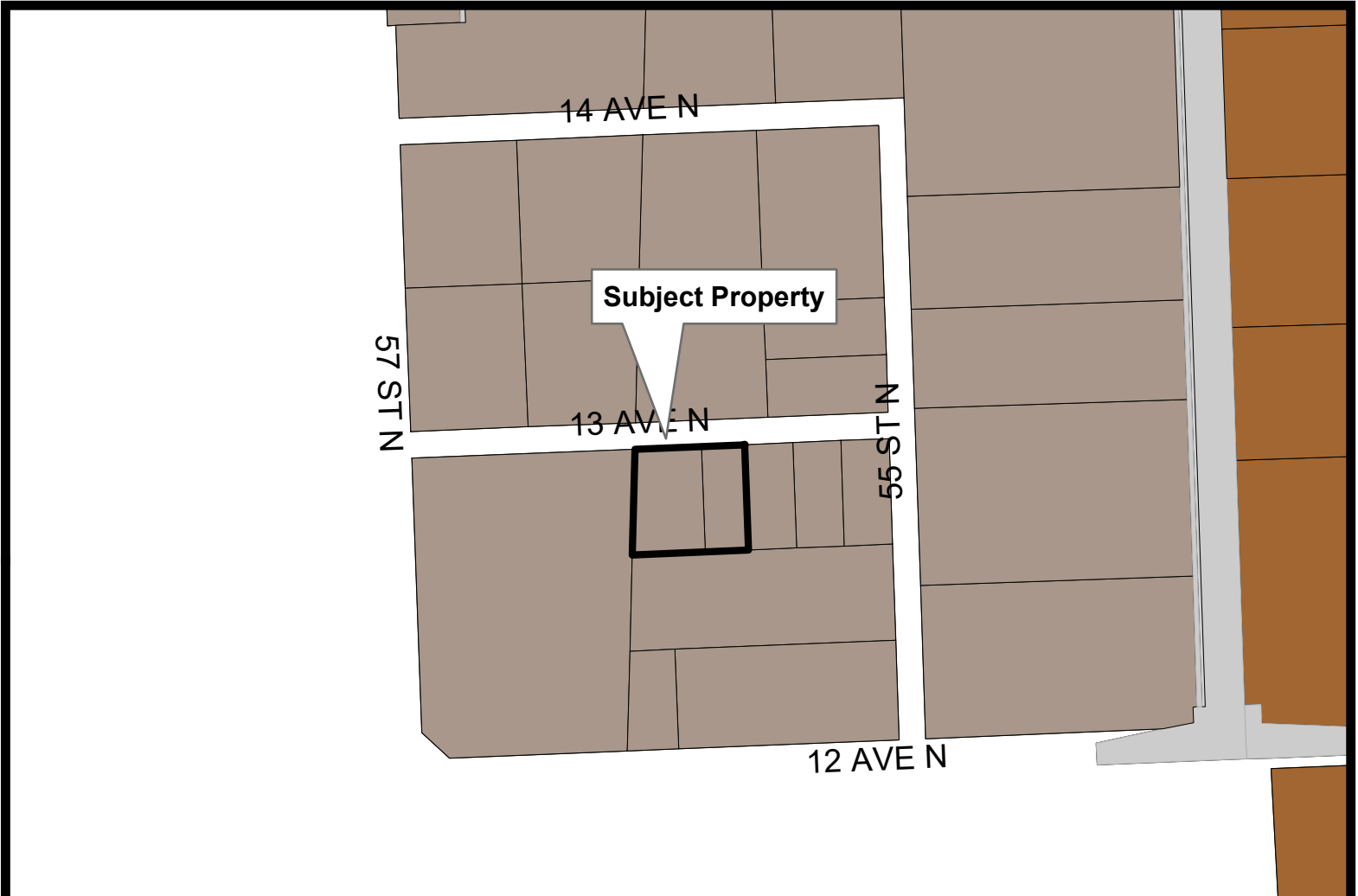
5570 and 5590 13 Avenue North



Plat (minor)

Commerce on 12th Seventh Addition

5570 and 5590 13 Avenue North

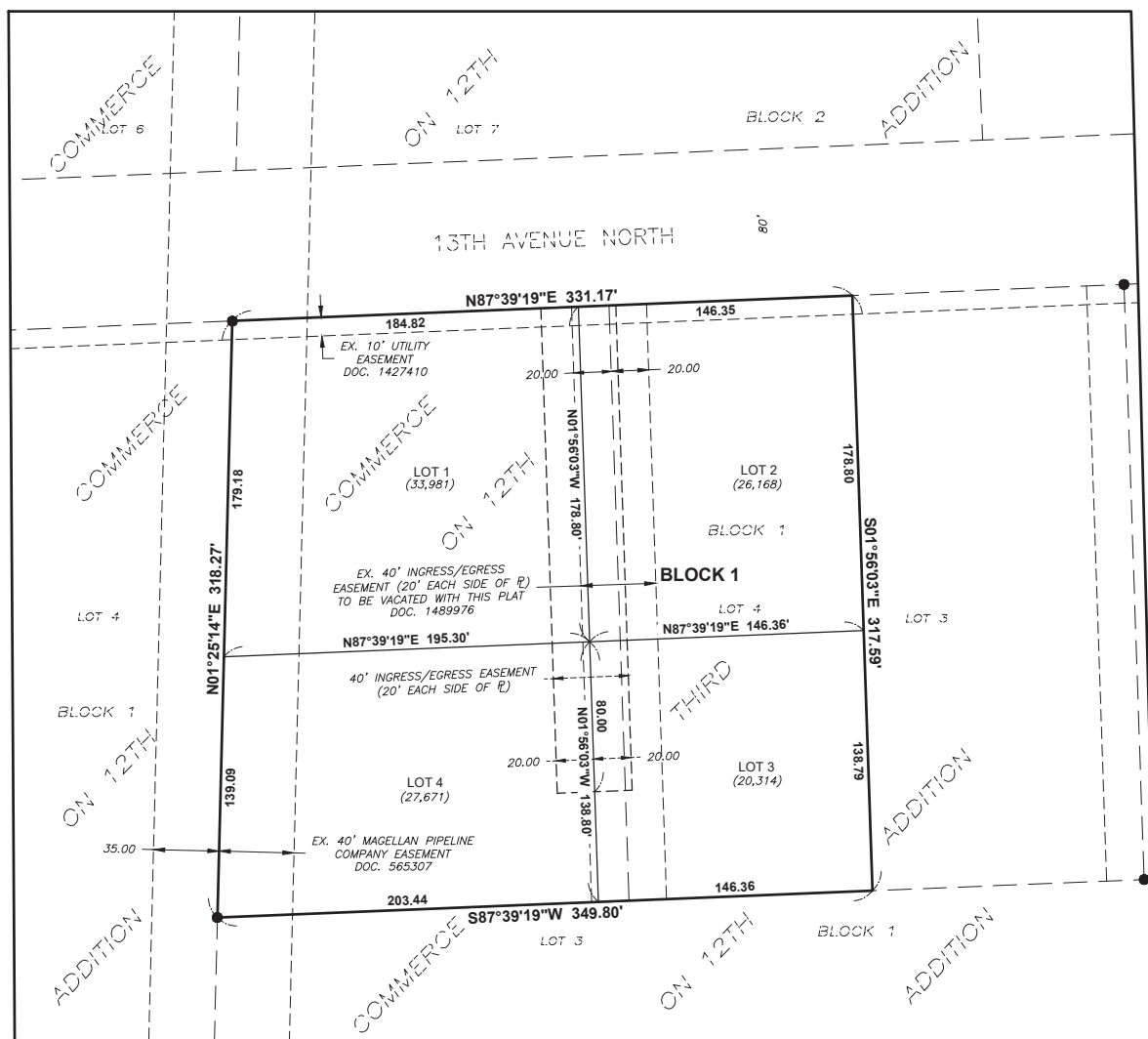


Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	NO	P/I	UMU	SR	SR-2	SR-3	SR-4	SR-5	City Limits
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COMMERCE ON 12TH SEVENTH ADDITION

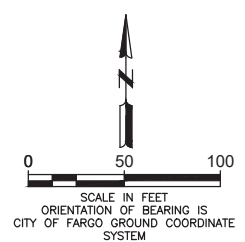
A REPLAT OF LOTS 4 AND 5, BLOCK 1 OF COMMERCE ON 12TH THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

○	SET MONUMENT
●	FOUND MONUMENT
⊕	BENCHMARK
(5,000)	PLAT LOT AREAS (SQUARE FEET)
—	PLAT OVERALL BOUNDARY
---	PLAT INTERIOR LOT LINES
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
-899-	EXISTING GROUND CONTOUR

- NOTES**
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.



KPH, INC.
SURVEY
9530 39TH ST. S.
FARGO, ND 58104
701-499-7979

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: NAP Dakotas LLC, a North Dakota limited liability company, being the owner of Lots 4 and 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 4 and 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 2.48 acres, more or less and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owner of the above described property, have caused the same to be surveyed and platted as "COMMERCE ON 12TH THIRD ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public use of access and utility easements as shown on this plat for the purpose so stated.

OWNER:

Fargo Commercial Properties, LLC

Kevin Christianson, President

State of North Dakota)
County of Cass) ss

On this ___ day of _____, 20___, before me personally appeared Kevin Christianson, President, Fargo Commercial 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: _____

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: _____

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 ENGINEERING DEPARTMENT APPROVAL

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

Brenda E. Derrig, 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 Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Rocky Schneider
Planning Commission Chair

State of North Dakota)
County of Cass) ss

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

Notary Public: _____

Plat (minor), CUP, AAP for Parking Reduction

Hawthorne Elementary Addition

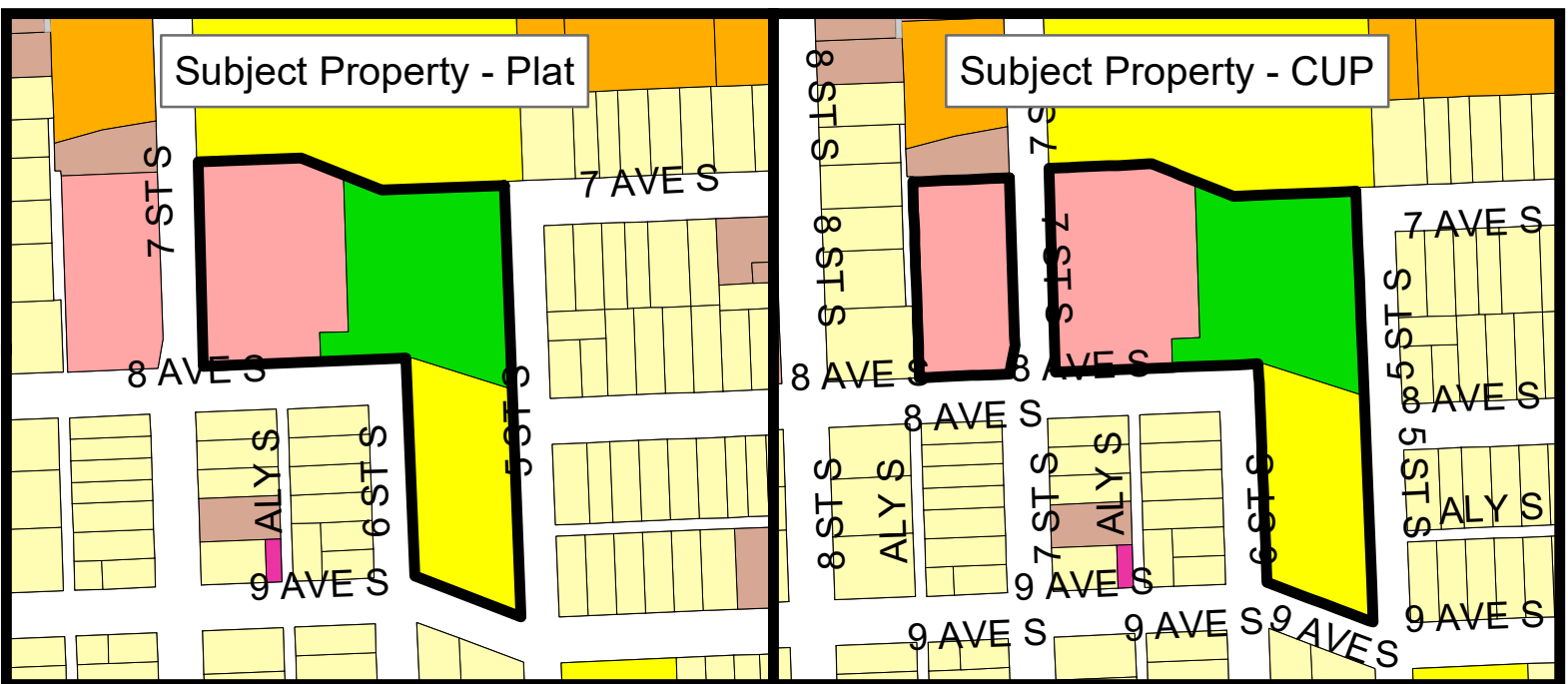
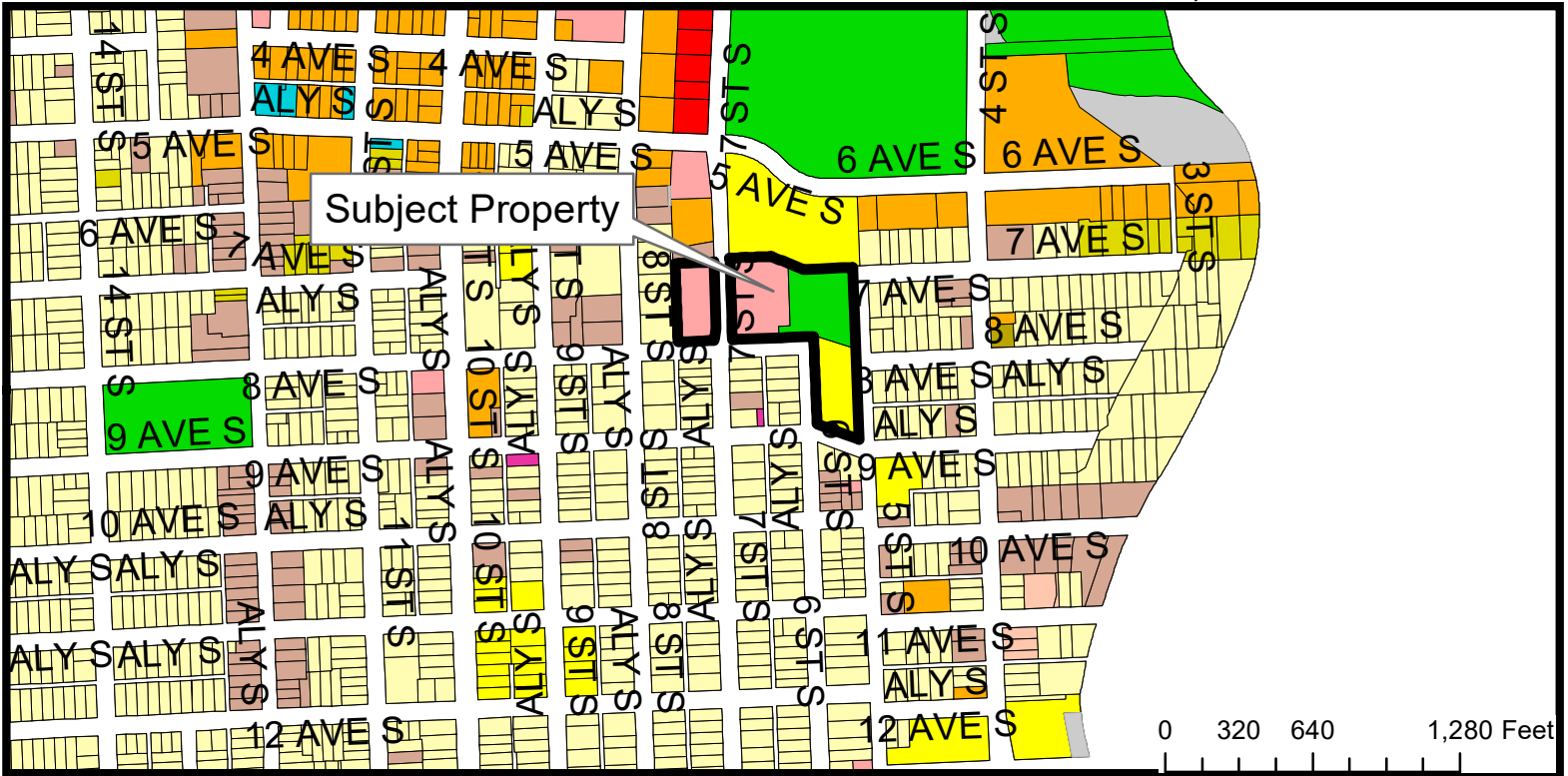
700 7 Street South,
555 8 Avenue South, and 800 6 Street South



Plat (minor) and CUP for Parking Reduction

Hawthorne Elementary Addition & Chas A. Roberts Addition

700 and 701 7 Street South,
555 8 Avenue South, and 800 6 Street South



Legend

AG	LC	MHP	SR-1
DD MU	MR-1	PNC	SR-2
GO	MR-2	P/L	SR-3
	MR-3	UMU	SR-4
			SR-5
			City Limits

Fargo Planning Commission
October 4, 2022

MINOR PLAT OF HAWTHORNE ELEMENTARY ADDITION

A REPLAT OF PART OF BLOCKS H, Tt, AND I OF THE CHA'S A. ROBERTS ADDITION AND THE VACATED 6TH ST, VACATED 8TH AVE S AND VACATED 9TH AVE S ALL IN THE CITY OF FARGO, NORTH DAKOTA, CASS COUNTY, NORTH DAKOTA.

OWNER

FARGO PUBLIC SCHOOLS
700 7TH STREET SOUTH
FARGO, ND 58103
PH: 701.446.1000

ENGINEER / SURVEYOR

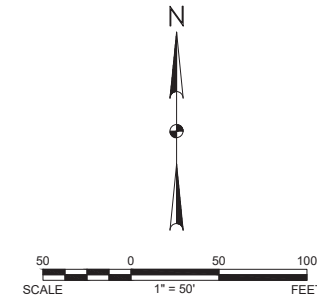
KLJ ENGINEERING LLC
300 23RD AVENUE E, SUITE 100
WEST FARGO, ND 58078
PH: 701.232.5353
www.kljeng.com

LEGEND

	IRON MONUMENT FOUND
	5/8" REBAR AND LS 4687 CAP SET
	NEW SHARED ACCESS EASEMENT LINE
	NEW PRIVATE UTILITY EASEMENT LINE
	NEW PUBLIC UTILITY EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJACENT LOT LINE
	PROPERTY BOUNDARY
	LOT LINE
	1/4 LINE
	NEGATIVE ACCESS LINE
	BUILDING CONTROL LINE

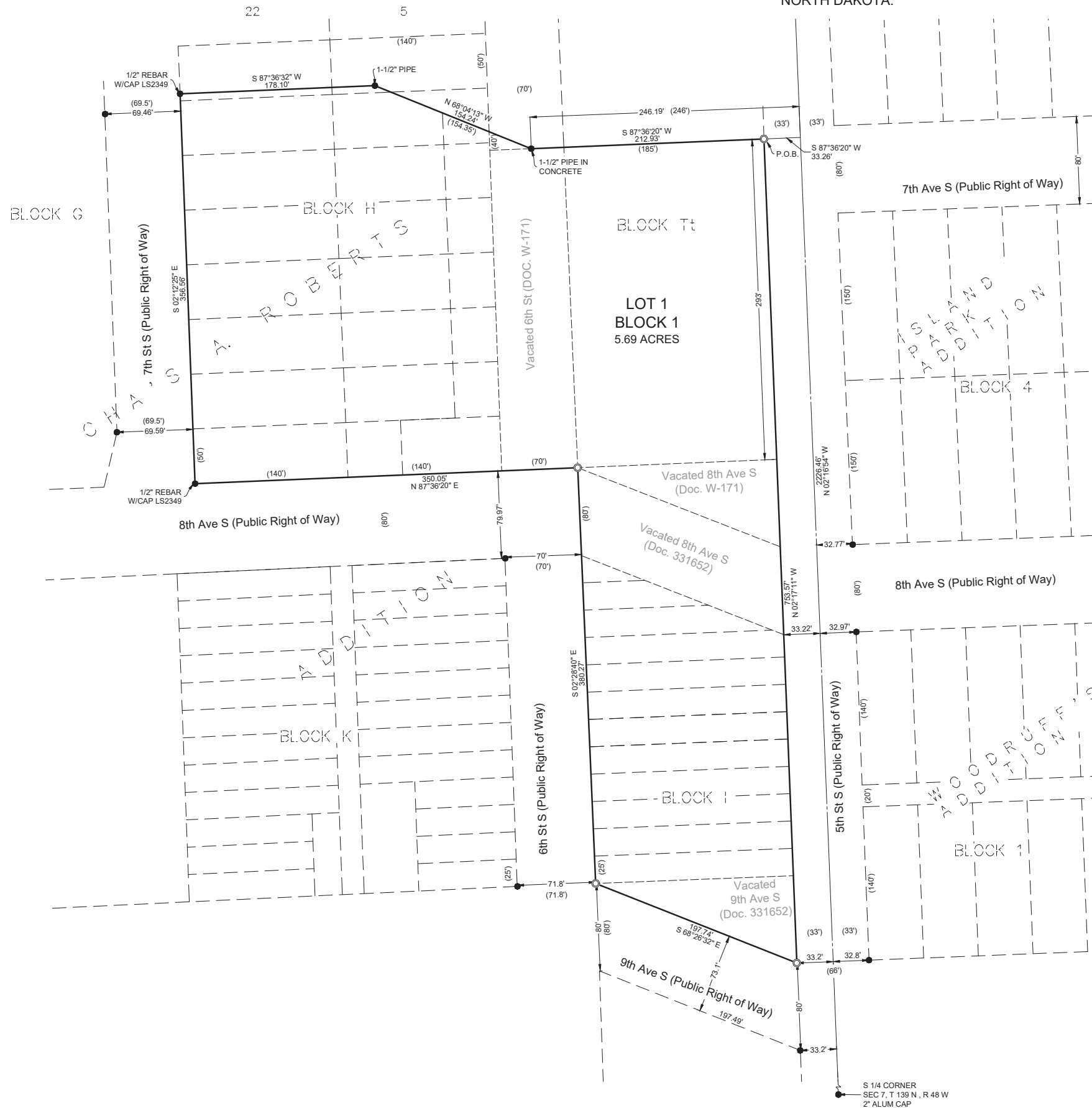
(60')	RECORD DISTANCE
300.40'	MEASURED DISTANCE
(N 87°02'05" E)	RECORD BEARING
N 87°02'05" E	MEASURED BEARING

BASIS OF BEARING:
SURVEY IS BASED ON FARGO GIS HORIZONTAL DATUM,
NAVD88 VERTICAL DATUM, US SURVEY FEET.



SHEET 1 OF 2

8/15/2022



MINOR PLAT OF HAWTHORNE ELEMENTARY ADDITION

A REPLAT OF PART OF BLOCKS H, T, AND I OF THE CHA'S A. ROBERTS ADDITION AND THE VACATED 6TH ST, VACATED 8TH AVE S AND VACATED 9TH AVE S ALL IN THE CITY OF FARGO, NORTH DAKOTA, CASS COUNTY, NORTH DAKOTA.

OWNER'S DESCRIPTION, ACCEPTANCE AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "HAWTHORNE ELEMENTARY ADDITION" TO THE CITY OF FARGO, A REPLAT OF A PORTION OF BLOCKS H, T, AND I OF CHA'S A. ROBERTS ADDITION, VACATED 6TH STREET, VACATED 8TH AVENUE SOUTH, AND VACATED 9TH AVENUE SOUTH ADJACENT TO SAID BLOCKS ALL IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH-SOUTH QUARTER LINE OF SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WHICH POINT IS 293 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK H OF CHA'S A. ROBERTS ADDITION; THENCE WESTERLY ON A LINE 293 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCK H, S 87 DEG. 36 MIN. 20 SEC. W A DISTANCE OF 33.26 FEET TO A POINT ON THE EAST LINE OF BLOCK T OF CHA'S A. ROBERTS ADDITION, WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID PARALLEL LINE S 87 DEG. 36 MIN. 20 SEC. W A DISTANCE OF 212.93 FEET TO AN IRON MONUMENT SET IN CONCRETE, THENCE N 68 DEG. 04 MIN. 13 SEC. W A DISTANCE OF 154.24 FEET TO AN IRON MONUMENT AND A POINT ON A LINE 356 FEET NORTH OF THE SOUTH LINE OF BLOCK H, THENCE S 87 DEG. 36 MIN. 32 SEC. W A DISTANCE OF 178.10 FEET TO THE WEST LINE OF BLOCK H AND AN IRON MONUMENT, SAID MONUMENT BEING 6.5 FEET NORTH OF THE SW CORNER OF LOT 21, BLOCK H; THENCE SOUTHERLY ON THE WEST LINE OF BLOCK H, S 02 DEG. 12 MIN. 25 SEC. E A DISTANCE OF 366.56 FEET TO THE SOUTHWEST CORNER OF BLOCK H AND AN IRON MONUMENT, THENCE EASTERLY ON THE SOUTH LINE OF BLOCK H AND VACATED 6TH STREET, N 87 DEG. 36 MIN. 20 SEC. E A DISTANCE OF 350.05 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK I; THENCE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK I AND VACATED 8TH AVENUE SOUTH, S 02 DEG. 28 MIN. 40 SEC. E A DISTANCE OF 380.27 FEET TO THE SOUTHWEST CORNER OF BLOCK I, SAID CORNER IS ALSO THE NORTHWEST CORNER OF 9TH AVENUE SOUTH AS SHOWN IN THE DEDICATION PLAT, FILED AND ON RECORD AT THE OFFICE OF THE RECORDER, DOCUMENT NO. 331654; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID DEDICATED 9TH AVENUE SOUTH, S 68 DEG. 26 MIN. 32 SEC. E A DISTANCE OF 197.74 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK I; THENCE NORTHERLY ON SAID EAST LINE OF BLOCK I, VACATED 9TH AVENUE SOUTH, VACATED 8TH AVENUE SOUTH, AND BLOCK TT, N 02 DEG. 17 MIN. 11 SEC. W A DISTANCE OF 753.57 FEET TO THE POINT OF BEGINNING.

THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN ON SAID PLAT. WE HEREBY DEDICATE UTILITY EASEMENTS, WATERMAIN EASEMENTS AND SHARED ACCESS EASEMENTS TO THE USE OF THE PUBLIC AS SHOWN ON SAID PLAT. PRIVATE UTILITY EASEMENTS ARE DEDICATED TO THE BENEFIT OF THE PROPERTIES AS SHOWN ON SAID PLAT.

SAID PLAT CONTAINS 5.69 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

OWNER: FARGO PUBLIC SCHOOLS

JACKIE GAPP, BUSINESS MANAGER

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACKIE GAPP, TO ME KNOWN TO BE THE BUSINESS MANAGER OF FARGO PUBLIC SCHOOLS THAT IS DESCRIBED IN AND WHO EXECUTED THE SAME ON BEHALF OF FARGO PUBLIC SCHOOLS.

NOTARY PUBLIC

MORTGAGE HOLDER: FIRST INTERNATIONAL BANK AND TRUST

(NAME, TITLE)

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE _____ OF FIRST INTERNATIONAL BANK AND TRUST THAT IS DESCRIBED IN AND WHO EXECUTED THE SAME ON BEHALF OF FIRST INTERNATIONAL BANK AND TRUST.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, CARL P. OLSON, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY OF SAID PLAT AND ALL DISTANCES SHOWN ON SAID PLAT ARE CORRECT; AND THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN.

CARL P. OLSON, PROFESSIONAL LAND SURVEYOR
NORTH DAKOTA LICENSE # LS-4687

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARL P. OLSON, 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 THE CITY ENGINEER THIS _____ DAY OF _____, 20____.

BRENDA DERRIG, CITY ENGINEER

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENDA DERRIG, TO ME KNOWN TO BE THE CITY ENGINEER FOR THE CITY OF FARGO THAT IS DESCRIBED IN AND WHO EXECUTED THE SAME AS ALLOWED BY HER TITLE.

NOTARY PUBLIC

CITY OF FARGO ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 20____.

NANCY MORRIS, CITY ATTORNEY

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NANCY MORRIS, CITY ATTORNEY, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS ALLOWED BY HER TITLE.

NOTARY PUBLIC

CITY OF FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

ROCKY SCHNEIDER, PLANNING COMMISSION CHAIR

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER, PLANNING COMMISSION CHAIR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS ALLOWED BY HIS TITLE.

NOTARY PUBLIC

CITY OF 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, A NOTARY PUBLIC WITH AND FOR SAID COUNTY AND STATE, 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 ALLOWED BY THEIR TITLES.

NOTARY PUBLIC

Zone Change to P/I

Chas A. Roberts Addition

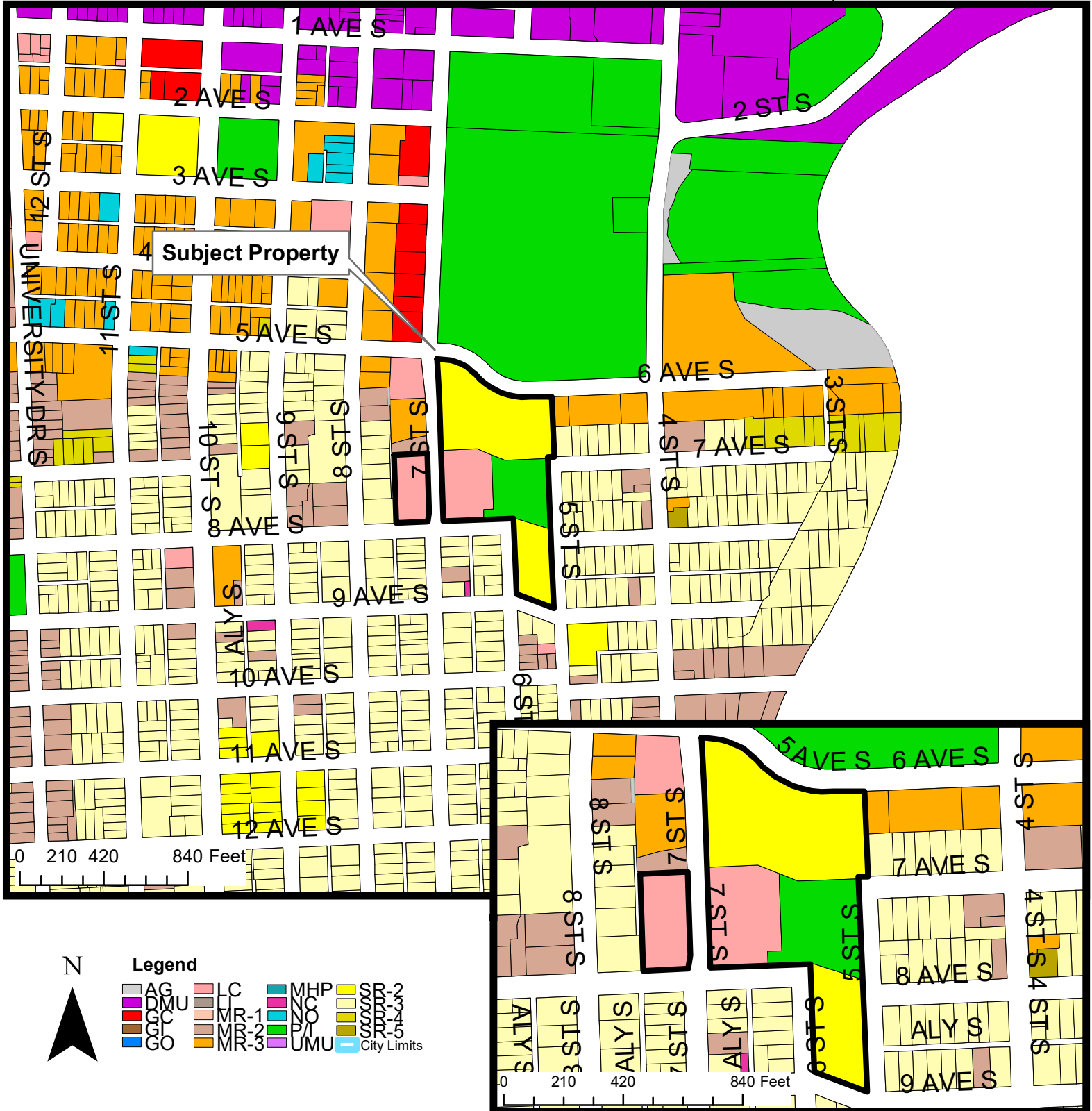
700 and 701 7 Street South,
555 and 653 8 Avenue South, and 800 6 Street South



Zone Change from SR-2, LC with Conditional Overlay, and P/I to P/I and repeal the Conditional Overlay

Chas A. Roberts Addition

700 and 701 7 Street South,
555 and 653 8 Avenue South, and 800 6 Street South



Plat (Major)

5100 37th Street North
4201 County Road 81 North

Dakota Commerce Center North

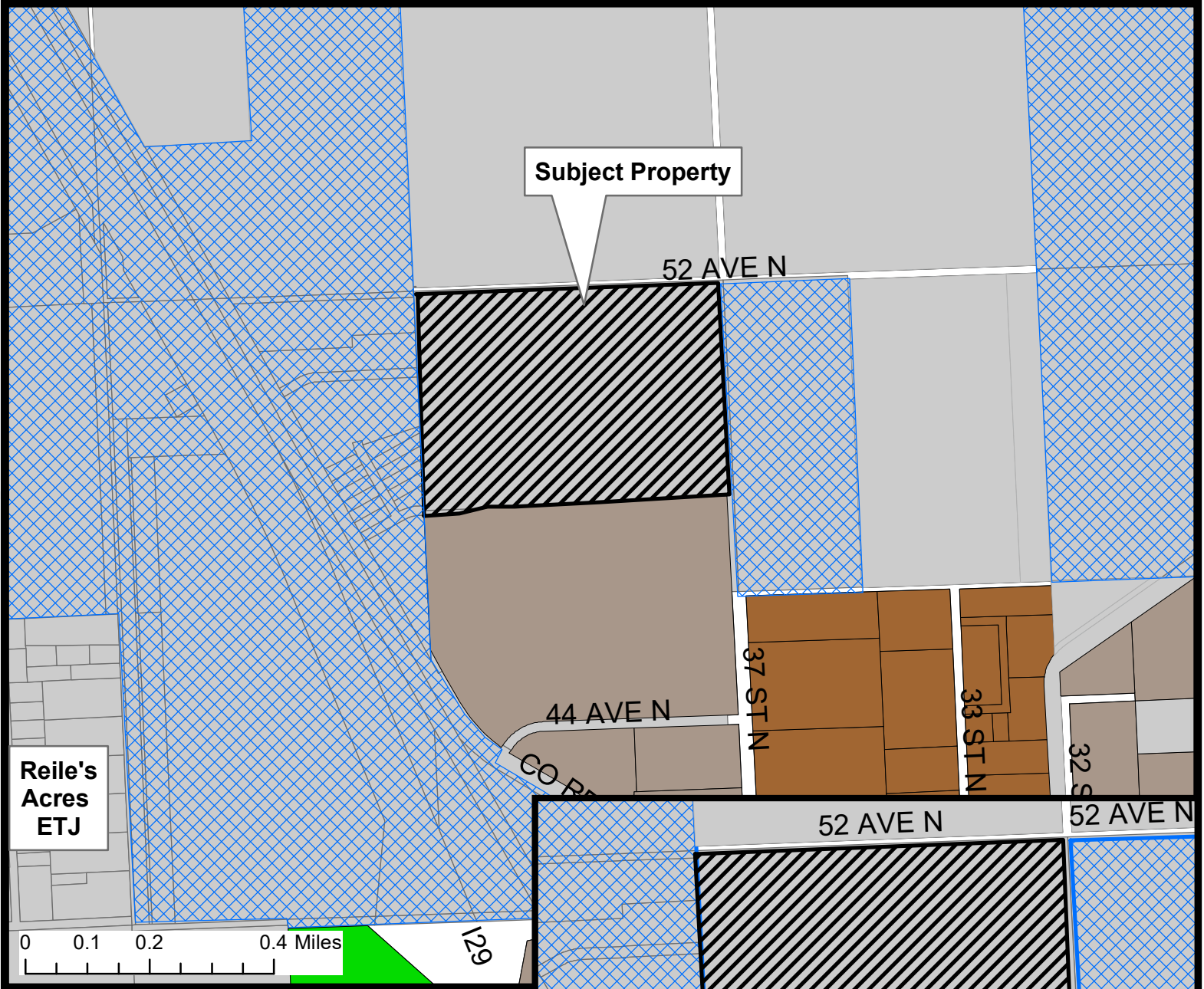


-  Subject Property
-  Not in City Limits

Plat (Major)

5100 37th Street North
4201 County Road 81 North

Dakota Commerce Center North



Subject Property

52 AVE N

44 AVE N

37 ST N

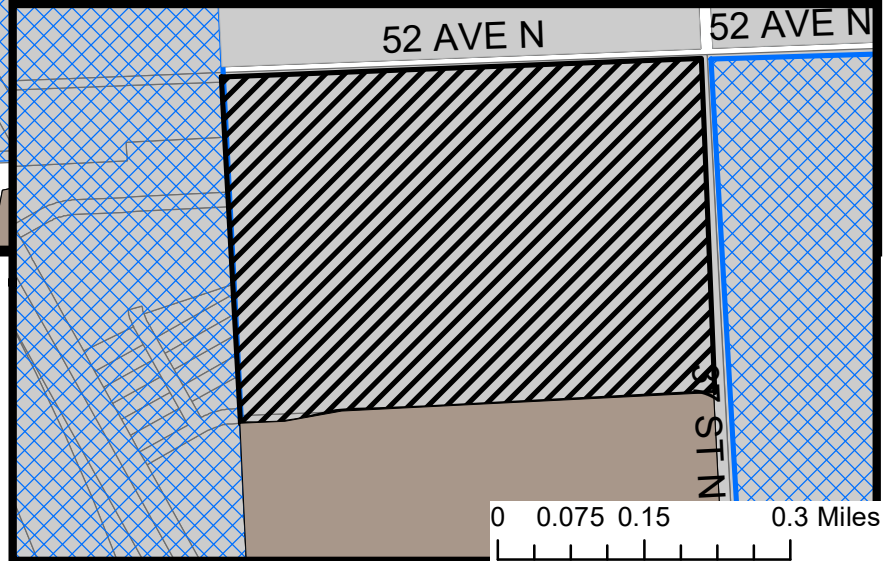
33 ST N

32 ST N

Reile's
Acres
ETJ

0 0.1 0.2 0.4 Miles

129



52 AVE N

52 AVE N

37 ST N

0 0.075 0.15 0.3 Miles



Subject Property
Not in City Limits

DAKOTA COMMERCE CENTER NORTH ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA,
AN UNPLATTED PORTION OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 140 NORTH, RANGE 49 WEST
(A MAJOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That HOLMQUIST FAMILY LLP, A LIMITED LIABILITY PARTNERSHIP UNDER THE LAWS OF THE STATE OF NORTH DAKOTA AND EDENA M. HOLMQUIST, AND THE CITY OF FARGO, 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, lying southerly of 52nd Avenue North and westerly of 37th Street North, and more particularly described as follows:

That part of the Northeast Quarter of Section 15, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota, more particularly described as follows:

Beginning at the north quarter corner of said Section 15; thence North 87 degrees 52 minutes 22 seconds East, assumed bearing, along the north line of said Northeast Quarter of Section 15, a distance of 2630.67 feet to the northeast corner of said Section 15; thence South 02 degrees 55 minutes 01 second East, a distance of 1834.71 feet, also being the northeast corner of the Fargo City Limits as depicted on City of Fargo Annexation Plat Document No. 1604271; thence North 87 degrees 14 minutes 51 seconds West along the north line of NORTH FARGO INDUSTRIAL ADDITION, also being a north line of said Fargo City Limits, a distance of 2079.30 feet; thence South 79 degrees 58 minutes 30 seconds West along a northwesterly line of NORTH FARGO INDUSTRIAL ADDITION, also being a northwesterly line of said Fargo City Limits, a distance of 315.98 feet; thence South 87 degrees 14 minutes 51 seconds West along a northwesterly line of NORTH FARGO INDUSTRIAL ADDITION, also being a northwesterly line of said Fargo City Limits, a distance of 243.04 feet; thence North 02 degrees 45 minutes 09 seconds West along the west line of said Northeast Quarter, a distance of 1903.41 feet to the point of beginning. Contains 4,884,785 square feet or 112.14 acres, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as "DAKOTA COMMERCE CENTER NORTH ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate the street, avenue, highway and utility easements to the public, for public use, as shown on this plat.

Owners "DAKOTA COMMERCE CENTER NORTH ADDITION" less AUDITOR'S LOT NO. 1 of the Northeast Quarter, Section 15, Township 140 North, Range 49 West.

Holmquist Family, LLP

Ronald K. Holmquist, managing partner

State of North Dakota } SS
County of Cass

On this ____ day of _____, 20____, before me personally appeared _____, managing partner of the Holmquist Family, LLP, a limited liability partnership under the laws of the State of North Dakota, described in and who executed the within and foregoing instrument and acknowledged that he executed the same.

Notary Public

Edena M. Holmquist

State of North Dakota } SS
County of Cass

On this ____ day of _____, 20____, before me personally appeared, Edena M. Holmquist, described in and who executed the within and foregoing instrument and acknowledged that he executed the same.

Notary Public

City of Fargo, owner of that part of Auditor's Lot No. 1, a part of the Northeast Quarter (NE 1/4) of Section Fifteen (15), Township One Hundred Forty (140) North, Range Forty Nine (49) West of the Fifth Principal Meridian, Cass County, North Dakota lying north of the following described line:

Commencing at the Southwest Corner of said Northeast Quarter; Thence north along the west line of said Northeast Quarter, a distance of 744.51 feet to the point of beginning; Thence North 87 degrees 14 minutes 51 seconds East, a distance of 243.04 feet; Thence North 79 degrees 58 minutes 30 seconds East, a distance of 271.84 feet to a point on the north line of said Auditor's Lot No. 1 and there terminating.

Said tract contains 14,561 square feet or 0.33 acres, more or less.

Per Cass County Document No. 1623788:

Timothy J. Mahoney, mayor

State of North Dakota } SS
County of Cass

On this ____ day of _____, 20____, before me a notary public in and for said county and state, personally appeared Timothy J. Mahoney, mayor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the City of Fargo.

Notary Public

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.

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

State of Minnesota } SS
County of Hennepin

On this ____ day of _____, 20____, 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Brenda E. Derrig, City Engineer

State of North Dakota } SS
County of Cass

On this ____ day of _____, 20____, before me, a notary public with and for said County, personally appeared Brenda E. Derrig, City Engineer, to me known to be the person described in and who executed the same.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Rocky Schneider, Planning Commission Chair
Fargo Planning Commission

State of North Dakota } SS
County of Cass

On this ____ day of _____, 20____, before me, a notary public with and for said County, personally appeared Rocky Schneider Planning Commission Chair, to me known to be the person described in and who executed the same.

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, 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.

Notary Public

PREPARED BY

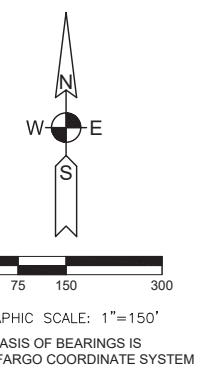
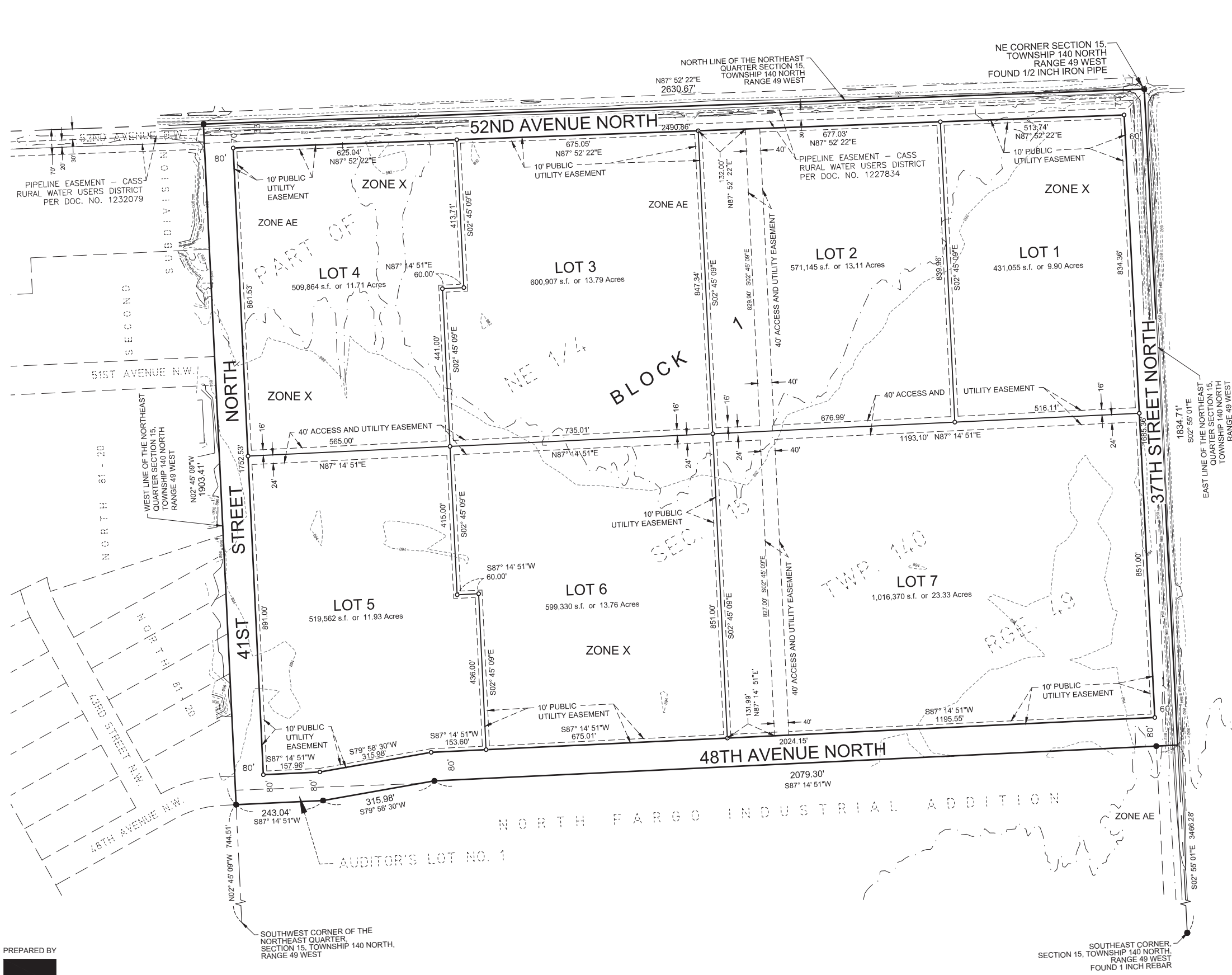


PROJECT NO. 2.01903
SHEET 1 OF 2 SHEETS

FARGO - AUSTIN - BISMARCK - BOISE - CEDAR RAPIDS - DETROIT LAKES - DENVER - SIOUX FALLS - ST PAUL - WILLISTON

DAKOTA COMMERCE CENTER NORTH ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA,
AN UNPLATTED PORTION OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 140 NORTH, RANGE 49 WEST
(A MAJOR SUBDIVISION)



LEGEND

●	MONUMENT FOUND
○	MONUMENT SET, 5/8" REBAR, CAPPED "LS-4597"
—	SUBJECT PROPERTY LINE
- - - -	SECTION/QUARTER LINE
- · - · -	EXISTING PROPERTY LINE
- · - - -	EASEMENT LINE
- · - · - · -	DIMENSION LEADER LINE
- · - - - -	FEMA ZONE AE LINE
- · - - - -	2 FOOT CONTOUR LINE

Floodplain Areas, as noted on this plat, are from the following FEMA Flood Insurance Rate Maps:

38017C0578G with an Effective Date of January 16, 2015
38017C0579G with an Effective Date of January 16, 2015

Flood Zones AE as shown hereon have a Base Flood Elevation of 893 feet per above referenced FEMA maps.

Contours shown are based on a Field Survey by Ulteig, July, 2020

PROJECT BENCHMARK
BAKKUM - MnDOT survey disk stamped "BAKKUM 1993" set on top of an aluminum alloy rod located in southwest quadrant of intersection of 70th Ave N and 28th St N, Clay County, Minnesota (approx. 26,500 feet East-Northeast from intersection of County Road 20 & 37th Street).
Published Elevation = 898.21' (NAVD88)

Site Benchmark:
Benchmark #11 - #5 rebar with cap "ULTEIG ENG CONTROL PT" set 2550 feet west of the centerline of 37th St N and 47 feet north of the centerline of 52nd Ave N.
Elevation = 891.89' (NAVD 88)