

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

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, October 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:

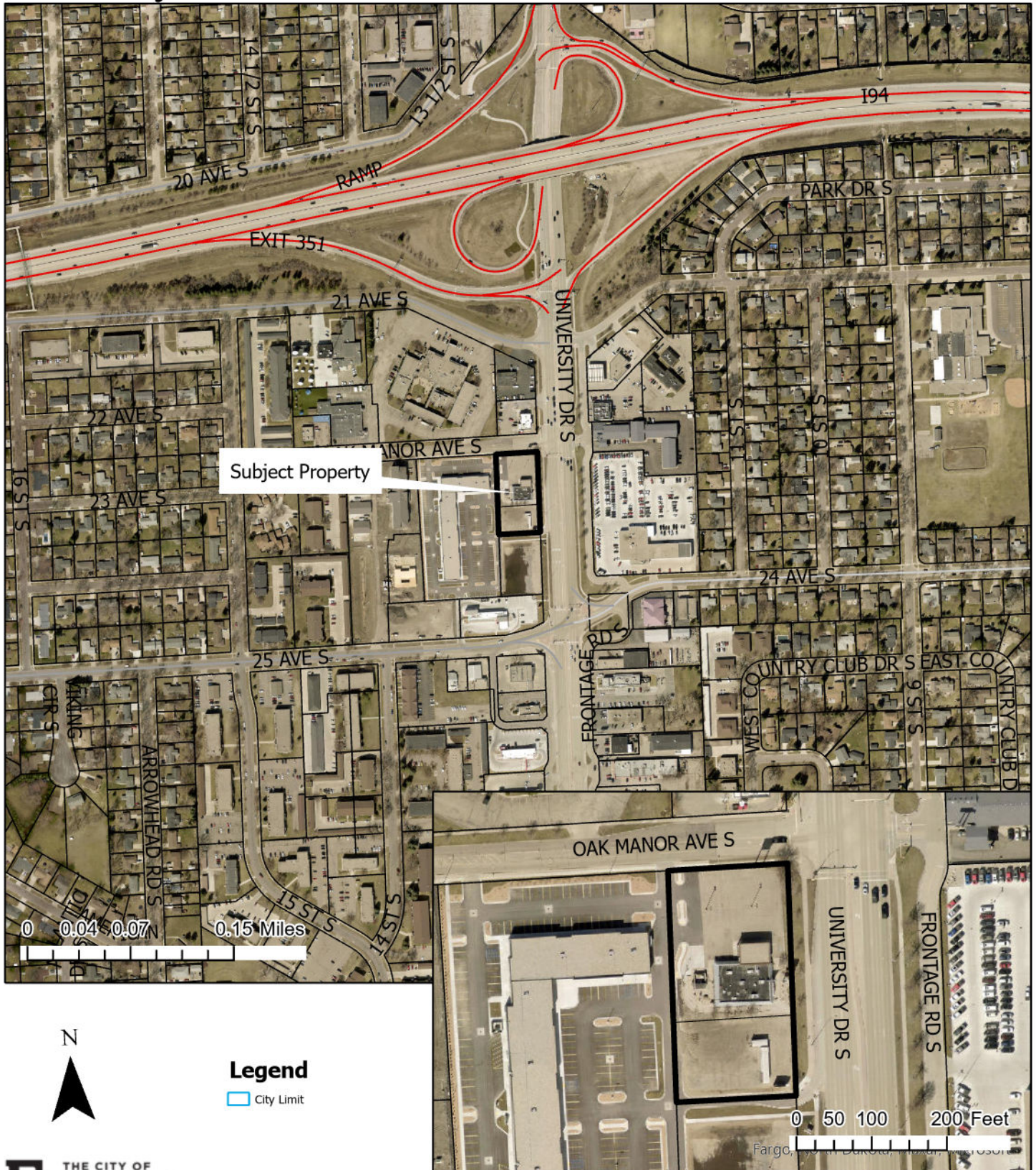
Donald Kress	(241-1473)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **University South Sixth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, University South Third Addition, City of Fargo, Cass County, North Dakota
Located at: 2253 and 2285 University Drive South.
Owner / Applicant: Grove Enclave LLC /Houston Engineering, Inc.
Current Zoning: GC, General Commercial with conditional overlay no. 5332. No change proposed.
Case Planner: Donald Kress
2. An application requesting a Plat of **Veterans Industrial Park Second Addition** (Minor Subdivision) a replat of 5 and 6, Block 1, Veterans Industrial Park Addition, to the City of Fargo, Cass County, North Dakota
Located at: 5500 and 5600 23rd Avenue North
Owner / Applicant: Homeward Animal Shelter, Inc; Veterans Industrial Park, LLC; Robert Youness and Brenda Youness / EagleRidge Development
Current Zoning: LI, Limited Industrial. No change proposed.
Case Planner: Chelsea Levorsen
3. An application requesting a Plat of **Archer Place First Addition** (Minor Subdivision) a replat of Lot 10, Block 2, Selkirk Place First Addition, City of Fargo, Cass County, North Dakota
Located at: 3219 Archer Place South
Owner / Applicant: Rose Creek Development Corporation / Neset Land Surveying
Current Zoning: SR-4, Single-Dwelling Residential. No change proposed.
Case Planner: Donald Kress
4. An application requesting a Plat of **Borg Addition** (Major Subdivision) a plat of an unplatted portion of SE 1/4 Sec. 2, T139N, R49W, City of Fargo, Cass County, North Dakota
Located at: 2502 7th Avenue North
Owner / Applicant: Borg Enterprises, LLC/ MBN Engineering
Current Zoning: LI, Limited Industrial No change proposed
Case Planner: Luke Morman / Chelsea Levorsen
5. An application requesting a zoning change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public/Institutional, and a Plat of **RLN Business Park Third Addition** (Major Subdivision) a replat of Lots 4, 5, 6, Block 1, RLN Business Park 2nd Addition and a plat of an unplatted portion of SE 1/4 of Sec. 14, T140N R49W, City of Fargo, Cass County, North Dakota, and a vacation of a portion of 46th Avenue North right of way.
Located at: 4583 33rd Street North; 3108 46th Avenue North
Owner / Applicant: RLN Business Park LLC; Robert L. Nelson Revocable Trust / Lowry Engineering
Current Zoning: LI, Limited Industrial and AG, Agricultural. See above for proposed zone change.
Case Planner: Alayna Espeseth

Minor Subdivision

University South Sixth Addition

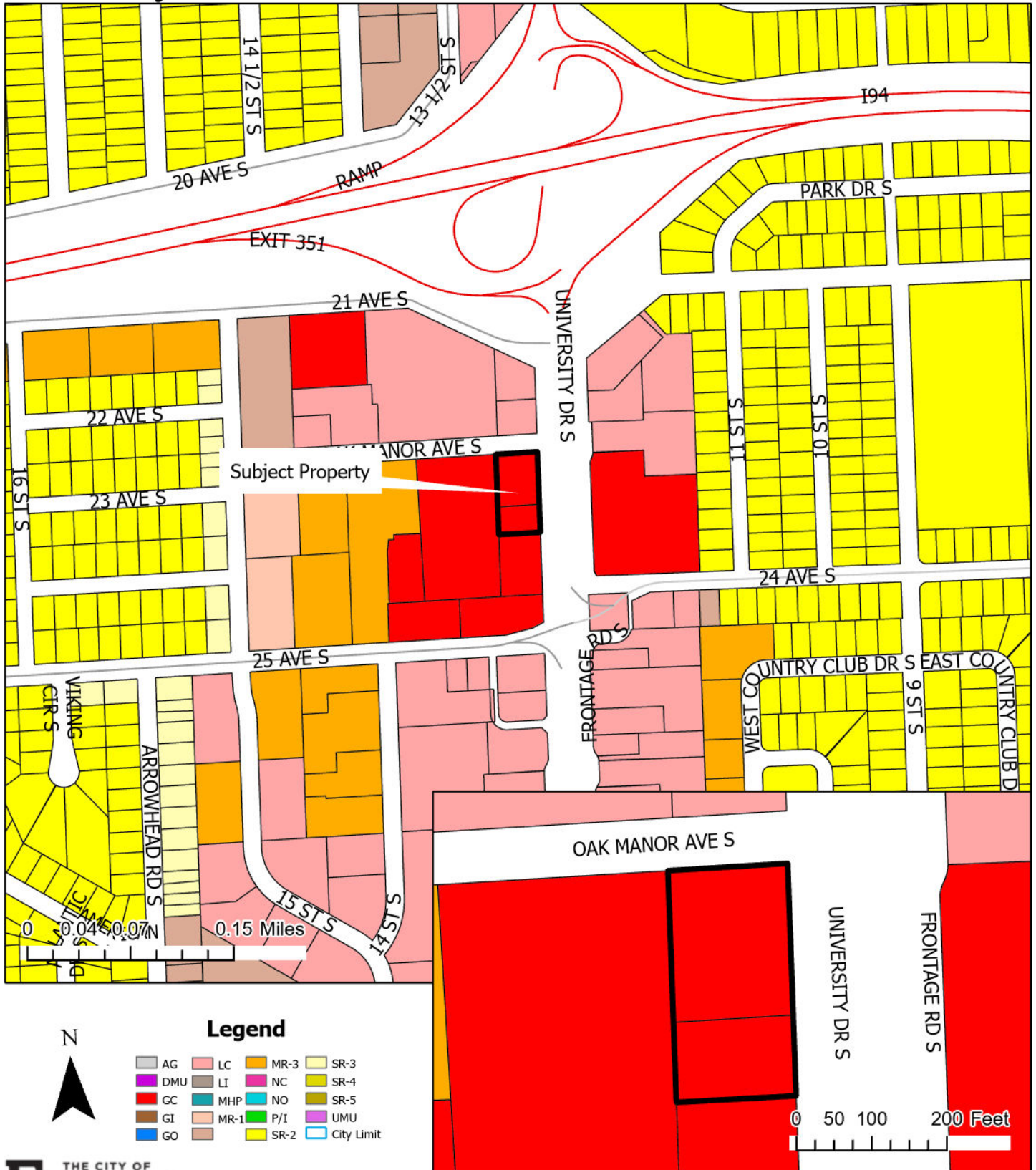
2253 and 2285 University Drive South



Minor Subdivision

University South Sixth Addition

2253 and 2285 University Drive South

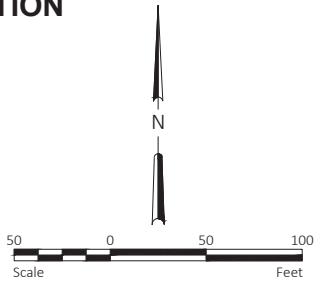


UNIVERSITY SOUTH SIXTH ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOTS 1 & 2, BLOCK 1, UNIVERSITY SOUTH THIRD ADDITION

TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	_____
LOT LINE	_____
UTILITY EASEMENT	_____
EXISTING LOT LINE	_____
EXISTING UTILITY EASEMENT	_____
NEGATIVE ACCESS EASEMENT	XXXXXX
BEARINGS SHOWN ARE BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992	

NOTES:

1. 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.

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That Grove Enclave, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:
Lots 1 & 2, Block 1, University South Third Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.131 acres, more or less.

And that said party has caused the same to be surveyed and replatted as **UNIVERSITY SOUTH SIXTH ADDITION** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the negative assess easement shown on this plat.

DECLARANT:

GROVE ENCLAVE, LLC

By: SYNDICA, LLP, its Manager

By: _____
Austin J. Morris, Partner

STATE OF NORTH DAKOTA)
COUNTY OF CASS) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Austin J. Morris, a Partner of Syndica, LLP, a North Dakota limited liability partnership, Manager of Grove Enclave, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

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)
County of Cass) ss

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 Knakmus, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 20__ before me personally appeared Tom Knakmus, 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)
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

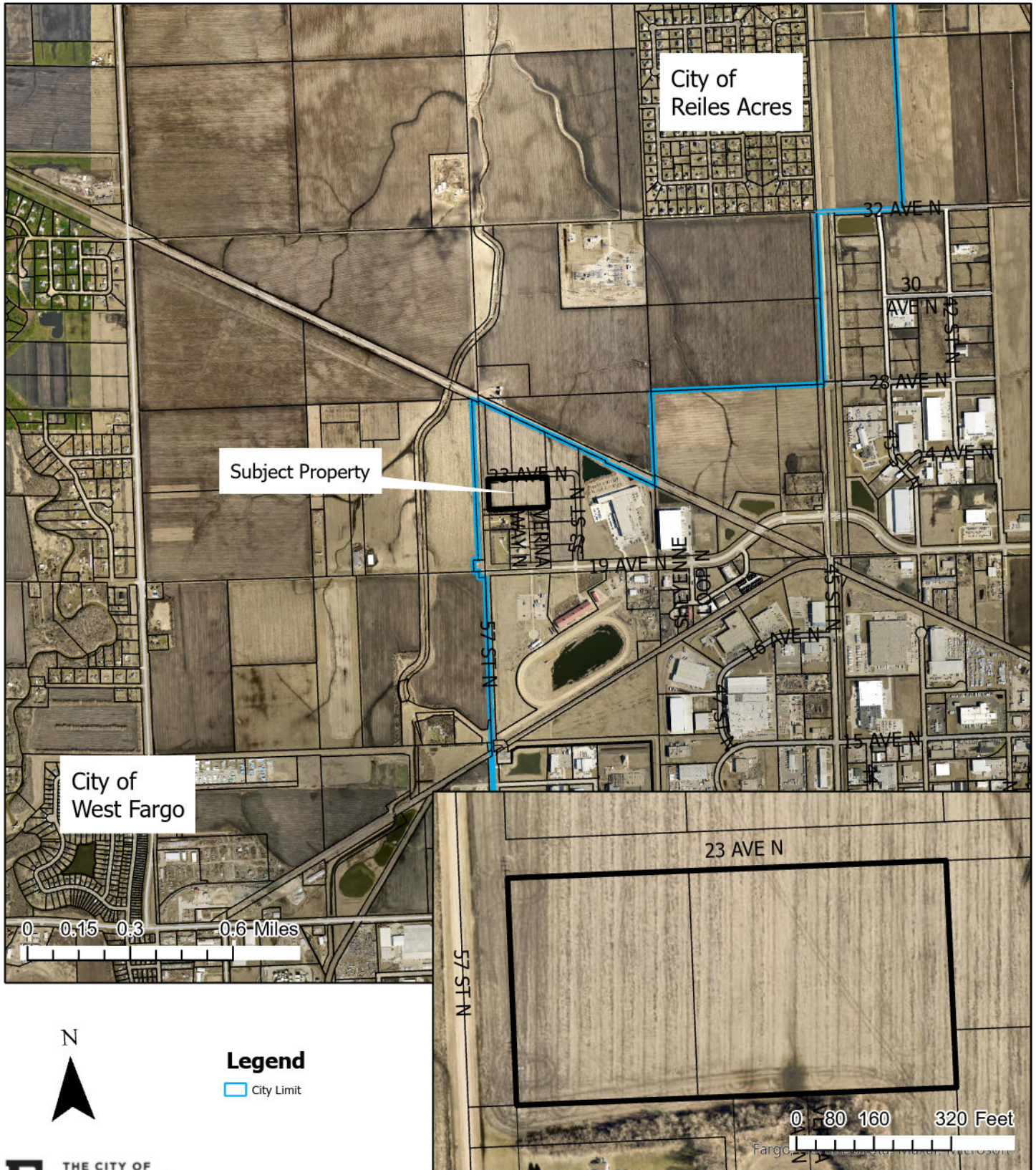
On this ____ day of _____, 20__, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf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

Notary Public: _____

Minor Subdivision

Veterans Industrial Park Second Addition

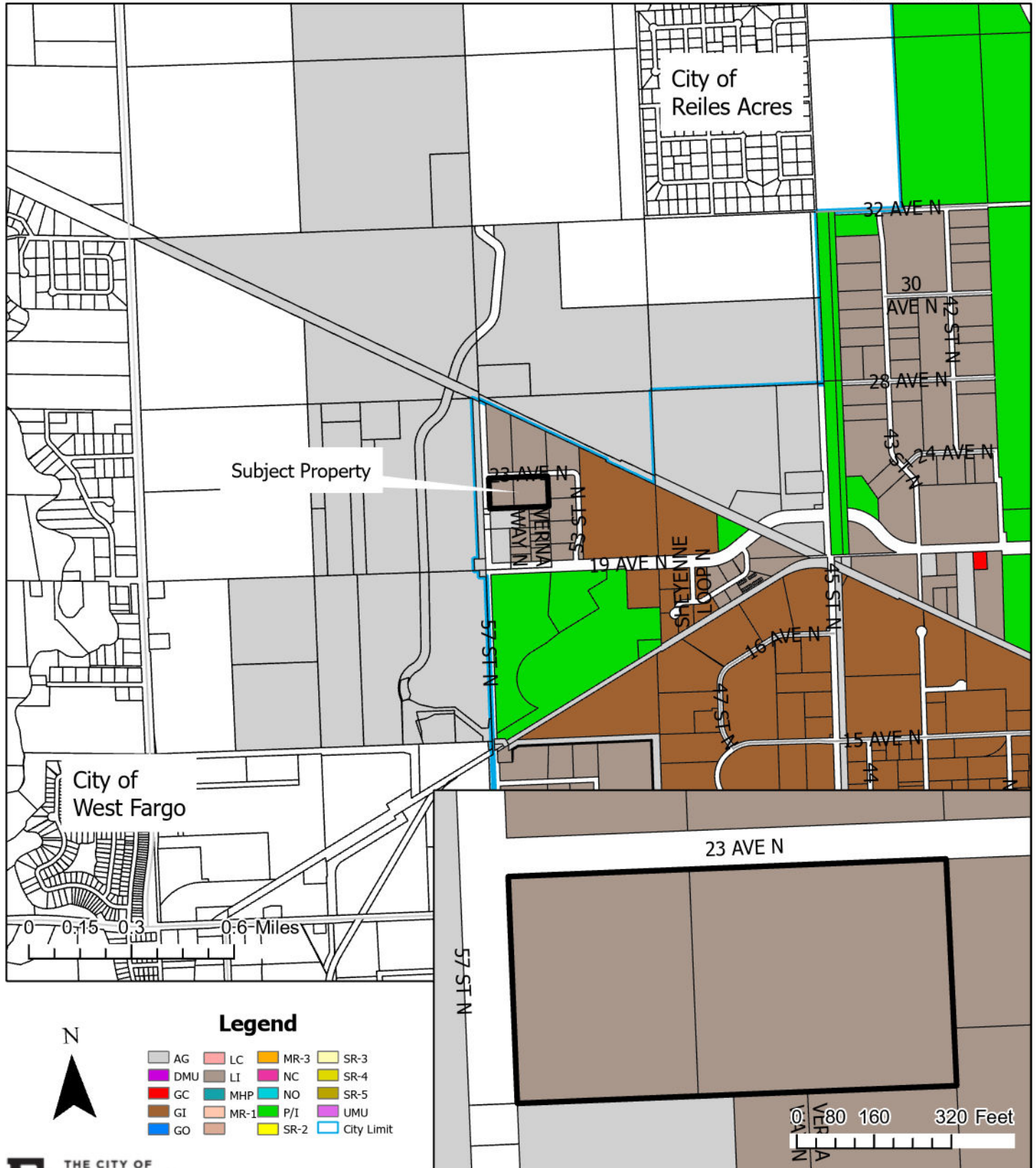
5500 and 5600
23rd Avenue North



Minor Subdivision

Veterans Industrial Park Second Addition

5500 and 5600
23rd Avenue North



VETERANS INDUSTRIAL PARK SECOND ADDITION

A REPLAT OF LOT 5 AND LOT 6, BLOCK 1, VETERANS INDUSTRIAL PARK ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

Dated this _____ day of _____, 20____.

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

State of North Dakota)
) SS
County of Cass)

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

Notary Public

OWNER'S CERTIFICIATE

KNOW ALL PERSONS BY THESE PRESENTS, That HOMEWARD ANIMAL SHELTER INC., VETERANS INDUSTRIAL PARK LLC and ROBERT & BRENDA YOUNESS are the owners of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Lot 5 and Lot 6, Block 1, Veterans Industrial Park Addition to the City of Fargo, Cass County, North Dakota.

Containing 9.81 acres, more or less.

Said owners of the above described property, have caused the same to be surveyed and platted as "**VETERANS INDUSTRIAL PARK SECOND ADDITION**" and does hereby vacate the Existing Access Easement as shown for vacation on this plat.

OWNER: Lot 5, Block1

HOMEWARD ANIMAL SHELTER INC.

TASHA HAUG, EXECUTIVE DIRECTOR

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____, 20____, appeared before me, TASHA HAUG, EXECUTIVE DIRECTOR OF HOMEWARD ANIMAL SHELTER INC., known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public

OWNER: Lot 6

VETERANS INDUSTRIAL PARK LLC
48.89% INTEREST

NAME NAME, TITLE

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____, 20____, appeared before me, NAME NAME, TITLE OF VETERANS INDUSTRIAL PARK LLC, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public

OWNER: Lot 6

ROBERT & BRENDA YOUNESS
51.11% INTEREST

ROBERT YOUNESS

BRENDA YOUNESS

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____, 20____, appeared before me, ROBERT YOUNESS and BRENDA YOUNESS, known to me to be the persons whose names are subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Miranda R. Tasa
Planning Commission Chair

State of North Dakota)
) SS
County of Cass)

On this _____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Miranda 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

FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this ____ day of _____, 20____.

Timothy J. Mahoney
Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

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

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

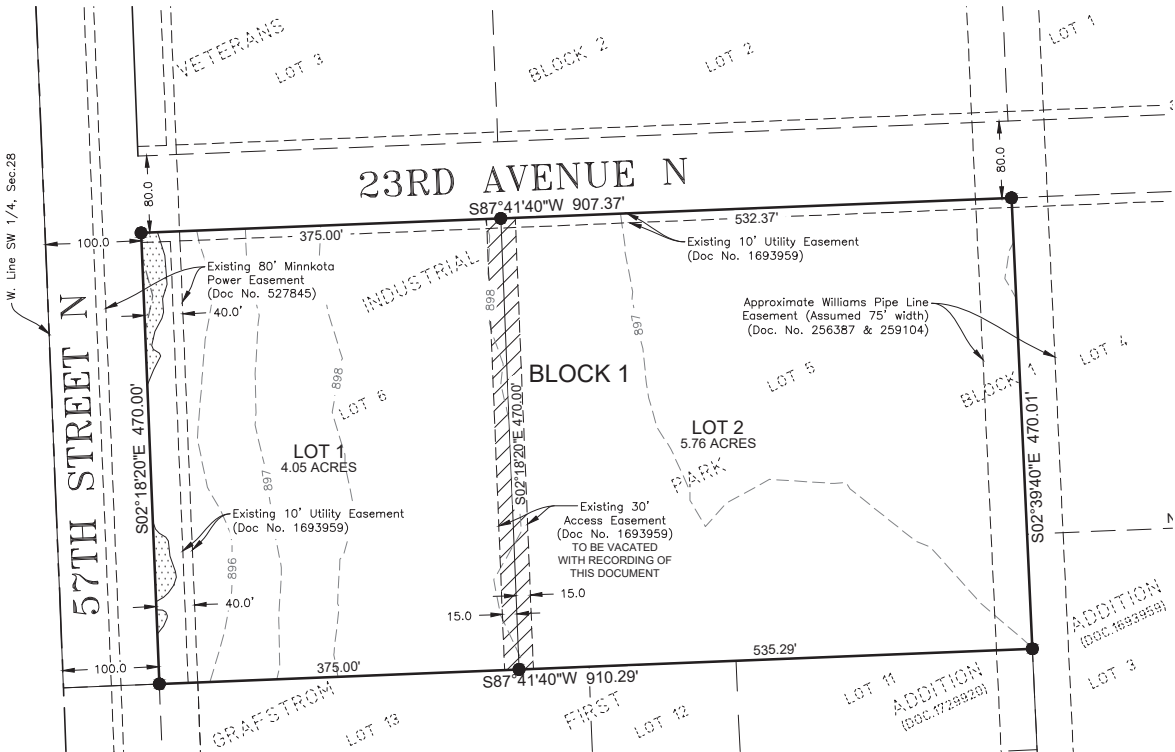
Approved by the City Engineer this ____ day of _____, 20____.

Tom Knakmuhs, P.E.
City Engineer

State of North Dakota)
) SS
County of Cass)

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

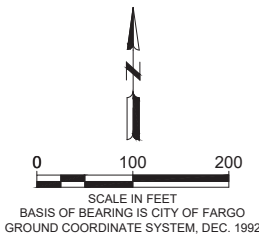


LEGEND

●	MONUMENT IN PLACE
---	SECTION LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	NEW LOT LINE
---	PLAT BOUNDARY
▨	100 YR. FLOODPLAIN
---	MAJOR CONTOUR
---	MINOR CONTOUR
▨▨▨▨▨▨▨▨▨▨	EXISTING EASEMENT PER DOC. NO. 1693959 (TO BE VACATED WITH RECORDING OF THIS DOCUMENT)

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAPS 38017C0569G AND 38017C0567G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 895' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM SURVEY CONDUCTED BY MEAD & HUNT OCTOBER 25TH, 2021. CONTOUR INTERVALS SHOWN ARE 1'.
- BENCHMARK SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ±1,200' EAST OF THE INTERSECTION OF 19TH AVENUE NORTH AND 57TH STREET NORTH ON THE NORTH SIDE OF 19TH AVENUE NORTH. ELEVATION = 897.36 (NAVD88)



Mead
& Hunt

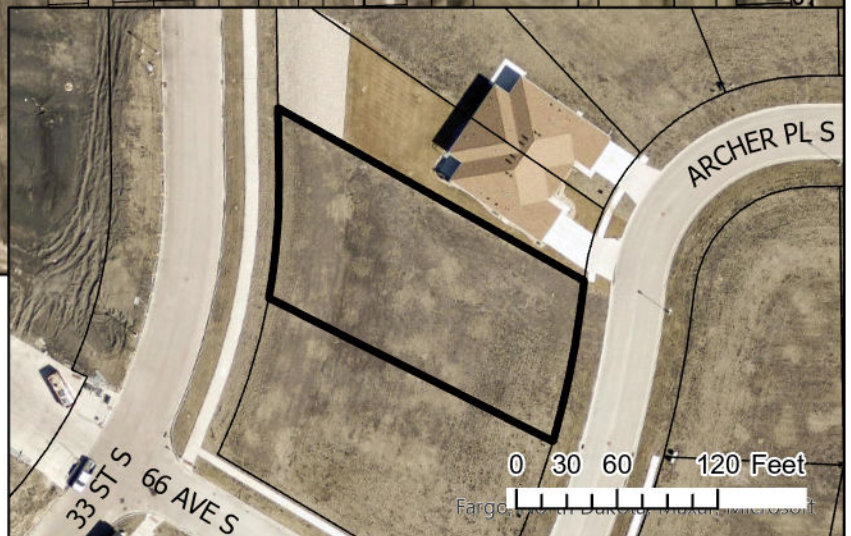
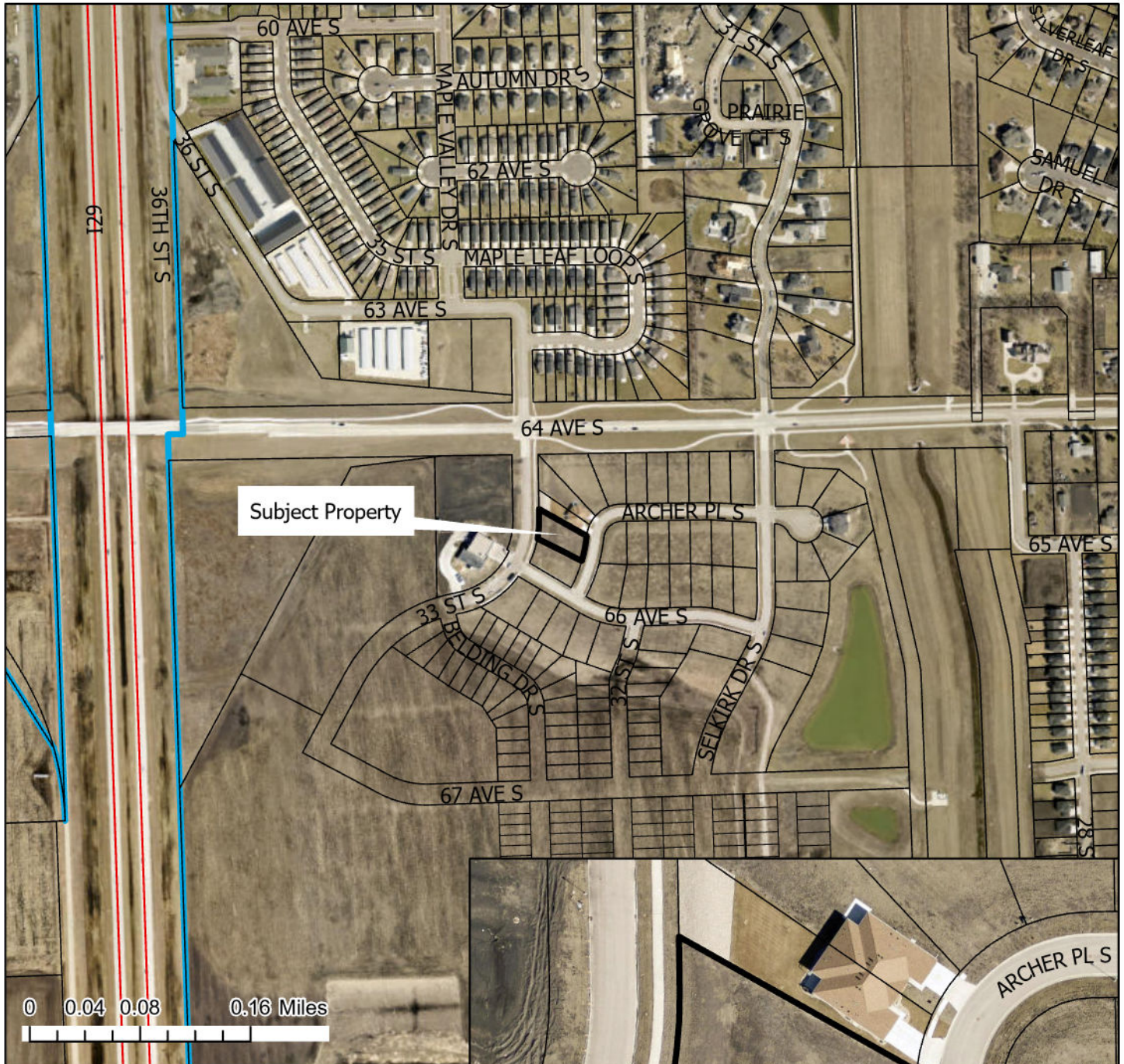
Phone: 701-566-6450
meadhunt.com

PROJECT NO.
4650200-252721.01
SHEET 1 OF 1

Minor Subdivision

Archer Place First Addition

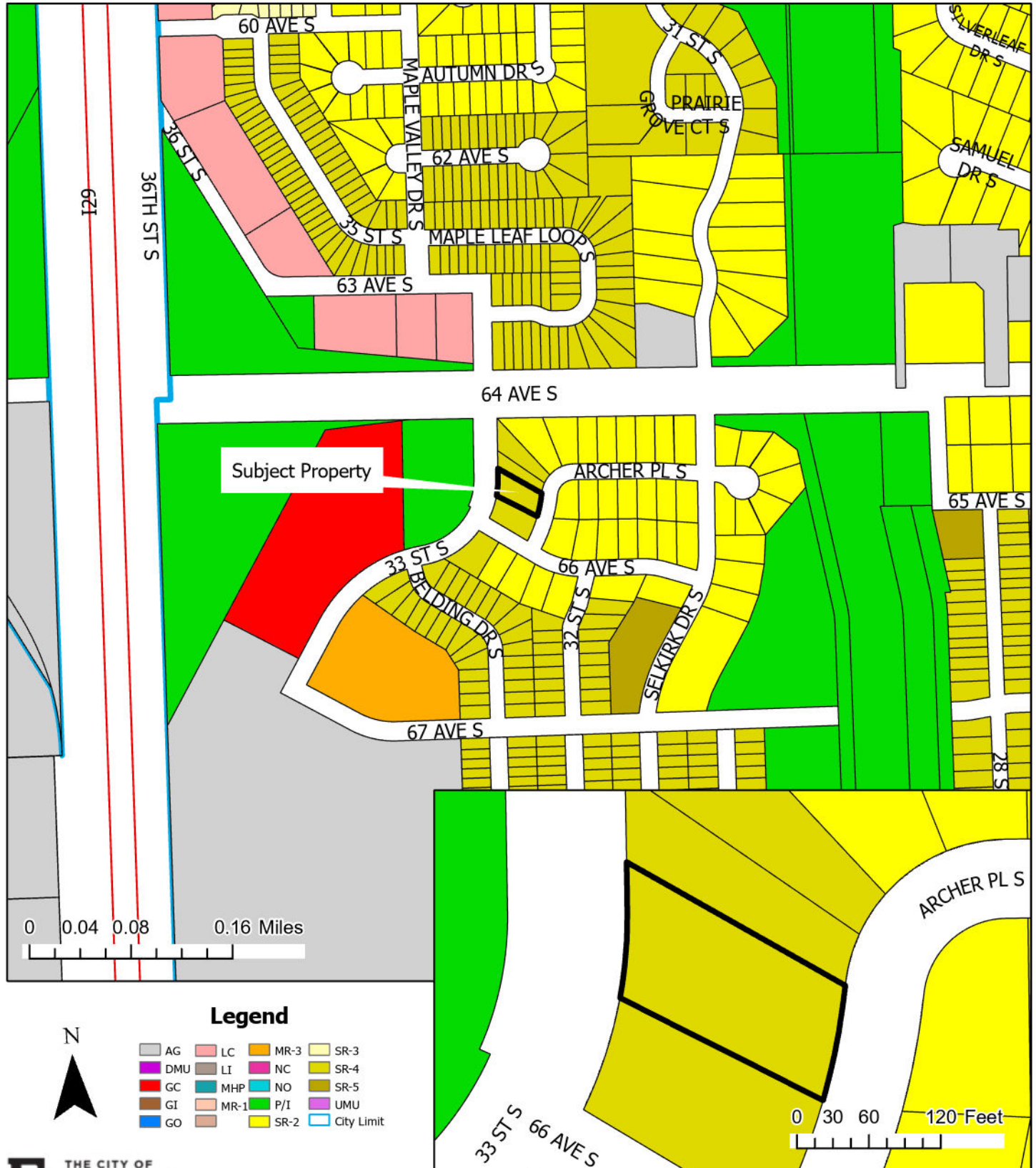
3219 Archer Place South



Minor Subdivision

Archer Place First Addition

3219 Archer Place South



ARCHER PLACE FIRST ADDITION

A MINOR SUBDIVISION

A REPLAT OF LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST ADDITION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROSE CREEK DEVELOPMENT CORPORATION, IS THE OWNER OF LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 2, OF SELKIRK PLACE FIRST 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 ARCHER PLACE FIRST ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 19,426 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EARLYNE L. HECTOR, PRESIDENT
ROSE CREEK DEVELOPMENT CORPORATION
OWNER OF LOTS 1-2, BLOCK 1

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EARLYNE L. HECTOR, 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: _____

SURVEYOR'S 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 ARCHER PLACE FIRST ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

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 _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

NOTES

- PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JANUARY 16, 2015
- BASE FLOOD ELEVATION = 906.79'

CITY COMMISSION APPROVAL

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

TIMOTHY J. MAHONEY, MAYOR

STEVE SPRAGUE, CITY AUDITOR

STATE OF _____)
COUNTY OF _____)SS

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 _____

MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

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

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)SS

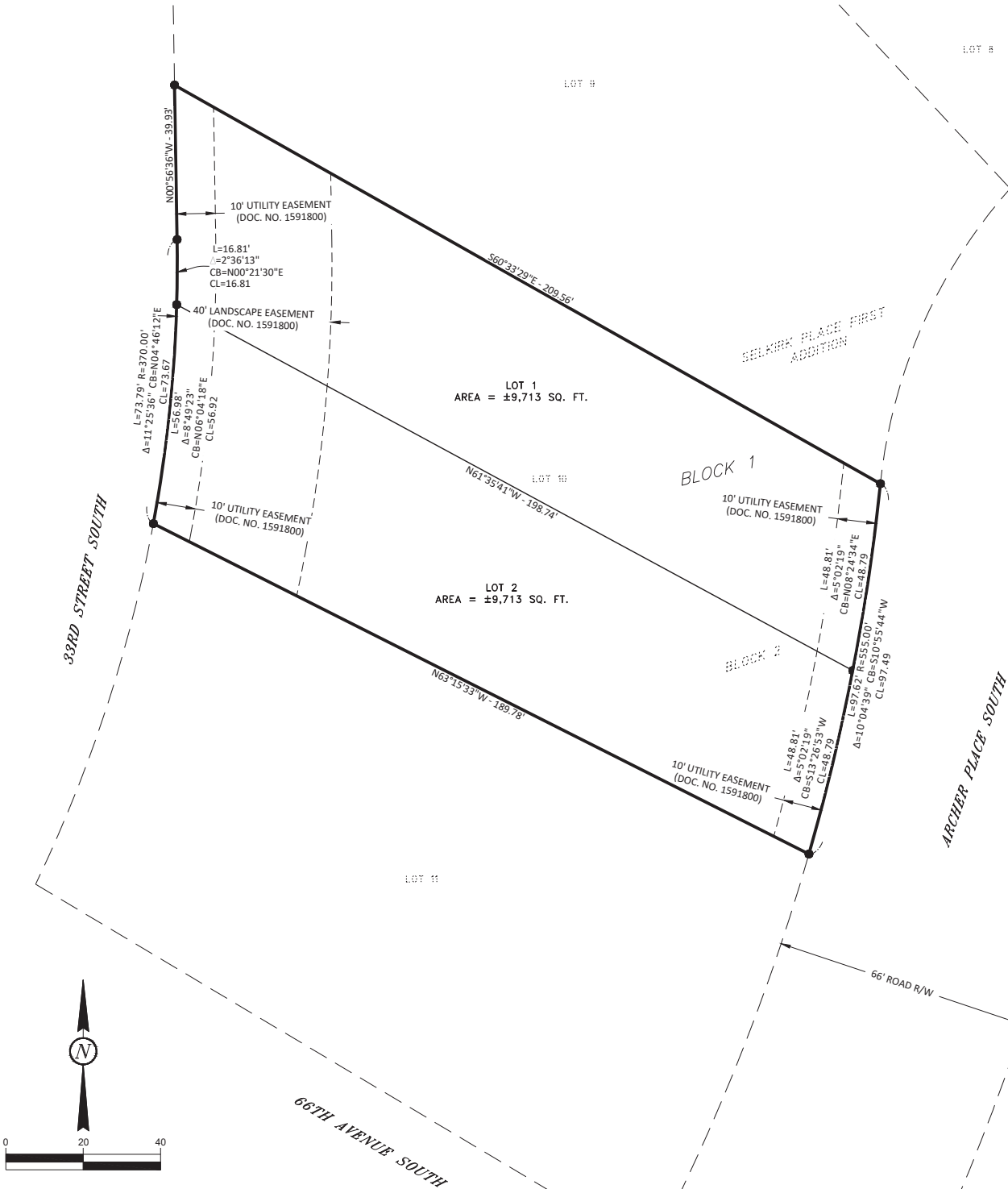
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

FOR RECORDING PURPOSES ONLY

08/07/25 03:58:10PM Z:\Neset Shared Files\Cole Projects_2025 Projects\25020_Selkirk Lot Replat Fargo\Archer Place Addition.dwg



SHEET 1 OF 1



Neset
LAND SURVEYS

LEGEND

MONUMENT SET
MONUMENT FOUND
EX. EASEMENT
EX. PROPERTY LINE
PROPERTY BOUNDARY LINE
NEW ROW/PROPERTY LINE

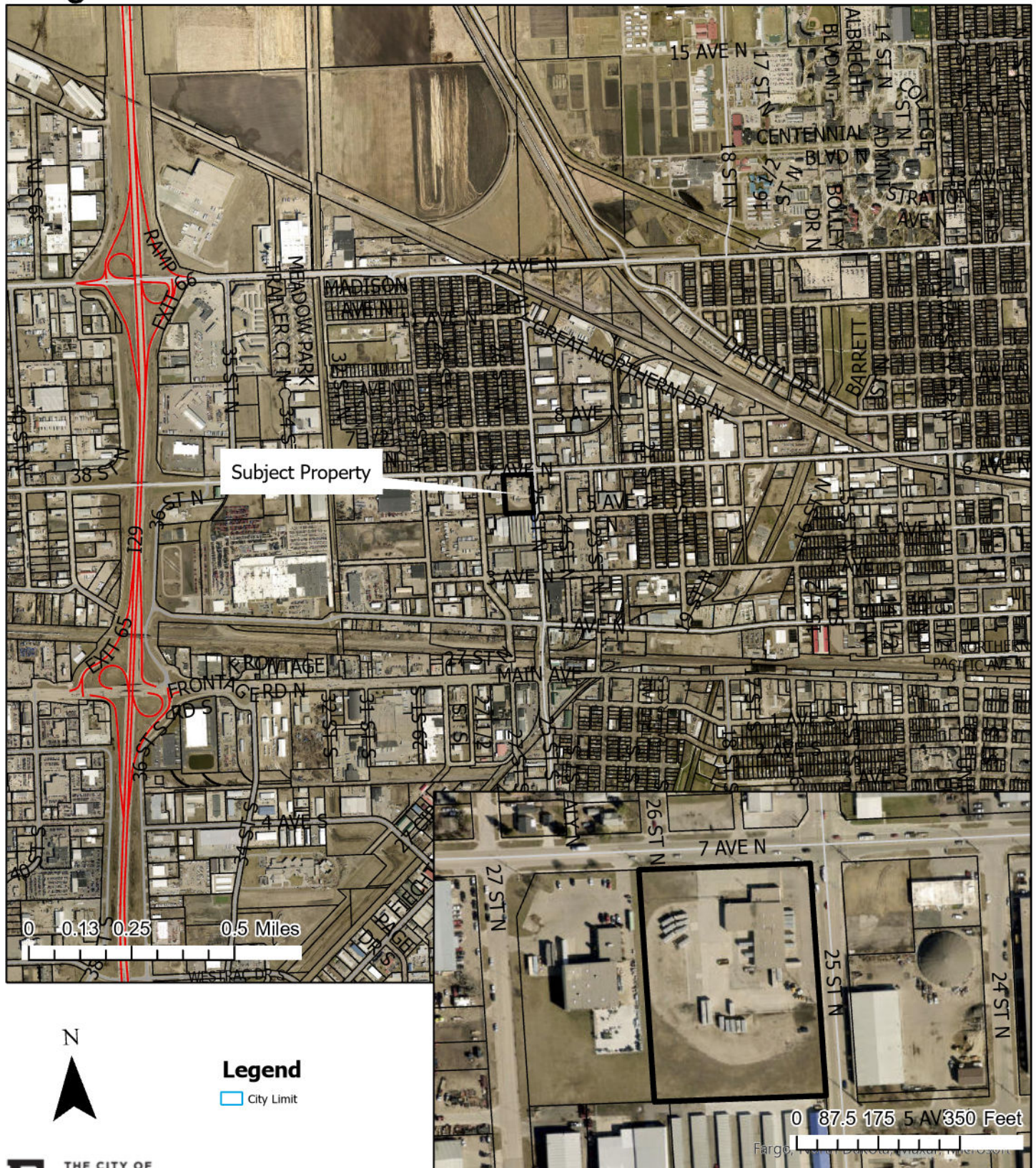
SURVEY INFORMATION

DATE OF SURVEY: 07/01/2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992

Major Subdivision

Borg Addition

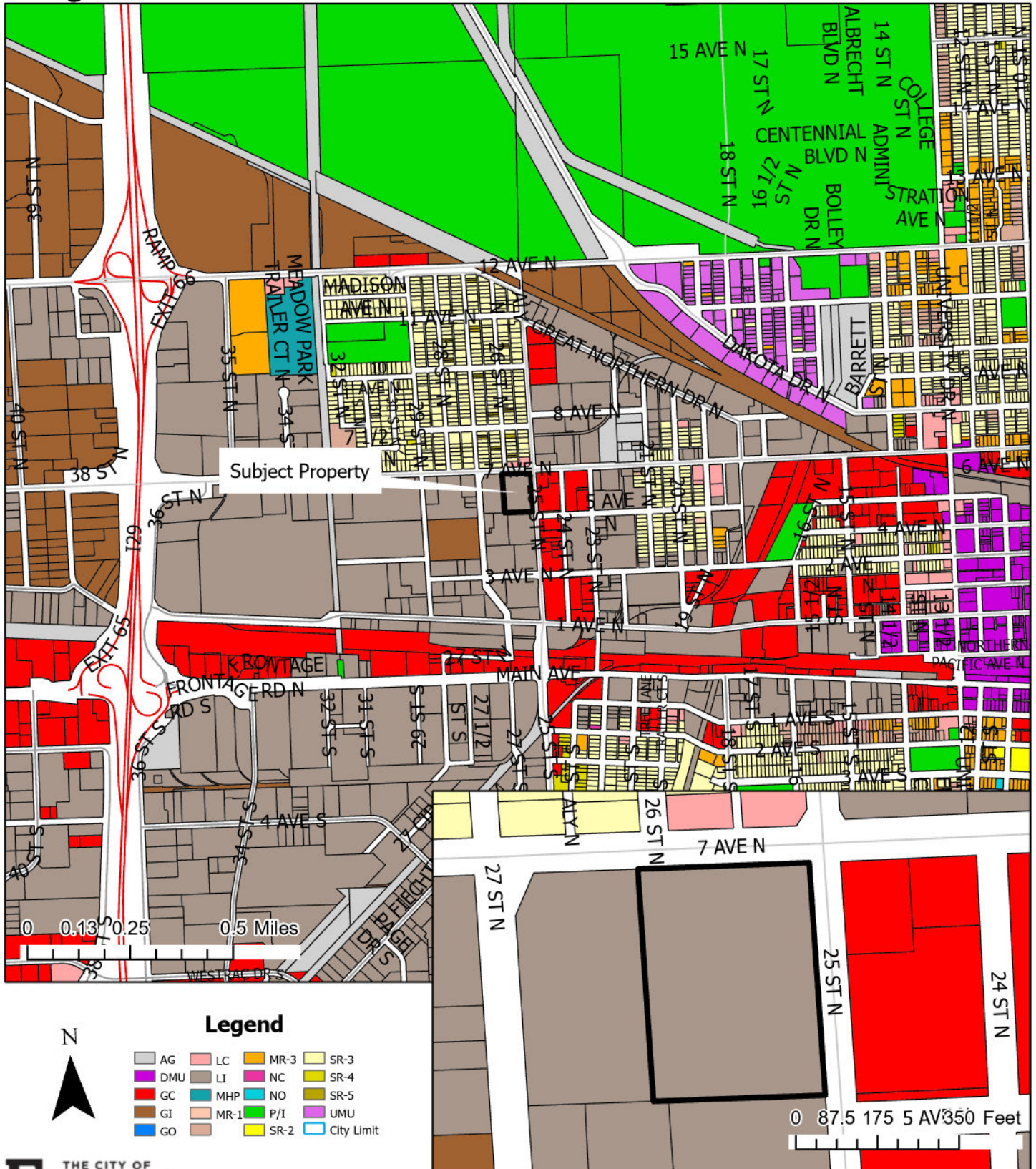
2502 7th Avenue North



Major Subdivision

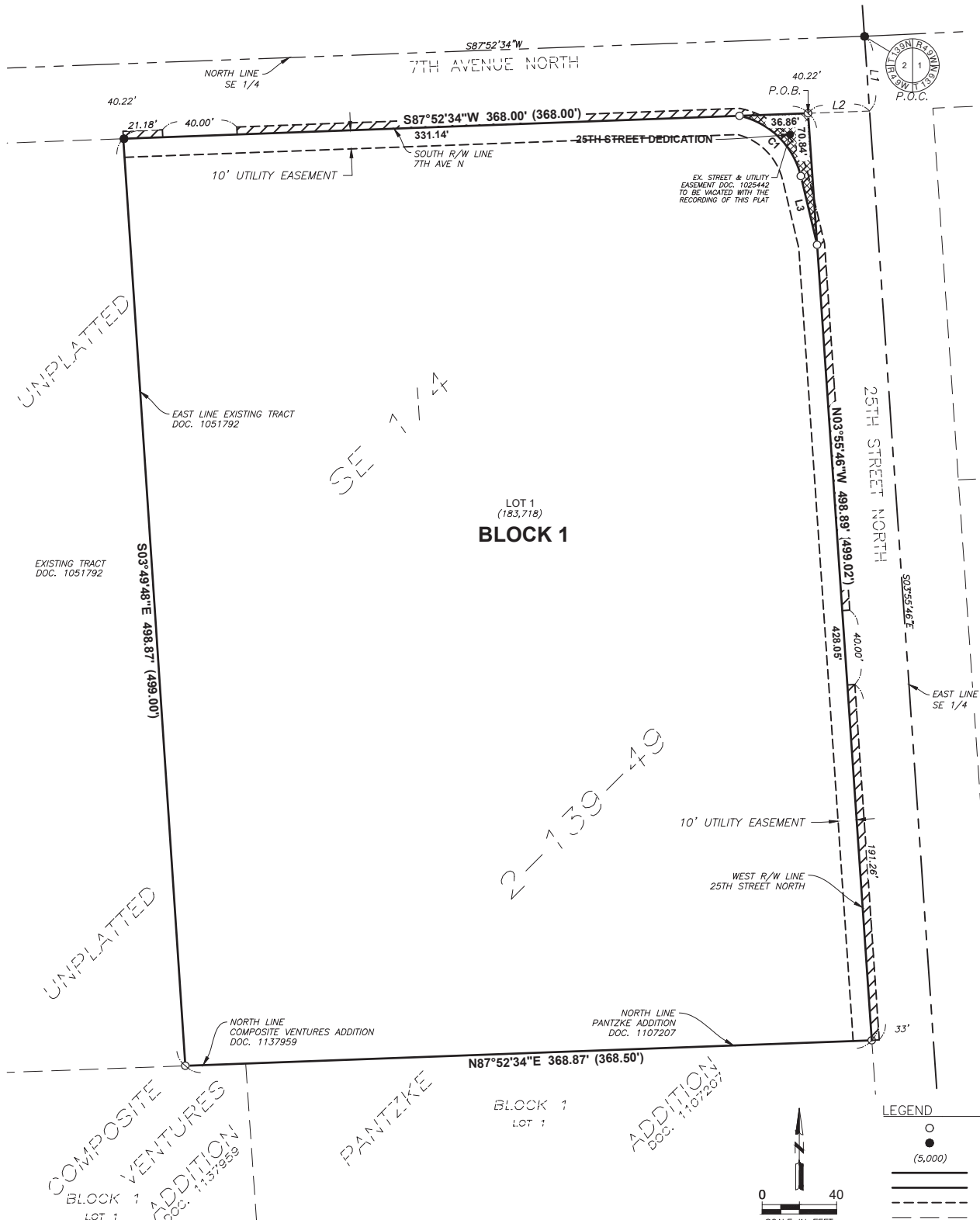
Borg Addition

2502 7th Avenue North



BORG ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
BEING A PLAT OF PART OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 139 NORTH, RANGE 49 WEST AND DEDICATION OF 25TH STREET NORTH
(A MAJOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Borg Enterprises LLC, a North Dakota Limited Liability Company, as owner of part of the Southeast Quarter of Section 2, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter; thence on an assumed bearing of South 03 degrees 55 minutes 46 seconds East on the east line of said Southeast Quarter a distance of 40.24 feet to a point of intersection with the southerly right-of-way line extension of 7th Avenue North; thence South 87 degrees 52 minutes 34 seconds West on said south line a distance of 33.02 feet to a point of intersection with the west right-of-way line of 25th Street North and the POINT OF BEGINNING; thence continuing South 87 degrees 52 minutes 34 seconds West a distance of 368.00 feet to the east line of a tract of land described in Document No. 1051792 according to the recorded special warranty deed on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 03 degrees 49 minutes 48 seconds East on said east line a distance of 498.87 feet to a point of intersection with the north line of COMPOSITE VENTURES 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; thence North 87 degrees 52 minutes 34 seconds East on said north line a distance of 368.87 feet to a point of intersection with the west right-of-way line of 25th Street North; thence North 03 degrees 55 minutes 46 seconds West on said west line a distance of 498.89 feet to the POINT OF BEGINNING.

Containing 4.22 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 "BORG ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use all streets and utility easements shown on said plat. Said owners also hereby and convey a easement, as shown herein, to all within said "BORG ADDITION".

OWNER
Borg Enterprises LLC

Borg, President

State of _____ }
County of _____ } ss

On this ____ day of _____, 20____, before me personally appeared Borg, President, Borg Enterprises 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: _____

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: _____

LEGEND

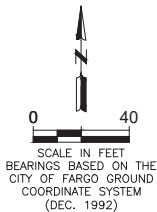
- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- PLAT BLOCK LINES
- NEW EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- QUARTER LINE
- NEW NEGATIVE ACCESS EASEMENT
- PUBLIC STREET DEDICATION
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- MEASURED DISTANCE
- RECORDED DISTANCE
- MEASURED DISTANCE
- RECORDED DISTANCE

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.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF BORG 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.

LINE TABLE		
#	DISTANCE	BEARING
L1	40.24'	S03°55'46"E
L2	33.02'	S87°52'34"W
L3	37.95'	N13°20'13"W

CURVE TABLE				
#	LENGTH	RADIUS	DELTA	CHORD DISTANCE
C1	48.69'	43.50'	64°07'50"	46.19'



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: _____

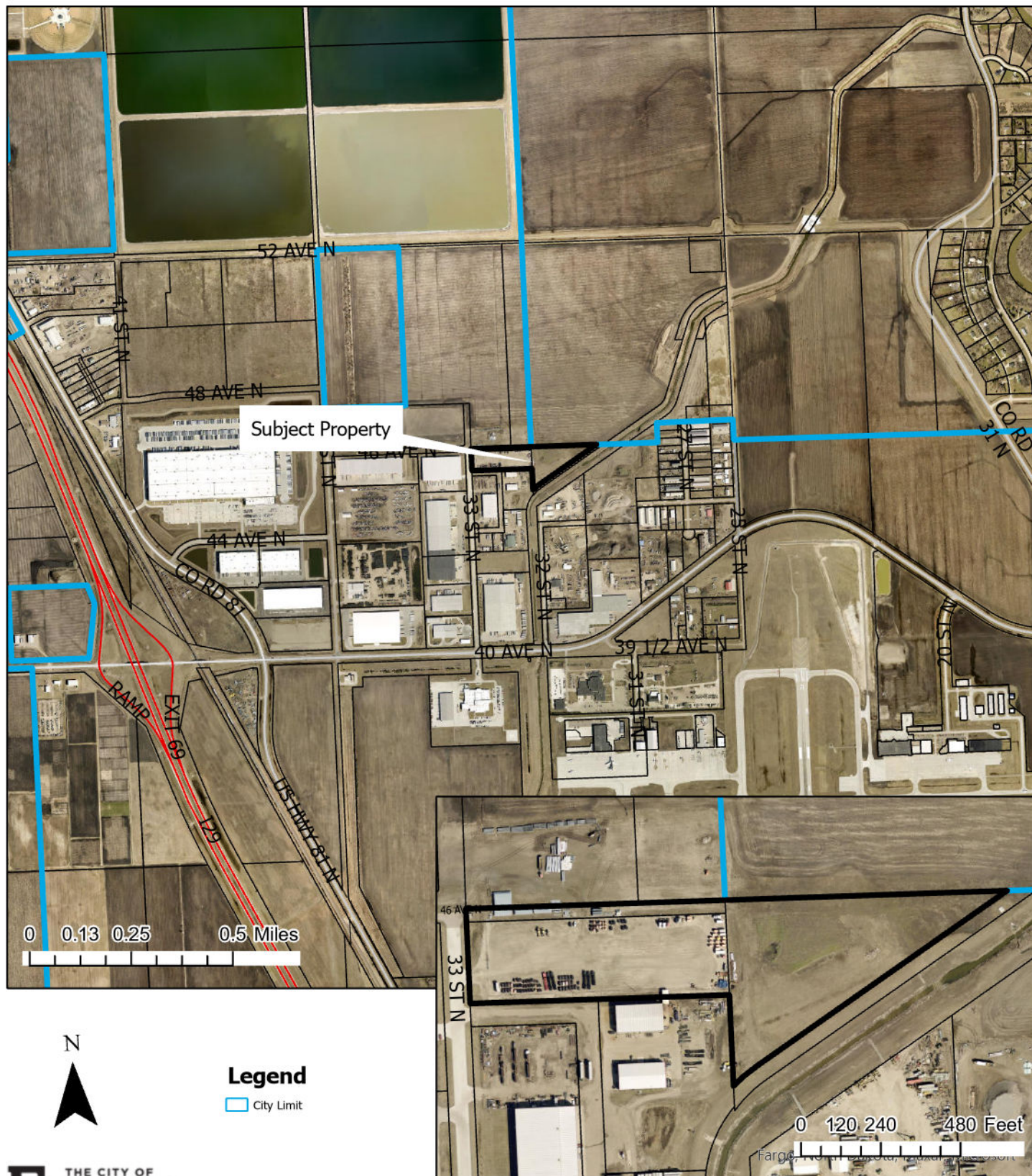


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Major Subdivision, Vacation of part of 46th Avenue North and Zone Change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional

RLN Business Park Third Addition

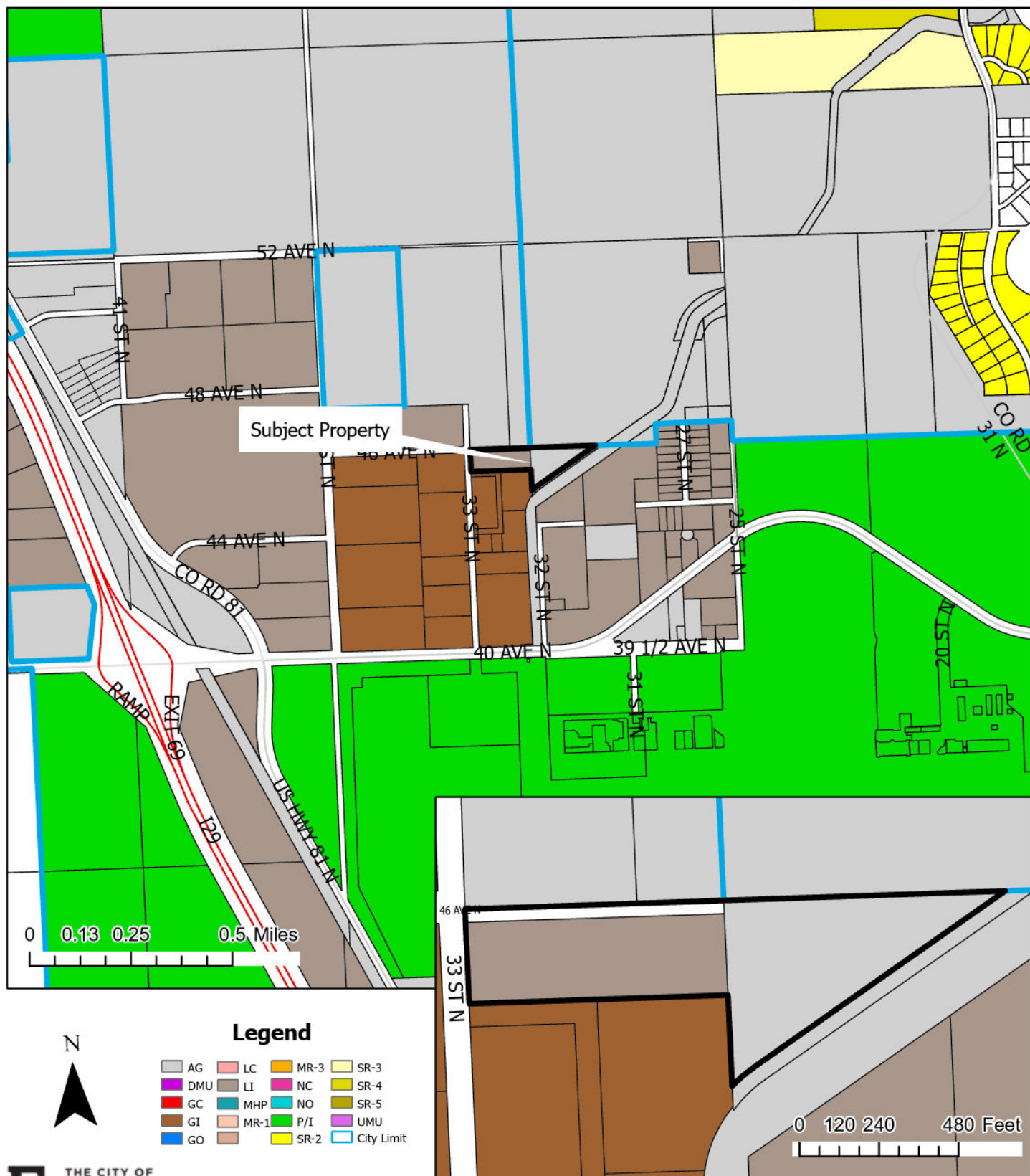
4583 33rd Street North;
3108 46th Avenue North



Major Subdivision, Vacation of part of 46th Avenue North and Zone Change from LI, Limited Industrial and AG, Agricultural to LI, Limited Industrial and P/I, Public and Institutional

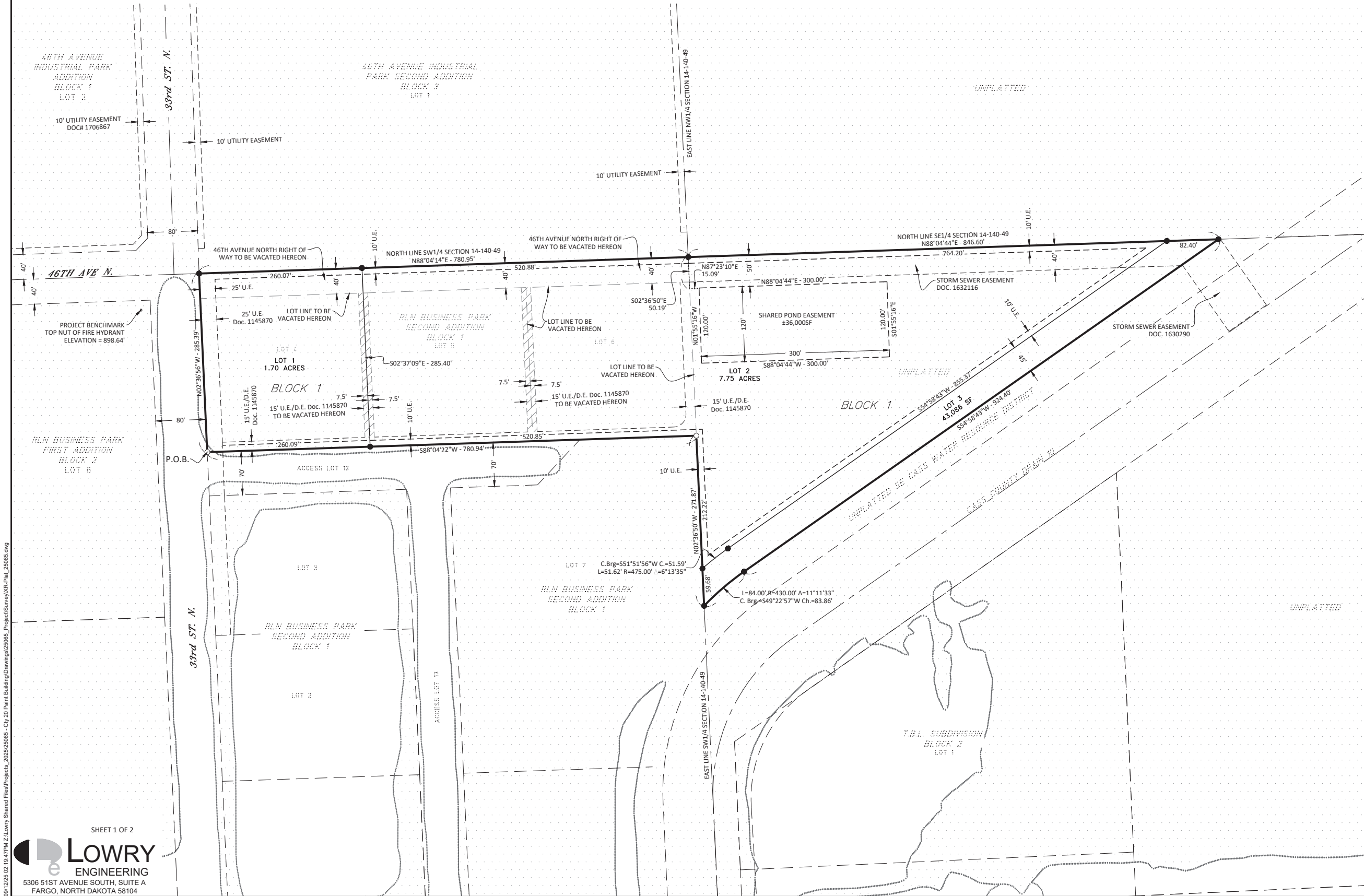
RLN Business Park Third Addition


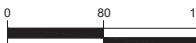
4583 33rd Street North;
3108 46th Avenue North




RLN BUSINESS PARK THIRD ADDITION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A REPLAT OF LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND A PARTIAL VACATION OF 46TH AVENUE NORTH RIGHT OF WAY (A MAJOR SUBDIVISION)



LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
(PLAT)	PLATTED DISTANCE
U.E.	UTILITY EASEMENT
U.E./D.E.	UTILITY AND DRAINAGE EASEMENT
888	EX. CONTOUR
- - -	EX. EASEMENT
- - -	EX. PROPERTY LINE
- - -	EX. SECTION LINE
—	PROPERTY BOUNDARY LINE
—	NEW ROW/PROPERTY LINE
—	NEW EASEMENT LINE
- - -	EX. PROPERTY LINE TO BE VACATED
- - -	EX. 15' U.E./D.E. TO BE VACATED
	SPECIAL FLOOD HAZARD AREA

SURVEY INFORMATION

DATE OF SURVEY: JULY 2025
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 THE INTERSECTION OF 46TH AVE N AND 33RD ST. N.
ELEVATION = 898.64 FEET

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 892.99 (NAVD 88)

FOR RECORDING PURPOSES ONLY

09/12/25 02:19:47PM Z:\Lowry Shared Files\Projects_2025\5005 - City 20 Paint Building Drawings\5005 - Project\Survey\VR-Plat_25005.dwg

09/12/25 02:19:48PM Z:\Lowry Shared Files\Projects_2025\5005 - City 20 Plat Building Drawings\5005 - Project\Survey\VR-Plat_25005.dwg

RLN BUSINESS PARK THIRD ADDITION

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A REPLAT OF LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND A PARTIAL VACATION OF 46TH AVENUE NORTH RIGHT OF WAY (A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT RLN BUSINESS PARK, LLC AND ROBERT L. NELSON REVOCABLE TRUST, ARE THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND LOTS 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION; THENCE N02°36'56"W ALONG THE EXTENDED WEST LINE OF SAID LOT 4 A DISTANCE OF 285.39 FEET TO THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST; THENCE N88°04'14"E ALONG SAID NORTH LINE A DISTANCE OF 780.95 FEET; THENCE N88°04'44"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 A DISTANCE OF 846.60 FEET; THENCE S54°58'43"W A DISTANCE OF 924.40 FEET; THENCE SOUTH WESTERLY 84.00 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CHORD BEARING OF S49°22'57"W, A CHORD LENGTH OF 83.86 FEET, A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 11°11'33"; THENCE N02°36'50"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 271.87 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID RLN BUSINESS PARK SECOND ADDITION; THENCE S88°04'22"W A DISTANCE OF 780.94 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS RLN BUSINESS PARK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY THE SHARED POND EASEMENT AS SHOWN ON SAID PLAT AS A PRIVATE EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2, BLOCK 1. SAID OWNERS ALSO HEREBY DEDICATE LOT 3, BLOCK 1 TO THE SOUTHEAST CASS WATER RESOURCE DISTRICT. SAID RLN BUSINESS PARK THIRD ADDITION, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 10.44 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
ROBERT NELSON, OWNER
RLN BUSINESS PARK, LLC

BY: _____
ROBERT NELSON, OWNER
ROBERT L. NELSON REVOCABLE TRUST

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT NELSON, OWNER, RLN BUSINESS PARK, LLC AND ROBERT L. NELSON REVOCABLE TRUST, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS RLN BUSINESS PARK THIRD 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

SOUTHEAST CASS WATER RESOURCE DISTRICT APPROVAL

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

KEITH WESTON
CHAIRMAN

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH WESTON, CHAIRMAN OF SOUTHEAST CASS WATER RESOURCE DISTRICT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY 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: _____

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: _____

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 _____)

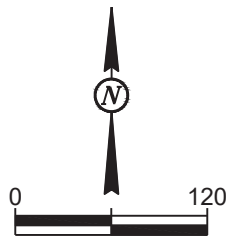
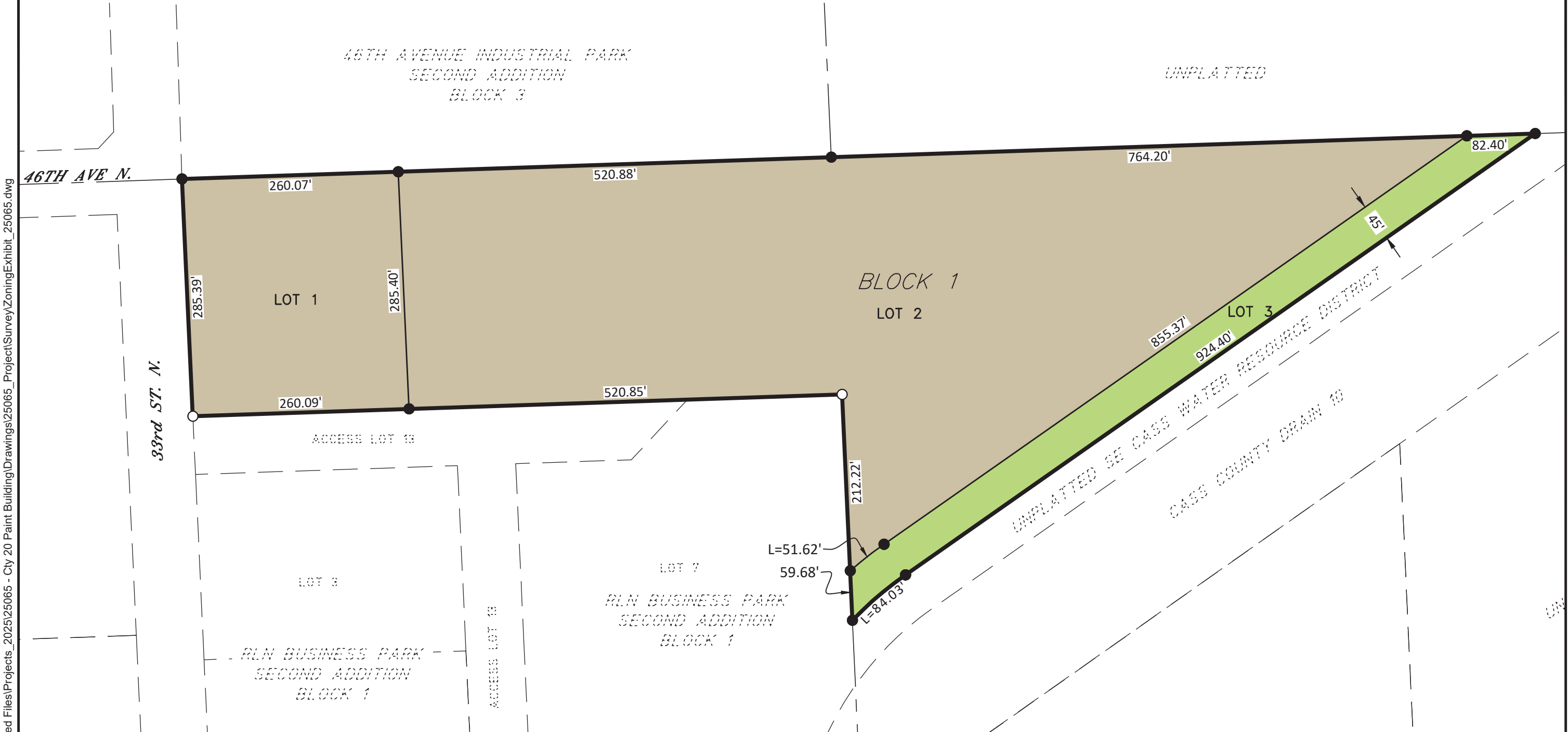
ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R. TASA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

ZONING EXHIBIT

LOT 4, 5, & 6, BLOCK 1, RLN BUSINESS PARK SECOND ADDITION
FARGO, CASS COUNTY, NORTH DAKOTA



ZONING	
	USE
	LI - LIMITED INDUSTRIAL DISTRICT
	P/I - PUBLIC INSTITUTIONAL



LOWRY
ENGINEERING

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