

PLANNING COMMISSION CASES SCHEDULED FOR JULY 2nd, 2024 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, July 2nd, 2024 Planning Commission public hearing.

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

Staff Contact Information—phone and e-mail:

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

1. An application requesting a zone change from MR-3, Multi-Dwelling Residential to SR-5, Single-Dwelling Residential and a Plat of **Harwood's Fourth Addition** (Minor Subdivision) a replat of portions of Lots 2 and 3, Block 13, Harwood's Second Addition to the City of Fargo, Cass County, North Dakota.
Located at: 806 7th Street North
Owner / Applicant: ProCore Development, LLC / Brandon Raboin
Current Zoning: MR-3, Multi-Dwelling Residential See above for proposed change.
Case Planner: Donald Kress
2. An application requesting a Plat of **EOLA Third Addition** (Minor Subdivision) a replat of Lots 3, 4, and 5, Block 1, EOLA Second Addition, to the City of Fargo, Cass County, North Dakota.
Located at: 4410 and 4448 24th Avenue South and 4417 26th Avenue South
Owner / Applicant: Epic Companies / MBN Engineering
Current Zoning: GC, General Commercial with PUD, Planned Unit Development master land use plan overlay. No change proposed.
Case Planner: Maegin Elshaug
3. An application requesting a Plat of **Prairie Farms Third Addition** (Minor Subdivision) a replat of Lots 1, 2, and 3, Block 6, Prairie Farms Addition, to the City of Fargo, Cass County, North Dakota.
Located at: 5897, 5923, and 5945 31st St South
Owner / Applicant: Prairie Grove, Inc. / Houston Engineering, Inc.
Current Zoning: SR-4, Single-Dwelling Residential with C-O, Conditional Overlay 4921. No change proposed.
Case Planner: Donald Kress
4. An application requesting a Plat of **College Third Addition** (Minor Subdivision) a replat a portion of Lot 1 and all of Lots 2 and 3, Block 16, College 2nd Addition, to the City of Fargo, Cass County, North Dakota.
Located at: 1038 25th Street North
Owner / Applicant: Aomeed Murad / Neset Land Surveying
Current Zoning: SR-3, Single-Dwelling Residential. No change proposed.
Case Planner: Donald Kress
5. An application requesting a Plat of **University South Fifth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, University South 3rd Addition, to the City of Fargo, Cass County, North Dakota.

Located at: 2253 & 2285 South University Drive
Owner / Applicant: Grove Enclave, LLC / Houston Engineering
Current Zoning: GC with Conditional Overlay No. 5332. No change proposed.
Case Planner: Donald Kress

6. An application requesting a zone change from MR-1, Multi-Dwelling Residential, MR-2, Multi-Dwelling Residential, and SR-2, Single Dwelling Residential to P/I, Public/Institutional and an Institutional Master Plan for portions of the **YWCA and Presentation Additions** to the City of Fargo, Cass County, North Dakota.

Located at: 3000 University Drive South; 3014 12th Street South; 3000, 3001, 3003, 3004, and 3014 11th Street South; 1001 and 1101 32nd Avenue South; 1120 30th Avenue South.

Owner / Applicant: YWCA of F-M; Sisters of the Presentation; Lantern Light, LLC; Cove Lane, LLC / Erin Prochnow

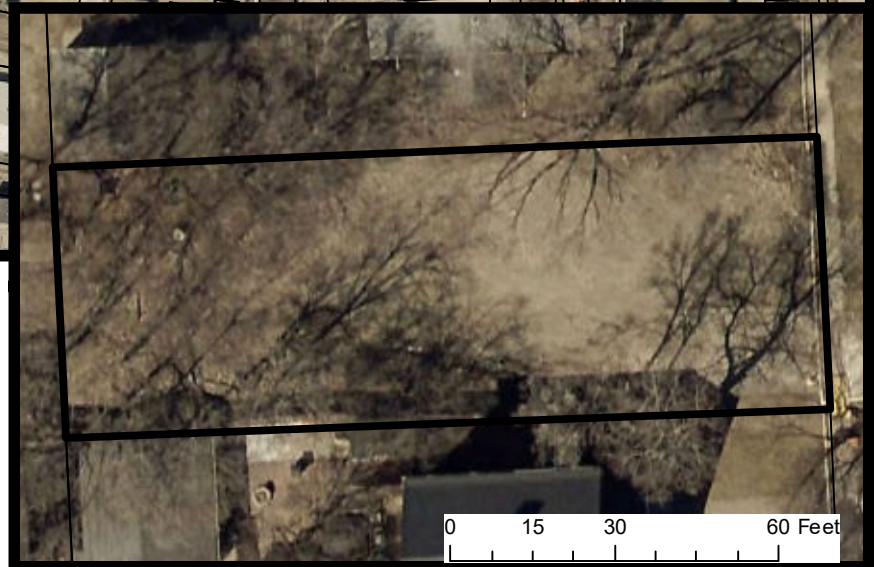
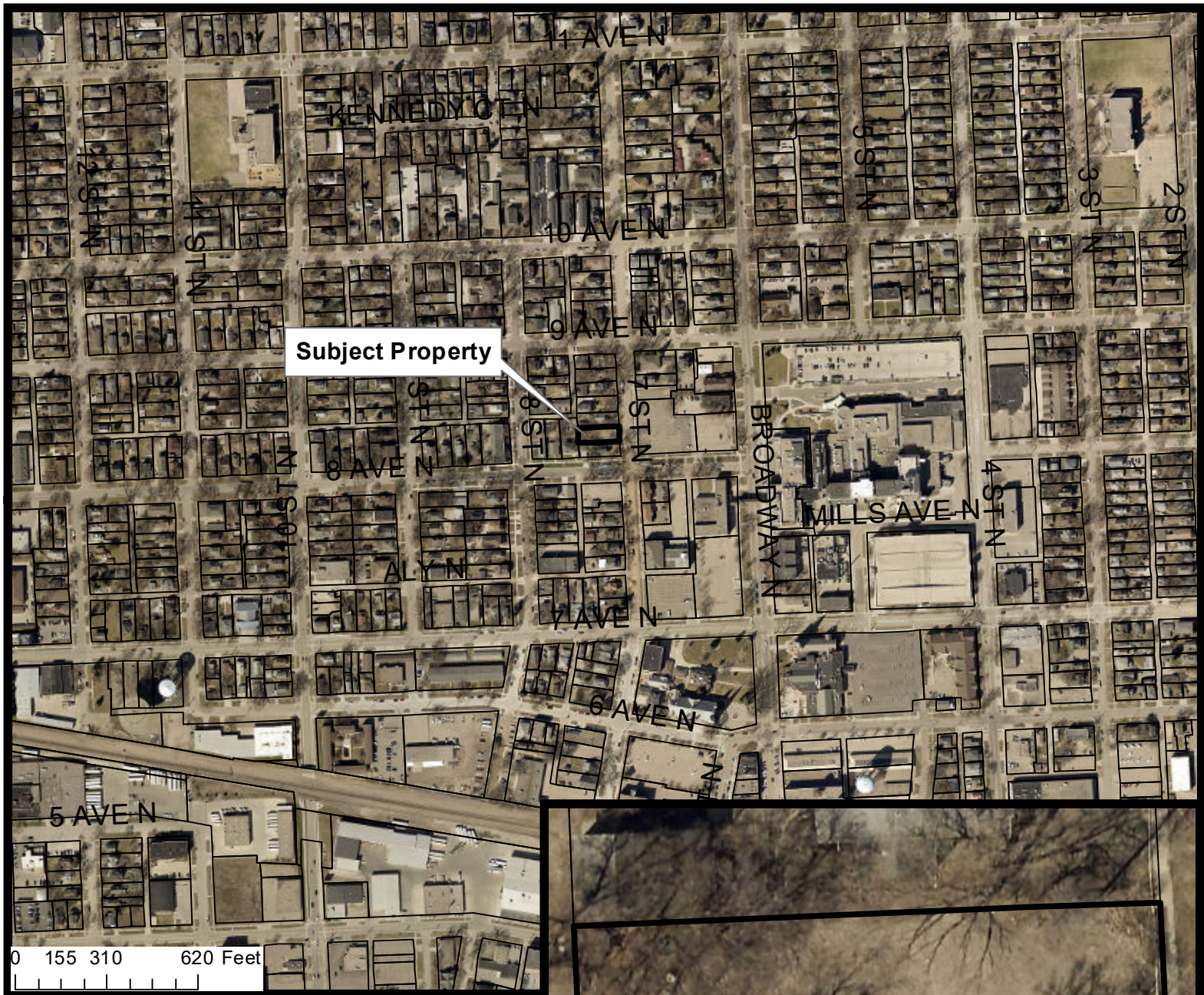
Current Zoning: MR-1, Multi-Dwelling Residential, MR-2, Multi-Dwelling Residential, and SR-2, Single Dwelling Residential. See above for proposed change.

Case Planner: Maegin Elshaug

Minor Subdivision & Zone Change from MR-3, Multi-Dwelling Residential to SR-5, Single-Dwelling Residential

Harwood's Fourth Addition

806 7th Street North



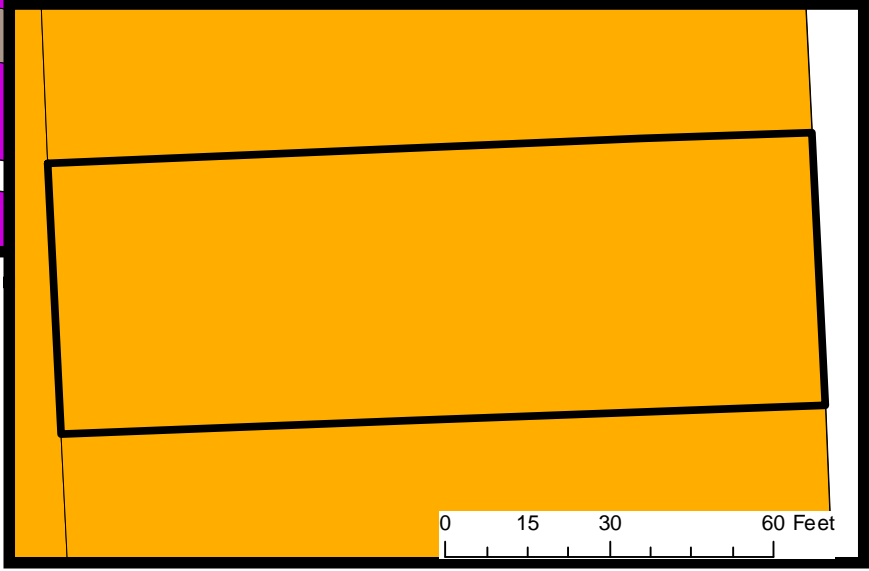
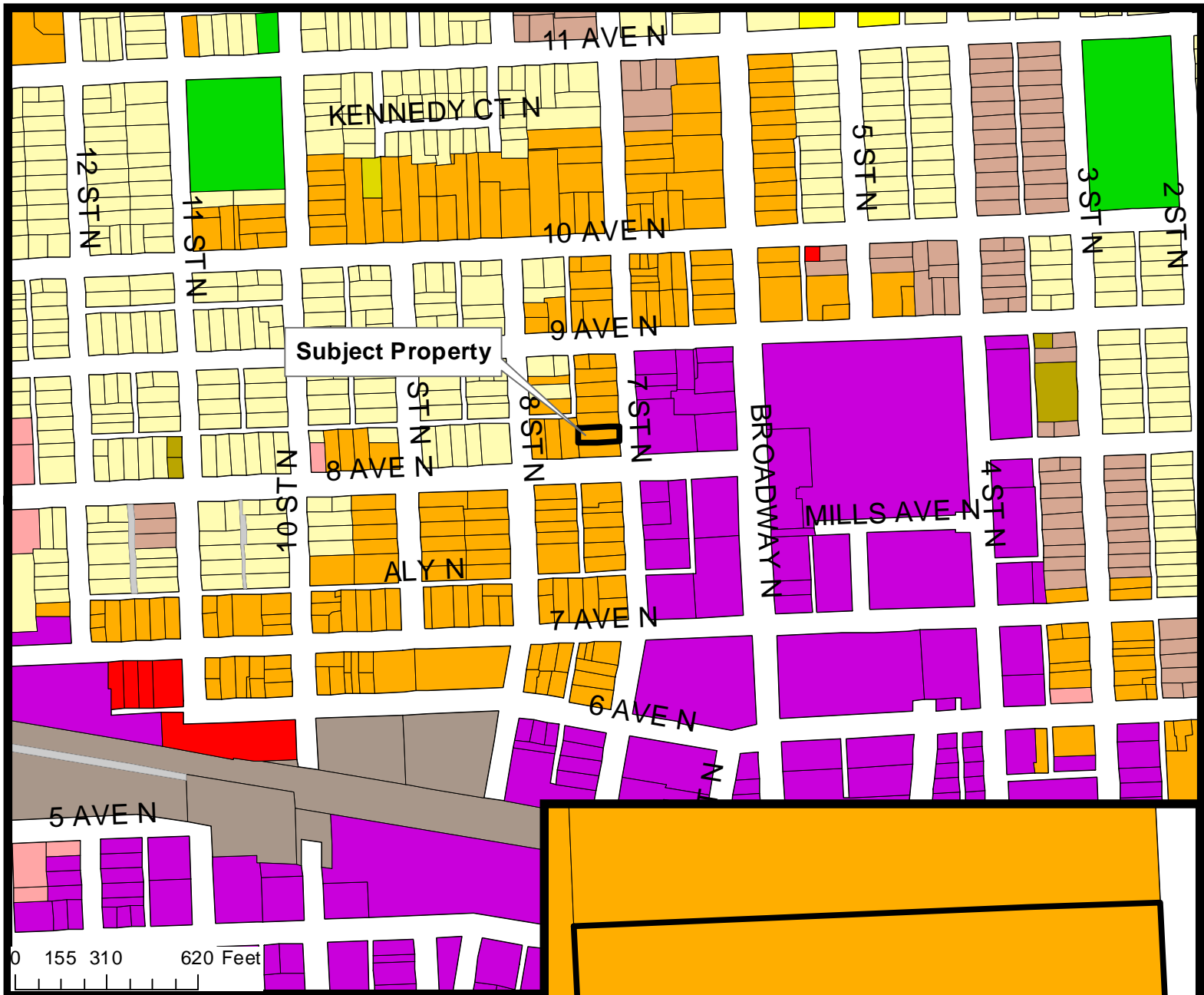
Legend

 City Limits

Minor Subdivision & Zone Change from MR-3, Multi-Dwelling Residential to SR-5, Single-Dwelling Residential

Harwood's Fourth Addition

806 7th Street North



Legend

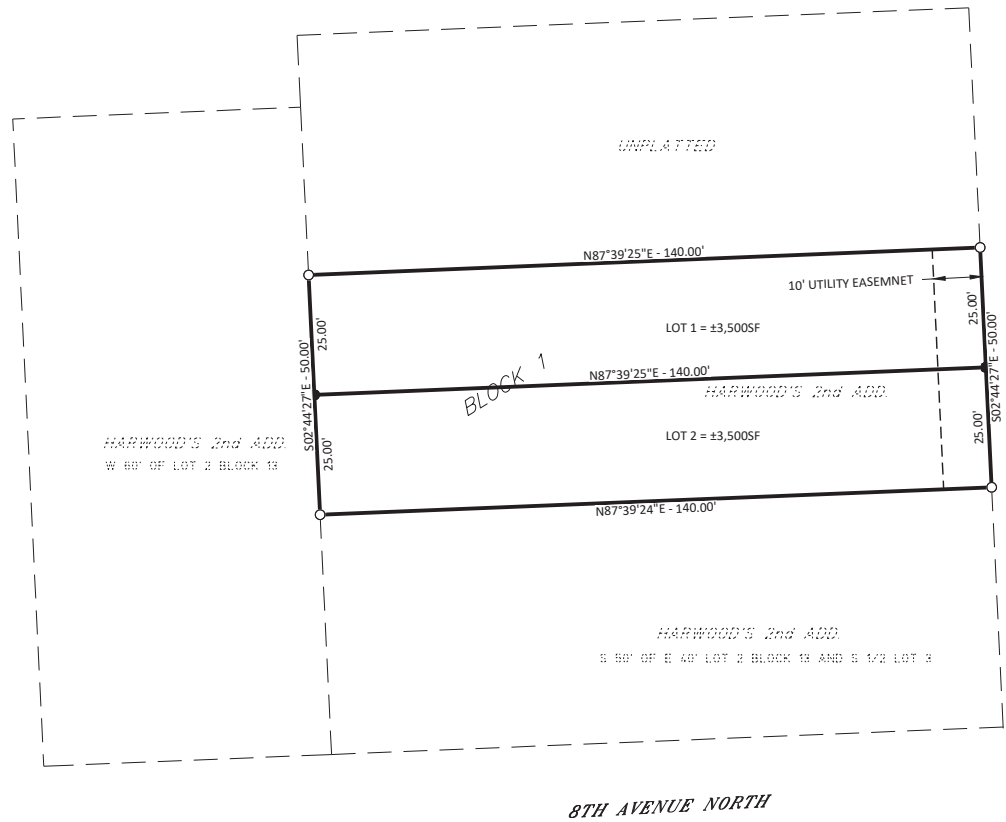
AG	LC	MHP	SR-2
DMU	LT	NC	SR-3
GC	MR-1	NO	SR-4
GO	MR-2	P/I	SR-5
	MR-3	UMU	City Limits



Fargo Planning Commission
July 02, 2024

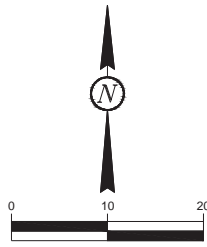
HARWOOD'S 4TH ADDITION

THE NORTH 50 FEET OF THE EAST 40 FEET OF LOT 2 BLOCK 13 AND NORTH HALF OF LOT 3 BLOCK 13
CITY OF FARGO, CASS COUNTY, STATE OF NORTH DAKOTA



8TH AVENUE NORTH

7TH STREET NORTH



SURVEY INFORMATION

DATE OF SURVEY: MAY 2024
BASIS OF BEARING: CITY OF FARGO COORDINATE SYSTEM, DECEMBER 1992
VERTICAL DATUM: NAVD88

LEGEND

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

NOTES

- ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FM PROPERTY PROS LLC. IS THE OWNER OF THE NORTH 50 FEET OF THE EAST 40 FEET OF LOT 2, BLOCK 13 AND NORTH HALF OF LOT 3, BLOCK 13, OF HARWOOD'S 2ND ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS HARWOOD'S 4TH ADDITION TO THE CITY OF FARGO, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS THE PUBLIC, FOR PUBLIC USE, THE UTILITY EASEMENT SHOWN ON SAID PLAT. SAID HARWOOD'S 4TH ADDITION, CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 7000 SQUARE FEET, MORE OR LESS TOGETHER WITH EASEMENTS OF RECORD.

BRANDON RABOIN
PRESIDENT
FM PROPERTY PROS LLC
STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRANDON RABOIN PRESIDENT OF FM PROPERTY PROS 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: _____

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 HARWOOD'S 4TH 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 _____, 2024.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

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

TIMOTHY J. MAHONEY, MAYOR

STEVE SPRAGUE, CITY AUDITOR

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, 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: _____

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

ROCKY SCHNEIDER, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER, 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.

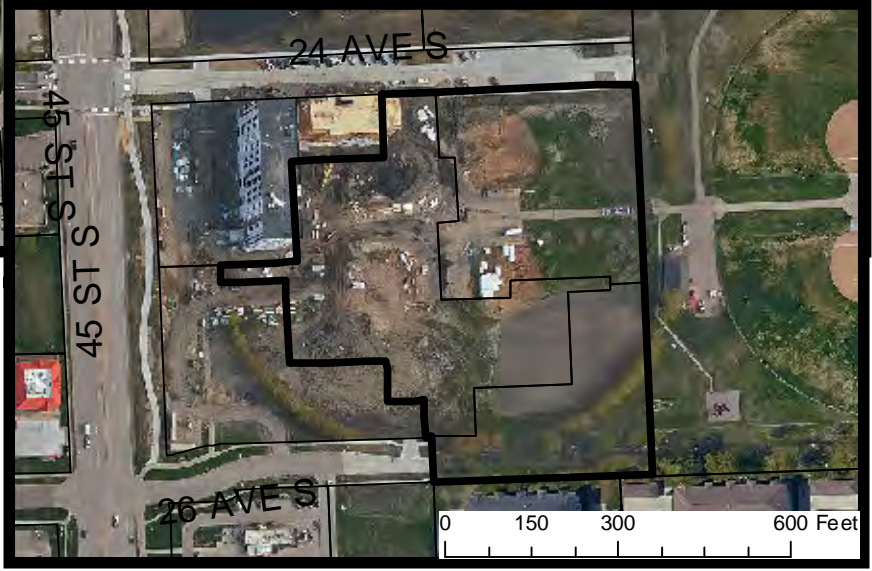
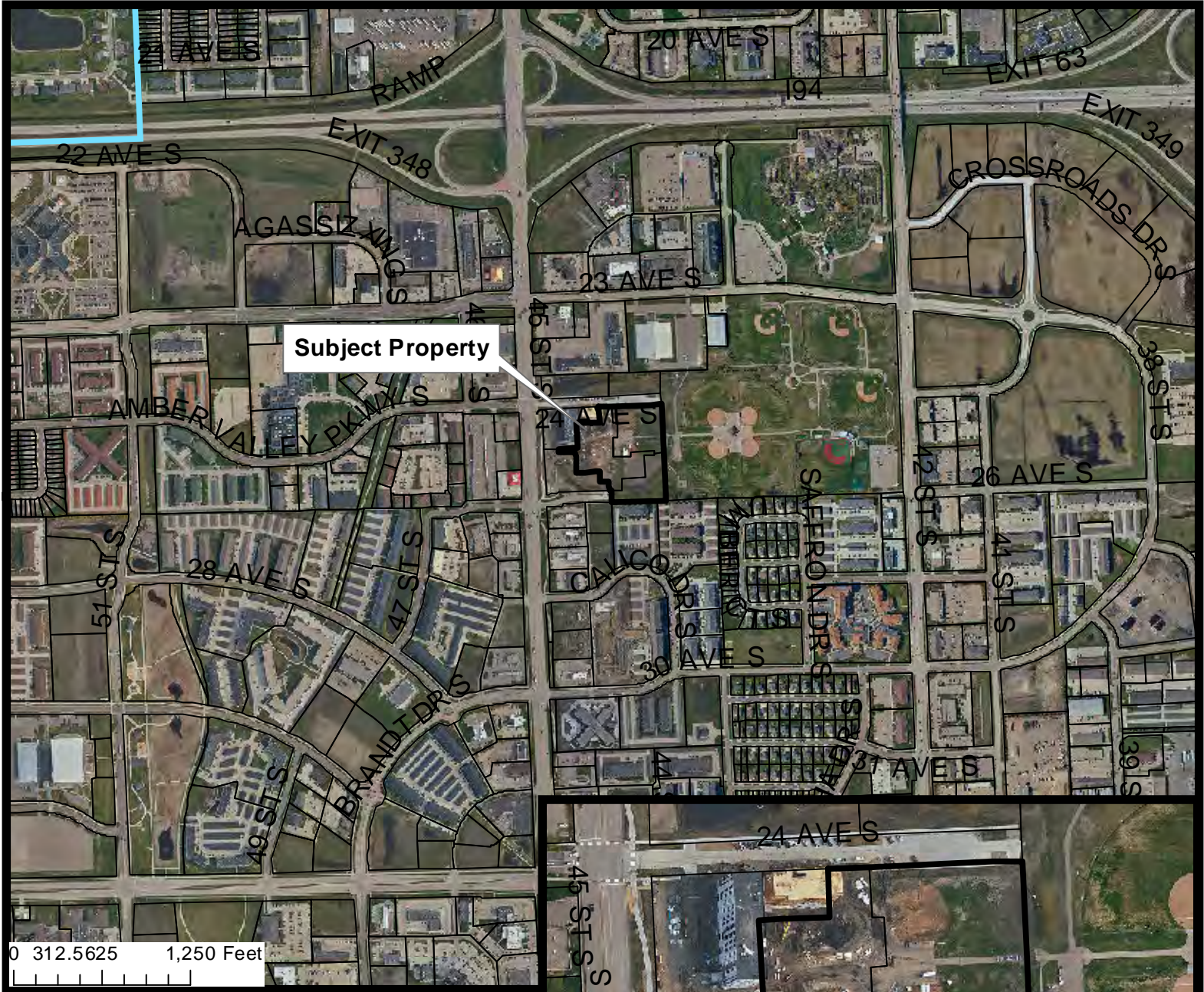
NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

Minor Subdivision

EOLA Third Addition

4417 26th Avenue South
4410 & 4448 24th Avenue South



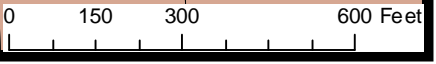
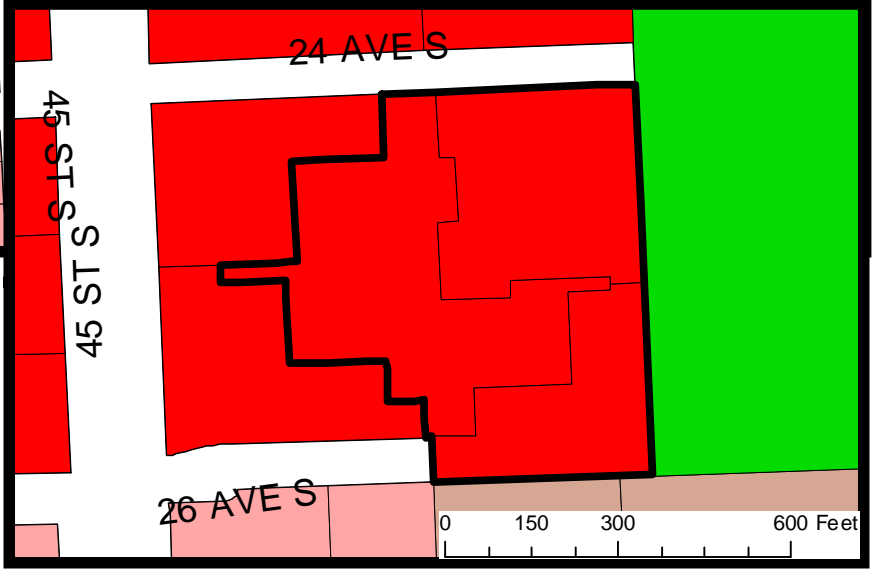
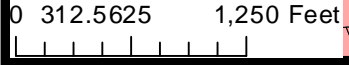
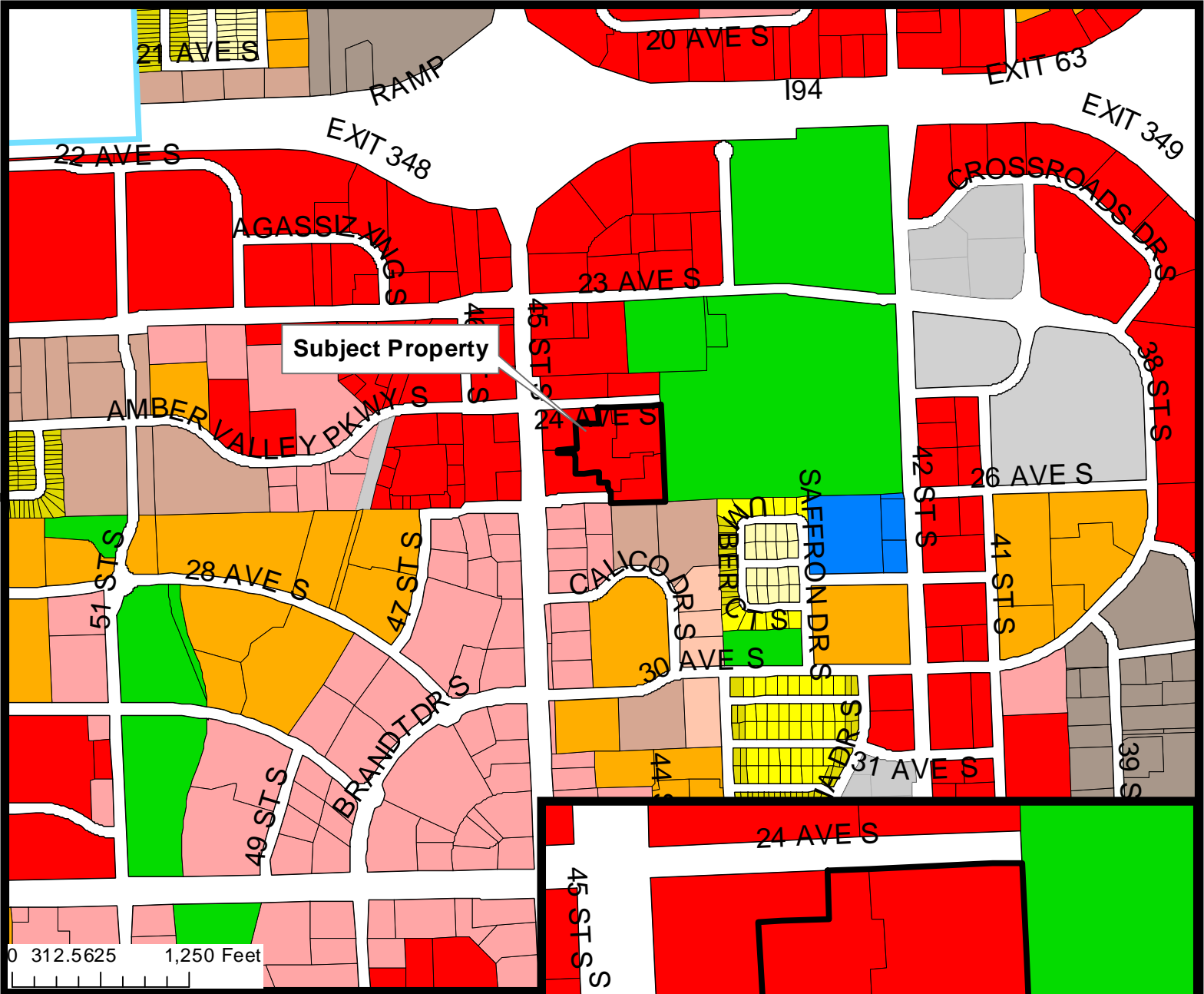
Legend

 City Limits

Minor Subdivision

EOLA Third Addition

4417 26th Avenue South
4410 & 4448 24th Avenue South



Legend

- | | | | | | | | | | | | | | | | | |
|----|-----|----|----|----|------|------|------|-----|----|-----|-----|-------|-------|-------|-------|-------------|
| AG | DMU | GC | GO | LC | MR-1 | MR-2 | MR-3 | MHP | NC | P/I | UMU | SSR-2 | SSR-3 | SSR-4 | SSR-5 | City Limits |
|----|-----|----|----|----|------|------|------|-----|----|-----|-----|-------|-------|-------|-------|-------------|



EOLA THIRD ADDITION

A REPLAT OF LOTS 3 THROUGH 5, BLOCK 1 OF EOLA SECOND ADDITION TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That EOLA Landholdings LLC, MAKT LLC, Christopher H. Crowe Revocable Trust, and Leon and Janell Vandenberg do hereby certify that we are the owners of the land located in that part of the Northwest Quarter of Section 22, Township 139 North, Range 49 West, Cass County, North Dakota described as follows:

All of Lots 3 through 5, Block 1 of EOLA SECOND ADDITION to the City of Fargo, situated in the County of Cass and the State of North Dakota.

Containing 8.15 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 "EOLA THIRD ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: MAKT LLC

Todd Berning, President

State of North Dakota }
County of Cass } SS

On this ___ day of _____, 20___, appeared before me, Todd Berning, President, MAKT LLC, a North Dakota Limited Liability Company, 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 on behalf of EOLA Landholdings, LLC.

Notary Public: _____

OWNER: EOLA Landholdings, LLC

Todd Berning, President

State of North Dakota }
County of Cass } SS

On this ___ day of _____, 20___, appeared before me, Todd Berning, President, EOLA Landholdings, LLC, a North Dakota Limited Liability Company, 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 on behalf of EOLA Landholdings, LLC.

Notary Public: _____

MORTGAGE HOLDER: Western State Bank

Matt Oachs, Loan Officer

State of North Dakota }
County of Cass } SS

On this ___ day of _____, 20___, appeared before me, Matt Oachs, Loan Officer, Western State Bank, 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 on behalf of Western State Bank.

Notary Public: _____

OWNER:

Christopher H. Crowe Revocable Trust, dated October 12th, 2015

Christopher H. Crowe, Trustee

State of North Dakota }
County of Cass } SS

On this ___ day of _____, 20___, appeared before me, Christopher H. Crowe, Trustee, Christopher H. Crowe Revocable Trust, dated October 12th, 2015, 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 on behalf of said trust.

Notary Public: _____

OWNER:

Leon and Janell Vandenberg, Married Couple

Leon Vandenberg, Husband

Janell Vandenberg, Wife

State of North Dakota }
County of Williams } SS

On this ___ day of _____, 20___, appeared before me, Leon and Janell Vandenberg, Married Couple, 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 his own free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

Dated this ___ day of _____, 20___

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

State of North Dakota }
County of Cass } SS

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

Notary Public: _____

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___.

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: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knokmuhs, P.E.
City Engineer

State of North Dakota }
County of Cass } SS

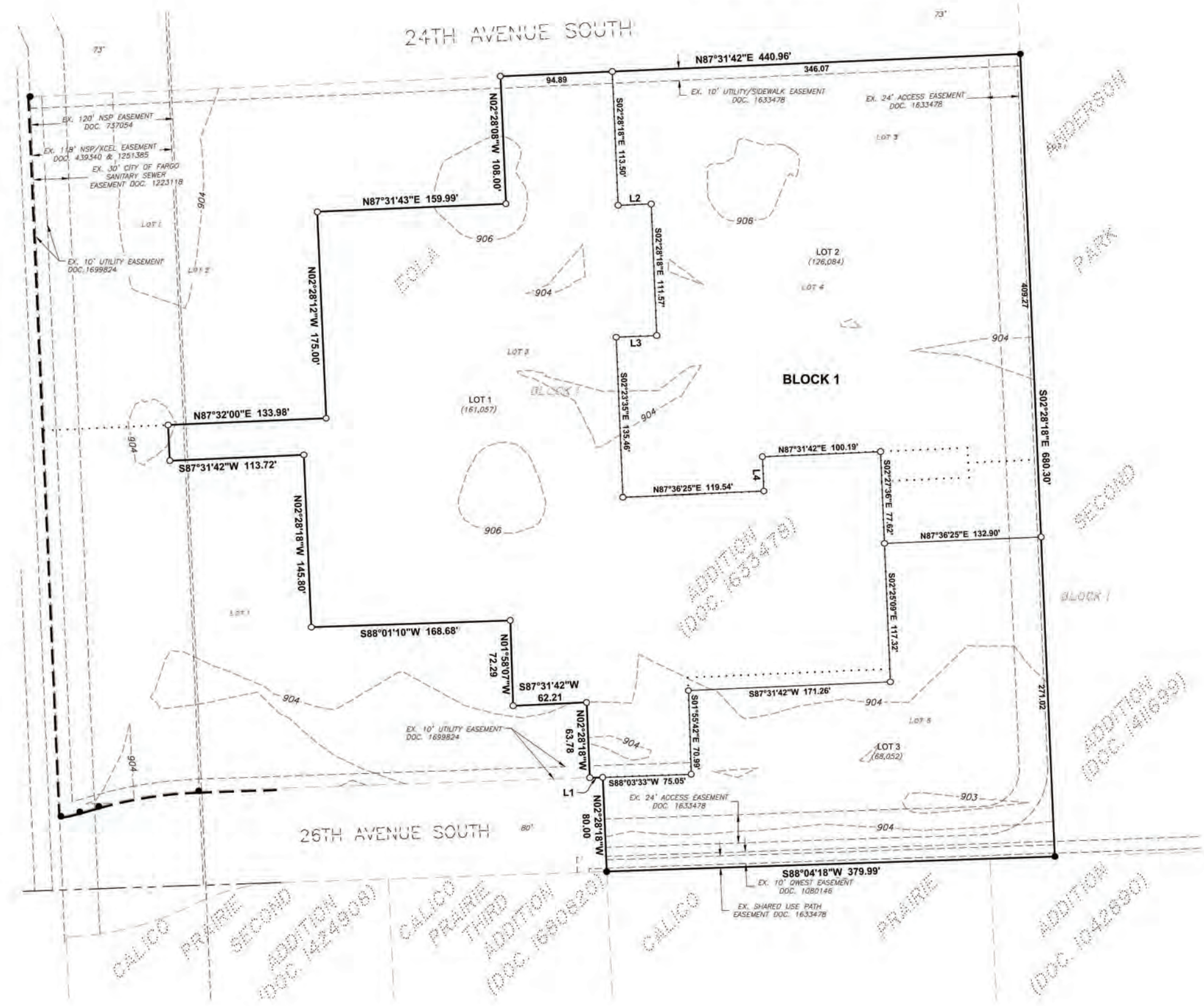
On this ___ day of _____, 20___, before me, a notary public in and for said county, personally appeared Tom Knokmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____



EOLA THIRD ADDITION

A REPLAT OF LOTS 3 THROUGH 5, BLOCK 1 OF EOLA SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



LEGEND

- SET 5/8" REBAR W/CAP LS-27292
- FOUND MONUMENT
- PLAT OVERALL BOUNDARY
- PLAT INTERIOR LOT LINES
- PLAT NEW EASEMENT
- EXISTING PROPERTY LINE
- ORIGINAL PLATTED LINE
- EXISTING EASEMENT LINE
- QUARTER LINE
- - -899- - - EXISTING GROUND CONTOUR

NOTES

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
2. BENCHMARK SEFB HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF 45TH STREET SOUTH AND 26TH AVENUE SOUTH, BM-111011 PUBLISHED ON SHEET #111 OF THE CITY OF FARGO BENCHMARK BOOK (2021 EDITION) ELEVATION = 906.63 (NAVD88).
3. PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAP 38017C0776C WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 905.7' (NAVD88) ACCORDING TO FEMA CONTOUR INFORMATION SHOWN IS DERIVED FROM CITY OF FARGO CONTOUR DATA.
4. ELEVATION CONTOURS DERIVED FROM FIELD SURVEY CONDUCTED BY OTHERS, DATE OF SURVEY WAS SUMMER 2021.

LINE TABLE

#	DISTANCE	BEARING
L1	10.99	S88°04'18"W
L2	28.00	N87°31'42"E
L3	34.38	S87°36'25"W
L4	29.17	N02°23'35"W

Plot Date: 8/1/2024 1:51 PM
 C:\Users\josh@rjn\OneDrive - Josh Purdum\Documents - Maps - Purdum\GIS\Projects\2024\19-002-000-000 - Fargo, ND\Drawings\19-002-000-000 - EOLA Third Addition Plat-Fargo, ND.dwg

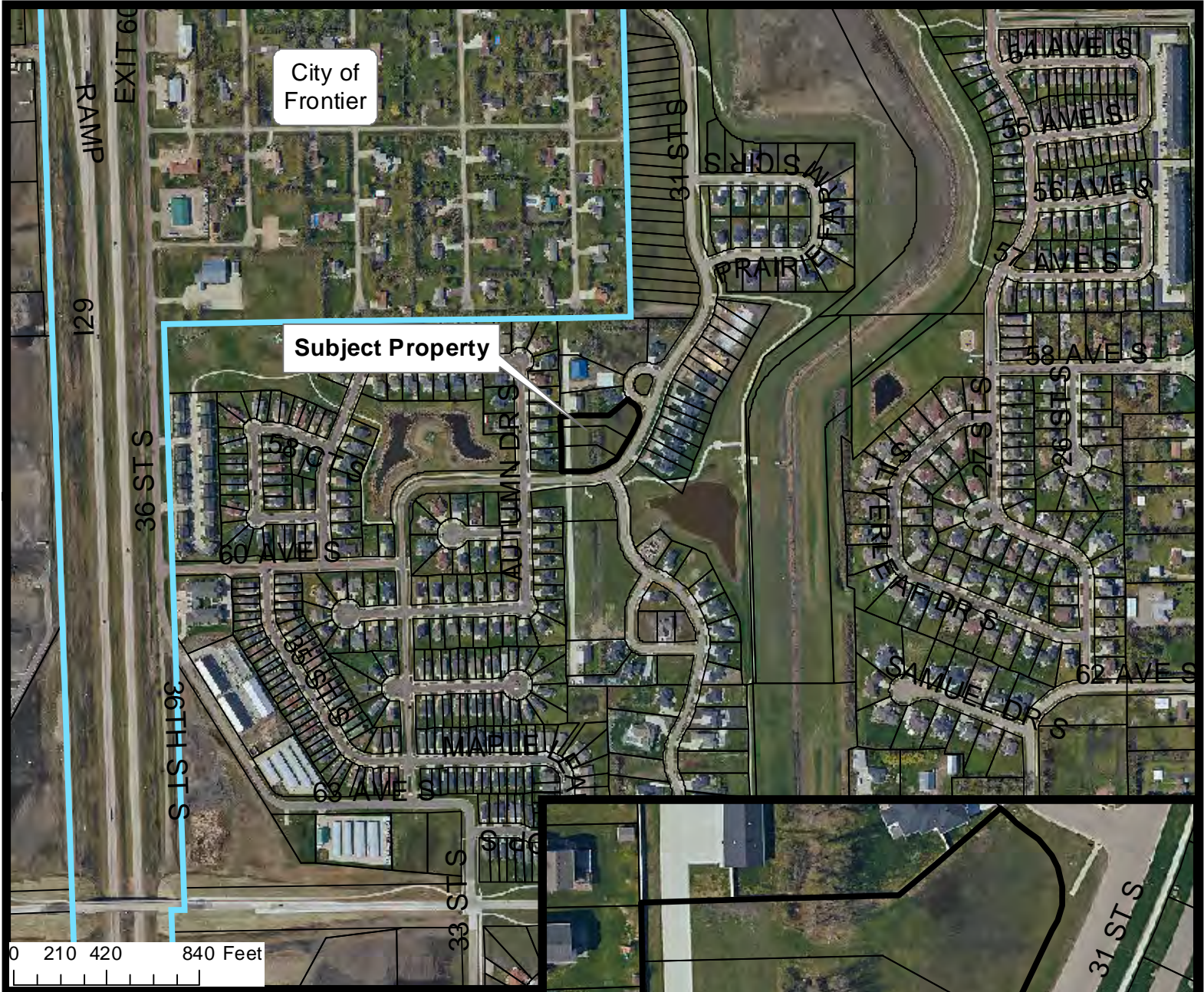


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Minor Subdivision

Prairie Farms Third Addition

5897, 5923 & 5945 31st Street South



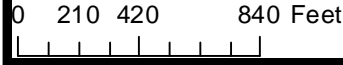
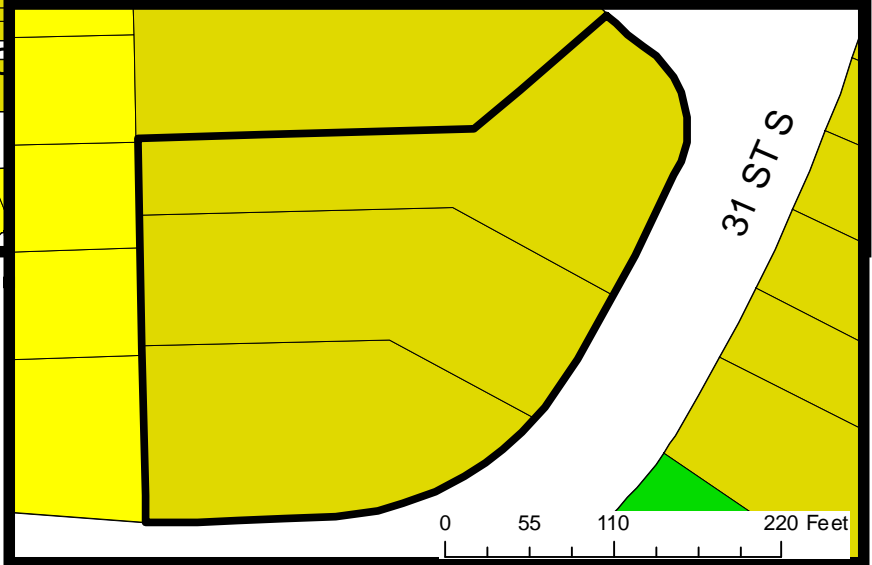
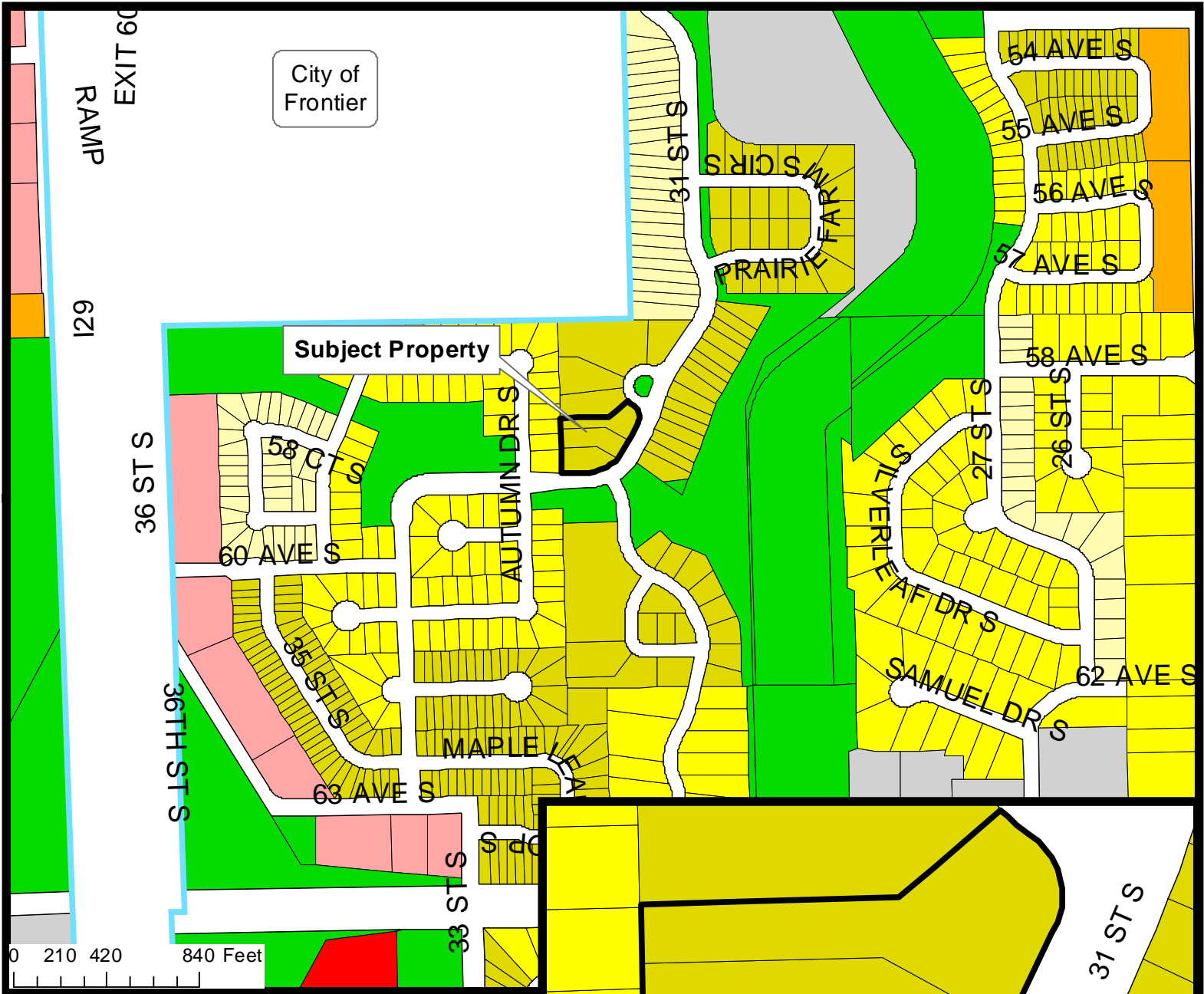
Legend

 City Limits

Minor Subdivision

Prairie Farms Third Addition

5897, 5923 & 5945 31st Street South



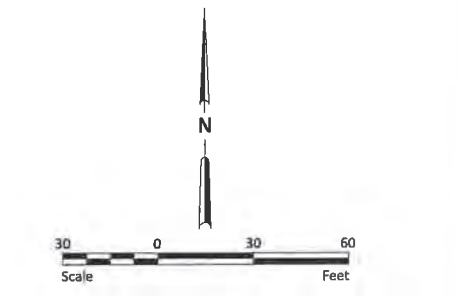
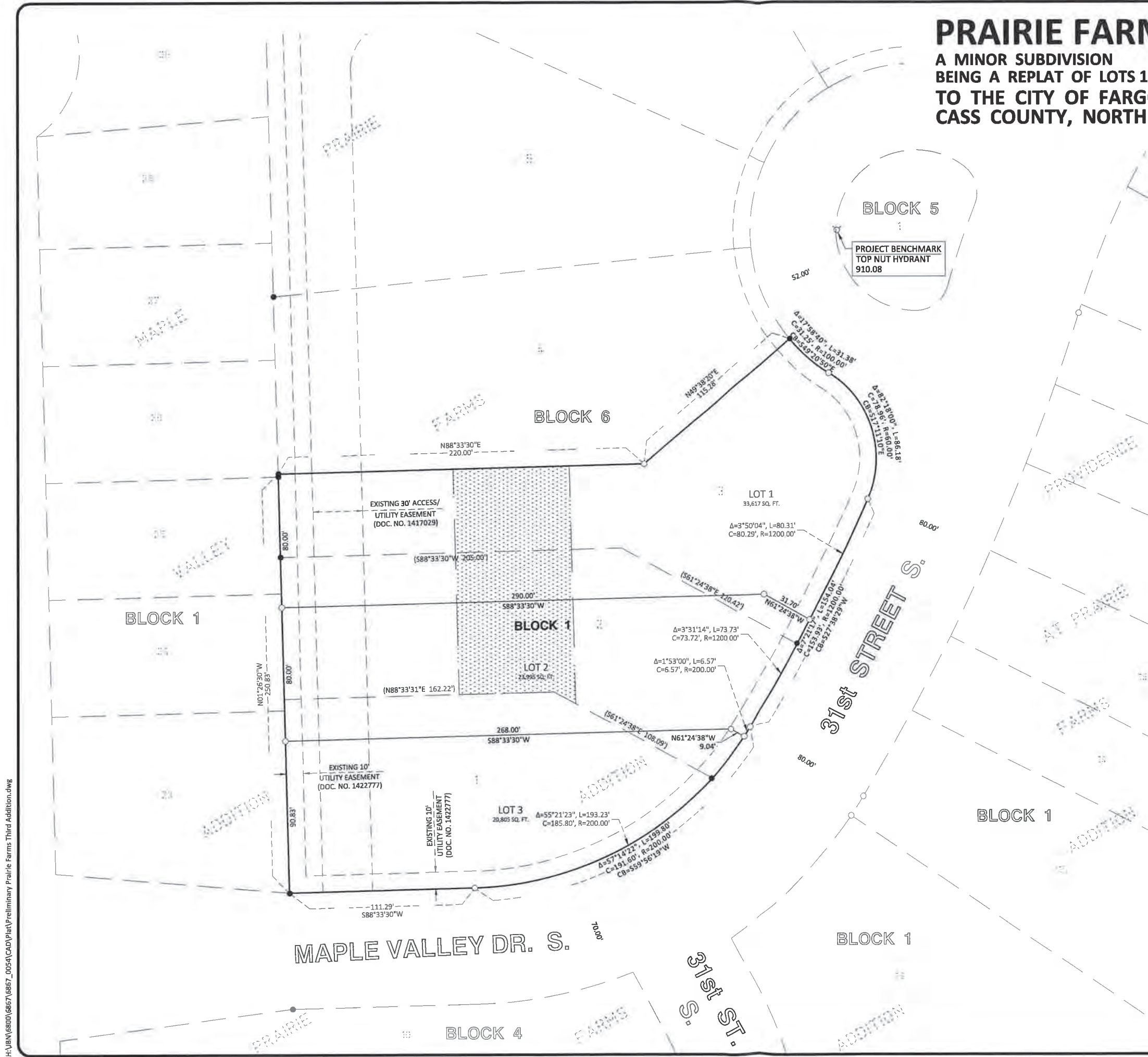
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AG	LC	MHP	SSS-1-2
DD	LI	NC	SSS-1-3
CC	MR-1	P/I	SSS-1-4
GO	MR-2	UMU	SSS-1-5
	MR-3	City Limits	



PRAIRIE FARMS THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 6, PRAIRIE FARMS 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 (N00°00'00"E)
PLAT BEARING	100.00'
MEASURED DISTANCE	(100.00')
PLAT DISTANCE	
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	—————
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	—————
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	▨

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

- NOTES:**
1. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JAN. 16, 2015; AS MODIFIED BY LOMR-F CASE NO. 16-08-0054A, DATED NOV. 17, 2015.
 2. BASE FLOOD ELEVATION = 906.7' (NAVD 1988)
 3. ZONE AE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.

H:\JBN\6800\6867\6867_0054\CAD\Plant\Preliminary Prairie Farms Third Addition.dwg

PRELIMINARY PLAT

HOUSTON ENGINEERING, INC.
Sheet 1 of 2
Project No. 6867-0054

PRAIRIE FARMS THIRD ADDITION

A MINOR SUBDIVISION
 BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 6, PRAIRIE FARMS ADDITION
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

NOW ALL PERSONS BY THESE PRESENTS: That Prairie Grove, Inc., a North Dakota Corporation, is the owner and proprietor of the following described tract of land:

Lots 1, 2 and 3, Block 1, Prairie Farms Addition, to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.800 acres, more or less.

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

OWNER:
 Prairie Grove, Inc.

 Ole Rommesmo Jr., President

State of _____ }
) ss
 County of _____ }

On this _____ day of _____, 20____ before me personally appeared Ole Rommesmo Jr., President Prairie Grove, Inc., 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 Corporation.

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____.

 Rocky Schneider, Chair
 Fargo Planning Commission

State of North Dakota }
) ss
 County of Cass }

On this _____ day of _____, 20____ before me personally appeared Rocky Schneider, 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 he executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

 Timothy J. Mahoney, Mayor

Attest: _____
 Steven Sprague, City Auditor

State of North Dakota }
) ss
 County of Cass }

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

Notary Public: _____

H:\JBN\6800\6867\CAD\Plat\Preliminary Prairie Farms Third Addition.dwg

Minor Subdivision

College Third Addition

1038 25th Street North

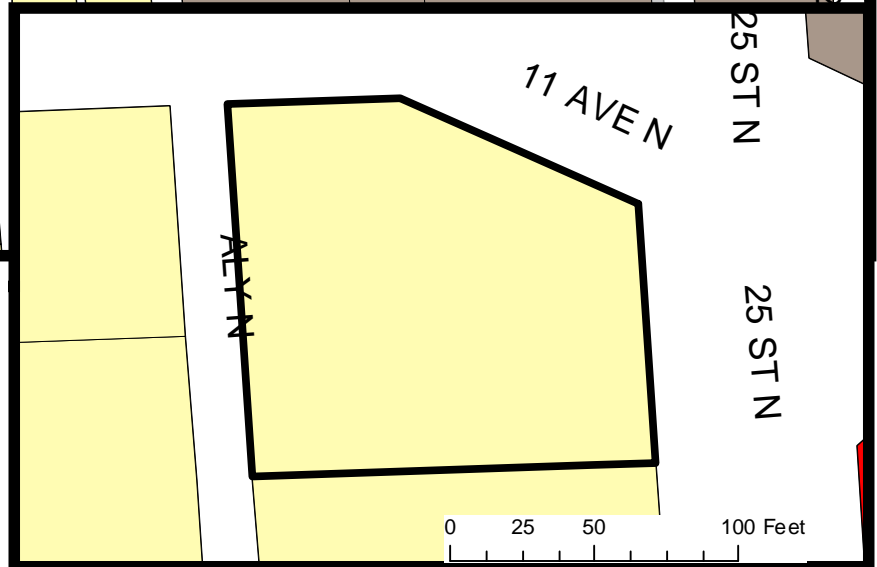
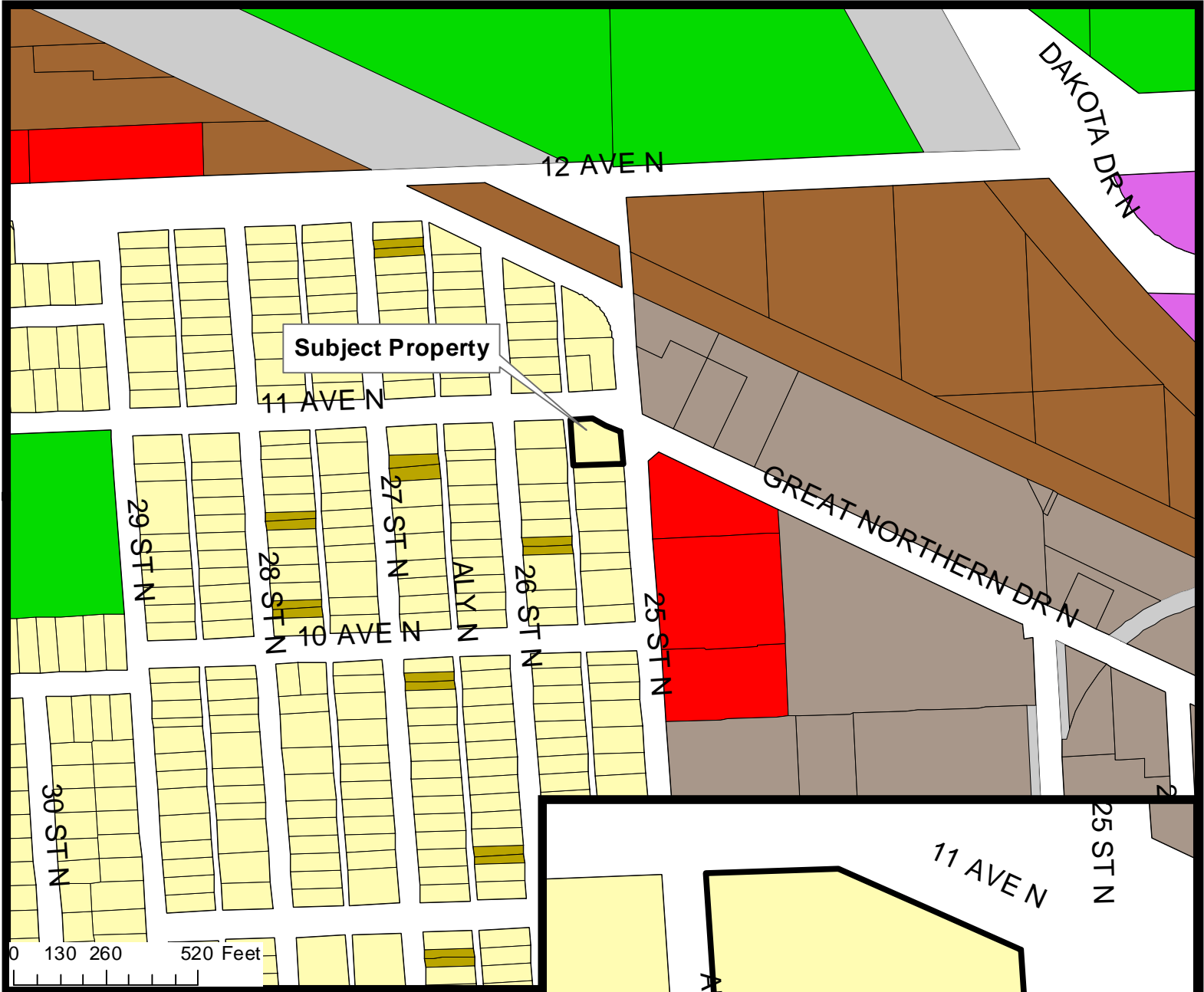


Legend
City Limits

Minor Subdivision

College Third Addition

1038 25th Street North

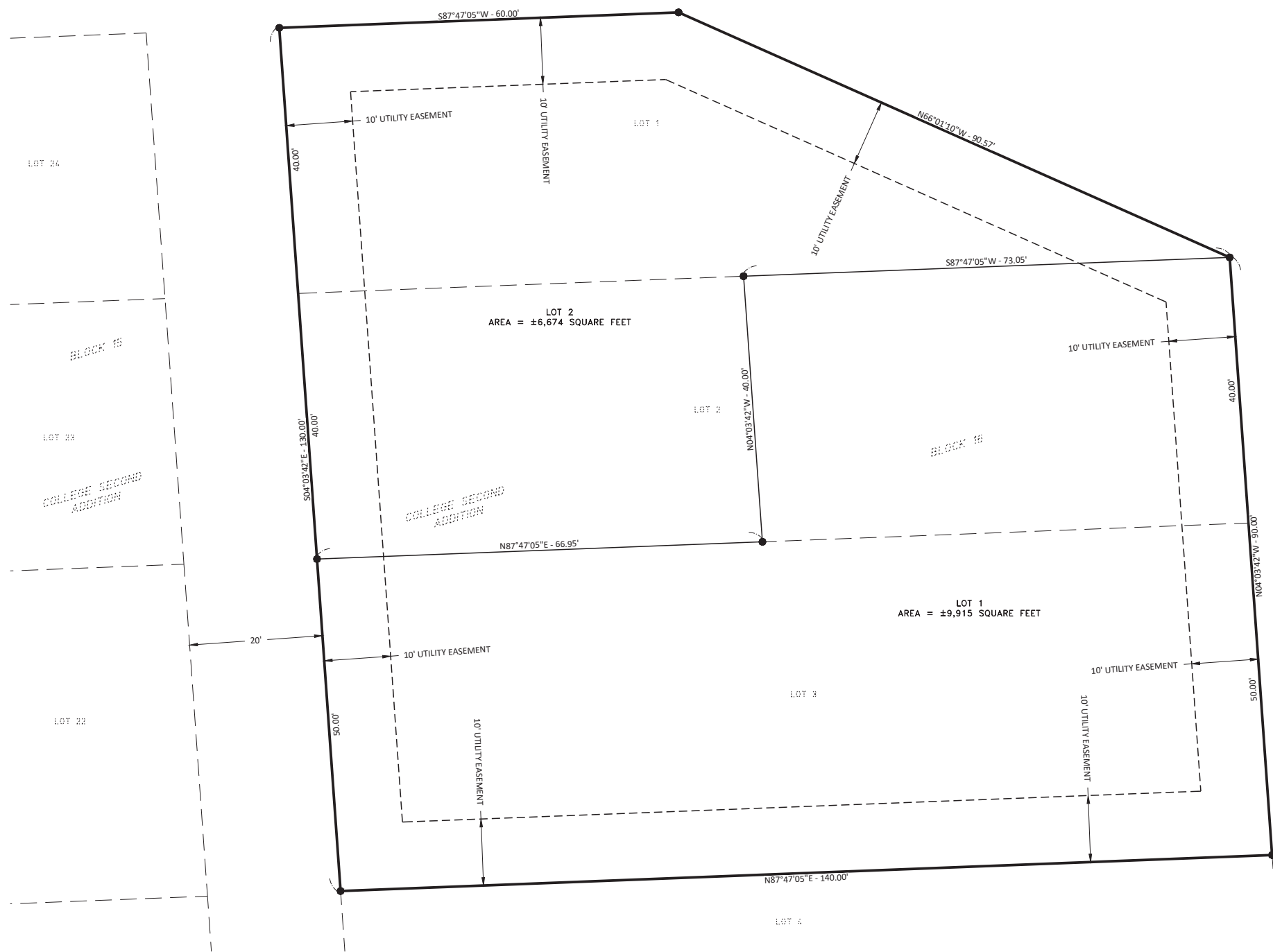


Legend

AG	LC	MHP	SSR-2
DMU	ML	NOC	SSR-3
GC	MR-1	BT	SSR-4
GO	MR-2	UMU	SSR-5
	MR-3		City Limits

PRELIMINARY PLAT OF
COLLEGE THIRD ADDITION
 A REPLAT OF PART OF LOT 1, AND ALL OF LOTS 2 AND 3, BLOCK 16, OF COLLEGE SECOND ADDITION
 CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

11TH AVENUE NORTH



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT BAKHTYAR RASOOL MURAD IS THE OWNER OF PART OF LOT ONE, AND ALL OF LOTS 2 AND 3, BLOCK 16, OF COLLEGE SECOND ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ONE, TWO, AND THREE, IN BLOCK SIXTEEN, OF COLLEGE SECOND ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA, EXCEPTING THEREFROM THAT PART OF SAID LOT ONE, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF LOT ONE, BLOCK SIXTEEN, COLLEGE SECOND ADDITION; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF 25TH STREET NORTH FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE NORTH BEING 80.00 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 80.00 FEET EAST TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS REFERENCED FROM WARRANTY DEED DOCUMENT NO. 1583101.

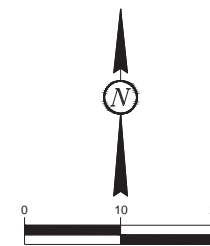
 AOMEED RASOOL MURAD
 OWNER OF PART OF LOT 1, AND ALL OF LOTS 2 AND 3, BLOCK 16

STATE OF _____)
 COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AOMEED RASOOL MURAD, 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: _____



LEGEND

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

FOR RECORDING PURPOSES ONLY

NOTES

1. PROPERTY IS SITUATED IN 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 AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015.
2. BASE FLOOD ELEVATION = 899.00' (NAVD 1988)

SHEET 1 OF 1



PRELIMINARY PLAT OF
COLLEGE THIRD ADDITION
 A REPLAT OF PART OF LOT 1, AND ALL OF LOTS 2 AND 3, BLOCK 16, OF COLLEGE SECOND ADDITION
 CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

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 COLLEGE THIRD ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS 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 _____, 2024.

 COLE A. NESET,
 REGISTERED LAND SURVEYOR
 LS-7513

STATE OF _____)
)SS
 COUNTY OF _____)

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

 TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
)SS
 COUNTY OF _____)

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

 TIMOTHY J. MAHONEY, MAYOR

 STEVE SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
 COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2024, 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: _____

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____ 2024.

 ROCKY SCHNEIDER, CHAIR
 FARGO PLANNING COMMISSION

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER, 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



Minor Subdivision

University South Fifth Addition

2253 & 2285 South University Drive



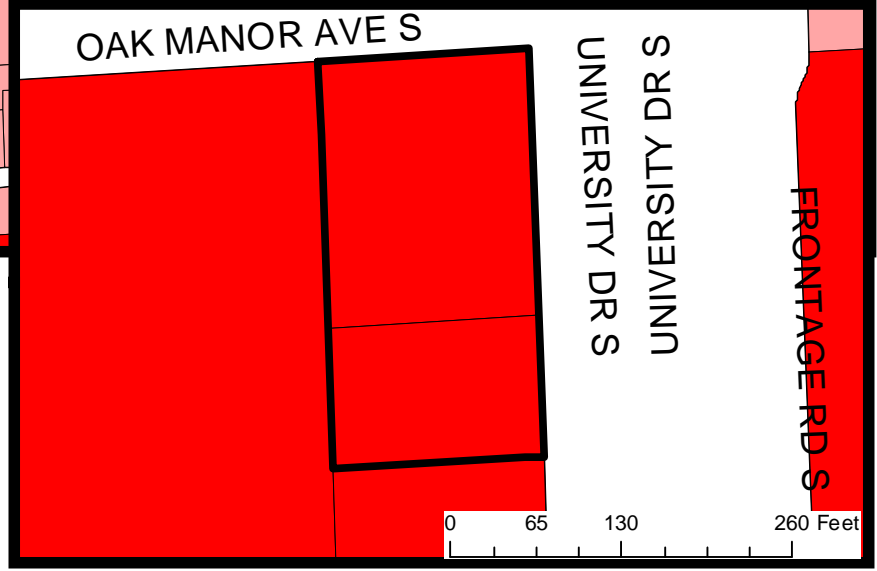
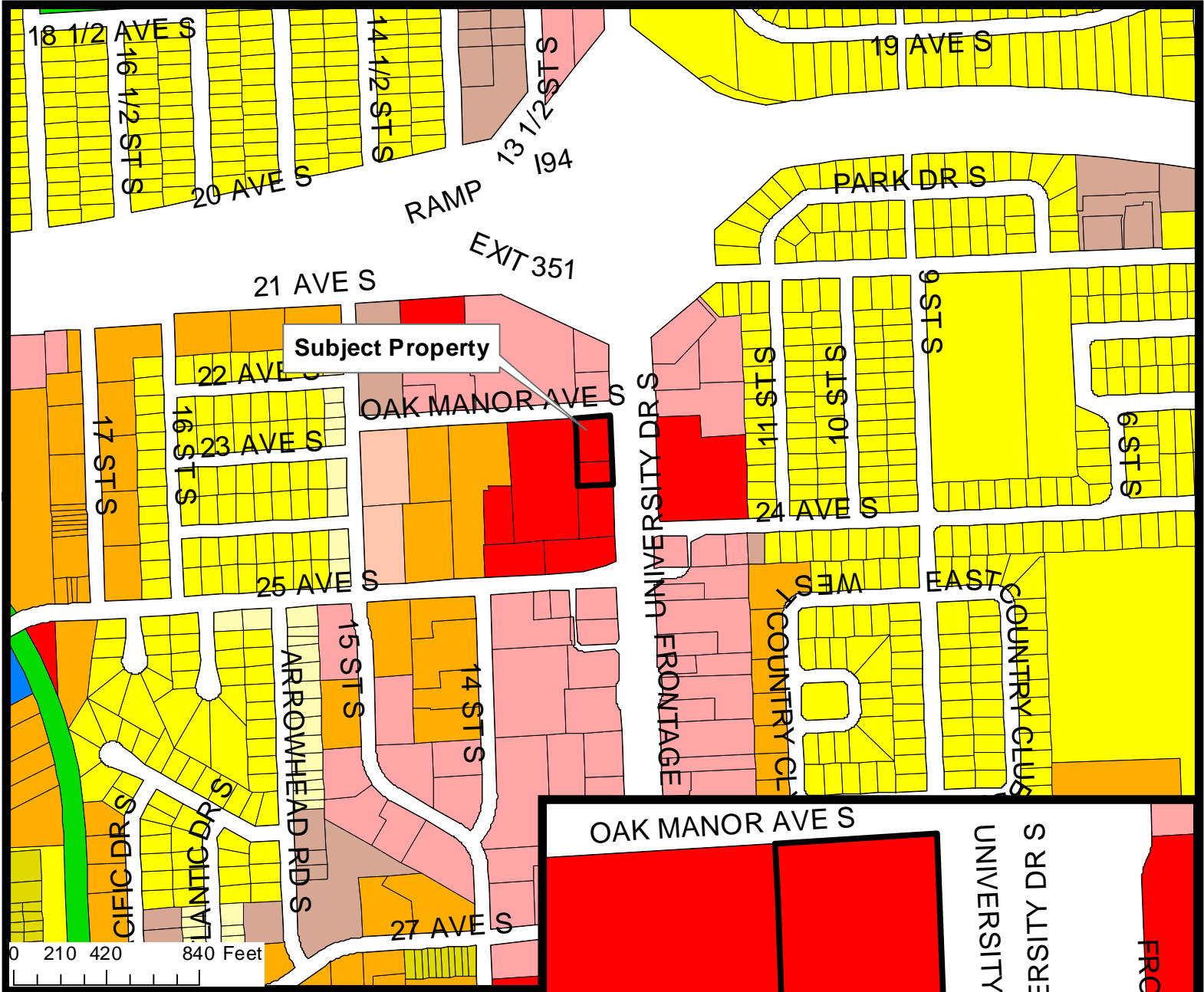
Legend

 City Limits

Minor Subdivision

University South Fifth Addition

2253 & 2285 South University Drive



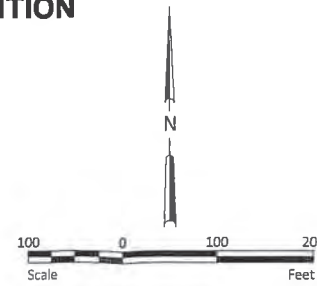
Legend

AG	LC	MHP	SR-2
DDG	MR-1	NZO	SS-2
GGU	MR-2	UMU	SS-3
CM	MR-3		SS-4
GO			SS-5
			City Limits

UNIVERSITY SOUTH FIFTH ADDITION

A MINOR SUBDIVISION

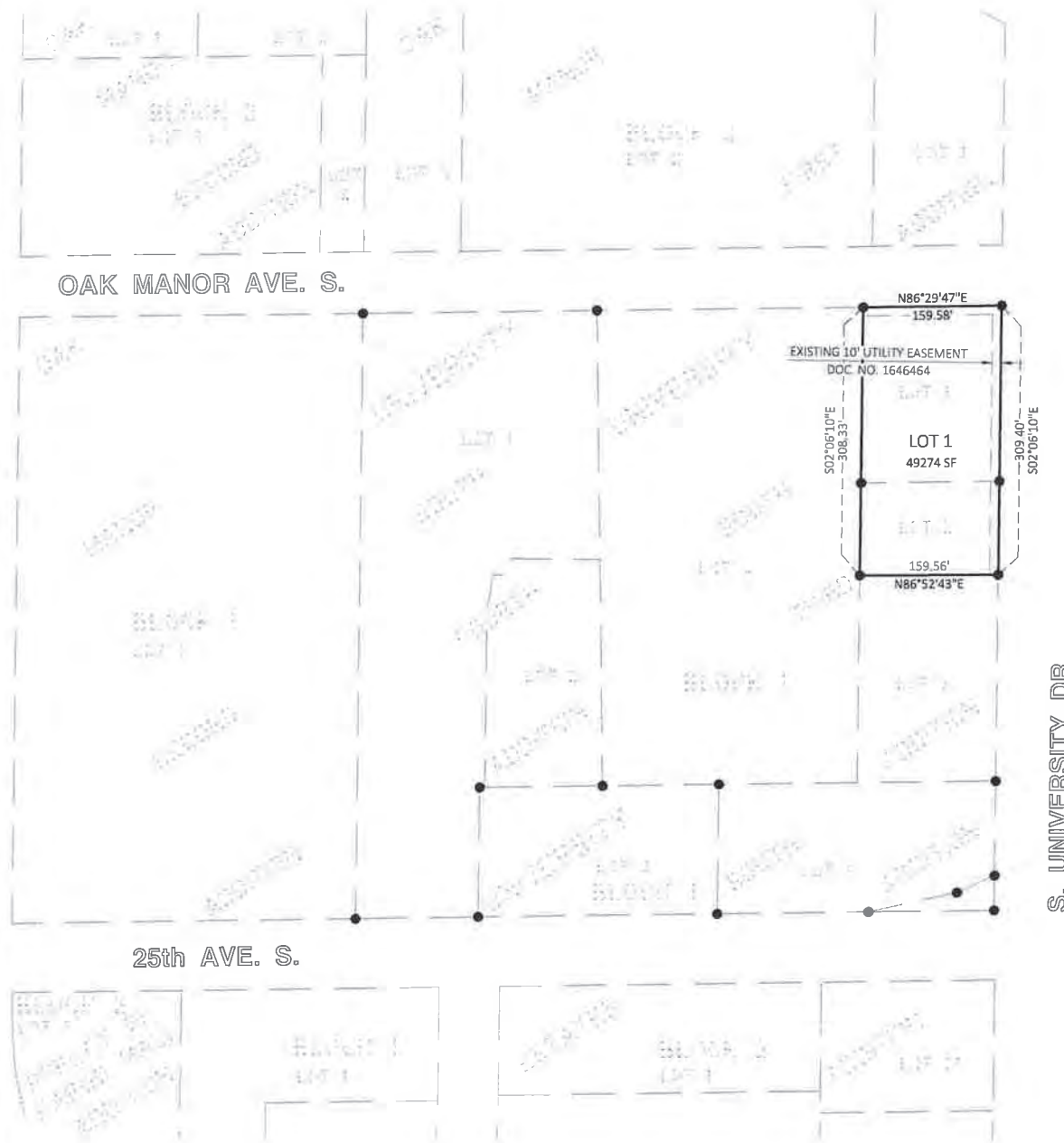
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1, UNIVERSITY SOUTH THIRD ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



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	-----

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



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 FIFTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

Grove Enclave, LLC

By: Syndica, LLP
Its: Manager

Austin Morris, General Partner

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Austin Morris, General Partner of Syndica, LLP, a North Dakota limited liability partnership, 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 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____.

Rocky Schnelder, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Rocky Schnelder, 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 he 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.

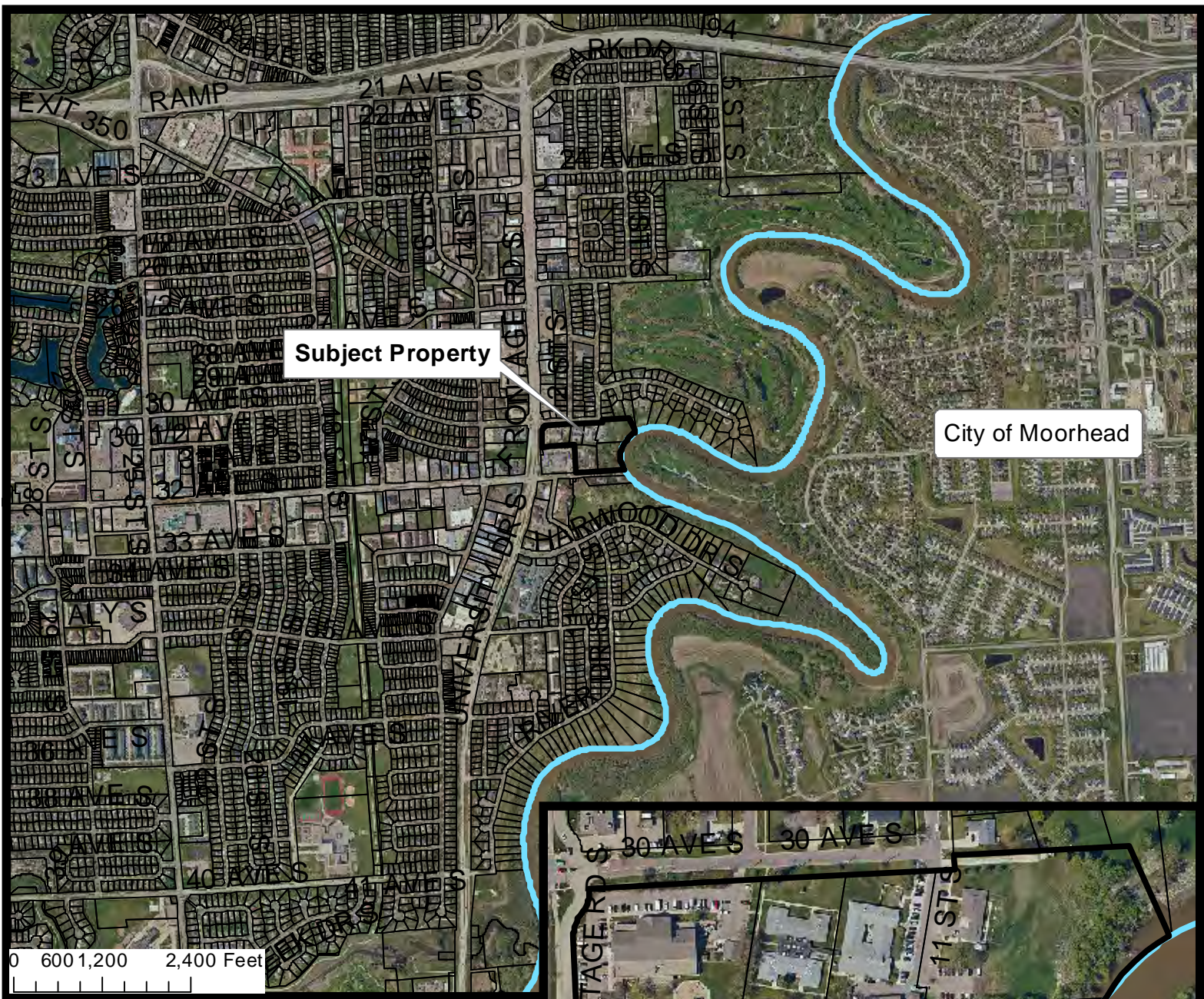
Notary Public: _____

H:\BN\7489\7489_0127\CAD\Plat\7489-0127 Preliminary University South Fifth Addition.dwg, Layout: 5/17/2024 8:33 AM, (dbuchholtz)



Zone Change from MR-1, Multi-Dwelling Residential, MR-2, Multi-Dwelling Residential, and SR-2, Single Dwelling Residential to P/I, Public/Institutional and an Institutional Master Plan

3000, 3001, 3003, and 3004 11th Street South; 1001 and 1101 32nd Avenue South; YWCA and Presentation Additions 3000 University Drive South; 3014 12th Street South



Subject Property

City of Moorhead



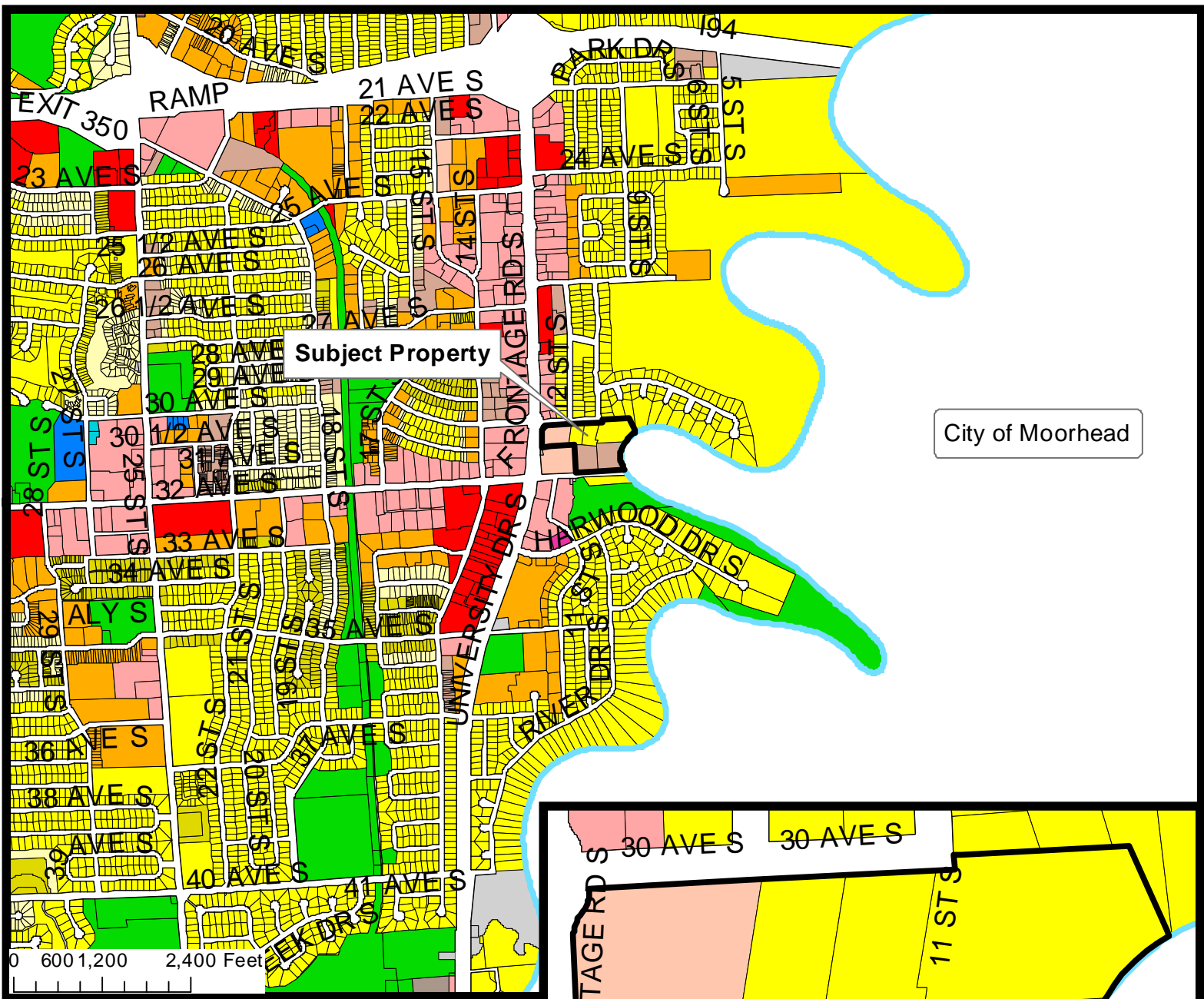
Legend
City Limits



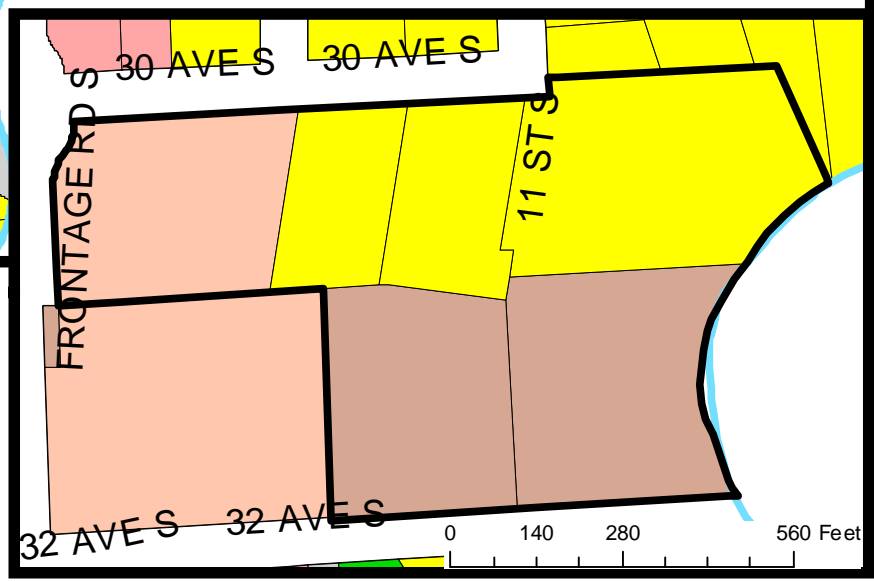
Fargo Planning Commission
July 02, 2024

Zone Change from MR-1, Multi-Dwelling Residential, MR-2, Multi-Dwelling Residential, and SR-2, Single Dwelling Residential to P/I, Public/Institutional and an Institutional Master Plan

3000, 3001, 3003, and 3004 11th Street South; 1001 and 1101 32nd Avenue South;
YWCA and Presentation Additions 3000 University Drive South; 3014 12th Street South



City of Moorhead



Legend

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



Fargo Planning Commission
 July 02, 2024

Draft Institutional Master Plan YWCA and Presentation Additions



CAMPUS PLANTINGS INVENTORY

EMERGENCY SHELTER:
 LARGE, MATURE DECIDUOUS TREE - 31
 SMALL, MATURE DECIDUOUS TREE - 5
 LARGE, MATURE EVERGREEN TREE - 9
 SMALL, MATURE EVERGREEN TREE - 0
 MATURE SHRUB - 136

COVE LANE:
 LARGE, MATURE DECIDUOUS TREE - 13
 SMALL, MATURE DECIDUOUS TREE - 9
 LARGE, MATURE EVERGREEN TREE - 4
 SMALL, MATURE EVERGREEN TREE - 6
 MATURE SHRUB - 5

SISTERS OF THE PRESENTATION:
 LARGE, MATURE DECIDUOUS TREE - 6
 SMALL, MATURE DECIDUOUS TREE - 12
 LARGE, MATURE EVERGREEN TREE - 0
 SMALL, MATURE EVERGREEN TREE - 1
 MATURE SHRUB - 15

LANTERN LIGHT:
 LARGE, MATURE DECIDUOUS TREE - 40
 SMALL, MATURE DECIDUOUS TREE - 9
 LARGE, MATURE EVERGREEN TREE - 12
 SMALL, MATURE EVERGREEN TREE - 0
 MATURE SHRUB - 9

RIVERFRONT LOT:
 LARGE, MATURE DECIDUOUS TREE - 647
 LARGE, MATURE EVERGREEN TREE - 9

PLANTINGS KEY

NEW PLANTINGS - ●

EXISTING PLANTINGS - ○

CAMPUS PLANT UNITS

LARGE, MATURE DECIDUOUS TREE - 7,370
 SMALL, MATURE DECIDUOUS TREE - 145
 LARGE, MATURE EVERGREEN TREE - 280
 SMALL, MATURE EVERGREEN TREE - 35
 MATURE SHRUB - 166
 OVERALL POINTS - 7,995