

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
SEPTEMBER 4th, 2025 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Thursday, September 4th, 2025 Planning Commission public hearing.

NOTE: This hearing is on Thursday, rather than the usual Tuesday, due to the Labor Day holiday.

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 **Buchholz Industrial Addition** (Minor Subdivision) a replat of Lots 4-6, Block 11, Industrial Subdivision No.1, and portion of Lot 25, Hector's Subdivision, City of Fargo, Cass County, North Dakota
Located at: 1300 and 1330 43rd Street North; 1301 45th Street North
Owner / Applicant: Buchholz Exchange, LLC and Norgren Exchange, LLC / Mark Buchholz
Current Zoning: General Industrial No change proposed.
Case Planner: Donald Kress
2. An application requesting a Plat of **Family Healthcare Center Addition** (Minor Subdivision) a replat of a portion of Lot 5 and all of Lots 6 through 12, Block 3, Keeney & Devitts Addition to the City of Fargo, Cass County, North Dakota
Located at: 301, 307, 309, 313, and 317 NP Avenue North
Owner / Applicant: Family Healthcare Center / Houston Engineering
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Donald Kress
3. An application requesting a Plat of **Bison Run Addition** (Minor Subdivision) a replat of all of Lot 9, and portions of Lots 10 and 11, Block 3, Beardsley's Addition, City of Fargo, Cass County, North Dakota
Located at: 1102 and 1110 17th Street North
Owner / Applicant: Bison Run Rentals, LLC / Neset Land Surveying
Current Zoning: UMU, University Mixed Use No change proposed
Case Planner: Donald Kress
4. An application requesting a Plat of **19th Avenue Storage Addition** (Major Subdivision) a replat of Lot 7, Block 4, Airport 1st Addition, City of Fargo, Cass County, North Dakota
Located at: 1101 19th Avenue North
Owner / Applicant: Bullinger Enterprises, LLLP / Houston Engineering
Current Zoning: LI, Limited Industrial No change proposed
Case Planner: Donald Kress

THE FOLLOWING PROJECT WAS CONTINUED TO THE SEPTEMBER 4th, 2025 PLANNING COMMISSION AGENDA FROM THE AUGUST 5th, 2025 PLANNING COMMISSION AGENDA. THERE ARE NO ATTACHMENTS IN THIS PACKET FOR THIS PROJECT.

An application requesting zoning change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development

Overlay on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition and to repeal the C-O, Conditional Overlay; a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition; and a Plat of **45th Street Park Sixth Addition** (Minor Subdivision) a replat of a portion of Lot 2, Block 1, 45th Street Park Third Addition, all of Lot 1, and a portion Lot 2, Block 1, 45th Street Park Fourth Addition, and Lot 2, Block 1, 45th Street Park Fifth Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced drain setback.

Located at: 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South

Owner / Applicant: West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development

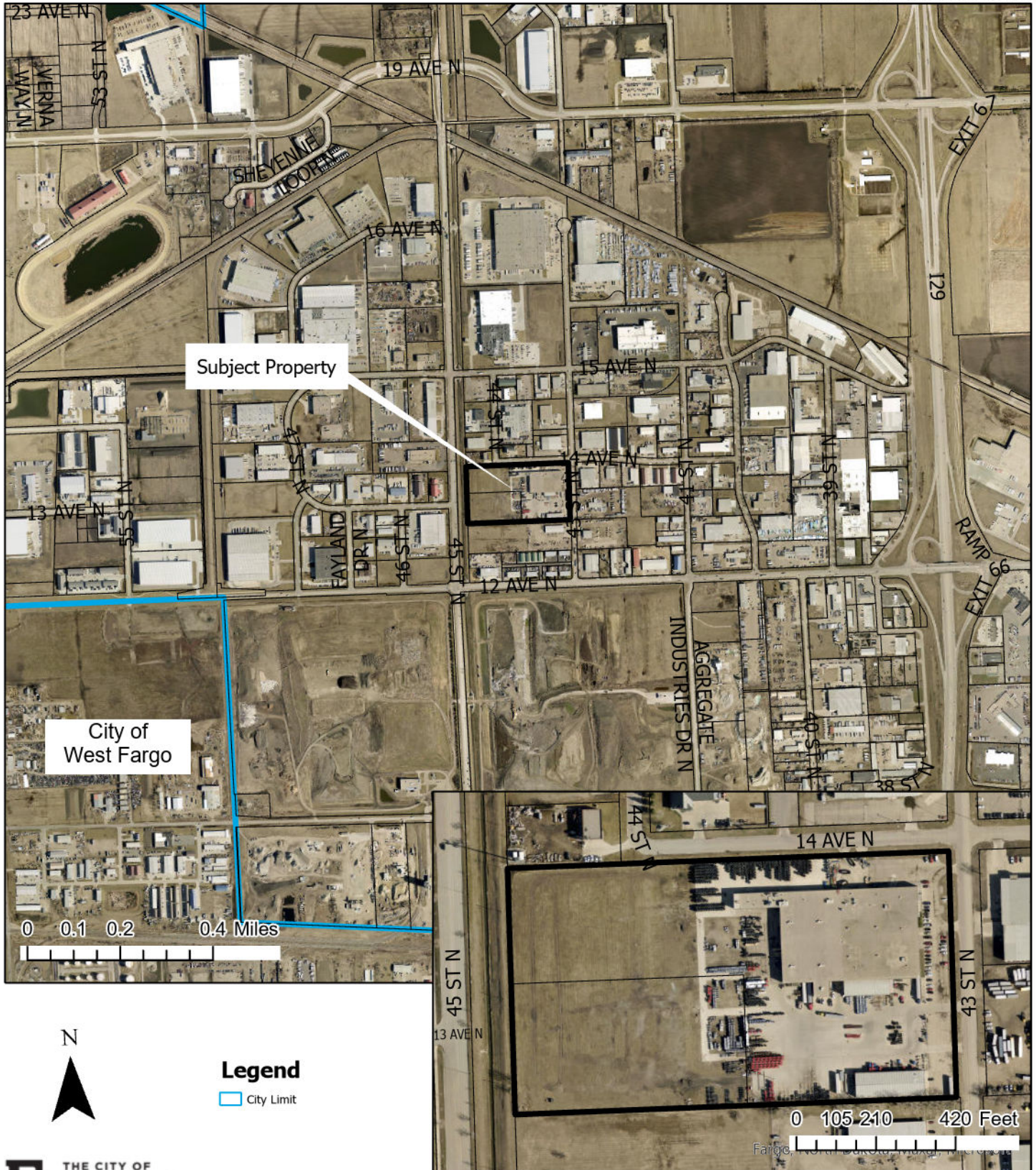
Current Zoning: LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial See above for proposed change

Case Planner: Maegin Elshaug

Minor subdivision

Buchholz Industrial Addition

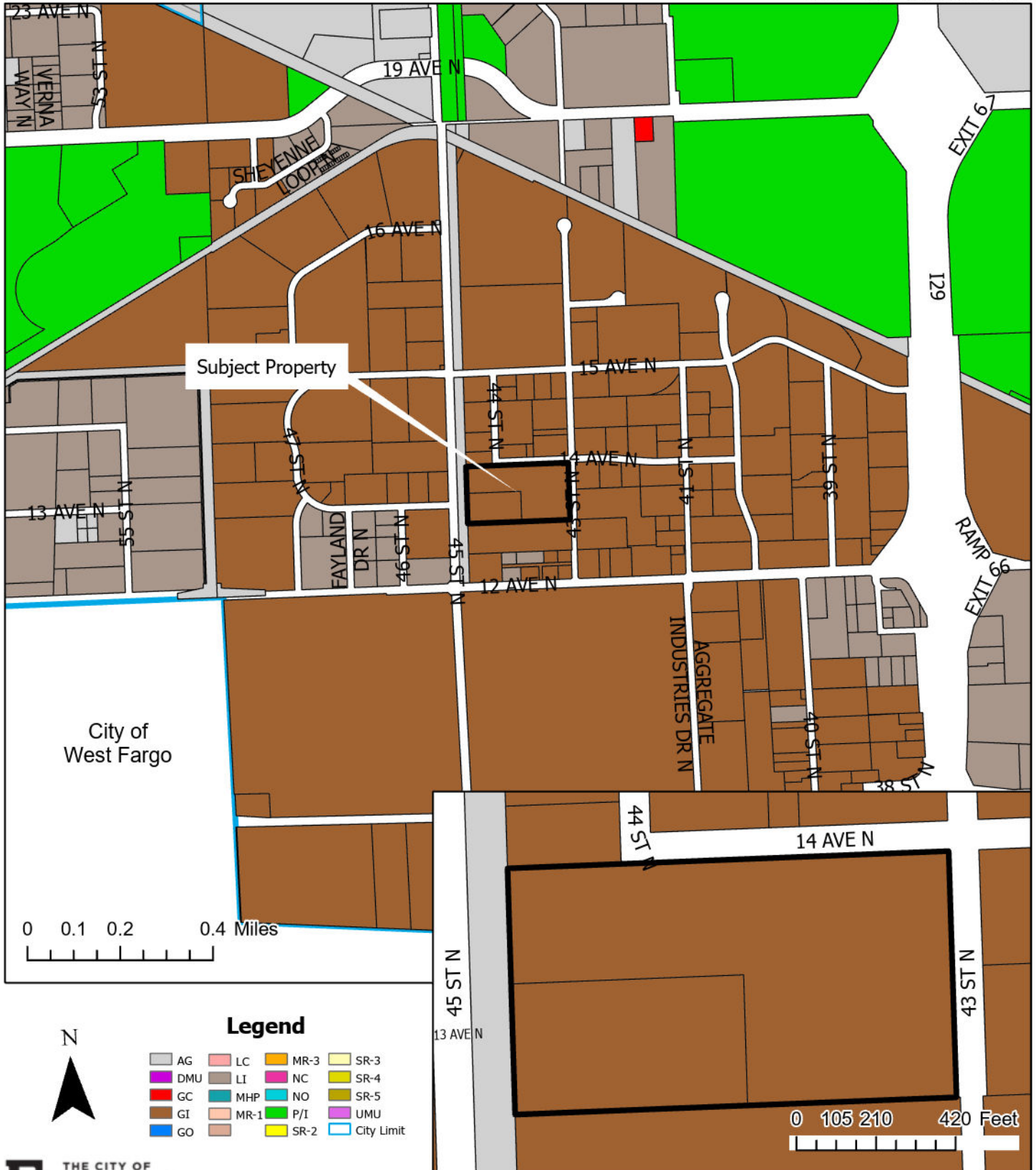
1300 and 1330 43rd Street North;
1301 45th Street North



Minor subdivision

Buchholz Industrial Addition

1300 and 1330 43rd Street North;
1301 45th Street North



Plot Date & Time: 12 June 2025 8:45 PM
C:\Users\joshnelson\OneDrive - Meno_Pardubien\SURVEY\01_Projects\2023\23-056_Buchholz Industrial Addition_Plot.dwg - Fargo, ND\Drawings\23-056_Buchholz Industrial Addition_Plot.dwg

BUCHHOLZ INDUSTRIAL ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 4 THROUGH 6, BLOCK 11 OF INDUSTRIAL SUBDIVISION NO. 1 AND PART OF LOT 25 OF HECTOR'S SUBDIVISION
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

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)
) SS
County of Cass)

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: _____

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That Norgren Exchange LLC and Buchholz Exchange LLC, both a Minnesota Limited Liability Company, as owners of a parcel of land located in that part of the Southwest Quarter of Section 34, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 4 through 6, Block 11 of INDUSTRIAL SUBDIVISION NO. 1, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

AND

The west 614.00 feet of Lot 25 of HECTOR'S SUBDIVISION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota

Plat containing 17.39 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 "**BUCHHOLZ INDUSTRIAL ADDITION**" to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public for public use the utility easement shown on said plat. Said owners also hereby dedicate and convey a private pond easement, storm sewer easement, and access & utility easement, as shown herein to all the lots within said "BUCHHOLZ INDUSTRIAL ADDITION".

OWNER:
Norgren Exchange LLC
By: Steve Norgren, President

Steve Norgren
State of _____)
) SS
County of _____)

On this ____ day of _____, 20____, appeared before me, Steve Norgren, President, Norgren Exchange LLC a Minnesota 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 said company.

Notary Public: _____

OWNER:
Buchholz Exchange, LLC
By: Mark Buchholz, Owner

Mark Buchholz
State of _____)
) SS
County of _____)

On this ____ day of _____, 20____, appeared before me, Mark Buchholz, Owner, Buchholz Exchange, LLC a Minnesota 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 said company.

Notary Public: _____

MORTGAGE HOLDER:
American Federal Bank, Mortgagee

Adam Braunberger, Vice President

State of _____)
) SS
County of _____)

On this ____ day of _____, 20____, before me personally appeared Adam Braunberger, Vice President, American Federal Bank, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of American Federal Bank.

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: _____

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 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)
) SS
County of Cass)

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.

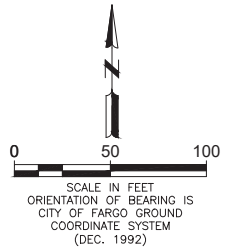
Notary Public: _____



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

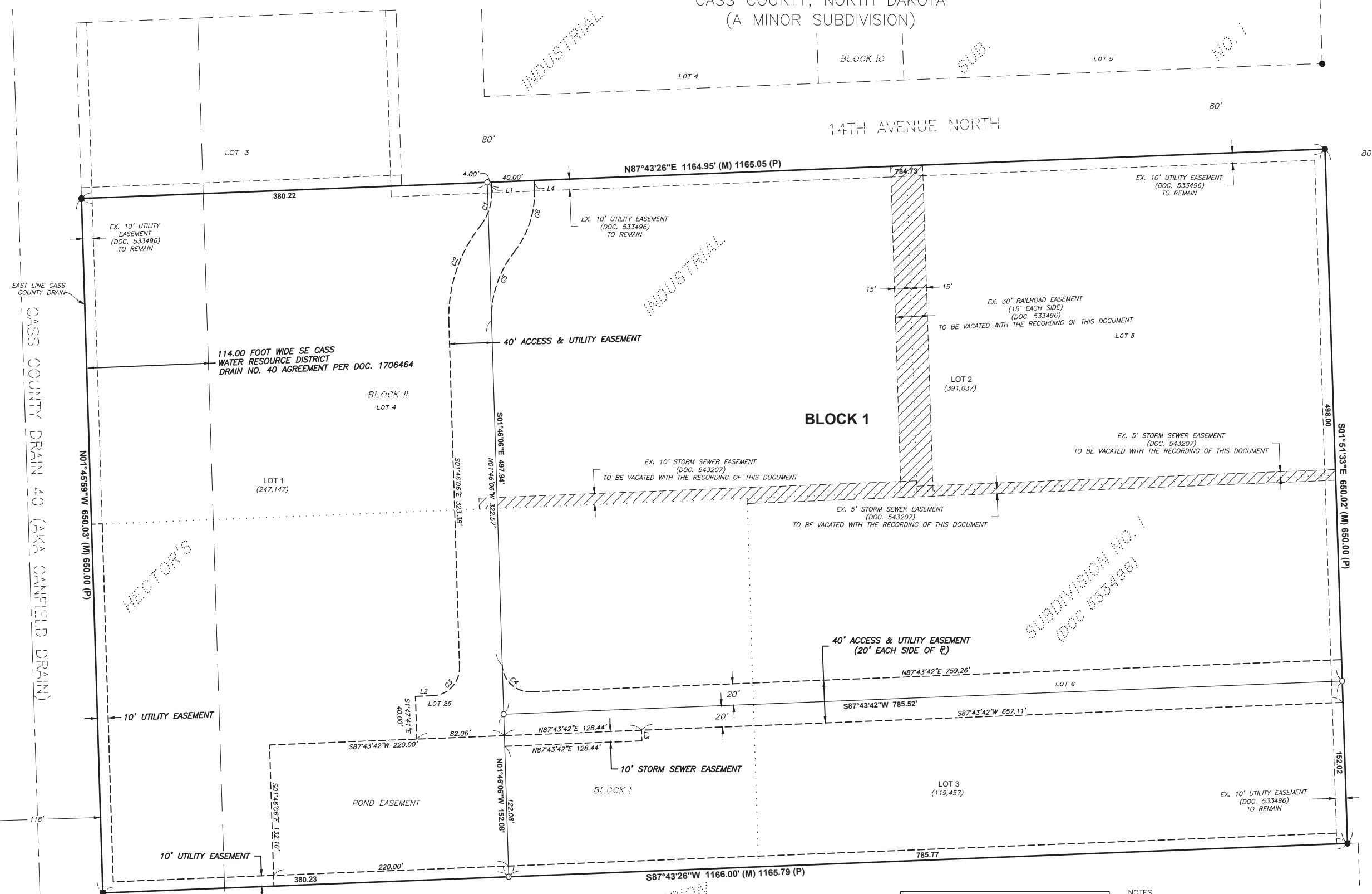
BUCHHOLZ INDUSTRIAL ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOTS 4 THROUGH 6, BLOCK 11 OF INDUSTRIAL SUBDIVISION NO. 1 AND PART OF LOT 25 OF HECTOR'S SUBDIVISION
 CASS COUNTY, NORTH DAKOTA
 (A MINOR SUBDIVISION)



LEGEND

○	SET 5/8" REBAR CAP LS-27292
●	FOUND MONUMENT
(M)	MEASURED DISTANCE
(P)	PLATTED DISTANCE
---	EXISTING PROPERTY LINE
---	ORIGINAL PLATTED LINE
---	EXISTING EASEMENT LINE
---	CASS COUNTY DRAIN SETBACK LINE
---	PLAT OVERALL BOUNDARY
---	PLAT INTERIOR LOT LINES
---	PLAT NEW EASEMENT
▨	EASEMENTS VACATED BY THIS PLAT



LINE TABLE

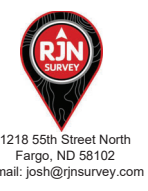
#	DISTANCE	BEARING
L1	8.32	S01°46'06"E
L2	16.30	S87°43'42"W
L3	10.00	N01°43'38"W
L4	8.67	S01°46'06"E

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	34.91	50.00	040°00'28"	34.21	N18°14'08"E
C2	96.36	138.00	040°00'28"	94.42	S18°14'08"W
C3	40.61	26.00	089°29'48"	36.61	N42°58'48"E
C4	41.07	26.00	090°30'12"	36.93	S47°01'12"E
C5	68.43	98.00	040°00'28"	67.05	S18°14'08"W
C6	62.84	90.00	040°00'28"	61.58	N18°14'08"E

- 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.

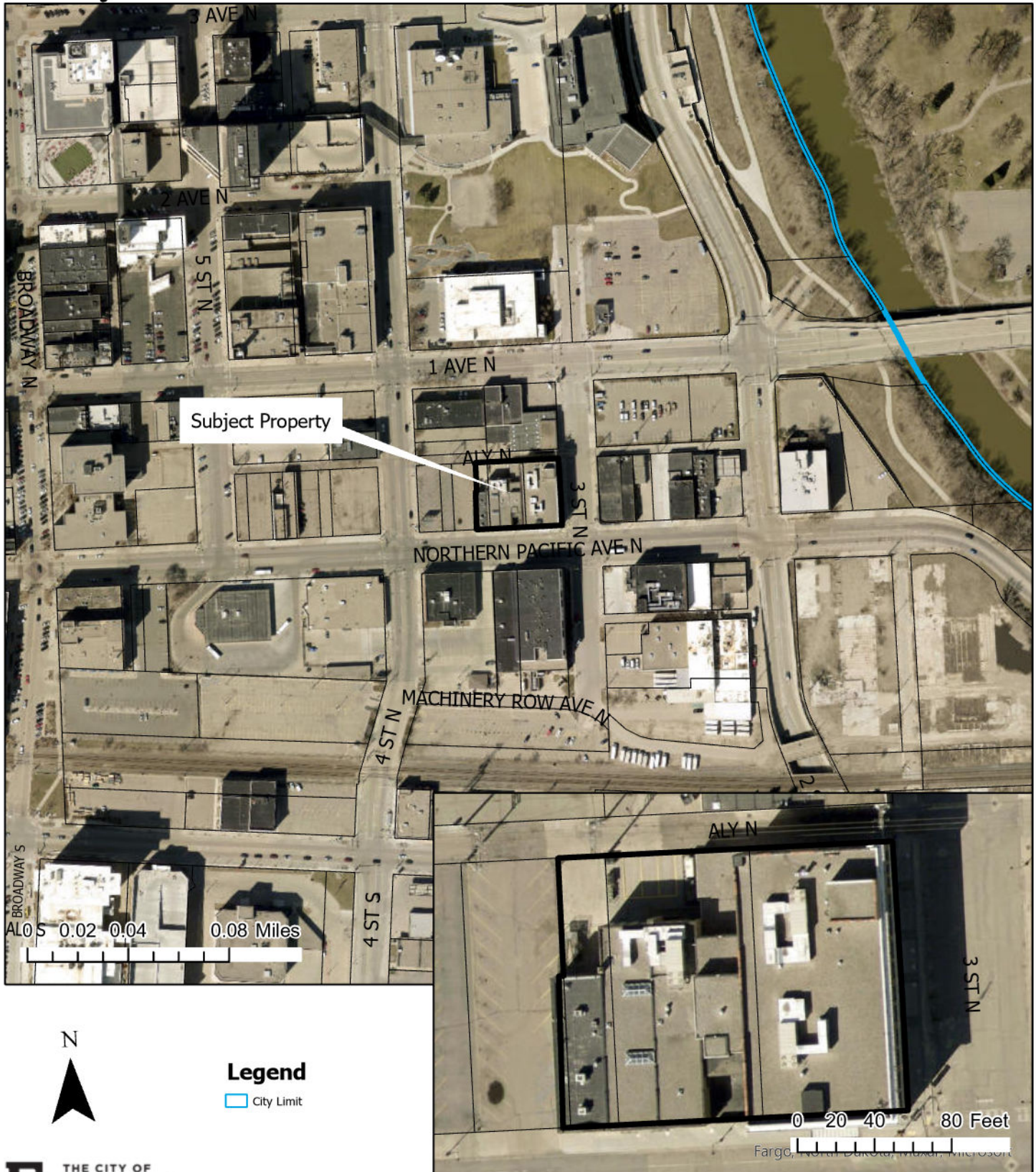
Plot Date & Time: 12 June 2025 8:45 PM
 C:\Users\josh@rjn\OneDrive - Meno_Pordelshausen\OneDrive - Meno_Pordelshausen\Projects\2023\31-056_Buchholz_Industrial Addition_Plat.dwg
 Fargo, ND\Drawings\31-056_Buchholz_Industrial Addition_Plat.dwg



Minor subdivision

Family Healthcare Center Addition

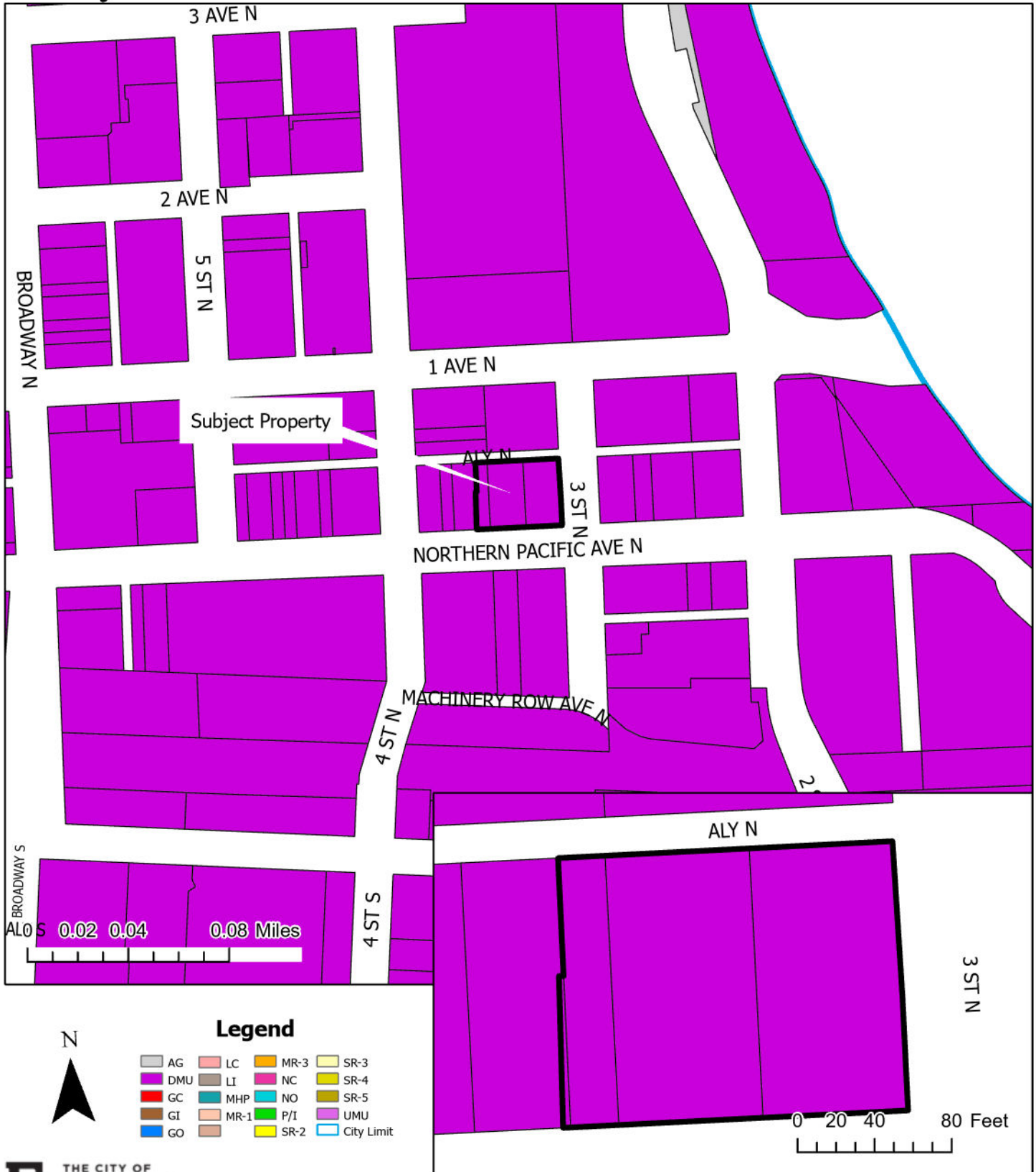
301, 307, 309, 313, and
317 Northern Pacific Avenue North



Minor subdivision

Family Healthcare Center Addition

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

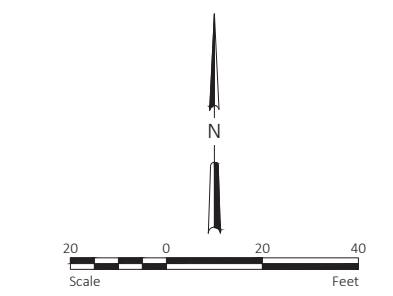


Fargo Planning Commission
September 4, 2025

FAMILY HEALTHCARE CENTER ADDITION

A MINOR SUBDIVISION
 BEING A REPLAT OF A PORTION OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9, 10, 11 & 12,
 BLOCK 3, KEENEY & DEVITT'S ADDITION
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA

FIRST AVENUE N.



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	- - - - -

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

lary.dwg

H:\BNA\6900\6944\6944_0004\CAD\6944-0004 Family Healthcare Plat.dwg

NORTHERN PACIFIC AVENUE N.

PRELIMINARY PLAT



FAMILY HEALTHCARE CENTER ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF A PORTION OF LOT 5 AND ALL OF LOTS 6, 7, 8, 9, 10, 11 & 12,
BLOCK 3, KEENEY & DEVITT'S ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

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

The East 2.00 feet of the South 80.50 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10, 11 & 12, Block 3, Keeney & Devitt's Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 0.566 acres, more or less.

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

OWNER:

Family Healthcare Center, a North Dakota nonprofit corporation

Margaret Asheim, Chief Executive Officer

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Margaret Asheim, Chief Executive Officer of Family Healthcare Center, a North Dakota nonprofit corporation, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of said 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)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
County of Cass) ss

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

Notary Public: _____



Minor subdivision

Bison Run Addition

1102 and 1110 17th Street North



Legend
City Limit

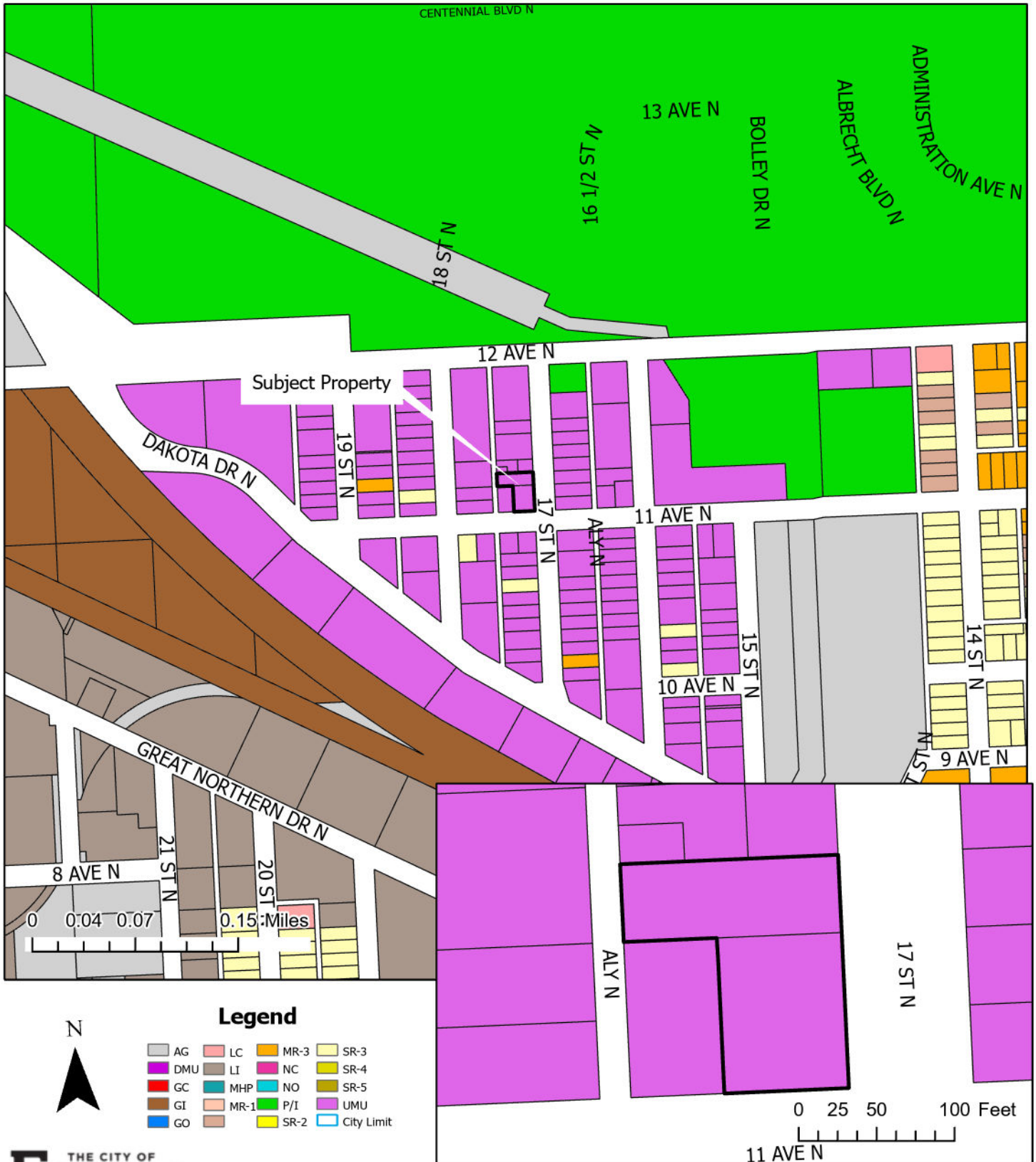


Fargo Planning Commission
September 4, 2025

Minor subdivision

Bison Run Addition

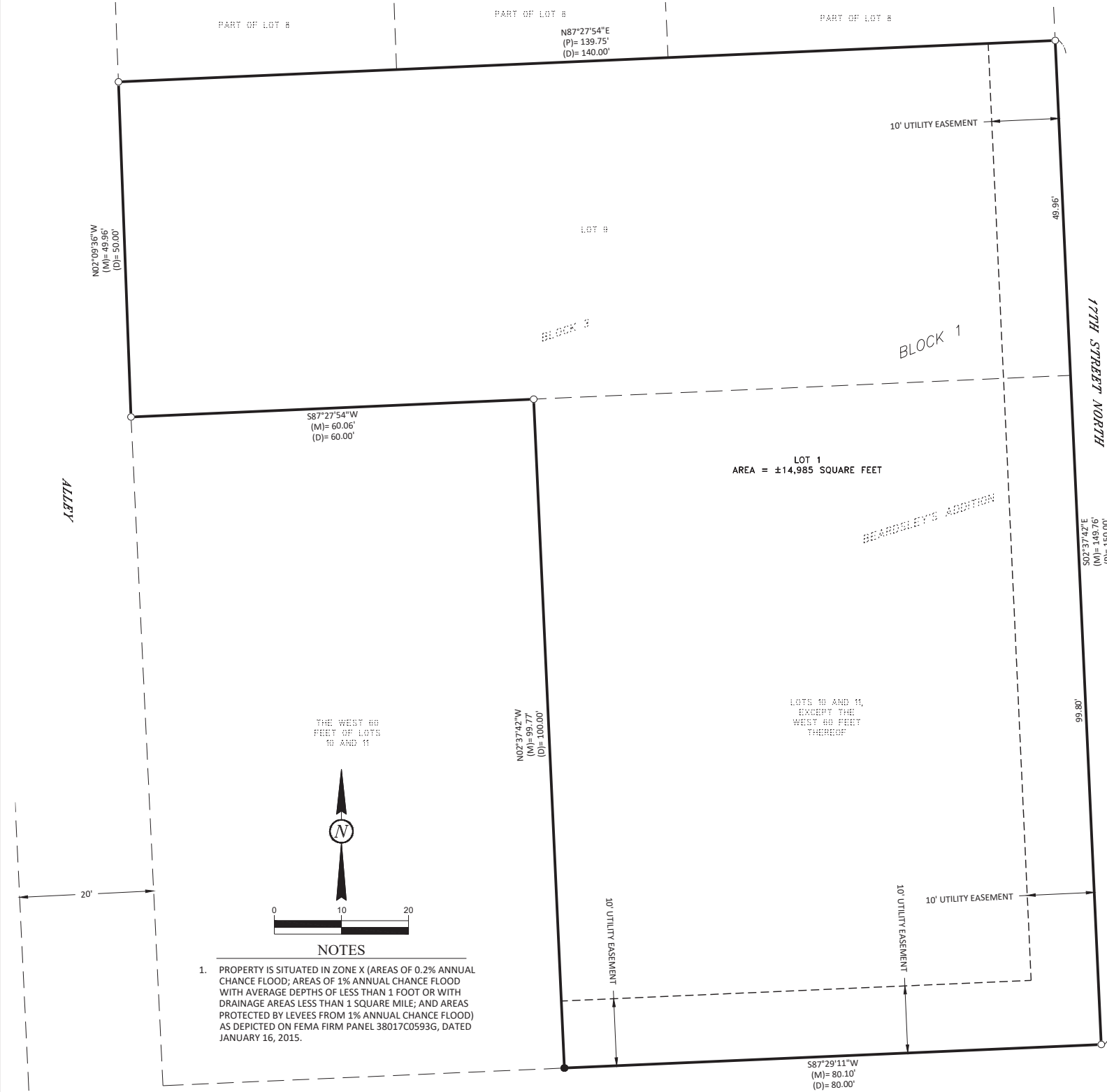
1102 and 1110 17th Street North



Fargo Planning Commission
September 4, 2025

BISON RUN ADDITION

A REPLAT OF LOT NINE, AND PART OF LOTS TEN AND ELEVEN, BLOCK THREE, OF BEARDSLEY'S ADDITION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



THE WEST 60 FEET OF LOTS 9 AND 11



NOTES

- 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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON FEMA FIRM PANEL 38017C0593G, DATED JANUARY 16, 2015.

SHEET 1 OF 1



11TH AVENUE NORTH

SURVEY INFORMATION
DATE OF SURVEY: 04/30/2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT BISON RUN RENTALS, LLC, IS THE OWNER OF LOT NINE, AND PART OF LOTS TEN AND ELEVEN, BLOCK THREE, OF BEARDSLEY'S ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NINE, IN BLOCK THREE, OF BEARDSLEY'S ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA

AND

LOTS TEN AND ELEVEN, EXCEPT THE WEST SIXTY FEET THEREOF, IN BLOCK THREE, OF BEARDSLEY'S ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BISON RUN ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID OWNER DOES HEREBY DEDICATE AND CONVEY THE UTILITY EASEMENT AS SHOWN HEREON. SAID TRACT OF LAND CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 14,985 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NICHOLAS YANEZ-RICH, MANAGING MEMBER
BISON RUN RENTALS, LLC
OWNER OF LOT 1, BLOCK 1

BETSY YANEZ-RICH, MANAGING MEMBER
BISON RUN RENTALS, LLC
OWNER OF LOT 1, 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 NICHOLAS YANEZ-RICH, MANAGING MEMBER OF BISON RUN RENTALS, LLC, 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: _____

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BETSY YANEZ-RICH, MANAGING MEMBER OF BISON RUN RENTALS, LLC, 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 BISON RUN 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 _____, 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: _____

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- EX. PROPERTY LINE
- PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE
- (M)= MEASURED DISTANCE
- (D)= DEEDED DISTANCE
- (P)= PLATTED DISTANCE

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: _____

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

08/15/25 01:14:10PM Z:\Neset\Shared\Plan\Cole\Projects\2025\Projects\25004_LOWRY_PROJECTS\25_26_LEP\25003_Zona_Files_Topo\Bison Run Addition.dwg

Major subdivision

19th Avenue Storage Addition

1101 19th Avenue North



Legend
City Limit

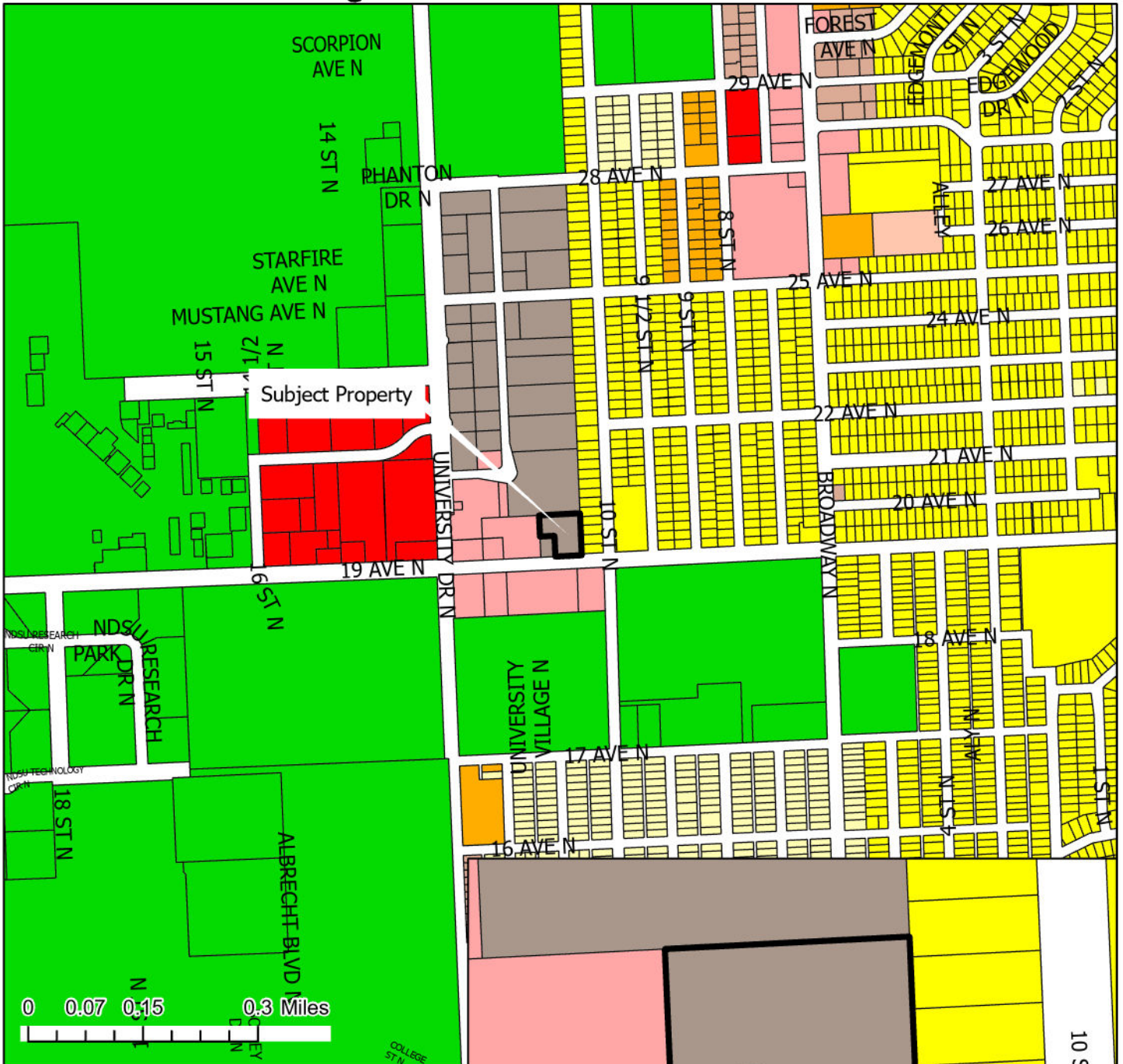


Fargo Planning Commission
September 4, 2025

Major subdivision

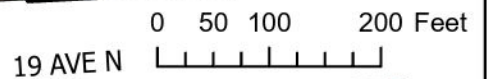
19th Avenue Storage Addition

1101 19th Avenue North



Legend

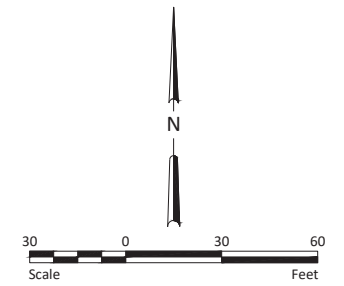
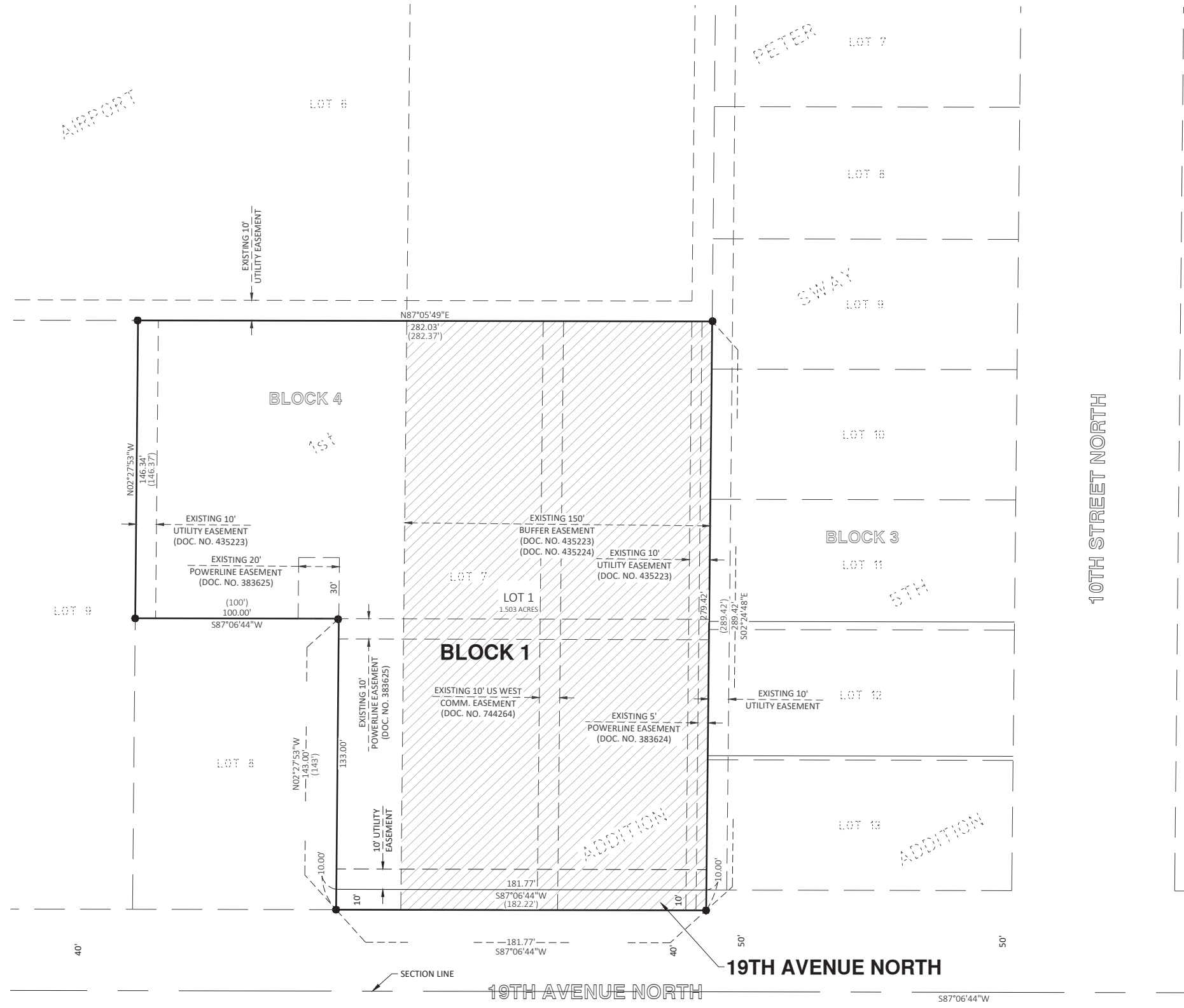
AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO	MR-2	SR-2	City Limit



Fargo Planning Commission
September 4, 2025

19TH AVENUE STORAGE ADDITION

A MAJOR SUBDIVISION
 BEING A REPLAT OF LOT 7, BLOCK 4, AIRPORT 1st 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
MEASURED DISTANCE	100.00'
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
EXISTING BUFFER EASEMENT TO BE VACATED WITH THIS PLAT	▨

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

H:\JBN\2000\6258\6258_0003\CAD\Plat\Preliminary 19th Ave Storage.dwg

PRELIMINARY PLAT

19TH AVENUE STORAGE ADDITION

A MAJOR SUBDIVISION
BEING A REPLAT OF LOT 7, BLOCK 4, AIRPORT 1st ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Bullinger Enterprises, L.L.P., a North Dakota limited liability limited partnership, is the owner and proprietor of the following described tract of land:

Lot 7, Block 4, Airport 1st Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.544 acres, more or less.

And that said party does hereby agree to vacate the buffer easement as depicted hereon; and has caused the said described tract to be surveyed and replatted as **19TH AVENUE STORAGE ADDITION** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue and utility easement, as shown on the plat.

OWNER:

Bullinger Enterprises, L.L.P., a North Dakota limited liability limited partnership

Nicole A. Nelson
General Partner

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Nicole A. Nelson, General Partner of Bullinger Enterprises, L.L.P., a North Dakota limited liability limited partnership, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed same on behalf of said limited liability limited partnership.

Notary public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

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

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:

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

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
) ss
County of Cass)

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

Notary Public: _____

PRELIMINARY PLAT

