

PLANNING COMMISSION CASES SCHEDULED FOR SEPTEMBER 7th, 2023 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Thursday, September 7th, 2023 Planning Commission public hearing.

Note that this hearing is on Thursday, rather than the usual Tuesday, due to the Labor Day holiday.

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

Staff Contact Information—phone and e-mail:

Donald Kress (241-1473) dkress@FargoND.gov
Maegin Elshaug (476-4120) melshaug@FargoND.gov
Luke Morman (476-6751) lmorman@FargoND.gov
Kim Citrowske (241-1475) kcitrowske@FargoND.gov
Brad Garcia (476-4137) bgarcia@FargoND.gov
Alayna Espeseth (476-4151) aespeseth@FargoND.gov

CASES:

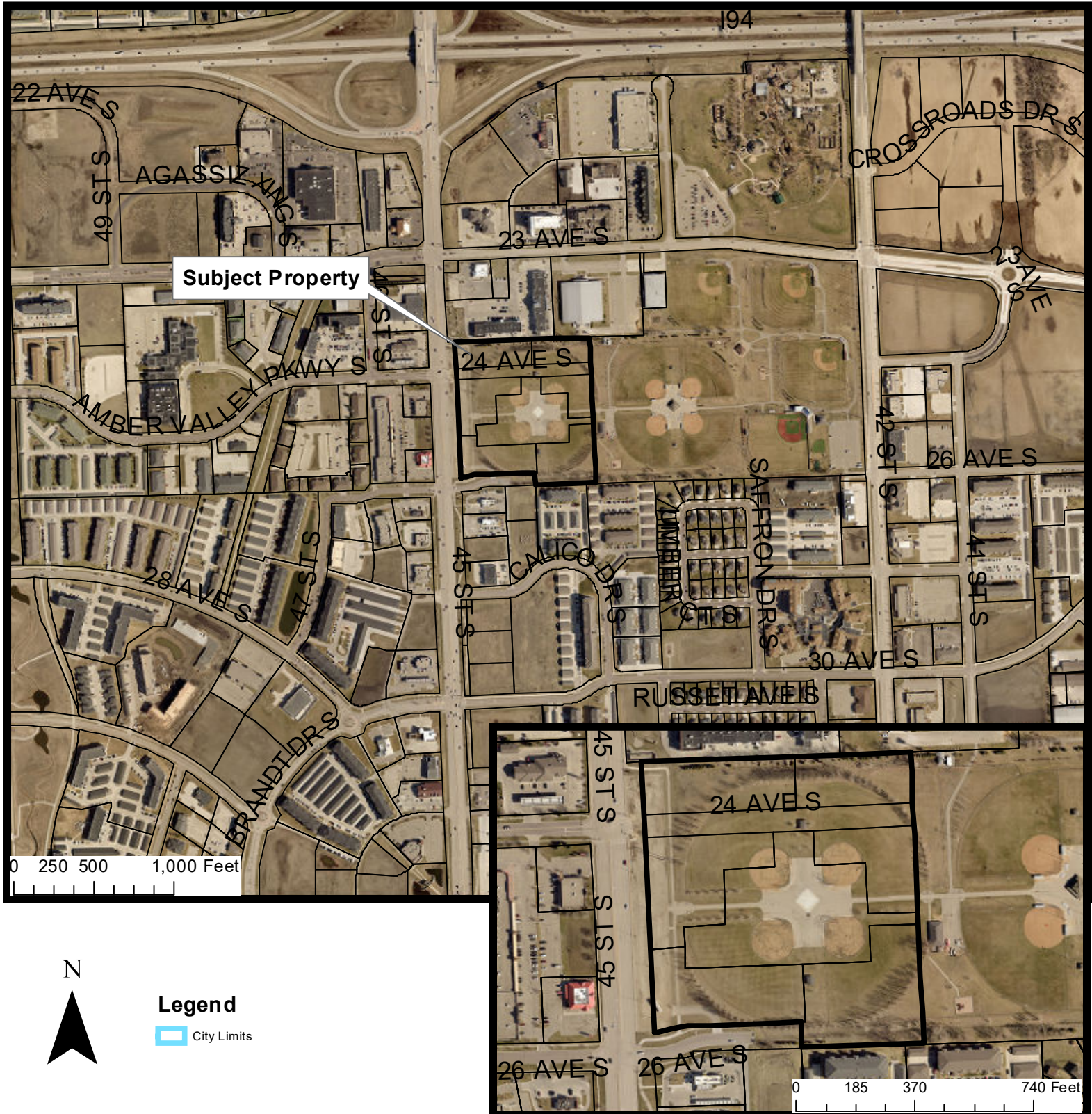
1. An application requesting a PUD, Planned Unit Development Master Land Use Plan amendment on Lots 1-2, Block 1, EOLA Addition and on the proposed EOLA Second Addition; and a Plat of **EOLA Second Addition** (Minor Subdivision), a replat of Lots 1-5, Block 2, EOLA Addition to the City of Fargo, Cass County, North Dakota.
Located at: 4410, 4415, 4448, 4470, 4471, and 4474 24th Avenue South; 4417 and 4477 26th Avenue South
Current Zoning: GC, General Commercial with PUD, Planned Unit Development overlay—only amendment to PUD is proposed
Owner/Applicant: Epic Companies /EOLA Landholdings, LLC/ MAKT LLC
Case Planner: Maegin Elshaug
2. An application requesting a Plat of **Larkin Second Addition** (Minor Subdivision), a replat of Lot 2, Block 1, Larkin Addition to the City of Fargo, Cass County, North Dakota.
Located at: 3600 39th Street South
Current Zoning: LI, Limited Industrial---no zone change proposed
Owner/Applicant: Larkin Properties, LLP / Houston Engineering
Case Planner: Alayna Espeseth
3. An application requesting a Plat of **TYKE Addition** (Major Subdivision), a replat of all of Lots 1-9 and part of Lots 10-14, Teigen's Second Addition and Dedication of 25th Street North and a Vacation of 3rd Avenue North, to the City of Fargo, Cass County, North Dakota
Located at: 2600 3rd Avenue North and 201 27th Street North
Current Zoning: LI, Limited Industrial---no zone change proposed
Owner/Applicant: TYKE Properties, LLC; GTO Properties / Kevin Bartram
Case Planner: Maegin Elshaug
4. An application requesting a Plat of **Trollwood Land Three Addition** (Minor Subdivision), a replat of Lots 1-3 and part of Lot 4, Block 1, Trollwood Land Addition to the City of Fargo, Cass County, North Dakota.
Located at: 3123 and 3131 Broadway North; 504 32nd Avenue North.
Current Zoning: LC, Limited Commercial—no zone change proposed
Owner/Applicant: North Fargo Development Group, LLC / United Development Group, LLC
Case Planner: Donald Kress

5. An application requesting a Vacation Plat of portions of 3rd Avenue North and 3rd Street North, **North Dakota R-1 Urban Renewal Addition** to the City of Fargo, Cass County, North Dakota.
Located at: 101, 207 and 225 4th Street North; 285 1st Avenue North; 200 and 334 4th Avenue North
Current Zoning: DMU, Downtown Mixed Use—no change proposed
Owner/ Applicant: City of Fargo; Northland Hospitality; City Centre Lofts Association / City of Fargo
Case Planner: Donald Kress

Minor Subdivision & Planned Unit Development Master Land Use Plan Amendment

EOLA Second Addition

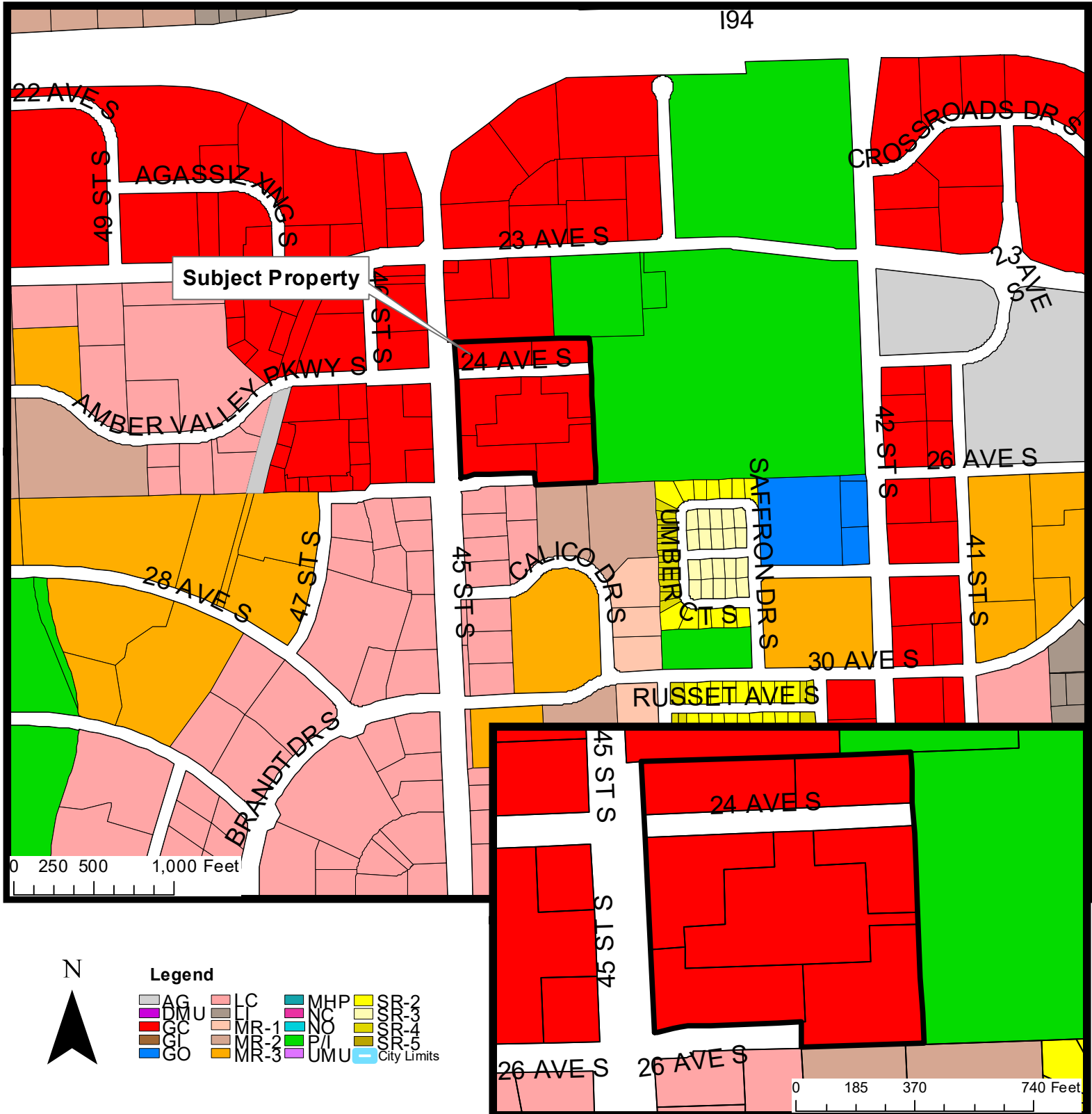
4410, 4415, 4448, 4470, 4471, and 4474 24th Avenue South
4417 & 4477 26th Avenue South



Minor Subdivision & Planned Unit Development Master Land Use Plan Amendment

EOLA Second Addition

4410, 4415, 4448, 4470, 4471, and 4474 24th Avenue South
4417 & 4477 26th Avenue South



C:\Users\joshnelson\OneDrive - Main - Portland\Survey\01_Projects\2023\23-048 MBN EPC EOLA Second Addition - Fargo, ND\Drawings\23-048 EOLA Second Addition-Fargo.dwg
Plotted Date & Time: 4 August 2023 2:24 PM

EOLA SECOND ADDITION

A REPLAT OF LOTS 1 THROUGH 5, BLOCK 2 OF EOLA 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 Vandeberg 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 1 through 5, Block 2 of EOLA ADDITION to the City of Fargo, situated in the County of Cass and the State of North Dakota.

Containing 12.21 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 SECOND ADDITION**" to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public for public use the utility easements shown on this plat for purposes specified.

OWNER:
MAKT LLC

Todd Berning, President

State of North Dakota)
) SS
County of Cass)

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)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Todd Berning, President, EOLA Holdings, 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)
) SS
County of Cass)

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

Todd Berning, Trustee

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Todd Berning, 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 Vandeberg, Married Couple

Leon Vandeberg, Husband

Janell Vandeberg, Wife

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 20____, appeared before me, Leon and Janell Vandeberg, 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)
) 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: _____

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____.

Rocky Schneider
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 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 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: _____

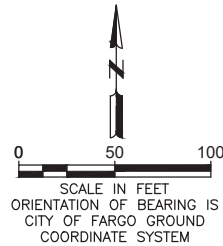


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com



EOLA SECOND ADDITION

A REPLAT OF LOTS 1 THROUGH 5, BLOCK 2 OF EOLA 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 BLOCK LINES
	PLAT INTERIOR LOT LINES
	PLAT NEW EASEMENT
	EXISTING NEGATIVE ACCESS EASEMENT
	EXISTING PROPERTY LINE
	ORIGINAL PLATTED LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	QUARTER LINE
	EXISTING GROUND CONTOUR
	EXISTING EASEMENT TO BE VACATED
	100 YR. FLOODPLAIN

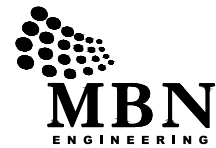
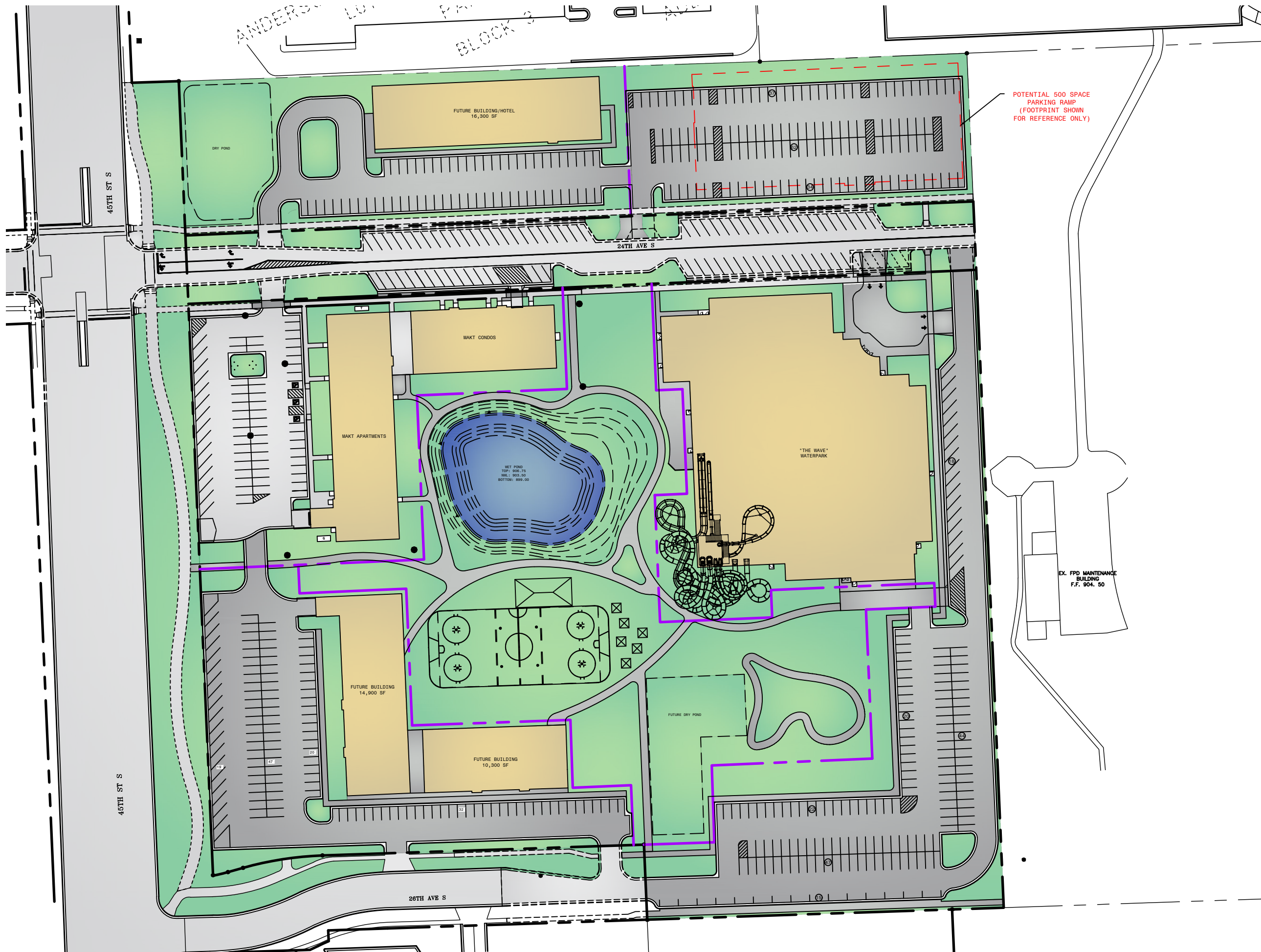
- NOTES
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 - BENCHMARK SEFB HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF 45TH STREET SOUTH AND 26TH AVENUE SOUTH, BM-111011 PUBLISHED ON SHEET #111 OF THE CITY OF FARGO BENCHMARK BOOK (2021 EDITION) ELEVATION = 906.63 (NAVD88).
 - THIS ENTIRE PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAP 38017C0776G 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.
 - ELEVATION CONTOURS DERIVED FROM CITY OF FARGO LIDAR DATA

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CRD. LENGTH	CRD. BRG.
C1	85.81	355.00	13°50'57"	85.60	N81°08'50"E
C2	16.32	195.00	4°47'44"	16.32	N76°37'48"E

LINE TABLE		
#	DISTANCE	BEARING
L1	16.76	N74°13'21"E
L2	30.29	N02°28'21"W
L3	28.00	N87°31'42"E
L4	34.38	S87°36'25"W
L5	29.17	N02°23'35"W
L6	12.61	S02°28'18"E
L7	12.61	S02°28'18"E
L8	58.98	N87°31'42"E

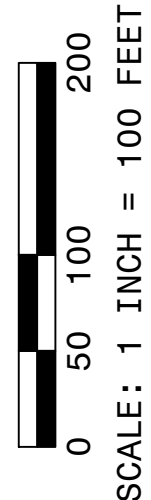
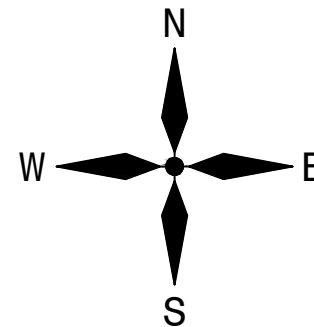


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com



MECHANICAL * ELECTRICAL * CIVIL

503 7TH ST. N
SUITE 200
FARGO, ND 58102
PHONE: 701.478.6336
FAX: 701.478.6340



EPIC COMPANIES
EOLA

FARGO, ND

NOT FOR CONSTRUCTION

MBN JOB #: 22-199

DATE: 8-2-23

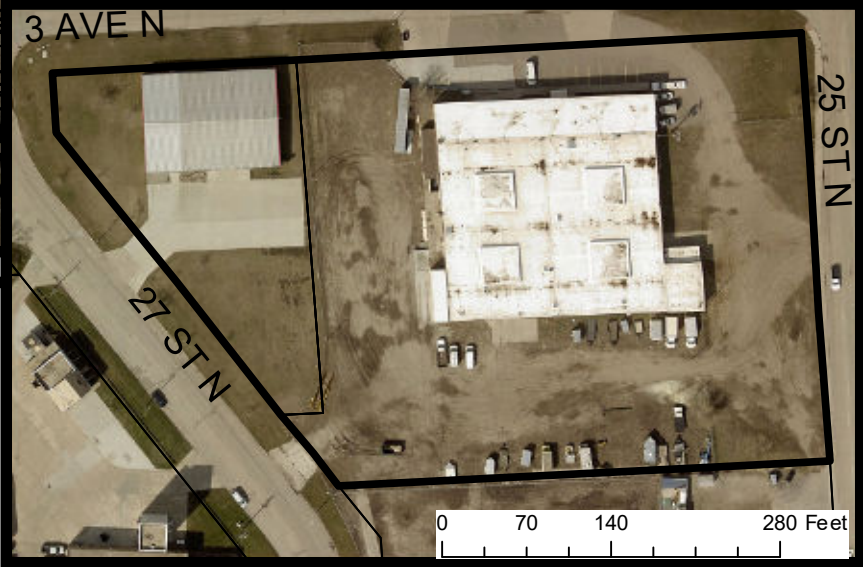
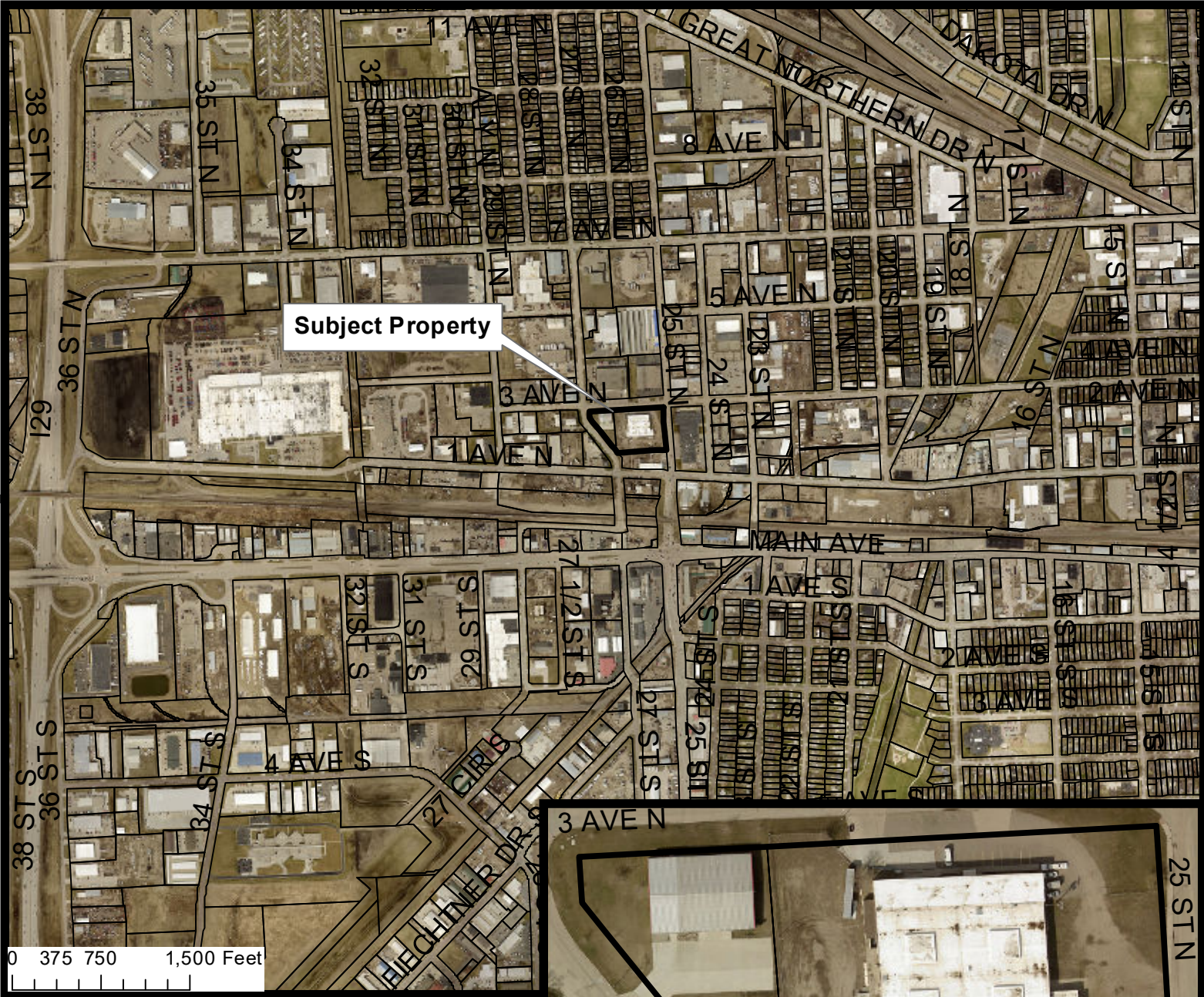
THE WAVE SITE SCHEMATIC

SITE

Major Subdivision & Vacation Plat

TYKE Addition

2600 3rd Avenue North & 201 27th Street North



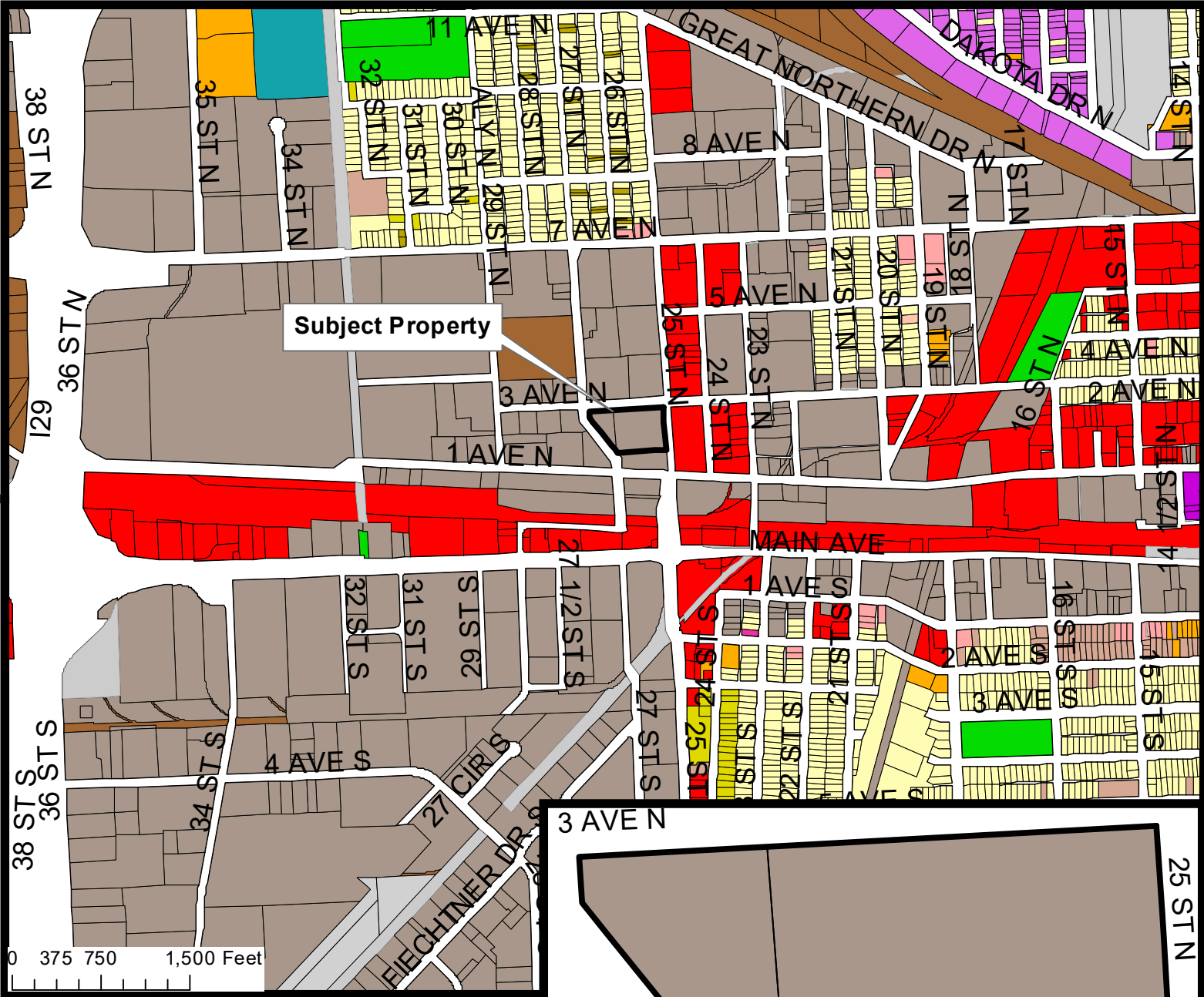
Legend

 City Limits

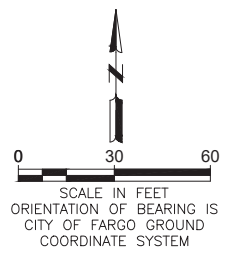
Major Subdivision & Vacation Plat

TYKE Addition

2600 3rd Avenue North & 201 27th Street North



BEING A REPLAT OF ALL OF LOTS 1 THROUGH 9 AND A PART OF LOTS 10 THROUGH 14 OF TEIGEN'S SECOND ADDITION AND DEDICATION OF 25TH STREET NORTH AND A VACATION OF 3RD AVENUE NORTH, STREET AND UTILITY EASEMENT LYING AND BEING WITHIN THE BOUNDARY OF THE PLAT DESCRIBED HEREIN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MAJOR SUBDIVISION)



- ## NOTES
1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 2. UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
 3. NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF TYKE 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.

LEGEND

- | | |
|-----------------|------------------------------------|
| ○ | SET 5/8" REBAR CAP LS-27292 |
| ● | FOUND MONUMENT |
| (5,000) | PLAT LOT AREAS |
| --- | EXISTING PROPERTY LINE |
| - - - - - | EXISTING EASEMENT LINE |
| | ORIGINAL PLATTED LINE |
| - - - - - | PLAT NEW EASEMENT |
| ===== | SECTION LINE |
| ===== | PLAT OVERALL BOUNDARY |
| ===== | PLAT BLOCK LINES |
| ===== | PLAT INTERIOR LOT LINES |
| ▤ ▤ ▤ ▤ ▤ ▤ ▤ ▤ | NEW NEGATIVE ACCESS EASEMENT |
| ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ | EASEMENTS VACATED BY THIS PLAT |
| ▩ ▩ ▩ ▩ ▩ ▩ ▩ ▩ | PUBLIC STREET VACATED BY THIS PLAT |

LINE TABLE		
#	DISTANCE	BEARING
L1	10.00	S86°04'14"W

C:\Users\joshnelson\OneDrive - Mead + Johnson\Documents\Projects\2023\23-074 TYKE Properties Plat - Fargo, ND\Drawings\23-074 TYKE Addition Plat - Fargo.dwg
Plot Date & Time: 14 August 2023 9:24 AM

TYKE ADDITION

OWNER'S DEDICATION AND DESCRIPTION

KNOW ALL PERSONS BY THESE PRESENTS, That GTO Properties, LLP, a North Dakota limited liability partnership and TYKE Properties, LLC, a North Dakota limited liability company, Owners of a parcel of land located in that part of the Southeast Quarter of Section 2, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

All of Lots 1 through 9 and parts of Lots 10 through 14, TEIGEN'S SECOND SUBDIVISION, according to the recorded plat thereof, on file and of record in the office of the Recorder as Document No. 228487, Cass County, North Dakota, being more particularly as follows:

Beginning at the northeast corner of said Lot 7; thence South 03 degrees 55 minutes 46 seconds East on the west right-of-way line of 25th Street South a distance of 354.45 feet to a point of intersection the south line of a tract of land described in Document No. 1682618 on file and of record in the office of the Recorder, Cass County, North Dakota; thence South 87 degrees 09 minutes 16 seconds West on said south line a distance of 410.47 feet to a point of intersection with the northeasterly right-of-way line of 27th Street North; thence North 37 degrees 56 minutes 28 seconds West on said line a distance of 375.37 feet; thence North 03 degrees 46 minutes 04 seconds West on said line a distance of 60.00 feet; thence North 87 degrees 24 minutes 26 seconds East on a line parallel and 10 feet north of the south right-of-way line of 3rd Avenue North a distance of 610.36 feet; thence South 48 degrees 15 minutes 40 seconds East a distance of 14.31 feet to the northeast corner of said Lot 7 and the point of beginning.

Plat contains 4.47 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 **"TYKE ADDITION"** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use 25th Street North and utility easements shown on said plat. Said owners also hereby vacate that part of 3rd Avenue North lying within said "TYKE ADDITION".

OWNER - LOT 1

GTO Properties, LLP

Todd Srur, Owner

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, before me, a notary public in and for said county and state, personally appeared Todd Srur, known to me to be the Owner of GTO Properties, LLP described in and who executed the same on behalf of said partnership.

Notary Public: _____

OWNER - LOT 2

TYKE Properties, LLC

Kevin Bartram, Owner

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, before me, a notary public in and for said county and state, personally appeared Kevin Bartram, known to me to be the Owner of TYKE Properties, LLC described in and who executed the same on behalf of said company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

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

Dated this ____ day _____, 2023.

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

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this ____ day of _____, 2023.

Tom Knakmuhs, P.E.
City Engineer

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, 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 _____, 2023.

Timothy J. Mahoney
Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, 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 _____, 2023.

Rocky Schneider
Planning Commission Chair

State of North Dakota)
County of Cass) ss

On this ____ day of _____, 2023, 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: _____

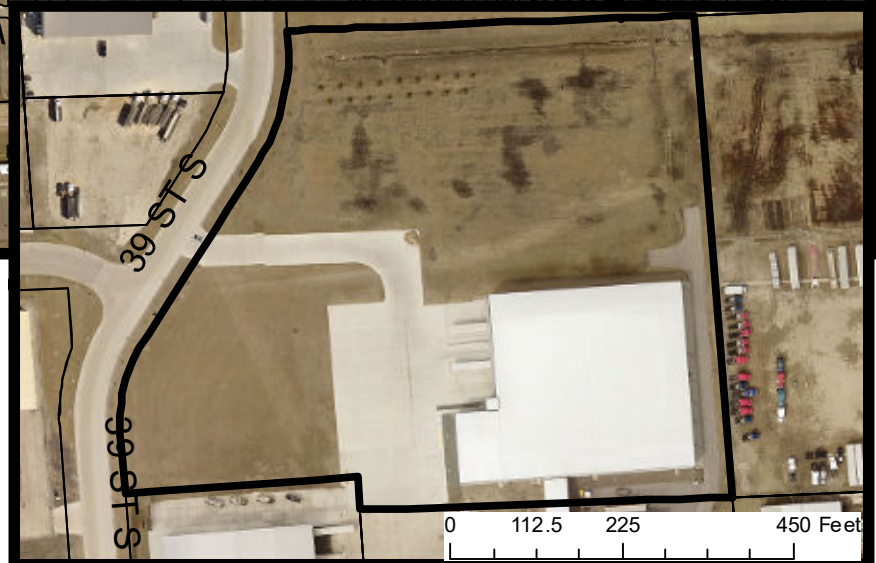
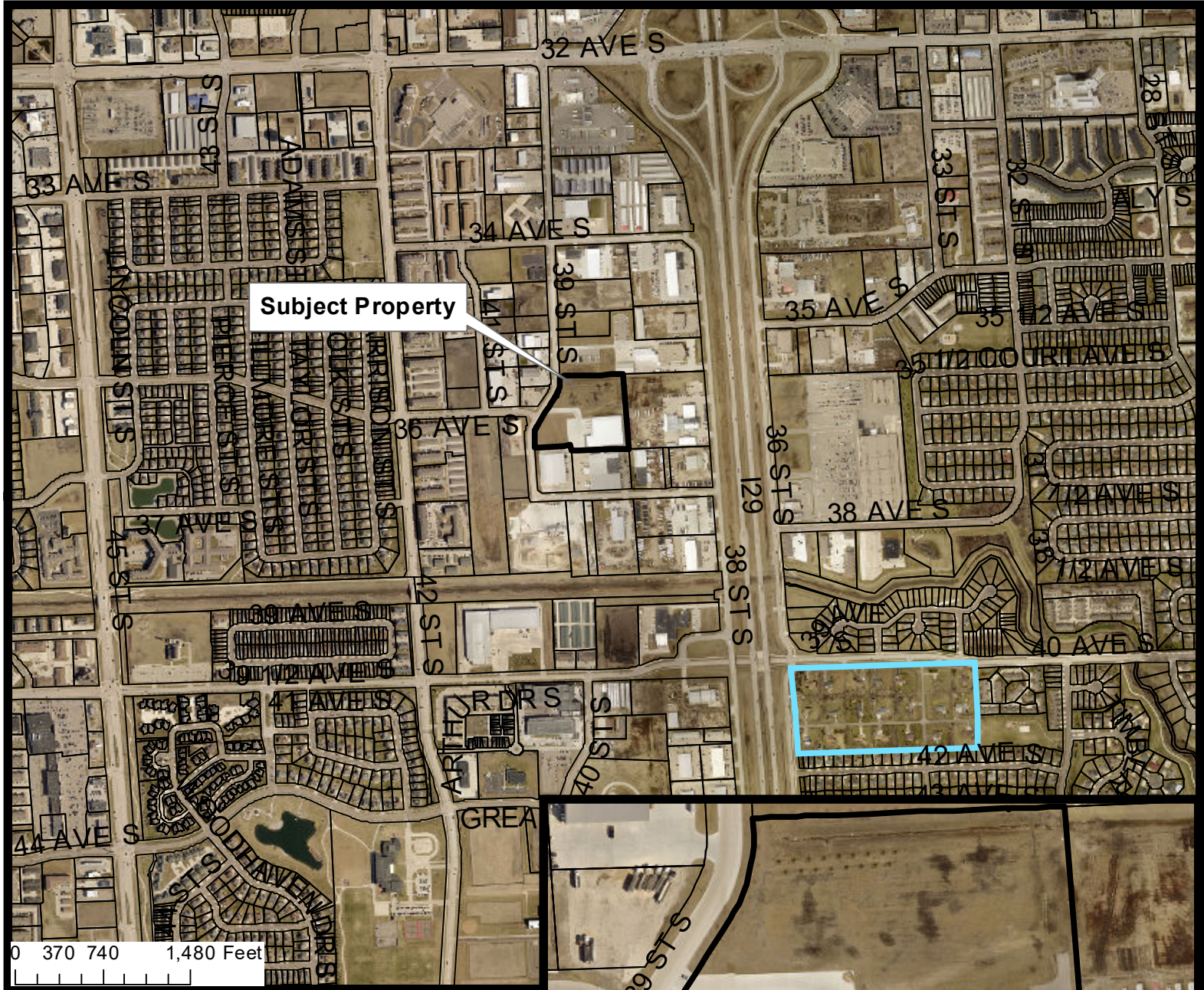


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Minor Subdivision

Larkin Second Addition

3600 39th Street South



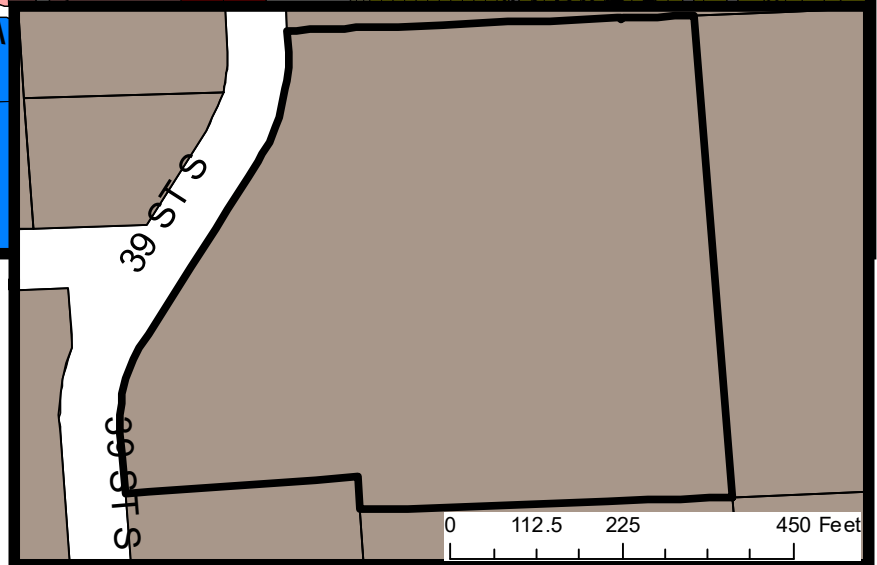
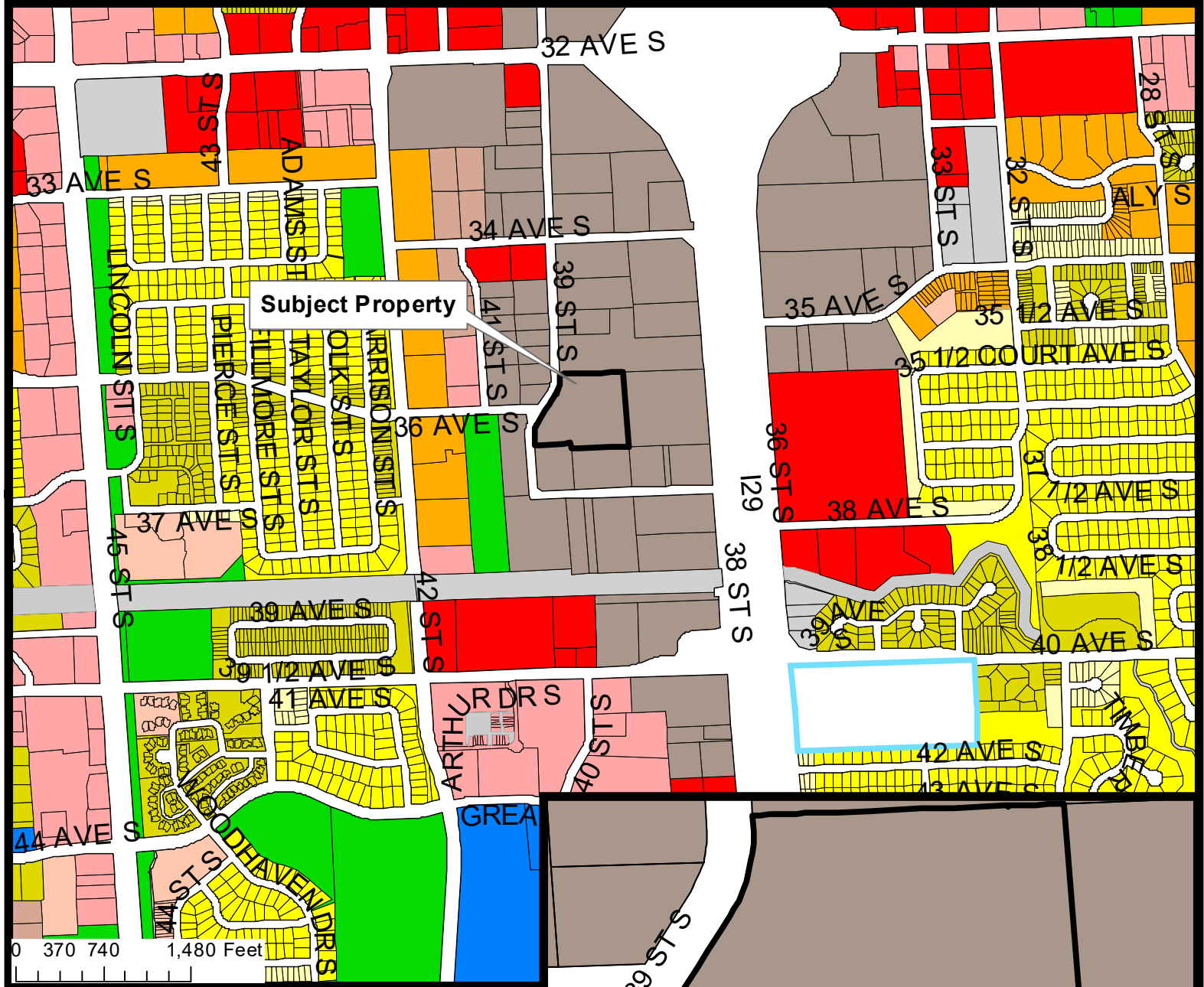
Legend

 City Limits

Minor Subdivision

Larkin Second Addition

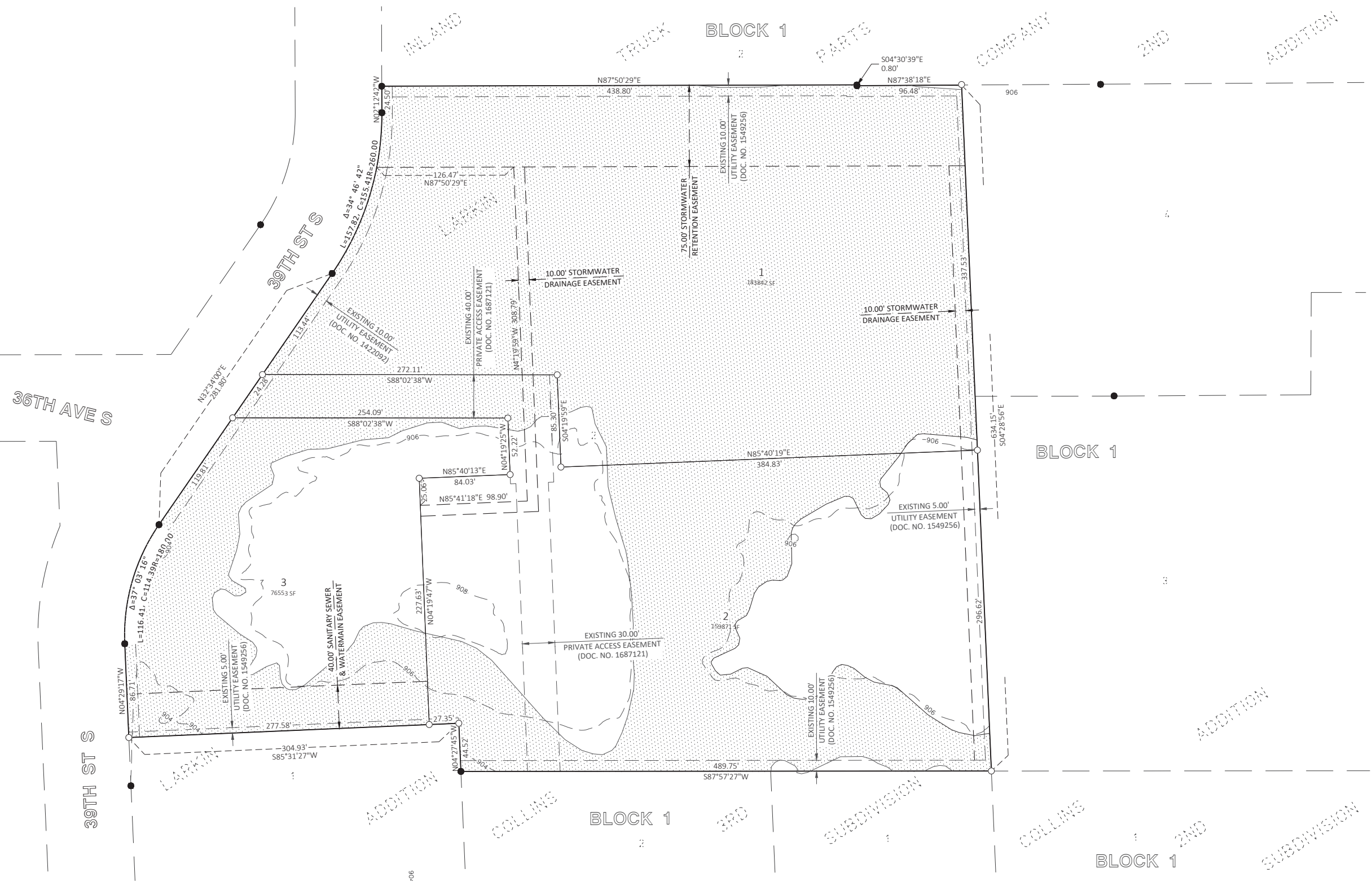
3600 39th Street South



Legend

AG	LC	MHP	SS
DDMU	MR-1	NC	RR-2
CC	MR-2	UC	RR-3
GO	MR-3	UMU	RR-4
			RR-5
			City Limits

LARKIN SECOND ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF LOT 2, BLOCK 1, LARKIN 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	—————
AREA WITHIN FEMA 100-YEAR FLOODPLAIN BFE = 905.7	—————
2' CONTOUR LINES FROM 2011 FARGO LIDAR	—905—
BEARINGS SHOWN ARE BASED ON CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992	

NOTES

- PROPERTY IS PARTIALLY SITUATED IN ZONE AE AS DEPICTED ON FEMA PANELS 38017C0778G & 38017C0779G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.
- ZONE AE BASE FLOOD ELEVATION = 905.7' (NAVD 1988)

H:\JBM\10250\10250_0004\CAD\Plat\10250-0004 Preliminary Larkin Second Addition.dwg SHEET 1-7/17/2023 2:09 PM-(karel)

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

OWNER'S CERTIFICATE:
NOW ALL PERSONS BY THESE PRESENTS: That Larkin Properties LLP, a North Dakota limited liability partnership, are the owners and proprietors of the following described tract of land:
Lot 2, Block 1, Larkin Addition, to the City of Fargo, Cass County, North Dakota.
Said tract contains 9.648 acres, more or less.
And that said party has caused the same to be surveyed and platted as LARKIN SECOND ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the utility easements shown on the plat.

OWNER:
Larkin Properties, LLP, a North Dakota limited liability partnership

Jason Larkin, President

State of
County of

On this day of, 20 before me personally appeared Jason Larkin, President of Larkin Properties, 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

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 Knakmuhs, PE, City Engineer

State of North Dakota
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.

Rocky Schneider, Chair
Fargo Planning Commission

State of North Dakota
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
County of Cass

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

Notary Public:

Minor Subdivision

Trollwood Land Three Addition

3123 & 3131 Broadway North
& 504 32nd Avenue North



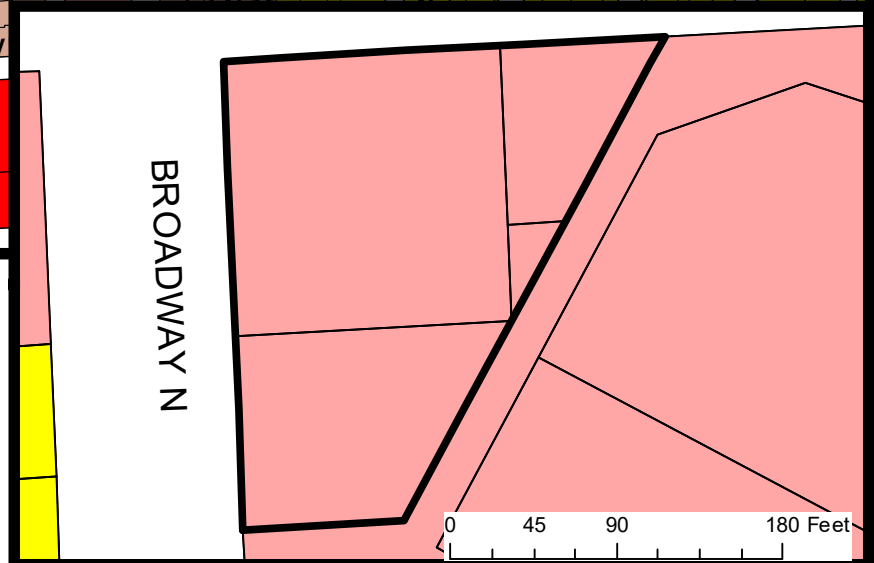
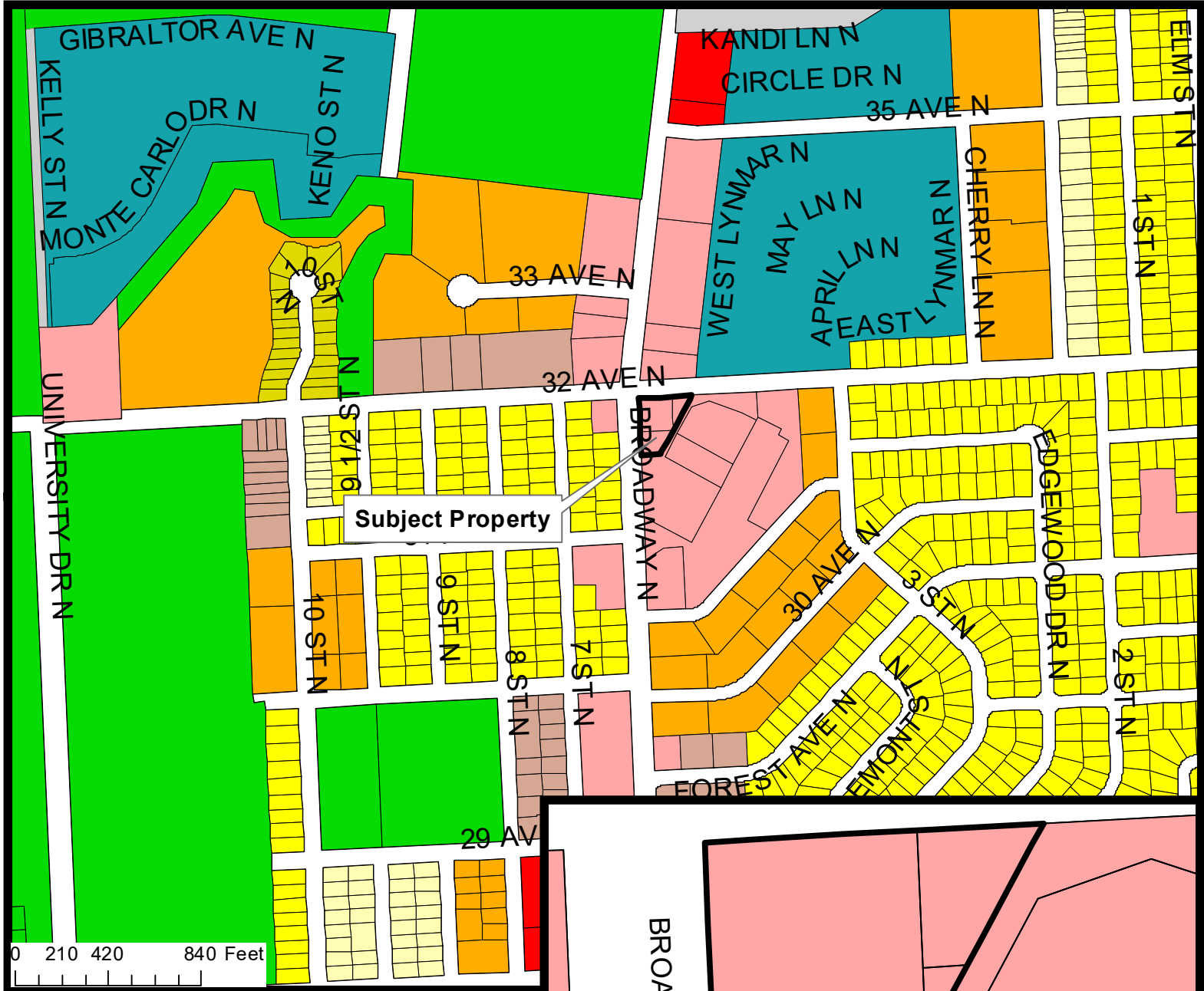
Legend

 City Limits

Minor Subdivision

Trollwood Land Three Addition

3123 & 3131 Broadway North
& 504 32nd Avenue North



Legend

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

MINOR PLAT OF TROLLWOOD LAND THREE

BEING A REPLAT OF ALL OF LOTS 1, 2, & 3
AND PART OF LOT 4, BLOCK 1,
TROLLWOOD LAND ADDITION, CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH FARGO DEVELOPMENT GROUP, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

All of Lots 1, 2, and 3, and that part of Lot 4, all in Block 1, Trollwood Land Addition to the City of Fargo, Cass County, North Dakota described as follows:

BEGINNING at the southeast corner of said Lot 1; thence on a plat bearing of North 00°00'31" East, on and along the east line of said Lot 1, a distance of 53.00 feet to the southwest corner of Lot 3, said Block 1; thence North 89°14'52" East, on and along the south line of Lot 3, a distance of 31.60 feet to the southeast corner of said Lot 3; thence South 30°36'43" West, on and along the southwesterly extension of the southeasterly line of said Lot 3, a distance of 62.06 feet to the point of beginning.

The above described tracts of land contain 41,667 square feet, more or less.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND PLATTED AS **TROLLWOOD LAND THREE** IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

OWNER: NORTH FARGO DEVELOPMENT GROUP, LLC

RICK JOHNSON, MANAGING PARTNER

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICK JOHNSON TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF NORTH FARGO DEVELOPMENT GROUP, LLC.

NOTARY PUBLIC

MORTGAGEE: IOWA SAVINGS BANK

SCOTT A. MONICAL, PRESIDENT

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT A. MONICAL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF IOWA SAVINGS BANK.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DUSTIN VOSBERG, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, PREPARED AND MADE THE ATTACHED PLAT OF **TROLLWOOD LAND THREE** TO THE CITY OF FARGO, A REPLAT OF ALL OF LOTS 1, 2, & 3 AND PART OF LOT 4, BLOCK 1, TROLLWOOD LAND ADDITION, CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, AND DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY OF SAID SUBDIVISION; THAT ALL DISTANCES ARE CORRECTLY SHOWN IN FEET AND DECIMALS OF A FOOT; THAT THE MONUMENTS FOR THE GUIDANCE OF FUTURE SURVEYS HAVE BEEN LOCATED OR WILL BE PLACED IN THE GROUND WITHIN 365 DAYS AS SHOWN.

DATED THIS _____ DAY OF _____, 2023.

DUSTIN VOSBERG
PROFESSIONAL LAND SURVEYOR
ND REGISTRATION NO. LS-29769

STATE OF NORTH DAKOTA } SS
COUNTY OF RICHLAND

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN VOSBERG TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS A FREE ACT AND DEED.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS _____ DAY OF _____, 2023.

TOM KNAKMUHS, PE, FARGO CITY ENGINEER

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS TO ME KNOWN TO BE THE CITY ENGINEER AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 _____, 2023.

ROCKY SCHNEIDER, CHAIRMAN OF THE CITY OF FARGO PLANNING COMMISSION.

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER TO ME KNOWN TO BE THE CHAIRMAN OF THE CITY OF FARGO PLANNING COMMISSION THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF FARGO PLANNING COMMISSION.

NOTARY PUBLIC

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS _____ DAY OF _____, 2023.

TIMOTHY J. MAHONEY, MAYOR

ATTEST: STEVEN SPRAUGE, CITY AUDITOR

STATE OF _____ } SS
COUNTY OF _____

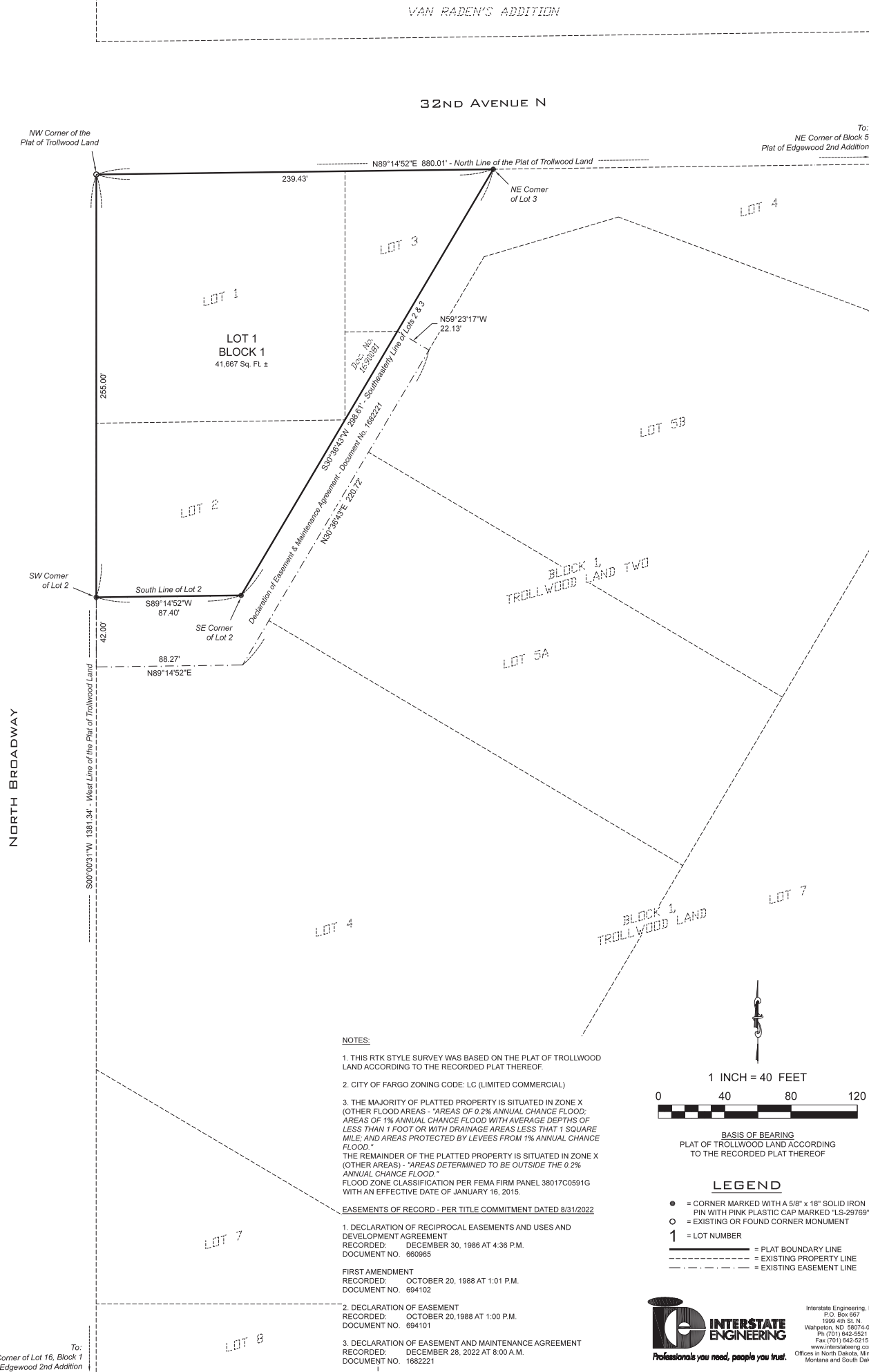
ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY TO ME KNOWN TO BE THE MAYOR OF THE CITY OF FARGO THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF FARGO.

NOTARY PUBLIC

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN SPRAUGE TO ME KNOWN TO BE THE CITY AUDITOR OF THE CITY OF FARGO THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF THE CITY OF FARGO.

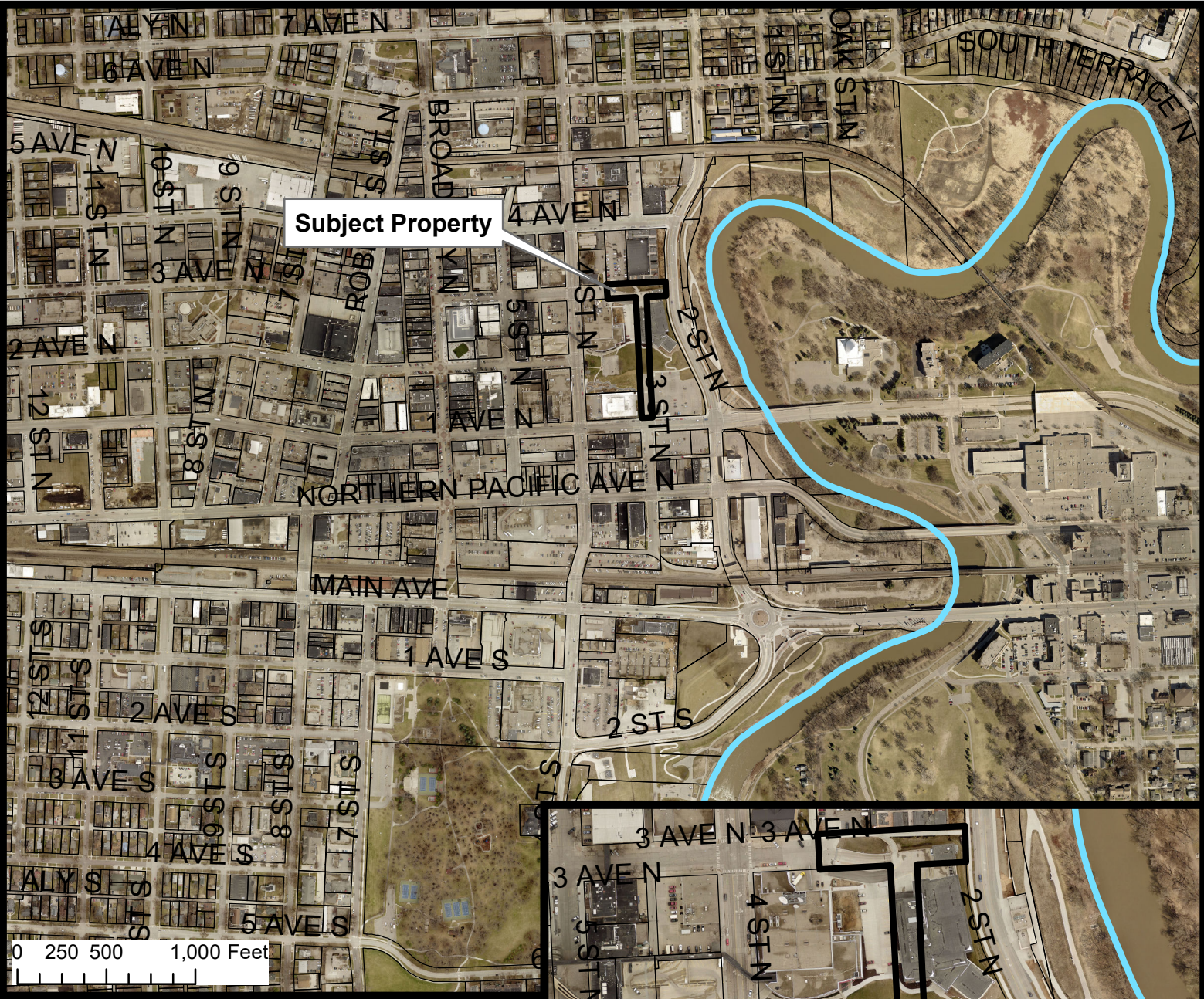
NOTARY PUBLIC



Vacation of Right-of-Way

101, 207, and 225 4th Street North;
285 1st Avenue North;
200 and 334 4th Avenue North

North Dakota R-1 Urban Renewal Addition

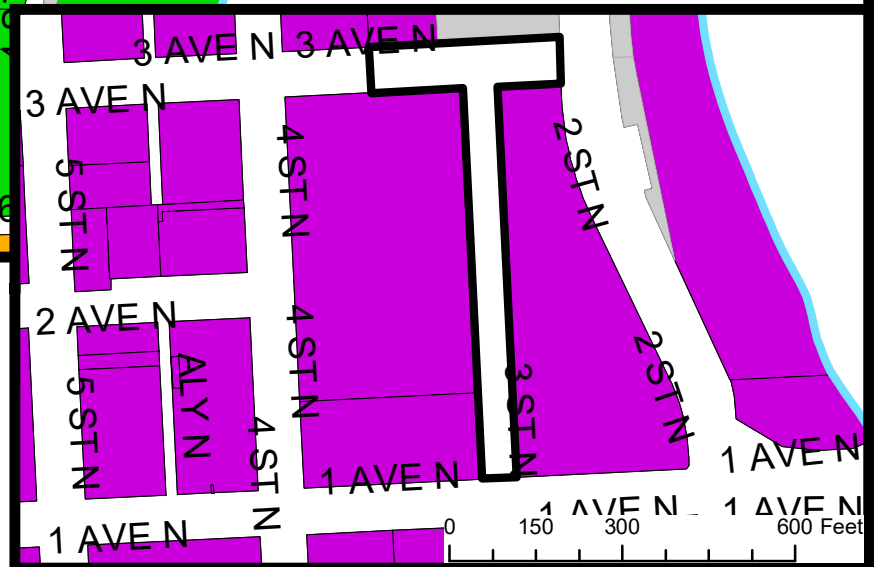
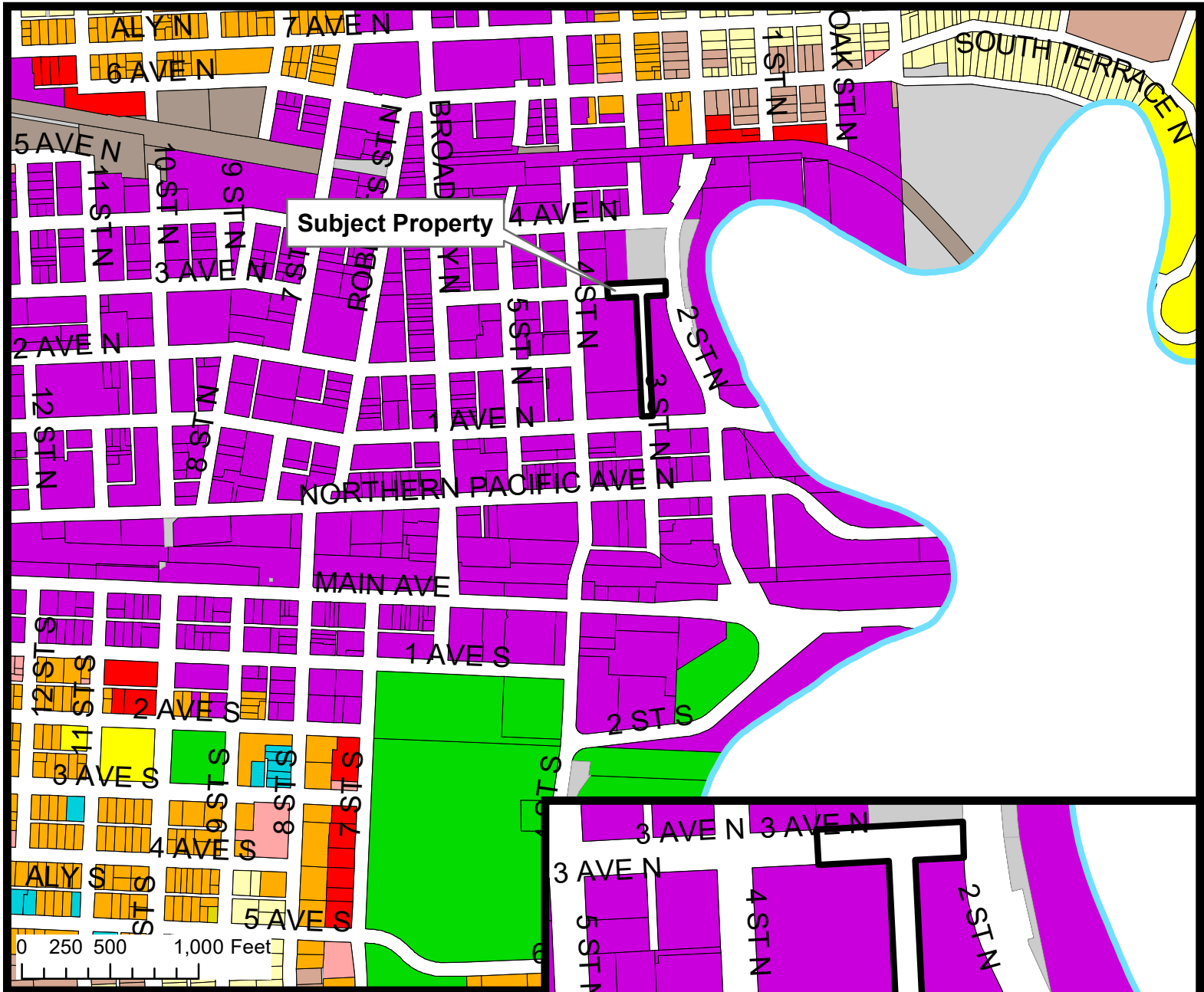


Legend
City Limits

North Dakota R-1 Urban Renewal Addition

285 1st Avenue North;

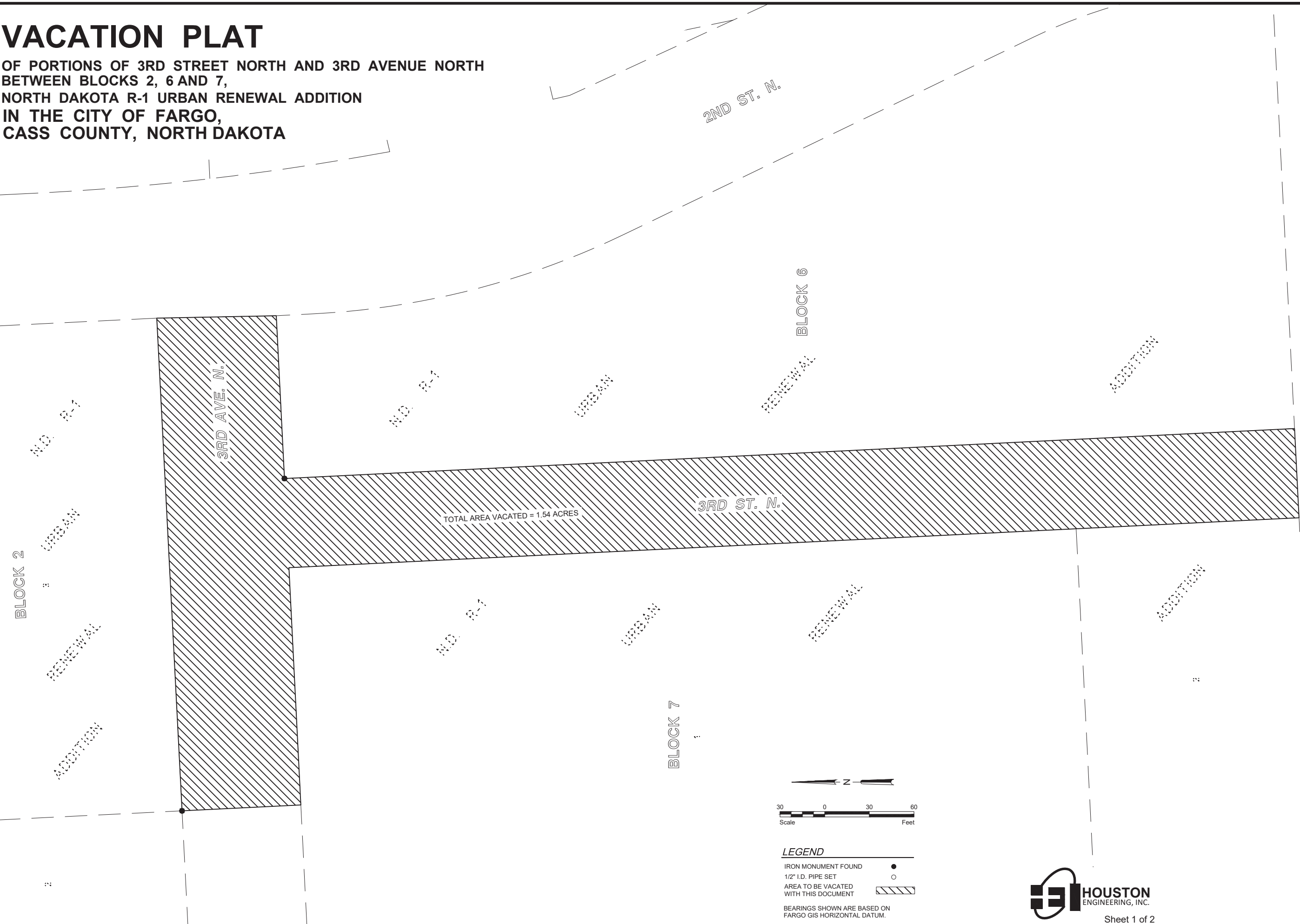
200 and 334 4th Avenue North



AG DMU GC GL GO LC MR-1 MR-2 MR-3 MHP NNC NO PA UMU SR-2 SR-3 SR-4 SR-5 City Limits

VACATION PLAT

OF PORTIONS OF 3RD STREET NORTH AND 3RD AVENUE NORTH
BETWEEN BLOCKS 2, 6 AND 7,
NORTH DAKOTA R-1 URBAN RENEWAL ADDITION
IN THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



DESCRIPTION- AREA TO BE VACATED:

That part of 3rd Street North, bounded on the south by the northerly line of 1st Avenue North, and bounded on the north by the southerly line of 3rd Avenue North; together with that part of 3rd Avenue North bounded on the east by the westerly line of 2nd Street North, and bounded on the west by the southerly extension of the westerly line of Lot 3, Block 2, N.D. R-1 Urban Renewal Addition, in the City of Fargo, Cass County, North Dakota.

OWNERS' CERTIFICATE:

The City of Fargo, a North Dakota municipal corporation, City Centre Lofts Association, a North Dakota corporation, and Northland Hospitality, LLC, a North Dakota limited liability company, certify that they are the owners of the property adjoining the area to be vacated and that this plat and description are correct.

OWNER:

City of Fargo

(Part of Block 6, North Dakota R-1 Urban Renewal Addition)

(Lots 1 and 2, Block 7, North Dakota R-1 Urban Renewal Addition)

Attest: _____
Timothy J. Mahoney, Mayor Steven Sprague, 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: _____

OWNER:

City Centre Lofts Association

(Part of Lot 3, Block 2, North Dakota R-1 Urban Renewal Addition)

Steven B. Dewald, President

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Steven B. Dewald, President of City Centre Lofts Association, a North Dakota corporation, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of said corporation.

Notary Public: _____

OWNER:

Northland Hospitality, LLC

(Part of Lot 3, Block 2, North Dakota R-1 Urban Renewal Addition)

Kevin J. Hall

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Kevin J. Hall, _____ of Northland Hospitality, 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 they executed the same on behalf of said limited liability company.

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 area vacated.

Dated this _____ day of _____, 20____.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota)
) ss
County of Cass)

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 Knakmuhs, P.E., City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, P.E., 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: _____

VACATION PLAT

OF PORTIONS OF 3RD STREET NORTH AND 3RD AVENUE NORTH
BETWEEN BLOCKS 2, 6 AND 7,
NORTH DAKOTA R-1 URBAN RENEWAL ADDITION
IN THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

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: _____

