

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
SEPTEMBER 1st, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, September 1st, 2026 Planning Commission public hearing.

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

Staff Contact Information—phone and e-mail:

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

1. An application requesting a Plat of **South Haven Third Addition** (Minor Subdivision) a replat of Lots 6 through 9, Block 1, South Haven Second Addition, City of Fargo, Cass County, North Dakota
Located at: 2549, 2581, 2603, and 2641 65th Avenue South
Owner / Applicant: Stanley L. Ryland and Patricia J. Ryland / Houston Engineering, Inc.
Current Zoning: SR-3, Single-Dwelling Residential. No zone change proposed
Case Planner: Donald Kress
2. An application requesting a zone change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition; and a Plat of **Village West Fifth Addition** (Minor Subdivision) a replat of a portion of Lots 4 and 5; all of Lots 1 through 3; and all of Lots 6 through 8, Block B, Replat of Part of Village West Second Addition, City of Fargo, Cass County, North Dakota
Located at: 4357 13th Avenue South; 1034, 1104, 1112, 1204 44th Street South; 1011, 1033, 1103, 1203, and 1211 43 ½ Street South
Owner / Applicant: Cheyenne Estates ND, LLC; PL&V, LLC / Horizon Real Estate Group, LLC
Current Zoning: GC, General Commercial and MR-3, Multi-Dwelling Residential. See above for proposed zone change
Case Planner: Donald Kress
3. An application requesting a zone change from LC, Limited Commercial with a conditional overlay to MR-3, Multi-Dwelling Residential with a conditional overlay; a Conditional Use Permit (CUP) for an alternative access plan; and a Plat of **Urban Plains Medical Park Third Addition** (Minor Subdivision) a replat of Lot 5, Block 1, Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition, City of Fargo, Cass County, North Dakota
Located at: 4767 and 4845 30th Avenue South
Owner / Applicant: Urban Plains Land Company, LLC / Houston Engineering, Inc.
Current Zoning: LC, Limited Commercial See above for proposed zone change
Case Planner: Chelsea Levorsen
4. An application requesting a Zone Change from GC, General Commercial with a Conditional Overlay to GC, General Commercial with a conditional overlay on the proposed **Christianson 32nd Avenue South Fourth Addition**, City of Fargo, Cass County, North Dakota
Located at: 3102 and 3150 36th Street South
Owner / Applicant: Christianson Properties, LLC
Current Zoning: GC, General Commercial with conditional overlays 5153, 4978, 5103. See above for proposed change.
Case Planner: Luke Morman
NOTE: The zone change revises the existing conditional overlay; the underlying GC zone does not change.
5. An application requesting a zoning change from AG, Agricultural to GC, General Commercial with Conditional Overlay; LC, Limited Commercial with Conditional Overlay, and MR-3, Multi-Dwelling Residential with Conditional

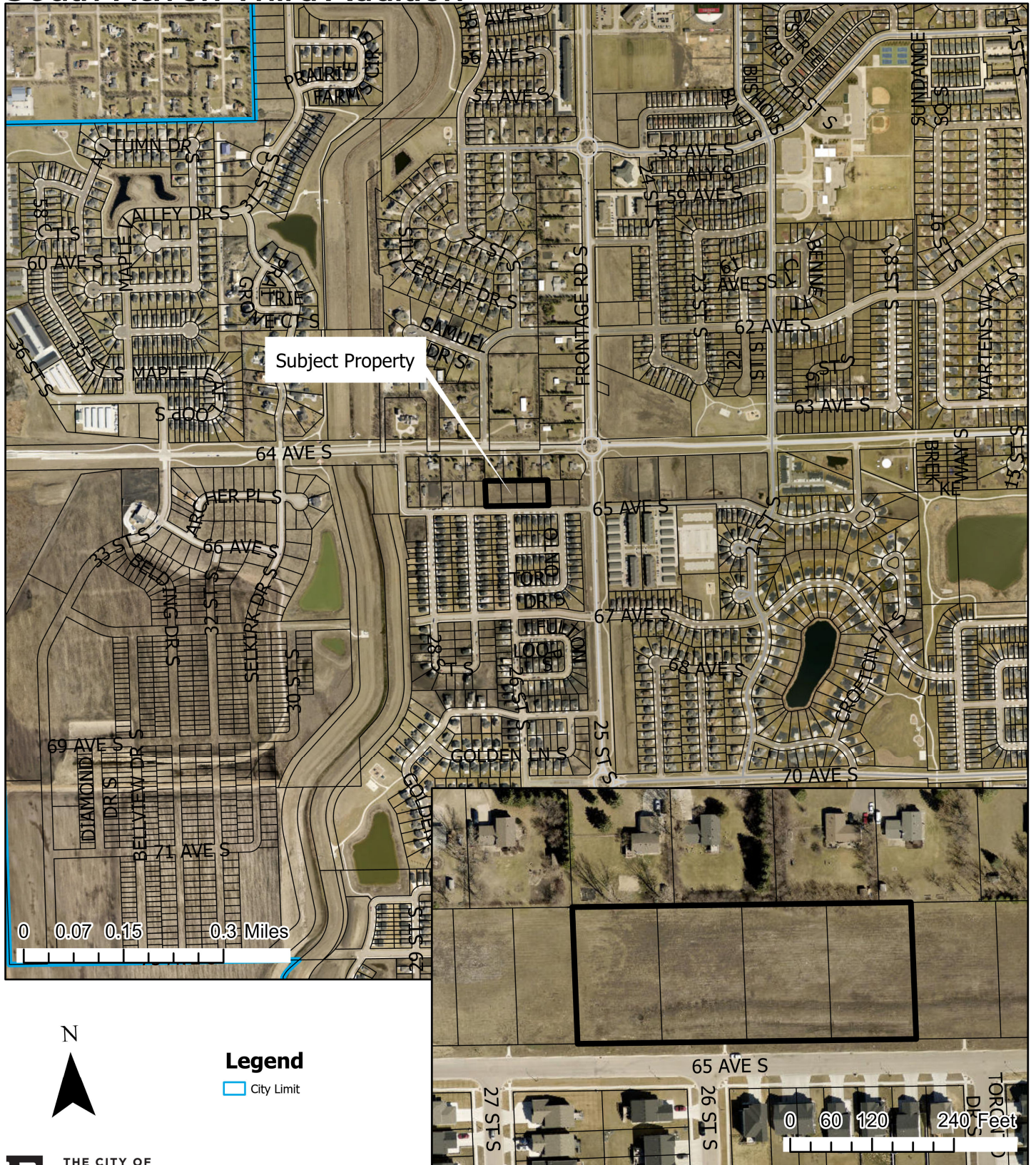
Overlay, and P/I, Public and Institutional, and a Plat of **Back 40 Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, Cass County, North Dakota
Located at: 3720 and 3734 64th Avenue South and 6711 and 6801 38th Street South
Owner / Applicant: Back 40, LLLP / Goldmark Design and Development
Current Zoning: AG, Agricultural. See above for zone change.
Case Planner: Maegin Elshaug

6. An application requesting annexation of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, Cass County, North Dakota
Located at: 6711 38th Street South
Owner / Applicant: Back 40, LLLP / Goldmark Design and Development
Current Zoning: AG, Agricultural. See above for zone change.
Case Planner: Maegin Elshaug
NOTE: This annexation is part of the Back 40 Addition, item 5 above. The entire annexation area will be included in that subdivision.

Minor Subdivision

South Haven Third Addition

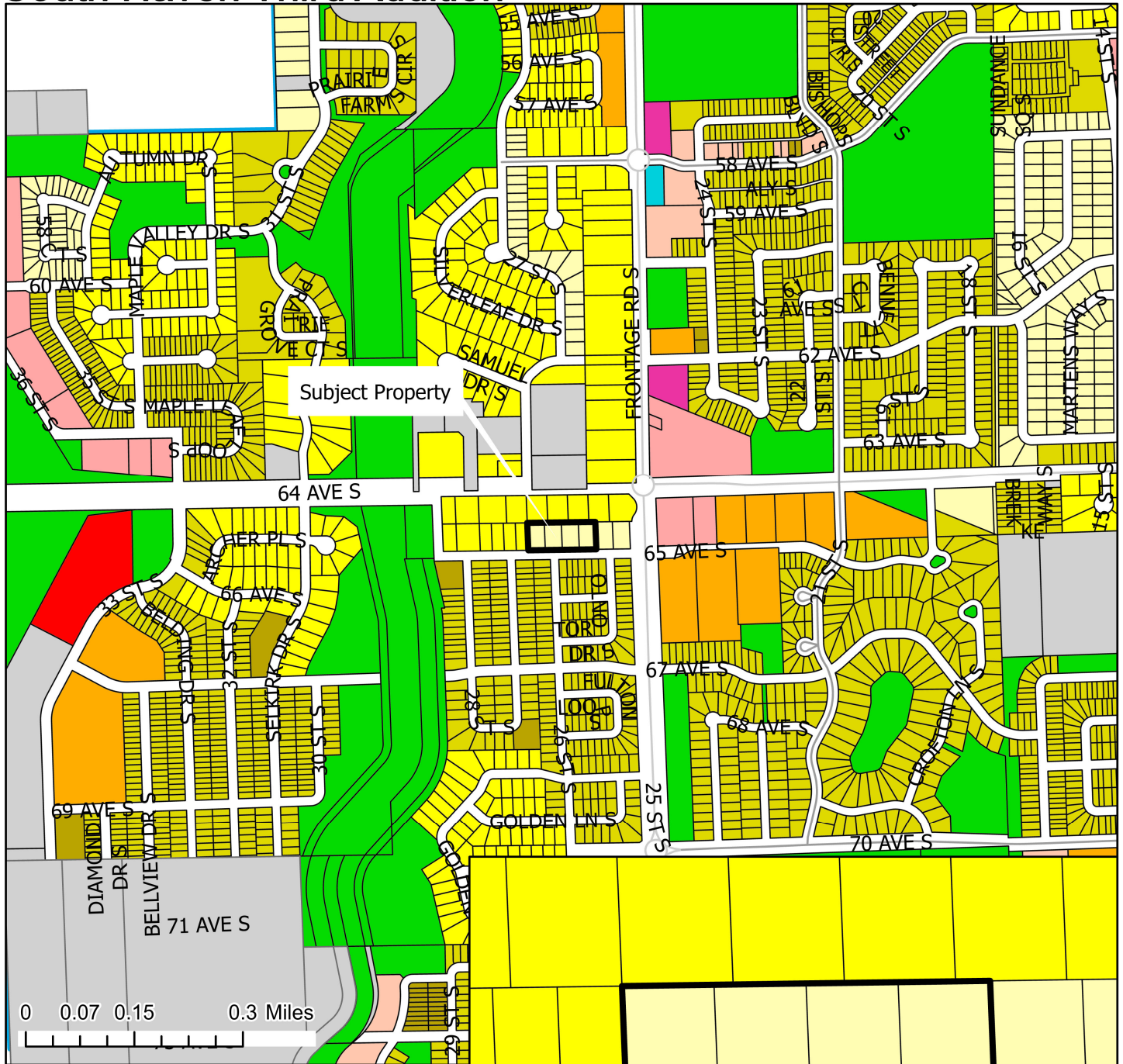
2549, 2581, 2603, and 2641 65th Avenue South



Minor Subdivision

South Haven Third Addition

2549, 2581, 2603, and 2641 65th Avenue South

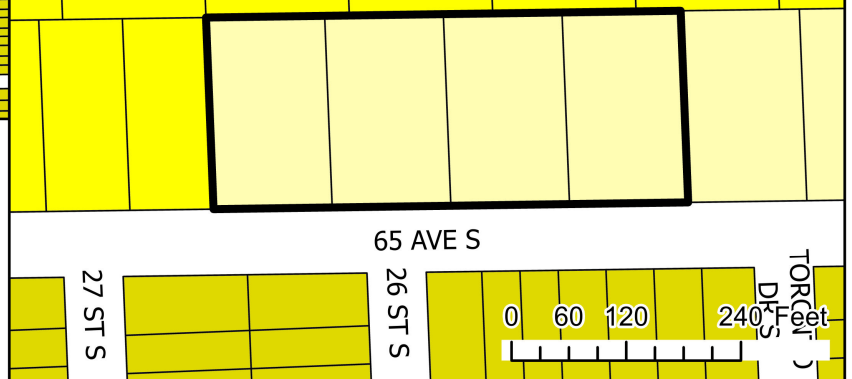


0 0.07 0.15 0.3 Miles



Legend

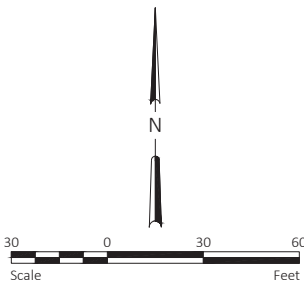
AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO		SR-2	City Limit



SOUTH HAVEN THIRD ADDITION
BEING A REPLAT OF LOTS 6, 7, 8 & 9, SOUTH HAVEN SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

64th AVENUE S.

SECTION LINE



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	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -

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

H:\BNA\10000\10047\10047_002\CAD\plat\10047-0022 South Haven Third Addition.dwg

70.00'

26TH
ST S

65th AVENUE S.

70.00'

PRELIMINARY PLAT

SOUTH HAVEN THIRD ADDITION
BEING A REPLAT OF LOTS 6, 7, 8 & 9, SOUTH HAVEN SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Stanley L. Ryland and Patricia J. Ryland, husband and wife are the owners and proprietors of the following described tract of land:

Lots 6, 7, 8 and 9 Block 1, South Haven Second Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 2.279 acres, more or less.

And that said party has caused the above described tract of land to be surveyed and replatted as **SOUTH HAVEN THIRD ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNERS:

Stanley L. Ryland and Patricia J. Ryland

Stanley L. Ryland

Patricia J. Ryland

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Stanley L. Ryland and Patricia J. Ryland, husband and wife, 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 as their free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Trent R. Karel, 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____.

Trent R. Karel, Professional Land Surveyor No. 40583

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____ before me personally appeared Trent R. Karel, 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 Fargo 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)
) 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____.

Joshua A. Boschee, Mayor

Attest: _____
Angie Bear, Deputy Auditor on behalf of City Auditor

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 Joshua A. Boschee and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public _____

PRELIMINARY PLAT



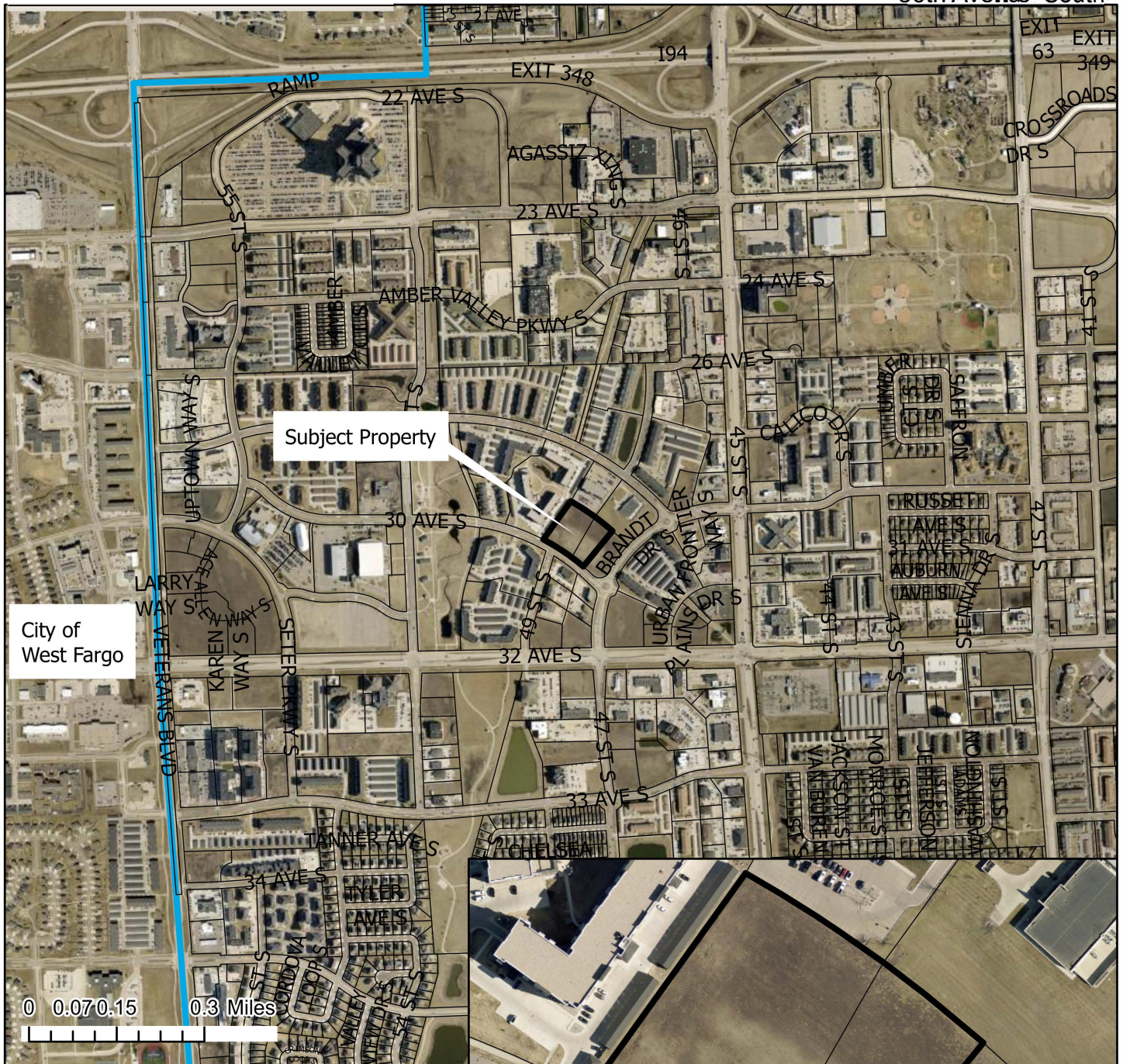
Sheet 2 of 2
Project No. 10047-0022

H:\BNA\10000\10047\10047_0022\CAD\plat\10047-0022 South Haven Third Addition.dwg

Minor Subdivision; Zone Change from LC, Limited Commercial with a conditional overlay to MR-3, Multi-Dwelling Residential with a conditional overlay; and a CUP, Conditional Use Permit for an alternative access plan

Urban Plains Medical Park Third Addition

4767 and 4845
30th Avenue South



Legend

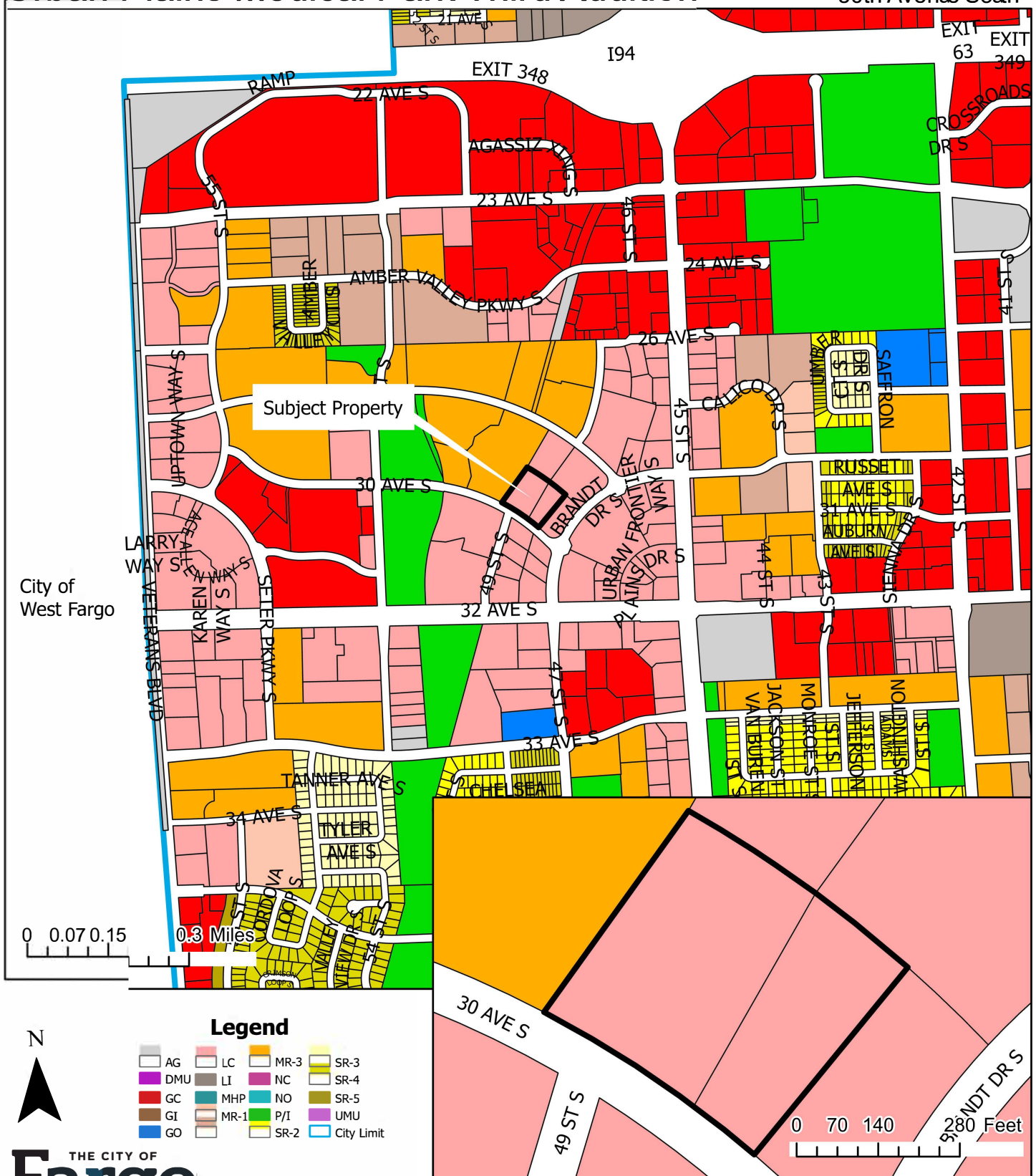
City Limit

Fargo Planning Commission
September 1, 2026

Minor Subdivision; Zone Change from LC, Limited Commercial with a conditional overlay to MR-3, Multi-Dwelling Residential with a conditional overlay; and a CUP, Conditional Use Permit for an alternative access plan

Urban Plains Medical Park Third Addition

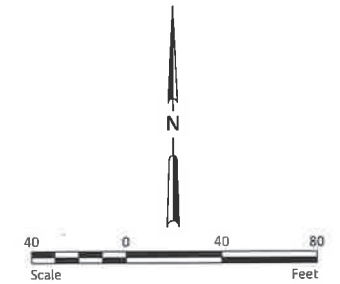
4767 and 4845
30th Avenue South



Fargo Planning Commission
September 1, 2026

URBAN PLAINS MEDICAL PARK THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION &
LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND 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	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	—————
EXISTING UTILITY EASEMENT	- - - - -

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

URBAN PLAINS MEDICAL PARK THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 5, BLOCK 1, URBAN PLAINS MEDICAL PARK ADDITION &
LOT 1, BLOCK 1, URBAN PLAINS MEDICAL PARK SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:
KNOW ALL PERSONS BY THESE PRESENTS: That Urban Plains Land Company, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lot 5, Block 1, Urban Plains Medical Park Addition and Lot 1, Block 1, Urban Plains Medical Park Second Addition, to the City of Fargo, Cass County, North Dakota.

Said tract contains 4.326 acres, more or less.

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

OWNER:
Urban Plains Land Company, LLC, a North Dakota limited liability company

Michael R. Vannett, President

State of North Dakota)
) ss
County of Cass)

On this ____ day of _____, 2025 before me personally appeared Michael R. Vannett, President of Urban Plains Land Company, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:
I, Trent R. Karel, 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____.

Trent R. Karel, Professional Land Surveyor No. 40583

State of North Dakota)
) ss
County of Cass)

On this ____ day of _____, 20____ before me personally appeared Trent R. Karel, 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 Fargo 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)
) 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____.

Joshua A. Boschee, Mayor

ATTEST: Angie Bear, Deputy Auditor on behalf of City Auditor

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 Joshua A. Boschee and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public: _____

Village West Fifth Addition

City of West Fargo

Subject Property

0 0.1 0.2 0.4 Miles

Legend

City Limit

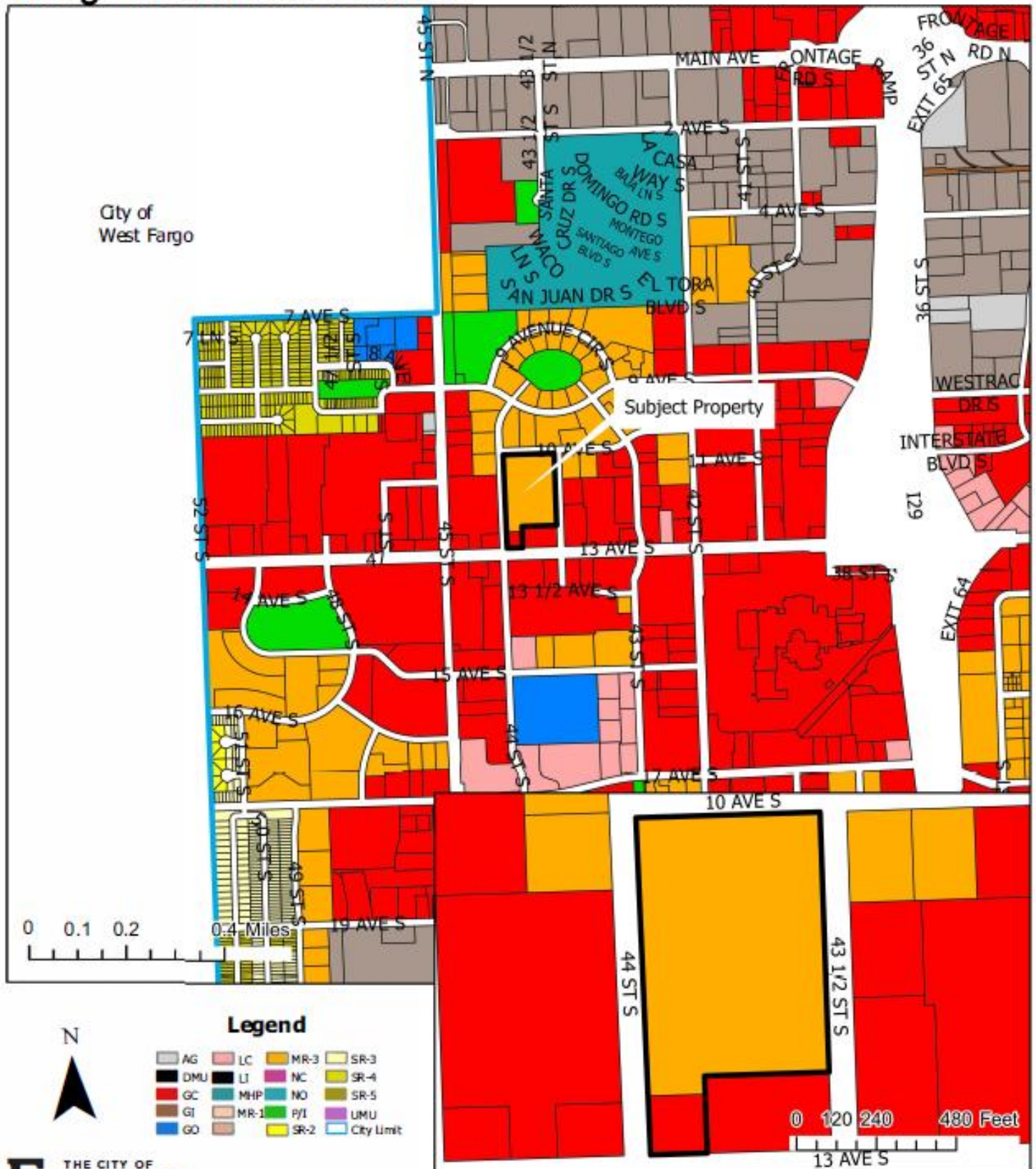
0 120 240 480 Feet

THE CITY OF

Minor Subdivision and Zone Change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1. Block 1

Village West Fifth Addition

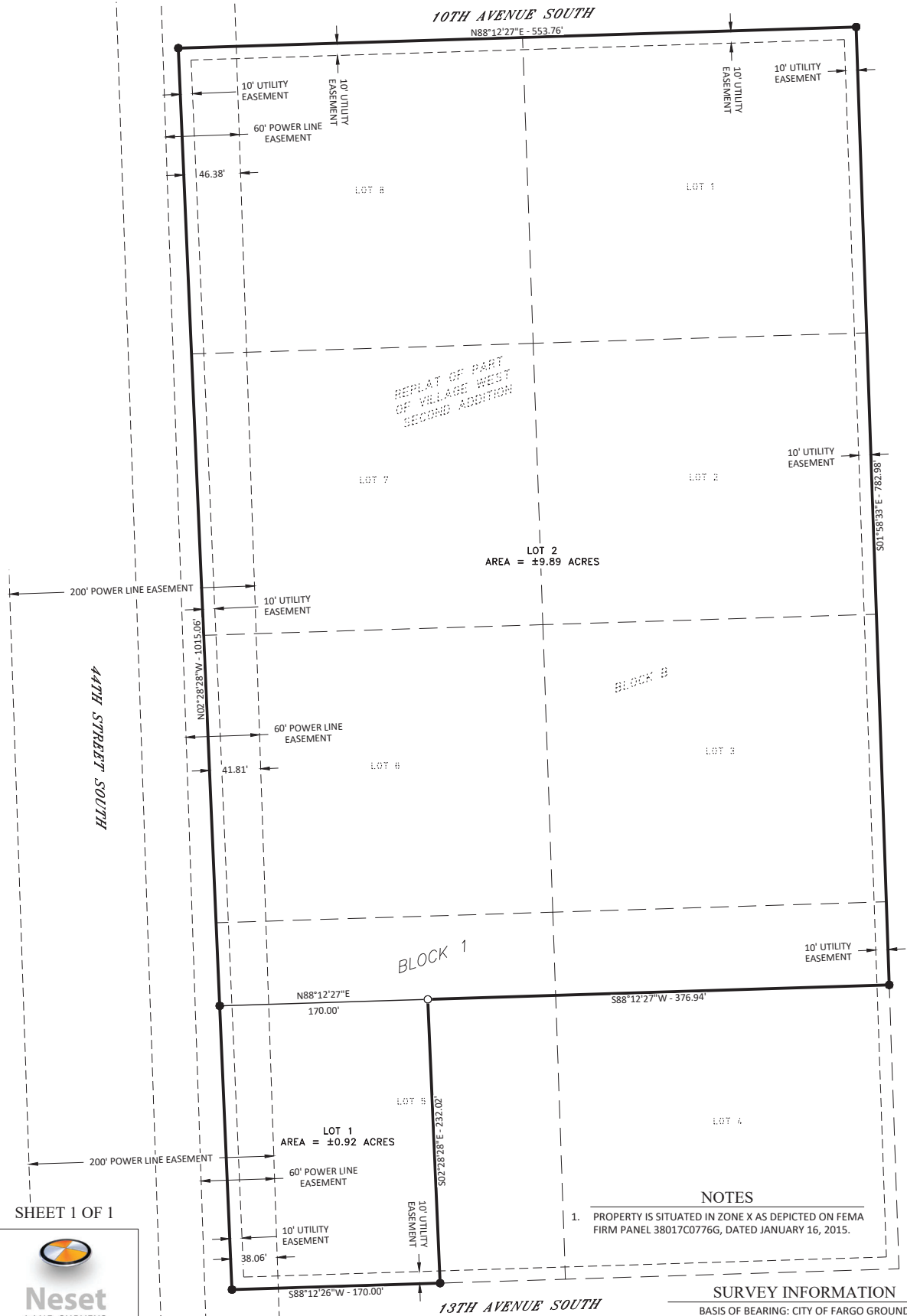
4357 13th Ave. South; 1034, 1104, 1112, 1204 44th St. South;
1011, 1033, 1103, 1203, and 1211 43 1/2 St. South



07/09/25 01:49:54PM Z:\Neset Shared Files\Cole Projects\2025 Projects\250606_4357 13th Ave S Fargo ALTA\Village West Fifth Addition.dwg

VILLAGE WEST FIFTH ADDITION

A REPLAT OF PART OF LOTS 4 AND 5, AND ALL OF LOTS 1 THROUGH 3, AND ALL OF LOTS 6 THROUGH 8,
BLOCK B, OF THE REPLAT OF PART OF VILLAGE WEST SECOND ADDITION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



SHEET 1 OF 1



Neset
LAND SURVEYS

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT C.A.N. INVESTMENTS LLC, IS THE OWNER OF PART OF LOT FIVE, BLOCK B, OF THE REPLAT OF PART OF VILLAGE WEST SECOND ADDITION, AND THAT CHEYENNE ESTATES ND, LLC, IS THE OWNER OF LOTS ONE THROUGH THREE, AND ALL OF LOTS SIX THROUGH EIGHT, AND PART OF LOTS FOUR AND FIVE, BLOCK B, OF THE REPLAT OF PART OF VILLAGE WEST SECOND ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT FIVE, IN BLOCK B, OF THE REPLAT OF PART OF VILLAGE WEST SECOND ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT FIVE, BLOCK B; THENCE ONE HUNDRED SEVENTY FEET EAST; THENCE NORTH ONE HUNDRED SEVENTY-EIGHT FEET; THENCE WEST ONE HUNDRED SEVENTY FEET; THENCE SOUTH ONE HUNDRED SEVENTY-EIGHT FEET TO THE POINT OF BEGINNING

AND

LOTS ONE, TWO, THREE, FOUR, FIVE, SIX, SEVEN, AND EIGHT, IN BLOCK B, OF THE REPLAT OF VILLAGE WEST SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, EXCEPTING THE FOLLOWING DESCRIBED TRACTS: (1) THE SOUTH TWO HUNDRED THIRTY-TWO FEET OF LOT FOUR, IN BLOCK B, OF THE REPLAT OF VILLAGE WEST SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA; (2) THE SOUTH ONE HUNDRED SEVENTY-EIGHT FEET OF THE WEST ON HUNDRED SEVENTY FEET OF LOT FIVE, IN BLOCK B, OF THE REPLAT OF VILLAGE WEST SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA; AND (3) THE SOUTH TWO HUNDRED THIRTY-TWO FEET OF THE EAST ONE HUNDRED TWO AND FORTY TWO HUNDREDTHS FEET OF LOT LOVE, IN BLOCK B, OF THE REPLAT OF VILLAGE WEST SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS "VILLAGE WEST FIFTH ADDITION" TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 10.81 ACRES OR 470,354 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

C.A.N. INVESTMENTS
OWNER OF LOT 1, BLOCK 1, OF VILLAGE WEST FIFTH ADDITION

STATE OF _____)
COUNTY OF _____)SS

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

CHEYENNE ESTATES ND, LLC
OWNER OF LOT 2, BLOCK 1, OF VILLAGE WEST FIFTH ADDITION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, 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 "VILLAGE WEST FIFTH ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY COMMISSION APPROVAL

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

JOSHUA A. BOSCHEE, MAYOR

ATTEST: _____
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF _____ NORTH DAKOTA)
COUNTY OF _____ CASS)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSHUA A. BOSCHEE & ANGIE BEAR, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED ON BEHALF OF THE CITY OF FARGO.

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 COMISSION

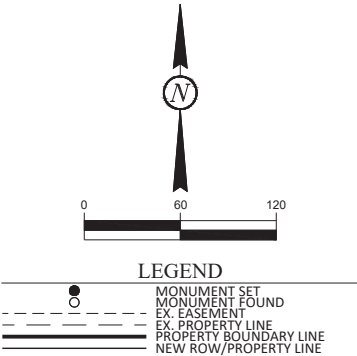
STATE OF _____)
COUNTY OF _____)SS

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



Christianson 32nd Avenue South Fourth Addition

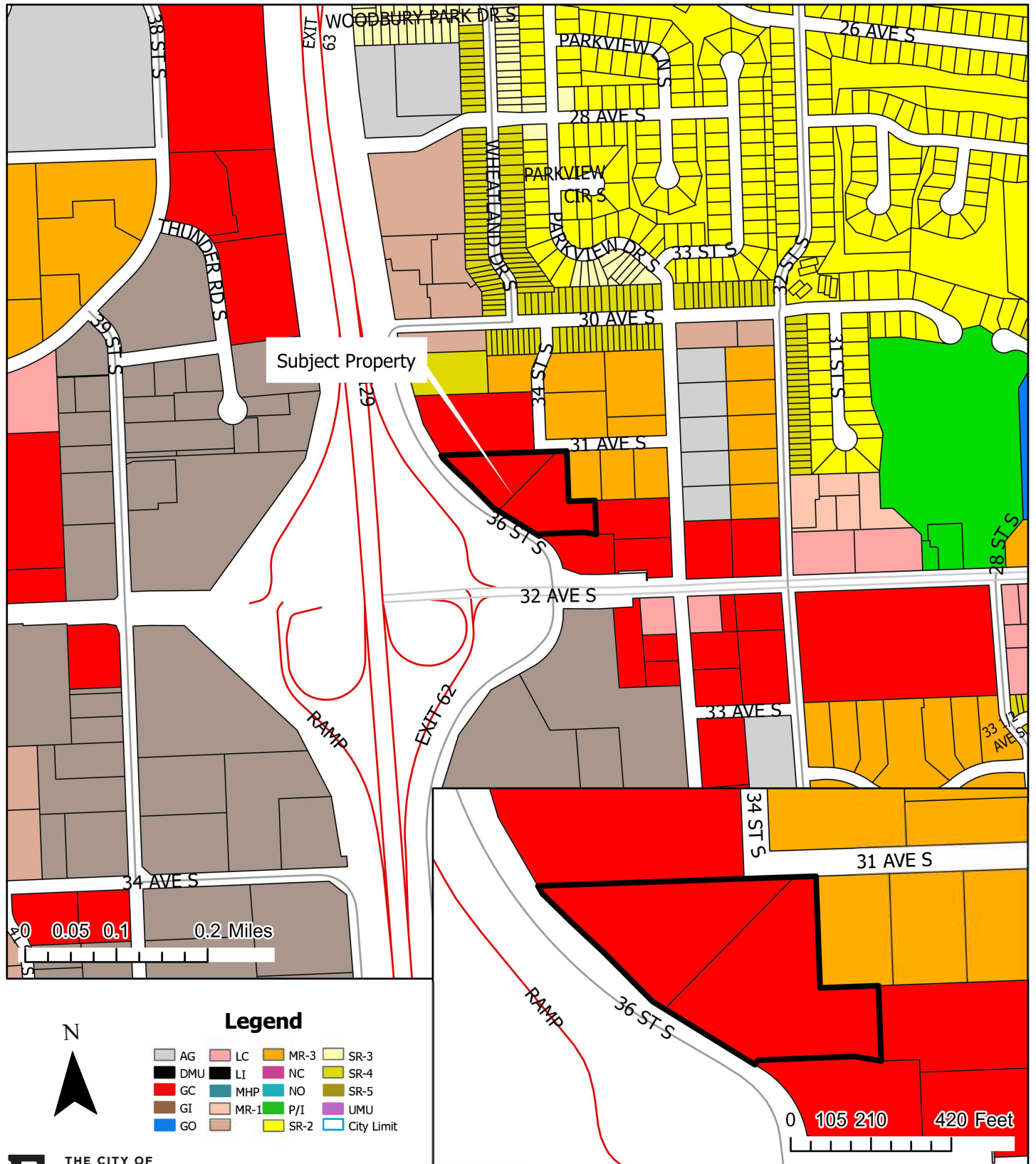


Fargo Planning Commission
September 1, 2026

Zone Change from GC, General Commercial with a Conditional Overlay to GC, General Commercial with a Conditional Overlay

Christianson 32nd Avenue South Fourth Addition

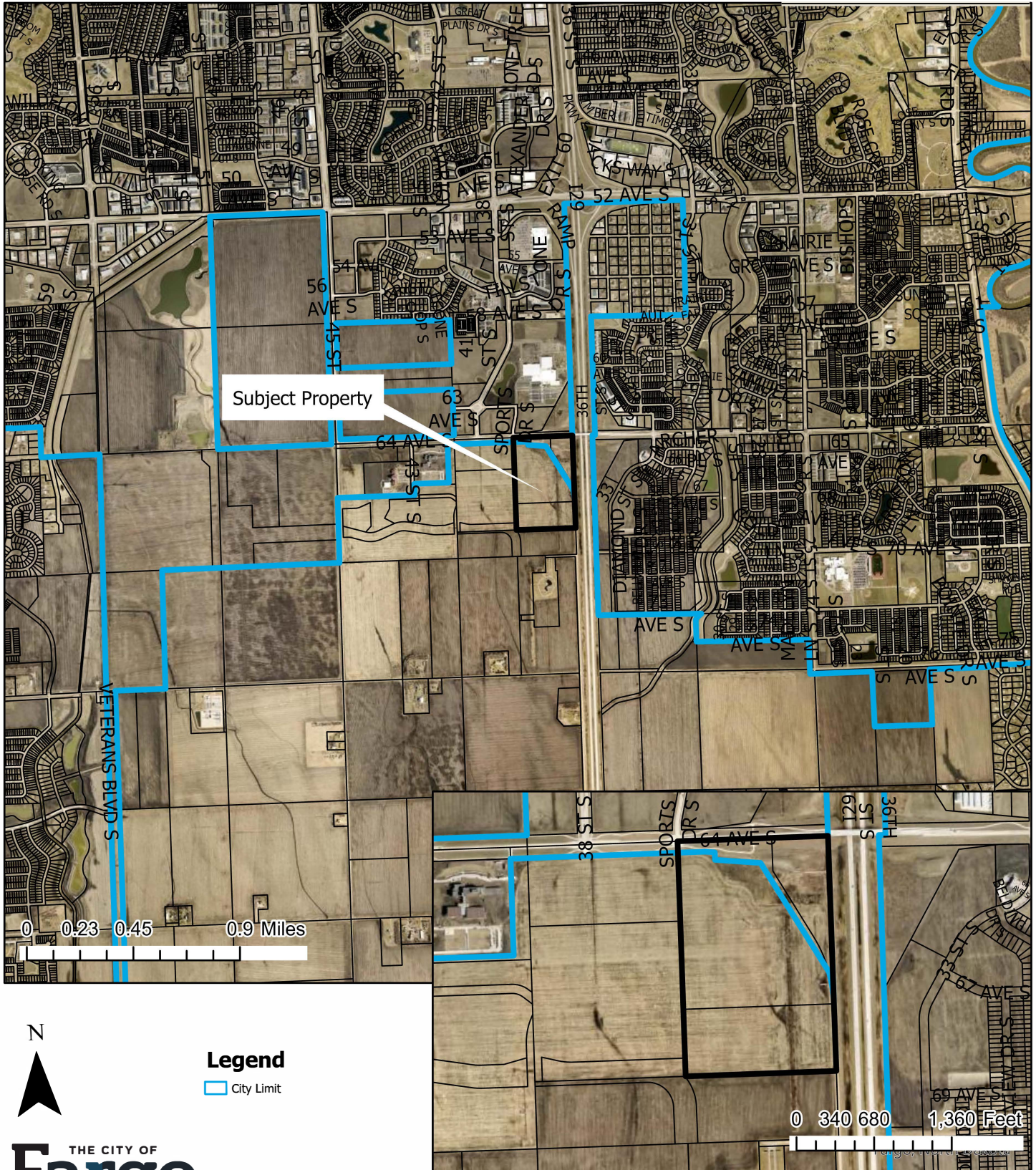
3102 and 3150
36th Street South



Zoning Change from AG, Agricultural to GC, General Commercial with Conditional Overlay, LC, Limited Commercial with Conditional Overlay, MR-3, Multi-Dwelling Residential with Conditional Overlay and P/I Public and Institutional; and Major Subdivision

Back 40 Addition

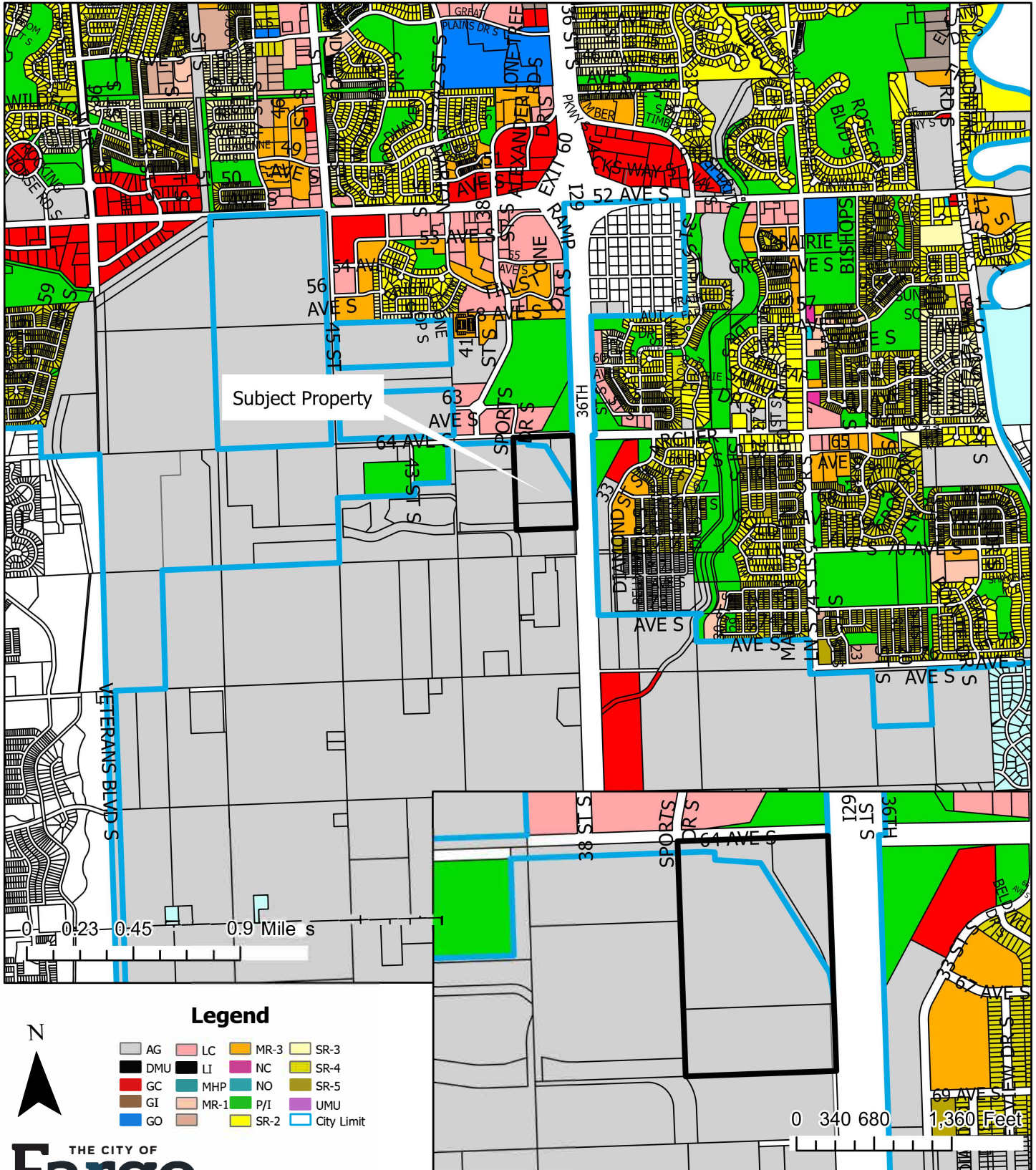
6711 & 6801 38th Street South;
3720 & 3734 64th Avenue South



Zoning Change from AG, Agricultural to GC, General Commercial with Conditional Overlay, LC, Limited Commercial with Conditional Overlay, MR-3, Multi-Dwelling Residential with Conditional Overlay and P/I Public and Institutional; and Major Subdivision

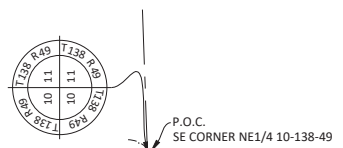
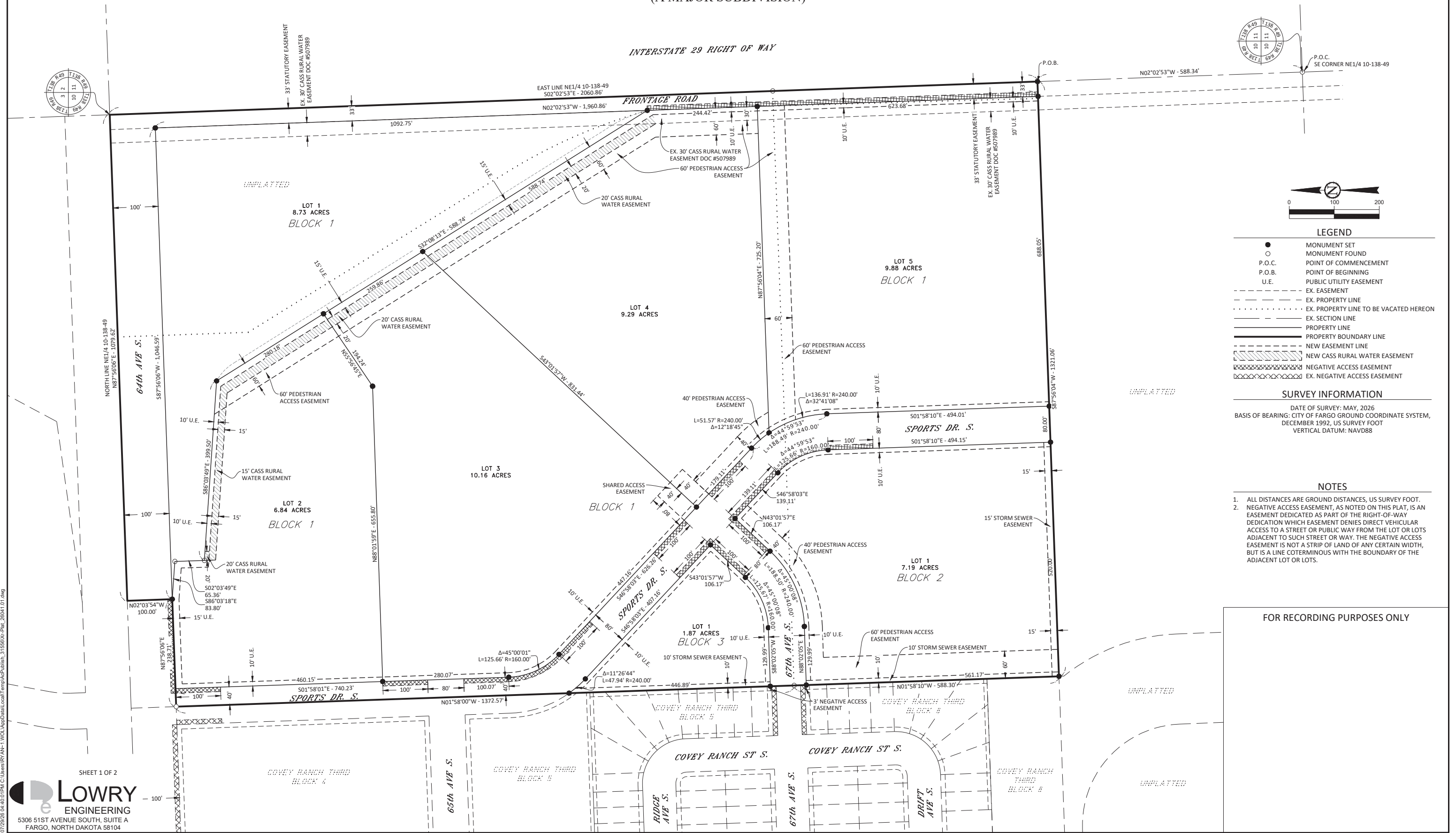
Back 40 Addition

6711 & 6801 38th Street South;
3720 & 3734 64th Avenue South



BACK 40 ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- U.E. PUBLIC UTILITY EASEMENT
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. PROPERTY LINE TO BE VACATED HEREON
- - - EX. SECTION LINE
- - - PROPERTY LINE
- - - PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE
- - - NEW CASS RURAL WATER EASEMENT
- - - NEGATIVE ACCESS EASEMENT
- - - EX. NEGATIVE ACCESS EASEMENT

SURVEY INFORMATION

DATE OF SURVEY: MAY, 2026
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES

- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

FOR RECORDING PURPOSES ONLY

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BACK 40 ADDITION
PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT BACK FOURTY, LLP, AND THE CITY OF FARGO ARE THE OWNERS OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST; THENCE N02°02'53"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 588.34 FEET TO THE POINT OF BEGINNING; THENCE S87°56'04"W A DISTANCE OF 1321.06 FEET; THENCE N01°58'10"W A DISTANCE OF 588.30 FEET; THENCE N01°58'00"W A DISTANCE OF 1372.57 FEET TO THE SOUTH LINE OF 64TH AVENUE RIGHT OF WAY; THENCE N87°56'06"E A DISTANCE OF 238.71 FEET; THENCE N02°03'54"W A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE N87°56'06"E ALONG SAID NORTH LINE A DISTANCE OF 1079.62 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S02°02'53"E ALONG SAID EAST LINE A DISTANCE OF 2060.86 FEET TO THE POINT OF BEGINNING.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS BACK 40 ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL STREETS AND RIGHTS OF WAY, PEDESTRIAN ACCESS EASEMENT, 15' STORM SEWER EASEMENT, AND ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID OWNERS ALSO HEREBY DEDICATE AN EASEMENT FOR THE BENEFIT OF CASS RURAL WATER AND A SHARED ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2 AND 3, BLOCK 1. SAID OWNERS ALSO HEREBY DEDICATE LOT 1, BLOCK 1 TO THE CITY OF FARGO. SAID BACK 40 ADDITION, CONSISTS OF 7 LOTS AND 3 BLOCKS, AND CONTAINS 61.88 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BACK FOURTY, LLP
OWNER: ALL OF BLOCKS 2 & 3

BY: _____
BRENT DIETRICH, MANAGING PARTNER

STATE OF _____)
)SS
COUNTY OF _____)

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY OF FARGO
OWNER: LOT 1, BLOCK 1

JOSHUA A. BOSCHEE, MAYOR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSHUA A. BOSCHEE AND ANGIE BEAR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED ON BEHALF OF THE CITY OF FARGO.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS BACK 40 ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF 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 COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

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 _____)
)SS
COUNTY OF _____)

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: _____

CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS _____ DAY OF _____, 20____.

JOSHUA A. BOSCHEE, MAYOR

ATTEST: _____
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSHUA A. BOSCHEE AND ANGIE BEAR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED ON BEHALF OF THE CITY OF FARGO.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY PLANNING COMMISSION APPROVAL

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

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
)SS
COUNTY OF _____)

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.

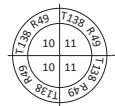
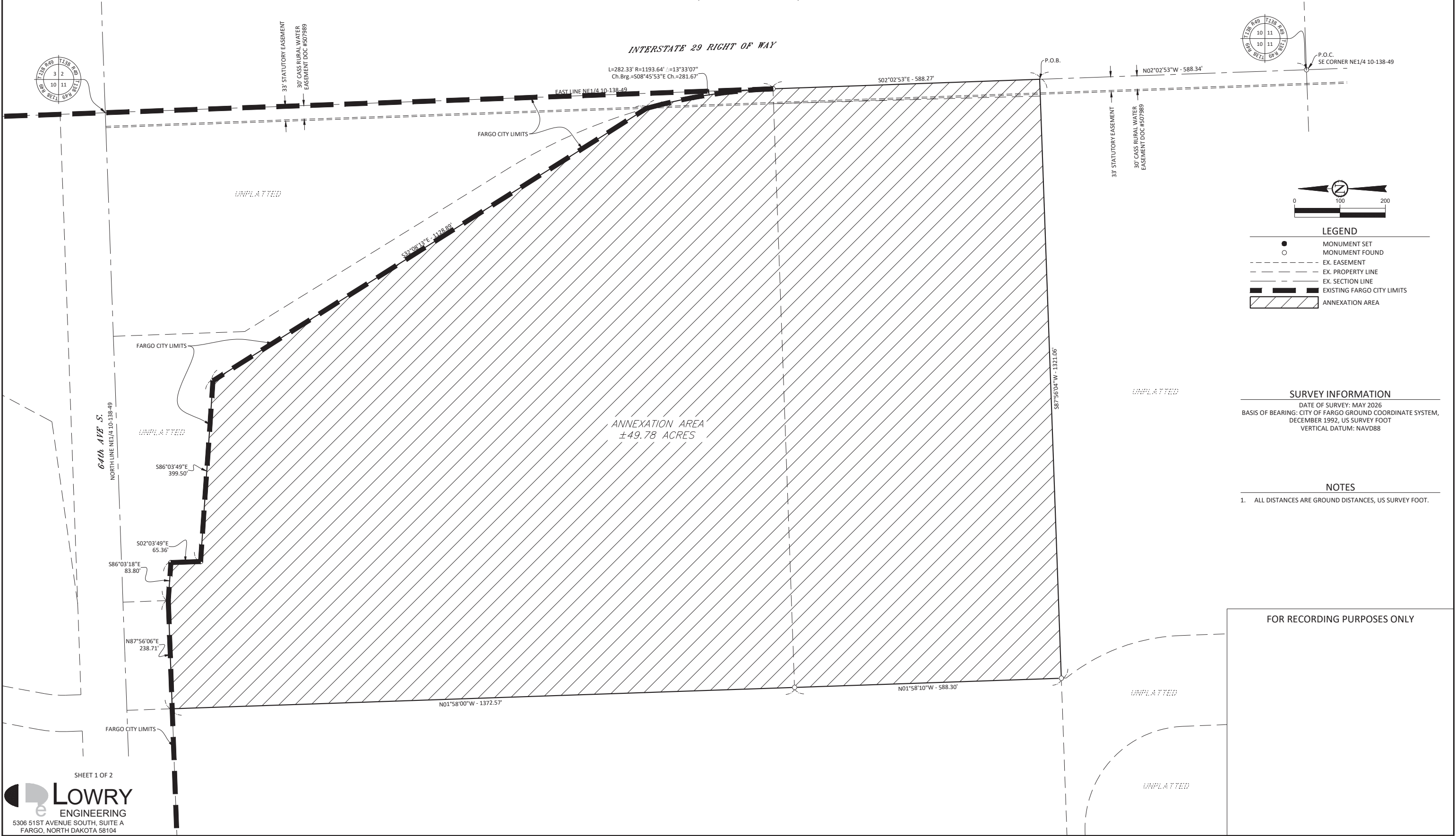
NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

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ANNEXATION PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH,
RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



P.O.C.
SE CORNER NE1/4 10-138-49

33' STATUTORY EASEMENT

30' CASS RURAL WATER EASEMENT DOC #507989

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SURVEY INFORMATION
DATE OF SURVEY: MAY 2026
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,
DECEMBER 1992, US SURVEY FOOT
VERTICAL DATUM: NAVD88

NOTES
1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

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PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH
RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

COLE A. NESET, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED ANNEXATION PLAT TO THE CITY OF FARGO; THAT THE PROPERTY REPRESENTED IN THE PLAT IS A PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY ANNEXED TO THE CITY OF FARGO; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT AND THE EXTERIOR BOUNDARY LINES OF SAID LAND ANNEXED TO THE CITY OF FARGO ARE AS FOLLOWS, TO WIT:

COMMENCING FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE N02°02'53"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 588.34 FEET TO THE POINT OF BEGINNING; THENCE S87°56'04"W A DISTANCE OF 1321.06 FEET; THENCE N01°58'10"W A DISTANCE OF 588.30 FEET; THENCE N01°58'00"W A DISTANCE OF 1372.57 FEET TO THE EXISTING FARGO CITY LIMITS; THENCE N87°56'06"E ALONG SAID EXISTING CITY LIMITS A DISTANCE OF 238.71 FEET; THENCE S86°03'18"E ALONG SAID EXISTING CITY LIMITS A DISTANCE OF 83.80 FEET; THENCE S02°03'49"E ALONG SAID EXISTING CITY LIMITS A DISTANCE OF 65.36 FEET; THENCE S86°03'49"E ALONG SAID CITY LIMITS A DISTANCE OF 399.50 FEET; THENCE S32°08'13"E ALONG SAID EXISTING CITY LIMITS A DISTANCE OF 1128.89 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST AND THE EXISTING CITY LIMITS WITH A LENGTH OF 282.33 FEET, A RADIUS OF 1193.64 FEET, A DELTA ANGLE OF 13°33'07", WITH A CHORD BEARING OF S08°45'53"E, AND A CHORD LENGTH OF 281.67 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE S02°02'53"E ALONG SAID EAST LINE A DISTANCE OF 588.27 FEET TO THE POINT OF BEGINNING.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

TOM KNAKMUHS, P.E., CITY ENGINEER

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

TIMOTHY J. MAHONEY, MAYOR

STEVEN SPRAGUE, CITY AUDITOR

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

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