MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
JULY 7th, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, July 7th, 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 **Christianson 32nd Avenue South Fourth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Christianson 32nd Avenue South Third Addition, City of Fargo, Cass County, North Dakota
   Located at: 3102 and 3150 36th Street South
   Owner / Applicant: Christianson Properties LLC / Christianson Companies
   Current Zoning: GC, General Commercial with conditional overlay ordinance no. 5358. No change proposed
   Case Planner: Luke Morman

2. An application requesting a Plat of **Champions Gate at Prairie Farms Fourth Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Champions Gate at Prairie Farms Second Addition, City of Fargo, Cass County, North Dakota
   Located at: 5505 and 5475 31st Street South
   Owner / Applicant: Designer Homes of Fargo Moorhead / Houston Engineering, Inc.
   Current Zoning: SR-3, Single-Dwelling Residential. No change proposed.
   Case Planner: Donald Kress

3. An application requesting a Plat of **Berg Addition** (Minor Subdivision) a replat of Lots 1 through 5, Block 11 and 22 through 26, Block 12, and part of the vacated 22nd Street North right of way and part of the vacated alley along the west line of Block 11, Tyler's Addition, City of Fargo, Cass County, North Dakota
   Located at: 2202 5th Avenue North
   Owner / Applicant: Arnold Berg, Jr. / Justin Berg Realty
   Current Zoning: LI, Limited Industrial. No change proposed.
   Case Planner: Donald Kress

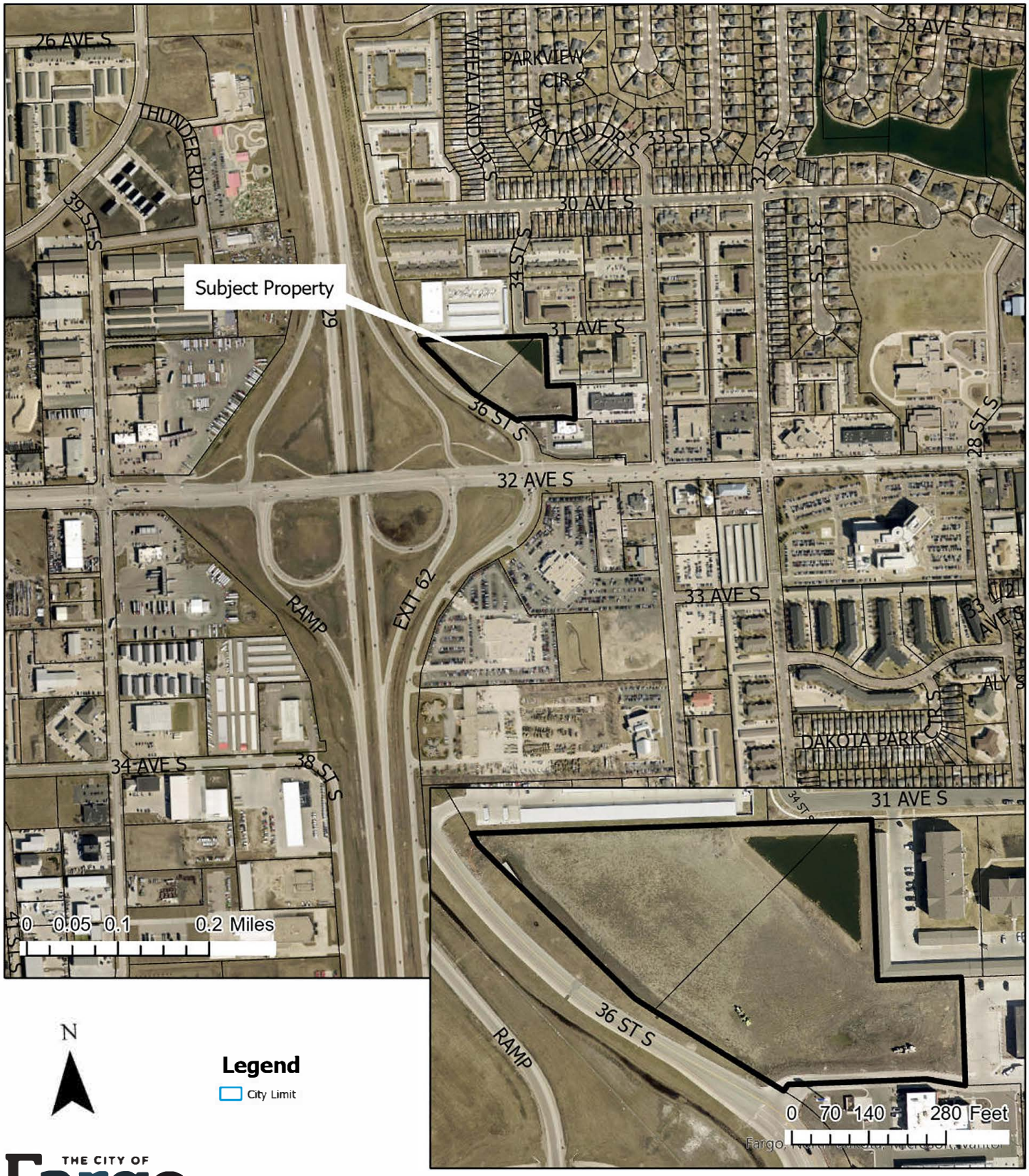
4. An application requesting a zoning change from AG, Agricultural to GC, General Commercial with Conditional Overlay; LC, Limited Commercial with Conditional Overlay, and MR-3, Multi-Dwelling Residential with Conditional Overlay, and a Plat of **Back 40 Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, Cass County, North Dakota
   Located at: 6711 38th Street South
   Owner / Applicant: Back 40, LLLP / Goldmark Design and Development
   Current Zoning: AG, Agricultural. See above for zone change.
   Case Planner: *M*aegin Elshaug

5. 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 3 above. The entire annexation area will be included with that subdivision.

Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

3102 & 3150 36th Street South



N

Legend

City Limit

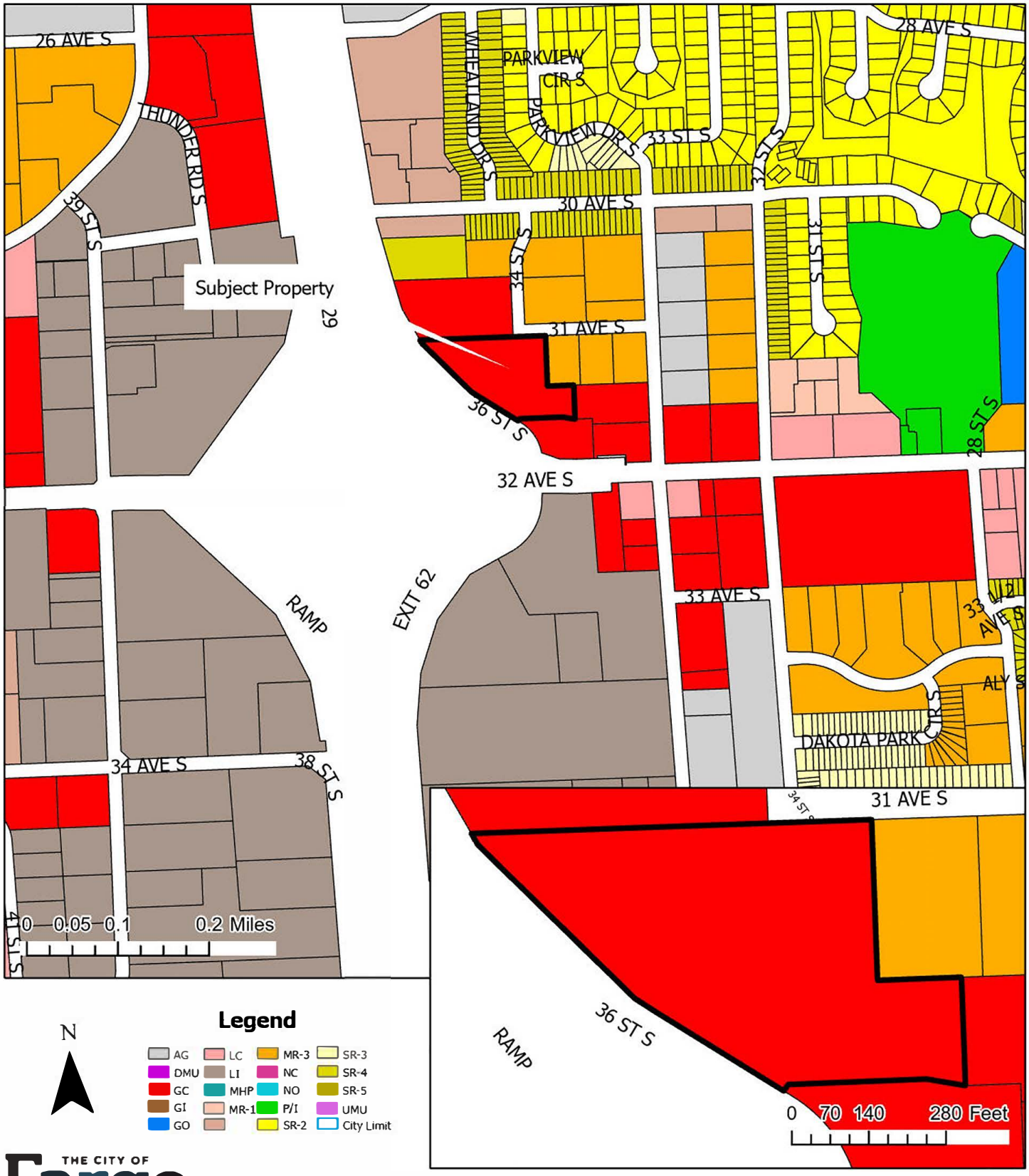
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

Minor Subdivision

Christianson 32nd Avenue South Fourth Addition

3102 & 3150 36th Street South



THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION

A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 1, CHRISTIANSON 32ND AVENUE SOUTH
THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CHRISTIANSON PROPERTIES, LLC, a North Dakota limited liability company, being owner of a parcel of land located in that part of the Southwest Quarter of Section 23, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 1 and 2, Block 1, CHRISTIANSON 32ND AVENUE SOUTH THIRD ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract contains 263,924 square feet, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "CHRISTIANSON 32ND AVENUE SOUTH FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: CHRISTIANSON PROPERTIES, LLC

_____
By: Kevin Christianson, President

State of North Dakota }SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, CHRISTIANSON PROPERTIES, 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 CHRISTIANSON PROPERTIES, LLC.

_____
Notary Public

MORTGAGE HOLDER:
Bell Bank

_____
By:

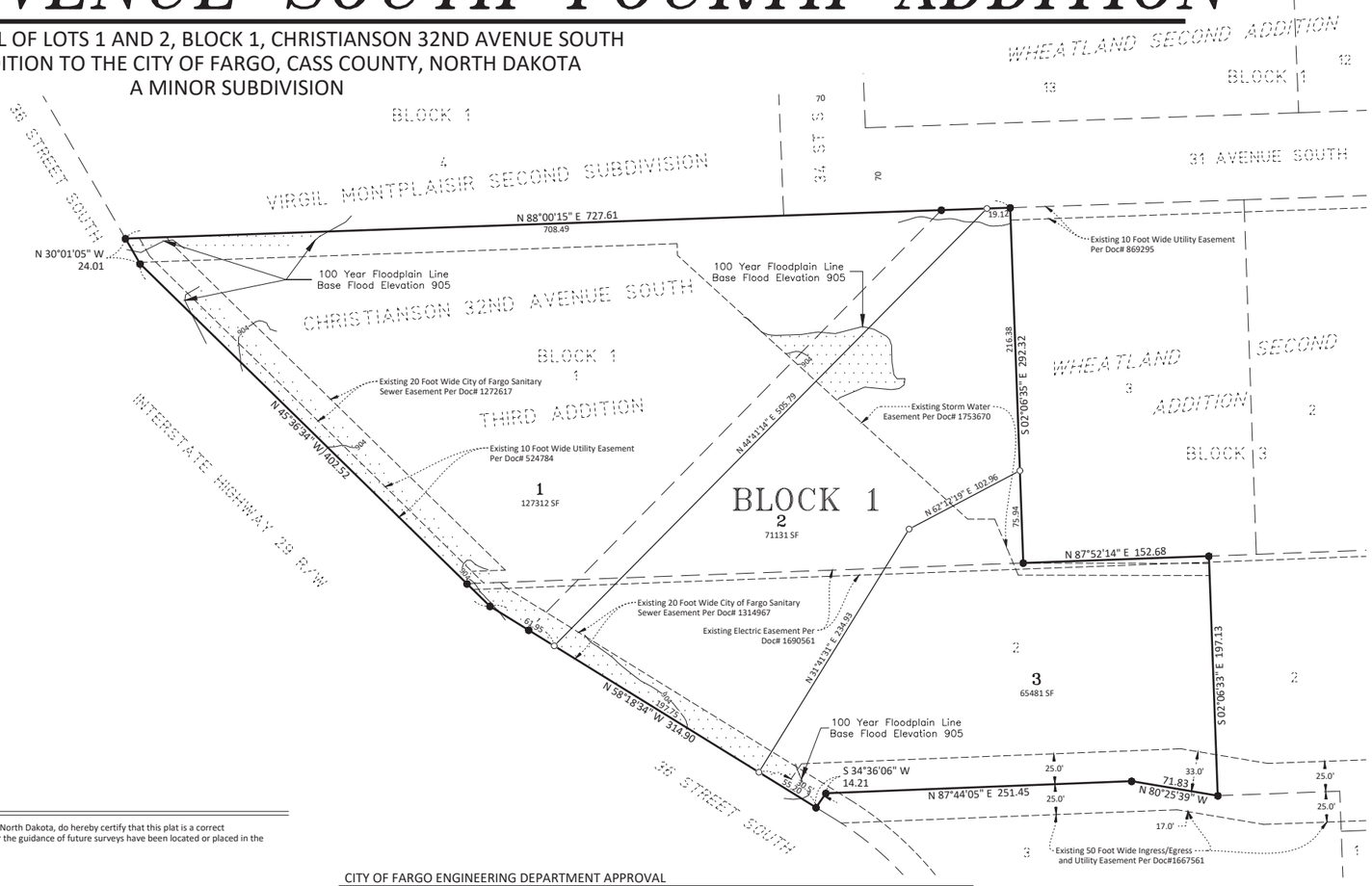
_____
Its:

State of _____ }SS
County of _____

On this _____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared _____, _____, Bell Bank, 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 Bell Bank.

_____
Notary Public

preliminary



0 30 60
SCALE IN FEET

Basis of Bearings:
Plat of Christianson 32nd Avenue South
Second Addition.

LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- 905 EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- AREA WITHIN 100 YEAR FLOODPLAIN

BENCHMARK

CITY OF FARGO BENCHMARK 241022, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF TIMBER PARKWAY SOUTH AND 52 AVENUE SOUTH
ELEVATION=909.25 NAVD88

NOTES

1. A portion of the subject property has been removed from the 100 year Floodplain per LOMR-F Case No. 24-08-0336A.

DOCUMENTS OF RECORD

1. Agreement, recorded as Document No. 421459.
2. Declaration of Use Restrictions, recorded as Document No. 1673437.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

_____ Date:_____
Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }SS
County of Cass

On this _____ day of _____, 2026, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered 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.

_____
Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2026.

_____
Timothy J. Mahoney, Mayor

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

State of North Dakota }SS
County of Cass

On this _____day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

_____
Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2026.

_____
Tom Knakmuhs, P.E., City Engineer

State of North Dakota }SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., 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 for the City of Fargo.

_____
Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planing Commission this _____ day of _____, 2026.

_____
Maranda R. Tasa, Planning Commission Chair

State of North Dakota }SS
County of Cass

On this _____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, 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

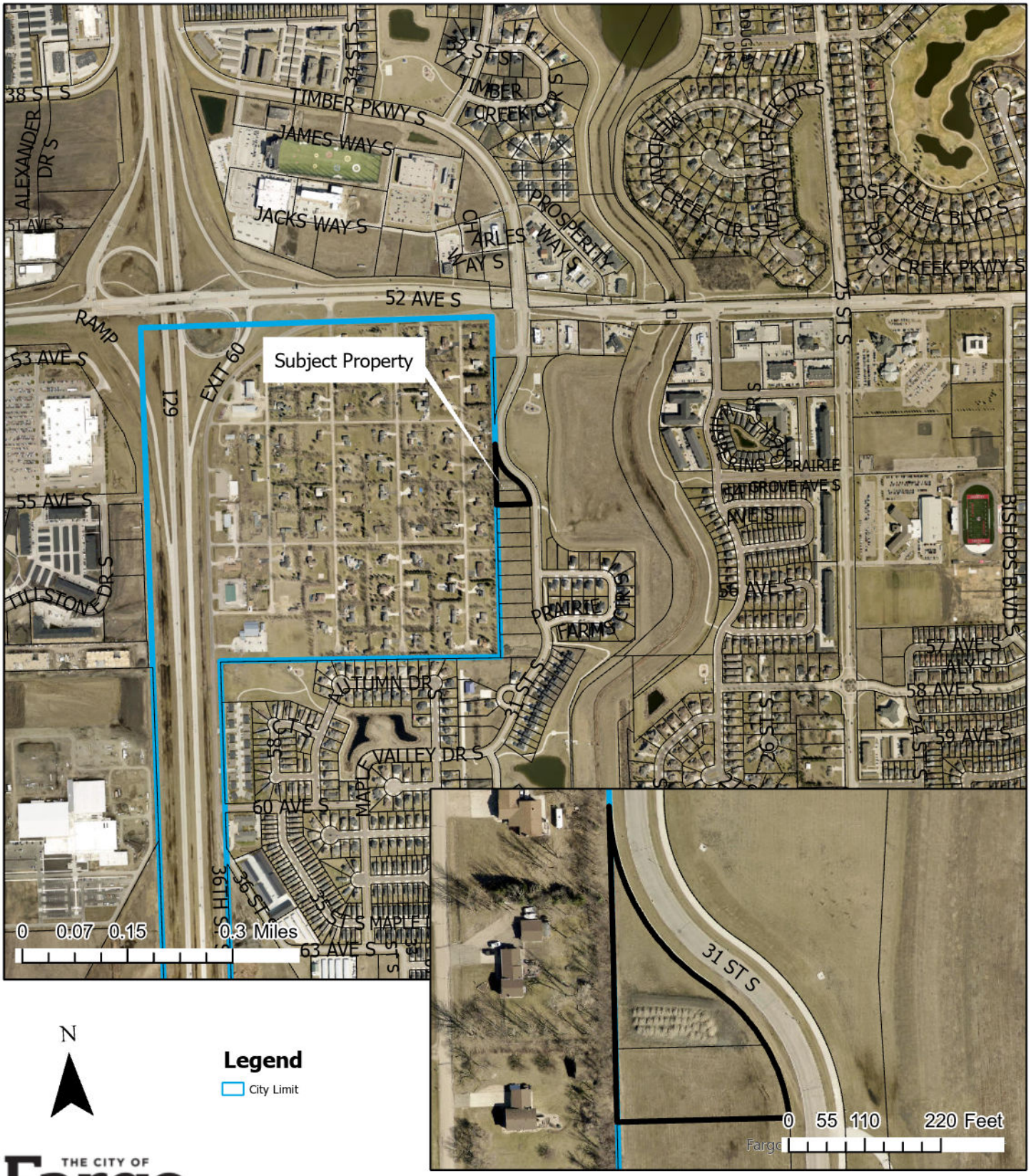
PREPARED BY:
BOLTON & MENK

SMT 06/12/2026 144154_V-PLTP2-CHRISTIANSON 32ND AVE S 4TH.dwg

Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

5505 &
5475 31st Street South



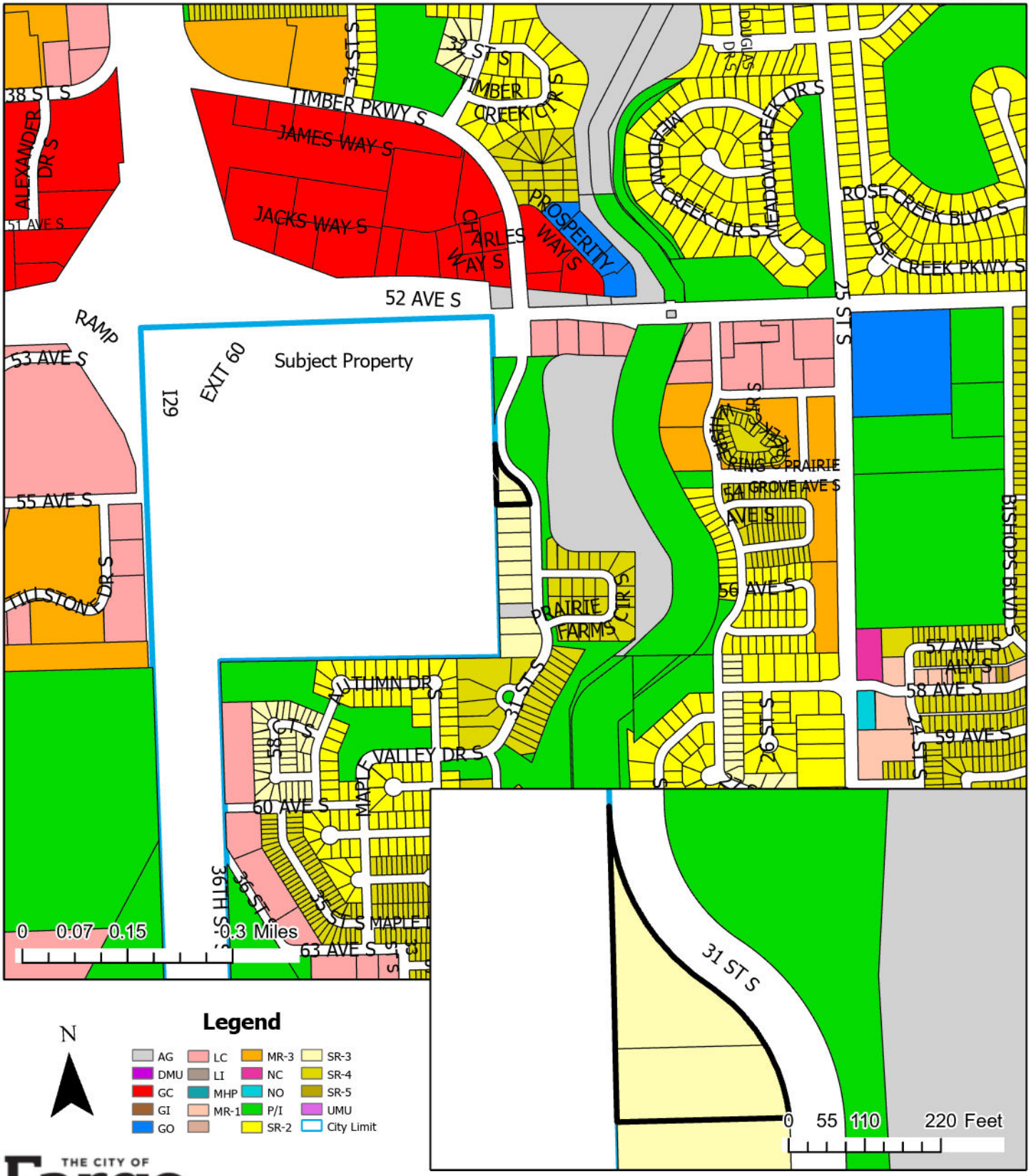
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

Minor Subdivision

Champions Gate at Prairie Farms Fourth Addition

5505 &
5475 31st Street South



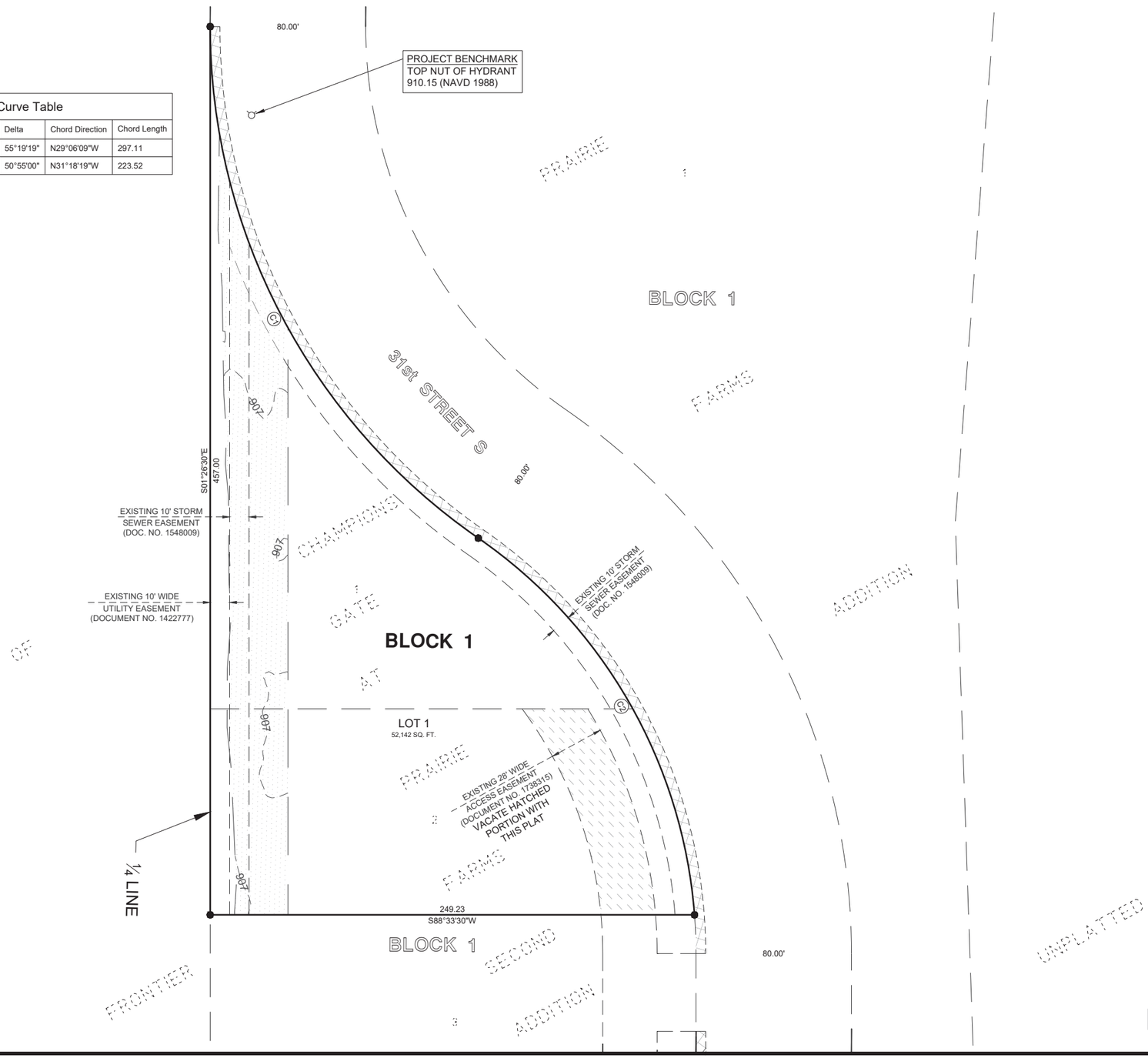
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	308.98	320.00	55°19'19"	N29°06'09"W	297.11
C2	231.05	260.00	50°55'00"	N31°18'19"W	223.52



N

30 0 30 60
Scale Feet

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	
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	
EXISTING NEGATIVE ACCESS EASEMENT	
PRIVATE ACCESS EASEMENT TO BE VACATED BY THIS PLAT	

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

NOTES:

1. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
2. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G DATED JAN. 16, 2015.
3. BASE FLOOD ELEVATION = 906.6' (NAVD 1988)
4. AREAS WITHIN FEMA ZONE AE ARE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.
5. ELEVATION CONTOURS ARE ONLY SHOWN WITHIN FEMA ZONE AE.

PRELIMINARY PLAT

HOUSTON ENGINEERING, INC.

Sheet 1 of 2
Project No. 6867-0057

H:\JBN6800\6867\6867_0057\CAD\Plat\Champions Gate at Prairie Farms Fourth Addition.dwg

CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Designer Homes of Fargo-Moorhead LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lots 1 and 2, Block 1, Champions Gate at Prairie Farms Second Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 1.197 acres, more or less.

And that said party does hereby vacate the Access Easement as designated for vacation on this plat; and has caused the above described tract of land to be surveyed and replatted as **CHAMPIONS GATE AT PRAIRIE FARMS FOURTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:
Designer Homes of Fargo-Moorhead LLC

_____
Robert Leslie, President

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____ before me personally appeared Robert Leslie, President of Designer Homes of Fargo-Moorhead 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 Corporation.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

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

Dated this _____day of _____, 20_____.

_____
Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
) ss
County of Cass)

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

Notary Public: _____

CITY ENGINEER'S APPROVAL:

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

_____
Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

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

_____
Timothy J. Mahoney, 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 Timothy J. Mahoney 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 _____

HOUSTON ENGINEERING, INC.

Sheet 2 of 2
Project No. 6867-0057

H:\JBN\6800\6867\6867_0057\CAD\Plat\Champions Gate at Prairie Farms Fourth Addition.dwg

PRELIMINARY PLAT

Minor Subdivision

Berg Addition

2202 5th Avenue North

N

Legend

City Limit

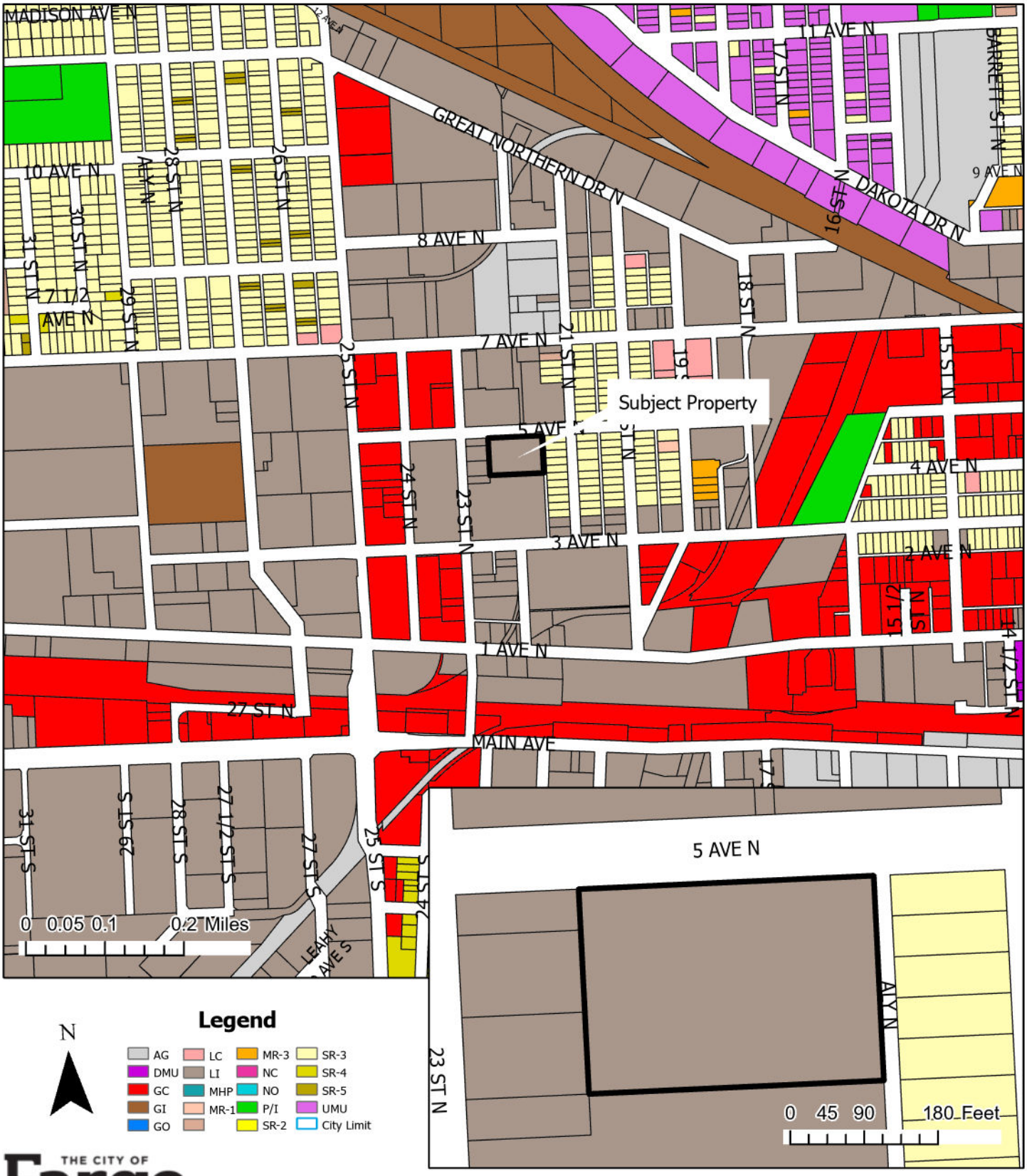
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

Minor Subdivision

Berg Addition

2202 5th Avenue North



Legend

N

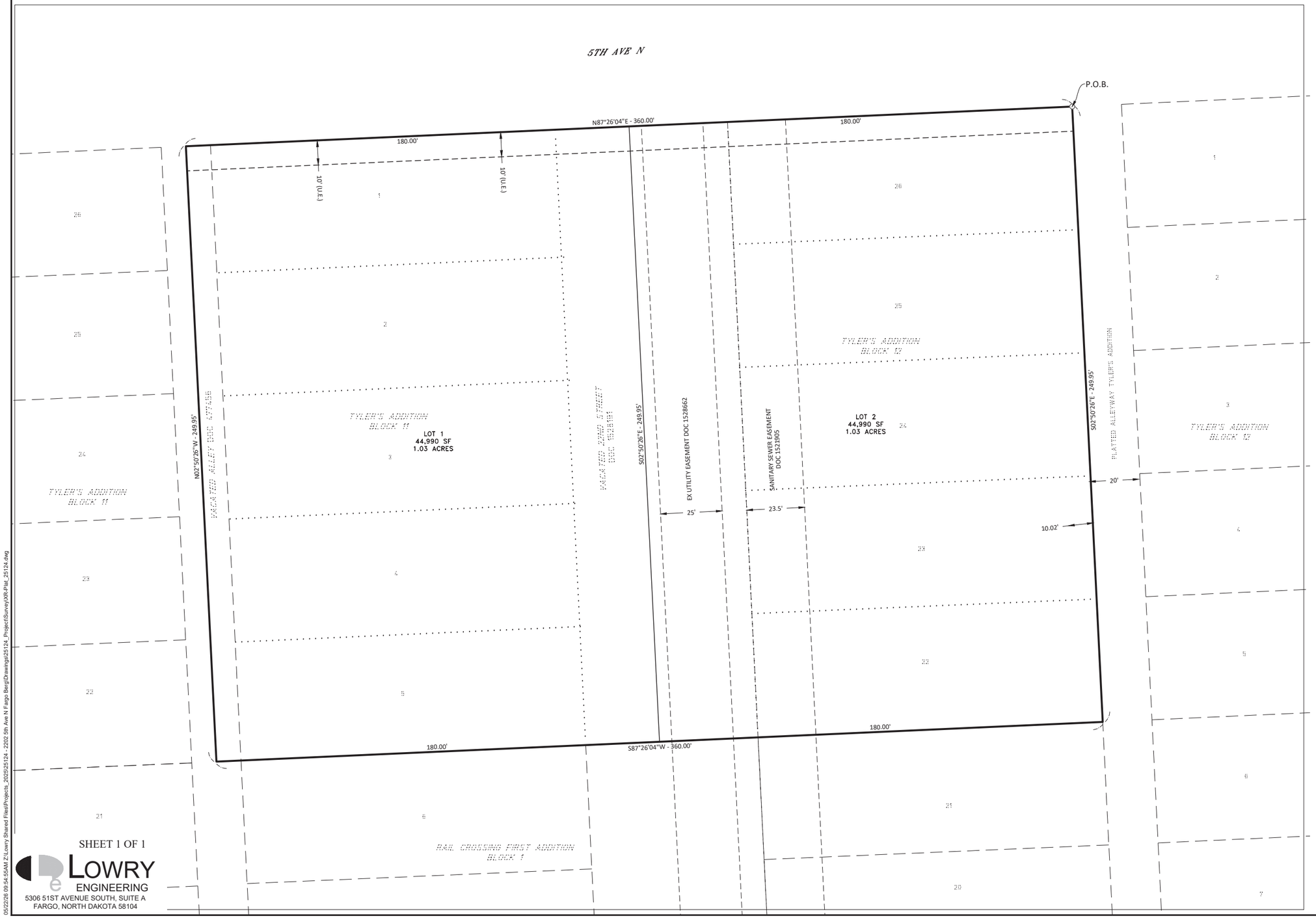
AG, DMU, GC, GI, GO, LC, LI, MHP, MR-1, MR-3, NC, NO, P/I, SR-2, SR-3, SR-4, SR-5, UMU, City Limit

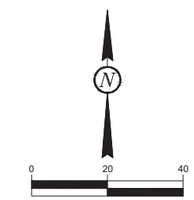
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

BERG ADDITION

A REPLAT OF LOTS 1 THRU 5, BLOCK 11 AND LOTS 22 THRU 26 BLOCK 12, TYLER'S ADDITION AND PART OF THE VACATED 22ND STREET RIGHT OF WAY AND PART OF THE VACATED ALLEY ALONG THE WEST LINE OF BLOCK 11, TYLER'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA





LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
(U.E.)	PUBLIC UTILITY EASEMENT
	EX. EASEMENT
	EX. PROPERTY LINE
	EX. SECTION LINE
	EX. PROPERTY LINE TO BE VACATED HERON
	PROPERTY BOUNDARY LINE
	NEW ROW/PROPERTY LINE
	NEW EASEMENT LINE

SURVEY INFORMATION

DATE OF SURVEY: FEBRUARY, 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

SHEET 1 OF 1

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

05/22/26 09:54:55AM Z:\Lowry Shared Files\Projects_2025\25124 - 2202 5th Ave N Fargo Berg\Drawings\25124_ProjectSurvey\XR-Plat_25124.dwg

BERG ADDITION

A REPLAT OF LOTS 1 THRU 5, BLOCK 11 AND LOTS 22 THRU 26 BLOCK 12, TYLER'S ADDITION AND PART OF THE VACATED 22ND STREET RIGHT OF WAY AND PART OF THE VACATED ALLEY ALONG THE WEST LINE OF BLOCK 11, TYLER'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ARNOLD BERG, JR, IS THE OWNER 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26, BLOCK 12, TYLER'S ADDITION; THENCE S02°50'26"E ALONG THE WEST LINE OF THE BLOCK 12 ALLEYWAY A DISTANCE OF 249.95 FEET TO THE SOUTHEAST CORNER OF LOT 22, OF SAID BLOCK 12; THENCE S87°26'04"W A DISTANCE OF 360.00 FEET; THENCE N02°50'26"W A DISTANCE OF 249.95 FEET TO THE SOUTH LINE OF THE 5TH AVENUE NORTH RIGHT OF WAY; THENCE N87°26'04"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 360.00 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 BERG ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID BERG ADDITION, CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 2.06 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
ARNOLD BERG, JR

STATE OF_____)
)SS
COUNTY OF_____)

ON THIS _____DAY OF_____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARNOLD BERG, JR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

_____

NOTARY PUBLIC, COUNTY:_____STATE:_____

SURVEYORS CERTIFICATE

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

_____
TIMOTHY J. MAHONEY, 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 TIMOTHY J. MAHONEY 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

SHEET 1 OF 1

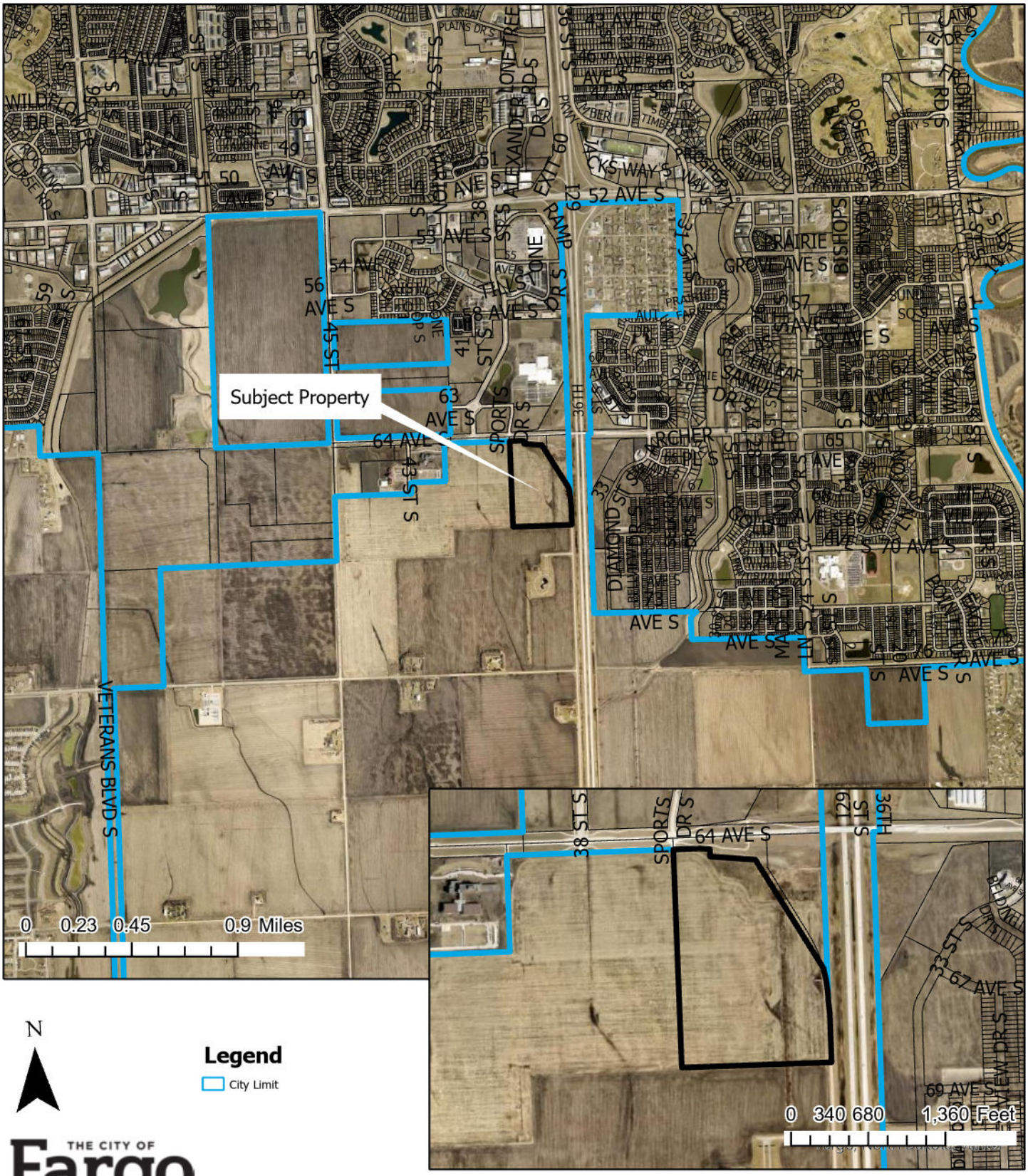
LOWRY ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

05/22/26 09:54:55AM Z:\Lowry Shared Files\Projects_2025\25124 - 2202 5th Ave N Fargo Berg\Drawings\25124_Project\Survey\XR-Plat_25124.dwg

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 Major Subdivision

Back 40 Addition

6711 38th Street South



N

Legend

City Limit

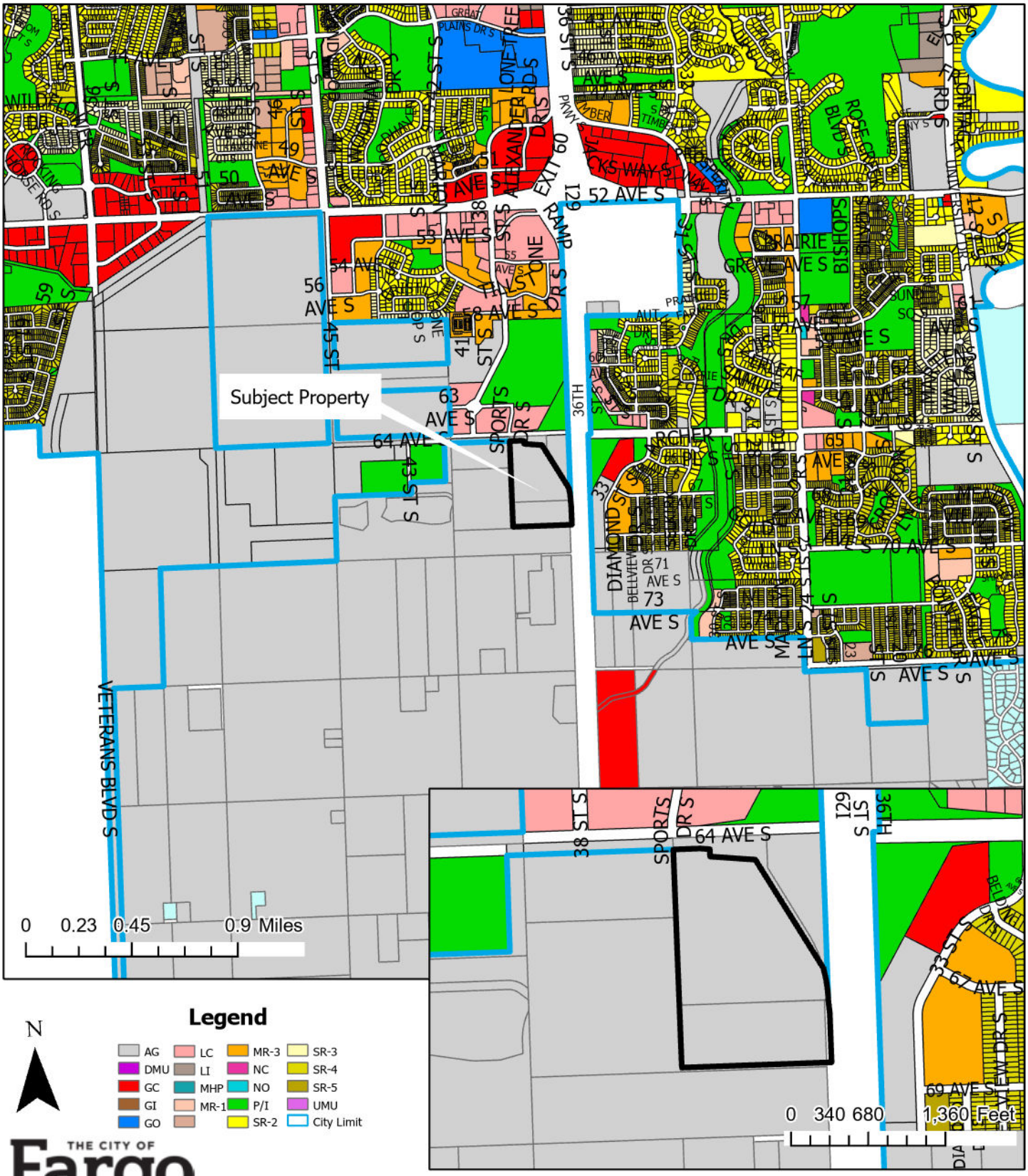
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

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 Major Subdivision

Back 40 Addition

6711 38th Street South



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

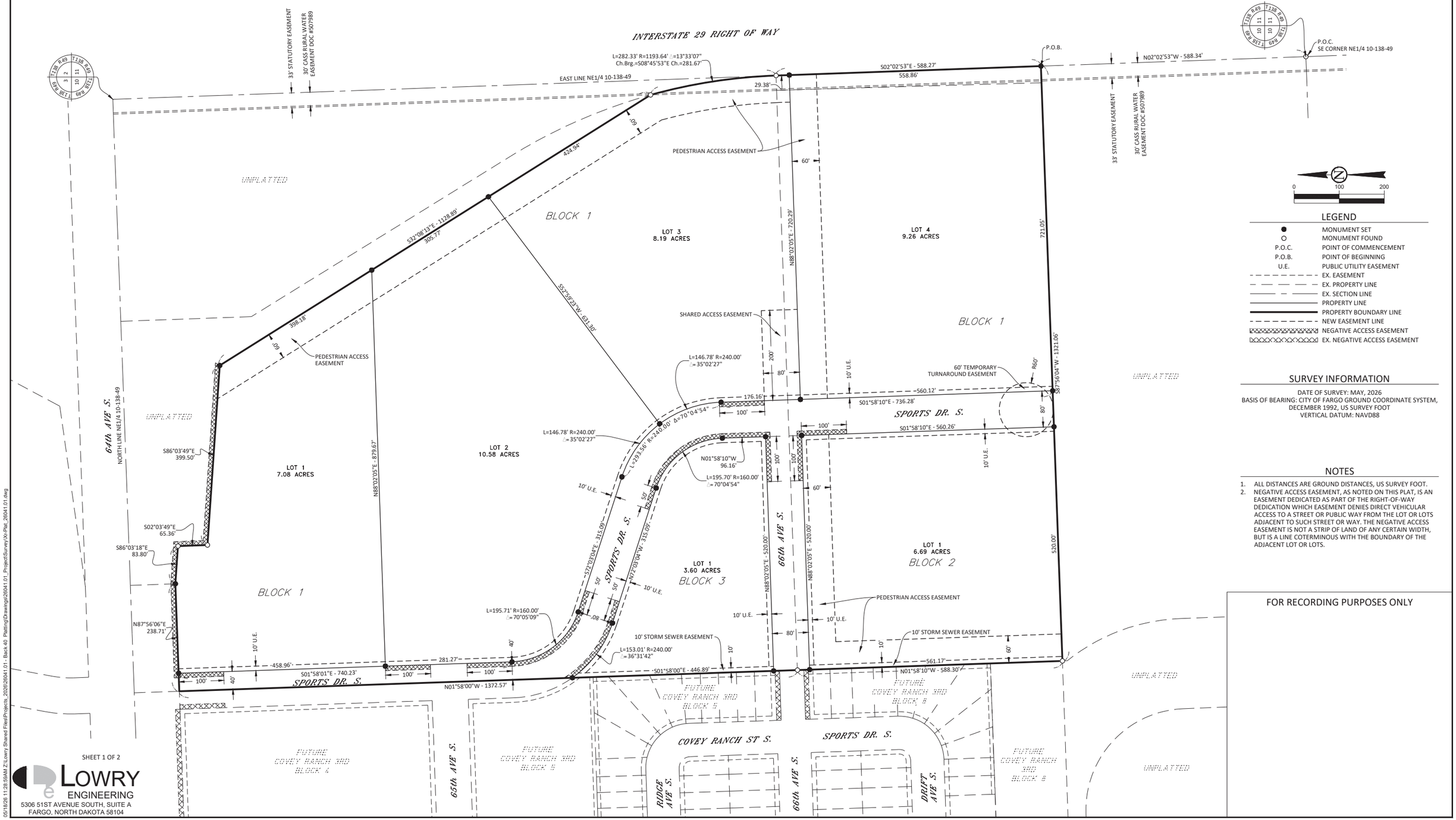
N

THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

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. SECTION LINE
	PROPERTY LINE
	PROPERTY BOUNDARY LINE
	NEW EASEMENT LINE
	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

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
2. 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

SHEET 1 OF 2

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

05/18/26 11:28:59AM Z:\Lowry Shared Files\Projects_2026\26041.01 - Back 40 Platting\Drawings\26041.01_Project\Survey\Xc-Plat_26041.01.dwg

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, IS THE OWNER 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 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 S86°03'18"E A DISTANCE OF 83.80 FEET; THENCE S02°03'49"E A DISTANCE OF 65.36 FEET; THENCE S86°03'49"E A DISTANCE OF 399.50 FEET; THENCE S32°08'13"E A DISTANCE OF 1128.89 FEET; THENCE 282.33 FEET SOUTHERLY ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1193.64 FEET, A CHORD BEARING OF S08°45'53"E AND A CENTRAL ANGLE OF 13°33'07" TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S02°02'53"E ALONG SAID EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 588.27 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 UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID BACK 40 ADDITION, CONSISTS OF 6 LOTS AND 3 BLOCKS, AND CONTAINS 49.78 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

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:_____

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____.

_____
TIMOTHY J. MAHONEY, 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 TIMOTHY J. MAHONEY 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

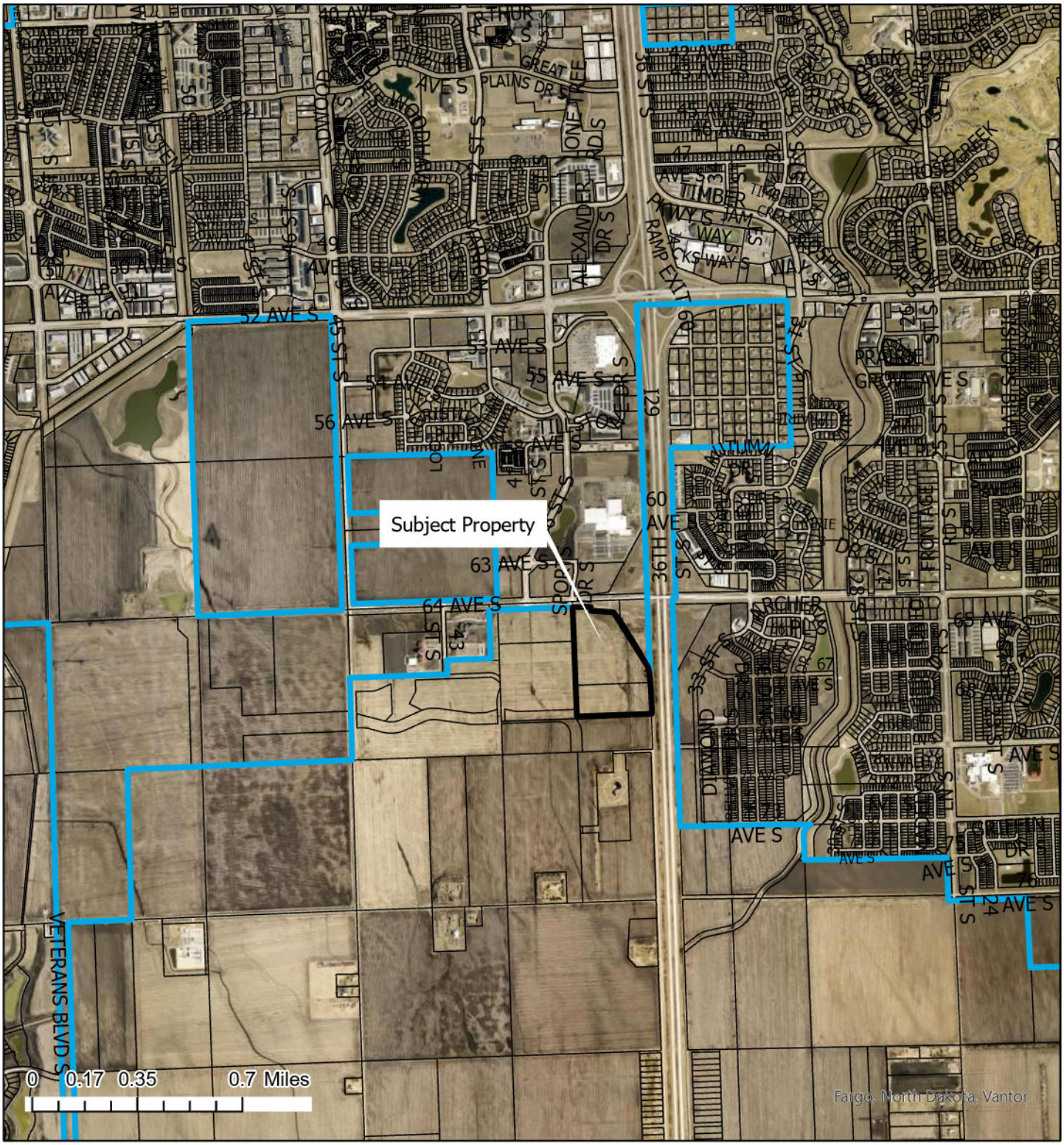
LOWRY ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

05/18/26 11:28:59AM Z:\Lowry Shared Files\Projects_2026\26041.01 - Back 40 Platting\Drawings\26041.01_ProjectSurvey\X-Plat_26041.01.dwg

Annexation

Portion of the NE Quarter of Section 10, T138N, R49W

6711 38th Street South



THE CITY OF Fargo FAR MORE

N

Legend

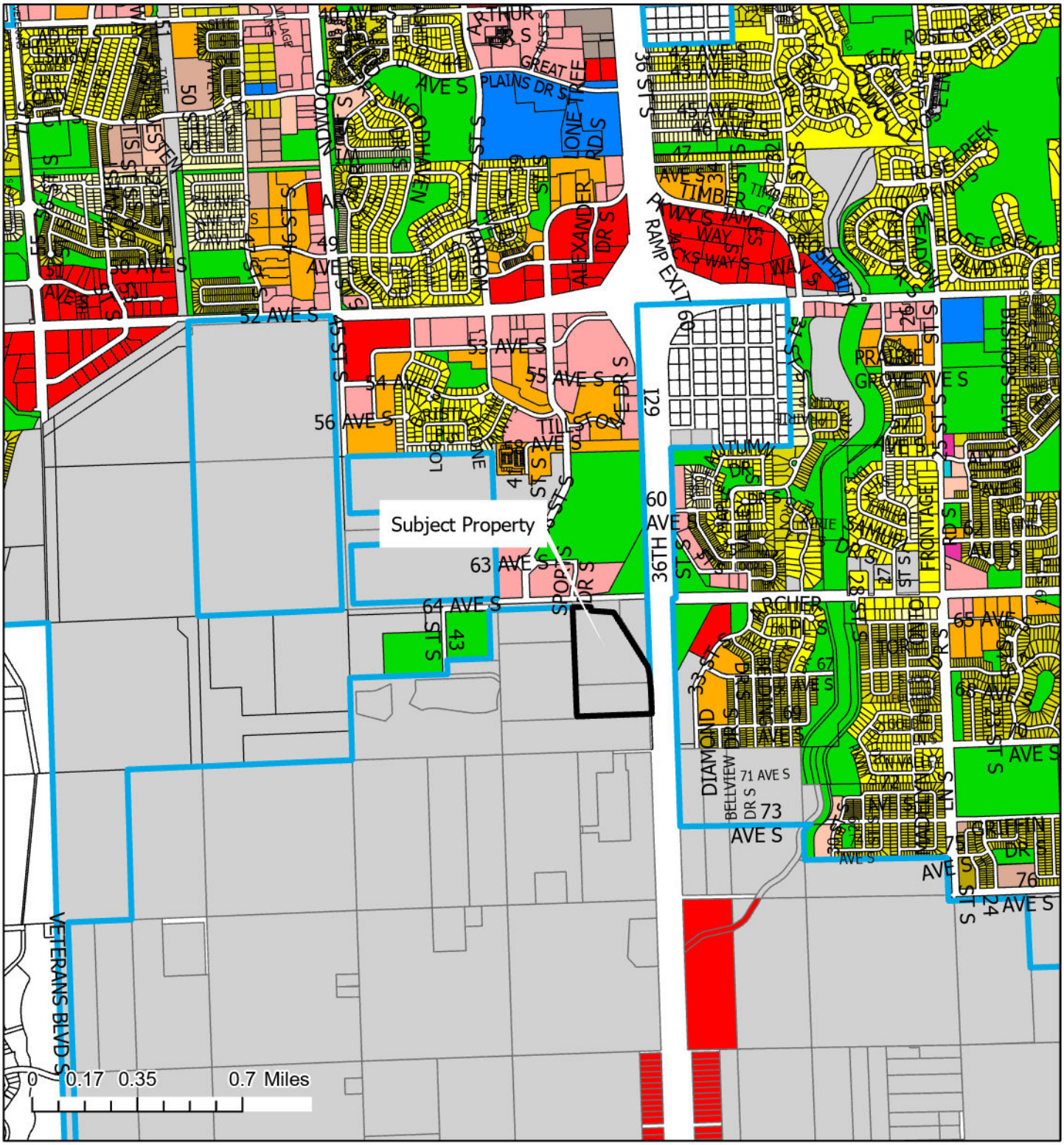
City Limit

Fargo Planning Commission
July 7th, 2026

Annexation

Portion of the NE Quarter of Section 10, T138N, R49W

6711 38th Street South



Legend

N

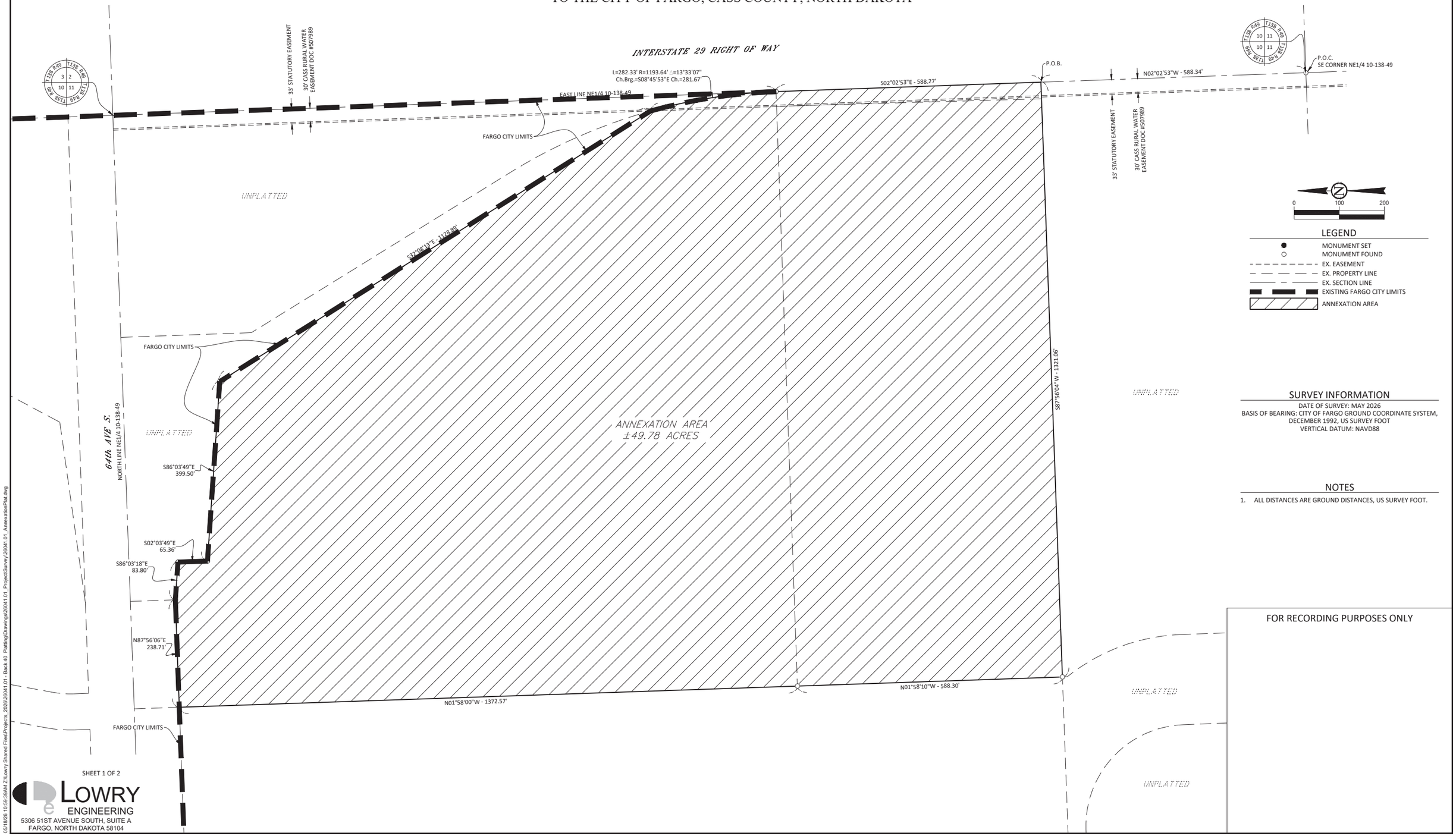
AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO		SR-2	City Limit

THE CITY OF Fargo FAR MORE

Fargo Planning Commission
July 7th, 2026

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



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

SHEET 1 OF 2

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

05/18/26 10:59:39AM Z:\Lowry Shared Files\Projects_2026\26041.01 - Back 40 Platting\Drawings\26041.01_Project\Survey\26041.01_AnnexationPlat.dwg

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

SURVEYOR'S CERTIFICATE

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:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHEASTERLY 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.

SAID TRACT OF LAND CONTAINS 49.78 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

_____
COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 2026, 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 _____, 2026.

_____
TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____DAY OF _____, 2026, 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: CASS STATE: NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS _____ DAY OF _____, 2026.

_____
TIMOTHY J. MAHONEY, MAYOR

ATTEST:

_____
STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS _____DAY OF _____, 2026, 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

FOR RECORDING PURPOSES ONLY

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

05/18/26 10:59:41AM Z:\Lowry Shared Files\Projects_2026\26041.01 - Back 40 Platting\Drawings\26041.01_ProjectSurvey\26041.01_AnnexationPlat.dwg