

**MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
MAY 5th, 2026 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, May 5th, 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 **Lake Agassiz Addition** (Major Subdivision) a plat of a portion of the Northeast Quarter, Section 7, Township 139 North, Range 48 West, City of Fargo, Cass County, North Dakota
Located at: 417 and 501 Main Avenue
Owner / Applicant: City of Fargo; Lake Agassiz Development Corporation / City of Fargo
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Donald Kress
2. An application requesting a Plat of **Lenthe's Second Addition** (Minor Subdivision) a replat of Lots 1, 2, and 3, Block 1, Lenthe's First Addition, City of Fargo, Cass County, North Dakota
Located at: 2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043, 3045, Main Avenue
Owner / Applicant: Farmer's Union Oil Company of Moorhead, MN, d/b/a Petro Serv USA / Lowry Engineering
Current Zoning: GC, General Commercial. No change proposed.
Case Planner: Donald Kress
3. An application requesting a Plat of **Grafstrom Second Addition** (Minor Subdivision) a replat Lots 9 through 12, Block 1, Grafstrom First Addition, City of Fargo, Cass County, North Dakota
Located at: 2103, 2131, 2145, and 5525 Verna Way North
Owner / Applicant: Just North of the Horse Park, LLC / Christianson Companies
Current Zoning: LI, Limited Industrial. No change proposed.
Case Planner: Donald Kress
4. An application requesting a Plat of **GPK Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, GPK Addition and Lot 4, Block 17 of the Replat of Lot 9, Block 15, Block 16, and Lots 2, 3, 4, and 5, Block 17, Industrial Subdivision No. 3, City of Fargo, Cass County, North Dakota
Located at: 1601 43rd Street North and 4201 16th Avenue North
Owner / Applicant: GPK Products, Inc. / Houston Engineering
Current Zoning: LI, Limited Industrial. No change proposed.
Case Planner: Chelsea Levorsen

5. An application requesting a Plat of **Timber Parkway Twelfth Addition** (Minor Subdivision) a replat of Lots 6 and 7, Block 1, Timber Parkway Fourth Addition, City of Fargo, Cass County, North Dakota
Located at: 3430 and 3360 Jacks Way South
Owner / Applicant: PLC Investments, LLC; Smart Slides RE, LLC / Christianson Companies
Current Zoning: GC, General Commercial, with conditional overlay ordinance no. 5266. No change proposed.
Case Planner: Alayna Espeseth

6. An application requesting a Plat of **Horizon Addition** (Minor Subdivision) a replat of all of Lots 1, 2, 3, 10, 11, and 12 and part of Lot 9, Block 39 and all of Block 40, and all of the vacated alleys in Blocks 39 and 40, Roberts Second Addition, City of Fargo, Cass County, North Dakota
Located at: 11 12th Street North
Owner / Applicant: Rising Investments, LLC / MBN Engineering
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Donald Kress

7. An application requesting a conditional use permit (CUP) to allow an alternative access plan for shared parking in the GC, General Commercial Zone on Lots 2 and 3, Block 7, **Rocking Horse Farms Second Addition**, City of Fargo, Cass County, North Dakota
Located at: 4876 and 4894 Rocking Horse Circle South
Owner / Applicant: Rocking Horse Farms, LLC / Houston Engineering
Current Zoning: GC, General Commercial. No change proposed
Case Planner: Luke Morman

8. An application requesting a conditional use permit (CUP) to allow an alternative access plan for reduced parking in the MR-3, Multi-Dwelling Residential Zone on Lot 1, Block 3, **South Ridge First Addition**, City of Fargo, Cass County, North Dakota
Located at: 2131 65th Avenue South
Owner / Applicant: BSI Fargo24 Land, LLC / Beyond Shelter, Inc.
Current Zoning: MR-3, Multi-Dwelling Residential. No change proposed
Case Planner: Maegin Elshaug

9. An application requesting a zone change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5, Multi-Dwelling Residential, MR-3, Multi-Dwelling Residential, P/I, Public/Institutional, and AG, Agricultural, and a Plat of **Lost Creek First Addition** (Major Subdivision) a plat of a portion of the Northwest Quarter, Section 9, Township 138 North, Range 49 West, City of Fargo, Cass County, North Dakota
Located at: 6685 Veterans Boulevard South; 5120 64th Avenue South
Owner / Applicant: Tones, LLC; JB Real Estate Investment, LLC; City of Fargo / EagleRidge Development
Current Zoning: AG, Agricultural. See above for proposed change
Case Planner: Donald Kress

Major Subdivision

Lake Agassiz Addition

417 and 501 Main Avenue



Subject Property

0 0.04 0.07 0.15 Miles



N

Legend
City Limit

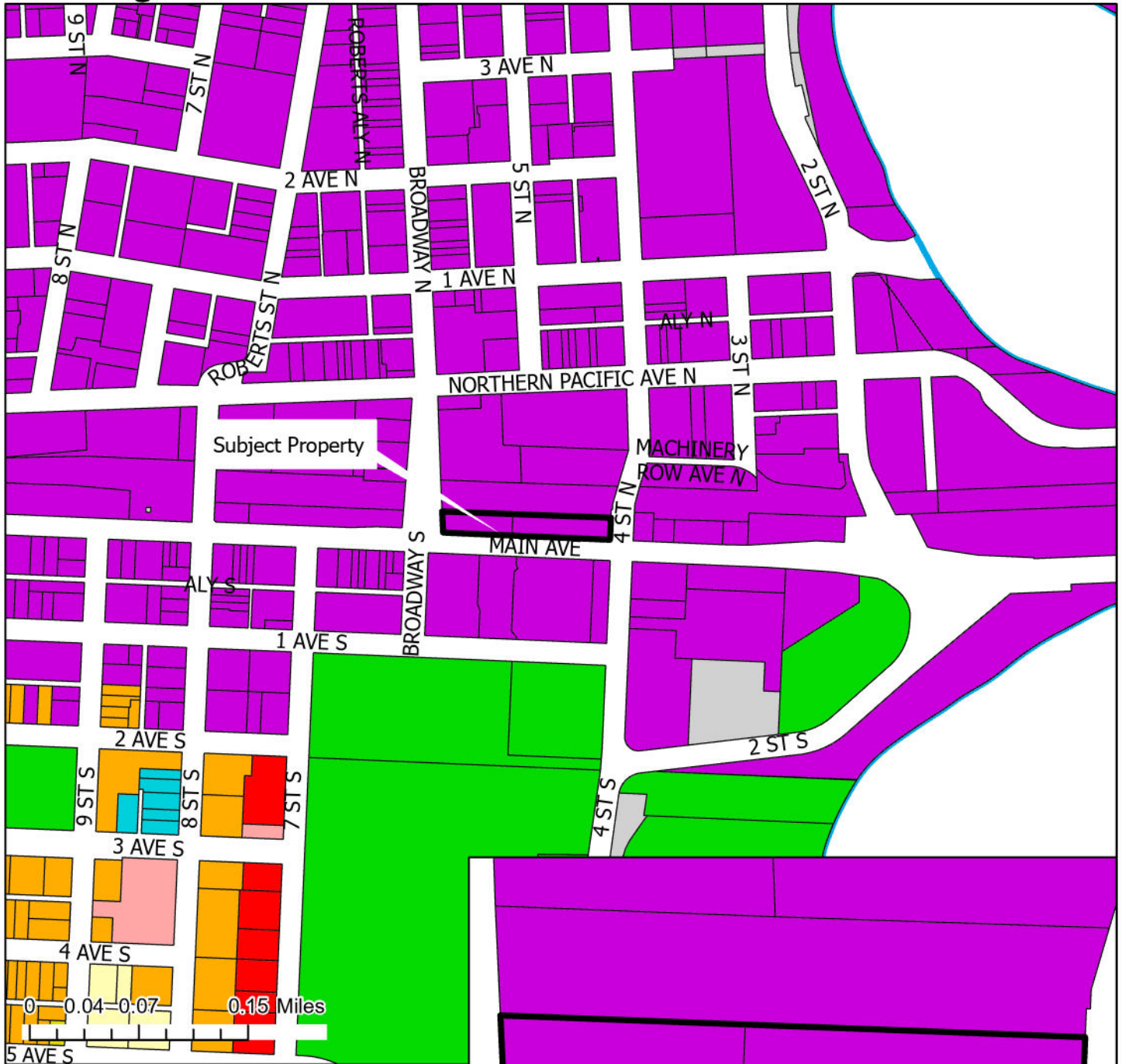
THE CITY OF
Fargo
FAR MORE

Fargo Planning Commission
May 5, 2026

Major Subdivision

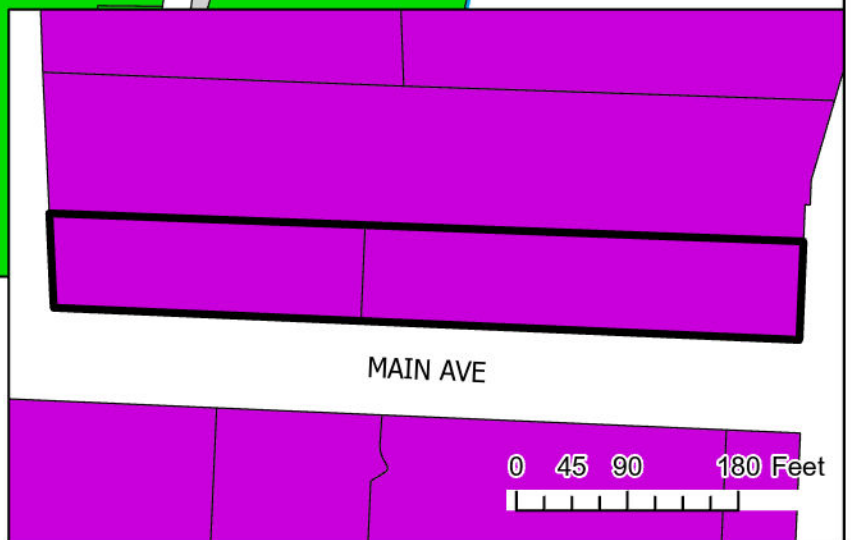
Lake Agassiz Addition

417 and 501 Main Avenue



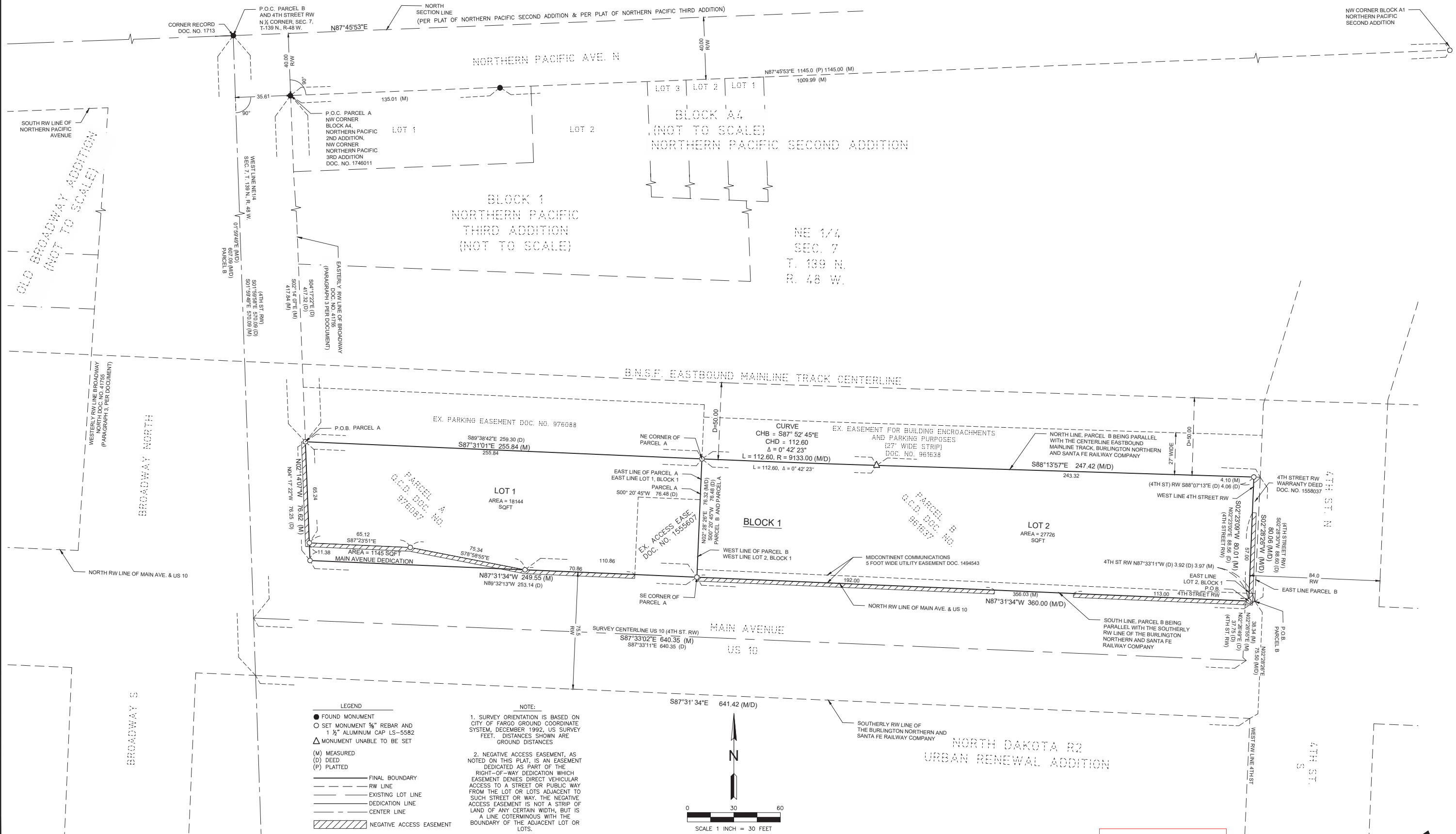
Legend

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	



LAKE AGASSIZ ADDITION

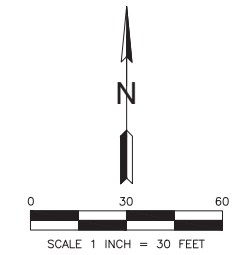
TO CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A TRACT OF UNPLATTED LAND LOCATED IN THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST.
 (A MAJOR SUBDIVISION)



- LEGEND**
- FOUND MONUMENT
 - SET MONUMENT 3/4" REBAR AND 1 1/2" ALUMINUM CAP LS-5582
 - △ MONUMENT UNABLE TO BE SET
 - (M) MEASURED
 - (D) DEED
 - (P) PLATTED
 - FINAL BOUNDARY
 - - - RW LINE
 - - - EXISTING LOT LINE
 - - - DEDICATION LINE
 - - - CENTER LINE
 - ▨ NEGATIVE ACCESS EASEMENT

NOTE:

1. SURVEY ORIENTATION IS BASED ON CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES
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.



PRELIMINARY



LAKE AGASSIZ ADDITION

TO CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

A TRACT OF UNPLATTED LAND LOCATED IN THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST. (A MAJOR SUBDIVISION)

OWNER'S DESCRIPTION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,
The City of Fargo, the undersigned, does hereby certify that we are the owners of the following described parcel of land:

Parcel A:
A Quitclaim Deed, Document Number 976087, on file in the office of the Cass County Recorder, Cass County, North Dakota, to wit:

A tract of unplatted land located in the NE ¼ of Section 7, Township 139 North, Range 48 West of the 5th Principal Meridian, in the City of Fargo, Cass County, North Dakota described as follows:

Commencing at a found iron monument at the Northwest corner of the record plat Northern Pacific Second Addition; thence on an assumed bearing of South 04 degrees 17 minutes 22 seconds East, along the Easterly line of Broadway for a distance of 417.32 feet to the True Point of Beginning; thence South 89 degrees 38 minutes 42 seconds East 259.30 feet to the Northwest corner of that certain parcel of land described in Quitclaim Deed dated July 13, 2000 from the Burlington Northern and Santa Fe Railway Company to Lake Agassiz Regional Development Corporation; thence South 00 degrees 20 minutes 45 seconds West, along the Westerly boundary of said "Lake Agassiz" parcel 76.48 feet to a found iron monument on the North right of way line of Main Avenue; thence North 89 degrees 32 minutes 13 seconds West along said North right of way line of Main Avenue 253.14 feet to a point on the Easterly right of way line of Broadway; thence North 04 degrees 17 minutes 22 seconds West along said right of way line 76.25 feet to the True Point of Beginning.

OWNER'S DESCRIPTION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,
That Lake Agassiz Regional Development Corporation, the undersigned, does hereby certify that we are the owners of the following described parcel of land:

Parcel B:
A Quitclaim Deed, Document Number 961637, on file in the office of the County Recorder, Cass County, North Dakota, to wit:

That part of the Burlington Northern and Santa Fe Railway Company's (formerly Northern Pacific Railway Company) right of way lying in the NE ¼ of Section 7, Township 139 North, Range 48 West of the 5th P.M., Cass County, North Dakota, described as follows:

Commencing at the Northwest corner of said NE ¼; thence South 01 degree 59 minutes 49 seconds East along the West line of said NE ¼ for a distance of 607.09 feet to a point on the South right of way line of said The Burlington Northern and Santa Fe Railway Company; thence South 87 degrees 31 minutes 34 seconds East along said South right of way line of said The Burlington Northern and Santa Fe Railway Company for a distance of 641.42 feet to a point on the West right of way line of Fourth Street South in the City of Fargo; thence North 02 degrees 28 minutes 26 seconds East along the West right of way line of said Fourth Street South, for a distance of 75.50 feet to the Point of Beginning; thence North 87 degrees 31 minutes 34 seconds West parallel to said South Railway right of way line for a distance 360.00 feet; thence North 02 degrees 28 minutes 26 seconds East parallel to the West right of way line of said Fourth Street South for a distance of 76.32 feet to a point on a line lying 50.00 feet South of and parallel to the centerline of the Eastbound Mainline Track of said The Burlington Northern and Santa Fe Railway Company; thence Southeasterly along a curve to the left (R=9,133.00 feet, Delta = of 00 degrees 42 minutes 23 seconds) tangent to a bearing of South 87 degrees 31 minutes 34 seconds East and parallel and 50.00 feet South of to the centerline of said The Burlington Northern and Santa Fe Railway Company Eastbound Mainline Track for an arc distance of 112.60 feet; thence South 88 degrees 13 minutes 57 seconds East parallel to and 50.00 feet South of the centerline of said The Burlington Northern and Santa Fe Railway Company Eastbound Mainline Track for a distance of 247.42 feet to a point on the West right of way line of said Fourth Street South in the City of Fargo; thence South 02 degrees 28 minutes 26 seconds West along said West right of way line a distance of 80.06 feet to the Point of Beginning.

LESS the east 4.0 feet of Parcel B described as follows:

A portion of 4th Street Right of Way, Warranty Deed, Document Number 1558037, on file in the office of the County Recorder, Cass County, North Dakota, to wit:

A portion of the NE 1/4 of Section 7, Township 139 N, Range 48 W, of the 5th Principal Meridian, County of Cass, State of North Dakota, described as follows:

Commencing at the N 1/4 corner of Section 7; thence southerly along the 1/4 line of Section 7, S01 deg. 59 min. 58 sec. E a distance of 570.09 feet to a point on the survey centerline of US 10; thence easterly along the survey centerline of US 10, S 87 deg. 33 min. 11 sec. E a distance of 640.35 feet; thence N 02 deg. 26 min. 49 sec. E a distance of 37.75 feet to the point of beginning; thence N 02 deg. 23 min. 00 sec. E a distance of 88.56 feet; thence S 88 deg. 07 min. 13 sec. E a distance of 4.06 feet; thence S 02 deg. 28 min. 30 sec. W along the existing westerly right of way of 4th Street South a distance of 88.60 feet; thence N 87 deg. 33 min. 11 sec. W along the existing northerly right of way of US 10 a distance of 3.92 feet to the point of beginning.

Said parties have caused the same to be surveyed and platted as LAKE AGASSIZ ADDITION to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public, for public use, the Avenues and Streets as shown on the plat. Said plat of LAKE AGASSIZ ADDITION contains 47,015 square feet more or less.

OWNER: Lot 1, Block 1
City of Fargo, North Dakota

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 _____

OWNER: Lot 2, Block 1
Lake Agassiz Regional Development Corporation

Amber Metz, Executive Director

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, a Notary Public with and for said County and said State, personally appeared Amber Metz, Executive Director, Lake Agassiz Regional Development Corporation, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

MORTGAGEE: Old National Bank
Ryan Rued, Business Banking Relationship Manager on behalf of Old National Bank

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, a Notary Public with and for said County and said State, personally appeared Ryan Rued, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Dain K. Erickson, Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that the attached plat is a true and accurate representation of the survey of said subdivision and all distances shown on said plat are correct; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown.

Dain K. Erickson, Professional Land Surveyor
North Dakota License Number LS-5582

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, a Notary Public with and for said County and said State, personally appeared Dain K. Erickson, Professional Land Surveyor, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

CITY ENGINEER'S APPROVAL

Approved by the 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, a Notary Public with and for said County and said State, personally appeared Tom Knakmuhs, PE, City Engineer, City of Fargo, to me known to be the person described in and who executed the same as a free act and deed.

Notary Public

FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa, Chair
Fargo Planning Commission

STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 20____, before me, a Notary Public with and for said County and said State, personally appeared Maranda R. Tasa, City of Fargo Planning Commission Chair, to me known 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 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 _____

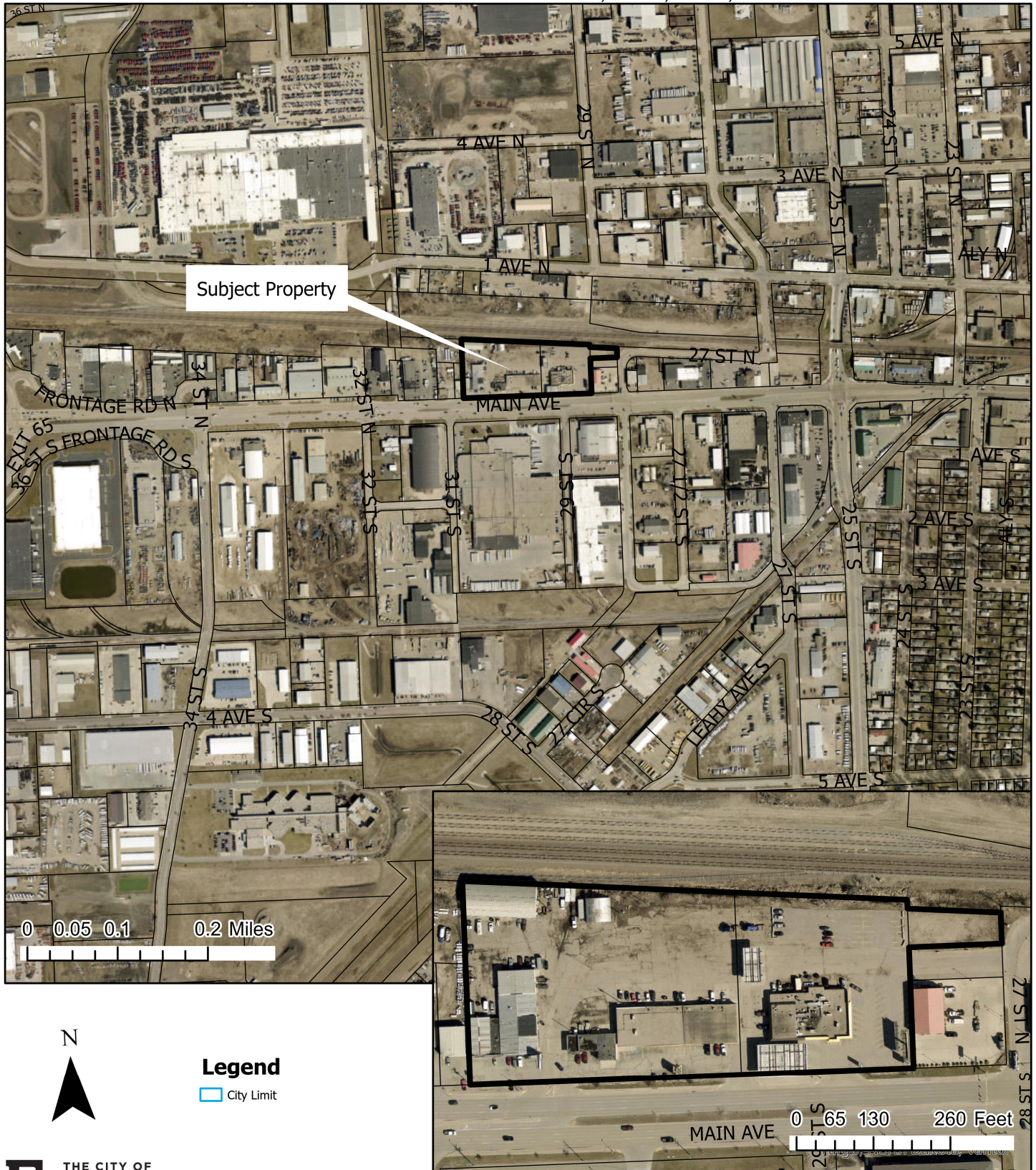
PRELIMINARY



Minor Subdivision

Lenthe's Second Addition

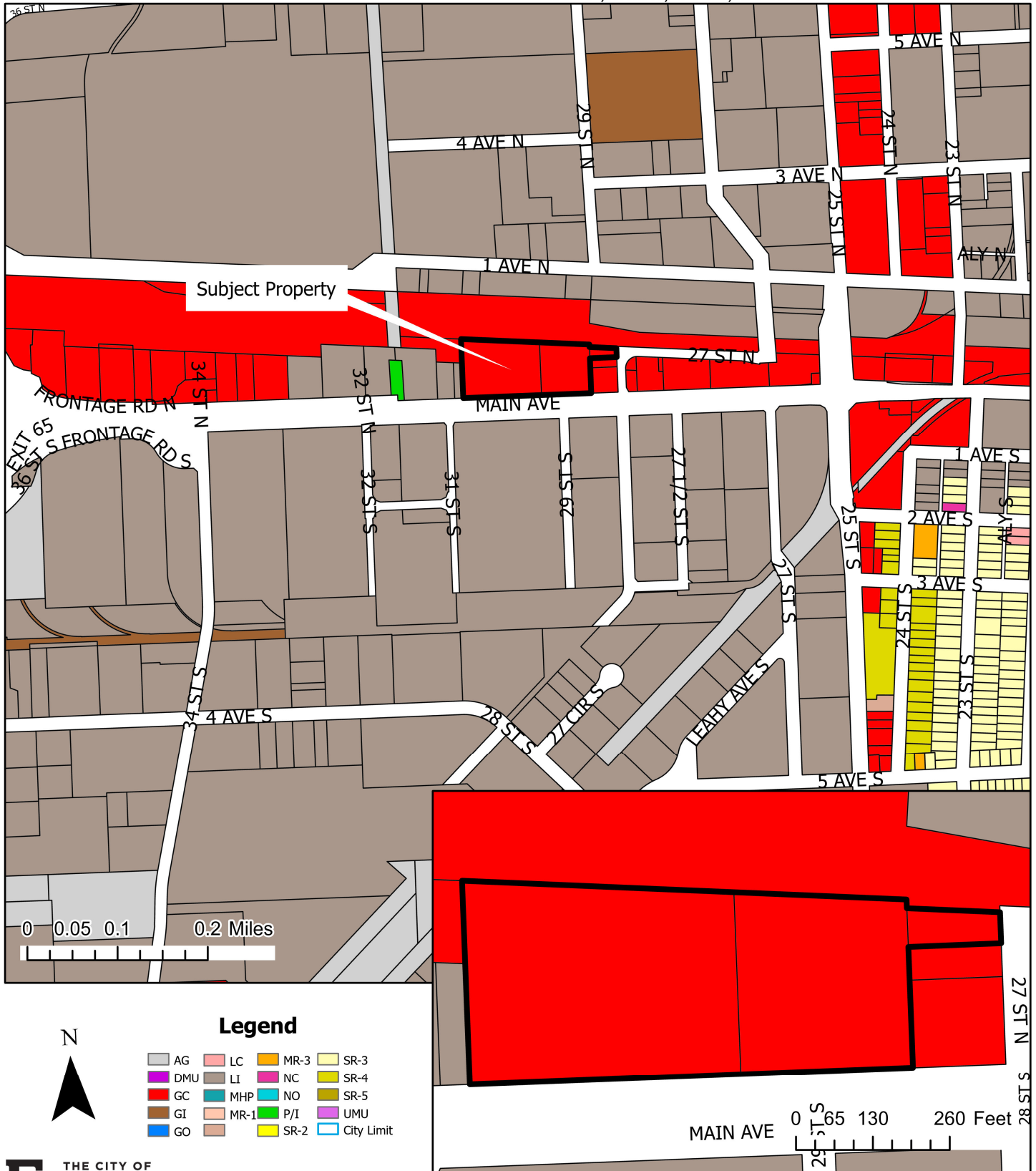
2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



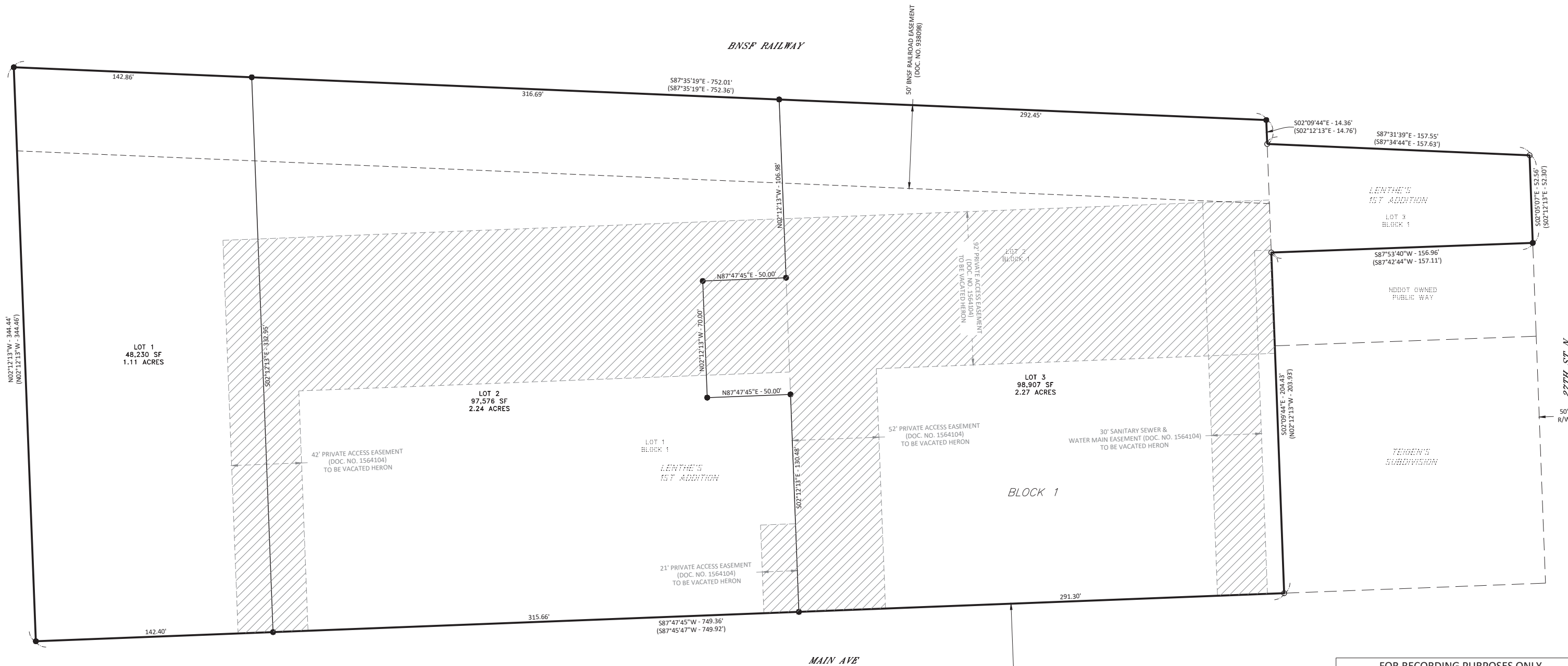
Minor Subdivision

Lenthe's Second Addition

2825, 2901, 2903, 2905, 2907, 3001, 3003, 3005, 3007, 3039, 3041, 3043 and 3045 Main Avenue



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



FOR RECORDING PURPOSES ONLY

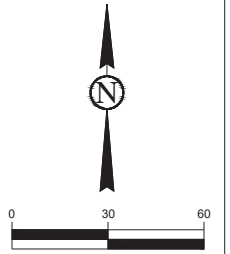
SHEET 1 OF 3



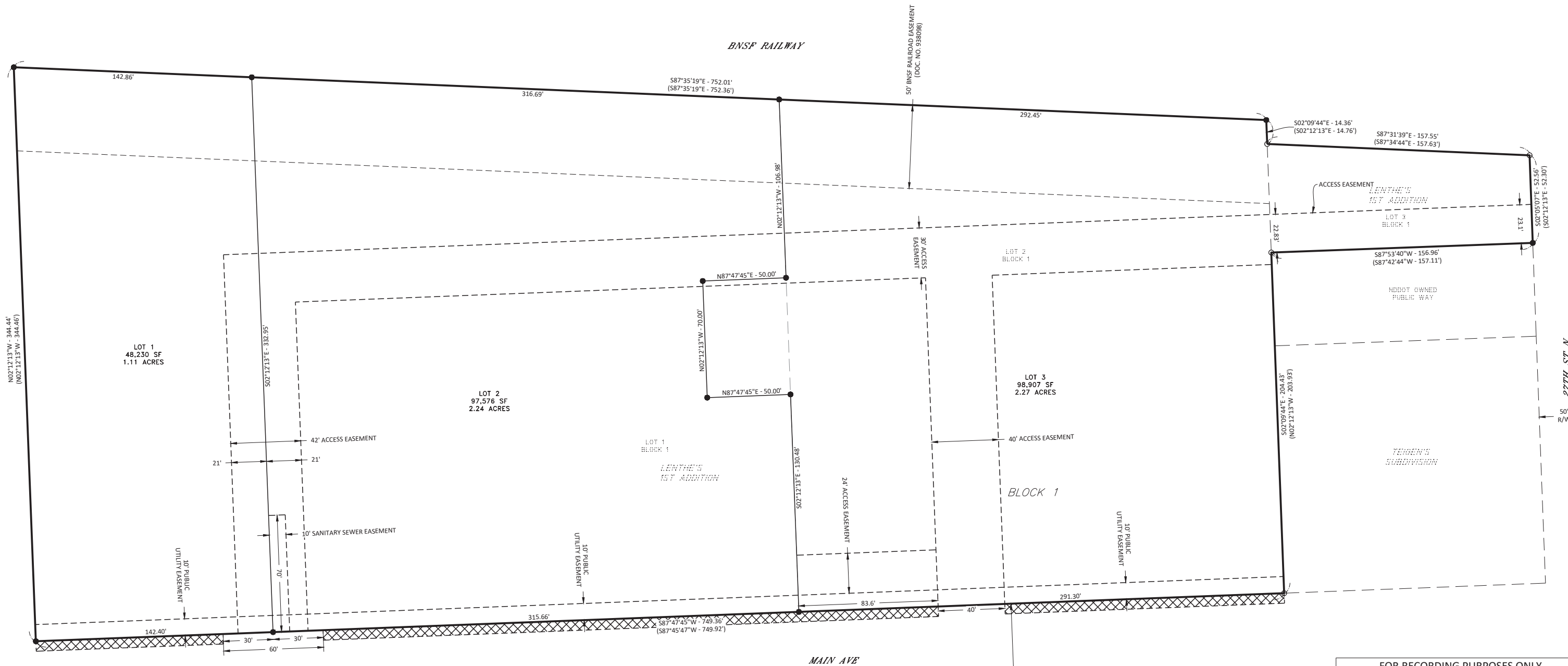
LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
— — — — —	PROPERTY BOUNDARY LINE
— — — — —	NEW PROPERTY LINE
▨ ▨ ▨ ▨ ▨	EX. EASEMENT TO BE VACATED HERON
N00°00'00"E - 100.00'	MEASURED BEARING & DISTANCE
(N00°00'00"E - 100.00')	PLATTED BEARING & DISTANCE

SURVEY INFORMATION	
DATE OF SURVEY:	DECEMBER 2025
BASIS OF BEARING:	CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET
VERTICAL DATUM:	NAVD88

- | NOTES | |
|-------|--|
| 1. | ALL DISTANCES ARE GROUND DISTANCES. |
| 2. | THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184). |
| 3. | PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015. |
| 4. | EXISTING CANOPY & PARKING ENCROACHMENTS (DOCUMENT NO. 1582336 & 1582336) SHALL BE VACATED SEPARATELY FROM THIS DOCUMENT DURING CONSTRUCTION BETWEEN THE OWNER AND CITY. |



A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



FOR RECORDING PURPOSES ONLY

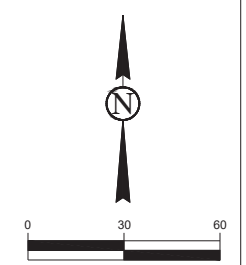
SHEET 2 OF 3

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

LEGEND	
●	MONUMENT SET
○	MONUMENT FOUND
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY BOUNDARY LINE
---	NEW PROPERTY LINE
---	NEW EASEMENT LINE
XXXXXX	NEW NEGATIVE ACCESS EASEMENT
---	MEASURED BEARING & DISTANCE (N00°00'00"E - 100.00')
---	PLATTED BEARING & DISTANCE (N00°00'00"E - 100.00')

SURVEY INFORMATION	
DATE OF SURVEY:	DECEMBER 2025
BASIS OF BEARING:	CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET
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- | NOTES | |
|-------|--|
| 1. | ALL DISTANCES ARE GROUND DISTANCES. |
| 2. | THE PUBLIC WAY DEPICTED ON THIS PLAT IS OWNED BY THE NORTH DAKOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS TO AND FROM 27TH STREET NORTH FOR LOTS 1, 2, AND 3 OF LENTHE'S 1ST ADDITION (DOCUMENT NO. 1091273, 1128083, 1112759, & 1184184). |
| 3. | PROPERTY IS SITUATED IN ZONE X (500-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0589G, DATED JANUARY 16, 2015. |
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A MINOR SUBDIVISION PLAT OF
LENTHE'S SECOND ADDITION
 A REPLAT OF LOT 1, 2, AND 3 BLOCK 1 OF LENTHE'S FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, A MINNESOTA COOPERATIVE, DBA PETRO SERVE USA, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, AND 3, BLOCK 1, LENTHE'S FIRST 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 LENTHE'S SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY NORTH DAKOTA. SAID LENTHE'S SECOND ADDITION, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 5.62 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
 CLARK ERICKSON, CHIEF EXECUTIVE OFFICER
 FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA

STATE OF _____)
)SS
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CLARK ERICKSON, CHIEF EXECUTIVE OFFICER, FARMERS UNION OIL COMPANY OF MOORHEAD, MINNESOTA, 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 LENTHE'S 2ND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 20____.

 COLE A. NESET,
 REGISTERED LAND SURVEYOR
 LS-7513

STATE OF 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 ORDED 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 & ANGIE BEAR, 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 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.

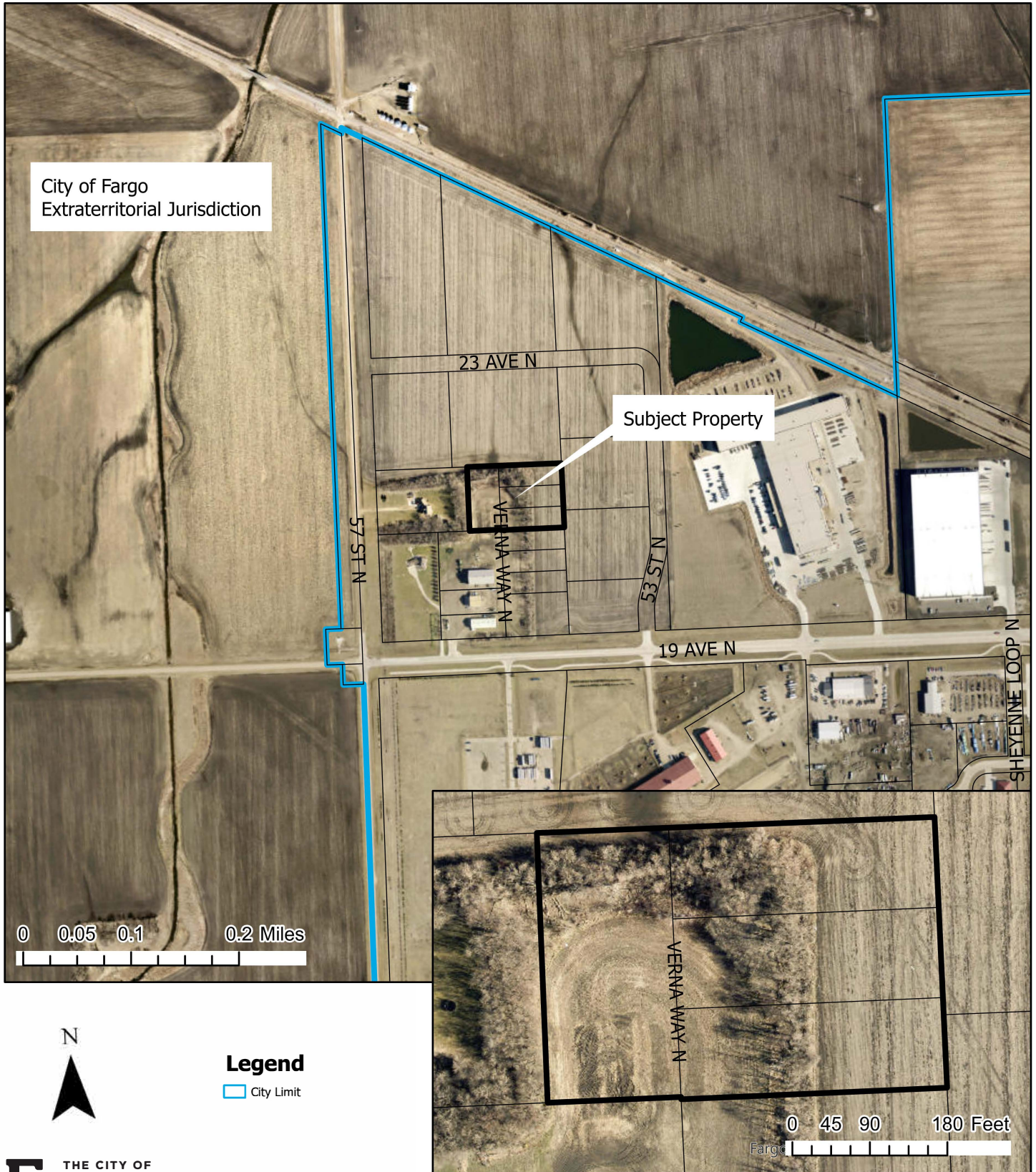
NOTARY PUBLIC, COUNTY: _____ STATE: _____

FOR RECORDING PURPOSES ONLY

Minor Subdivision

Grafstrom Second Addition

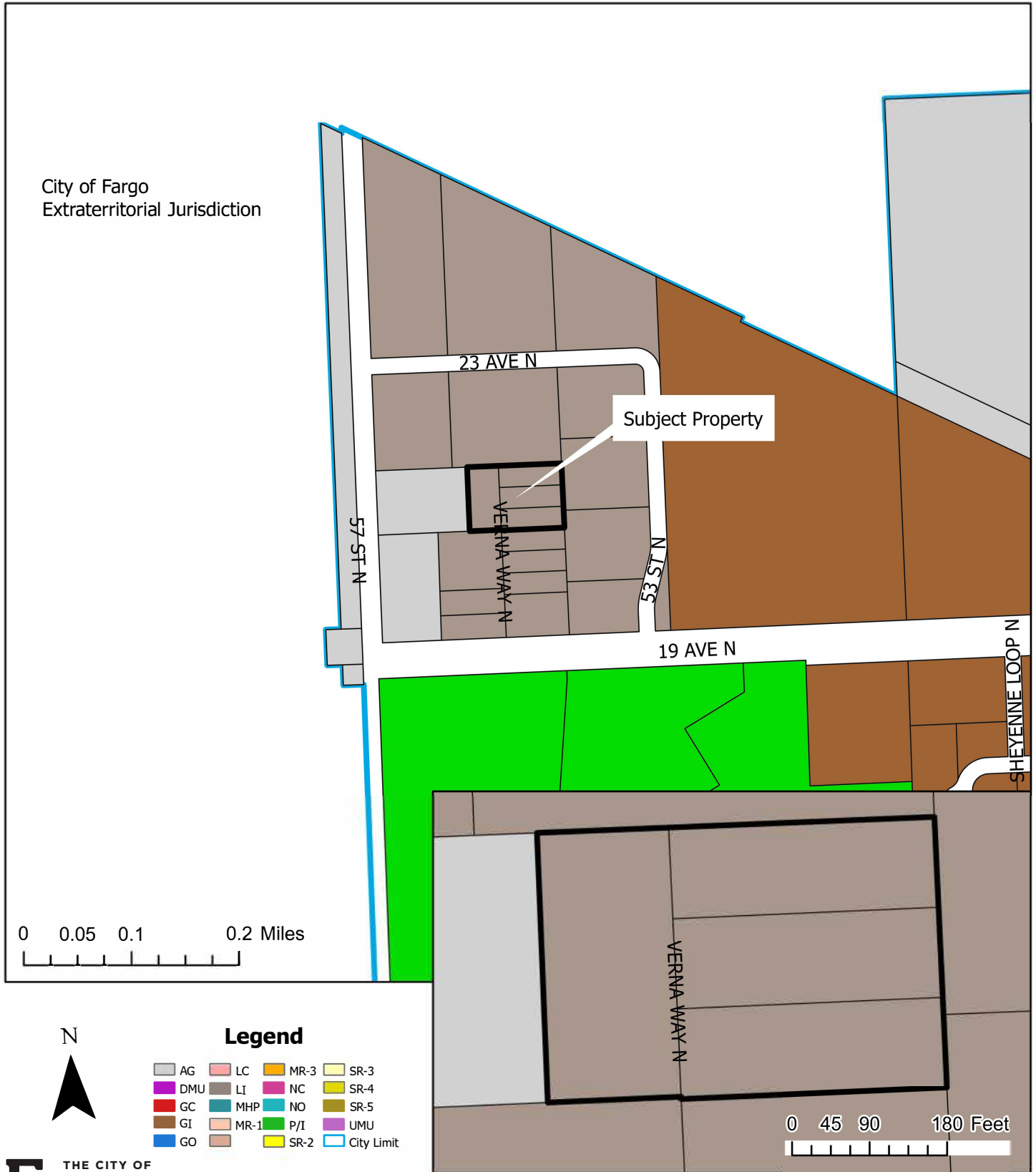
2103, 2131, 2145 and 5525 Verna Way North



Minor Subdivision

Grafstrom Second Addition

2103, 2131, 2145 and 5525 Verna Way North



City of Fargo
Extraterritorial Jurisdiction

Subject Property

0 0.05 0.1 0.2 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	MR-1	SR-2	City Limit

0 45 90 180 Feet



Fargo Planning Commission
May 5, 2026

GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Just North of the Horse Park, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southwest Quarter of Section 28, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 9 through 12, Block 1, GRAFSTROM FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Containing 3.35 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owners have caused the above described parcel of land to be replatted as "GRAFSTROM SECOND ADDITION" to the City of Fargo, Cass County, North Dakota.

Just North of the Horse Park, LLC

By: Hans Grafstrom, President

County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Hans Grafstrom, President, Just North of the Horse Park, 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 the limited liability company.

Notary Public

MORTGAGE HOLDER:
Cornerstone Bank

By:

Its:

County of Cass }
State of North Dakota }SS

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

Notary Public

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.

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

State of North Dakota }
County of Cass }SS

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

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

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 Planning Commission this ____ day of _____, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

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

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 }
County of Cass }SS

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.

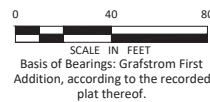
Notary Public

GRAFSTROM SECOND ADDITION

A REPLAT OF ALL OF LOTS 9 THROUGH 12, BLOCK 1, GRAFSTROM FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND

- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
- MONUMENT FOUND, 5/8" REBAR
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ▨ STREET AND UTILITY EASEMENT VACATION

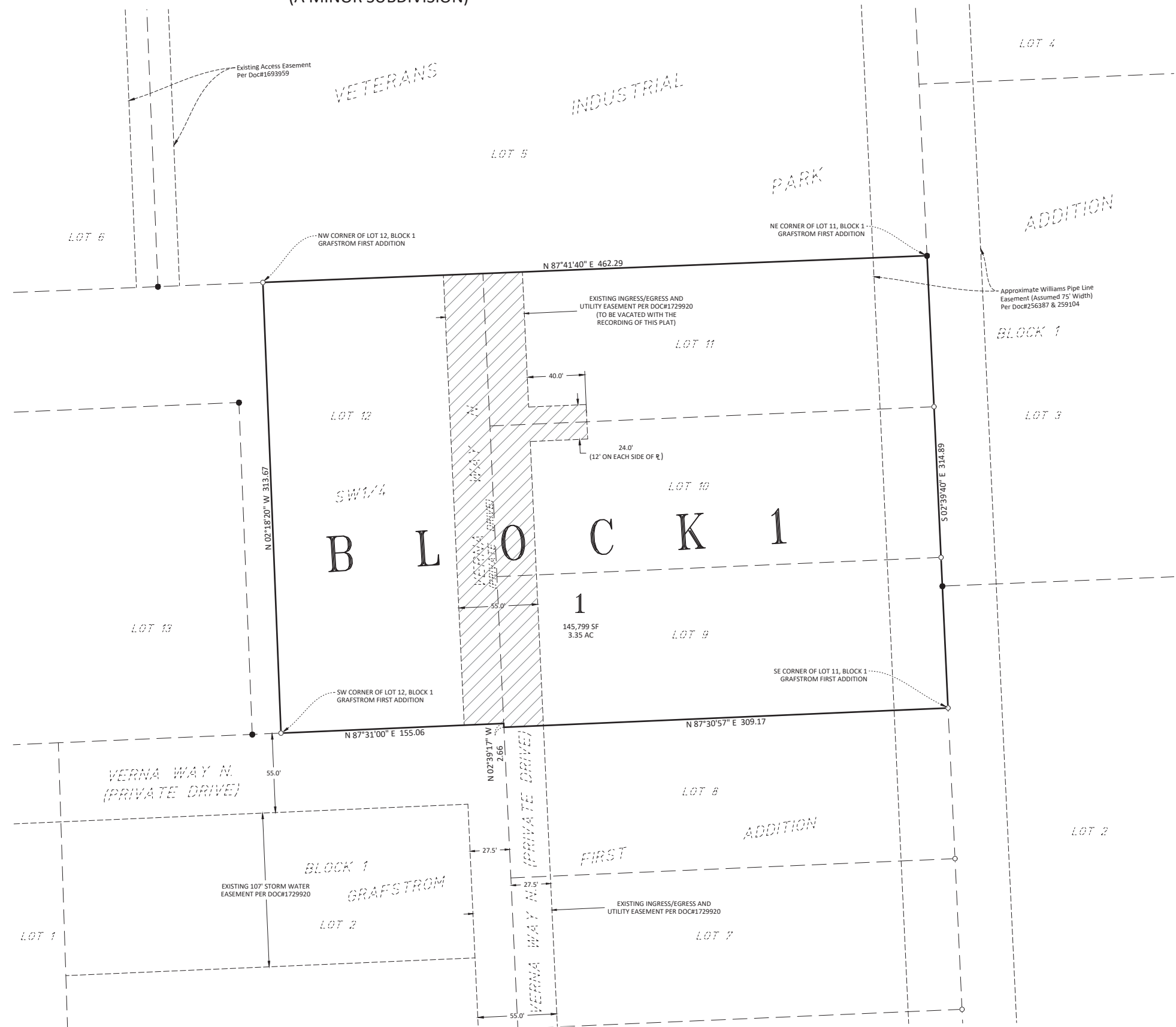


NOTES

THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38017C0586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

BASE FLOOD ELEVATION: 895

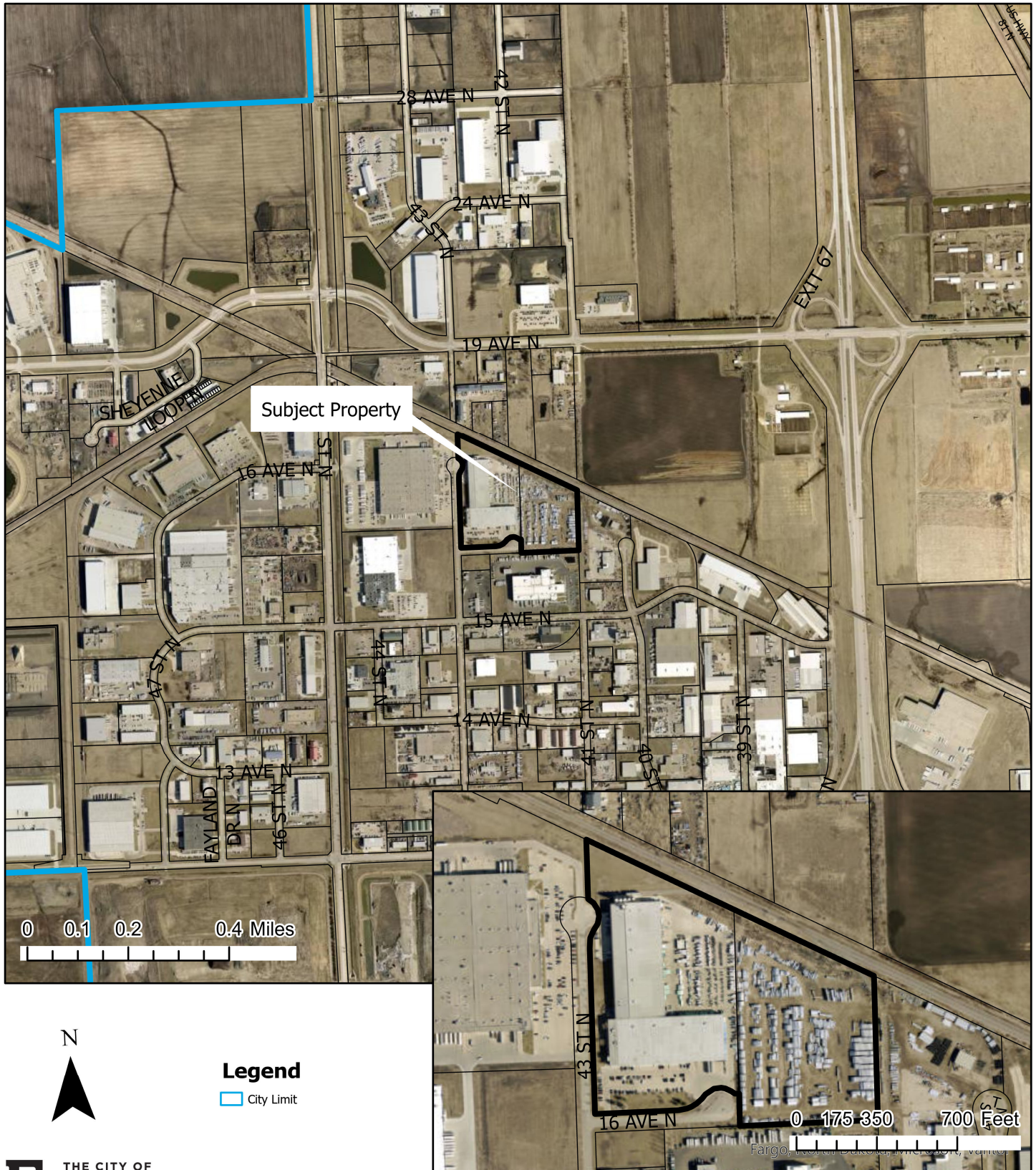
PRELIMINARY



Minor Subdivision

GPK Second Addition

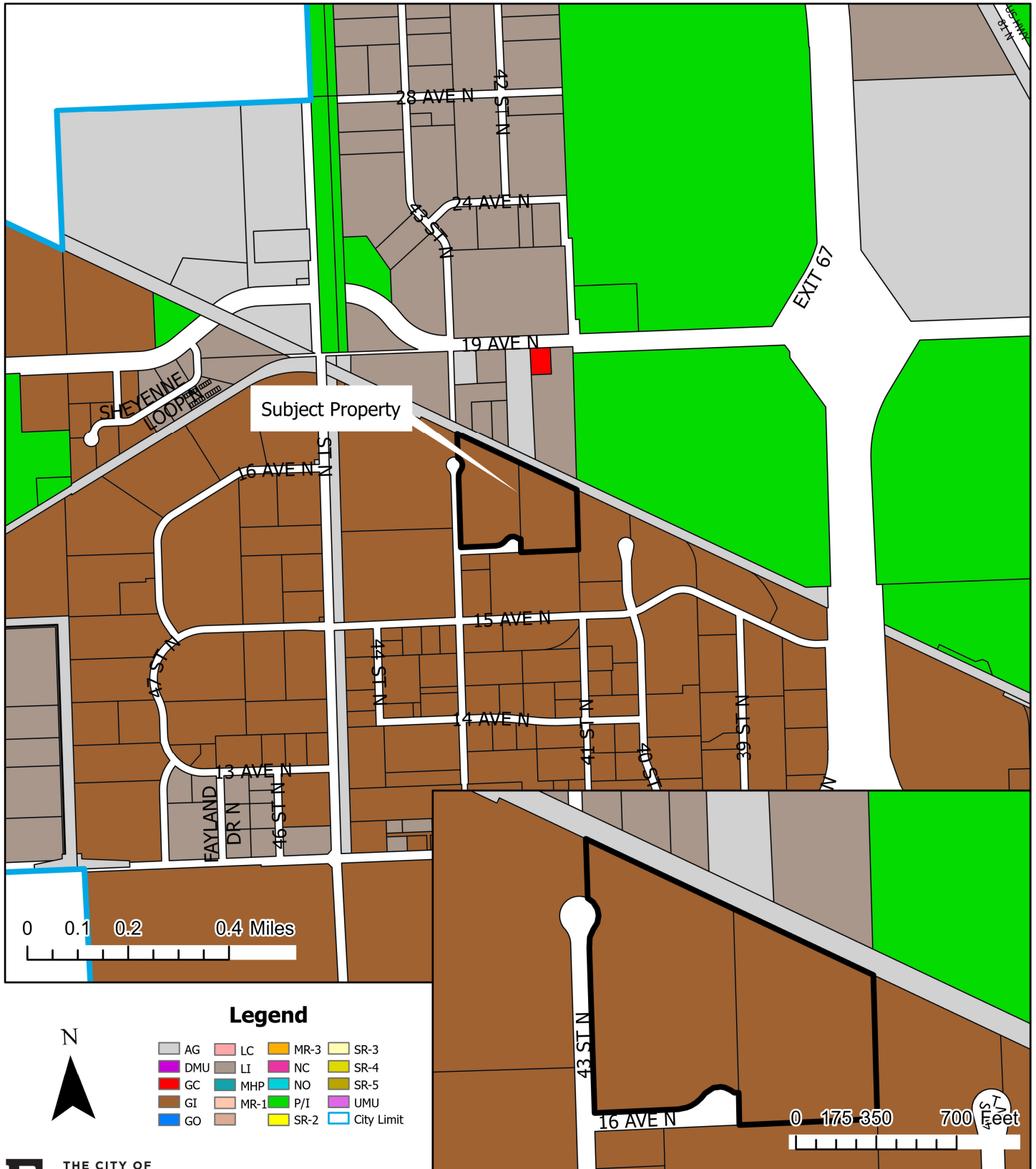
1601 43rd Street North and 4201 16th Avenue North



Minor Subdivision

GPK Second Addition

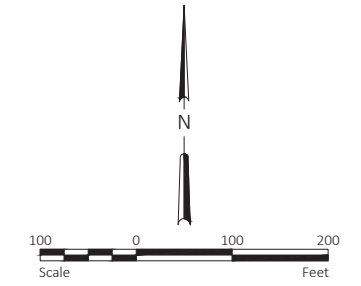
1601 43rd Street North and 4201 16th Avenue North



GPK SECOND ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, GPK ADDITION &
 LOT 4, BLOCK 17, REPLAT OF LOT 9 BLOCK 15, BLOCK 16, AND LOTS 2, 3, 4, 5, BLOCK 17, INDUSTRIAL SUBDIVISION NO. 3
 TO THE CITY OF FARGO,
 CASS COUNTY, NORTH DAKOTA



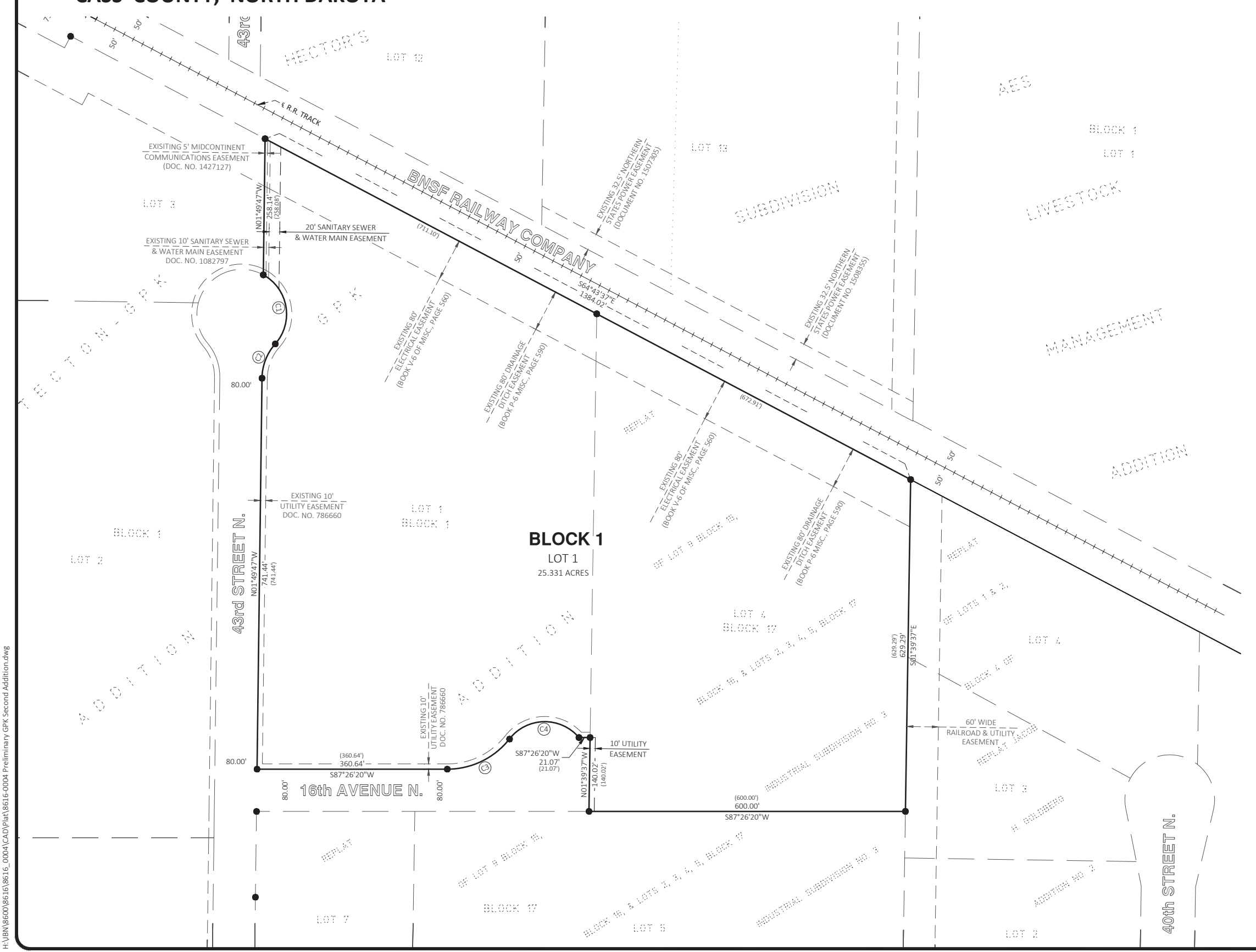
LEGEND

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

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

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.44	85.00	102°44'54"	N12°23'11"W	132.82
C2	71.25	100.00	40°49'15"	N18°34'51"E	69.75
C3	135.88	150.00	51°54'04"	S61°29'18"W	131.28
C4	150.70	85.00	101°34'51"	S86°19'41"W	131.72



H:\BNA\8600\8616\8616_0004\CAD\Plat\8616-0004 Preliminary GPK Second Addition.dwg

PRELIMINARY PLAT

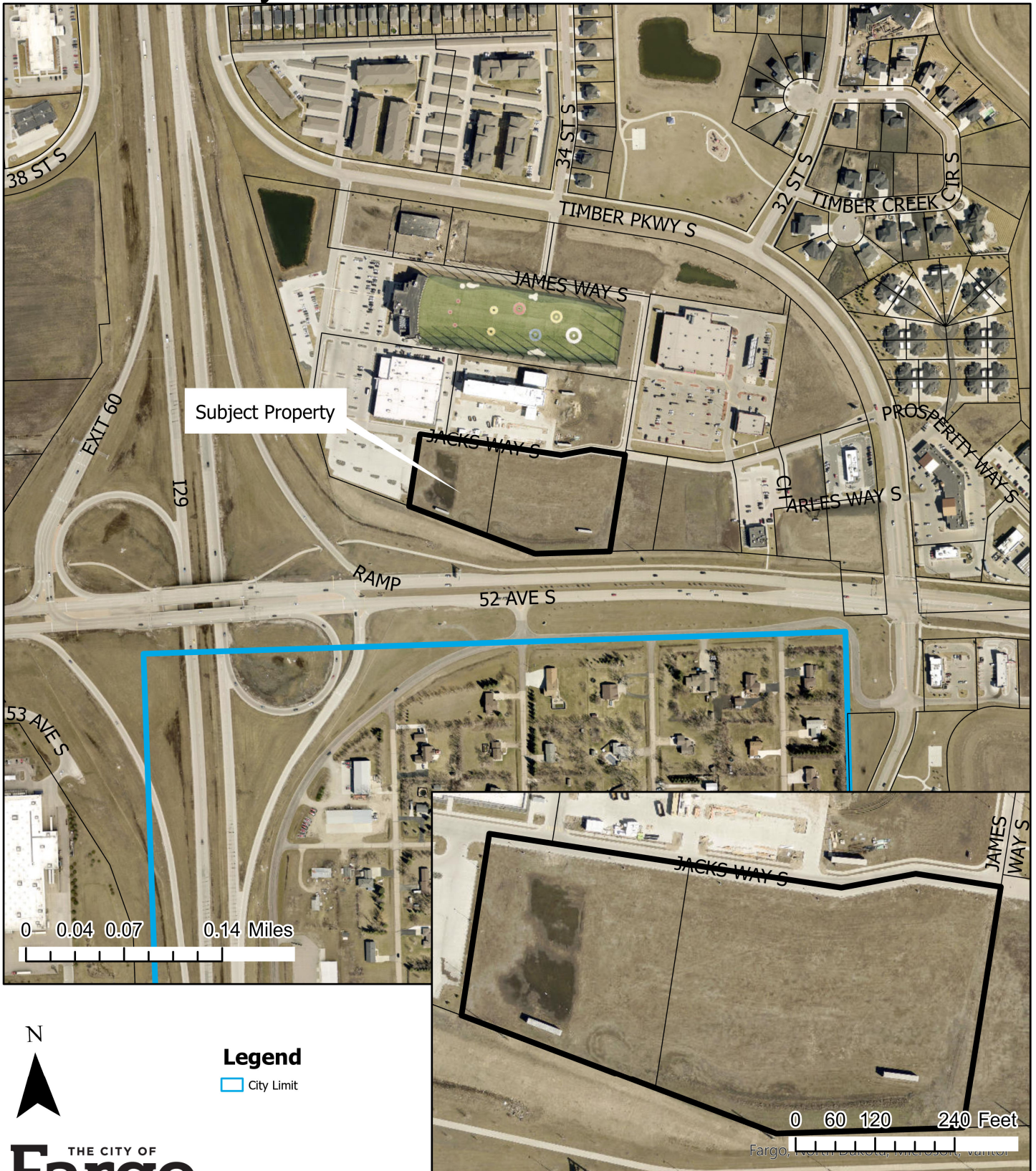


Sheet 1 of 2
 Project No. 8616-0004

Minor Subdivision

Timber Parkway Twelfth Addition

3430 and 3360 Jacks Way South



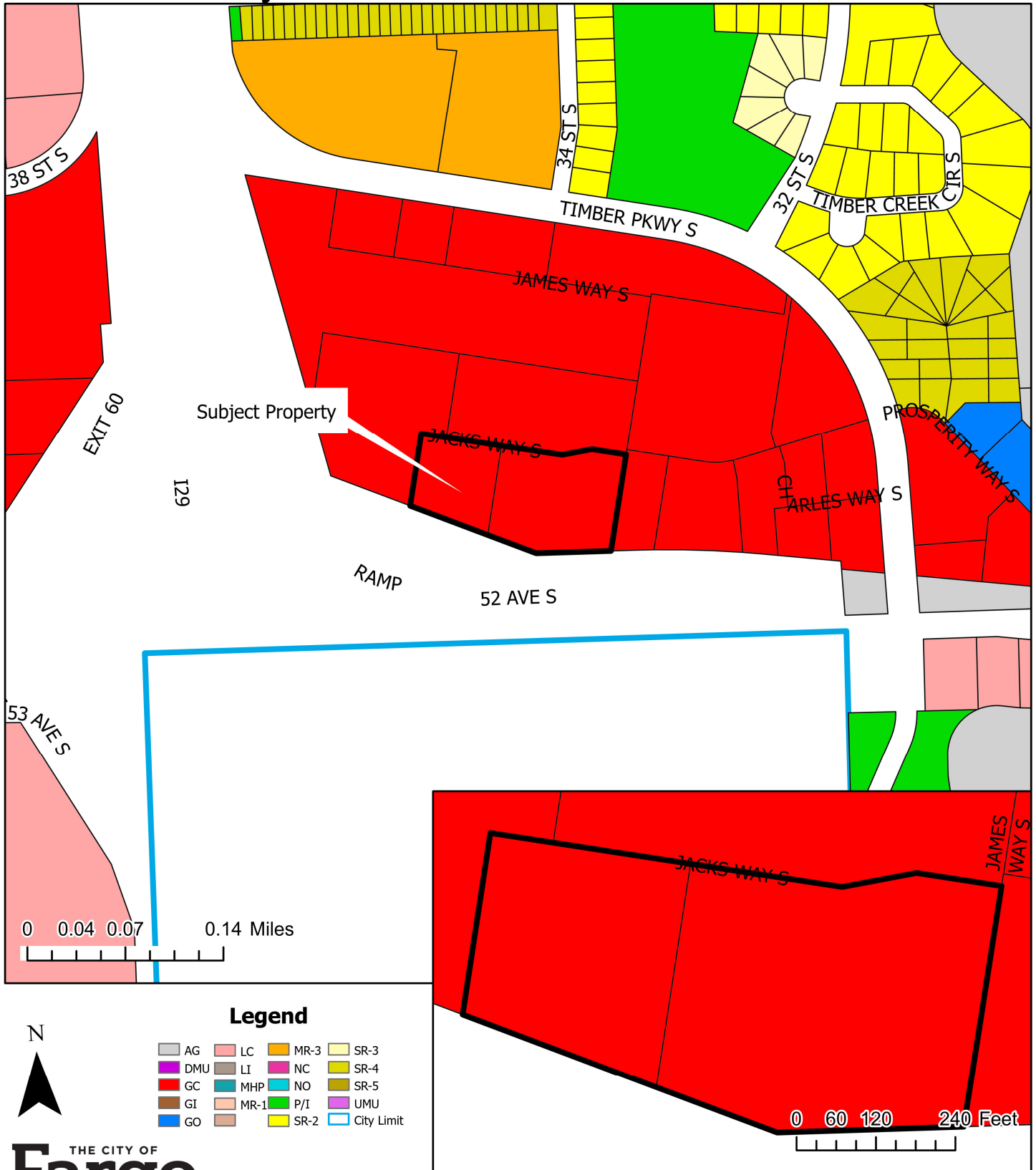
Legend
City Limit

Fargo Planning Commission
May 5, 2026

Minor Subdivision

Timber Parkway Twelfth Addition

3430 and 3360 Jacks Way South



TIMBER PARKWAY TWELFTH ADDITION

A REPLAT OF ALL OF LOTS 6 AND 7, BLOCK 1, TIMBER PARKWAY FOURTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That SMART SLIDES RE, LLC, a North Dakota limited liability company, and PLC INVESTMENTS, LLC, a North Dakota limited liability company, being owners of a parcel of land located in that part of the Southwest Quarter of Section 35, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 6 and 7, Block 1, TIMBER PARKWAY FOURTH 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 6.18 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "TIMBER PARKWAY TWELFTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER: SMART SLIDES RE, LLC
Lot 1, Block 1

Dan Bryant, President

State of North Dakota }
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 Dan Bryant, President, SMART SLIDES RE, 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 SMART SLIDES RE, LLC.

Notary Public

MORTGAGE HOLDER:
KodaBank

By: _____

Its: _____

State of _____ }
County of _____ }

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

Notary Public

OWNER: PLC INVESTMENTS, LLC
Lot 2, Block 1

Kevin Christianson, President

State of North Dakota }
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, PLC INVESTMENTS, 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 PLC INVESTMENTS, LLC.

Notary Public

MORTGAGE HOLDER:
First International Bank & Trust

Brian Hagen, East Market President

State of _____ }
County of _____ }

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Brian Hagen, East Market President, First International Bank & Trust, 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 First International Bank & Trust.

Notary Public

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 }
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.

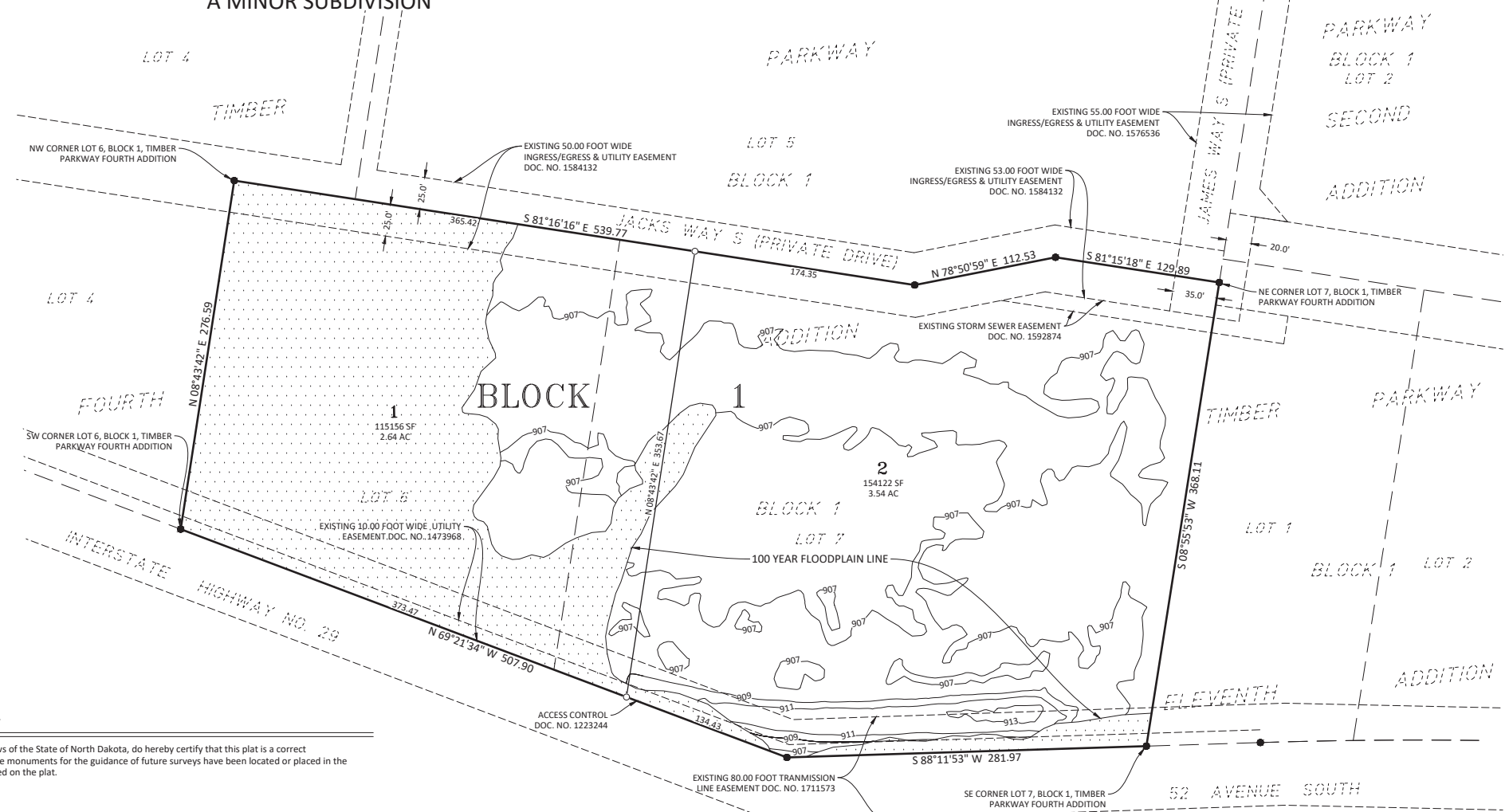
Timothy J. Mahoney, Mayor

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

State of North Dakota }
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 }
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 Planning Commission this ____ day of _____, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
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

LEGEND

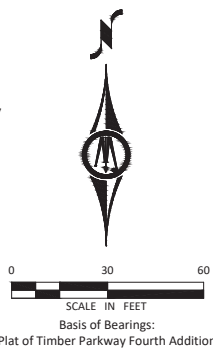
- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- 90' EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- AREA NOT WITHIN 100 YEAR FLOODPLAIN

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

DOCUMENTS OF RECORD

1. EASEMENT ENCROACHMENT AGREEMENT RECORDED AS DOCUMENT NO. 1730781, MARCH 20, 2025.



Minor Subdivision

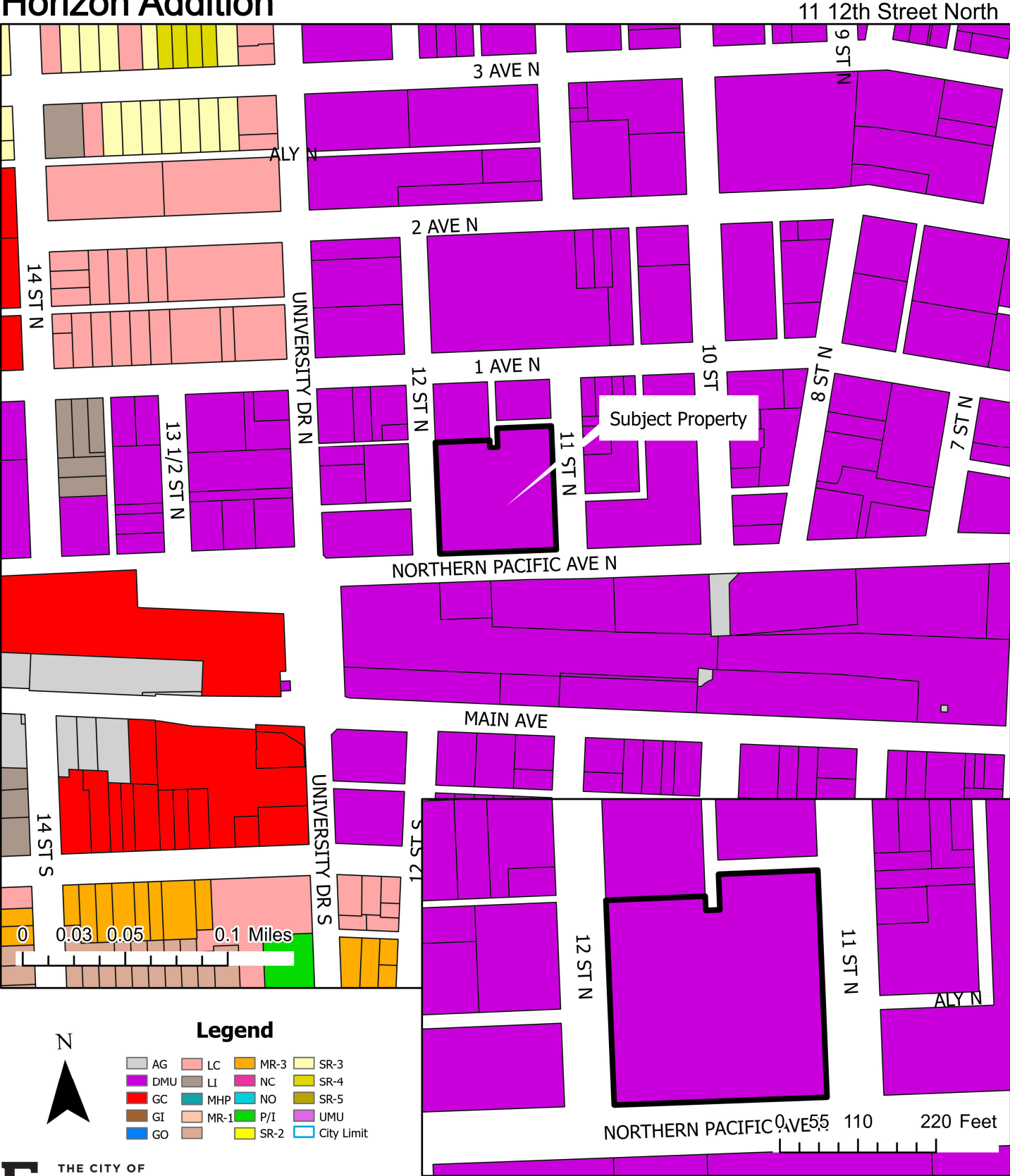
Horizon Addition

11 12th Street North



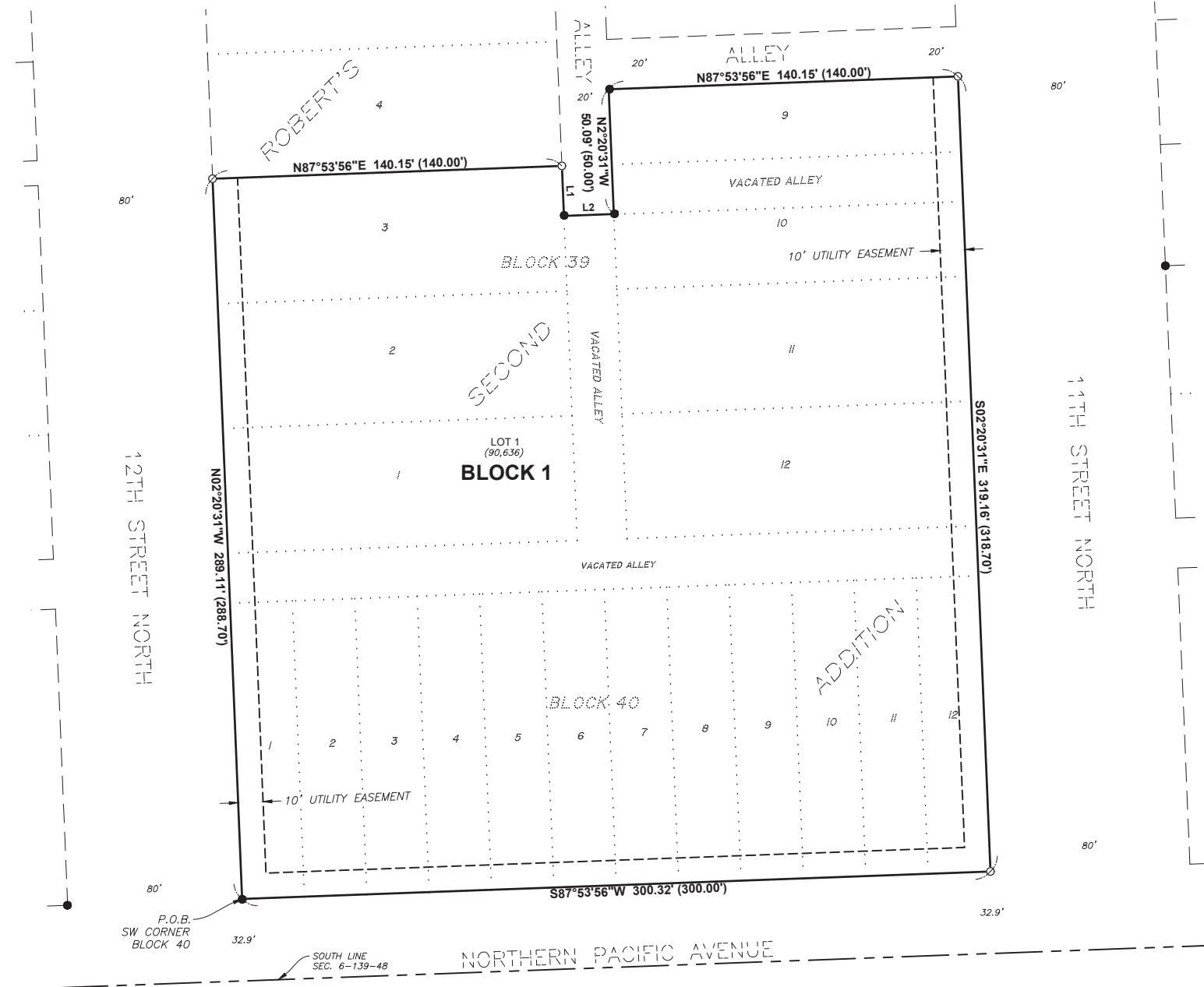
Minor Subdivision

Horizon Addition



HORIZON ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 10, 11, 12 AND PART OF LOT 9, BLOCK 39 AND ALL OF BLOCK 40 AND ALL OF THE
 VACATED ALLEYS IN BLOCKS 39 AND 40, ALL PART OF ROBERTS SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.
 (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Rising Investments, LLC, a North Dakota Limited Liability Company, as owner of all of Block 40; all of Lots 1, 2, 3, 9, 10, 11, and 12, except the north twenty feet of Lot 9, in Block 39; the south 135 feet of the north and south alley (now vacated) in Block 39; and the vacated alley between Blocks 39 and 40; all in ROBERTS SECOND ADDITION to the City of Fargo, situate in the County of Cass and the State of North Dakota.

The property is more particularly described as follows:

BEGINNING at the southwest corner Block 40 of ROBERT'S SECOND ADDITION, according to the recorded plat thereof, Cass County, North Dakota; thence North 02 degrees 20 minutes 31 second West on the west line of said Block 40 a distance of 289.11 feet to the northwest corner of Lot 3, Block 39, said addition; thence North 87 degrees 53 minutes 56 seconds East on the north line of said Lot 3 a distance of 140.15 feet to the northeast corner of said Lot 3; thence South 02 degrees 20 minutes 31 seconds East on the east line of said Lot 3 a distance of 20.04 feet; thence North 87 degrees 53 minutes 56 seconds East a distance of 20.02 feet to a point of intersection with the west line of Lot 10, said block; thence North 02 degrees 20 minutes 31 seconds West on west line of said Lot 10 a distance of 50.09 feet; thence North 87 degrees 53 minutes 56 seconds East on the south line of the north 20 feet of Lot 9, Block 39 a distance of 140.15 feet to a point of intersection with the east line of said block; thence South 02 degrees 20 minutes 31 seconds East on the east line of said block a distance of 319.16 feet to the southeast corner of said Block 40; thence South 87 degrees 53 minutes 56 seconds West on the south line of said block a distance of 300.32 feet to the southwest corner of Block 40 and the POINT OF BEGINNING.

Tract Contains 2.08 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 "HORIZON ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the utility easement shown on said plat.

OWNER

Rising Investments, LLC

Stacy Lepine, President

State of _____)
) ss
 County of _____)

On this ____ day of _____, 20____, before me personally appeared Stacy Lepine, President, Lepine Holdings 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 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 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: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E.
 City Engineer

State of North Dakota)
) ss
 County of Cass)

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

Notary Public: _____

FARGO CITY COMMISSION APPROVAL

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

Timothy J. Mahoney
 Mayor

Attest: _____
 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 in and for said county, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa
 Planning Commission Chair

State of North Dakota)
) ss
 County of Cass)

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

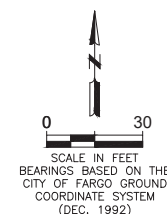
Notary Public: _____

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.

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- - - - NEW EASEMENT
- EXISTING PROPERTY LINE
- ORIGINAL PLATTED LINE
- SECTION LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.L. POINT ON LINE
- (R) RECORDED BEARING/DISTANCE

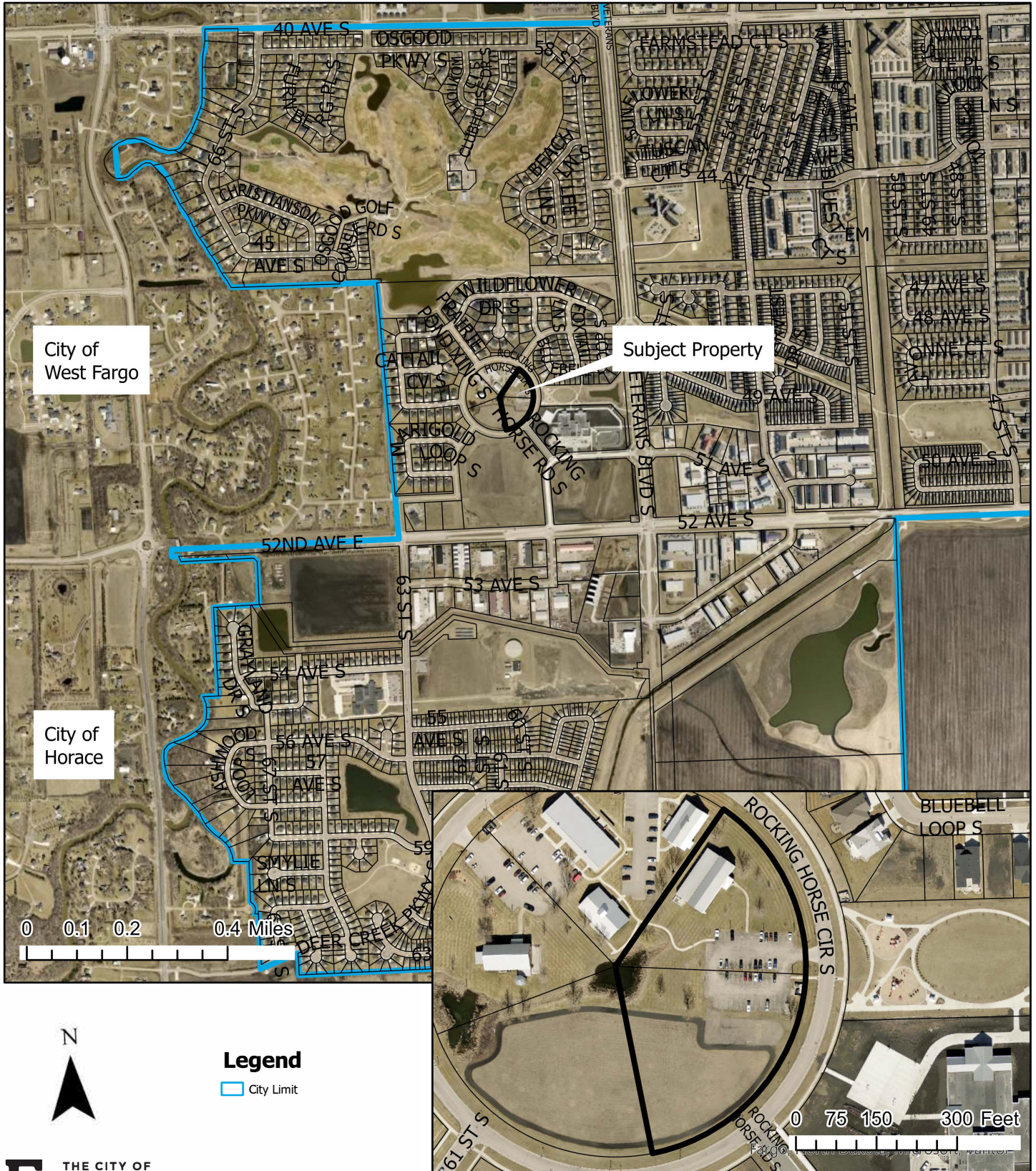


LINE TABLE		
#	DISTANCE	BEARING
L1	20.04'	S02°20'31"E
L2	20.02'	N87°53'56"E

CUP, Conditional Use Permit

Rocking Horse Farm 2nd Addition

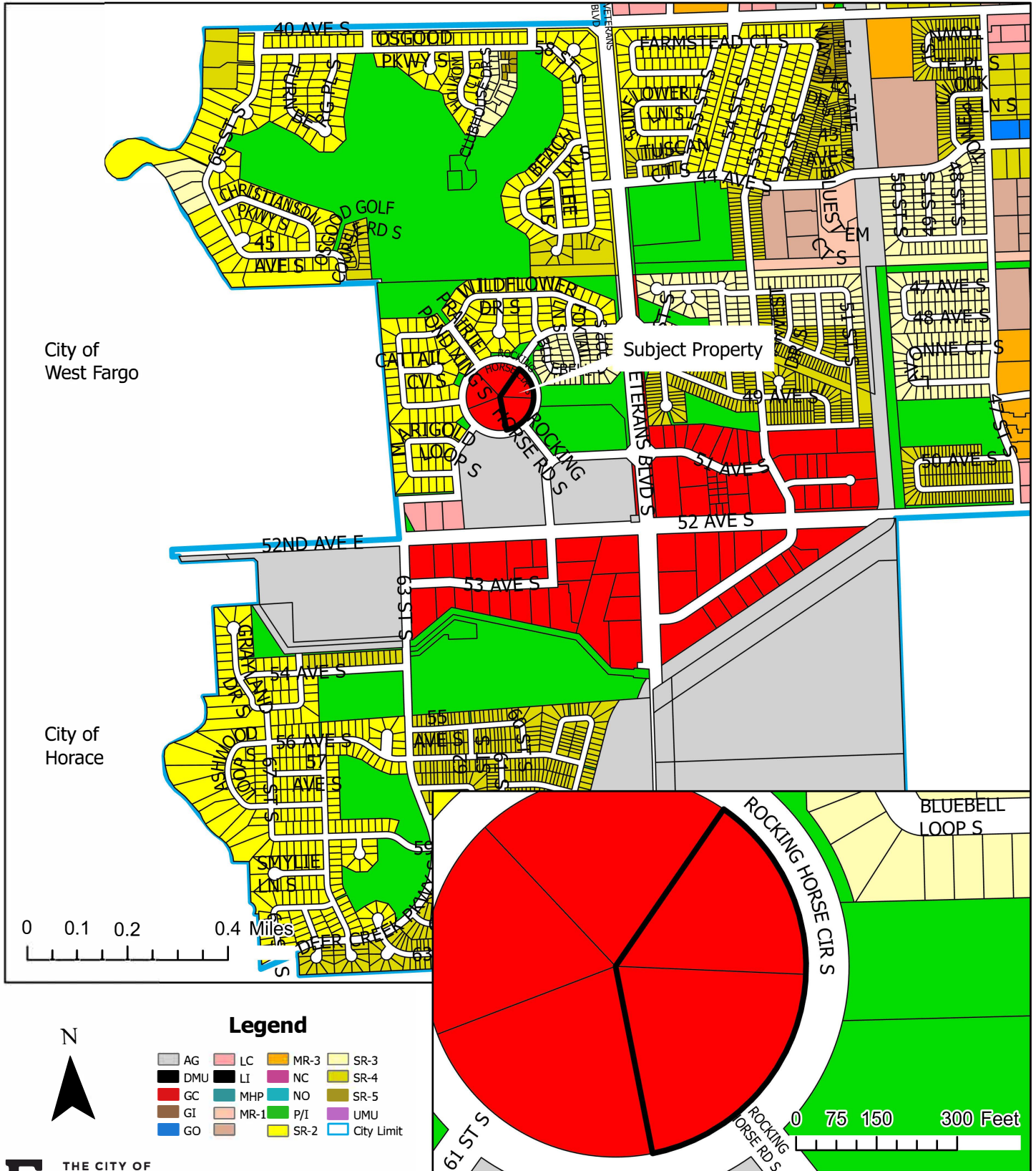
4876 and 4894 Rocking Horse Circle South



CUP, Conditional Use Permit

Rocking Horse Farm 2nd Addition

4876 and 4894 Rocking Horse Circle South



H:\BNA\4900\4975\16_4975_010\CAD\Farmstead\Carrage House Preliminary Site Plan.dwg:Layout1-2/13/2026 1:44 PM (mlove)



PARKING CALCULATIONS

LOT 3, BLK 7 (OFFICE USE)
 BUILDING SF = 13,128 (6,564 PER FLOOR)
 REQUIRED PARKING (OFFICE USE 1 PER 300 SF)
 = 44 STALLS (2 ACCESSIBLE, 42 STANDARD)

LOT 2, BLK 7 (DAY CARE USE)
 BUILDING SF = 3,298 SF
 REQUIRED PARKING (DAY CARE USE 1 PER 500 SF)
 = 7 STALLS (1 ACCESSIBLE, 6 STANDARD)

TOTAL STALLS REQUIRED = 51 STALLS (3 ACCESSIBLE, 48 STANDARD)

STALLS PROVIDED = 55 STALLS (3 ACCESSIBLE, 52 STANDARD)



Exhibit A

PRELIMINARY
Not for Construction



Fargo
 P: 701.237.5065
 F: 701.237.5101

Drawn by MPL
 Date 2-12-26
 Checked by MPL
 Scale AS SHOWN

FARMSTEAD OFFICE PARK AT ROCKING HORSE FARM
 4852 ROCKING HORSE CIRCLE SOUTH
 FARGO, NORTH DAKOTA

CARRIAGE HOUSE
 SITE PLAN
 PROJECT NO. 4975-0010

SHEET
 1 of 1



Application Narrative

Project Name: Carriage House in the Farmstead Office Park

Address: 4894 Rocking Horse Circle S

Owner/Applicant: Rocking Horse Farm LLC

Requested CUP: Alternative Access Plan for Shared Parking

Date: 3/12/2026

Introduction:

This narrative is provided to support the application for a Conditional Use Permit (CUP) for an Alternative Access Plan allowing shared parking between the proposed Carriage House building located at 4894 Rocking Horse Circle S and the existing White Barn office building located at 4876 Rocking Horse Circle S. Both buildings and their respective lots are owned by Rocking Horse Farm LLC.

The request would allow the proposed Carriage House on Lot 2 to share the existing parking lot and driveway serving the White Barn office building on Lot 3.

Existing Uses and Parking Requirements:

The existing White Barn building is a 13,128 square foot office building currently leased by Anchor Ingredients from Rocking Horse Farm LLC. According to the applicable zoning ordinance, the required parking ratio for office use is 1 stall per 300 square feet.

Based on this requirement, the total parking required for the office building is calculated as follows:

- $13,128 \text{ SF} \div 300 = 44$ stalls required (2 accessible, 42 standard)

Proposed Carriage House Building:

A new Carriage House building is proposed on the adjacent property and will operate as a preschool childcare center, which is classified as Day Care use per 20-1203.F8d(1) of the LDC, with a total area of 3,298 square feet.

According to the applicable zoning ordinance, the required parking ratio for day care use is 1 stall per 500 square feet.

- $3,298 \text{ SF} \div 500 = 7$ stalls required (1 accessible, 6 standard)

Total Parking Demand:

The combined parking demand for both uses is calculated as follows:

- White Barn Office Use - 44 stalls
- Carriage House Childcare Use - 7 stalls
- **Total Required Parking = 51 stalls**

A total of 55 parking stalls are currently provided on-site, resulting in a surplus of 4 stalls beyond the minimum requirement.

Childcare Operations:

The proposed Carriage House building will be leased from Rocking Horse Farm LLC and occupied by the Children's Montessori Center and is anticipated to serve approximately 20 children ages 3-5. Daily operations are structured around short drop-off and pick-up periods, resulting in limited peak parking demand. During the busiest times, it is anticipated that approximately five vehicles will be on-site for child drop-off or pick-up.

Daily Operating Schedule

Morning Arrival

- 7:30 AM – Childcare opens
- 8:20 AM – Peak drop-off begins*
- 8:30 AM – Preschool starts
- 8:35 AM – Peak drop-off ends

Afternoon Dismissal

- 3:30 PM – Preschool ends / peak pick-up begins*
- 3:40 PM – Peak pick-up ends

End of Day

- 5:00 PM – Childcare closes

*Busiest time with approximately 5 vehicles on-site.

Shared Parking Arrangement:

The applicant proposes shared parking between the existing White Barn office building and the proposed Carriage House childcare building. The office use generates the majority of its parking demand during standard weekday business hours, while the childcare experiences short-duration peak periods during morning drop-off and afternoon pick-up times.

Because these peak periods are brief and do not fully overlap with office parking demand, the maximum parking demand for both uses is unlikely to occur simultaneously. The existing parking supply is therefore sufficient to accommodate both uses.

Access, Location, and Legal Assurance:

The shared parking lot serving the Carriage House and the White Barn is located across both Lot 2 and Lot 3, with vehicle access provided from Lot 3 (4876 Rocking Horse Circle S). The design ensures safe and convenient access for both uses.

The shared parking arrangement is formalized through a recorded Declaration of Access and Parking Easement Agreement (Exhibit A). This agreement ensures that the parking facilities will remain available to support both properties and confirms the long-term feasibility of the shared parking arrangement.

Justification for Shared Parking:

The proposed shared parking arrangement is supported by the following factors:

- **Different peak parking periods:** Office parking demand occurs during standard business hours, while childcare demand occurs during short drop-off and pick-up periods.
- **Adequate parking supply:** A total of 55 stalls are provided on-site, exceeding the 51 stalls required.

- **Efficient land use:** Shared parking reduces the need for additional paved surfaces and supports a more efficient site layout.

The combination of differing peak demand periods, adequate existing parking supply, and the recorded easement agreement ensures that both the White Barn office and the Carriage House childcare can operate effectively while utilizing the existing parking facilities efficiently.

Approval of the Conditional Use Permit will allow for efficient use of the existing parking infrastructure while supporting compatible uses on adjacent properties.

For further information or inquiries, please contact:

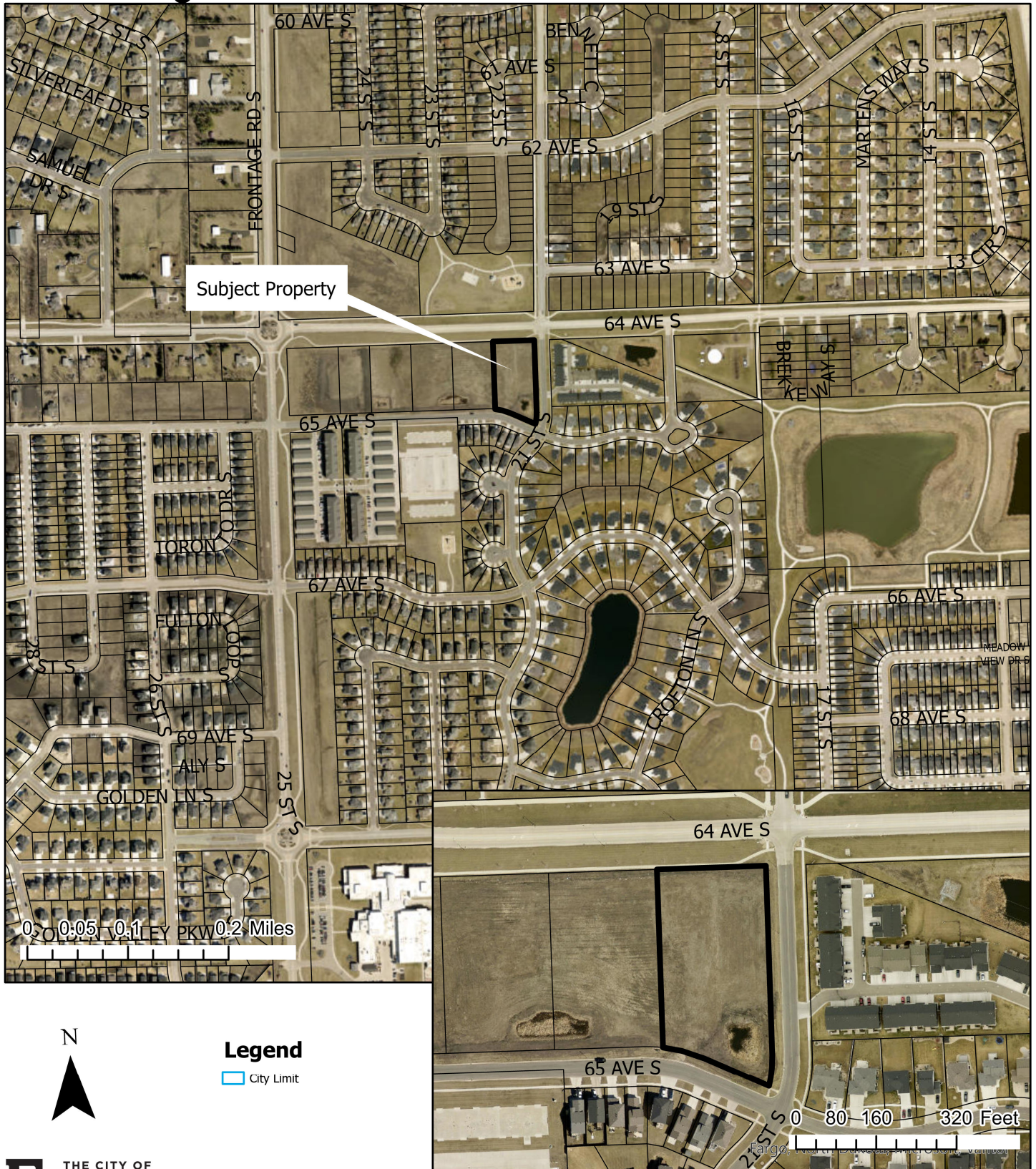


Ken Promersberger
President | Rocking Horse Farm
Office: 701.356.0219
4838 Rocking Horse Circle S
Fargo, ND 58104
www.rockinghorsefarm.com

CUP, Conditional Use Permit

South Ridge First Addition

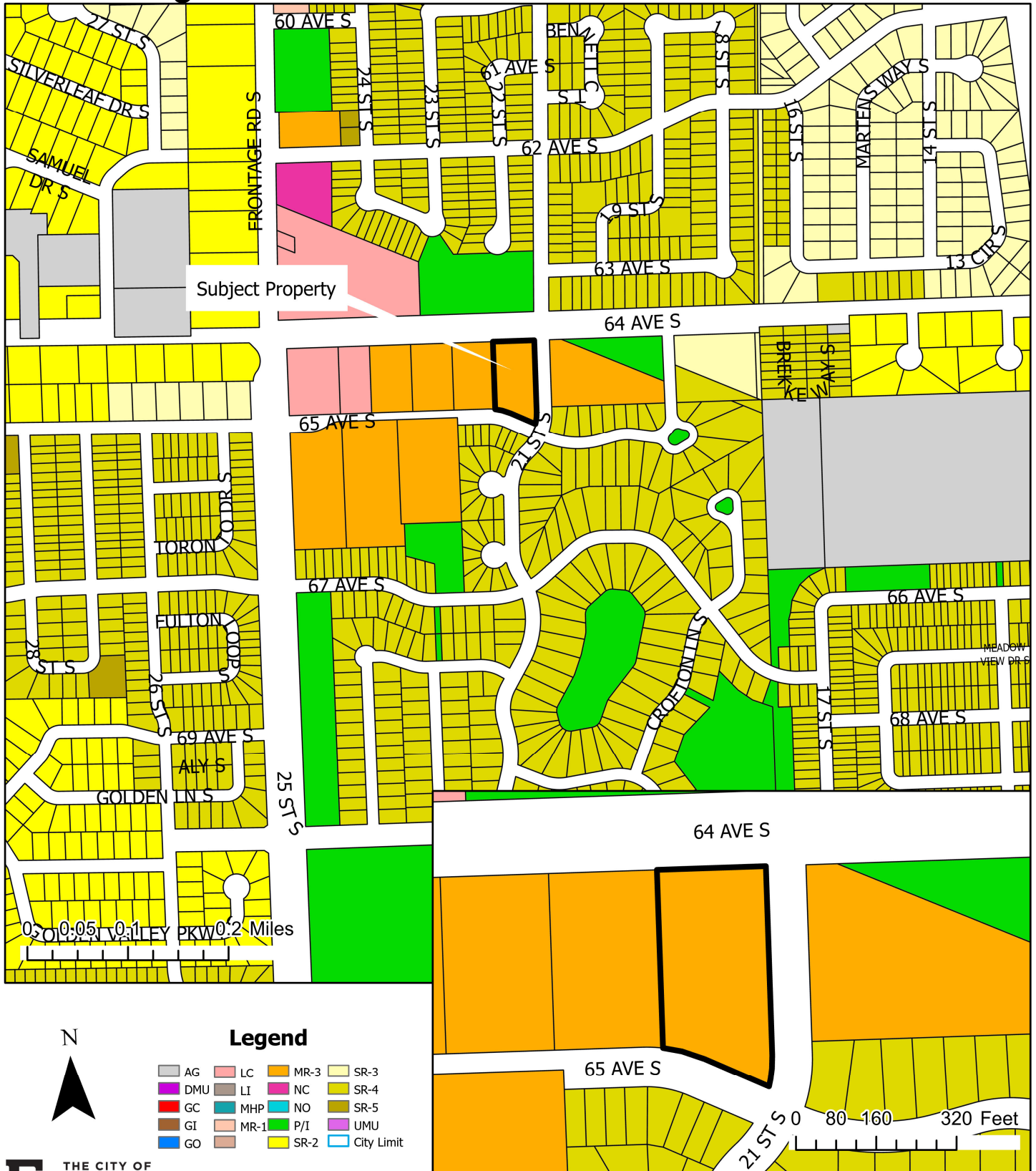
2131 65th Avenue South



CUP, Conditional Use Permit

South Ridge First Addition

2131 65th Avenue South



PRELIMINARY - NOT FOR CONSTRUCTION

CD 10% REVIEW SUBMITTAL	1/12/2026
MARK RECEPTION	DATE

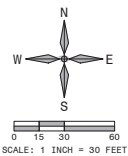
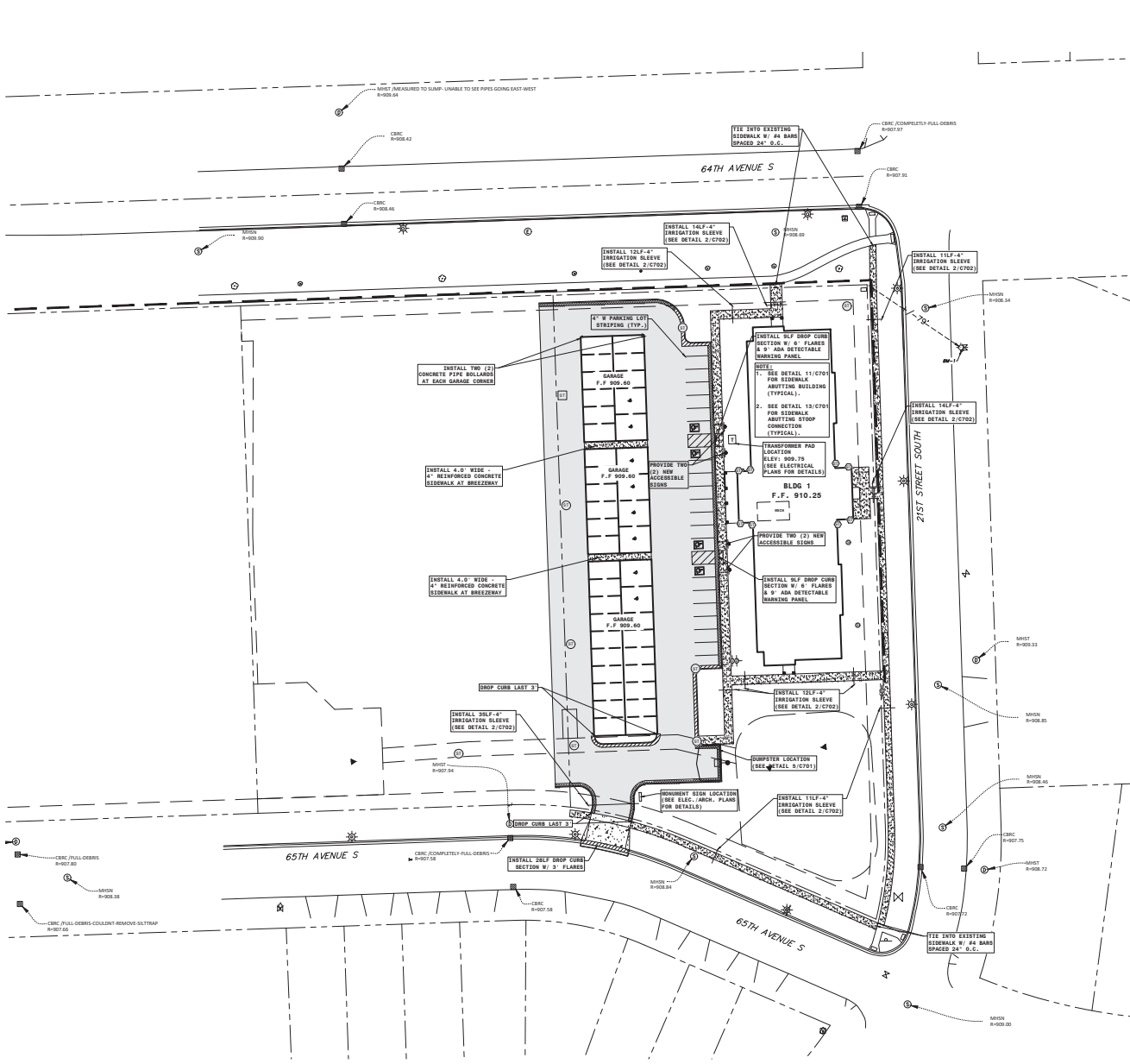
PROJECT NO: 20245211
 DRAWN BY: AWS
 CHECKED BY: AKE

COMMENTS:
 All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC and MBN are the property of EAPC and MBN. EAPC and MBN shall retain all copyright, utility and other reserved rights, including the copyright herein.

STAMP

DRAWING TITLE
PAVING PLAN

C500



- SYMBOL LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - - - EXISTING CONTOUR LINE
 - EXISTING Easement
 - M EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIBER VAULT
 - EXISTING ELECTRIC MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING TREE
 - EXISTING SIGN
 - NEW GATE VALVE
 - NEW CURB STOP
 - NEW STORM MANHOLE
 - NEW STORM INLET
 - NEW PVC STORM INLET
 - NEW SANITARY CLEANOUT
 - NEW FLARE END SECTION (F.E.S.)
 - NEW SIGN
 - NEW LIGHTPOLE LOCATION (SEE ELEC. PLANS)
 - NEW 4" REINFORCED CONCRETE SIDEWALK
 - NEW 7" REINFORCED CONCRETE PAVEMENT
 - NEW 5" REINFORCED CONCRETE PAVEMENT
 - NEW 6" ASPHALT PAVEMENT
 - NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER
 - NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER

- PLAN NOTES:**
- ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF FARGO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
 - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-790-0555.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTORS EXPENSE.
 - IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO OBTAIN A STORM WATER POLLUTION PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF FARGO PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF FARGO MAINS AND HYDRANTS DEPARTMENT. CALL 701-241-1425.
 - THE CITY OF FARGO INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE STORMWATER SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE EXCAVATION IS KEPT OPEN FOR THIS INSPECTION.
 - ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, SEED, AND HYDRO-MULCHED.
 - A RIGHT-OF-WAY USE AGREEMENT IS REQUIRED IF THE PROJECT WILL RESULT IN TEMPORARY USE AND/OR CLOSURE OF SIDEWALKS, PARKING, OR DRIVING LANES. THIS INCLUDES AREA USED FOR COMPACTERS, STAGING, MATERIAL DELIVERIES, AND EQUIPMENT. PLEASE REVIEW ADDITIONAL INFORMATION ABOUT RIGHT-OF-WAY USE AND THE AGREEMENT APPLICATION BY FOLLOWING THIS LINK: [HTTPS://FARGO.ND.GOV/CITY-GOVERNMENT/DEPARTMENTS/ENGINEERING/ENGINEERING-SERVICES/ROAD-USE-AGREEMENT/](https://fargo.nd.gov/city-government/departments/engineering/engineering-services/road-use-agreement/). IF THE RIGHT-OF-WAY WILL BE USED DURING CONSTRUCTION FOR ANY PURPOSE, PLEASE CONTACT CITY OF FARGO ENGINEERING DEPARTMENT AT 701-241-1545.
 - EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.
 - IF A STREETLIGHT REQUIRES TEMPORARY OR PERMANENT RELOCATION, CONTACT CITY OF FARGO TRAFFIC ENGINEERING AT 701-241-1545.

BENCHMARKS:
 BM-11: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED SOUTHWEST OF THE INTERSECTION BETWEEN 64TH AVENUE SOUTH AND 21ST STREET SOUTH.
 ELEVATION = 911.19 (NAVD88)

March 16, 2026

City of Fargo Planning and Zoning
225 4th Street N.
Fargo, ND 58102

RE: Harvest Acres Apartments 1- Parking Reduction CUP Request

Harvest Acres Apartments 1 will be a 39-unit multifamily apartment building for senior residents aged 62 and older. It is part of a 2-phase development located at 2131 and 2185 65th Ave S.

Beyond Shelter, Inc. is applying for a Conditional Use Permit to request a reduction in the parking requirement to 1.5 spaces per unit. We are confident that 1.5 spaces per unit will be more than adequate for the parking needs of this senior apartment development.

We believe that if we put it the full 2.25 space per unit, a large portion of the parking would go unused. Lowering the parking to 1.5 spaces allows for lower construction costs and increased unit count to be able to provide more affordable units for the Fargo Community and at a lower cost so that we can be good stewards of the state and federal dollars being allocated to this project.


Beyond Shelter, Inc. has a long and successful track record of developing similar projects in the City of Fargo, as well as across the state and in neighboring states. As a mission driven non-profit developer dedicated to housing people of all income levels, we have the experience and data from our portfolio to show that 1.5 spaces per unit is more than sufficient for the Harvest Acres Apartments 1 Project.

From our experience operating a portfolio of similar developments in the City of Fargo, we consistently see a ratio of vehicles to units at senior developments of less than 100%. Compared to non-age restricted multifamily properties in the portfolio, senior apartment residents require far fewer parking spaces. In our portfolio, we typically see approximately 76% of senior building households have a vehicle.

As support for this application, we conducted two parking counts, one in March 2022 and one in January 2023, to show that the proposed 1.5 spaces per unit is appropriate and sufficient for the parking needs of Harvest Acres Apartments 1. The data tables submitted with this letter show parking utilization of less than 1 space per unit in many cases and less than 1.5 spaces across the board, even for properties with requirements of 2-2.25 spaces per unit. It is our belief that installing parking in excess of 1.5 spaces per unit results in unnecessary cost and no real benefits for the project, its residents, and the community overall.

We appreciate your time and consideration. Please contact me with any questions at 701-551-0496 or jjones@beyondshelterinc.com.

Sincerely,



Daniel P. Madler,
CEO
Beyond Shelter, Inc.

Parking Data - Comparable BSI Properties in Fargo, ND

Property Information							
Property	Property Type	Units	Conditional Use Permit for Parking Reduction? (Yes/No)	Required Spaces/Unit	Assigned Garage Spaces (Assumed Occupied)	Surface Lot Spaces (Unassigned)	Total Parking Spaces
Homefield Senior Apartments (Phases 1-3)	Senior Apts ¹	117	Yes	2.00	118	118	236
North Sky Senior Apartments (Phases 1-3)	Senior Apts ¹	84	No	2.25	84	102	186
Crossroads Senior Apartments (Phases 1-2)	Senior Apts ¹	81	Yes	1.50	51	69	120
Sunrise North Senior Apartments	Senior Apts ¹	43	Yes	1.50	26 ²	21	64
Harvest Acres Apartments 1	Senior Apts¹	39	Requested	1.50³	40	19³	59³

¹ "Senior Apts" means independent living apartments for seniors aged 55 and older or 62 and older.

² Sunrise North has two shared garages in which Residents are assigned spaces if they have a vehicle. The rest of the parking spaces are unassigned and available to residents and guests. At the time of the March 2022 count, only 26 of the 43 households had a vehicle and had been assigned parking spaces. For this reason, only 26 spaces are assumed occupied the purpose of calculating the parking utilization.

³ Parking information shown for Harvest Acres Apartments 1 assumes the parking reduction CUP is approved.

Parking Utilization - March 2022 Parking Count ¹							
Property	Occupied Surface Lot Spaces	Assigned Garage Spaces (Assumed Occupied)	Total Occupied Spaces	Total Parking Spaces	Parking Utilization (%)	Parking Utilization (Spcs/Unit)	Parking Requirement (Spcs/Unit)
North Sky Senior Apartments (Phases 1-3)	36	84	120	186	65%	1.43	2.25
Crossroads Senior Apartments (Phases 1-2)	24	51	75	120	63%	0.93	1.50
Sunrise North Senior Apartments	8	26 ²	34	64	53%	0.79	1.50
Homefield Senior Apartments (Phases 1-3)	34	118	152	236	64%	1.30	2.00

¹ Parking count was performed on March 3, 2022 between 2pm and 4pm.

² Sunrise North has two shared garages in which Residents are assigned spaces if they have a vehicle. The rest of the parking spaces are unassigned and available to residents and guests. At the time of the March 2022 count, only 26 of the 43 households had a vehicle and had been assigned parking spaces. For this reason, only 26 spaces are assumed occupied the purpose of calculating the parking utilization.

Parking Utilization - January 2023 Parking Count ¹							
Property	Occupied Surface Lot Spaces	Assigned Garage Spaces (Assumed Occupied)	Total Occupied Spaces	Total Parking Spaces	Parking Utilization (%)	Parking Utilization (Spcs/Unit)	Parking Requirement (Spcs/Unit)
North Sky Senior Apartments (Phases 1-3)	16	84	100	186	45%	1.19	2.25
Crossroads Senior Apartments (Phases 1-2)	13	51	64	120	43%	0.79	1.50
Sunrise North Senior Apartments	2	43 ²	45	64	53%	1.05	1.50
Homefield Senior Apartments (Phases 1-3)	Not Available ³	117	Not Available ³	235	Not Available ³	Not Available ³	2.00

¹ Parking count was performed on January 24, 2023 between 2pm and 3pm.

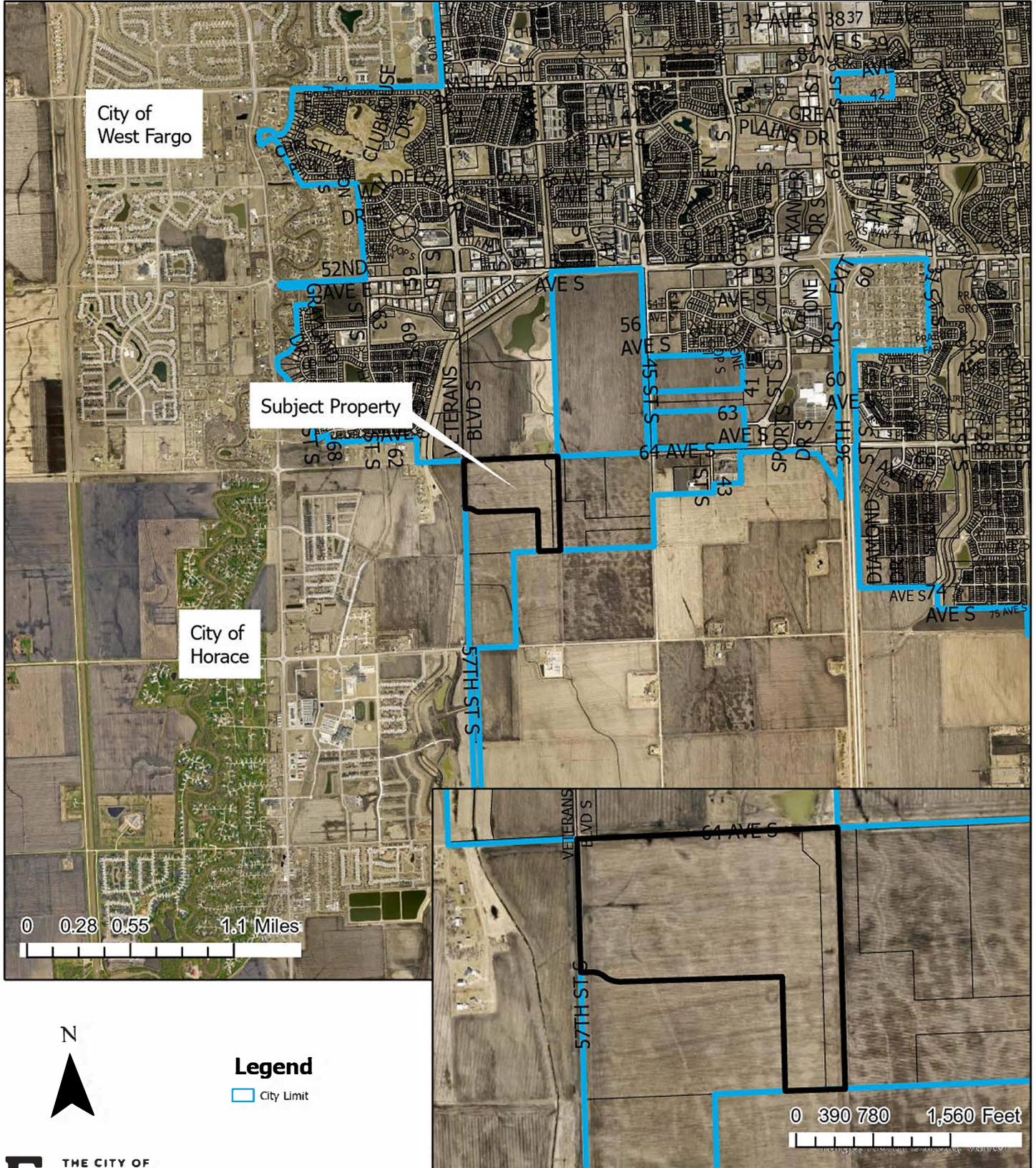
² The number of assigned garage spaces at Sunrise North was not available as of the second parking account. To be as conservative as possible, all 43 spaces are assumed occupied.

³ No January 2023 parking count was available for HomeField Senior Apartments.

Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single-Dwelling Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; P/I, Public/Institutional; and AG, Agricultural

Lost Creek First Addition

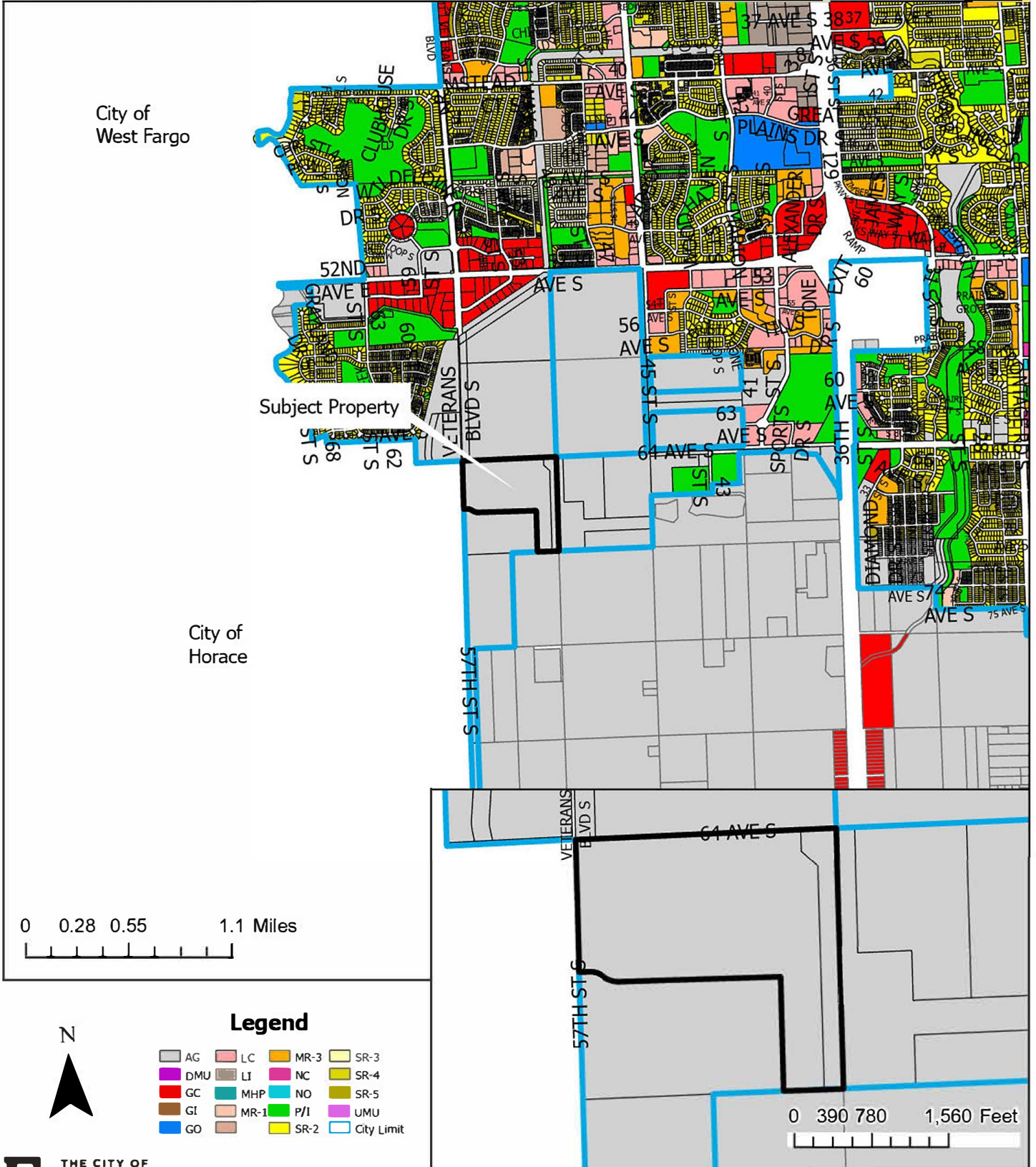
6685 Veterans Boulevard South & 5120 64th Avenue South



Major Subdivision & Zone Change from AG, Agricultural to SR-4, Single Dwelling, Residential, SR-5 Single-Dwelling Residential, MR-3 Multi-Dwelling Residential with a C-O, Conditional Overlay; P/I, Public/Institutional; and AG, Agricultural

Lost Creek First Addition

6685 Veterans Boulevard South & 5120 64th Avenue South

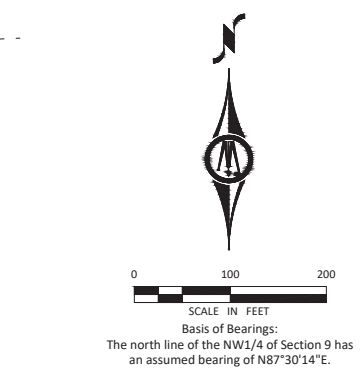


LOST CREEK FIRST ADDITION

preliminary

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION

NE CORNER OF THE NW1/4 SECTION 9-138-49 DOC. NO. C104088



- 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
 - - - QUARTER SECTION LINE
 - - - EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD83 DATED 2017
 - ▨ AREA NOT WITHIN SPECIAL FLOOD HAZARD AREA (ZONE X)
 - ▨ NEGATIVE ACCESS EASEMENT
*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.

- NOTES**
- THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38011C0767H, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2026.
- BASE FLOOD ELEVATION: 905.7
- Public utility easements are shown thus:
- LOT
- STREET
- AVENUE
- Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

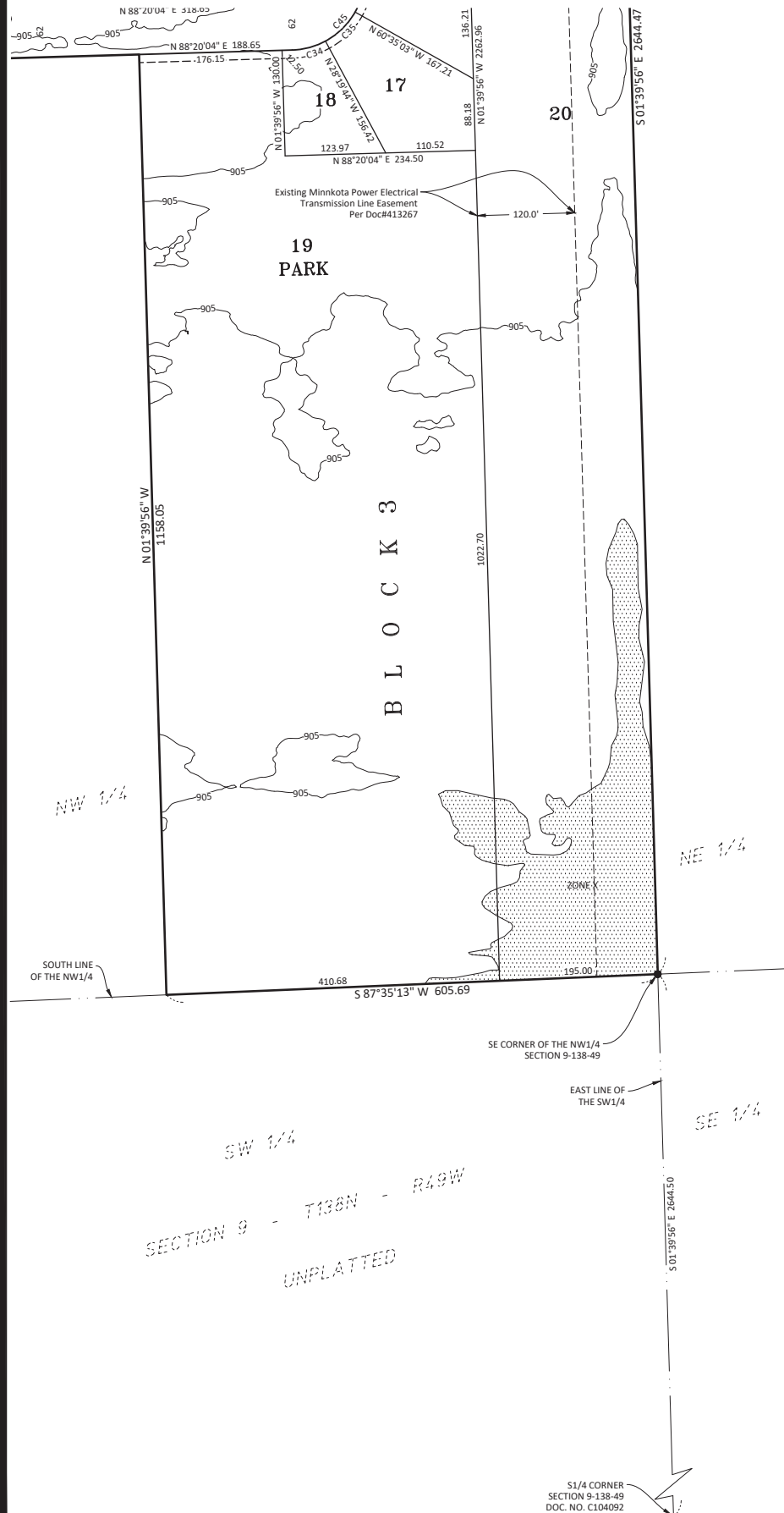
"FMM05" (ALUMINUM ROD INSIDE SLEEVE) 720" NORTH OF INTERSECTION OF CO. RD 17 AND 760TH AVE. S., ELEVATION= 908.75 (NAVD 88 DATUM)

- DOCUMENTS OF RECORD**
1. Permanent Drainage Easement to City of Fargo, Southeast Cass Water Resource Board and the State of North Dakota, recorded as Document No. 599750.
 2. Easement Release Agreement recorded as Document No. 1195415.
 3. Partial Release of Easement, recorded as Document No. 1354392.



LOST CREEK FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION



BLOCK 1	
LOT #	SQ. FT.
1	7041
2	6557
3	6593
4	6629
5	6666
6	7374
7	7418
8	7462
9	7506
10	7549
11	7316

BLOCK 2	
LOT #	SQ. FT.
1	7559
2	7037
3	7073
4	7109
5	7146
6	7902
7	7946
8	7990
9	8033
10	8077
11	7825

BLOCK 3	
LOT #	SQ. FT.
1	201301
2	9100
3	9100
4	9100
5	11062
6	19255
7	13784
8	9391
9	9100
10	9100
11	9100
12	9100
13	9100
14	9100
15	9100
16	12869
17	19674
18	12029
19	443968
20	529088

BLOCK 4	
LOT #	SQ. FT.
1	8450
2	7800
3	7800
4	7803
5	7868
6	8044
7	8313
8	8652
9	10135
10	8450
11	8450
12	8450
13	9620
14	13503
15	11742
16	9074
17	9100
18	9100
19	9100
20	8373

BLOCK 5	
LOT #	SQ. FT.
1	7801
2	6500
3	6500
4	6500
5	6500
6	6500
7	6500
8	6500
9	6500
10	7150
11	7150
12	7150
13	7150
14	7150
15	7150
16	7150
17	7800
18	7800
19	7800
20	7800
21	7800
22	7800
23	7800
24	7800
25	7800
26	7800
27	8450
28	7801

BLOCK 6	
LOT #	SQ. FT.
1	7800
2	8450
3	7800
4	7800
5	7800
6	7800
7	7800
8	7800
9	7800
10	7800
11	7800
12	7808
13	8832
14	7150
15	7150
16	7150
17	7150
18	7150
19	7150
20	6500
21	6500
22	6500
23	6500
24	6500
25	6500
26	6500
27	6500
28	7801

BLOCK 7	
LOT #	SQ. FT.
1	7801
2	6500
3	6500
4	6500
5	6500
6	6500
7	6500
8	6500
9	6500
10	7150
11	7150
12	7150
13	7150
14	7150
15	7150
16	7934
17	7789
18	7800
19	7800
20	7800
21	7800
22	7800
23	7800
24	7800
25	7800
26	7800
27	8450
28	7801

BLOCK 8	
LOT #	SQ. FT.
1	7800
2	6500
3	6500
4	6500
5	6500
6	6500
7	6500
8	6500
9	6500
10	7150
11	7150
12	7150
13	7150
14	7150
15	6957
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20	7150
21	7150
22	6500
23	6500
24	6500
25	6500
26	6500
27	6500
28	6500
29	6500
30	7801

BLOCK 9	
LOT #	SQ. FT.
1	548665
2	6241
3	6500
4	6500
5	6500
6	6500
7	6500
8	6500
9	6500
10	6500
11	6500
12	6500
13	6500
14	6500
15	6500
16	10005
17	15932
18	12118
19	7893
20	6500
21	6500
22	6500
23	6500
24	6500
25	6500
26	6500
27	7150
28	8998
29	7530

BLOCK 9	
LOT #	SQ. FT.
30	6500
31	6500
32	6500
33	6500
34	6500
35	6500
36	6500
37	6500
38	6500
39	6500
40	6500
41	6500
42	6171

BLOCK 10	
LOT #	SQ. FT.
1	8717
2	7815
3	7150
4	7150
5	7150
6	7150
7	7150
8	7150
9	7150
10	7247
11	7950
12	7280
13	7280
14	7280
15	7280
16	7280
17	7280
18	7280
19	7280
20	7919

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	144.51	92.00	90°00'00"	130.11	S46°39'56"E
C2	20.25	92.00	12°36'45"	20.21	S85°21'33"E
C3	41.42	92.00	25°47'45"	41.07	S66°09'18"E
C4	41.42	92.00	25°47'45"	41.07	S40°21'33"E
C5	41.42	92.00	25°47'45"	41.07	S14°33'48"E
C6	47.12	30.00	90°00'00"	42.43	S46°39'56"E
C7	106.54	315.00	19°22'44"	106.03	S8°01'26"W
C8	76.50	315.00	13°54'50"	76.31	S10°45'23"W
C9	30.05	315.00	5°27'54"	30.03	S1°04'01"W
C10	79.48	235.00	19°22'44"	79.11	S8°01'26"W
C11	30.08	235.00	7°20'04"	30.06	S2°00'06"W
C12	49.40	235.00	12°02'41"	49.31	S11°41'28"W
C14	54.43	235.00	13°16'14"	54.31	N11°04'41"E
C15	25.05	235.00	6°06'30"	25.04	N1°23'19"E
C16	66.25	315.00	12°02'58"	66.12	N8°54'45"E
C17	25.03	315.00	4°33'12"	25.03	N0°36'40"E
C18	79.48	235.00	19°22'44"	79.11	N8°01'26"E
C19	91.28	315.00	16°36'10"	90.96	N6°38'09"E
C20	30.08	231.00	7°27'44"	30.06	S2°03'56"W
C21	64.71	231.00	16°03'01"	64.50	S13°49'18"W
C22	39.19	169.00	13°17'15"	39.10	S15°12'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C23	30.16	169.00	10°13'30"	30.12	S3°26'49"W
C24	17.24	231.00	4°16'33"	17.24	N19°42'32"E
C25	61.44	231.00	15°14'17"	61.25	N9°57'07"E
C26	16.12	231.00	3°59'54"	16.12	S0°20'01"W
C28	94.80	231.00	23°30'45"	94.13	S10°05'26"W
C29	69.35	169.00	23°30'45"	68.87	S10°05'26"W
C30	41.04	100.00	23°30'45"	40.75	N79°54'34"W
C31	66.48	162.00	23°30'45"	66.01	N79°54'34"W
C32	69.35	169.00	23°30'45"	68.87	N10°05'26"E
C33	94.80	231.00	23°30'45"	94.13	N10°05'26"E
C34	42.81	92.00	26°39'48"	42.43	N75°00'10"E
C35	51.79	92.00	32°15'19"	51.11	N45°32'37"E
C36	49.91	92.00	31°04'53"	49.30	N13°52'31"E
C37	47.12	30.00	90°00'00"	42.43	N43°20'04"E
C39	47.12	30.00	90°00'00"	42.43	N46°39'56"W
C40	5.11	92.00	3°11'01"	5.11	N3°15'26"W
C41	51.79	92.00	32°15'19"	51.11	N20°58'36"W
C42	51.79	92.00	32°15'19"	51.11	N53°13'55"W
C43	35.82	92.00	22°18'22"	35.59	N80°30'45"W
C45	144.51	92.00	90°00'00"	130.11	N43°20'04"E
C46	144.51	92.00	90°00'00"	130.11	N46°39'56"W

DOCUMENTS OF RECORD

- Permanent Drainage Easement to City of Fargo, Southeast Cass Water Resource Board and the State of North Dakota, recorded as Document No. 599750.
- Easement Release Agreement recorded as Document No. 1195415.
- Partial Release of Easement, recorded as Document No. 1354392.

BENCHMARK

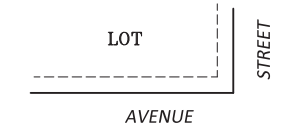
"FMM09" (ALUMINUM ROD INSIDE SLEEVE) 720± NORTH OF INTERSECTION OF CO. RD 17 AND 760TH AVE. S., ELEVATION= 908.75 (NAVD 88 DATUM)

NOTES

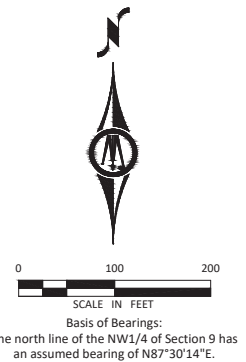
THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38017C0767H, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2026.

BASE FLOOD ELEVATION: 905.7

Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.



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
- - - QUARTER SECTION LINE
- ~ ~ ~ EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- ▨ AREA NOT WITHIN SPECIAL FLOOD HAZARD AREA (ZONE X)

preliminary



PREPARED BY:

BOLTON & MENK

S1/4 CORNER SECTION 9-138-49 DOC. NO. C104092

LOST CREEK FIRST ADDITION

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Tones, LLC, a North Dakota limited liability company, JB Real Estate Investments, LLC, a North Dakota limited liability company, The City of Fargo, and Bank Forward, as Mortgage, being owners of a parcel of land located in that part of the Northwest Quarter of Section 9, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 87 degrees 30 minutes 14 seconds East on an assumed bearing along the north line of said Northwest Quarter for a distance of 2637.35 feet to the northeast corner of said Northwest Quarter; thence South 01 degree 39 minutes 56 seconds East along the east line of said Northwest Quarter for a distance of 2644.47 feet to the southeast corner of said Northwest Quarter; thence South 87 degrees 35 minutes 13 seconds West along the south line of said Northwest Quarter for a distance of 605.69 feet; thence North 01 degree 39 minutes 56 seconds West for a distance of 1158.05 feet; thence South 88 degrees 20 minutes 04 seconds West for a distance of 1592.07 feet; thence westerly along a tangential curve concave to the north, having a radius of 262.00 feet and a central angle of 19 degrees 58 minutes 12 seconds for an arc distance of 91.32 feet; thence North 71 degrees 41 minutes 44 seconds West for a distance of 114.71 feet; thence westerly along a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 19 degrees 55 minutes 31 seconds for an arc distance of 69.55 feet; thence South 88 degrees 24 minutes 44 seconds West for a distance of 175.00 feet to the west line of said Northwest Quarter; thence North 01 degree 37 minutes 16 seconds West along said west line for a distance of 1389.00 feet to the point of beginning.

Said tract contains 104.91 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "LOST CREEK FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public, for public use forever, the streets, and the utility easements as shown on this plat.

OWNER: JB Real Estate Investments, LLC
Lots 10-11, Block 2; Lots 1-19, Block 3; All of Block 4;
Lots 5-28, Block 5; Lots 5-24, Block 6; Lots 2-19, Block 10

By: James Bullis, President

State of North Dakota }
County of Cass }SS

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared James Bullis, President, JB Real Estate Investments, 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 JB Real Estate Investments, LLC.

Notary Public

OWNER: Tones, LLC
All of Block 1; Lots 1-9, Block 2; Lots 1-4, Block 5;
Lots 1-4 & 25-28, Block 6; All of Blocks 7, 8 & 9; Lots 1 & 20, Block 10

By: _____

Its: _____
State of _____ }
County of _____ }SS

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

Notary Public

MORTGAGE HOLDER:
Bank Forward

By: _____

Its: _____

State of _____ }
County of _____ }SS

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

Notary Public

OWNER: CITY OF FARGO
Lot 20, Block 3

By: Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass }SS

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 Steven Sprague, Auditor, 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

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.

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

State of North Dakota }
County of Cass }SS

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

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }SS

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 Planning Commission this ____ day of _____, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

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

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 }
County of Cass }SS

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

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