

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
NOVEMBER 3rd, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, November 3rd, 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:

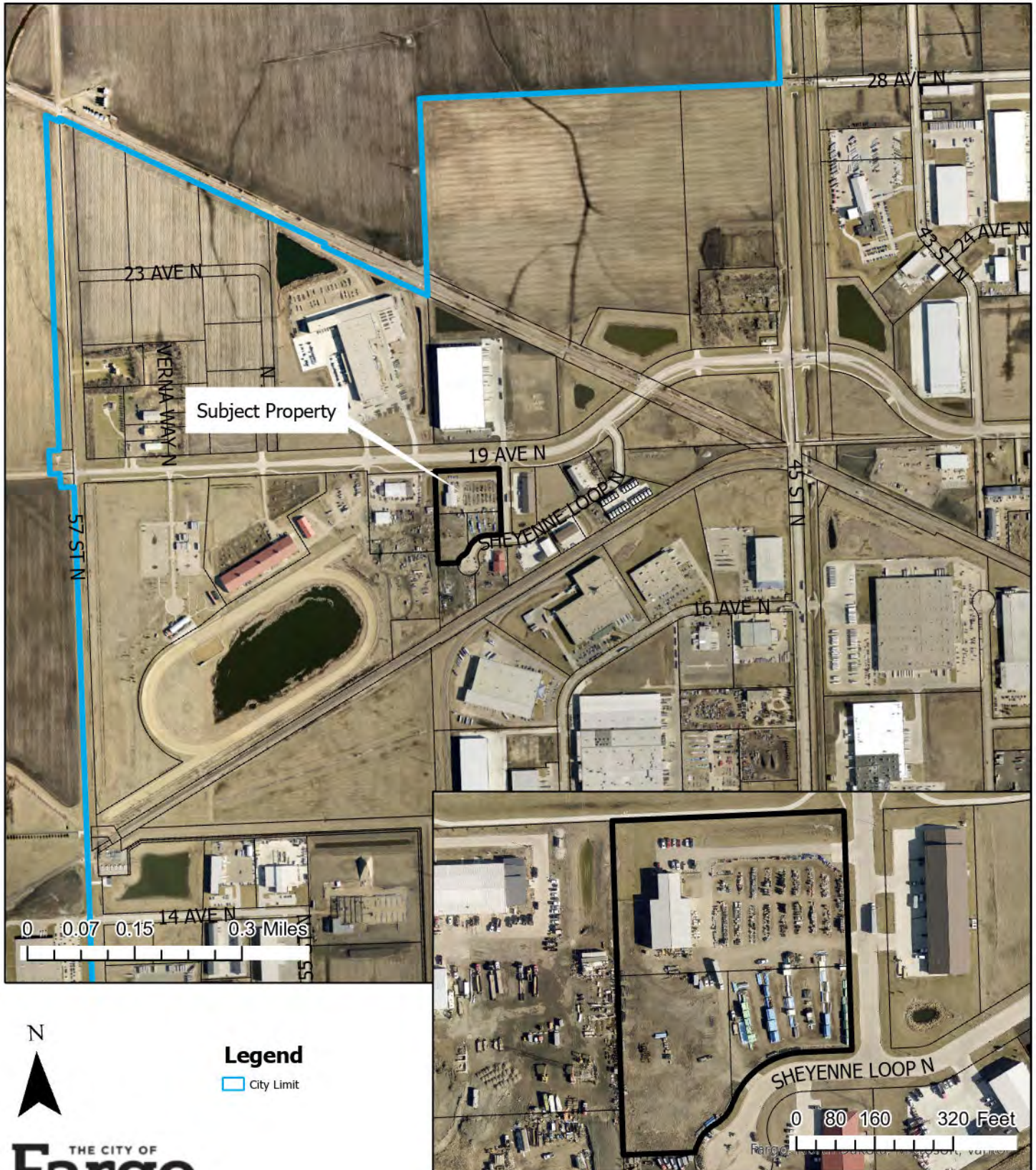
Donald Kress	(241-1473)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Fox Second Addition** (Minor Subdivision) a replat of Lots 1, 2, and 3, Block 1, Fox First Addition, City of Fargo, Cass County, North Dakota
Located at: 4900 19th Avenue North and 1880 and 1890 Sheyenne Loop North.
Owner / Applicant: Monomoy Properties Fargo ND, LLC / Lowry Engineering
Current Zoning: GI, General Industrial. No change proposed
Case Planner: Luke Morman
2. An application requesting a Plat of **Dahl Addition** (Minor Subdivision) a replat of Lots 2 and 3, Block 1, Scilley's Subdivision, City of Fargo, Cass County, North Dakota
Located at: 5211 University Drive South
Owner / Applicant: Michael R.Dahl / Neset Land Surveying
Current Zoning: SR-2, Single-Dwelling Residential. No change proposed
Case Planner: Luke Morman
3. An application requesting a Plat of **Fort Addition** (Minor Subdivision) a replat of the South 50 feet of the North 100 feet of the east 150 feet of Lot 52, and the north 50 feet of the east 150 feet of Lot 52, Ohmer's Subdivision, City of Fargo, Cass County, North Dakota
Located at: 1242 and 1258 10th Street North
Owner / Applicant: Crestview One ND, LLC / Neset Land Surveying
Current Zoning: MR-3, Multi-Dwelling Residential. No change proposed
Case Planner: Luke Morman
4. An application requesting a Plat of **Selkirk Place Seventh Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Selkirk Place Fourth Addition, City of Fargo, Cass County, North Dakota
Located at: 6700, 6708, 6716, 6724, 6732, 6740, 6748, 6756, 6764, 6772, 6780, 6788 33rd Street South
Owner / Applicant: NICD, LLC / EagleRidge Development
Current Zoning: MR-3, Multi-Dwelling Residential with conditional overlay no. 5534. No change proposed
Case Planner: Alayna Espeseth

Minor Subdivision

Fox Second Addition

4900 19th Avenue North;
1880 & 1890 Sheyenne Loop North

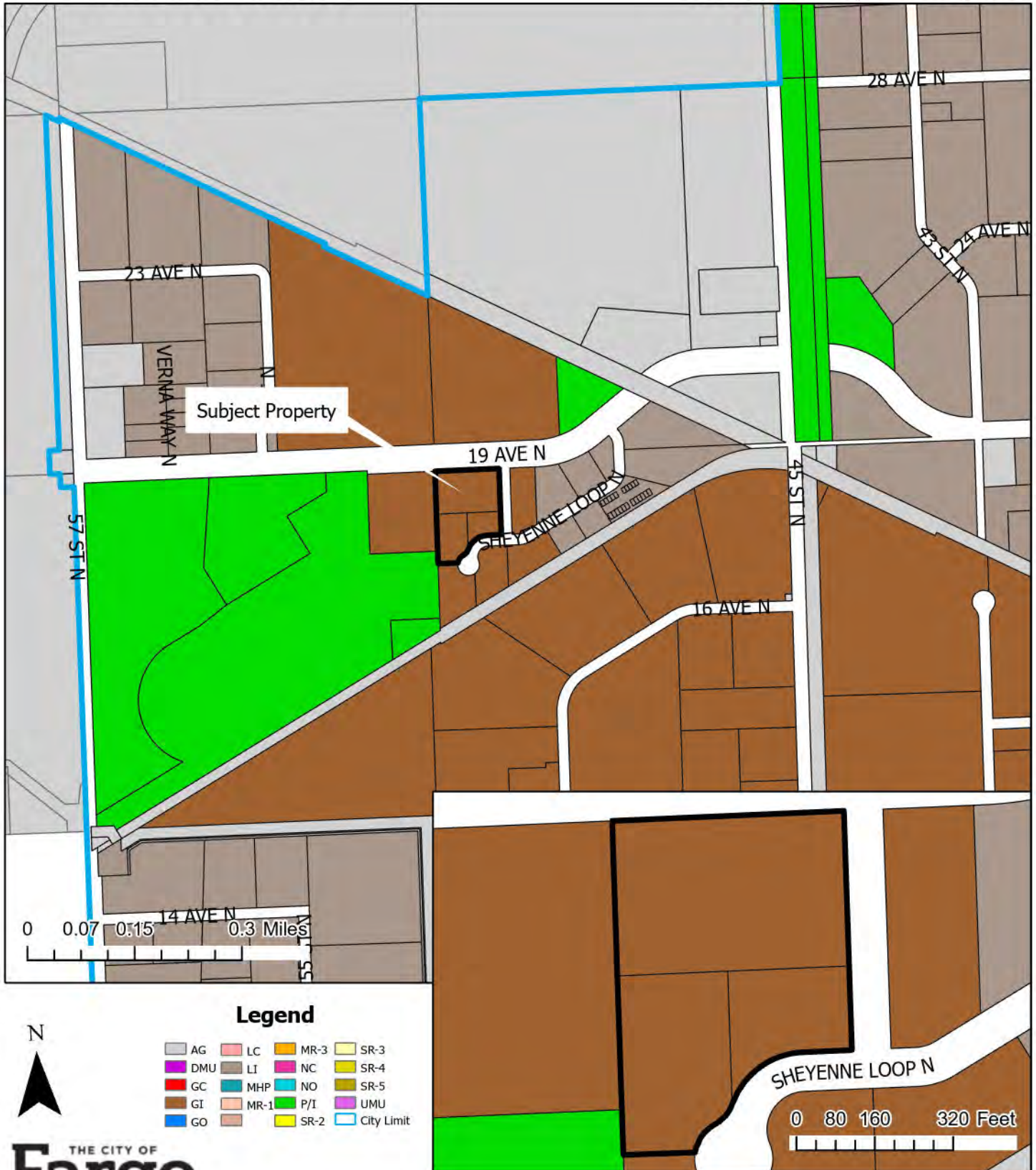


Fargo Planning Commission
November 3, 2026

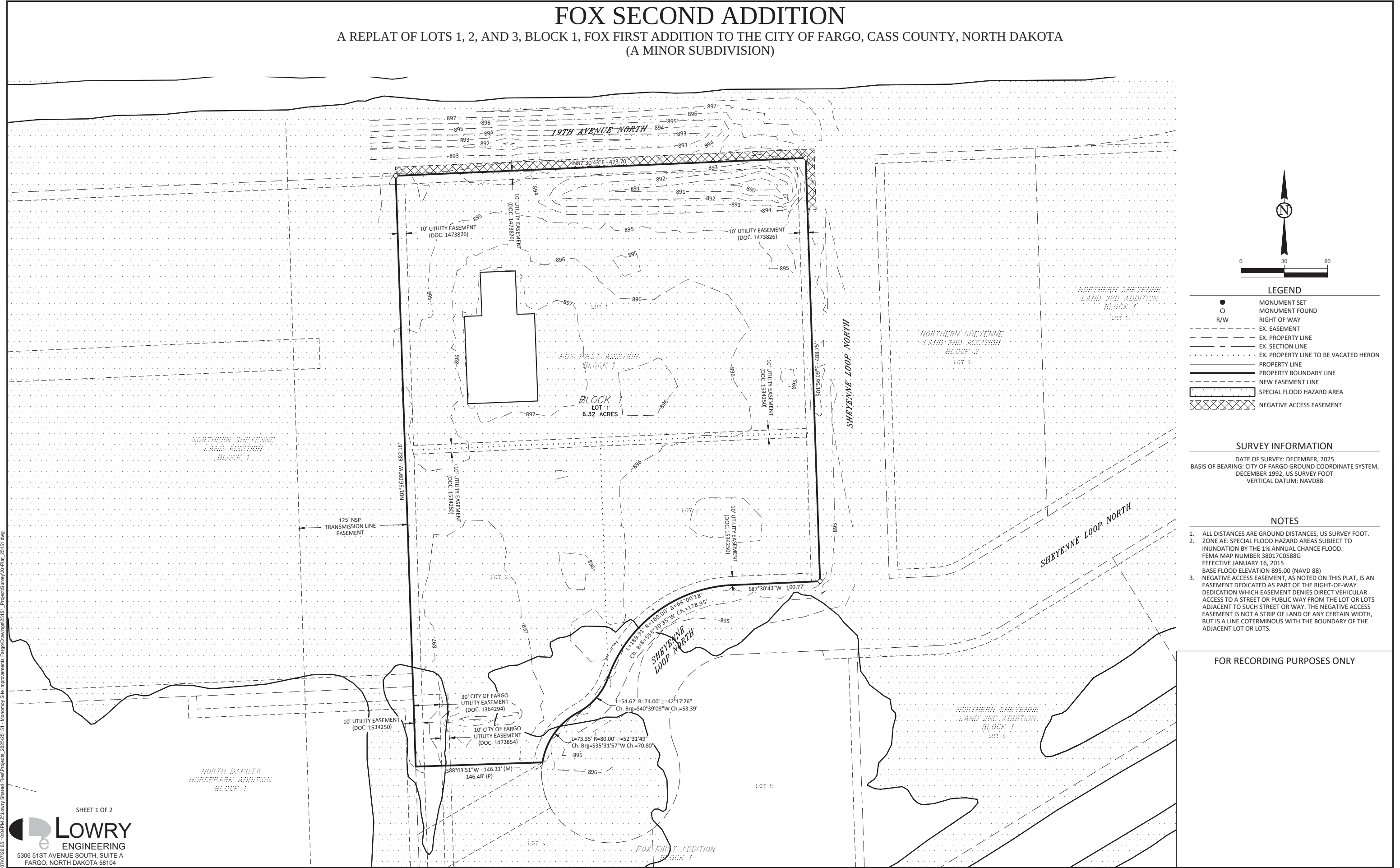
Minor Subdivision

Fox Second Addition

4900 19th Avenue North;
1880 & 1890 Sheyenne Loop North



Fargo Planning Commission
November 3, 2026

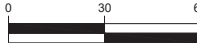


07/07/20 05:10:04PM Z:\Lowry Shared Files\Projects_2020\25151 - Mononey Site Improvements Fargo\Drawings\25151 - Project\Survey\%s-Plat_25151.dwg

SHEET 1 OF 2

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

FOX SECOND ADDITION
A REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, FOX FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND

●	MONUMENT SET
○	MONUMENT FOUND
R/W	RIGHT OF WAY
- - - - -	EX. EASEMENT
- - - - -	EX. PROPERTY LINE
- - - - -	EX. SECTION LINE
.....	EX. PROPERTY LINE TO BE VACATED HERON
—————	PROPERTY LINE
—————	PROPERTY BOUNDARY LINE
- - - - -	NEW EASEMENT LINE
	SPECIAL FLOOD HAZARD AREA
	NEGATIVE ACCESS EASEMENT

SURVEY INFORMATION

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

- NOTES**
- ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
 - ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 38017C0588G EFFECTIVE JANUARY 16, 2015. BASE FLOOD ELEVATION 895.00 (NAVD 88)
 - 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

07/07/25 05:10:04PM Z:\Lowry Shared Files\Projects_2025\5151 - Monomoy Site Improvements Fargo\Drawings\25151_Plat\25151.dwg

FOX SECOND ADDITION

A REPLAT OF LOTS 1, 2, AND 3, BLOCK 1, FOX FIRST ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT MONOMOY PROPERTIES FARGO ND, LLC, ARE THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 & 3, BLOCK 1, FOX FIRST ADDITION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS FOX SECOND 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 FOX SECOND ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 6.32 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

MONOMOY PROPERTIES FARGO ND, LLC

OWNER OF ALL LOTS AND BLOCKS

BY: CHRISTOPHER MACRI, PRESIDENT

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHRISTOPHER MACRI, PRESIDENT, MONOMOY PROPERTIES FARGO ND, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:

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 FOX SECOND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS DAY OF , 20 .

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

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

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF)
)SS
COUNTY OF)

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

NOTARY PUBLIC, COUNTY: STATE:

CITY COMMISSION APPROVAL

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

JOSHUA A. BOSCHEE, MAYOR

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

STATE OF)
)SS
COUNTY OF)

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

NOTARY PUBLIC, COUNTY: STATE:

CITY PLANNING COMMISSION APPROVAL

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

MARANDA R. TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF)
)SS
COUNTY OF)

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

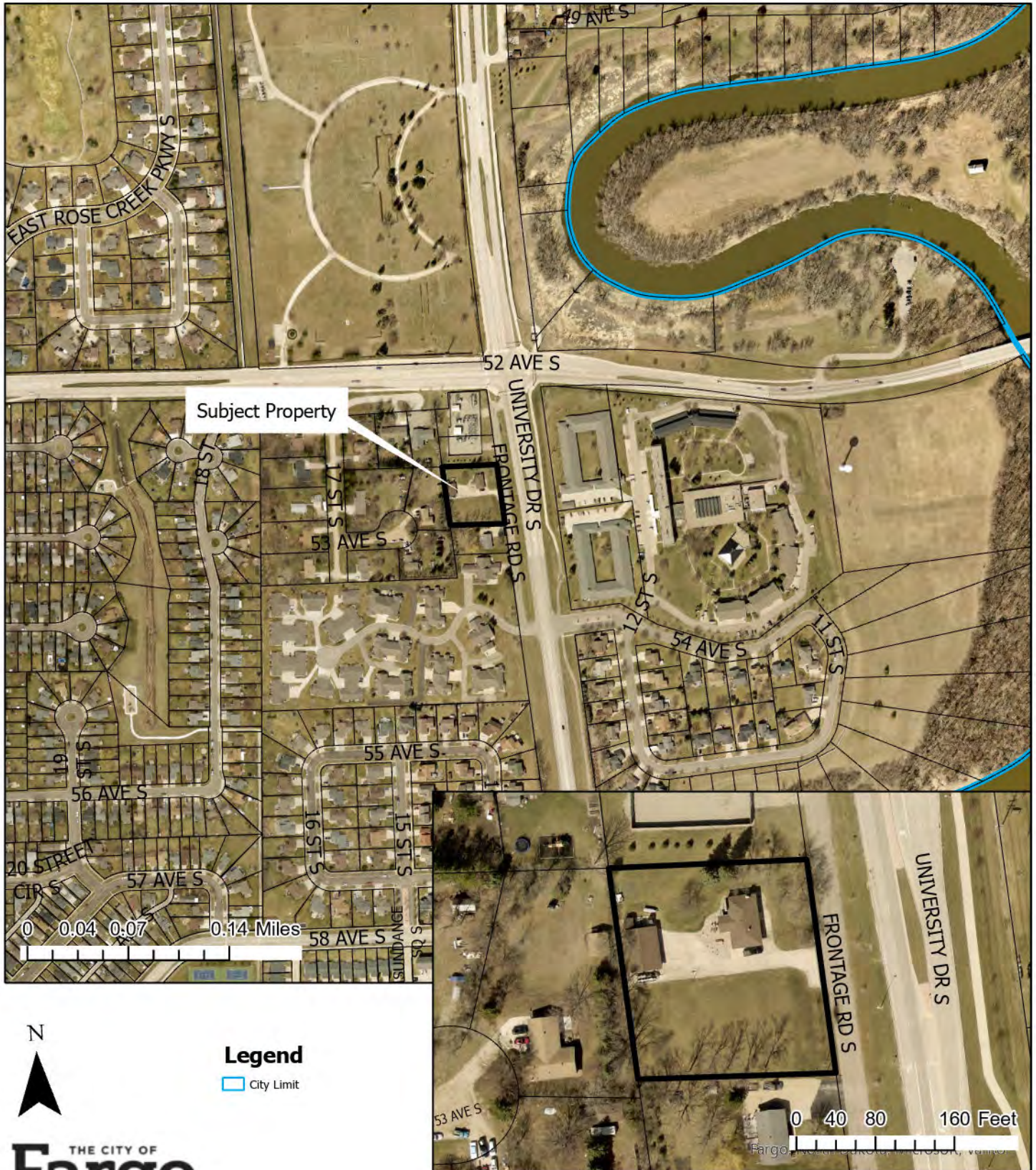
NOTARY PUBLIC, COUNTY: STATE:

FOR RECORDING PURPOSES ONLY

Minor Subdivision

Dahl Addition

5211 University Drive South

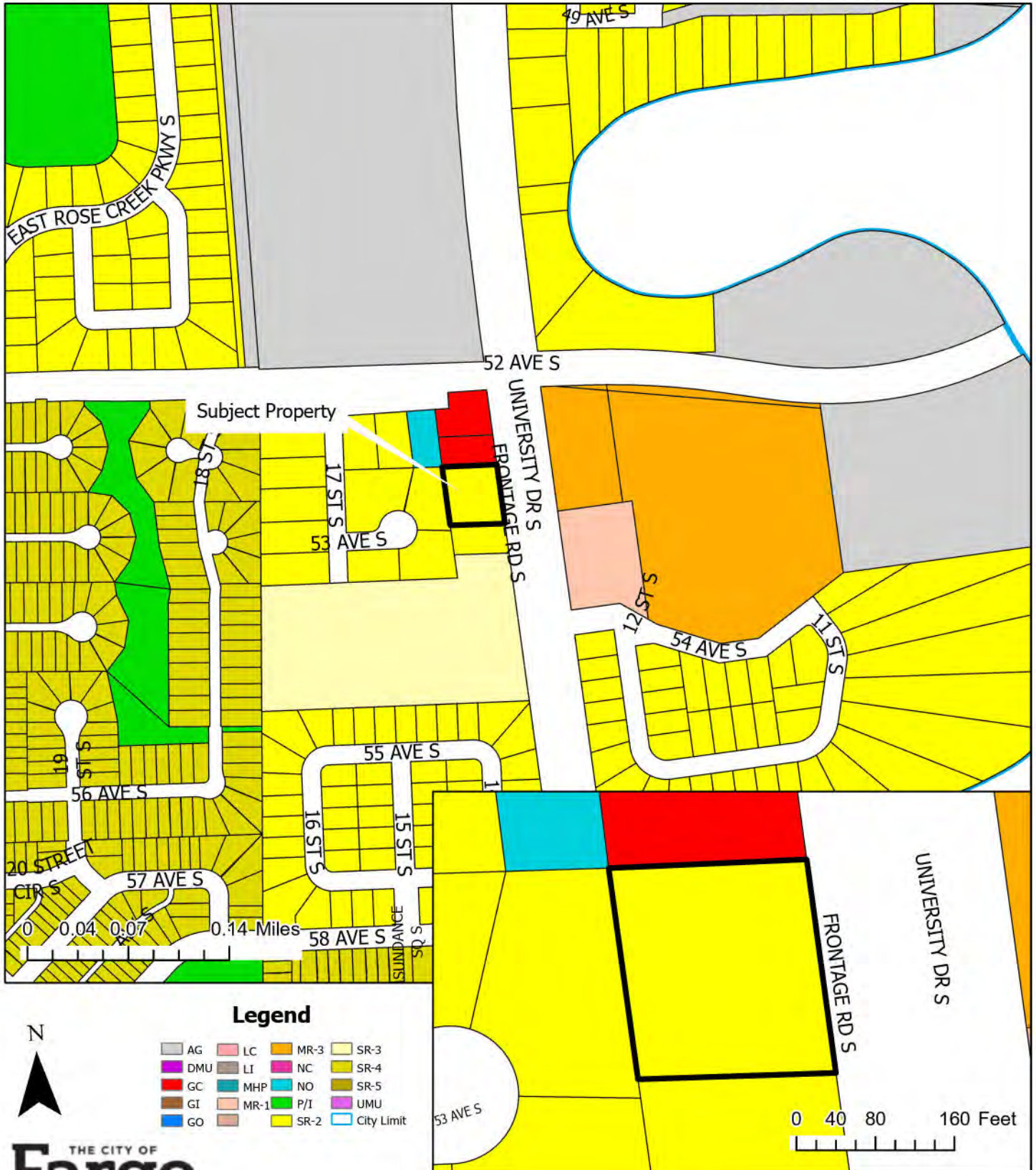


Fargo Planning Commission
November 3, 2026

Minor Subdivision

Dahl Addition

5211 University Drive South



Fargo Planning Commission
November 3, 2026

09/09/25 11:16:49AM Z:\Neset Shared Files\Cole Projects\2025 Projects\20202 FARGO PROPERTY SURVEYS\09 Mike Dahl- 5211 University Dr S Fargo Lot Split\Mike Dahl Property Split.dwg

SHEET 1 OF 1



NOTES

- PROPERTY IS SITUATED IN ZONES AE AND X AS DEPICTED ON FEMA FIRM PANEL 38017C0776G, DATED JANUARY 16, 2015.
- BASE FLOOD ELEVATION (BFE) FOR ZONE AE = 906.80'

SURVEY INFORMATION

BASIS OF BEARING: CITY OF FARGO GROUND
COORDINATE SYSTEM, DECEMBER 1992
DATE OF SURVEY: 09/02/2026

UNIVERSITY DRIVE SOUTH

DAHL ADDITION

A REPLAT OF LOT TWO AND THREE, BLOCK ONE, OF SCILLEY'S SUBDIVISION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE TRUSTEE OF THE MICHAEL R. DAHL REVOCABLE LIVING TRUST, IS THE OWNER OF LOT TWO AND THREE, BLOCK ONE, OF SCILLEY'S SUBDIVISION, IN PART OF THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP ONE HUNDRED THIRTY-EIGHT NORTH, RANGE FORTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT TWO AND THREE, IN BLOCK ONE, OF SCILLEY'S SUBDIVISION OF A PART OF THE NORTHEAST QUARTER IN SECTION ONE, IN TOWNSHIP ONE HUNDRED THIRTY-EIGHT NORTH OF RANGE FORTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF FARGO, THE COUNTY OF CASS, AND THE STATE OF NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS "DAHL ADDITION" TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 43,232 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

MICHAEL R. DAHL, TRUSTEE OF THE MICHAEL R.
DAHL REVOCABLE LIVING TRUST
OWNER OF LOT 1 AND LOT 2, BLOCK 1, OF DAHL ADDITION

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "DAHL ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY COMMISSION APPROVAL

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

JOSHUA A. BOSCHEE, MAYOR

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

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

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

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA
MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

ARTHUR S. ROSENBERG, CHAIR
FARGO PLANNING COMISSION

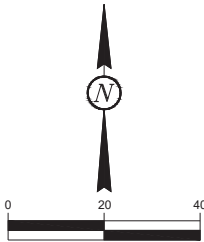
STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

FOR RECORDING PURPOSES ONLY



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- EX. EASEMENT
- EX. PROPERTY LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE

Minor Subdivision

Fort Addition

1242 and 1258 10th Street North



Fargo Planning Commission
November 3, 2026



FORT ADDITION

A REPLAT OF THE SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 150 FEET OF LOT 52,
AND THE NORTH 50 FEET OF THE EAST 150 FEET OF LOT 52, ALL IN OHMER'S SUBDIVISION
CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT CRESTVIEW ONE ND LLC, IS THE OWNER OF THE SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 150 FEET OF LOT 52, AND THE NORTH 50 FEET OF THE EAST 150 FEET OF LOT 52, ALL IN OHMER'S SUBDIVISION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF THE NORTH 100 FEET OF THE EAST 150 FEET OF LOT FIFTY-TWO, OF OHMER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, IN TOWNSHIP ONE HUNDRED FORTY NORTH OF RANGE FORTY-EIGHT WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF FARGO, THE COUNTY OF CASS, AND THE STATE OF NORTH DAKOTA;

AND

THE NORTH 50 FEET OF THE EAST 150 FEET OF LOT FIFTY-TWO, OF OHMER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE, IN TOWNSHIP ONE HUNDRED FORTY NORTH OF RANGE FORTY-EIGHT WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF FARGO, THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS "FORT ADDITION" TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 15,000 SQUARE FEET, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DANIEL FORT, PRESIDENT OF CRESTVIEW ONE ND LLC
OWNER OF LOT 1 AND LOT 2, BLOCK 1, OF FORT ADDITION

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "FORT ADDITION"; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED. DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

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

NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

CITY COMMISSION APPROVAL

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

JOSHUA A. BOSCHEE, MAYOR

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

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

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

NOTARY PUBLIC, COUNTY: _____ CASS _____ STATE: _____ NORTH DAKOTA
MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

ARTHUR S. ROSENBERG, CHAIR
FARGO PLANNING COMISSION

STATE OF _____)
COUNTY OF _____)SS

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

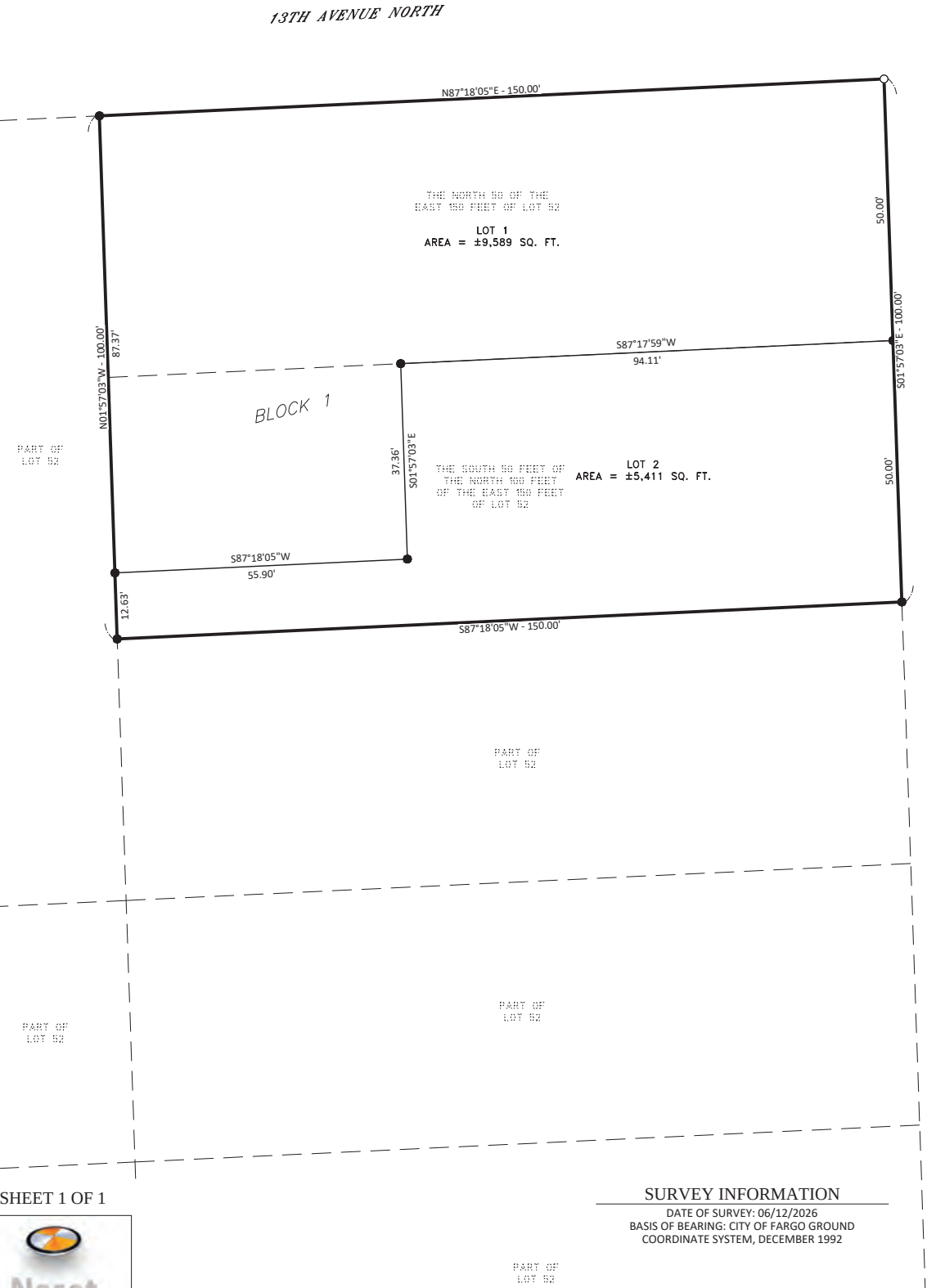
NOTARY PUBLIC, COUNTY: _____ STATE: _____

MY COMMISSION EXPIRES: _____

FOR RECORDING PURPOSES ONLY

NOTES

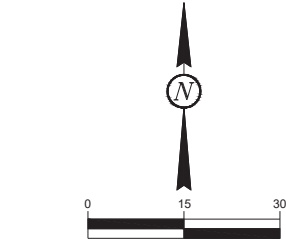
- PROPERTY IS SITUATED IN ZONE X AS DEPICTED ON FEMA FIRM PANEL 38017C0593G, DATED JANUARY 16, 2015.



SHEET 1 OF 1

SURVEY INFORMATION

DATE OF SURVEY: 06/12/2026
BASIS OF BEARING: CITY OF FARGO GROUND
COORDINATE SYSTEM, DECEMBER 1992



LEGEND

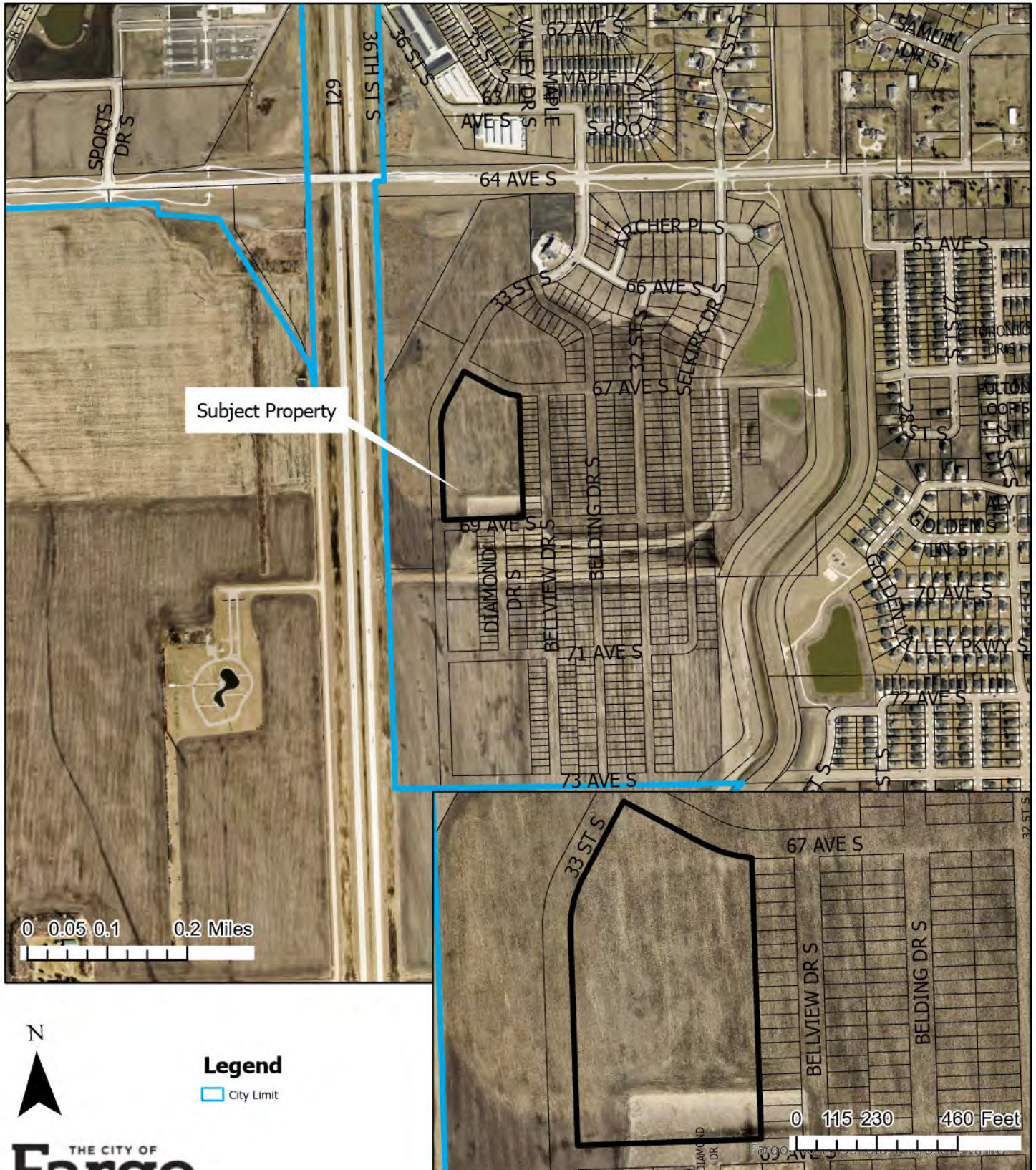
- MONUMENT SET
- MONUMENT FOUND
- EX EASEMENT
- EX PROPERTY LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE



Minor Subdivision

Selkirk Place Seventh Addition

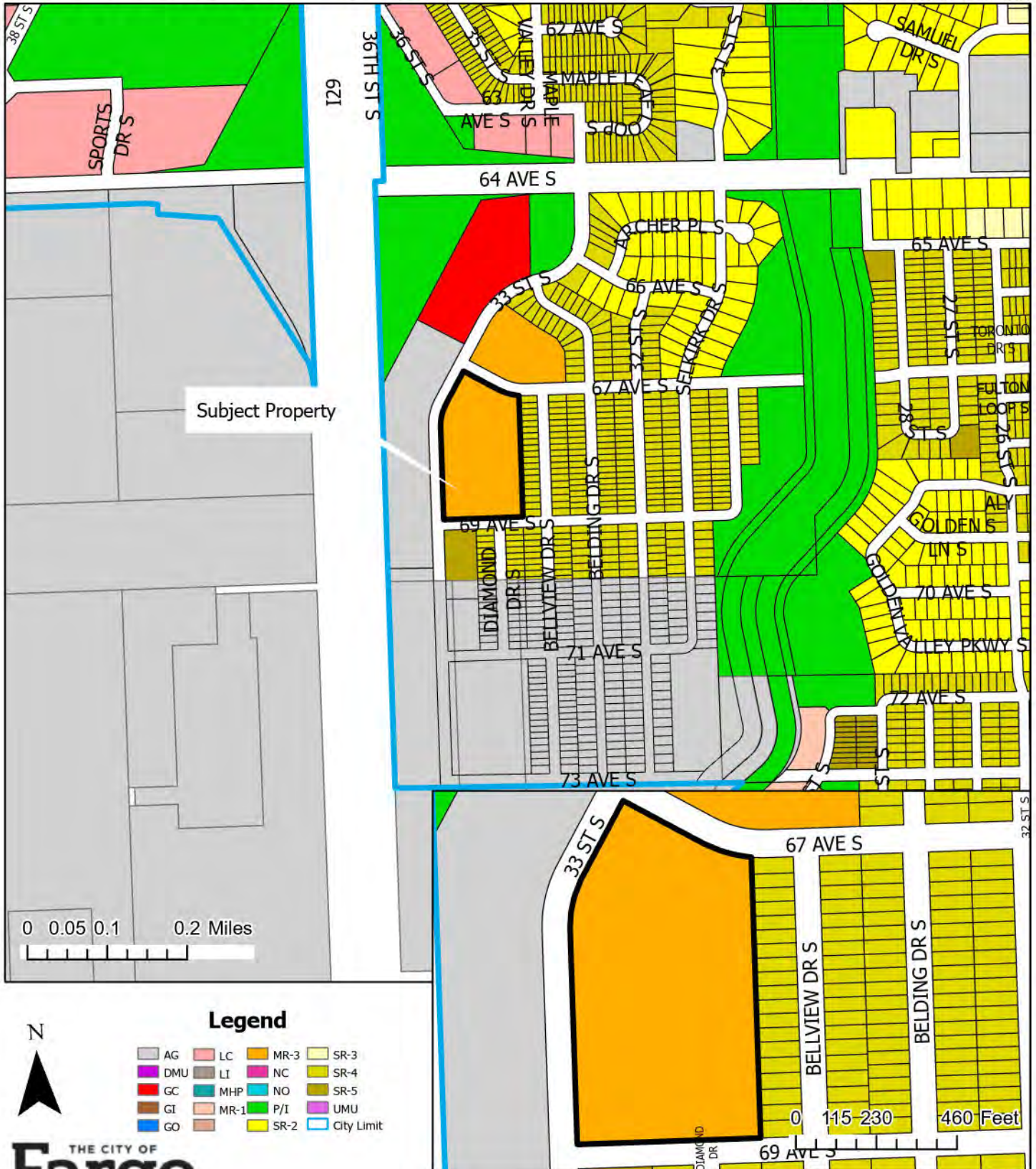
6700 - 6788 33rd Street South



Minor Subdivision

Selkirk Place Seventh Addition

6700 - 6788 33rd Street South



SELKIRK PLACE SEVENTH ADDITION

A REPLAT OF LOT 1, BLOCK 2 OF SELKIRK PLACE FOURTH ADDITION TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the NICD, LLC, a North Dakota Limited Liability Company, as owner of Lot 1, Block 2 of SELKIRK FOURTH ADDITION to the City of Fargo in part of the Northwest Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lot 1, Block 2 of SELKIRK FOURTH ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 10.39 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "SELKIRK SEVENTH ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER
NICD, LLC

James R. Bullis, President

State of _____)
County of _____)ss

On this ____ day of _____, 20____, before me personally appeared James R. Bullis, President, NICK, LLC, 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: _____

MORTGAGE HOLDER
First International Bank and Trust, Mortgagee

Matt Mueller, President

State of _____)
County of _____)ss

On this ____ day of _____, 20____, before me personally appeared Matt Mueller, President, First International Bank and 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 and Trust.

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)
County of Cass)ss

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: _____

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAP 38017C0787G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 907.0' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM CITY OF FARGO CONTOUR DATA.
- BENCHMARK SEFB HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF 25TH STREET SOUTH AND 67TH AVENUE SOUTH, BM-311002 PUBLISHED ON SHEET #311 OF THE CITY OF FARGO BENCHMARK BOOK (2021 EDITION) ELEVATION = 912.30 (NAVD88).
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF SELKIRK PLACE SEVENTH ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- PLAT INTERIOR LOT LINES
- NEW EASEMENT
- - - - - EXISTING EASEMENT LINE
- ORIGINAL PLATTED LINE
- ||||| NEW NEGATIVE ACCESS EASEMENT
- ===== 100 YR. FLOODPLAIN

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)
County of Cass)ss

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____.

Joshua A. Boschee
Mayor

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

State of North Dakota)
County of Cass)ss

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Joshua A. Boschee 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

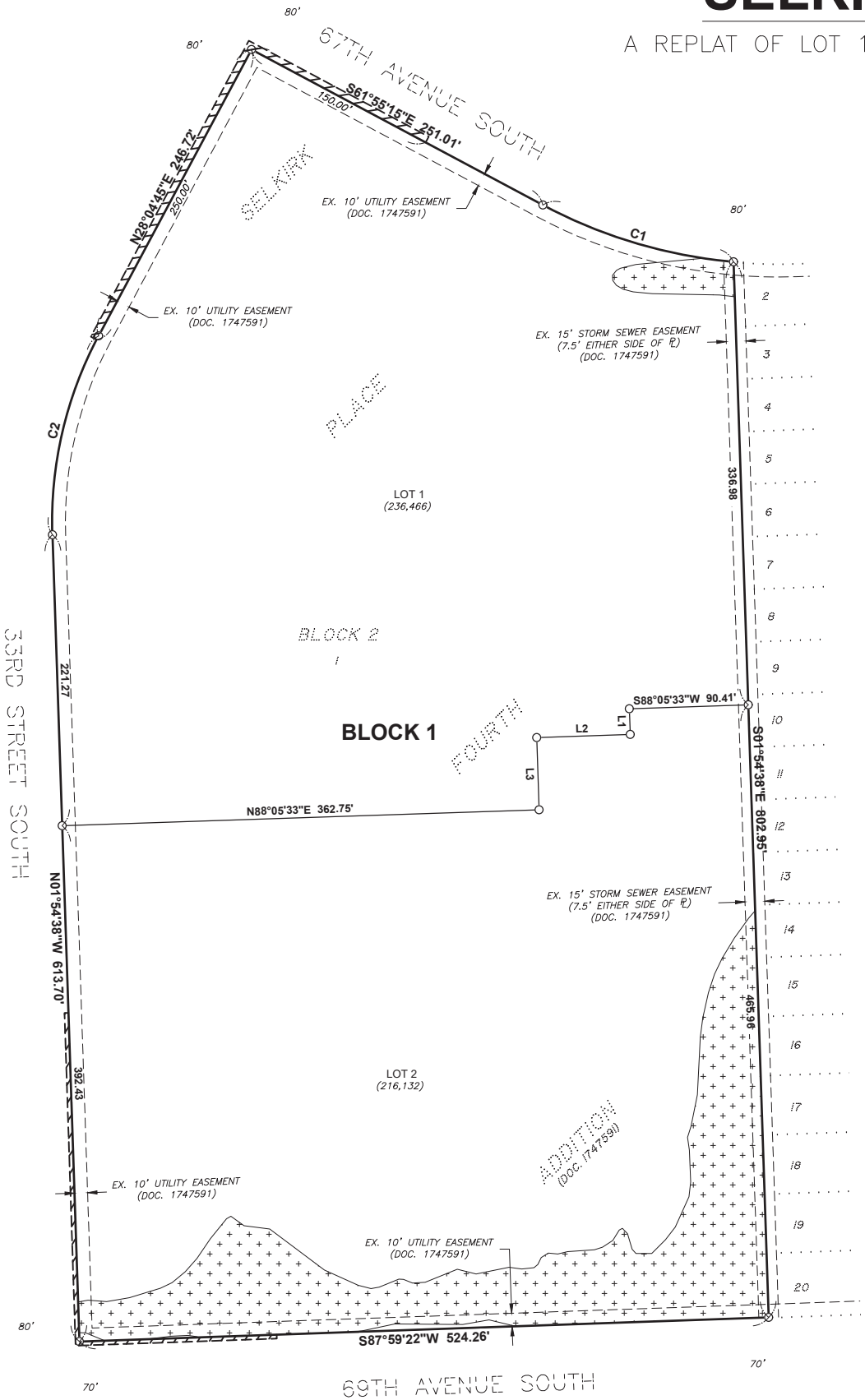
Approved by the City of Fargo Planning Commission this ____ day of _____, 20____.

Arthur S. Rosenberg
Planning Commission Chair

State of North Dakota)
County of Cass)ss

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

Notary Public: _____



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

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	152.22'	380.00'	22°57'03"	151.20'	S73°23'46"E
C2	157.03'	300.00'	28°59'23"	155.24'	N13°05'03"E

LINE TABLE		
#	DISTANCE	BEARING
L1	19.49'	S01°54'38"E
L2	71.10'	S88°05'33"W
L3	54.99'	S01°54'38"E

