FARGO PLANNING COMMISSION AGENDA
Tuesday, November 3, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of October 6, 2026

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **Town Square Village Third Addition** (Minor Subdivision) a replat of Lot 2, Block 2, Town Square Village Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4554 38th Avenue South and 4501 40th Avenue South) (First International Bank and Trust/Houston Engineering) (lm): CONTINUED TO DECEMBER 1, 2026

2. Hearing on an application requesting a Plat of **Fox Second Addition** (Minor Subdivision) a replat of Lots 1-3, Block 1, Fox First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4900 19th Avenue North and 1880 and 1890 Sheyenne Loop North) (Monomoy Properties, Fargo ND, LLC/Lowry Engineering) (lm)

3. Hearing on an application requesting a Plat of **Selkirk Place Seventh Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Selkirk Place Fourth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 6700-6788 33rd Street South) (NICD, LLC/EagleRdige Development) (ae)

4. Hearing on an application requesting a Plat of **Dahl Addition** (Minor Subdivision) a replat of Lots 2-3, Block 1, Scilley's Subdivision, to the City of Fargo, Cass County, North Dakota. (Located at 5211 University Drive South) (Michael Dahl/Neset Land Surveying) (lm)

5. Hearing on 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 to the City of Fargo, Cass County, North Dakota. (Located at 1242 and 1258 10th Street North) (Crestview One ND, LLC/Neset Land Surveying) (lm): CONTINUED TO DECEMBER 1, 2026

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

BOARD OF PLANNING COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday, October 6, 2026**

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, October 6, 2026.

The Planning Commissioners present or absent were as follows:

Present: Maranda Tasa, Scott Stofferahn, Art Rosenberg, Thomas Schmidt, Brett Shewey, Amy Hass, Michael Betlock, Tracy Jordre

Absent: Joseph Cecil, Daniel Sundberg, Paul Gleye

Chair Rosenberg called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Member Jordre moved the Order of Agenda be approved as presented. Second by Member Betlock. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of September 1, 2026

Member Stofferahn moved the minutes of the September 1, 2026 Planning Commission meeting be approved. Second by Member Hass. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: Horizon Second Addition

Hearing on an application requesting a Plat of Horizon Second Addition (Minor Subdivision) a replat of Lot 1, Block 1, Horizon Addition, to the City of Fargo, Cass County, North Dakota. (Located at 11 12th Street North) (Rising Investments, LLC/MBN Engineering, Inc.): APPROVED

Planning Coordinator Donald Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Hass moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Horizon Second Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown InFocus Plan, Sections 20-0907.B and C, and the Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Schmidt. On call of the roll Members Shewey, Jordre, Betlock, Tasa, Schmidt, Stofferahn, Hass,

and Rosenberg voted aye. Absent and not voting: Members Cecil, Gleye, and Sundberg. The motion was declared carried.

Item 2: The Pines at the District Eighth Addition
Hearing on an application requesting a Plat of The Pines at the District Eighth Addition (Minor Subdivision) a replat of Lot 1, Block 8, The Pines at the District Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5401 44th Street South) (Rhodium 7, LLC/Houston Engineering, Inc.): APPROVED

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on the location of the negative access easements and how those are determined.

Assistant City Engineer Nathan Boerboom spoke on behalf of the Engineering Department.

Member Shewey moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat The Pines at the District Eighth Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Sections 20-0907.B and C, and Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Schmidt, Betlock, Hass, Stofferahn, Shewey, Tasa, Jordre, and Rosenberg voted aye. Absent and not voting: Members Cecil, Gleye, and Sundberg. The motion was declared carried.

Item 3: Alex's Second Addition
Hearing on an application requesting a Plat of Alex's Second Addition (Minor Subdivision) a replat of Lot 1, Block 2, Alex's First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5080 38th Street South) (KLC Holdings, LLC/Christianson Companies): APPROVED

Planner Luke Morman presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on pedestrian connectivity, crosswalk locations, and property entrance and exit locations.

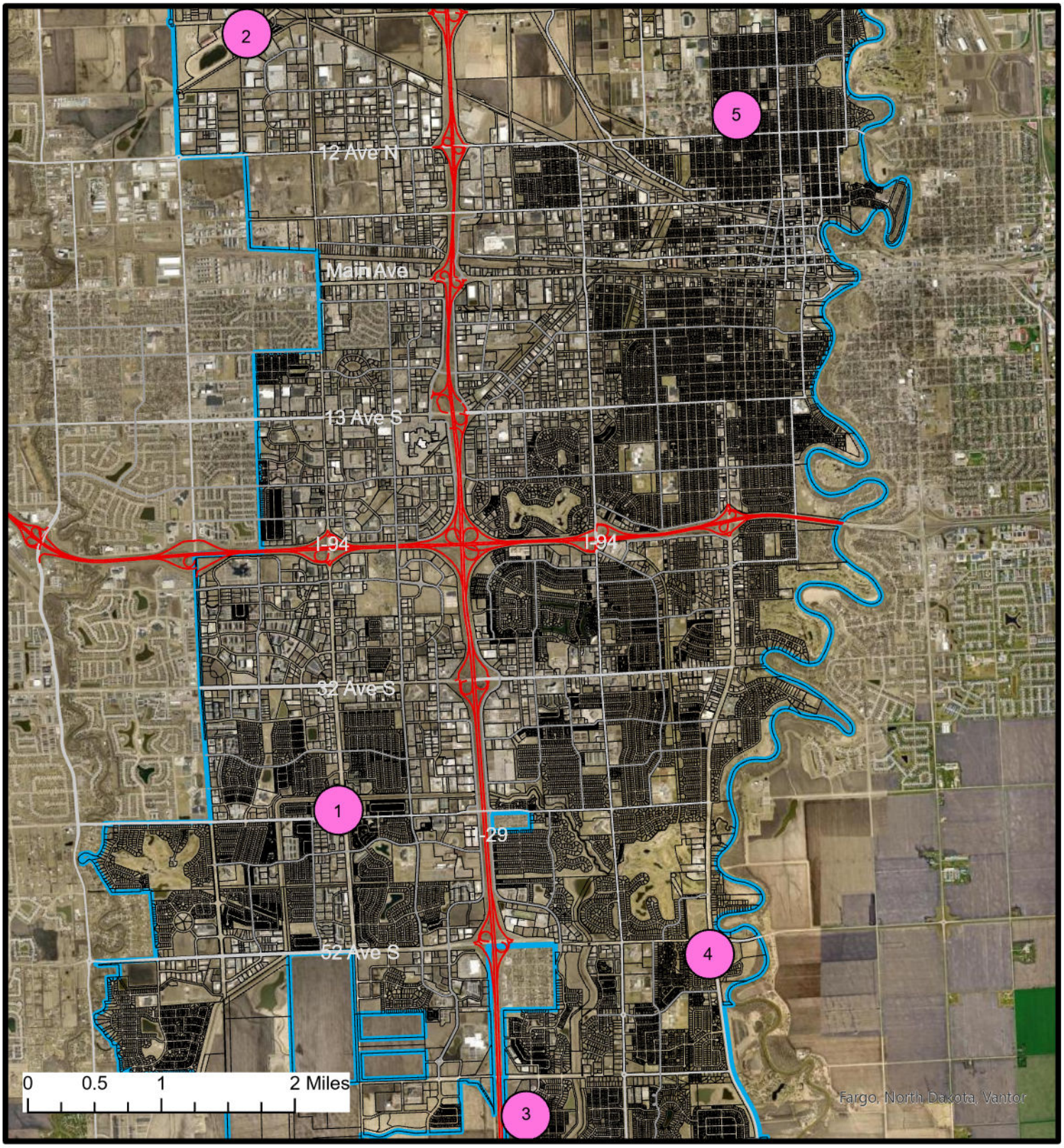
Mr. Boerboom spoke on behalf of the Engineering Department.

Applicant representative Chris Mack, Christianson Companies, spoke on behalf of the application.

Member Schmidt moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat Alex's Second Addition, as proposed, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Stofferahn. On call of the roll Members Schmidt, Hass, Stofferahn, Jordre, Tasa, Betlock, Shewey, and Rosenberg voted aye. Absent and not voting: Members Cecil, Gleye, and Sundberg. The motion was declared carried.

Director of Planning and Development Nicole Crutchfield thanked members for attending the work session preceding the meeting today, and noted anticipated work sessions in the first hour prior to the November and December Planning Commission meetings.

The time at adjournment was 3:18 p.m.



THE CITY OF Fargo FAR MORE

Agenda Items Map
Fargo Planning Commission
November 3, 2026

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Agenda Items

2 - Fox Second Addition
3 - Selkirk Place Seventh Addition
4 - Dahl Addition

Continued Items:
1 - Town Square Village Third Addition
5 - Fort Addition

Agenda Item #	2

City of Fargo Staff Report			
Title:	Fox Second Addition	**Date:**	10/28/2026
Location:	4900 19th Avenue North and 1880 and 1890 Sheyenne Loop North	**Staff Contact:**	Luke Morman, Planner
Legal Description:	Lots 1-3, Block 1, Fox First Addition		
Owner(s)/Applicant:	Monomoy Properties, Fargo ND, LLC / Lowry Engineering	**Engineer:**	Lowry Engineering
Entitlements Requested:	**Minor Subdivision** (Replat of Lots 1-3, Block 1, Fox First Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: November 3rd, 2026		

Existing		**Proposed**
Land Use: Industrial		**Land Use:** No change
Zoning: GI, General Industrial		**Zoning:** No change
Uses Allowed: Allows detention facilities, health care facilities, safety services, basic utilities, adult establishments, off-premise advertising signs, commercial parking, industrial service, manufacturing and production, warehouse and freight movement, wholesale sales, farming/crop production, aviation, surface transportation, mining, and certain telecommunications facilities.		**Uses Allowed:** No change
Maximum Building Coverage Allowed: 85%		**Maximum Building Coverage Allowed:** No change

Proposal:

The applicant requests approval of one entitlement:

1. A minor subdivision to be known as **Fox Second Addition,** a replat of Lots 1-3, Block 1, Fox First Addition to the City of Fargo, Cass County, North Dakota

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: GI, General Industrial; warehouse and freight movement
- East: Across Sheyenne Loop North is GI, General Industrial; retail sales and service, warehouse, and manufacturing
- South: GI, General Industrial; undeveloped and across Sheyenne Loop North is GI, General Industrial; industrial service
- West: GI, General Industrial; industrial service and P/I, Public and Institutional; North Dakota Horse Park.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "General Industrial and Flex Warehouse" place type. Primary uses include light and general industrial and flex warehouse. Secondary uses include commercial uses specifically related to the primary use. The existing zoning and development are consistent with this place type designation. No zone change is proposed.

Context:

Schools: The subject property is located within the West Fargo School District and is served by Westside Elementary, Cheney Middle, and West Fargo High schools.

Neighborhood: The subject property is not located within a designated neighborhood.

Parks: No parks are located within a quarter of a mile of the subject property.

Pedestrian / Bicycle: There is a shared use path along the south side of 19th Avenue North, adjacent and to the north of the subject properties.

MATBUS Route: The subject property is not served by a MATBUS route.

Staff Analysis:

The proposed plat will combine the existing three lots into a one-lot minor subdivision entitled Fox Second Addition.

Easements

On the requested subdivision, an existing 10-foot wide utility easement that runs east/west along the existing lot lines, through the center of the plat, is proposed to be vacated. All other existing easements will carry through with this subdivision.

Amenities Plan

Staff will coordinate with the applicant to create an amenities plan that addresses stormwater management.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
   The current zoning is GI, General Industrial and no zone change is proposed. This zoning is consistent with the "General Industrial and Flex Warehouse" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.
   (Criteria Satisfied)

2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
   While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments.
   (Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the **Fox Second Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: November 3rd, 2026

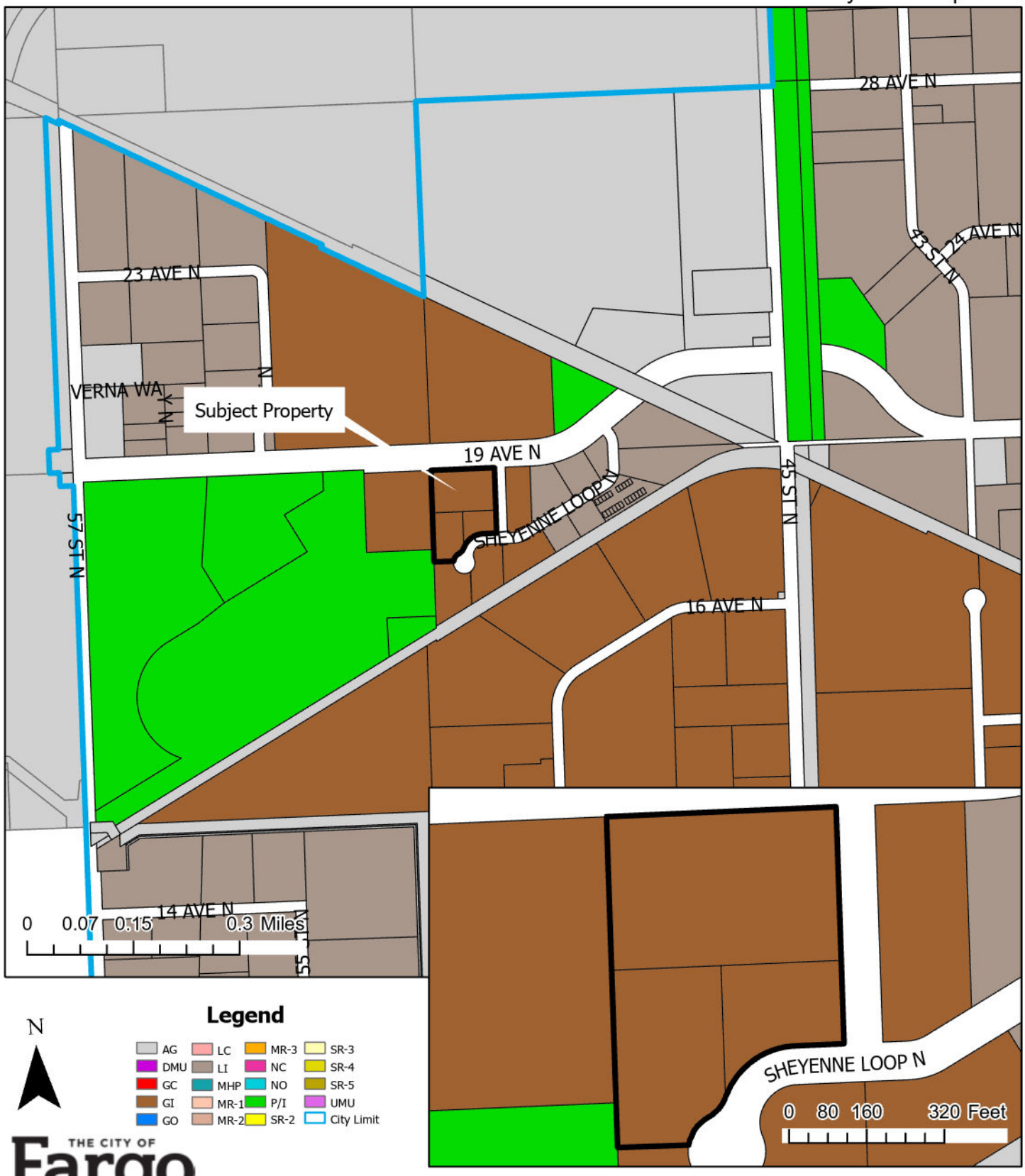
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Fox Second Addition

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



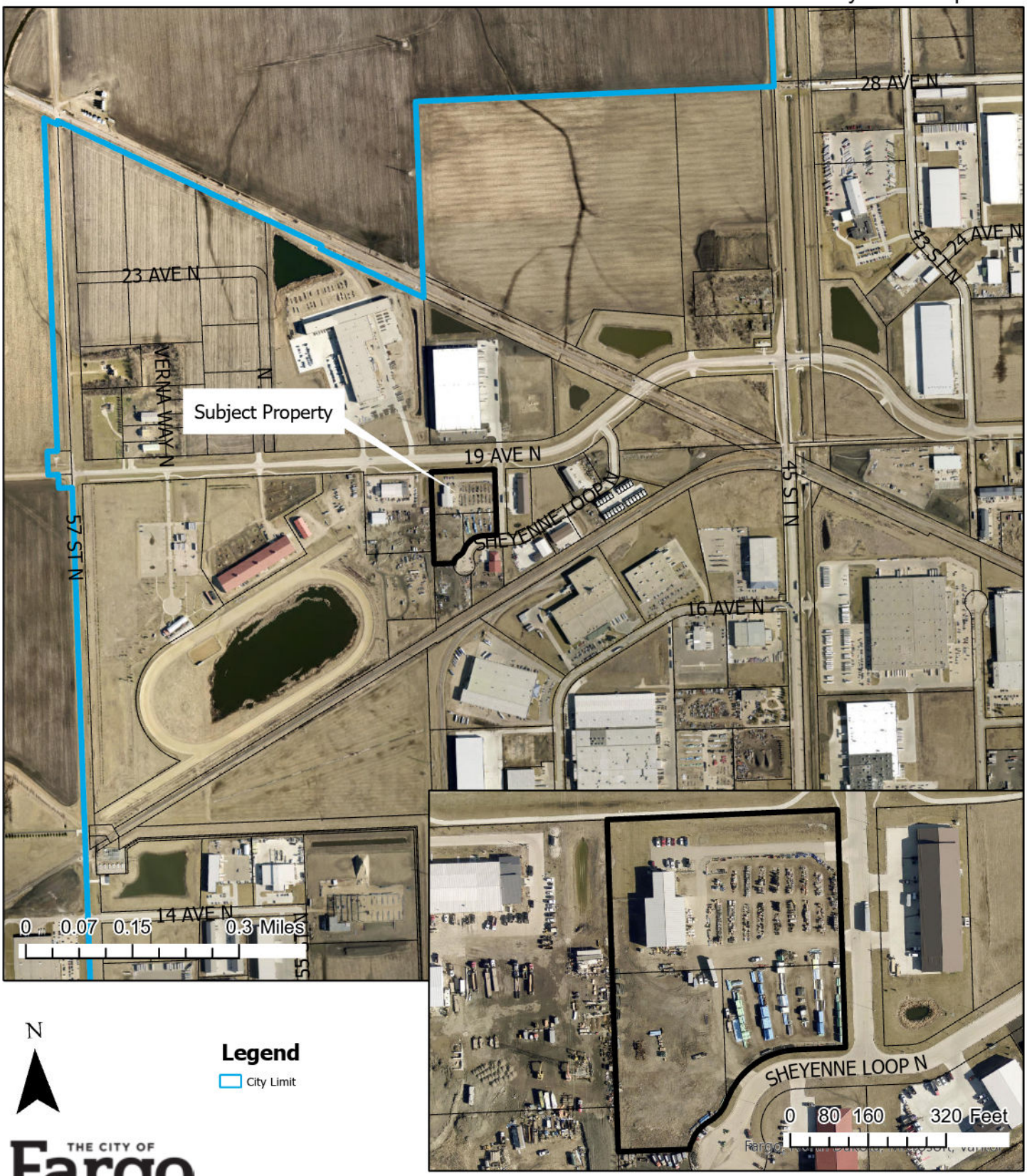
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

Minor Subdivision

Fox Second Addition

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



THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

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)



0 30 60

LEGEND

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

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

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.
2. 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)
3. 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

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

10/23/25 10:17:11AM C:\Users\RYAN~1.WOL\AppData\Local\Temp\AcPublish_12732\x-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

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

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Agenda Item #	3

City of Fargo *Staff Report*			
Title:	Selkirk Place Seventh Addition	**Date:**	10-28-2026
Location:	6700-6788 33rd Street South	**Staff Contact:**	Alayna Espeseth, Assistant Planner
Legal Description:	Lot 1, Block 2, Selkirk Place Fourth Addition		
Owner(s)/Applicant:	NICD, LLC/Eagle Ridge Development	**Engineer:**	RJN Survey
Entitlements Requested:	Minor Subdivision (Replat of Lot 1, Block 2, Selkirk Place Fourth Addition, to the City of Fargo, Cass County, North Dakota.)		
Status:	Planning Commission Public Hearing: November 3rd, 2026		

Existing		**Proposed**
Land Use: Household Living		**Land Use:** No Change
Zoning: MR-3, Multi-Dwelling Residential		**Zoning:** No Change
Uses Allowed: allows detached houses, attached houses, duplexes, multi-dwelling structures, group living, daycare centers up to 12 children or adults, parks and open areas, religious institutions, safety services, schools, basic utilities and certain telecommunication facilities.		**Uses Allowed:** No Change
Maximum Density Allowed: allows a maximum of 24 units per acre		**Maximum Density Allowed:** No Change

Proposal:

The applicant requests one entitlement:

1. **Minor Subdivision**, entitled *Selkirk Place Seventh Addition*, a replat of Lot 1, Block 2, Selkirk Place Fourth Addition

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: MR-3, Multi-Dwelling Residential; attached single dwelling units.
- East: SR-4, Single-Dwelling Residential; detached single-dwelling residential uses (not yet built out).
- South: SR-4 & SR-5, Single-Dwelling Residential; detached and attached single dwelling residential uses (not yet built out).
- West: AG, Agricultural; undeveloped.

(Continued to next page.)

Area Plans:

Fargo Growth Plan 2024 designates the subject property as the "Urban Neighborhood" place type. The current zoning is MR-3, Multi-Dwelling Residential is consistent with the Growth Plan use place type designation. No zone change or land use plan amendment is proposed with this project.

Context:

Neighborhood: The subject property is included in the Davies Neighborhood.

Schools: The subject property is located within the Fargo School District, specifically within the Centennial Elementary, Discovery Middle and Davies High schools.

Parks: Golden Valley Park, 6977 Golden Valley Parkway South, is located approximately 0.40 mile southeast of the subject property and provides amenities of basketball court, grill, picnic tables, a playground and a shelter.

Pedestrian / Bicycle: An 8 foot shared use path will be incorporated into the east boulevard along 33rd Street South and there is a 10 foot shared use path along the south boulevard of 67th Avenue South.

MATBus Route: The subject property is not along a MATBus route.

Staff Analysis:

MINOR SUBDIVISION

The applicant is seeking to replat one existing lot into a two lot subdivision entitled Selkirk Place Seventh Addition, for multi-dwelling residential development. Each newly created lot meets the dimensional standards for MR-3 zoned lots. All previously approved structures are conforming and the proposed Negative Access Easements align with approved site plan access points. The existing amenities plan is being updated for this subdivision.

Minor Subdivision

The LDC stipulates that the following criteria is met before a minor plat can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
   The current zoning of the subject property is MR-3, Multi-Dwelling Residential and no zone change is proposed. The zoning is consistent with the Fargo Growth Plan 2024 designation of "Urban Neighborhood" place type. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received zero inquiries about the proposal. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. **(Criteria Satisfied)**

2. **Section 20-907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
   While this section of the LDC specifically addresses only major subdivision plats, staff believes it

is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and hereby recommend approval to the City Commission of the proposed subdivision plat, **Selkirk Place Seventh Addition** as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B and C of the LDC, and all other applicable requirements of the Land Development Code".

Planning Commission Recommendation: November 3rd, 2026

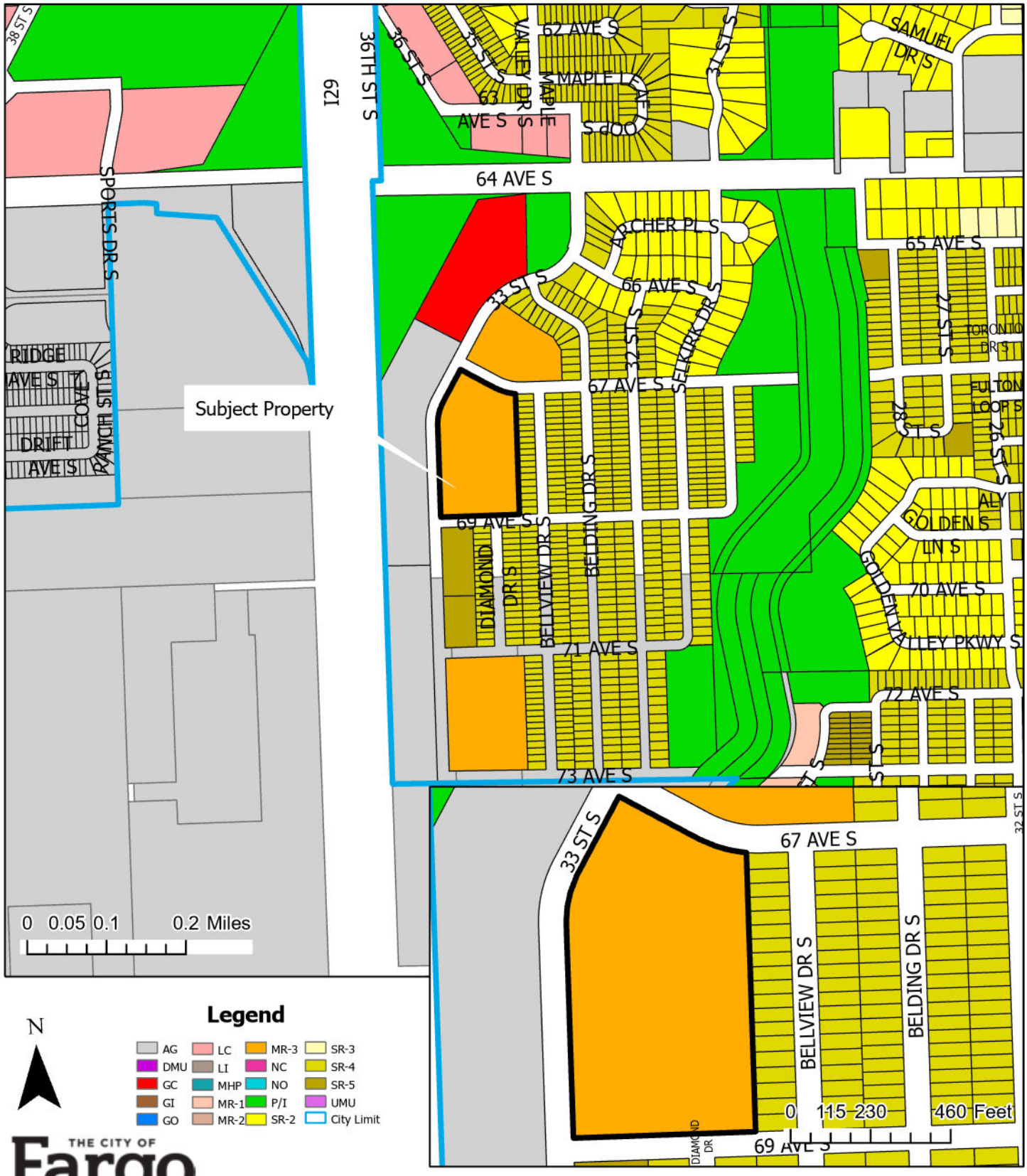
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Selkirk Place Seventh Addition

6700 - 6788 33rd Street South



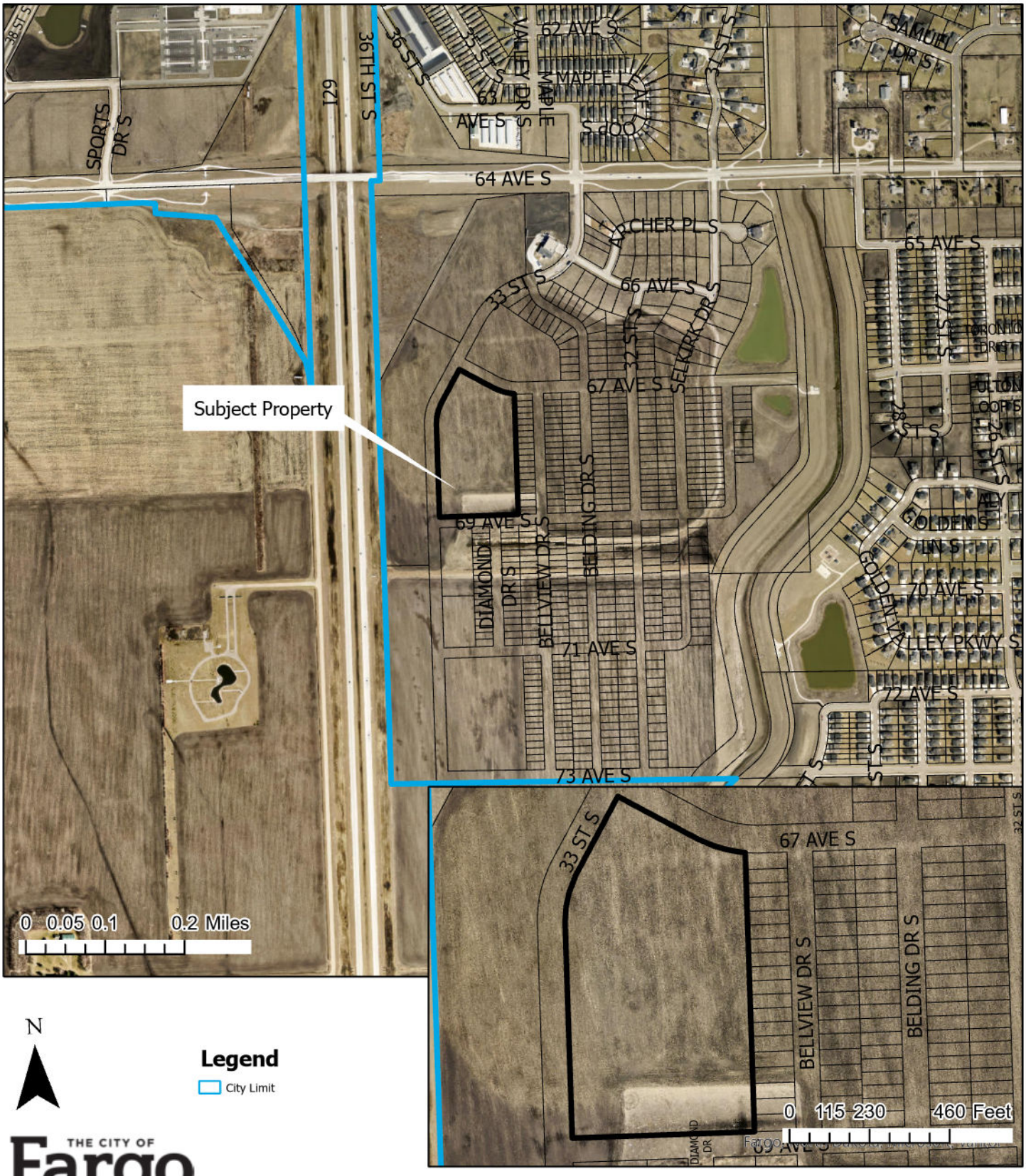
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

Minor Subdivision

Selkirk Place Seventh Addition

6700 - 6788 33rd Street South



N

Legend

City Limit

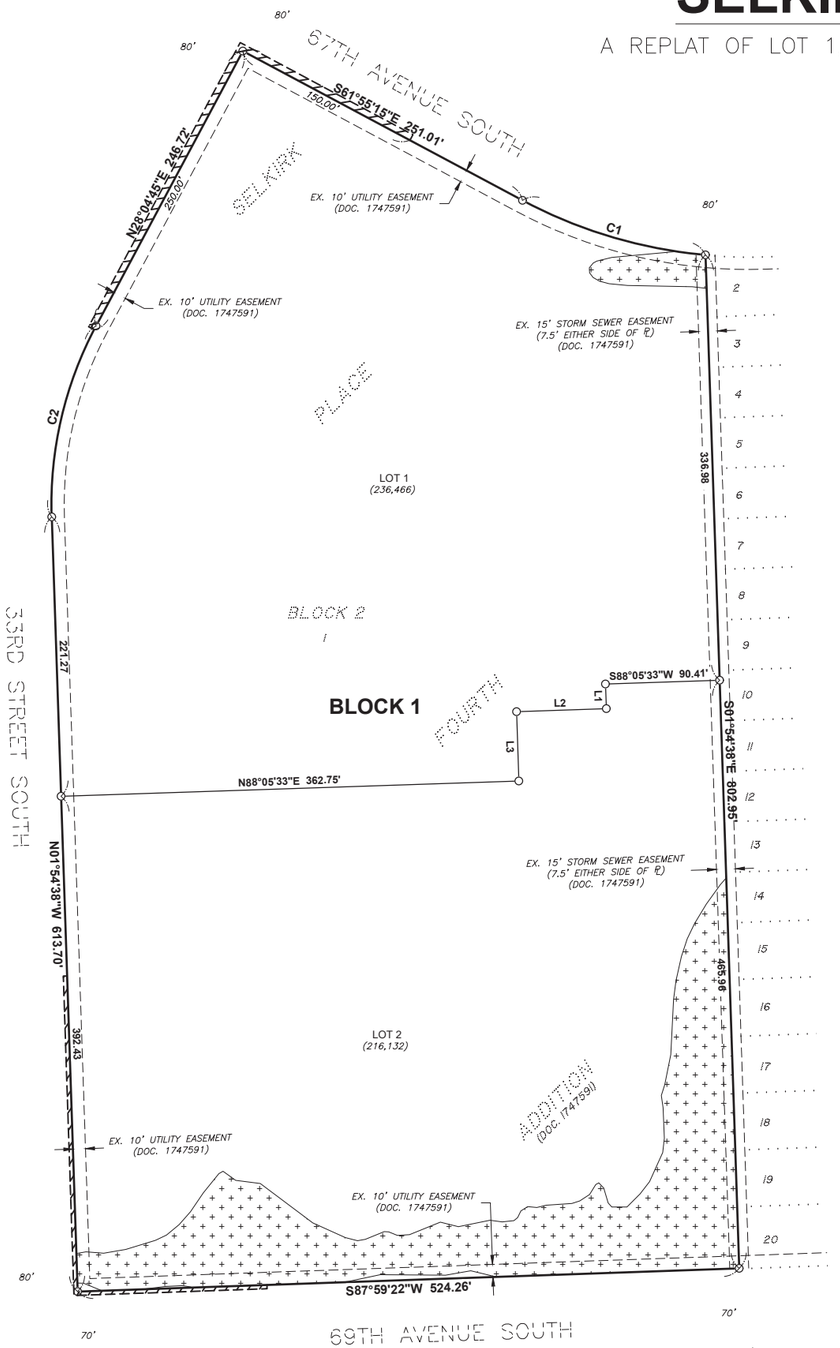
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

Plot Date & Time: 17 September 2026 3:56 PM

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 _____)
)ss
County of _____)

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 _____)
)ss
County of _____)

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)
) 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___.

_____
Joshua A. Boschee
Mayor

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

State of North Dakota)
) SS
County of Cass)

On this ___ day of _____, 20___, before me, a notary public 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)
) SS
County of Cass)

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: _____

NOTES

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
2. 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.
3. 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).
4. 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.

CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CRORD DISTANCE	CHORD BEARING
C1	152.22'	380.00'	22°57'03"	151.20'	S73°23'46"E
C2	157.03'	300.00'	29°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

0 80
SCALE IN FEET
BEARINGS BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM (DEC. 1992)

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

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

Agenda Item #	4

City of Fargo *Staff Report*			
Title:	Dahl Addition	**Date:**	10/28/2026
Location:	5211 University Drive South	**Staff Contact:**	Luke Morman, Planner
Legal Description:	Lots 2 and 3, Block 1, Scilley's Subdivision		
Owner(s)/Applicant:	Michael Dahl / Neset Land Surveying	**Engineer:**	N/A
Entitlements Requested:	**Minor Subdivision** (Replat of Lots 2 and 3, Block 1, Scilley's Subdivision to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: November 3rd, 2026		

Existing		**Proposed**
Land Use: Residential		**Land Use:** No change
Zoning: SR-2, Single-dwelling Residential		**Zoning:** No change
Uses Allowed: Allows detached houses, daycare centers for up to 12 people, parks and open areas, religious institutions, safety services, schools, basic utilities, and certain telecommunication facilities.		**Uses Allowed:** No change
Maximum Density Allowed: 5.4 units per acre		**Maximum Density Allowed:** No change

Proposal:

The applicant requests approval of one entitlement:

1. A minor subdivision to be known as **Dahl Addition,** a replat of Lots 2 and 3, Block 1, Scilley's Subdivision to the City of Fargo, Cass County, North Dakota

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: GC, General Commercial; basic utility
- East: Across University Drive South is MR-3, Multi-dwelling Residential; multi-dwelling structure and MR-1, Multi-dwelling Residential; multi-dwelling structure
- South: SR-2, Single-dwelling Residential; detached house
- West: SR-2, Single-dwelling Residential; detached house.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Suburban Neighborhood" place type. Primary uses small to medium lot single-family detached housing. Secondary uses include townhomes (with limited massing up to four units per building), duplex, triplex, quadplex, ADU's, places of worship, schools, day care centers, and home offices. The existing zoning and proposed development are consistent with this land use designation. No zone change is proposed.

Context:

Schools: The subject property is located within the Fargo School District and is served by Bennett Elementary, Discovery Middle, and Davies High schools.

Neighborhood: The subject property is located within the Bennett neighborhood.

Parks: Greenfields Park, located at 1902 52nd Avenue South, provides amenities of playgrounds for ages 2-12. Iwen Park, located at 1209 52nd Avenue South, provides amenities of a boat ramp/landing, cross country ski trails, disc golf, fishing, and mountain bike trails. Both parks are located within a quarter of a mile of the subject property.

Pedestrian / Bicycle: There are shared use paths within Greenfields Park, along the both sides of University Drive South north of 52nd Avenue South, along the east side of University Drive South south of 52nd Avenue South, and on the south side of 52nd Avenue South. These paths are within a quarter of a mile from the subject properties and are components of the metro area bikeway system.

MATBUS Route: The subject property is not served by a MATBUS route.

Staff Analysis:

The proposed plat will change the existing one lot into a two-lot minor subdivision entitled Dahl Addition.

Easements

On the requested subdivision, a 10-foot wide utility easement is proposed along the boundary for the plat and there is an existing Midcontinent Communications easement that travels along the north and west sides of the plat boundary. No amenities plan is required.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
   The current zoning is SR-2, Single-dwelling Residential, and no zone change is proposed. This zoning is consistent with the "Suburban Neighborhood" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.
   (Criteria Satisfied)

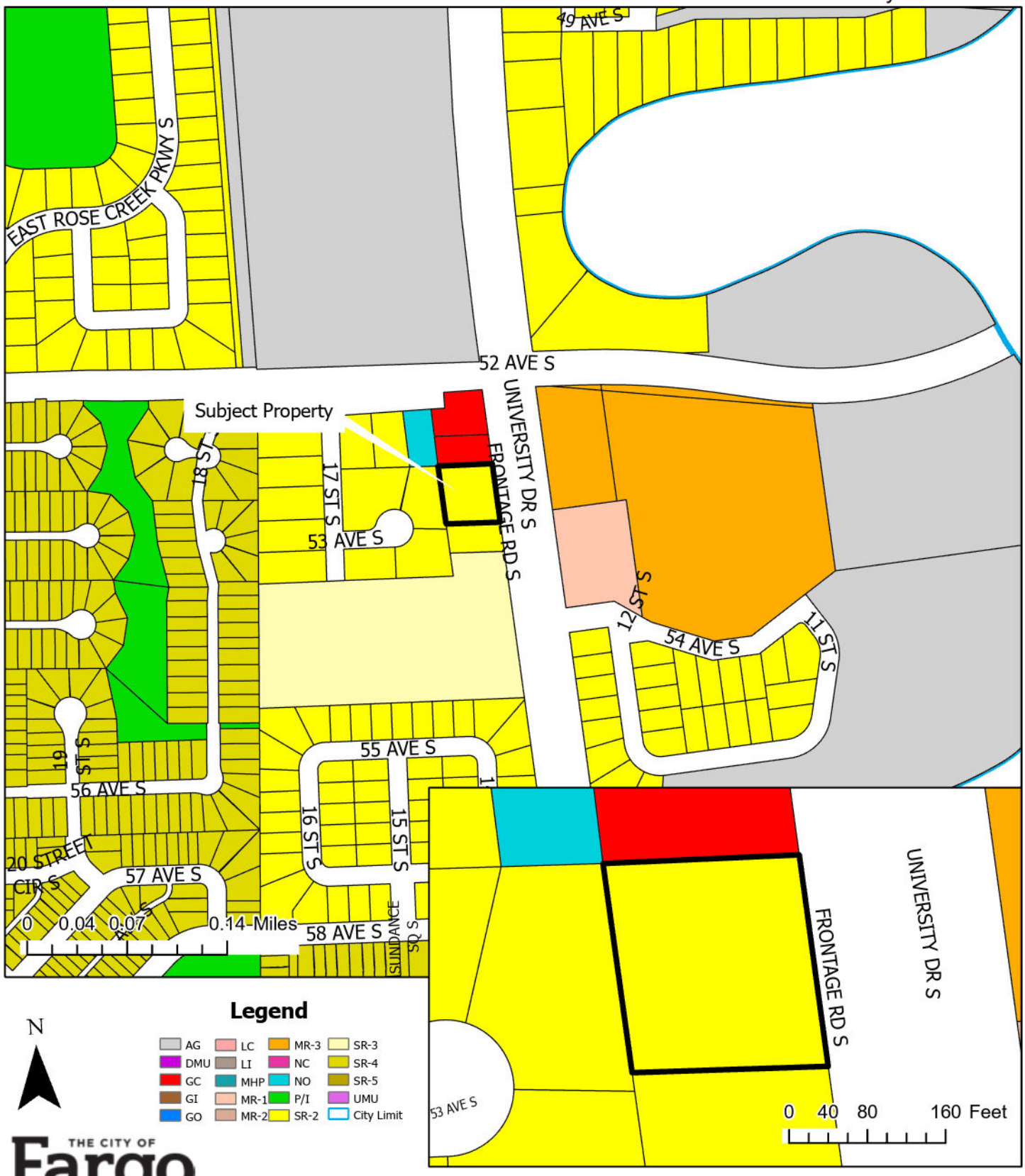
2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
   While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any public improvements associated with the project (whether rehabilitation of existing infrastructure or new proposed improvements) will be funded in accordance with the City's Infrastructure Funding Policy, which may include the use of special assessments.
   (Criteria Satisfied)

Staff Recommendation:
Suggested Motion: “To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the **Dahl Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C of the Land Development Code, and all other applicable requirements of the Land Development Code.”
Planning Commission Recommendation: November 3rd, 2026
Attachments:
1. Zoning Map **2.** Location Map **3.** Preliminary Plat

Minor Subdivision

Dahl Addition

5211 University Drive South



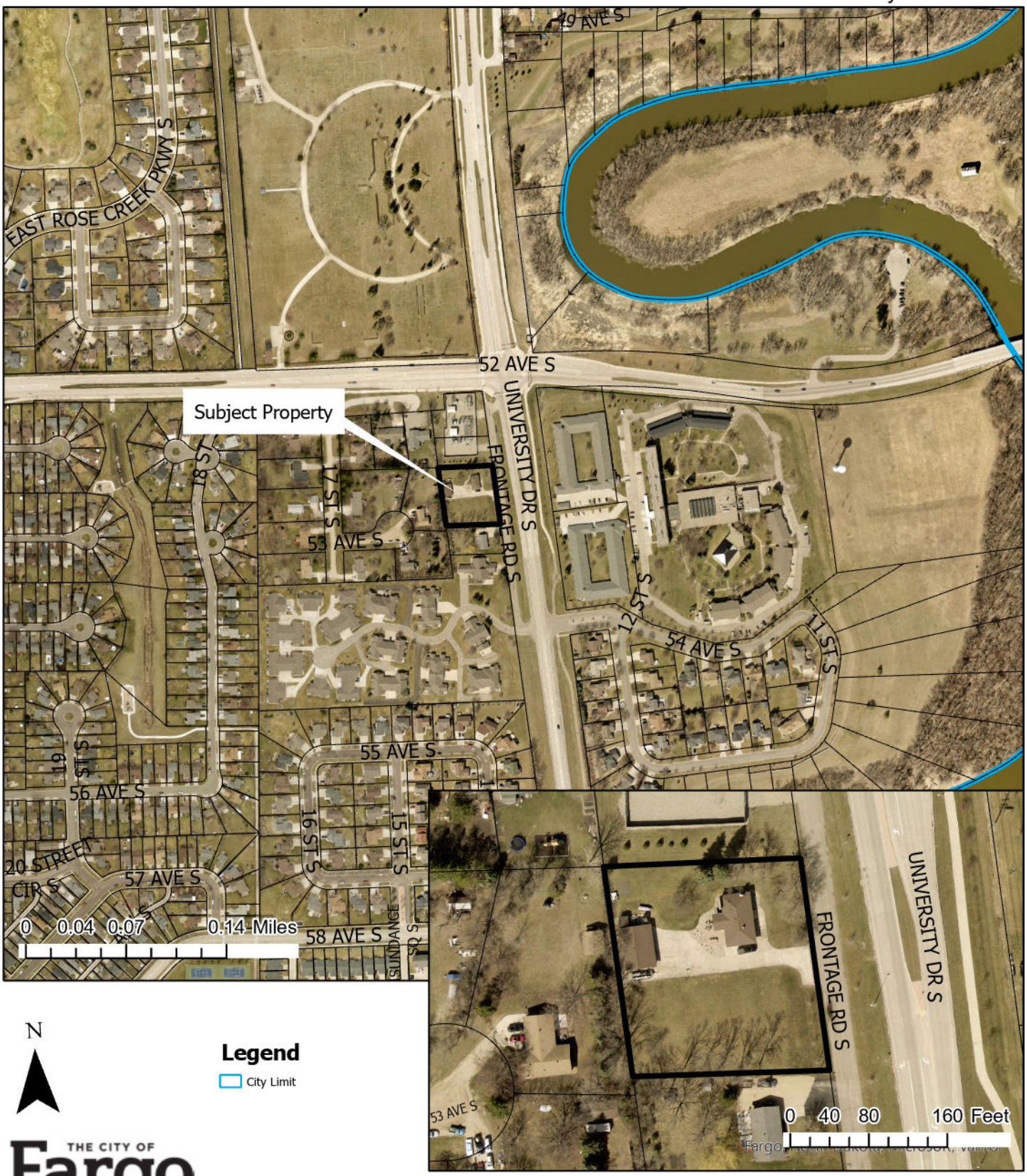
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

Minor Subdivision

Dahl Addition

5211 University Drive South

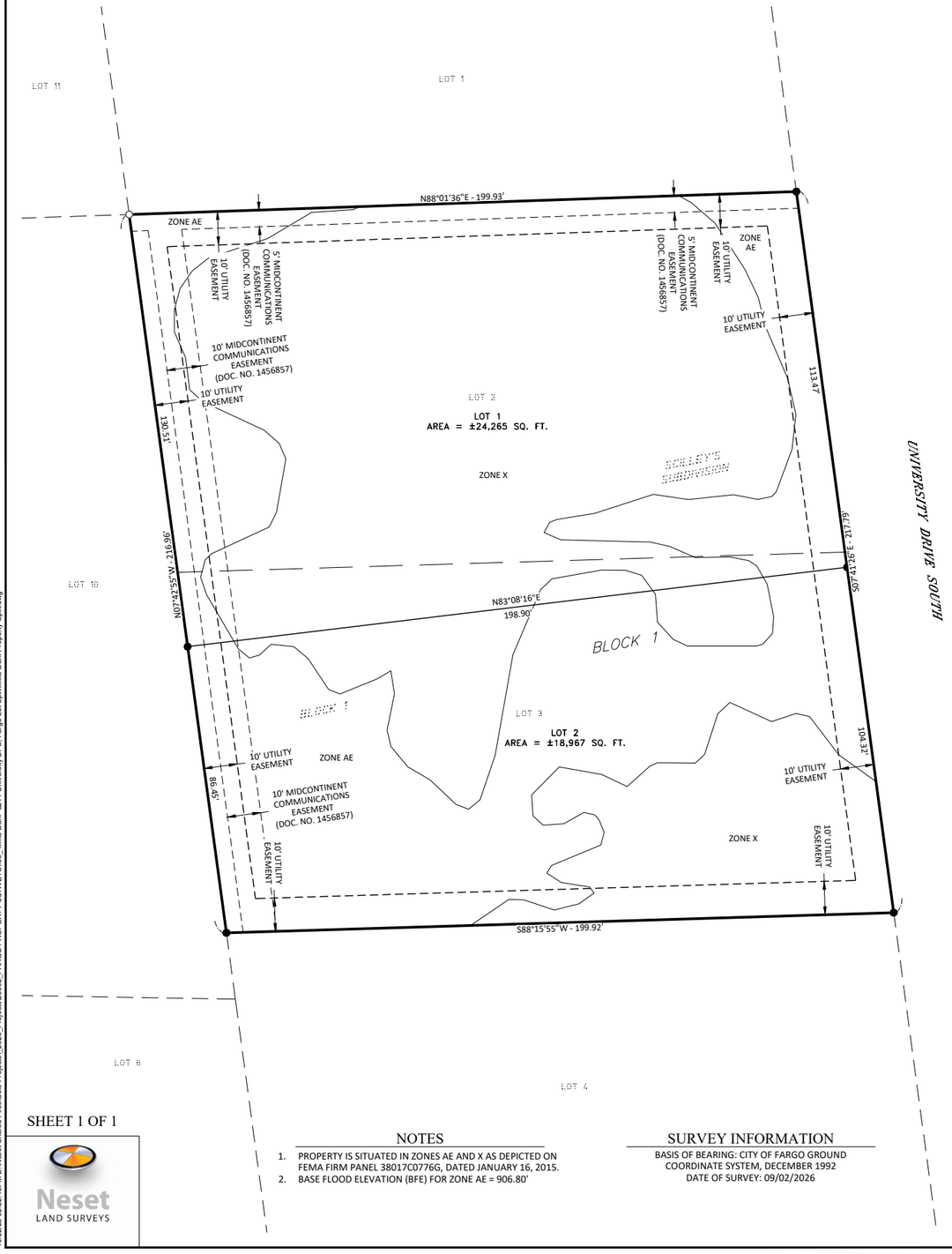


THE CITY OF Fargo FAR MORE

Fargo Planning Commission
November 3, 2026

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_____)
)SS
COUNTY OF_____)

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___.

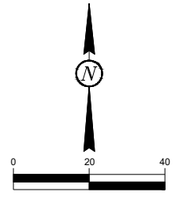
_____
COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF_____)
)SS
COUNTY OF_____)

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:_____



LEGEND

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

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:_____

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_____)
)SS
COUNTY OF_____CASS_____)

ON THIS _____DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSHUA A. BOSCHEE & 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_____)
)SS
COUNTY OF_____)

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

1. PROPERTY IS SITUATED IN ZONES AE AND X AS DEPICTED ON FEMA FIRM PANEL 38017C0776G, DATED JANUARY 16, 2015.
2. 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

SHEET 1 OF 1

Neset
LAND SURVEYS

10/22/26 02:22:43PM Z:\Neset Shared Files\Cole Projects_2026_Projects\26002_FARGO PROPERTY SURVEYS\59_Mike Dahl- 5211 University Dr S, Fargo\ Lot Split\Mike Dahl Property Split.dwg