



PLANNING AND DEVELOPMENT

**200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com**

January 4, 2018

Commonwealth Development Corporation
Attn: Erin Anderson
9 Sheboygan St
Fond du Lac, WI 54935

Re: The Edge Addition – Minor Subdivision

Dear Ms. Anderson:

Thank you for your minor subdivision application submitted on December 21, 2017. It is my understanding that you are seeking city approval to replat lots 1-9 and 13-24, Block 6 and a part of vacated 6th Ave N to be known as The Edge Addition, a 1 block, 2 lot minor subdivision.

Your application is deemed complete. Please submit the items indicated in the un-checked boxes below by January 8, 2018 for your application to be considered complete:

Subdivision application:

1. \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2. Preliminary Plat
3. Proposed Amenities Plan (Major Subdivisions Only)
4. Clear Title Opinion reflection ownership by applicant(s)
5. Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
6. Copy of Letter to Special Assessment Coordinator


7. Additional items specific to your project
 - a.
 - b.
 - c.

Your application is tentatively scheduled to be heard at the February 6, 2018 Planning Commission public hearing.

The Planning Commission meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Kylie Bagley. She can be reached at kbagley@FargoND.gov or by calling (701) 476-4152. She will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,


Donald Kress
Senior Planner

cc: DFI AU, LLC, 210 Broadway, Suite 300, Fargo, ND 58102
Project File



Plat (Minor)

The Edge

502 University Dr N &
1321 5th Ave N



Legend

AG	DMC	GC	GL	GO	LC	M	MR-1	MR-2	MR-3	MHP	NC	NO	P/I	UML	S-1	S-2	S-3	City Limits

300

Feet

Plat (Minor)

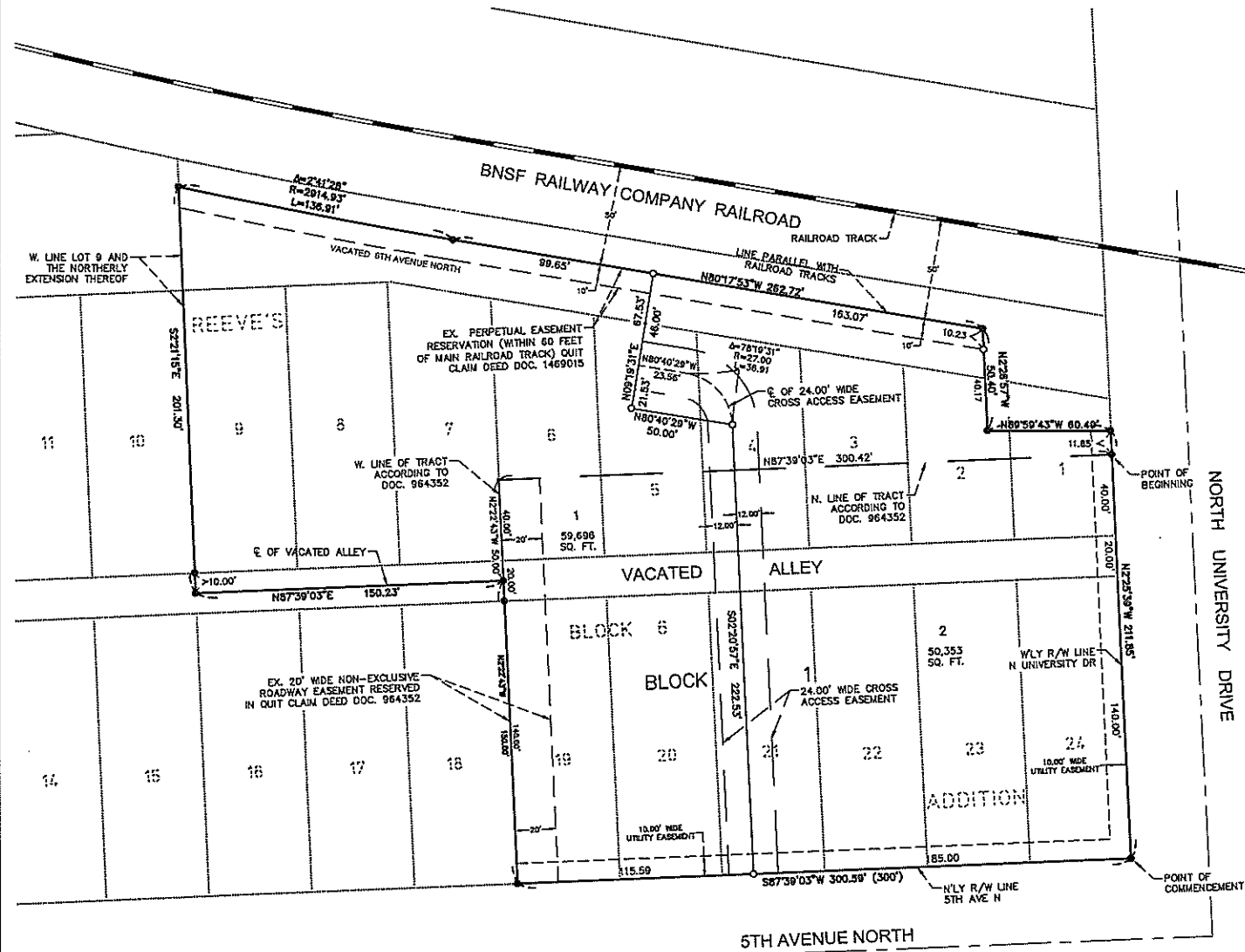
The Edge

502 University Dr N &
1321 5th Ave N



A MINOR PLAT OF THE EDGE ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOTS 1 THROUGH 9 AND 19 THROUGH 24, BLOCK 6 AND
A PART OF A VACATED ALLEY IN SAID BLOCK 6, AND A PART OF VACATED 6TH AVENUE
NORTH ALL IN "REEVE'S ADDITION" TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.



CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "THE EDGE ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS 1 THROUGH 9 AND 19 THROUGH 24, BLOCK 6, A PART OF THE ALLEY IN SAID BLOCK 6 NOW VACATED, AND THAT PART OF VACATED 6TH AVENUE NORTH, ALL IN "REEVE'S ADDITION" TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

LOTS NINETEEN, TWENTY, TWENTY-ONE, TWENTY-TWO, TWENTY-THREE AND TWENTY-FOUR, INCLUSIVE, AND THE SOUTHERLY 40.0 FEET OF LOTS ONE, TWO, THREE, FOUR, FIVE AND SIX, IN BLOCK SIX, OF REEVE'S ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA, TOGETHER WITH ALL OF THE 20 FOOT WIDE EAST-WEST ALLEY IN SAID BLOCK SIX LYING CONTIGUOUS TO SAID LOTS.

AND

THAT PART OF LOTS 1, 2, 3, 4, 5 AND 6, ALL OF LOTS 7, 8 AND 9 AND THAT PART OF THE VACATED ALLEY, ALL IN BLOCK 6, REEVE'S ADDITION TO THE CITY OF FARGO, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA, AND THAT PART OF VACATED 6TH AVENUE NORTH LYING NORTH OF SAID BLOCK 6, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF SAID BLOCK 6; THENCE NORTH 02 DEGREES 25 MINUTES 39 SECONDS WEST ON AN ASSUMED BEARING ALONG THE EAST LINE OF SAID BLOCK 6 FOR A DISTANCE OF 200.00 FEET TO AN IRON MONUMENT AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND AS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NUMBER 964352, RECORDED SEPTEMBER 6, 2000, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 02 DEGREES 25 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 6 FOR A DISTANCE OF 11.85 FEET TO AN IRON MONUMENT; THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 60.49 FEET TO AN IRON MONUMENT; THENCE NORTH 02 DEGREES 26 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 50.40 FEET TO AN IRON MONUMENT ON A LINE 50.00 FEET SOUTHERLY OF THE CENTERLINE OF THE RAILROAD TRACKS OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, AS MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH SAID RAILROAD TRACKS; THENCE NORTH 80 DEGREES 17 MINUTES 53 SECONDS WEST ALONG SAID LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID RAILROAD TRACKS FOR A DISTANCE OF 282.72 FEET TO AN IRON MONUMENT; THENCE CONTINUING NORTHWESTERLY ALONG SAID LINE 50.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID RAILROAD TRACKS, ON A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2814.93 FEET AND A CENTRAL ANGLE OF 02 DEGREES 41 MINUTES 28 SECONDS FOR AN ARC DISTANCE OF 136.91 FEET TO AN IRON MONUMENT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9; THENCE SOUTH 02 DEGREES 21 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9 FOR A DISTANCE OF 201.30 FEET TO AN IRON MONUMENT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9; THENCE SOUTH 02 DEGREES 21 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9 FOR A DISTANCE OF 50.00 FEET TO AN IRON MONUMENT AT THE SOUTHERLY EXTENSION OF THE VACATED ALLEY IN SAID BLOCK 6; THENCE NORTH 87 DEGREES 39 MINUTES 03 SECONDS EAST ALONG THE CENTERLINE OF SAID VACATED ALLEY FOR A DISTANCE OF 150.23 FEET TO AN IRON MONUMENT ON THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NUMBER 964352; THENCE NORTH 02 DEGREES 22 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT OF LAND FOR A DISTANCE OF 50.00 FEET TO AN IRON MONUMENT AT THE NORTHERLY CORNER OF SAID TRACT OF LAND; THENCE NORTH 87 DEGREES 39 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND FOR A DISTANCE OF 300.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.63 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTION OF RECORD.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "THE EDGE ADDITION" TO THE CITY OF FARGO, A REPLAT OF LOTS 1 THROUGH 9 AND 19 THROUGH 24, BLOCK 6, A PART OF THE ALLEY IN SAID BLOCK 6 NOW VACATED, AND THAT PART OF VACATED 6TH AVENUE NORTH, ALL IN "REEVE'S ADDITION" TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL UTILITY EASEMENTS AND CROSS ACCESS EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: DFI AU, LLC;

BY: _____

ITS: _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF DFI AU, LLC.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO PLANNING COMMISSION APPROVAL

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

SHARA FISCHER, CHAIR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHARA FISCHER, CHAIR OF THE FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE NAME OF THE FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

FARGO CITY COMMISSION APPROVAL

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

TIMOTHY J. MAHONEY, MAYOR

STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR AND STEVEN SPRAGUE, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

CITY ENGINEER'S APPROVAL

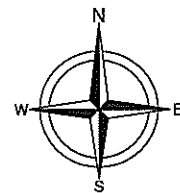
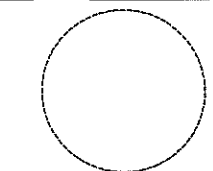
THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

MARK H. BITTNER, CITY ENGINEER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK H. BITTNER, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



0 40
Scale in Feet

- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x10" REBAR WITH YELLOW PLASTIC CAP #6571
 - (370.00') RECORD DISTANCE
 - QUARTER SECTION LINE
 - ==== PLAT BOUNDARY LINE
 - ==== LOT LINE
 - ==== EXISTING LOT LINE
 - ==== EXISTING PARCEL LINE
 - EXISTING UTILITY EASEMENT LINE

BASES OF BEARINGS: THE EAST LINE OF BLOCK 6, REEVE'S ADDITION HAS AN ASSIGNED BEARING OF N02°25'39"W.