



**PLANNING AND DEVELOPMENT**

**200 Third Street North**

**Fargo, North Dakota 58102**

**Phone: (701) 241-1474**

**Fax: (701) 241-1526**

**E-Mail: [planning@cityoffargo.com](mailto:planning@cityoffargo.com)**

**[www.cityoffargo.com](http://www.cityoffargo.com)**

November 28, 2017

Lowry Engineering  
Attn: Jonathan Lowry  
1111 Westrac Dr Ste 108  
Fargo, ND 58103

**Re: Simonson First – Minor Plat**

Dear Mr. Lowry:

Thank you for your minor plat application submitted on November 16, 2017. It is my understanding that you are seeking city approval to replat Lot 2, Block 1, The District of Fargo Addition, to be known as Simonson First Addition, a 1 block, 2 lot minor subdivision.

The following items must accompany a 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

Thank you for submitting your application. Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the January 4, 2018 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3<sup>rd</sup> 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 Barrett Voigt. He can be reached at [bvoigt@FargoND.gov](mailto:bvoigt@FargoND.gov) or by calling (701) 476-4153.

If you have any questions about your application, please feel free to contact me by email at [dkress@FargoND.gov](mailto:dkress@FargoND.gov), or by calling (701) 241-1473.

Respectfully,

Donald Kress  
Senior Planner

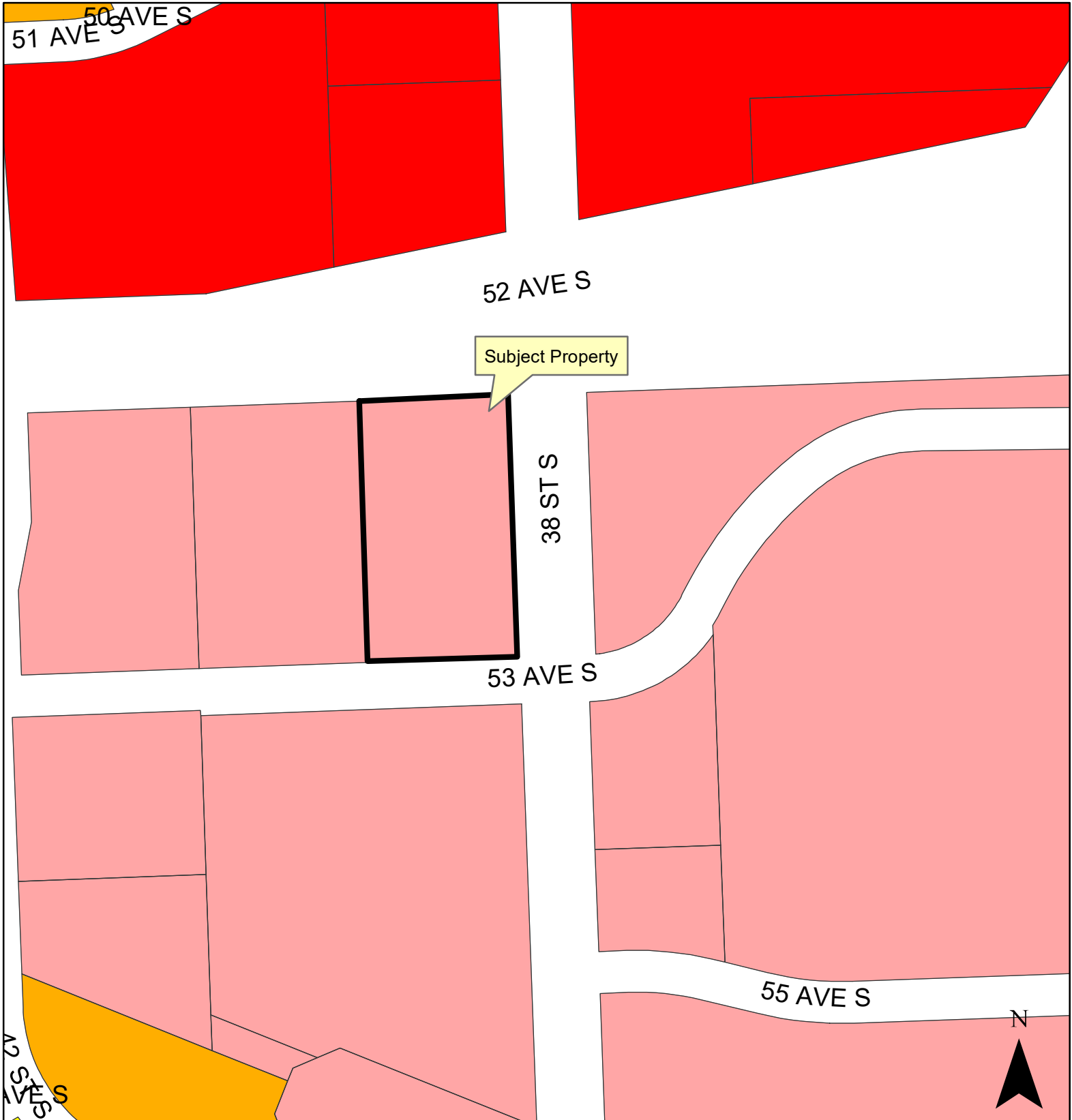
cc: Simonson Companies LLC 3105 S Washington Ste B Grand Forks, ND 58201  
Project File



# Plat (Minor)

## Simonson First Addition

3825 53rd Avenue South



### Legend

AG	LC	MHP	SP-2
DMU	LI	NC	SP-3
CC	MR-1	NC	SP-4
GL	MR-2	P/L	SP-5
GO	MR-3	UMU	City Limits

300

Feet

Fargo Planning Commission

January 4, 2018

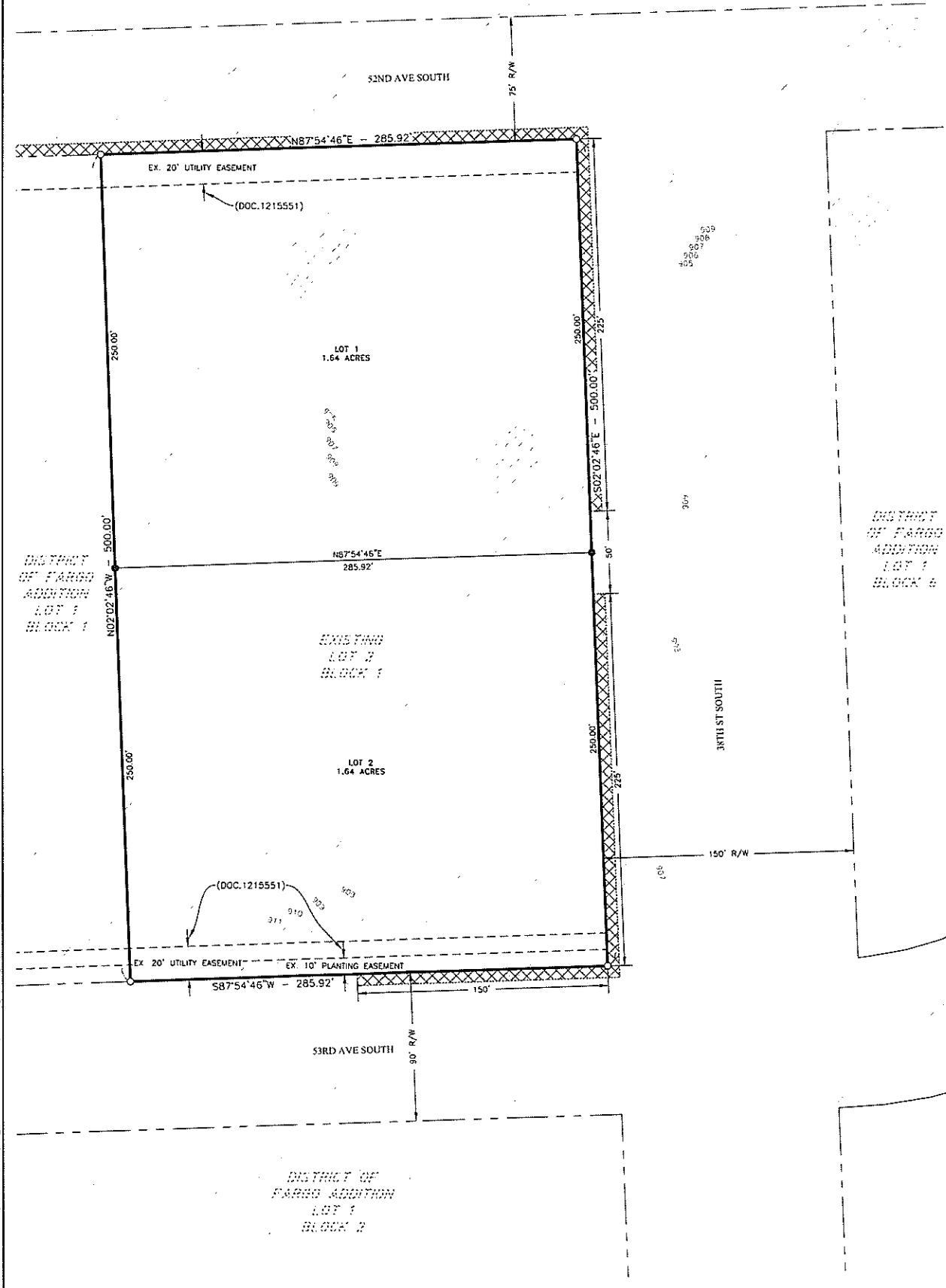
# Plat (Minor)

## Simonson First Addition

3825 53rd Avenue South



A MINOR SUBDIVISION PLAT OF  
**SIMONSON FIRST ADDITION**  
 A REPLAT OF LOT 2 BLOCK 1, THE DISTRICT OF FARGO ADDITION  
 TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



**OWNERS DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT SIMONSON COMPANIES, LLC ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF SIMONSON FIRST ADDITION, A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN CASS COUNTY, NORTH DAKOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF BLOCK 1 LOT 2 OF THE DISTRICT OF FARGO ADDITION.  
 SAID TRACT OF LAND CONTAINS 3.28 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS OF WAY OF RECORD.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED AND PLATTED AS SIMONSON FIRST ADDITION TO THE CITY OF FARGO, NORTH DAKOTA, AND DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, ALL EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT.

**SIMONSON COMPANIES, LLC**

SIMONSON COMPANIES, LLC  
 BY: ARCH SIMONSON  
 ITS: PRESIDENT  
 STATE OF NORTH DAKOTA )  
 )SS  
 COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARCH SIMONSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

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

**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 GRAYLAND FIRST 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 \_\_\_\_\_, 2017.

COLE A. NESET,  
 REGISTERED LAND SURVEYOR  
 ND REG. NO. 7513

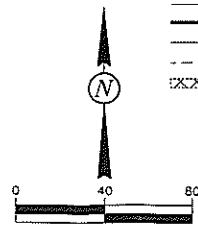
STATE OF \_\_\_\_\_ )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, 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 HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND**

- MONUMENT SET
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- - - - - EX. EASEMENT
- - - - - EX. PROPERTY LINE
- - - - - SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- - - - - NEW EASEMENT
- XXXXXXXXXX NEGATIVE ACCESS EASEMENT



**LOWRY**  
 ENGINEERING  
 1111 WESTRAC DRIVE - SUITE 108  
 FARGO, NORTH DAKOTA 58103

**CITY OF FARGO ENGINEER'S APPROVAL**

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MARK H. BITTNER  
 CITY ENGINEER

STATE OF NORTH DAKOTA )  
 )SS  
 COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED: MARK H. BITTNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF FARGO PLANNING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SHARA FISCHER, CHAIR  
 FARGO PLANNING COMMISSION

STATE OF NORTH DAKOTA )  
 )SS  
 COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED: SHARA FISCHER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**FARGO CITY COMMISSION APPROVAL**

APPROVED BY THE BOARD OF CITY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

TIMOTHY J. MAHONEY  
 MAYOR

STEVE SPRAGUE  
 CITY AUDITOR

STATE OF NORTH DAKOTA )  
 )SS  
 COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED: TIMOTHY J. MAHONEY & STEVE SPRAGUE, TO ME KNOWN TO BE THE PERSON'S DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_