

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 5268

AN ORDINANCE ANNEXING A CERTAIN PARCEL OF LAND  
LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 140 NORTH, RANGE 49 WEST,  
IN CASS COUNTY, NORTH DAKOTA

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WHEREAS, A Petition for Annexation has been submitted by the owners of not less than three-fourths in assessed value of the property described in said Petition for Annexation to the City of Fargo, Cass County, North Dakota, in accordance with Section 40-51.2-03 N.D.C.C.; and,

WHEREAS, Public notice of the submission of such Petition has been given by publication in The Forum as required by Section 40-51.2-05 N.D.C.C.; and,

WHEREAS, Said Section 40-51.2-03 N.D.C.C. requires that such annexation be accomplished by ordinance,

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property located in the East Half of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County North Dakota, is hereby annexed to the City of Fargo, Cass County, North Dakota:

Commencing at the southeast corner of said Section 15; thence North 02 degrees 55 minutes 01 seconds West, assumed bearing along the east line of the Southeast Quarter of said Section 15, a distance of 2650.49 feet to the point of beginning; thence South 87 degrees 55 minutes 36 seconds West, along the north line of said Southeast Quarter, also being the north line of the Fargo City Limits per Document No. 1359928, a distance of 150.02 feet; thence South 02 degrees 55 minutes 01 seconds East, 150.00 feet distant and parallel to the east line of said Southeast Quarter, also being the west line of the Fargo City Limits per Document No. 1359928, a distance of 1126.17 feet; thence South 87 degrees 58 minutes 41 seconds West, departing Fargo City Limits per Document No. 1359928, a distance of 1565.10 feet; thence 310.11 feet along a tangential curve concave to the southeast with a radius of 340.00 feet and a central angle of 52 degrees 15 minutes 30 seconds; thence South 35 degrees 43 minutes 11 seconds West, tangent to last described curve, a distance of 52.10 feet to the Northeasterly Right of Way line of U.S. Highway 81; thence northwesterly, and along said Northeasterly Right of Way, a distance of 654.74 feet along a non-tangential curve concave to the northeast with a radius of 1332.69 feet, a central angle of 28 degrees 08 minutes 56 seconds, and a chord which bears North 43

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

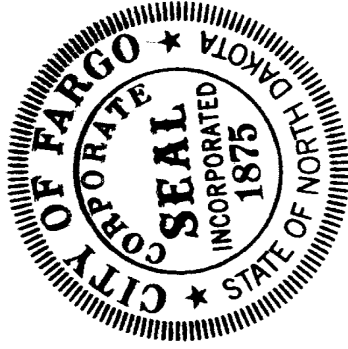
ORDINANCE NO. 5268

1 degrees 10 minutes 32 seconds West; thence North 29 degrees 06 minutes 04 seconds West,  
2 continuing along said Northeasterly Right of Way and tangent to last described curve, a  
3 distance of 208.50 feet; thence South 60 degrees 53 minutes 56 seconds West, and along  
4 said Right of Way, a distance of 40.00 feet; thence North 29 degrees 06 minutes 04 seconds  
5 West, and along said Right of Way, a distance of 168.47 feet; thence North 02 degrees 45  
6 minutes 09 seconds West, a distance of 1235.96 feet; thence North 87 degrees 14 minutes  
7 51 seconds East, a distance of 243.04 feet; thence North 79 degrees 58 minutes 30 seconds  
8 East, a distance of 315.98 feet; thence North 87 degrees 14 minutes 51 seconds East, a  
9 distance of 2079.30 feet; thence South 02 degrees 55 minutes 01 seconds East, a distance  
10 of 815.78 feet to the point of beginning.

11 Said tract contains 110.23 acres, more or less.

12 Section 2. Effective Date.

13 This ordinance shall be in full force and effect from and after its passage and approval.



14 CITY OF FARGO

15 By   
16 Timothy J. Mahoney, M.D., Mayor

17 ATTEST

18   
19 Steven Sprague, City Auditor

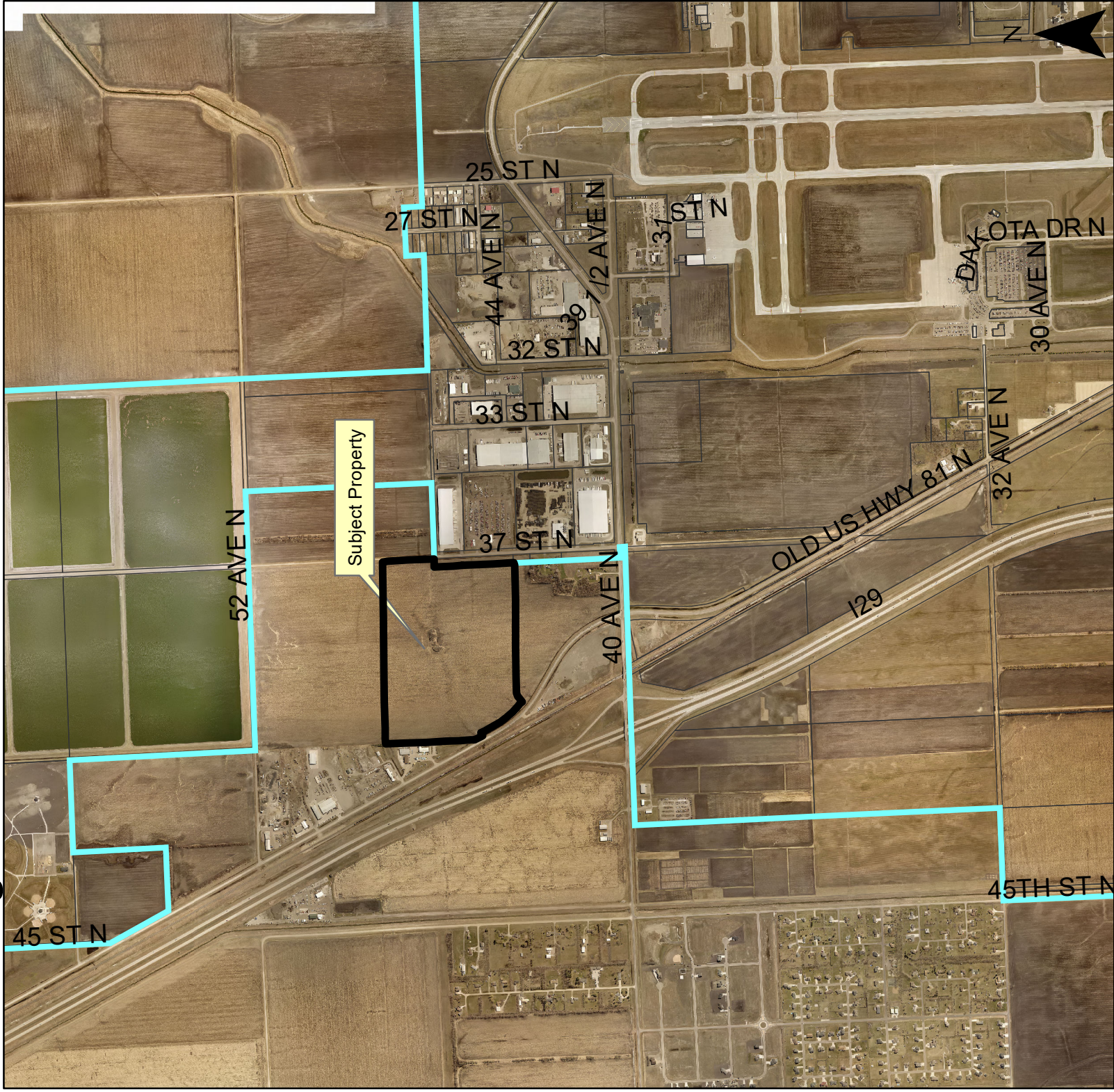
20 First Reading: 8/10/2020  
21 Second Reading: 8/24/2020  
22 Final Passage: 8/24/2020



# Annexation, Zone Change (AG to LI) & Plat (Major)

3701 40th Avenue N  
3261 & 4201 County Road 81 N

## North Fargo Industrial Addition





# ANNEXATION PLAT

## TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

### ANNEXATION PLAT OF:

That part of the East Half of Section 15, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota more particularly described as follows:

Commencing at the southeast corner of said Section 15; thence North 02 degrees 55 minutes 01 seconds West, assumed bearing along the east line of the Southeast Quarter of said Section 15, a distance of 2650.49 feet to the point of beginning; thence South 87 degrees 55 minutes 36 seconds West, along the north line of said Southeast Quarter, also being the north line of the Fargo City Limits per Document No. 1359928, a distance of 150.02 feet; thence South 02 degrees 55 minutes 01 seconds East, 150.00 feet distant and parallel to the east line of said Southeast Quarter, also being the west line of the Fargo City Limits per Document No. 1359928, a distance of 1126.17 feet; thence South 87 degrees 58 minutes 41 seconds West, departing Fargo City Limits per Document No. 1359928, a distance of 1565.10 feet; thence along a tangential curve concave to the southeast with a radius of 340.00 feet and a central angle of 52 degrees 15 minutes 30 seconds; thence South 35 degrees 43 minutes 11 seconds West, tangent to last described curve, a distance of 52.10 feet to the Northeastly Right of Way line of U.S. Highway 81; thence northwesterly, and along said Northeastly Right of Way, a distance of 654.74 feet along a non-tangential curve concave to the northeast with a radius of 1332.69 feet, a central angle of 28 degrees 08 minutes 56 seconds, and a chord which bears North 43 degrees 10 minutes 32 seconds West; thence North 29 degrees 06 minutes 04 seconds West, continuing along said Northeastly Right of Way and tangent to last described curve, a distance of 208.50 feet; thence South 60 degrees 53 minutes 56 seconds West, and along said Right of Way, a distance of 40.00 feet; thence North 29 degrees 06 minutes 04 seconds West, and along said Right of Way, a distance of 168.47 feet; thence North 02 degrees 45 minutes 09 seconds West, a distance of 1235.96 feet; thence North 87 degrees 14 minutes 51 seconds East, a distance of 243.04 feet; thence North 79 degrees 58 minutes 30 seconds East, a distance of 315.98 feet; thence North 87 degrees 14 minutes 51 seconds East, a distance of 2079.30 feet; thence South 02 degrees 55 minutes 01 seconds East, a distance of 815.78 feet to the point of beginning.

Contains 4,801,179 square feet or 110.22 acres, more or less.

### SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Kurt M. Kisch, Registered Professional Land Surveyor under the laws of the State of North Dakota, hereby certify that the annexed plat is a true representation of Resolution adopted.

*Kurt M. Kisch*  
 Kurt M. Kisch  
 North Dakota License No. 4587  
 State of Minnesota ) SS  
 County of Hennepin )

The foregoing instrument was acknowledged this 4<sup>th</sup> day of August, 2020, before me, a notary public with and for said County, personally appeared Kurt M. Kisch, Professional Land Surveyor, to me known to be the person described in and who executed the same as a free act and deed!

*Christina*  
 Notary Public Minnesota County  
 My commission expires January 31, 2022

### CITY ENGINEER'S APPROVAL:

This annexed plat is hereby approved this 4<sup>th</sup> day of September, 2020.

*Brenda E. Derrig*  
 Brenda E. Derrig, City Engineer, P.E.

State of North Dakota ) SS  
 County of Cass )

The foregoing instrument was acknowledged this 4<sup>th</sup> day of September, 2020, before me, a notary public with and for said County, personally appeared Brenda E. Derrig, City Engineer, to me known to be the person described in and who executed the same as a free act and deed.

*Wendy Olson*  
 Wendy Olson  
 Notary Public Cass County  
 My commission expires October 17, 2023

### FARGO CITY COMMISSION APPROVAL:

Approved by the Board of City Commissioners of Fargo, North Dakota this 10<sup>th</sup> day of August, 2020.

*Steven H. Sprague*  
 Steven H. Sprague  
 City Auditor

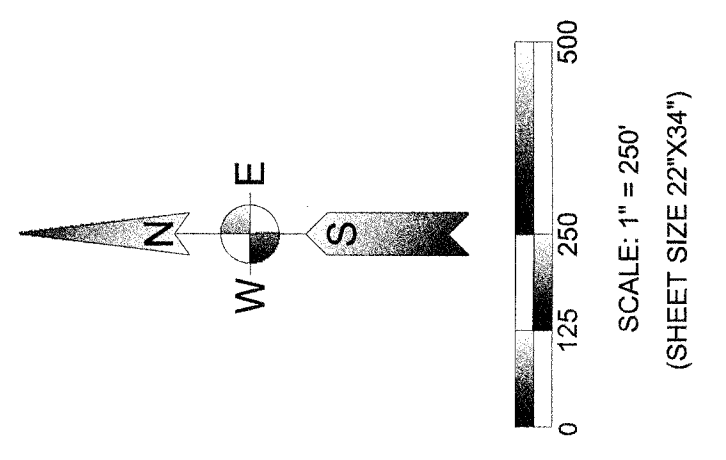
State of North Dakota ) SS  
 County of Cass )

The foregoing instrument was acknowledged this 8<sup>th</sup> day of September, 2020, before me, a notary public with and for said County, by Timothy J. Mahoney, Mayor, and Steven H. Sprague, City Auditor, on behalf of the City of Fargo.

*Miranda Wolf*  
 Miranda Wolf  
 Notary Public Cass County  
 My commission expires May 18, 2023

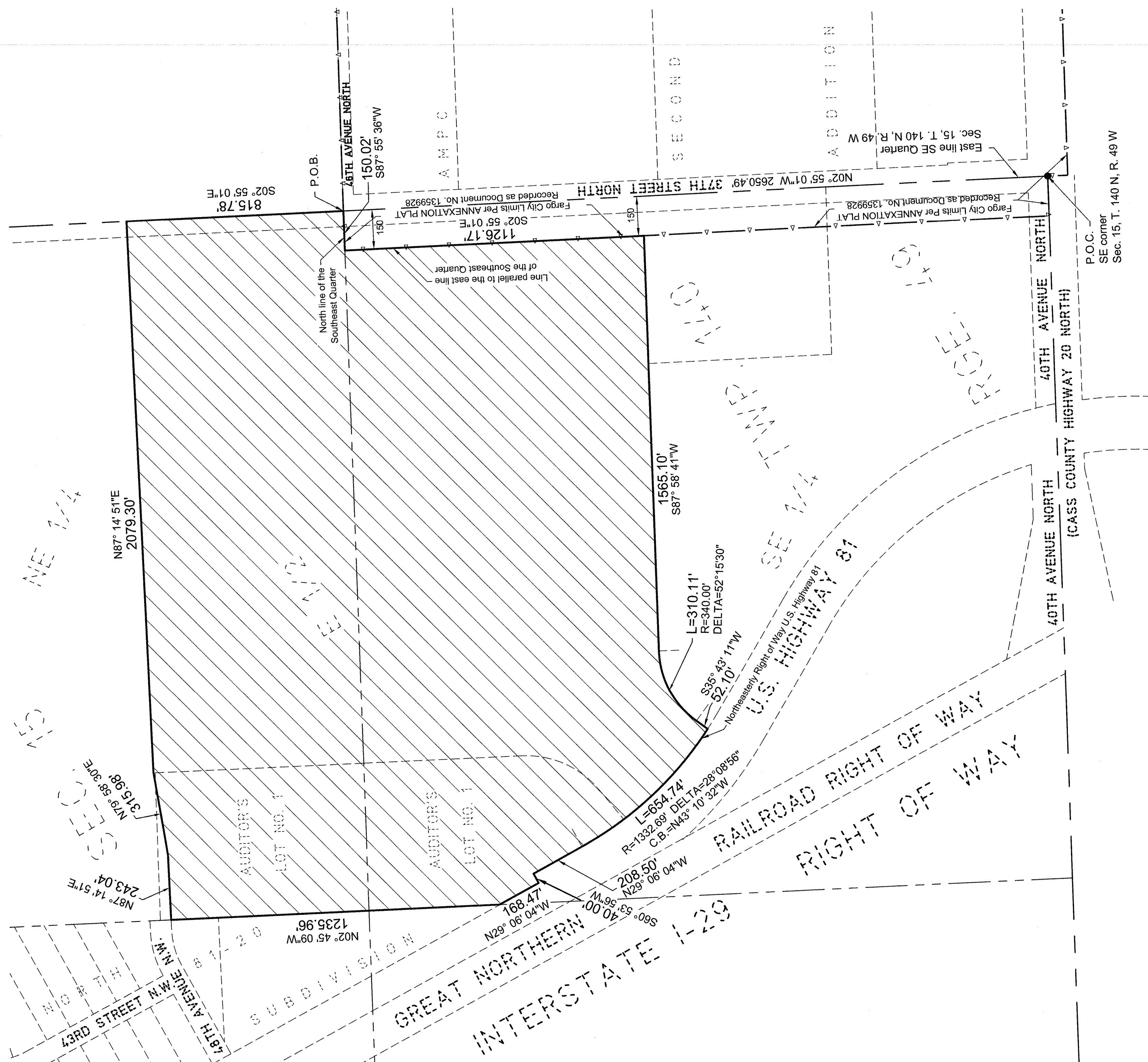
PAGE: 1 of 1 ANEXP 1604271  
 City of Fargo - Planning 9/8/2020 1:52 PM  
 Recorded Electronically \$20.00

RECORDER'S OFFICE, CASS COUNTY, ND  
 I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.  
 DEBORAH A. ROELLER, COUNTY RECORDER 9/8/2020 1:57 PM  
 by *Shane Garcia* /DBP  
 Recorded Electronically 1604271



BASIS OF BEARINGS IS CASS COUNTY COORDINATE SYSTEM

- LEGEND:
- Found Monument
  - P.O.C. Point of Commencement
  - P.O.B. Point of Beginning
  - City of Fargo Limits
  - ▨ Area to be Annexed



PREPARED BY

