

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5357

1 AN ORDINANCE ANNEXING A CERTAIN PARCEL OF LAND
2 LYING IN A PORTION OF THE NORTHWEST QUARTER OF
3 SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL
4 MERIDIAN IN CASS COUNTY, NORTH DAKOTA

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

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

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

12 NOW, THEREFORE,

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

14 Section 1. The following described property located in Section 10, Township 138 North,
15 Range 49 West of the 5th Principal Meridian, Cass County North Dakota, is hereby annexed to the
16 City of Fargo, Cass County, North Dakota:

17 THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 138
18 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY,
19 NORTH DAKOTA, DESCRIBED AS FOLLOWS:

20 COMMENCING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE
21 SOUTHEAST CORNER OF COVEY RANCH FIRST ADDITION, ACCORDING TO THE
22 RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE
23 RECORDER, SAID COUNTY; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS
 WEST ON A RECORD BEARING ALONG THE SOUTH LINE OF SAID COVEY RANCH
 FIRST ADDITION, ALSO BEING THE EXISTING CITY OF FARGO CORPORATE
 LIMITS, FOR A DISTANCE OF 769.50 FEET TO THE SOUTHWEST CORNER OF LOT 1,
 BLOCK 1, SAID COVEY RANCH FIRST ADDITION, THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ALONG
 THE SOUTH LINE OF SAID COVEY RANCH FIRST ADDITION AND CONTINUING

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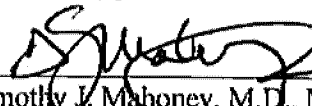
1 ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF
2 70.00 FEET TO THE SOUTHWEST CORNER OF SAID COVEY RANCH FIRST
3 ADDITION; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG
4 THE WEST LINE OF SAID COVEY RANCH FIRST ADDITION AND CONTINUING
5 ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF
6 849.00 FEET TO A POINT ON A LINE WHICH IS 100.00 FEET SOUTHERLY OF, AS
7 MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF
8 SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 56 MINUTES 21
9 SECONDS WEST ALONG SAID PARALLEL LINE AND CONTINUING ALONG SAID
10 EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 1647.10 FEET
11 TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE
12 42 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE AND CONTINUING
13 ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF
14 1100.02 FEET TO A POINT ON A LINE WHICH IS 1200.00 FEET SOUTHERLY OF, AS
15 MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF
16 SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 21
17 SECONDS EAST ALONG SAID PARALLEL LINE AND LEAVING SAID EXISTING CITY
18 OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 1720.31 FEET; THENCE NORTH
19 01 DEGREE 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 251.00 FEET TO
20 THE POINT OF BEGINNING.

21 Said tract contains 42.04 acres, more or less.

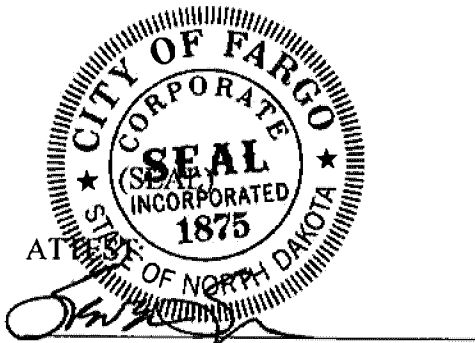
22 Section 2. Effective Date.

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

CITY OF FARGO

By 
Dr. Timothy J. Mahoney, M.D., Mayor

First Reading: 5/31/22
Second Reading: 6/13/22
Final Passage: 6/13/22



Steven Sprague, City Auditor

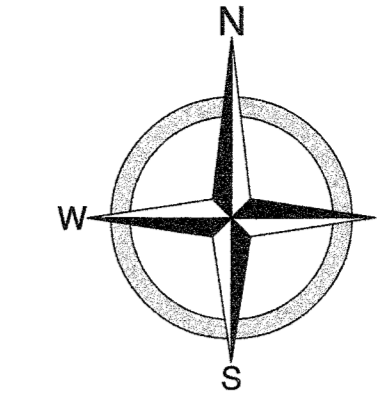
PAGE: 3 of 3 ORDIN 1668419
City of Fargo - Planning 6/20/2022 2:11 PM
Recorded Electronically \$20.00

RECORDER'S OFFICE, CASS COUNTY, ND 6/20/2022 2:11 PM
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.
DEBORAH A. MOELLER, COUNTY RECORDER

by *Teresa A. Kirby*, Dep. **1668419**
Recorded Electronically



ANNEXATION PLAT TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND	
	EXISTING CORPORATE LIMITS
	AREA TO BE ANNEXED
	IRON MONUMENT FOUND
	P.O.C.
	P.O.B.

0 200
Scale in Feet

BASIS OF BEARINGS: THE SOUTH LINE OF COVEY RANCH FIRST ADDITION HAS A RECORD BEARING OF S87°56'21"W ACCORDING TO THE RECORDED PLAT THEREOF.

CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED ANNEXATION PLAT TO THE CITY OF FARGO; THAT THE PROPERTY REPRESENTED IN THE PLAT IS A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA; THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY ANNEXED TO THE CITY OF FARGO; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT AND THE EXTERIOR BOUNDARY LINES OF SAID LAND ANNEXED TO THE CITY OF FARGO ARE AS FOLLOWS, TO WIT:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF COVEY RANCH FIRST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID COUNTY; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ON A RECORD BEARING ALONG THE SOUTH LINE OF SAID COVEY RANCH FIRST ADDITION, ALSO BEING THE EXISTING CITY OF FARGO CORPORATE LIMITS, FOR A DISTANCE OF 769.50 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID COVEY RANCH FIRST ADDITION, THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVEY RANCH FIRST ADDITION AND CONTINUING ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID COVEY RANCH FIRST ADDITION; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID COVEY RANCH FIRST ADDITION AND CONTINUING ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 849.00 FEET TO A POINT ON A LINE WHICH IS 100.00 FEET SOUTHERLY OF, AS MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS WEST ALONG SAID PARALLEL LINE AND CONTINUING ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 1647.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 42 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE AND CONTINUING ALONG SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 1100.02 FEET TO A POINT ON A LINE WHICH IS 1200.00 FEET SOUTHERLY OF, AS MEASURED AT A RIGHT ANGLE TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID PARALLEL LINE AND LEAVING SAID EXISTING CITY OF FARGO CORPORATE LIMITS FOR A DISTANCE OF 1720.31 FEET; THENCE NORTH 01 DEGREE 52 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 251.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 42.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

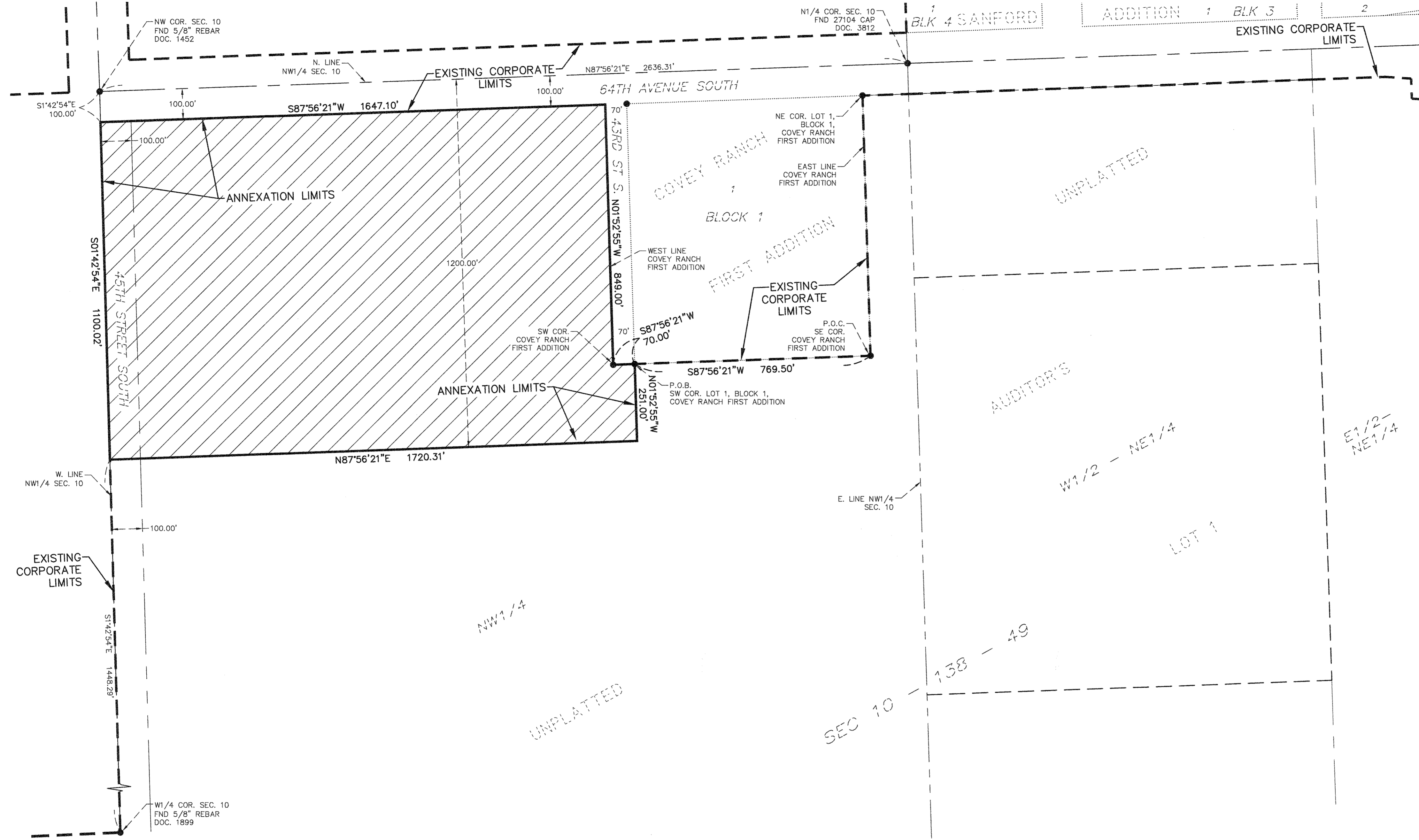
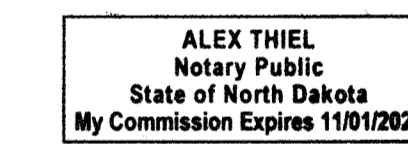


Steven W. Holm
STEVEN W. HOLM
REGISTERED LAND SURVEYOR
NO. LS-6571

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 15th DAY OF April, 2022, 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 OWN FREE ACT AND DEED.

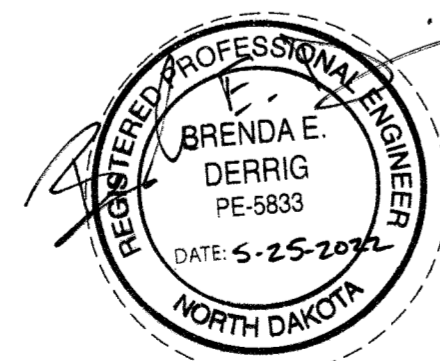
Alex Thiel
ALEX THIEL
Notary Public
State of North Dakota
My Commission Expires 11/01/2025



CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS 25th DAY OF May, 2022.

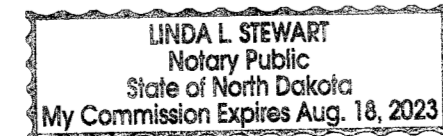
Brenda E. Derrig
BRENDA E. DERRIG P.E.
CITY ENGINEER



STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 3 DAY OF June, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENDA E. DERRIG P.E., 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 OWN FREE ACT AND DEED.

Linda L. Stewart
LINDA L. STEWART
Notary Public
State of North Dakota
My Commission Expires Aug. 18, 2023



FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS 31st DAY OF May, 2022.

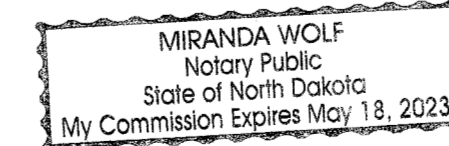
Timothy J. Mahoney
TIMOTHY J. MAHONEY, MAYOR

Steven Sprague
STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS 16th DAY OF June, 2022, 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.

Miranda Wolf
MIRANDA WOLF
NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA



PAGE: 1 of 1 ANEXP 1668420
City of Fargo - Planning 6/20/2022 2:11 PM
Recorded Electronically \$20.00

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DEBORAH A. MOELLER, COUNTY RECORDER
by *Teresa A. Kirby*, Dep. 1668420
Recorded Electronically



Annexation

Portion of NW 1/4 Sec. 10 T138N R49W

6688 45th Street S

