



*Aaron Nelson, AICP Director of Planning and Zoning
Steve Iverson, Senior Planner
Lisa Sankey, Planner
Breanna Siegler, Office Manager*

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West Fargo Planning & Zoning Commission Agenda
Tuesday, December 9th, 2025 - 5:30 p.m.

- A. Call to Order
- B. Approval of Order of Agenda
- C. Approval of Minutes- November 12th, 2025
- D. Regular Agenda
 - 1. A25-23 Meyer's 2nd Addition, a request for rezone at 1202 Prairie Parkway from R-2: Limited Multiple Dwelling to C: Light Commercial (Lot 1, Block 8C Meyer's 2nd Addition)- Sankey
 - 2. A25-24 Montgomery Homestead 3rd Addition, a request for a retracement plat at 3252, 3256, 3260, 3264, 3268, 3272, 3276, and 3280 9th St W (Lots 3-7 and 8, Block 1 Montgomery Homestead 1st Addition and Lots 1 & 2, Block 1 Montgomery Homestead 2nd Addition)-Sankey
- E. Bid farewell to Commission Chair Eric Dodds. Thank you for your service!
- F. Non-Agenda Items
- G. Adjourn from Regular Agenda



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West Fargo Planning & Zoning Commission Meeting Minutes
Wednesday, November 12th, 2025 - 5:30 p.m.

Members Present: Mike Thorstad, Morgan Forness, Alyssa Ommen, Chris Wehri, Dave Gust, Matt Kopp, Eric Dodds-virtual

Members Absent: Kathi Schwan

Others Present: Aaron Nelson, Lisa Sankey, Steve Iverson, Jerry Wallace, Katie Schmidt, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Coordinator

The meeting was called to order by Vice-Chair Thorstad at 5:30pm. Vice-Chair Thorstad asked for approval of the order of the agenda. Commissioner Gust motioned to approve; Commissioner Kopp seconded. No opposition. Motion passed.

Vice-Chair Thorstad asked for a motion to approve the meeting minutes from September 9, 2025. Commissioner Forness moved and Commissioner Wehri seconded a motion to approve the meeting minutes from September 9, 2025. No opposition. Motion passed.

Vice-Chair Thorstad opened the floor to representatives from Metro COG to provide a PowerPoint presentation of the West 94 Area Transportation Plan. Dan Farnsworth from Metro COG and Mike Bittner from Bolton and Menke were in attendance to present the findings of the study. Mr. Bittner began the presentation by explaining that these plans are not firm and that a recommendation can change. Stakeholder and city engagement will be integral to development. Mr. Bittner concluded the presentation and discussion was held.

Commissioner Gust recommended adoption of the West 94 Area Transportation Plan. Commissioner Wehri seconded. No opposition. Motion passed.

Vice-Chair Thorstad opened the floor for non-agenda items. Director Nelson said that while the studies are ongoing, Planning staff may be considering code edits. The DMU zoning district is an area of more immediate interest.

Vice-Chair Thorstad asked for a motion to adjourn from the regular agenda. Commissioner Gust moved to adjourn. Commissioner Kopp seconded. No opposition. Motion passed. Vice-Chair Thorstad adjourned from the regular agenda at 6:02pm.

STAFF REPORT

A25-23		REZONING	
1202 Prairie Parkway			
Lot 1 Blk 8C Meyer's 2nd Addition, a replat of Lot 15, Block 8, City of West Fargo, North Dakota			
Owner: Western State Bank		Staff Contact: Lisa Sankey	
Applicant: KLJ Engineering			
Planning & Zoning Commission Public Hearing:		12-09-2025	
City Commission Public Hearing & 1 st Reading:			
2 nd Reading:			

PURPOSE:

Rezone from R-2: Limited Multiple Dwellings to C: Light Commercial for development of a parking lot.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban Growth Sector
Existing Land Use:	Vacant
Current Zoning District(s):	R-2: Limited Multiple Dwellings
Zoning Overlay District(s):	CO: Corridor Overlay
Proposed Zoning District(s):	C: Light Commercial
Total area size:	15,000 square feet
Adjacent Zoning Districts:	South, East & West – C: Light Commercial North – R-1A: Single Family Dwelling
Adjacent street(s):	Prairie Parkway (Local) via a private access easement
Adjacent Bike/Pedestrian Facilities:	Sidewalks & 13 th Avenue East Bikeway to the south
Available Parks/Trail Facilities:	Charleswood & Veterans Memorial Arena within ½ a mile.
Land Dedication Requirements:	n/a

DISCUSSION AND OBSERVATIONS:

- The owner, who has an office building to the south at 702 13th Avenue East, submitted an application for rezoning a vacant lot at 1202 Prairie Parkway from R-2: Limited Multiple Dwellings to C: Light Commercial, for additional off-street parking.
- The surrounding parcels have been developed with commercial office space since the 1980s.
- There is no access to utilities for this lot, which would make development of the property with an R-2 use very difficult.
- City records show that when this area was platted in 1986, the intent was to develop this lot as a future parking lot for use by the then Kuhn and later Interstate Seed office building to the south along 13th Avenue East; however, the zoning remained R-2.
- In 1989, the property to the east of the vacant lot was rezoned from R-2 to C. A submitted site plan showed a proposed Interstate Seed parking lot to the west of the proposed office building; however, the lot remained R-2.
- Recorded plats show east/west access easements connecting the property to Prairie Parkway. There are also recorded warranty deeds describing a north/south 20-foot wide ingress/egress on the east side of 1213 Prairie Parkway (Elmwood Family Dental) for the purpose of granting access

STAFF REPORT

for 702 13th Avenue East to 1202 Prairie Parkway.

- The applicant has submitted a site plan for illustrative purposes showing landscape buffering along the north side, as well as open space landscaping along the west side of the proposed parking lot.

NOTICES:

Sent to:	Public Hearing Notice Published in the Official Newspaper. Property owners within 150' and applicable agencies and departments
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Comments Received:

- A call was received from a property owner in the Woodlinn West development who had no concerns with the proposed parking lot.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

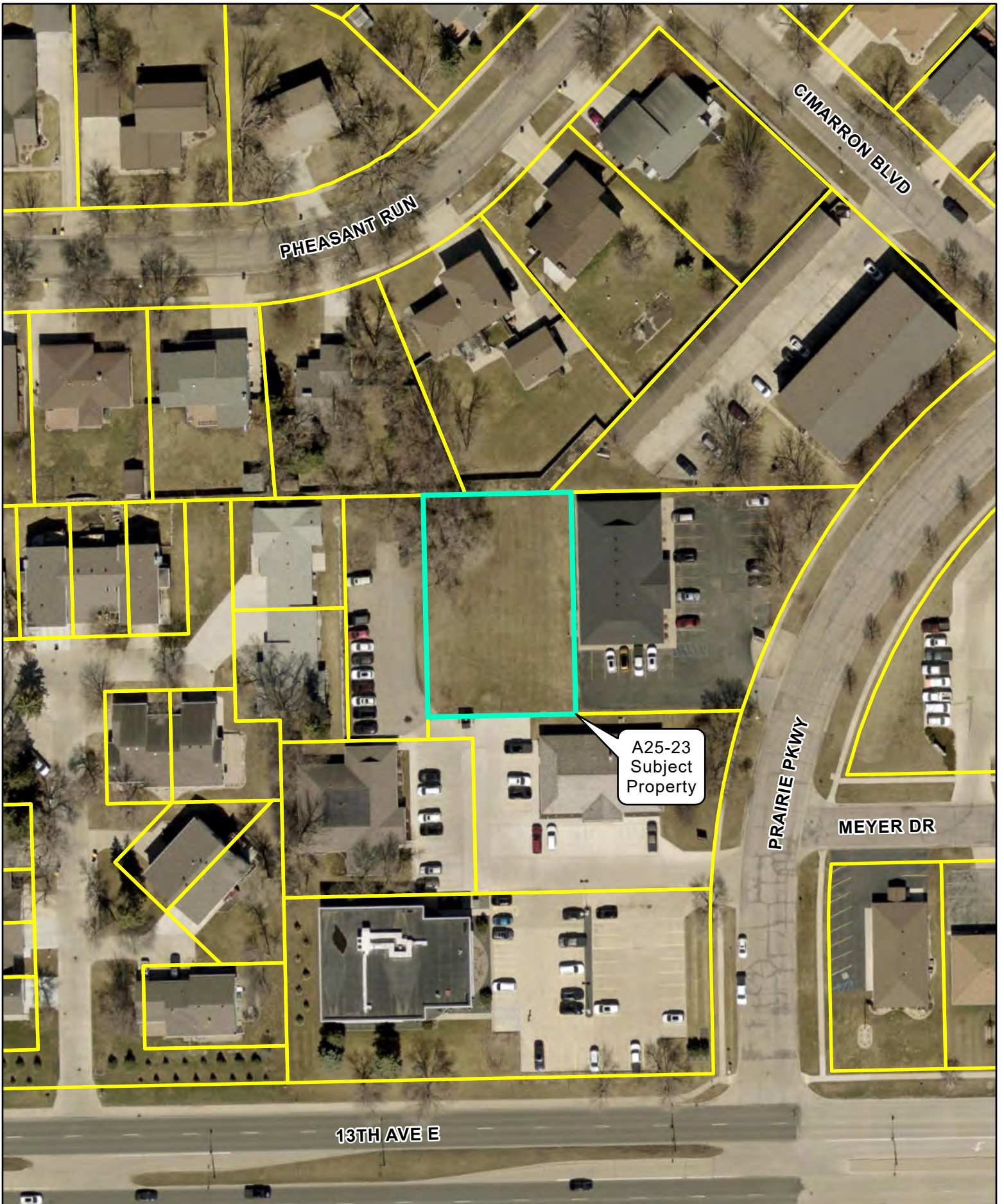
- The proposed application is consistent with the City plans and ordinances.
- The underlying land use classification of this property is G-2 Sub-Urban Growth Sector. The Sub-Urban Growth Sector includes existing residential neighborhoods and developed commercial areas that are not likely to see much change in the next decades. There may be a few undeveloped tracts of land still available for development.
- Maintaining compatibility with surrounding uses will provide consistency with City Plans and Ordinances.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances.

Attachments:

- Aerial Map
- Zoning Map
- Applicant's site plan

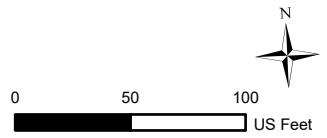


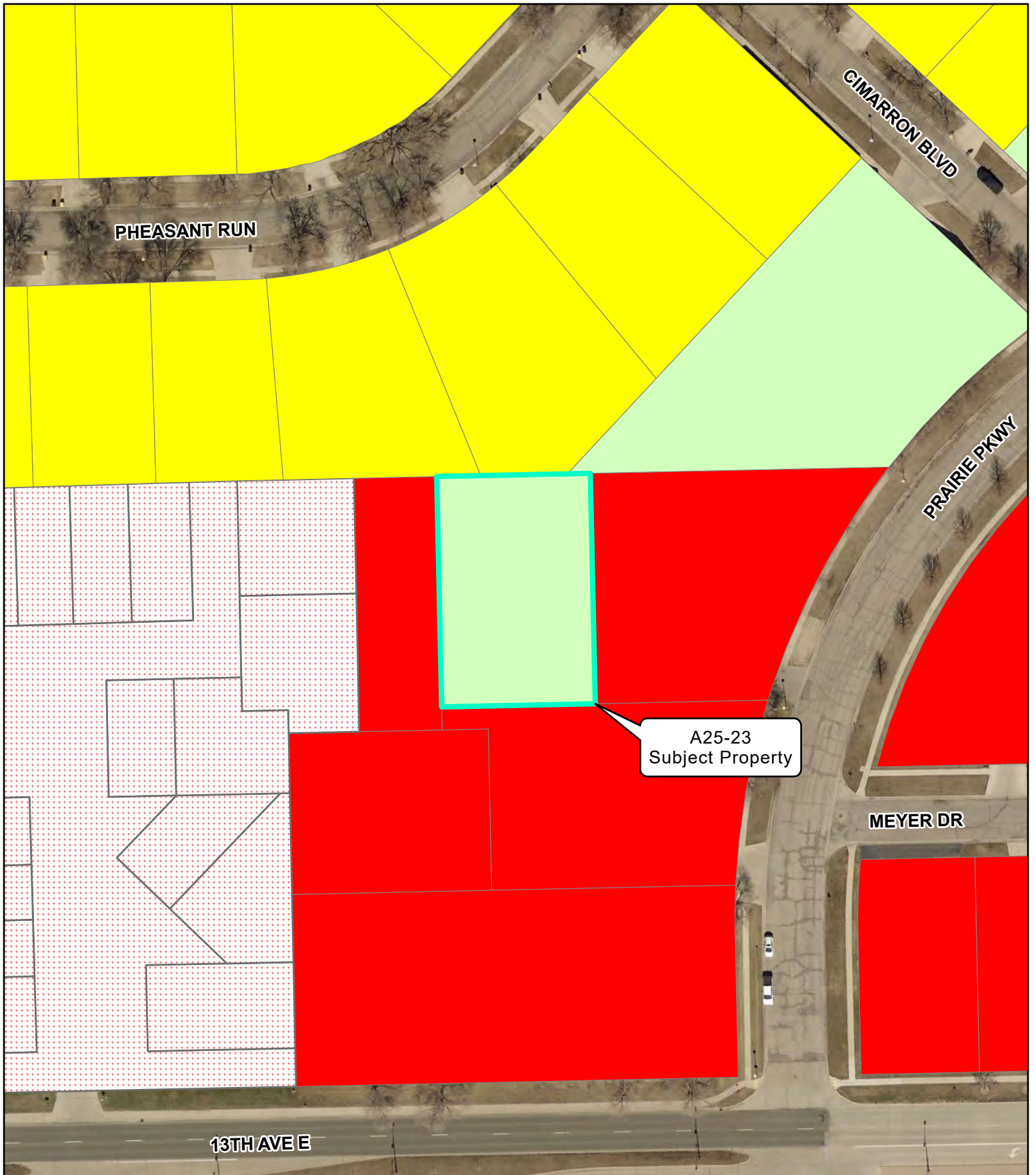
A25-23
Subject
Property



Features

-  Agenda Zone
-  Lots





A25-23
Subject Property

West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

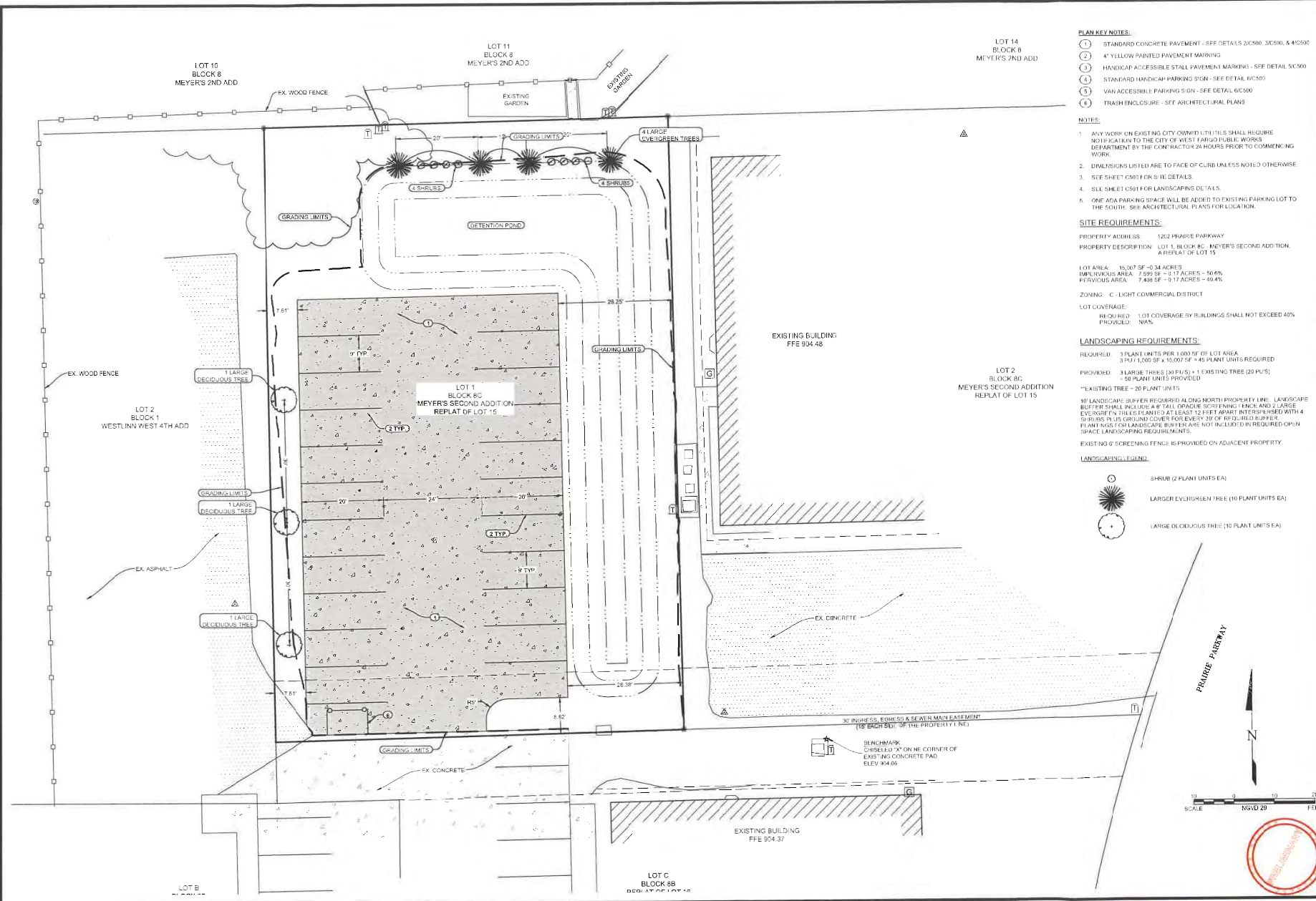
- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential

N

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150
300

US Feet



- PLAN KEY NOTES:**
- STANDARD CONCRETE PAVEMENT - SEE DETAILS 24C500, 3C500, & 4C500
 - 4" YELLOW PAINTED PAVEMENT MARKING
 - HANDICAP ACCESSIBLE STALL PAVEMENT MARKING - SEE DETAIL 5C500
 - STANDARD HANDICAP PARKING SIGN - SEE DETAIL 6C500
 - VAN ACCESSIBLE PARKING SIGN - SEE DETAIL 6C500
 - TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS

- NOTES:**
- ANY WORK ON EXISTING CITY OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY OF WEST FARGO PUBLIC WORKS DEPARTMENT BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
 - DIMENSIONS LISTED ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - SEE SHEET 0500 FOR SITE DETAILS.
 - SEE SHEET 0500 FOR LANDSCAPING DETAILS.
 - ONE ADA PARKING SPACE WILL BE ADDED TO EXISTING PARKING LOT TO THE SOUTH. SEE ARCHITECTURAL PLANS FOR LOCATION.

SITE REQUIREMENTS:
 PROPERTY ADDRESS: 1202 PRAIRIE PARKWAY
 PROPERTY DESCRIPTION: LOT 1, BLOCK 8C, MEYER'S SECOND ADDITION, A REPLAT OF LOT 15

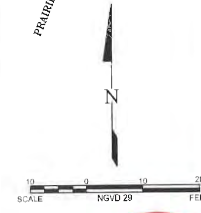
LOT AREA: 15,007 SF = 0.34 ACRES
 IMPERVIOUS AREA: 7,593 SF = 0.17 ACRES = 50.6%
 PERVIOUS AREA: 7,414 SF = 0.17 ACRES = 49.4%

ZONING: C - LIGHT COMMERCIAL DISTRICT
 LOT COVERAGE:
 REQUIRED: LOT COVERAGE BY BUILDINGS SHALL NOT EXCEED 40%
 PROVIDED: N/A

LANDSCAPING REQUIREMENTS:
 REQUIRED: 3 PLANT UNITS PER 1,000 SF OF LOT AREA
 3 PLUS 1,000 SF = 15,007 SF = 45 PLANT UNITS REQUIRED
 PROVIDED: 3 LARGE TREES (20 PUS) = 11 EXISTING TREE (20 PUS) = 50 PLANT UNITS PROVIDED
 *EXISTING TREE = 20 PLANT UNITS

10' LANDSCAPE BUFFER REQUIRED ALONG NORTH PROPERTY LINE. LANDSCAPE BUFFER SHALL INCLUDE 4" TALL OPACITY SCREENING FENCE AND 2 LARGE EVERGREEN TREES PLANTED AT LEAST 12 FEET APART INTERSPERSED WITH 4 SHRUBS IN US GROUND COVER FOR EVERY 30' OF BUFFERED BUFFER. PLANTINGS FOR LANDSCAPE BUFFER ARE NOT INCLUDED IN REQUIRED OPEN SPACE LANDSCAPING REQUIREMENTS.
 EXISTING 6' SCREENING FENCE IS PROVIDED ON ADJACENT PROPERTY.

- LANDSCAPING LEGEND:**
- SHRUB (2 PLANT UNITS EA)
 - LARGER EVERGREEN TREE (10 PLANT UNITS EA)
 - LARGE DECIDUOUS TREE (10 PLANT UNITS EA)



REVISION					
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WESTERN STATE BANK PARKING LOT
 WESTERN STATE BANK
 WEST FARGO, NORTH DAKOTA
 SITE LAYOUT

SHEET
C300

STAFF REPORT

A25-24		COMBINATION/RETRACEMENT PLAT	
Montgomery Homestead 3 rd Addition			
3252, 3256, 3260, 3264, 3268, 3272, 3276 and 3280 9th Street West on Lots 1 & 2, Block 1 of Montgomery Homestead 2nd Addition and Lots 3-8, Block 1 of Montgomery Homestead 1st Addition			
Owner: EWR Fargo		Staff Contact: Lisa Sankey	
Applicant: Brian Pattengale – Houston Engineering			
Planning & Zoning Commission:		12/09/2025	
City Commission Final Plat Approval:			

PURPOSE:

Combination of eight existing platted lots into one.

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	Multiple Dwellings (Townhouse style apartments)
Current Zoning District(s):	PUD: Planned Unit Development
Zoning Overlay District(s):	CO: Corridor Overlay
Proposed Lot size(s) or range:	6.48 Acres total
Adjacent Zoning Districts:	P to South and West, R3 to North, and R2/PUD to East
Adjacent street(s):	9 th Street West (Minor Arterial); 33 rd Ave W (Local)
Adjacent Bike/Pedestrian Facilities:	9 th Street West multi-use path
Available Parks/Trail Facilities:	Rendezvous Park, 33 rd Avenue path and associated Eagle Run area trails
Land Dedication Requirements:	n/a

DISCUSSION AND OBSERVATIONS:

- The applicant is proposing to combine eight previously subdivided lots.
- Property owners wishing to combine properties which have been previously platted for the purpose of building across lot lines and/or increasing lot area to address district requirements may submit a retracement plat provided the following conditions are met:
 1. No additional right-of-way is required or being established.
 2. There is no proposed or perceived need of public improvements as a result of the combining of platted lots as all structures exist and are serviced.
 3. Lots to be combined are contiguous and under common ownership.
- The owner intends to continue to utilize the property for providing rental housing.
- Access/Utility easements will remain as per original Planned Unit Development (PUD) detailed development plans adopted by the City in 2012 and 2013 for townhouse-style apartments.
- The proposed retracement plat will not affect the property or use. The retracement plat will be given a subdivision name with a lot and block number, which will be of benefit to the City and Cass County for administration purposes.
- With retracement plats there are no street right-of-way dedication or park dedication requirements.

STAFF REPORT

- A public hearing is not required, though the applicant must plat the property according to platting standards and the plat must be reviewed by the Planning and Zoning and City Commissions.

NOTICES:

Sent to: Applicable agencies and departments

Comments Received:

- None to date.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

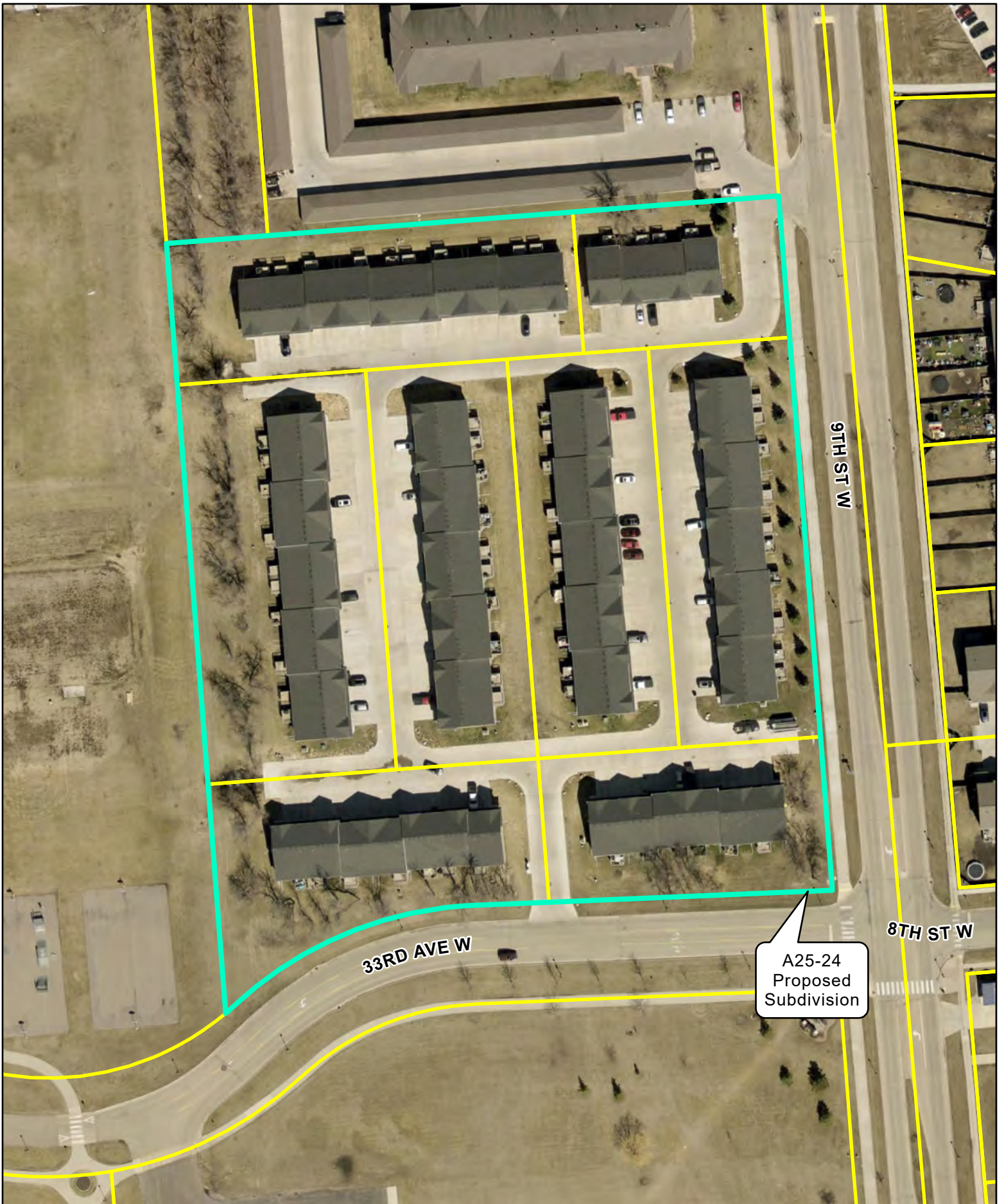
- The proposed application is consistent with the City plans and ordinances.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances subject to the following:

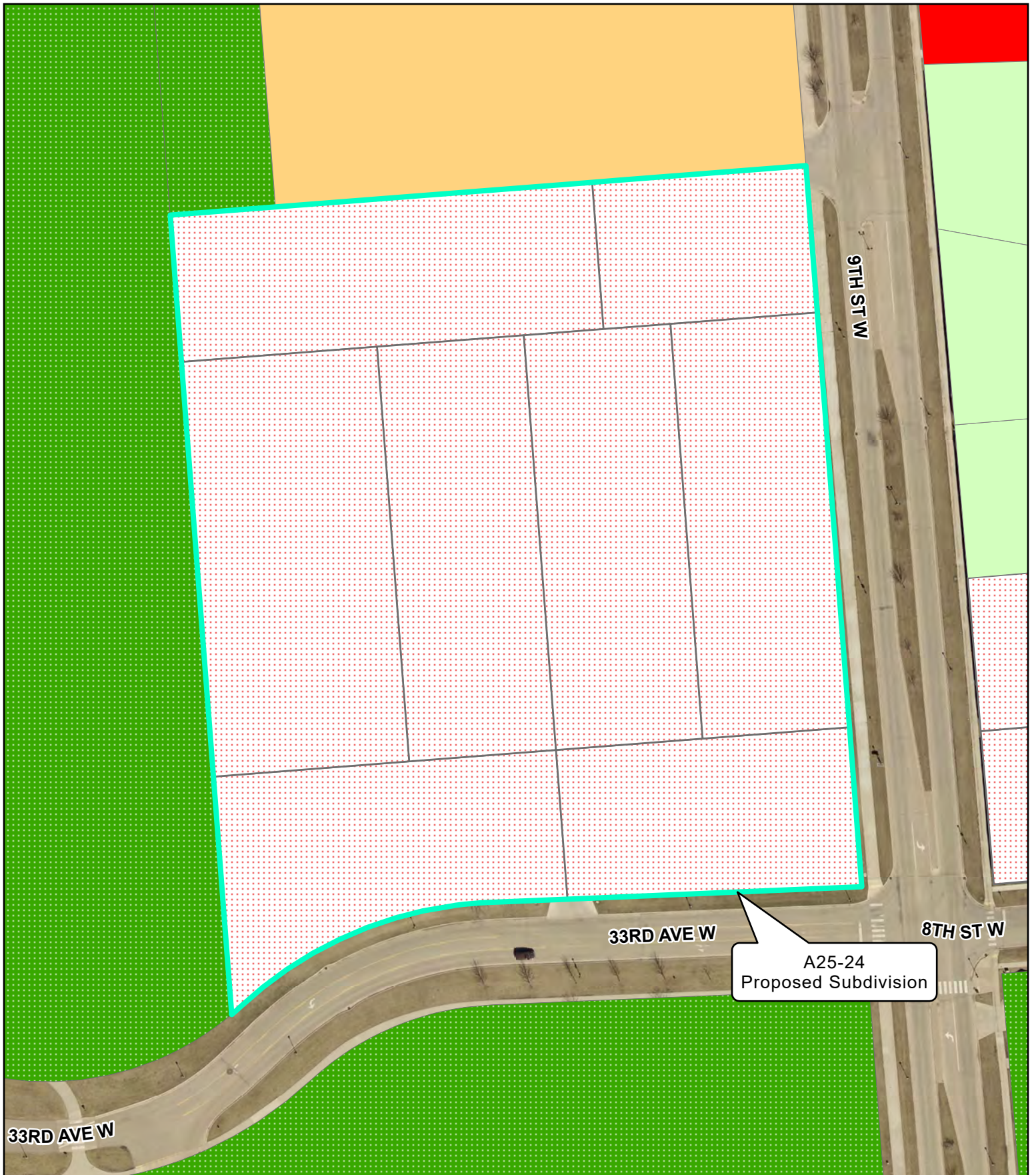
1. An agreement be submitted regarding maintenance responsibilities regarding the private drive as well as the public utilities located beneath said drive.

- Aerial map
- Zoning map
- Preliminary Plat
- Survey/Site Plan



Features

- Agenda Zone
- Lots



A25-24
Proposed Subdivision

West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

- LI: Light Industrial
- M: Heavy Industrial
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- R-1E: Rural Estate
- R-R: Rural Residential

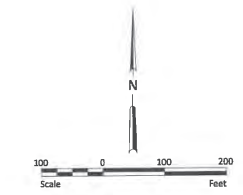
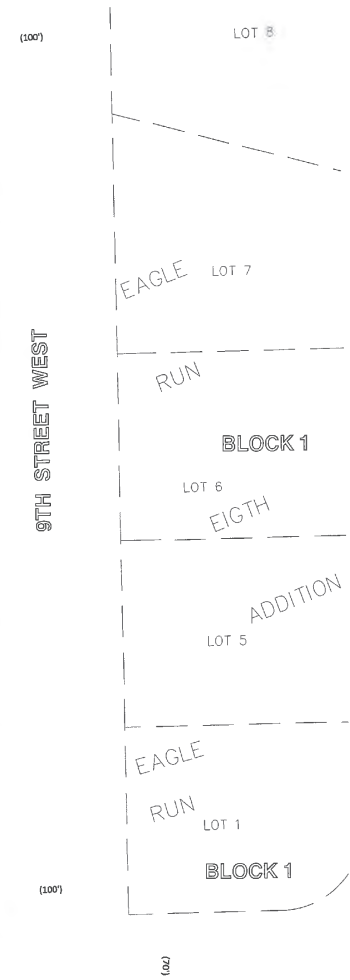
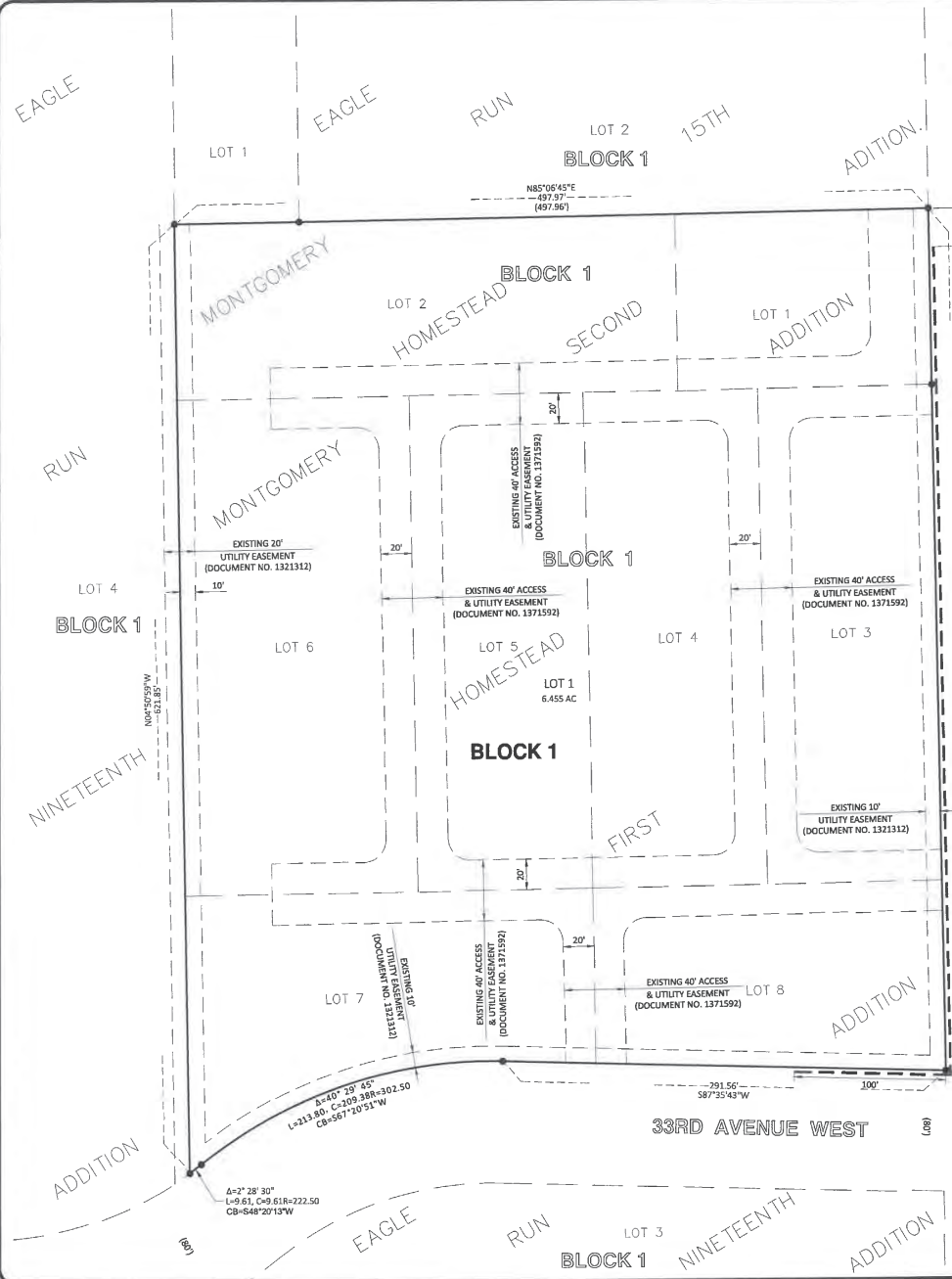
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H:\JAN\12100\12186\12186_000\CAD\Part\ Preliminary Montgomery Homestead Third Addition.dwg

MONTGOMERY HOMESTEAD THIRD ADDITION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, MONTGOMERY HOMESTEAD SECOND ADDITION & LOTS 3, 4, 5, 6, 7 & 8, BLOCK 1, MONTGOMERY HOMESTEAD FIRST ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
EXISTING LOT LINE	-----
NEW EASEMENT	-----
EXISTING EASEMENT	-----
ACCESS CONTROL	-----

BEARINGS SHOWN ARE BASED ON THE WEST FARGO COORDINATE SYSTEM.

PRELIMINARY PLAT



Sheet 1 of 2
Project No. 12186-0004

MONTGOMERY HOMESTEAD THIRD ADDITION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, MONTGOMERY HOMES SECOND ADDITION & LOTS 3, 4, 5, 6, 7 & 8, BLOCK 1, MONTGOMERY HOMES FIRST ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That EWR Fargo TH Trio, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lots 3, 4, 5, 6, 7 and 8, Block 1, Montgomery Homestead First Addition to the City of West Fargo, Cass County North Dakota.

Together with

Lots 1 and 2, Block 1, Montgomery Homestead Second Addition to the City of West Fargo, Cass County North Dakota.

Said tract contains 6.455 acres, more or less.

And that said party has caused the same to be surveyed and platted as **MONTGOMERY HOMESTEAD THIRD ADDITION** to the City of West Fargo, Cass County, North Dakota.

OWNER:

EWR Fargo TH Trio, LLC, a North Dakota limited liability company

 Jon Strinden, _____
 State of _____)
) ss
 County of _____)

On this _____ day of _____, 2025, before me, a notary public in and for said County and State, personally appeared Jon Strinden, _____ of EWR Fargo TH Trio, LLC, a North Dakota limited liability company, 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 limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that I am the Professional Land Surveyor who prepared and made the attached plat of **MONTGOMERY HOMESTEAD THIRD ADDITION** to the City of West Fargo; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; and that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

 Curtis A. Skarphol
 Professional Land Surveyor No. 4723

State of North Dakota)
) ss
 County of Cass)

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, 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 as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the West Fargo City Engineer this _____ day of _____, 20____.

 Jerrold F. Wallace, City Engineer

State of North Dakota)
) ss
 County of Cass)

On this _____ day of _____, 20____ before me personally appeared Jerrold F. Wallace, West Fargo City Engineer, 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 as City Engineer.

Notary Public: _____

WEST FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of West Fargo Planning Commission this _____ day of _____, 20____.

 Eric C. Dodds, Chairman
 West Fargo Planning Commission

State of North Dakota)
) ss
 County of Cass)

On this _____ day of _____, 20____ before me personally appeared Eric C. Dodds, Chairman, West Fargo Planning Commission, 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 the West Fargo Planning Commission.

Notary Public: _____

WEST FARGO CITY ATTORNEY APPROVAL:

I hereby certify that proper evidence of title has been examined by me and I approve the Plat as to form and execution this _____ day of _____, 20____.

 Katie J. Schmidt, City Attorney

State of North Dakota)
) ss
 County of Cass)

On this _____ day of _____, 20____ before me personally appeared Katie J. Schmidt, West Fargo City Attorney, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same as West Fargo City Attorney.

Notary Public: _____

WEST FARGO CITY COMMISSION APPROVAL:

Approved by the West Fargo City Commission this _____ day of _____, 20____.

 Bernie L. Dardis
 President of the West Fargo City Commission

 Dustin T. Scott
 City Auditor

State of North Dakota)
) ss
 County of Cass)

On this _____ day of _____, 20____ before me personally appeared Bernie L. Dardis, President of the West Fargo City Commission; and Dustin T. Scott, City Auditor, City of West Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of West Fargo.

Notary Public: _____

H:\JRW\12100\12186\12186_0004\CAD\Part\Preliminary Montgomery Homestead Third Addition.dwg



RECORD LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cass, State of North Dakota, and is described as follows:

Lots Three, Four, Five, Six, Seven and Eight, in Block One, of Montgomery Homestead First Addition to the City of West Fargo, a Report of all of Lot Two, Block One, of Eagle Run Nineteenth Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota;

AND
 Lots One and Two, in Block One, of Montgomery Homestead Second Addition to the City of West Fargo, a Report of all of Lots One and Two, Block One, Montgomery Homestead First Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota.

The above described property is the same property that is described in Stewart Title Guaranty Company Title Commitment No. 280756, dated May 27, 2025 at 6:59 a.m.

SCHEDULE B-2 EASEMENT NOTES:

10. Easement Granted to: Southeast Cass Water Resource District Recorded: May 24, 2001 at 8:00 a.m. Document #: 382919
- Partial Release Recorded: March 25, 2004 at 2:50 p.m. Document #: 1097014 (NOT PLOTTED, BLANKET IN NATURE HOWEVER RELEASED SUBJECT PROPERTY)
11. Easement Granted to: Southeast Cass Water Resource District Recorded: June 6, 2001 at 10:46 a.m. Document #: 383788 (NOT PLOTTED, BLANKET IN NATURE OR SUBJECT PROPERTY)
12. INTENTIONALLY DELETED
13. INTENTIONALLY DELETED
14. Right of Way Easement Granted for Cass Rural Water Users, Inc. Recorded: April 13, 1976 at 5:49 p.m. Document #: 407130 (AFFECTS SUBJECT PROPERTY, NOT MATHEMATICALLY PLOTTABLE. SEE DOCUMENT FOR DETAILS)
15. INTENTIONALLY DELETED
16. Assignment and Assumption of Easements in favor of: Northern States Power Company Recorded: March 22, 2001 at 1:02 p.m. Document #: 977006 (AFFECTS SUBJECT PROPERTY, NO PLOTTABLE INFORMATION. SEE DOCUMENT FOR DETAILS)
17. INTENTIONALLY DELETED
18. INTENTIONALLY DELETED
19. Easements and other matters as shown on the Plot of Montgomery Homestead First Addition Recorded: November 25, 2012 at 4:00 p.m. Document #: 1371592 (PLOTTED AND SHOWN HEREON)
20. Easements and other matters as shown on the Plot of Montgomery Homestead Second Addition Recorded: September 10, 2013 at 1:19 p.m. Document #: 1398026
21. Memorandum of Service and Easement Agreement Granted to: Midcontinent Communications Recorded: April 30, 2015 at 8:00 a.m. Document #: 1444925 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, THEREFOR NOT PLOTTED)

The above described property is the same property that is described in Stewart Title Guaranty Company Title Commitment No. 280756, dated May 27, 2025.

GENERAL SURVEY NOTES:

This survey is based on information shown on a title report prepared by Stewart Title Guaranty Company Title Commitment No. 280756, effective date May 27, 2025 at 6:59 a.m., and of Schedule D sections in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.

Subject tract has direct driveway access to Lakeside Way and 9th Street W, both being a public right-of-way. There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking spaces on the subject property.

The bearing system is based on North Dakota State Plane Coordinate System (NAD83 2011 Adjustment) South Zone. There is no observable evidence of earth moving work, or building construction.

No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.

All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

The point of height measurement is identified on the survey and was taken from the nearest adjacent grade of said point. This point represents the height of the structure as shown from ground level.

The dimensions and area of the building shown are based on the building's exterior footprint at ground level. No underground utilities have been located and only visible and apparent above ground utility appearances are shown.

All Record of Easement Agreements ("REAs") that have been reported by the title report provided have been located on the survey and are shown herein. The limits of any affixable apartment easements that have been reported by the title report provided have been located on the survey and are shown herein.

Unless shown otherwise the surveyed boundary shown herein are contiguous with adjoining properties and/or rights of way without any gaps, gaps or overlaps.

To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground.

The posted address on site is 3252, 3256, 3260, 3264, 3268, 3272, 3276, 3280 9th St W, West Fargo, ND 58078 (N/A) A ITEM NO. 10

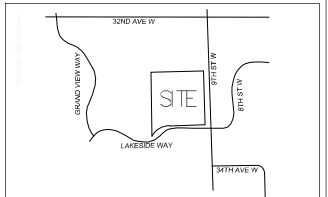
The subject building is a stand alone, free standing building with no apposite party walls.

LAND AREA:

Total Land Area: 287,74 SQ. FT., 6.63 AC.

FLOOD NOTE:

By graphic shading only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Flood No. 8051220760, which bears an effective date of 07/16/2010 and is NOT in a Special Flood Hazard Area. No field sampling was performed to determine this one and an elevation certificate may be needed to verify this determination or copy for a reference from the Federal Emergency Management Agency.



VONTY MAP
 NOT TO SCALE (CENTERS OF R/W'S OR C/W'S REPRESENTED HEREON)

ZONING INFORMATION:

ITEM	ZONING INFORMATION	RECORDED	OBSERVED
ZONING DISTRICT	R1UD	R1UD	R1UD
MIN LOT AREA	2 Acres	6.63 Acres	6.63 Acres
MIN WIDTH	None	1.04ft	1.04ft
MAX BUILDING COVERAGE	None	25.36%	25.36%
MIN SETBACK FRONT	30'	34.7'	34.7'
MIN SETBACK REAR	30'	30.6'	30.6'
MIN SETBACK SIDE	11'	32.8'	32.8'
MIN SETBACK REAR	30'	48.1'	48.1'
BUILDING HEIGHT	None	27'	27'
PARKING SPACES	80 Garage	80 Garage	80 Garage
PARKING RATIO	N/A	N/A	N/A

CONTRACT REED GROUP ZONING REPORT DATE: 06/19/2025 REPORT # 25-20862

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of the surveyor and should not be interpreted as complete listing.

▲ BUILDING CROSSES ONTO ST SETBACK BY UP TO 0.5' WITHOUT THE BENEFIT OF A KNOWN EASEMENT

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2025 Minimum Standard Detail Requirements for ALTA/ASPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and follows Items 1, 2, 3, 4, 6, 8(a), 8(b), 9(a), 9(b), 8, 9, 10, 11(a), 11, 11(b), 12 and 12P of Title A thereof.

The field work was completed on 06/05/2025.
 Date of Plot or Map: 06/19/2025



Kasey J. Koberbach Date: 6/25/2025
 Professional Land Surveyor No. LS-40967
 State of North Dakota
 Date of Field Survey: 06/05/2025
 Date of Last Revision: Survey Drawing No. 252868

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:
 EWR Fargo TH Trio, LLC

Jormid Montgomery Townhomes
 REDD Group Project No:
 25-2086
 3252-3280 9th St W,
 West Fargo, ND 58078

REDD GROUP
 NATIONAL REAL ESTATE DUE DILIGENCE
 SURVEY / ZONING / TITLE SEARCH
 PLEASE CONTACT ALL AGENCIES FOR THIS SURVEY TO:
 REDD Group, LLC
 info@reddgroup.com
 330.801.7456

REVISION NOTES

DATE	BY	DESCRIPTION
06/19/25	JK	FINAL PLOT
06/19/25	JK	UPDATED TITLE
06/19/25	JK	UPDATED TITLE

Sheet No. 1 of 1



LEGEND:

●	Boundary monument	■	Building measurement
○	Wellhead monument	□	Building corner
▲	Survey monument	▧	Building corner
■	Survey monument	▨	Building corner
■	Survey monument	▩	Building corner
■	Survey monument	▪	Building corner
■	Survey monument	▫	Building corner
■	Survey monument	▬	Building corner
■	Survey monument	▭	Building corner
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■	Survey monument	▾	Building corner
■	Survey monument	▿	Building corner

