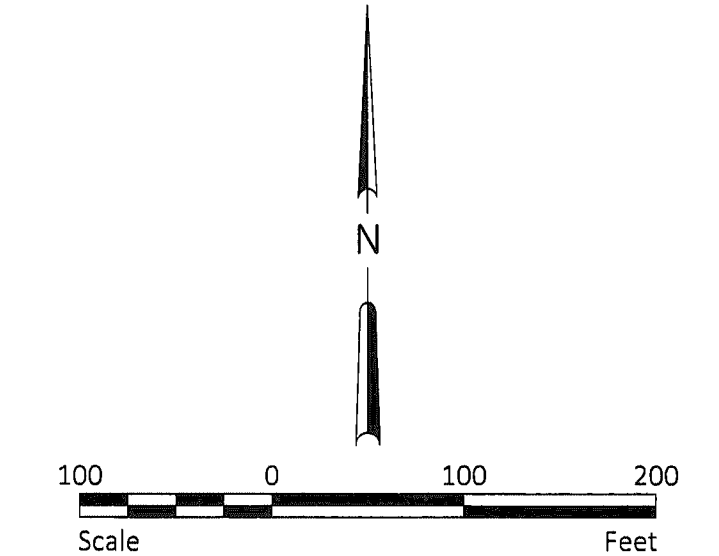
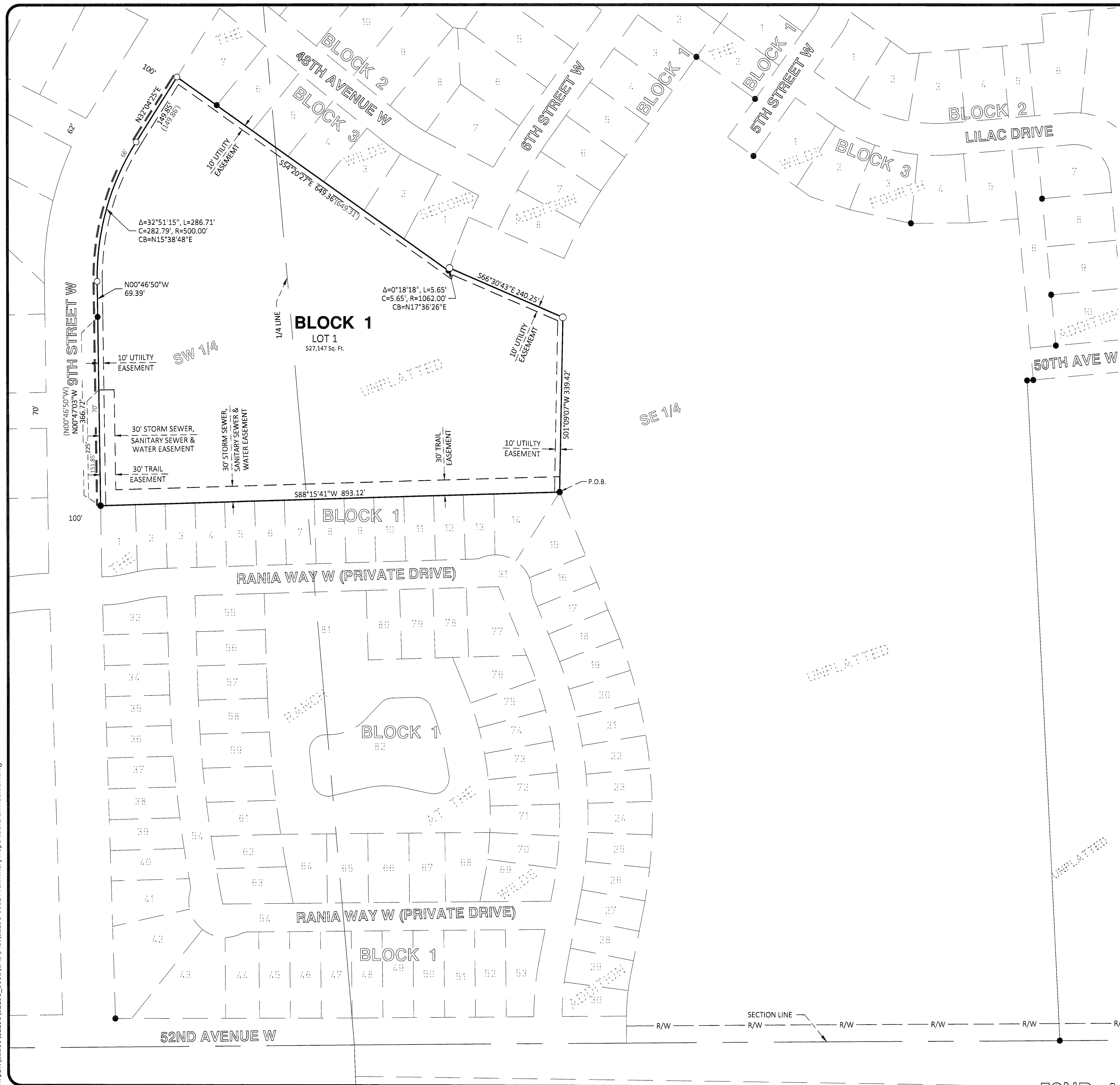


# HOPE LUTHERAN ADDITION

BEING A PLAT OF A PORTION OF THE SOUTH HALF OF SECTION 31, T. 139 N., R. 49 W. TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA



**LEGEND**

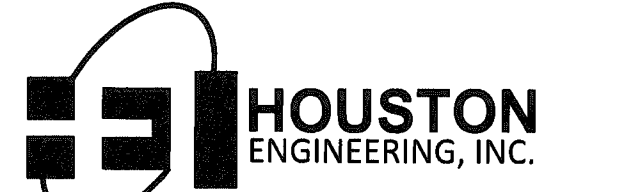
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
EXISTING LOT LINE	-----
NEW EASEMENT	- - - - -
EXISTING EASEMENT	- · - · -
ACCESS CONTROL	- - - - -

BEARINGS SHOWN ARE BASED ON THE WEST FARGO COORDINATE SYSTEM.

H:\B\12200\12298\12298\_0002\CAD\Plat\12298-0002 Preliminary Hope Lutheran Addition.dwg

West Fargo Planning Department

1751624  
Page: 1 of 2  
1/30/2026 4:30 PM  
PLAT \$20.00



Sheet 1 of 2  
Project No. 12298-0002

# HOPE LUTHERAN ADDITION

BEING A PLAT OF A PORTION OF THE SOUTH HALF OF SECTION 31, T. 139 N., R. 49 W.  
TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA

**OWNERS' CERTIFICATE AND DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS: That 52nd Ave Partners LLC, a Delaware limited liability company, is the owner and proprietor of that part of the South Half of Section 31, Township 139 North, Range 49 West of the Fifth Principal Meridian, City of West Fargo, Cass County, North Dakota, described as follows:

Beginning at the northeast corner of Lot 14, Block 1, The Ranch at the Wilds Addition, on file at the Cass County Recorder's Office; thence South 88°15'41" West, along the northerly line of Block 1, said The Ranch at the Wilds Addition, for a distance of 893.12 feet to the northwest corner of Lot 1, Block 1, said The Ranch at the Wilds Addition; thence North 00°47'03" West, along the easterly line of 9th Street West, for a distance of 366.72 feet; thence North 00°46'50" West, along the easterly line of said 9th Street West, for a distance of 69.39 feet to a point of tangential curve to the right, radius 500.00 feet; thence northeasterly, along said curve and along the easterly line of said 9th Street West, for a distance of 286.71 feet, central angle 32°51'15", chord bearing North 15°38'48" East; thence North 32°04'25" East, along the easterly line of said 9th Street West, for a distance of 149.85 feet to the most westerly corner of Lot 7, Block 3, The Wilds Second Addition, on file at said Recorder's Office; thence South 54°20'27" East, along the southwesterly line of Block 3, said The Wilds Second Addition, for a distance of 649.36 feet to the most southerly corner of Lot 1, Block 3, said The Wilds Second Addition, said corner lying on a nontangential curve, concave to the East, radius of 1,062.00 feet; thence northerly, along said curve and along the easterly line of Lot 1, Block 3, said The Wilds Second Addition, for a distance of 5.65 feet, central angle 0°18'18", chord bearing North 17°36'26" East; thence South 66°30'43" East for a distance of 240.25 feet; thence South 01°09'07" West for a distance of 339.42 feet to the Point of Beginning.

Said tract contains 527,147 square feet, more or less.

And that said party has caused the same to be surveyed and platted as **HOPE LUTHERAN ADDITION** to the City of West Fargo, Cass County, North Dakota; does hereby dedicate to the City of West Fargo the storm sewer, sanitary sewer, water, and trail easements as shown on this plat; and does hereby dedicate to the public, for public use, the utility easements and the access control easement as shown on this plat.

**OWNER:**

52nd Ave Partners LLC, a Delaware limited liability company

Signature: Mary Quinn Templeton

Printed Name: Mary Quinn Templeton

Title: Authorized Representative

State of NORTH DAKOTA )

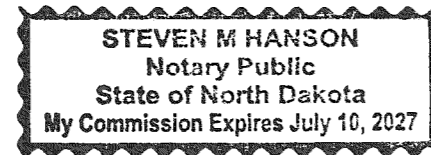
County of CASS ) ss

On this 30<sup>th</sup> day of JUNE, 2025, before me, a notary public in and for said

County and State, personally appeared MARY QUINN TEMPLETON,

AUTHORIZED REPRESENTATIVE of 52nd Ave Partners LLC, a Delaware 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: Steven M Hanson



**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 **HOPE LUTHERAN 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 12<sup>th</sup> day of JUNE, 2025.

Curtis A. Skarphol

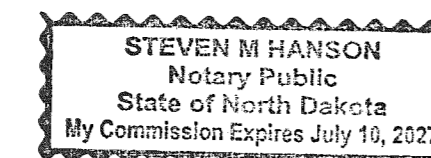
Curtis A. Skarphol  
Professional Land Surveyor No. 4723

State of North Dakota )

County of Cass ) ss

On this 12<sup>th</sup> day of JUNE, 2025, 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: Steven M Hanson



**CITY ENGINEER'S APPROVAL:**

Approved by the West Fargo City Engineer this 29<sup>th</sup> day of OCTOBER, 2025.

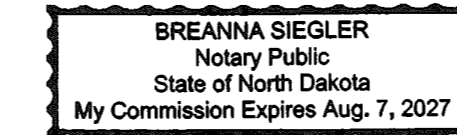
Jerrold F. Wallace  
Jerrold F. Wallace, City Engineer

State of North Dakota )

County of Cass ) ss

On this 29<sup>th</sup> day of October, 2025 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: Breanna Sieglar



**WEST FARGO PLANNING COMMISSION APPROVAL:**

Approved by the City of West Fargo Planning Commission this 11<sup>th</sup> day of

February, 2025.

Eric C. Dodds

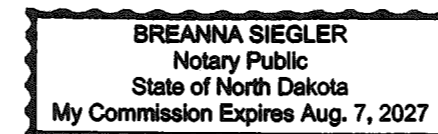
Eric C. Dodds, Chairman  
West Fargo Planning Commission

State of North Dakota )

County of Cass ) ss

On this 11<sup>th</sup> day of July, 2025, 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: Breanna Sieglar



**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 24<sup>th</sup> day of October, 2025.

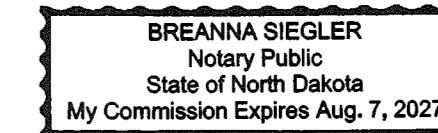
Katie J. Schmidt  
Katie J. Schmidt, City Attorney

State of North Dakota )

County of Cass ) ss

On this 24<sup>th</sup> day of October, 2025, 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: Breanna Sieglar



**WEST FARGO CITY COMMISSION APPROVAL:**

Approved by the West Fargo City Commission this 6<sup>th</sup> day of October, 2025.

Bernie L. Dardis  
Bernie L. Dardis  
President of the West Fargo City Commission

State of North Dakota )

County of Cass ) ss

On this 23<sup>rd</sup> day of October, 2025, 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: Breanna Sieglar



FINANCE OFFICE  
COUNTY OF CASS, NORTH DAKOTA  
1/30/2026  
Taxes and Special Assessments paid  
and transfer entered.  
Paul Heide FINANCE DIRECTOR  
NKH DEPUTY



1751624  
Page: 2 of 2  
1/30/2026 4:30 PM  
West Fargo Planning Department PLAT \$20.00

RECORDERS OFFICE, CASS COUNTY, ND  
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD THIS DATE.  
1/30/2026 4:30 PM  
DEBORAH A. MOELLER, COUNTY RECORDER  
by Sheena Garcia, Dep 1751624  
Recorded Electronically

