



**Horace Park Board Meeting
Monday, August 24, 2026 – 5:30 P.M.
Horace Meeting House – 7951 Jack's Way #116**

Meeting Items

1. **Call to Order**
2. **Approve Order of Agenda**
3. **Approve Minutes** – July 27, 2026 and July 27, 2026 Board Retreat (2 – 5)

Consent Agenda

1. **Bills** – \$28,251.16 (6 – 8)
2. **Financial Report** (9 – 16)

Regular Agenda

1. **Recognition of Audience / Public Comment**
2. **Horace RR 2nd Addition** – Eric Dodds (17 - 24)
3. **Willow Grove McInnes Plat** – Rory Waliser (25 - 27)
4. **Westdale Addition** – Chris Mack (28 - 29)
5. **2027 Preliminary Budget Approval** – Justin Germundson (30 - 38)
6. **Southdale Farms Ballfield Update** – Jim Dahlman
7. **Parks Explorer Application** – Jim Dahlman (39)
8. **Engineering Report** – Jim Dahlman
9. **Board Member Reports**
10. **Non-Agenda**
11. **Adjourn**



The Horace Park Board met at 5:30 p.m. on Monday, July 27, 2026 at Horace Meeting House. President Frank called the meeting to order. Present were Shannon Kist, Paige Shockman, Nicole Farley, and Wade Frank. Not present was Jason Olsen.

Meeting Items

Motion: Approve the Order of the Agenda.

1st Motion: Commissioner Shockman

2nd Motion: Commissioner Kist

Action Taken: Motion carried. No opposition.

Motion: Approve June 22, 2026 Minutes.

1st Motion: Commissioner Kist

2nd Motion: Commissioner Farley

Action Taken: Motion carried. No opposition.

Consent Agenda

Motion: Approve Bills (\$727,241.63) and Financial Report.

1st Motion: Commissioner Shockman

2nd Motion: Commissioner Farley

Action Taken: Motion carried. No opposition.

Recognition of Audience / Public Comment

Derek Werner (Horace Baseball) requested storage space at the new Southdale Farms fields.

Open President and Vice President Board Nominations

Board nominations were opened.

Motion: Nominate Paige Shockman as President and Nicole Farley as Vice President.

1st Motion: Commissioner Frank

2nd Motion: Commissioner Kist

Action Taken: Motion carried. No opposition.

Appointment of Clerk

Motion: Appoint Justin Germundson as Clerk

1st Motion: Commissioner Farley

2nd Motion: Commissioner Frank

Action Taken: Motion carried. No opposition.



West Fargo Softball Fall Field Request

Freed Park and Meadowlark Park field requests are from August 24 – October 8.

Motion: Approve West Fargo Softball Fall field requests as presented.

1st Motion: Commissioner Kist

2nd Motion: Commissioner Farley

Action Taken: Motion carried. No opposition.

Lakeview Park Update

Jack Dwyer and Jon Lowry discussed the updated layout. A replat will be required due to the redesign.

2027 Recreational Programming Agreement

Clerk Germundson said the only major change was a \$5,000 increase to the contract amount. The first full time employee is scheduled for 2028 so this should be the final agreement.

Motion: Approve 2027 Recreational Programming Agreement with the West Fargo Park District.

1st Motion: Commissioner Frank

2nd Motion: Commissioner Kist

Action Taken: Motion carried. No opposition.

2027 Budget Preview

Clerk Germundson said mills levied will increase due to significant special assessments that were assessed last fall. Preliminary budget approval is August 24 and Final budget approval is September 28.

Motion: Approve the 2027 budget amounts: \$36,453 for New Growth Allowance; \$9,436 for 3% Cap Allowance; and \$323,975 for Current Year Cap.

1st Motion: Commissioner Farley

2nd Motion: Commissioner Frank

Action Taken: Motion carried. No opposition.

Motion: Set the Public Budget Hearing for 6:00 p.m. on Monday, September 28, at the Horace Meeting House with the Budget Review available at www.horaceparks.org.

1st Motion: Commissioner Kist

2nd Motion: Commissioner Farley

Action Taken: Motion carried. No opposition.



Southdale Farms Ballfield Update

Park Engineer Dahlman reviewed the project and said the estimated final completion date is June 2027.

Motion: Approve Plans and Specifications with alternate of 10 x 12 storage shed.

1st Motion: Commissioner Frank

2nd Motion: Commissioner Farley

Action Taken: Motion carried. No opposition.

Motion: Direct Engineer to Advertise for Bids.

1st Motion: Commissioner Kist

2nd Motion: Commissioner Frank

Action Taken: Motion carried. No opposition.

Motion: Remove four pitching mounds in Plans and Specifications.

1st Motion: Commissioner Farley

2nd Motion: Commissioner Frank

Action Taken: Motion carried. No opposition.

Engineering Report

Park Engineer Dahlman gave Independence Park and development updates.

Board Member Reports

President Shockman discussed meetings with the City.

Non-Agenda Items

Nothing to report.

Meeting adjourned 6:22 p.m.

President Paige Shockman

Clerk Justin Germundson



The Horace Park Board met at 6:30 p.m. on Monday, July 27, 2026 at Horace Meeting House for a Board Retreat. President Shockman called the meeting to order. Present were Shannon Kist, Wade Frank, Nicole Farley, and Paige Shockman. Not present was Jason Olsen.

Short Term Goals and Priorities

Developments, staffing, and other short-term goals and priorities were discussed.

Long Term Goals and Priorities

Developments, staffing, and other long-term goals and priorities were discussed.

Meeting adjourned 8:38 p.m.

President Paige Shockman

Clerk Justin Germundson

08/19/26
12:25:47

HORACE PARKS
Claim Approval List
For the Accounting Period: 8/26

Page: 1 of 3
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
832		1 Cass County Electric	334.62						
	83279	08/06/26 freed	118.00			4030 451200	351		101000
	1085070	08/06/26 lions	30.00			4030 451200	351		101000
	1172715	08/06/26 meadowlark	186.62			4030 451200	351		101000
		Total for Vendor:	334.62						
828		97 City of Horace	2,426.25						
	1508000230	07/30/26 fees, building permit	2,426.25*			5051 451000	631		101000
		Total for Vendor:	2,426.25						
836		22 City of Horace	1,482.36						
	11096-00	07/31/26 service; freed	1,290.80			4030 451200	351		101000
	11052-00	07/31/26 service; freed	116.06			4030 451200	351		101000
	44227-00	07/31/26 service; meadowlark	75.50			4030 451200	351		101000
		Total for Vendor:	1,482.36						
827		108 Column Software PBC	384.09						
	7DE7912D21	07/31/26 ballfield bid	384.09*			5000 451000	631		101000
		Total for Vendor:	384.09						
834		53 Jiffy Jon's	344.00						
	79810	07/31/26 lions, terra	344.00			4030 451200	494		101000
		Total for Vendor:	344.00						
829		131 Kyle Collignon	166.93						
	227	mileage; jul-aug	166.93			4030 451400	500		101000
		Total for Vendor:	166.93						
830		48 MTI Distributing Inc.	1,169.70						
	1521788-00	06/01/26 blades, tires	1,169.70			4030 451200	420		101000
		Total for Vendor:	1,169.70						
826		39 PFM Financial Advisors	21,550.50						
	143205	07/13/26 26B bonds; fee	21,550.50*			5051 451000	631		101000
		Total for Vendor:	21,550.50						

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HORACE PARKS
Claim Approval List
For the Accounting Period: 8/26

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
831		45 UMB Bank c/o Trust Dept	300.00						
	1058116	08/07/26 21 bonds; fees	300.00			5021 490000	720		101000
		Total for Vendor:	300.00						
833		64 Xcel Energy	92.71						
	989058350	08/03/26 8873 lost river n; gas	46.35			4030 451200	351		101000
	989017073	08/03/26 8873 lost river s; gas	46.36			4030 451200	351		101000
		Total for Vendor:	92.71						
# of Claims			10	Total:	28,251.16	# of Vendors	10		

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HORACE PARKS
Fund Summary for Claims
For the Accounting Period: 8/26

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Fund/Account	Amount
4030 GENERAL FUND	
101000 Cash Account	3,590.32
5000 SOUTHDALE FARMS	
101000 Cash Account	384.09
5021 TERRA GARDENS DS	
101000 Cash Account	300.00
5051 INDEP PARK C	
101000 Cash Account	23,976.75
Total:	28,251.16

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HORACE PARKS

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Income Statement - Comparison to Prior Year
For the Accounting Period: 7 / 26Page: 1 of 5
Report ID: LB170

4030 GENERAL FUND

Account Object	Description	----- Current Year -----				----- Last Year -----	
		Current Month	Current YTD	Budget	Variance	Prior Year Month	Prior Year YTD
Revenue							
310001	Property Taxes	52,733.09	245,641.59	308,851.00	-63,209.41	1,572.88	248,517.71
335600	State Aid	4,362.50	34,753.75	55,000.00	-20,246.25	4,407.52	31,739.39
340001	Recreation Programs	-147.46	16,480.86	20,000.00	-3,519.14	2,536.72	20,791.36
340005	Field Fees	1,962.55	4,058.55	5,000.00	-941.45		
340010	Miscellaneous	0.76	1,089.51	1,000.00	89.51		1,813.57
	Total	58,911.44	302,024.26	389,851.00	-87,826.74	8,517.12	302,862.03
Expenses							
451000	ADMINISTRATION						
109	Staff Wages	1,750.00	9,750.00	7,000.00	-2,750.00	1,500.00	3,000.00
111	Board Wages		5,000.00	10,000.00	5,000.00		5,000.00
112	Clerk Wages	1,257.81	8,734.26	14,000.00	5,265.74	945.88	8,650.25
210	Technology		9,496.61	13,000.00	3,503.39		8,607.47
220	Payroll Taxes	1,022.71	3,231.95	9,000.00	5,768.05	774.92	2,447.81
321	Insurance	4,732.00	10,171.09	12,000.00	1,828.91	3,584.00	8,175.45
369	Audit		19,688.64	15,000.00	-4,688.64		523.50
380	Miscellaneous	922.74	1,264.89	5,000.00	3,735.11	1,490.50	4,221.50
890	Transfer Out			20,000.00	20,000.00		
	Total Account	9,685.26	67,337.44	105,000.00	37,662.56	8,295.30	40,625.98
451200	PARK						
109	Staff Wages	6,322.88	20,190.13	50,000.00	29,809.87	5,084.50	12,491.00
351	Utilities	1,002.48	10,293.03	30,000.00	19,706.97	1,637.51	10,033.17
420	Operations	637.78	5,378.99	15,000.00	9,621.01	2,198.54	3,371.88
424	Gas / Oil	411.70	1,750.07	4,000.00	2,249.93	271.57	939.92
427	Repairs		4,844.42	8,000.00	3,155.58	3,000.00	4,253.23
494	Bldgs / Grounds	2,090.64	5,156.19	29,000.00	23,843.81	6,760.91	9,771.32
495	Herbicide		4,763.00	15,000.00	10,237.00	6,672.00	6,672.00
641	Equipment		22,817.60	25,000.00	2,182.40		8,360.00
	Total Account	10,465.48	75,193.43	176,000.00	100,806.57	25,625.03	55,892.52
451400	RECREATION						
109	Staff Wages	55,787.50	58,322.50	72,000.00	13,677.50	39,099.00	40,955.25
500	Supplies	2,030.32	6,298.80	18,000.00	11,701.20	2,047.03	10,867.49
505	Special Events	5,579.96	10,206.80	18,000.00	7,793.20	1,372.30	9,635.06
	Total Account	63,397.78	74,828.10	108,000.00	33,171.90	42,518.33	61,457.80
	Total	83,548.52	217,358.97	389,000.00	171,641.03	76,438.66	157,976.30
	Net Income from Operations	-24,637.08	84,665.29			-67,921.54	144,885.73

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Income Statement - Comparison to Prior Year
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4050 SPECIAL ASSESSMENTS

Account Object	Description	----- Current Year -----				----- Last Year -----	
		Current Month	Current YTD	Budget	Variance	Prior Year Month	Prior Year YTD
Revenue							
310001	Property Taxes	54,037.50	237,637.00	237,637.00			97,373.61
	Total	54,037.50	237,637.00	237,637.00		0.00	97,373.61
Expenses							
470000	INTERGOVERNMENTAL						
630	Special Assessments		247,026.50	235,000.00	-12,026.50	1,721.33	134,129.54
	Total Account		247,026.50	235,000.00	-12,026.50	1,721.33	134,129.54
	Total	0.00	247,026.50	235,000.00	-12,026.50	1,721.33	134,129.54
	Net Income from Operations	54,037.50	-9,389.50			-1,721.33	-36,755.93
	Net Income	54,037.50	-9,389.50			-1,721.33	-36,755.93

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Income Statement - Comparison to Prior Year
For the Accounting Period: 7 / 26

4051 SPECIALS; REFI 26

Account Object	Description	----- Current Year -----				----- Last Year -----	
		Current Month	Current YTD	Budget	Variance	Prior Year Month	Prior Year YTD
Expenses							
451000	ADMINISTRATION						
631	Improvements		51,826.50		-51,826.50		
	Total Account		51,826.50		-51,826.50		
470000	INTERGOVERNMENTAL						
630	Special Assessments		3,962,063.67		-3,962,063.67		
	Total Account		3,962,063.67		-3,962,063.67		
490000	Debt Service						
710	Principal		100,000.00		-100,000.00		
720	Interest		29,997.51		-29,997.51		
	Total Account		129,997.51		-129,997.51		
	Total	0.00	4,143,887.68	0.00	-4,143,887.68	0.00	0.00
	Net Income from Operations		-4,143,887.68				
Other Revenue							
391000	Bond Proceeds		3,881,030.69		3,881,030.69		
	Total Other	0.00	3,881,030.69	0.00	3,881,030.69	0.00	0.00
	Net Income	0.00	-262,856.99			0.00	0.00

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Income Statement - Comparison to Prior Year
For the Accounting Period: 7 / 26

4060 RECREATION FUND

Account Object	Description	----- Current Year -----				----- Last Year -----	
		Current Month	Current YTD	Budget	Variance	Prior Year Month	Prior Year YTD
Revenue							
310001	Property Taxes	48,034.73	220,530.60	251,280.00	-30,749.40	1,142.92	190,423.80
	Total	48,034.73	220,530.60	251,280.00	-30,749.40	1,142.92	190,423.80
Expenses							
451000	ADMINISTRATION						
631	Improvements	10,496.61	90,496.61	251,000.00	160,503.39	505.00	87,878.94
	Total Account	10,496.61	90,496.61	251,000.00	160,503.39	505.00	87,878.94
	Total	10,496.61	90,496.61	251,000.00	160,503.39	505.00	87,878.94
	Net Income from Operations	37,538.12	130,033.99			637.92	102,544.86
	Net Income	37,538.12	130,033.99			637.92	102,544.86

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HORACE PARKS
Cash Report
For the Accounting Period: 7/26

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
4030 GENERAL FUND						
101000 Cash Account	111,054.90	59,548.90	0.00	3,932.27	80,253.71	86,417.82
4050 SPECIAL ASSESSMENTS						
101000 Cash Account	-62,906.25	54,037.50	0.00	0.00	0.00	-8,868.75
4051 SPECIALS; REFI 26						
101000 Cash Account	-262,856.99	0.00	0.00	0.00	0.00	-262,856.99
4060 RECREATION FUND						
101000 Cash Account	101,332.07	48,034.73	0.00	0.00	10,496.61	138,870.19
5000 SOUTHDALE FARMS						
101000 Cash Account	-62,943.06	0.00	0.00	0.00	136,616.08	-199,559.14
5011 MEADOWLARK PARK DS						
101000 Cash Account	129,841.51	636.03	0.00	0.00	0.00	130,477.54
5021 TERRA GARDENS DS						
101000 Cash Account	113,668.22	1,373.94	0.00	0.00	0.00	115,042.16
5030 CUB CREEK PARK						
101000 Cash Account	65,450.00	0.00	0.00	0.00	0.00	65,450.00
5040 FREED PARK DS						
101000 Cash Account	114,310.17	47,602.53	0.00	0.00	0.00	161,912.70
5041 FREED PARK C						
101000 Cash Account	159,216.99	0.00	0.00	0.00	0.00	159,216.99
5050 INDEP PARK DS						
101000 Cash Account	79,748.97	1,234.70	0.00	0.00	0.00	80,983.67
5051 INDEP PARK C						
101000 Cash Account	-73,496.75	2,028,197.85	0.00	0.00	514,266.13	1,440,434.97
7910 Payroll Clearing						
101000 Cash Account	553.39	0.00	14,390.90	14,370.88	0.00	573.41
7930 Claims Clearing						
101000 Cash Account	388.45	0.00	727,241.63	534,985.58	0.00	192,644.50
8000 CAPITAL IMPROVEMENTS						
101000 Cash Account	703,208.19	4,819.61	0.00	0.00	0.00	708,027.80
9000 GENERAL FUND RESERVES						
101000 Cash Account	200,000.00	0.00	0.00	0.00	0.00	200,000.00
Totals	1,316,569.81	2,245,485.79	741,632.53	553,288.73	741,632.53	3,008,766.87

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

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HORACE PARKS
Check Register
For the Accounting Period: 7/26

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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
2782	S	139 All American Plumbing & Heating	10496.61	07/17/26	7/26	CL 808	10496.61
2783	S	83 Aqua Lawn	1554.38	07/17/26	7/26	CL 799	1554.38
2784	S	1 Cass County Electric	377.41	07/17/26	7/26	CL 806	377.41
2785	S	141 Cass County Electric Co-Op	16942.90	07/17/26	7/26	CL 817	16942.90
2786	S	119 CI Sport	178.50	07/17/26	7/26	CL 801	178.50
2787	S	22 City of Horace	532.20	07/17/26	7/26	CL 804	532.20
2788	S	140 Dakota Carriage Company	400.00	07/17/26	7/26	CL 816	400.00
2789	S	90 Games To Go	1264.15	07/17/26	7/26	CL 815	1264.15
2790	S	16 Insure Forward	4732.00	07/17/26	7/26	CL 809	4732.00
2791	S	53 Jiffy Jon's	410.00	07/17/26	7/26	CL 807	410.00
2792	S	138 Kathy Bolme	100.00	07/17/26	_____	CL 803	100.00
2793	S	131 Kyle Collignon	176.25	07/17/26	7/26	CL 810	176.25
2794	S	24 Ohnstad Twichell, PC	765.00	07/17/26	7/26	CL 800	765.00
2795	S	120 Paul Hankel	1750.00	07/17/26	_____	CL 818	1750.00
2796	S	117 Platinum Plus DJ	375.00	07/17/26	_____	CL 814	375.00
2797	S	134 S&P Global Ratings	14175.00	07/17/26	7/26	CL 813	14175.00
2798	S	125 Shawn Zander	100.00	07/17/26	_____	CL 802	100.00
2799	S	30 US Postal Service	88.00	07/17/26	7/26	CL 812	88.00
2800	S	9 West Fargo Park District	50000.00	07/17/26	_____	CL 811	50000.00
2801	S	64 Xcel Energy	92.87	07/17/26	_____	CL 805	92.87
2802	S	140 Dakota Carriage Company	400.00	07/23/26	_____	CL 823	400.00
2803	S	55 Dirt Dynamics	136616.08	07/23/26	_____	CL 824	136616.08
2804	S	90 Games To Go	1147.05	07/23/26	_____	CL 821	1147.05
2805	S	117 Platinum Plus DJ	320.00	07/23/26	_____	CL 822	320.00

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HORACE PARKS
Check Register
For the Accounting Period: 7/26

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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
2806	S	143 Roers Construction	482548.23	07/23/26	7/26		
2807	S	142 The Bubble Bonanza	1100.00	07/23/26		CL 825	482548.23
2808	S	45 UMB Bank c/o Trust Dept	600.00	07/23/26		CL 820	1100.00
						CL 819	600.00
Total for Claim Checks			727,241.63				
Count for Claim Checks			27				

* denotes missing check number(s)

of Checks: 27 Total: 727,241.63

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HORACE PARKS
Fund Summary for Claim Check Register
For the Accounting Period: 7/26

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Fund/Account	Amount
4030 GENERAL FUND	
101000 Cash Account	65,862.81
4060 RECREATION FUND	
101000 Cash Account	10,496.61
5000 SOUTHDALE FARMS	
101000 Cash Account	136,616.08
5051 INDEP PARK C	
101000 Cash Account	514,266.13
Total:	727,241.63

From: Nathaniel Mchaffie <nmchaffie@cityofhorace.com>

Sent: Monday, 03 August 2026 14:52:02

To: Paige Shockman <paige@horaceparks.org>; Wade Frank <wade@horaceparks.org>

Cc: Eric Dodds <eric.dodds@ae2s.com>; Tejali Mangle <tmangle@cityofhorace.com>

Subject: Fw: Horace RR 2nd Addition

Paige and Wade,

Please see attached proposed plat from the Diversion Authority which will, if approved, divide up former railbed among neighboring property owners.

Please let me know if this requires any dedication or appearance on a Park Board agenda.

Thank you,



Nathaniel McHaffie | City Planner

Horace, ND | nmchaffie@cityofhorace.com

City Hall (701) 492-2972

215 Park Drive E, PO Box 99, Horace, ND 58047

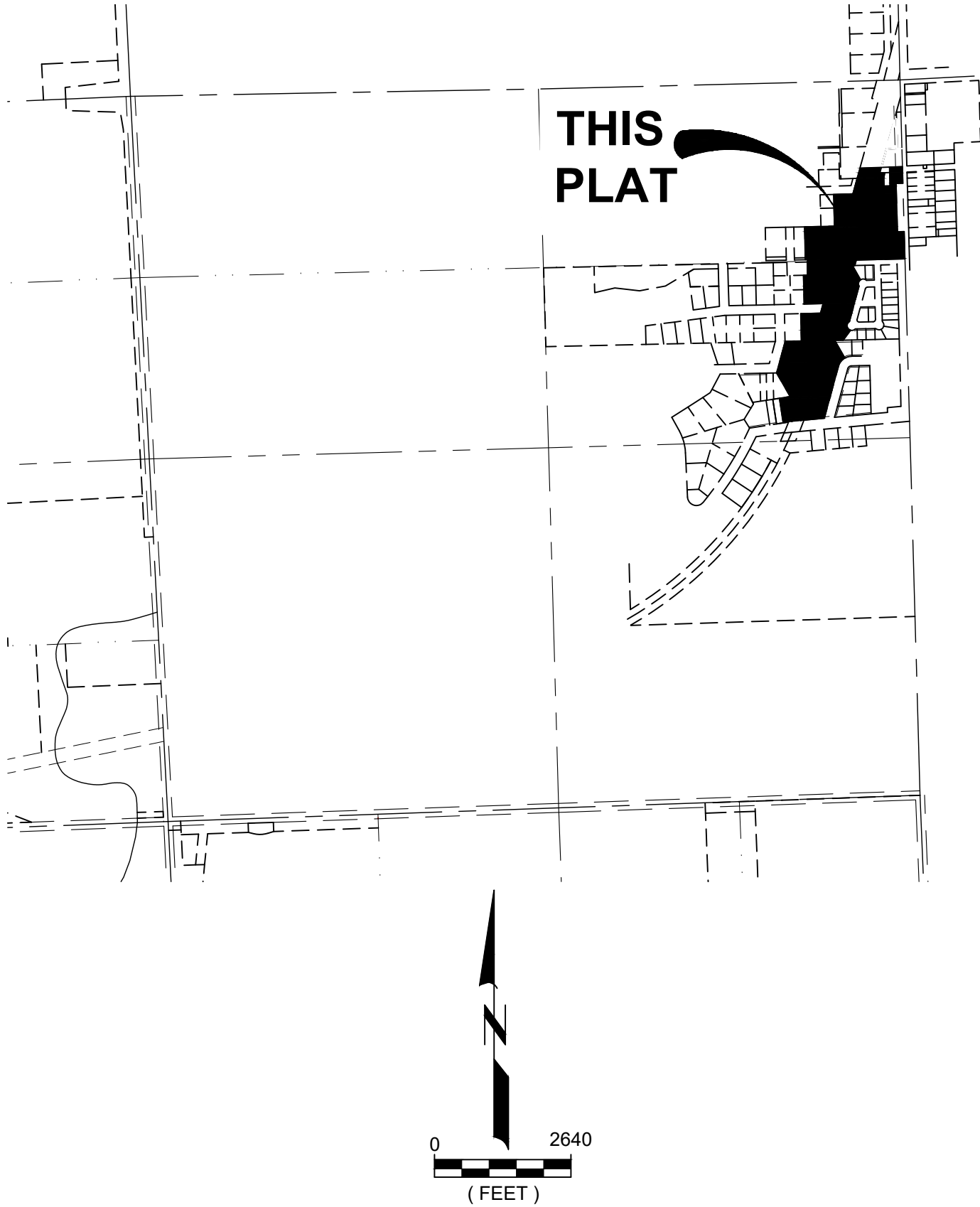
PLAT of
HORACE RR SECOND ADDITION
THOSE PARTS OF THE NE1/4 OF SECTION 19, PART OF AUDITOR'S LOTS 1 AND 6 OF
THE NE1/4 OF SECTION 19, ALL OF LOT 1 AND LOT 2, BLOCK 1, WALLA'S
SUBDIVISION, LOT 2, BLOCK 4 AND LOT 8, BLOCK 5, SHEYENNE COUNTRY ESTATES
ADDITION, LOTS 1 THRU 6, 13 AND 14, BLOCK 1, BARKMAN CONSTRUCTION ND LTD.
DBA LANDMARK HOMES ADDITION, LOTS 1 THRU 7, BLOCK 1, ARROWWOOD THIRD
ADDITION, LOTS 7 THRU 14, BLOCK 1A, SHEYENNE COUNTRY ESTATE ADDITION AND
LOTS 2 AND 3, BLOCK 1, HORACE FIRE PROTECTION ADDITION, T138N, R49W, 5th
P.M., CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

DESCRIPTION OF PLAT BOUNDARY

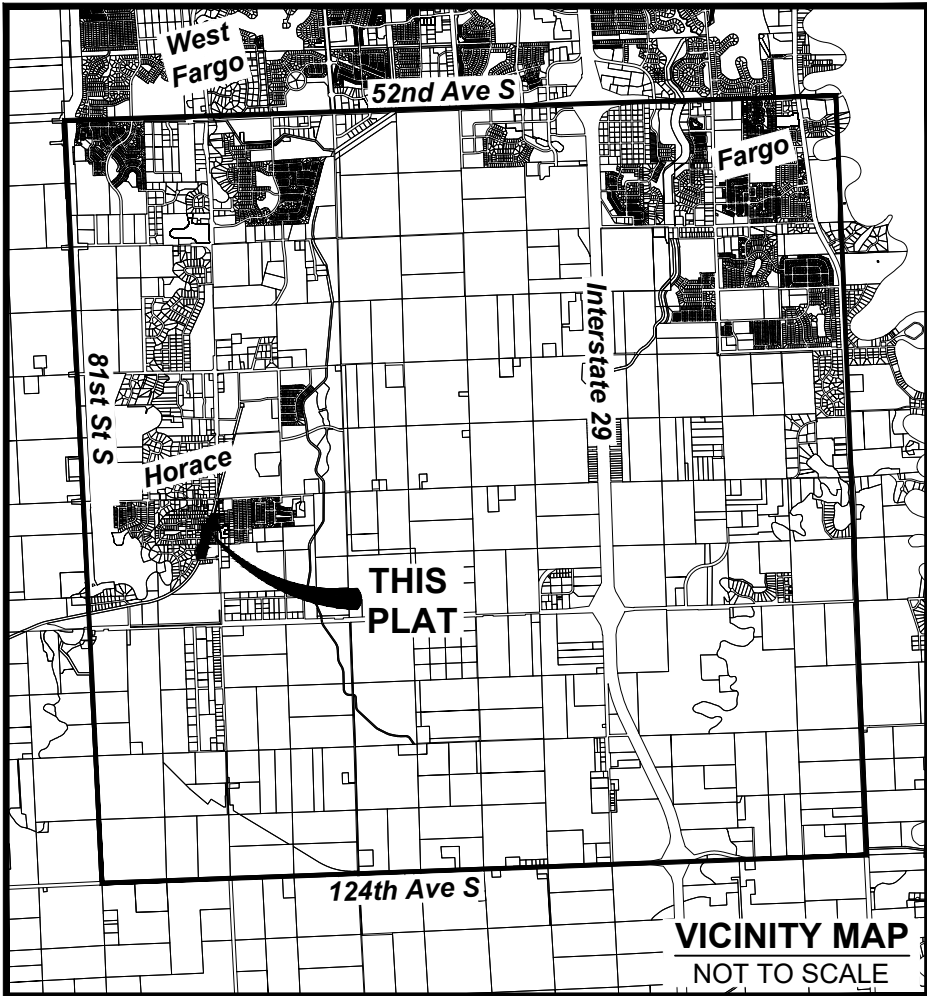
Those parts of the Northeast Quarter of Section 19 in Township 138 North, Range 49 West of the 5th Principal Meridian, City of Horace, Cass County, North Dakota, being further described as follows:

Commencing at the Northeast Corner of the Northeast Quarter (NE1/4) of Section 19; thence S01°36'27"E on the east line of said NE1/4 of Section 19 a distance of 756.02 feet; thence N88°27'59"W a distance of 50.00 feet to the Northeast corner of Lot 2, Block 1, Horace Fire Protection Addition being the Point of Beginning; thence S01°36'27"E on the east line of said Lot 2, Block 1, Horace Fire Addition a distance of 355.35 feet to the southeast corner of Lot 3, Block 1, Horace Fire Addition; thence N88°25'41"E a distance of 50.00 feet to said east line of the NE1/4 of Section 19; thence S01°36'27"E on said east line of the NE1/4 of Section 19 a distance of 199.27 feet; thence S88°35'32"W on the north line of the Park Drive right-of-way a distance of 357.24 feet to the east line of the Red River Valley & Western Railroad Right-of-way; thence S15°11'18"W on said east right-of-way line a distance of 41.90 feet to the north line of A Replat of the First Replat of Sheyenne Country Estates Addition; thence S88°43'34"W on said north line a distance of 16.48 feet to the northeast corner of Lot 14, Block A, A Replat of the First Replat of Sheyenne Country Estates Addition; thence S29°22'04"E on the east line of said Lot 14 a distance of 119.84 feet to the west line of the Willow Court right-of-way; thence on said west right-of-way line 52.27 feet on the arc of a curve, concave to the southeast, having a radius of 35.00 feet, a central angle of 85°33'41", and a long chord length of 47.54 feet bearing S13°22'07"W; thence S15°07'27"W continuing on said west right-of-way line a distance of 268.57 feet; thence continuing on said west right-of-way line 81.36 feet on the arc of a curve, concave to the east, having a radius of 35.00 feet, a central angle of 133°11'16"; and a long chord length of 64.24 feet bearing S06°59'45"E to the northeasterly corner of Lot 7, Block A, A Replat of the First Replat of Sheyenne Country Estates Addition; thence S36°33'34"W on the east line of said Lot 7 a distance of 90.63 feet to the southeast corner of said Lot 7; thence S89°07'19"W on the south line of said lot 7 a distance of 115.84 feet to the northwest corner of Lot 7, Block 1, Arrowwood Third Addition; thence S15°11'18" on the west line of said Lot 7 a distance of 121.80 feet to the Southwest corner of said Lot 7; thence S74°49'08"E on the south line of said Lot 7 a distance of 136.66 feet to the Southeast corner of said Lot 7; thence on the west line of the Harvest Circle right-of-way line 41.57 feet on the arc of a curve, concave to the southeast, having a radius of 100.00 feet, a central angle of 23°49'03", and a long chord length of 41.27 feet bearing S27°05'06"W; thence S15°10'52"W continuing on said west right-of-way a distance of 393.84 feet to the north line of Liberty Lane right-of-way; thence S84°42'10"W on said north right-of-way line a distance of 261.43 feet to the west line of the Red River Valley & Western Railroad Right-of-way; thence S21°33'15"W on said west right-of-way line a distance of 4.33 feet to the north line of the Liberty Lane right-of-way; thence S81°18'07"W on said north right-of-way line a distance of 89.69 feet to the southwest corner of Lot 13, Block 1, Barkman Construction ND LTD. DBA Landmark Homes Addition; thence N08°42'00"W on the west line of said Lot 13 a distance of 182.46 feet to the northwest corner of said Lot 13; thence N81°18'21"E on the north line of said Lot 13 and 14 a distance of 129.49 feet to the southwest corner of Lot 6 Block 1, Barkman Construction ND LTD. DBA Landmark Homes Addition; thence N29°46'06"W on the west line of said Lot 6 a distance of 200.13 feet to the east line of the Maust Way right-of-way; thence N15°11'18"E on said east right-of-way line a distance of 239.83 feet to the northwest corner of Lot 1, Block 1, Barkman Construction ND LTD. DBA Landmark Homes Addition; thence N88°41'50"E on the north line of said Lot 1 a distance of 118.59 feet to the southwest corner of Lot 2, Block 4, Sheyenne Country Estates Addition; thence N01°15'21"W on the west line of said Lot 2 a distance of 200.24 feet to the south line of the Southwood Drive right-of-way; thence N88°43'09"E on said south right-of-way line a distance of 145.00 feet to the west line of the Red River Valley & Western Railroad Right-of-way; thence N15°11'18"E on said west right-of-way line a distance of 72.99 feet to the north line of said Southwood Drive right-of-way; thence S88°43'09"W on said north right-of-way line a distance of 139.01 feet to the southwest corner of Lot 8, Block 5, Sheyenne Country Estates Addition; thence N01°21'24"W on west line of said Lot 8 a distance of 210.39 feet to the northwest corner of said Lot 8; thence N88°50'25"E on the north line of said Lot 8 a distance of 29.67 feet to the southwest corner of Tract A as described in Doc. No. 947516, Records of Cass County; thence N01°08'06"W on the west line of said Tract A a distance of 123.34 feet to the north line of the Park Drive right-of-way; thence S88°47'09"W on said north right-of-way line a distance of 14.07 feet to the southwest corner of Tract A of Section 19; thence N01°10'40"W on the west line of said Tract A of Section 19 a distance of 231.40 feet to the northwest corner of said Tract A of Section 19; thence N88°49'20"E on the north line of said Tract A of Section 19 a distance of 218.81 feet to the extension line of the west line of Lot 10, Block 1 Walla's Subdivision; thence N01°33'07"W on said extension line a distance of 232.76 feet to the south line of the Dakota Avenue right-of-way line; thence N88°26'50"E on said south right-of-way line a distance of 141.20 feet to the west line of the Red River Valley & Western Railroad Right-of-way; thence N15°11'18"E on said west right-of-way line a distance of 196.67 feet to the southwest corner of Horace RR Addition; thence N88°14'10"E on the south line of said Horace RR Addition a distance of 156.81 to the east line of the Red River Valley & Western Railroad Right-of-way; thence S15°11'18"W on said west right-of-way line a distance of 42.82 feet to northwest corner of Lot 2, Block 1, Horace Fire Protection Addition; thence N88°14'10"E on the north line of said Lot 2 a distance of 35.38 feet to the northwest corner of Lot 1, Block 1 of said Horace Fire Protection Addition; thence S09°40'58"W on the west line of said Lot 1 a distance of 40.78 feet to the west corner of said Lot 1; thence S01°34'19"E on the west line of said Lot 1 a distance of 57.66 feet to the southwest corner of said Lot 1; thence N88°25'41"E on the south line of said Lot 1 a distance of 45.11 feet to the southeast corner of said Lot 1; thence N01°37'07"W on the east line of said Lot 1 a distance of 18.00 feet to the north corner of Lot 2, Block 1, Horace Fire Protection Addition; thence N88°27'59"E on the north line of said Lot 2 a distance of 93.72 feet to the Point of Beginning.

Containing 17.24 acres and is subject to any existing easements and encumbrances of record.



STANLEY TOWNSHIP
T138N R49W



OWNERS
CASS COUNTY JOINT WATER RESOURCE DISTRICT
1201 MAIN AVE WEST
WEST FARGO, ND 58078

PURPOSES
The purposes of this subdivision are to :
- Consolidate existing parcels of record into larger parcels
and assign parcel names for ease of management.

EXISTING EASEMENTS
Easements and encumbrances of record remain in effect,
whether shown or not.

CITY ATTORNEY APPROVAL

Approved by the City Attorney this _____ day of _____, 2026.

Lukas W. Croaker
City Attorney
STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 2026, before me personally appeared Lukas W. Croaker, City Attorney, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same as City Attorney.

Notary Public: _____

CITY ENGINEER'S APPROVAL

Approved by the City Engineer this _____ day of _____, 2026.

James Dahlman
City Engineer
STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

On this _____ day of _____, 2026, before me personally appeared James Dahlman, City Engineer, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same as City Engineer.

Notary Public: _____

CITY COUNCIL APPROVAL

Approved by the Horace City Council this _____ day of _____, 2026.

Jeff Trudeau
Mayor
STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)

Attest: Brenton Holper
City Auditor

On this _____ day of _____, 2026, before me personally appeared Jeff Trudeau, Mayor, and Brenton Holper, City Auditor, known to me to be the persons described in the within instrument, and who acknowledged to me that they executed the same on behalf of the City of Horace.

Notary Public: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

Approved by the City of Horace Planning and Zoning Commission this _____ day of _____, 2026.

Julie Hochhalter
Chair
STATE OF NORTH DAKOTA)
) SS
COUNTY OF CASS)
On this _____ day of _____, 2026, before me personally appeared Julie Hochhalter, Planning and Zoning Commission Chair, known to me to be the person described in the within instrument, and who acknowledged to me that she executed the same on behalf of the Horace Planning and Zoning Commission.

Notary Public: _____

COUNTY RECORDER

PRELIMINARY
7/9/26

Advanced Engineering and Environmental Services, Inc.
4170 28th Ave South, Fargo, ND 58104
Ph: 701-364-9111 Web: www.AES2.com
W:\C\CH2M\CH2MHill - FM Diversion Land Acquisition
Management\Survey Support\Survey Data\Drawings\T138N
R49W\Horace RR Plat\PLAT-HoraceRR2-Plot.dwg
PAGE 1 OF 5

PLAT of
HORACE RR SECOND ADDITION

THOSE PARTS OF THE NE1/4 OF SECTION 19, PART OF AUDITOR'S LOTS 1 AND 6 OF THE NE1/4 OF SECTION 19, ALL OF LOT 1 AND LOT 2, BLOCK 1, WALLA'S SUBDIVISION, LOT 2, BLOCK 4 AND LOT 8, BLOCK 5, SHEYENNE COUNTRY ESTATES ADDITION, LOTS 1 THRU 6, 13 AND 14, BLOCK 1, BARKMAN CONSTRUCTION ND LTD. DBA LANDMARK HOMES ADDITION, LOTS 1 THRU 7, BLOCK 1, ARROWWOOD THIRD ADDITION, LOTS 7 THRU 14, BLOCK 1A, SHEYENNE COUNTRY ESTATE ADDITION AND LOTS 2 AND 3, BLOCK 1, HORACE FIRE PROTECTION ADDITION, T138N, R49W, 5th P.M., CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

OWNER, Lot 1, Block 1

Dated this day of , 2026.

Mark Prindville

Darla Prindville

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Mark Prindville and Darla Prindville, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 2, Block 1

Dated this day of , 2026.

HAI Holdings Inc.

Agent: Kory L. Anderson

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Kory L. Anderson, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 3, Block 1

Dated this day of , 2026.

Donald C. Freed

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Donald C. Freed, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 4, Block 1

Dated this day of , 2026.

Anthony J. Krenzel Jr.

Debra Krenzel

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Anthony J. Krenzel Jr. and Debra Krenzel, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 5, Block 1

Dated this day of , 2026.

Horace Rural Fire Protection District

Agent:

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared , known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 1, Block 2

Dated this day of , 2026.

Danielle M. Hewson f/k/a Danielle M. Thompson

JD B. Hewson

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Danielle M. Hewson f/k/a Danielle M. Thompson and JD B. Hewson, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 2, Block 2

Dated this day of , 2026.

Scott R. Bauer

Rhonda Bauer

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Scott R. Bauer and Rhonda Bauer, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 3, Block 2

Dated this day of , 2026.

Terry B. Heiden

Peggy L. Heiden

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Terry B. Heiden and Peggy L. Heiden, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 4, Block 2

Dated this day of , 2026.

Timothy A. Veralrud

Angela N. Veralrud

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Timothy A. Veralrud and Angela N. Veralrud, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 5, Block 2

Dated this day of , 2026.

Lyle A. Zeren

Krista R. Zeren

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Lyle A. Zeren and Krista R. Zeren, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 6, Block 2

Dated this day of , 2026.

Austin L. Jensen

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Austin L. Jensen, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 7, Block 2

Dated this day of , 2026.

Calvin Mehl

Kelsey Lundquist

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Calvin Mehl and Kelsey Lundquist, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 8, Block 2

Dated this day of , 2026.

Daniel Stephen MacDonald

Alisha A. MacDonald

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Daniel Stephen MacDonald and Alisha A. MacDonald, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 9, Block 2

Dated this day of , 2026.

Lacey S. Pratt

Nathanael J. Pratt

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Lacey S. Pratt and Nathanael J. Pratt, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

OWNER, Lot 10, Block 2

Dated this day of , 2026.

Roger A. Rustad and Judy L. Rustad Revocable Living Trust

Name: Roger A. Rustad
Title: Trustee

Name: Judy L. Rustad
Title: Trustee

STATE OF)
COUNTY OF) SS

On this day of , 2026, before me personally appeared Roger A. Rustad and Judy L. Rustad, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public:

PRELIMINARY
7/9/26



Advanced Engineering and Environmental Services, Inc.
4170 28th Ave South, Fargo, ND 58104
Ph: 701-364-9111 Web: www.AES2.com
W:\C\CH2M\CH2M\Hill - FM Diversion Land Acquisition
Management\Survey Support\Survey Data\Drawings\T138N
R49W\Horace RR Plat\PLAT-HoraceRR2-Plot.dwg
PAGE 2 OF 5

PLAT of
HORACE RR SECOND ADDITION

THOSE PARTS OF THE NE1/4 OF SECTION 19, PART OF AUDITOR'S LOTS 1 AND 6 OF THE NE1/4 OF SECTION 19, ALL OF LOT 1 AND LOT 2, BLOCK 1, WALLA'S SUBDIVISION, LOT 2, BLOCK 4 AND LOT 8, BLOCK 5, SHEYENNE COUNTRY ESTATES ADDITION, LOTS 1 THRU 6, 13 AND 14, BLOCK 1, BARKMAN CONSTRUCTION ND LTD. DBA LANDMARK HOMES ADDITION, LOTS 1 THRU 7, BLOCK 1, ARROWWOOD THIRD ADDITION, LOTS 7 THRU 14, BLOCK 1A, SHEYENNE COUNTRY ESTATE ADDITION AND LOTS 2 AND 3, BLOCK 1, HORACE FIRE PROTECTION ADDITION, T138N, R49W, 5th P.M., CITY OF HORACE, CASS COUNTY, NORTH DAKOTA

OWNER, Lot 11, Block 2
Dated this _____ day of _____, 2026.

Mary G. Ingebrigtsen
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Mary G. Ingebrigtsen, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 12, Block 2
Dated this _____ day of _____, 2026.

Qendrim MuQa

Egzona MuQa
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Qendrim MuQa and Egzona MuQa, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 13, Block 2
Dated this _____ day of _____, 2026.

Driton Javori
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Driton Javori, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 14, Block 2
Dated this _____ day of _____, 2026.

Faton Javori
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Faton Javori, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 15, Block 2
Dated this _____ day of _____, 2026.

Robert Freed

Autumn Freed
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Robert Freed and Autumn Freed, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 16, Block 2
Dated this _____ day of _____, 2026.

Michael Todd Hanson
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Michael Todd Hanson, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 17, Block 2
Dated this _____ day of _____, 2026.

Dennis Dahl

Marlene Dahl
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Dennis Dahl and Marlene Dahl, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 18, Block 2
Dated this _____ day of _____, 2026.

Todd M. Bruce

Jolene L. Bruce
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Todd M. Bruce and Jolene L. Bruce, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 19, Block 2
Dated this _____ day of _____, 2026.

Teresa Mogard
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Teresa Mogard, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 20, Block 2
Dated this _____ day of _____, 2026.

Dustin R. Suko

Brooke Suko
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Dustin R. Suko and Brooke Suko, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 21, Block 2
Dated this _____ day of _____, 2026.

Alexander Boyd
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Alexander Boyd, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 22, Block 2
Dated this _____ day of _____, 2026.

Cody N Mammenga
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Cody N Mammenga, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 23, Block 2
Dated this _____ day of _____, 2026.

Roger and Beth Mammenga Joint Revocable Living Trust

Roger Neal Mammenga
Title: Trustee

Beth Ann Mammenga
Titll: Trustee
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Roger Neal Mammenga and Beth Ann Mammenga, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 24, Block 2
Dated this _____ day of _____, 2026.

Dustin P. Hoppe
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Dustin P. Hoppe, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

OWNER, Lot 25, Block 2
Dated this _____ day of _____, 2026.

Estate of Ronald Dunn

Denise Adair as Personal Representative
STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2026, before me personally appeared Denise Adair as Personal Representative, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public: _____

PRELIMINARY
7/9/26



Advanced Engineering and Environmental Services, Inc.
4170 28th Ave South, Fargo, ND 58104
Ph: 701-364-9111 Web: www.AES2.com
W:\C\CH2M\CH2M\Hill - FM Diversion Land Acquisition
Management\Survey Support\Survey Data\Drawings\T138N
R49W\Horace RR Plat\PLAT-HoraceRR2-Plot.dwg
PAGE 3 OF 5

PLAT of HORACE RR SECOND ADDITION

THOSE PARTS OF THE NE1/4 OF SECTION 19, PART OF AUDITOR'S LOTS 1 AND 6 OF THE NE1/4 OF SECTION 19, ALL OF LOT 1 AND LOT 2, BLOCK 1, WALLA'S SUBDIVISION, LOT 2, BLOCK 4 AND LOT 8, BLOCK 5, SHEYENNE COUNTRY ESTATES ADDITION, LOTS 1 THRU 6, 13 AND 14, BLOCK 1, BARKMAN CONSTRUCTION ND LTD. DBA LANDMARK HOMES ADDITION, LOTS 1 THRU 7, BLOCK 1, ARROWWOOD THIRD ADDITION, LOTS 7 THRU 14, BLOCK 1A, SHEYENNE COUNTRY ESTATE ADDITION AND LOTS 2 AND 3, BLOCK 1, HORACE FIRE PROTECTION ADDITION, T138N, R49W, 5th P.M., CITY OF HORACE, CASS COUNTY, NORTH DAKOTA



BASIS OF BEARING
BEARINGS FOR THIS EXHIBIT ARE
BASED ON THE NORTH DAKOTA
STATE PLANE COORDINATE SYSTEM,
NAD83 (2007), SOUTH ZONE.
DISTANCES ARE GROUND,
US SURVEY FEET.
CSF = 0.9998875

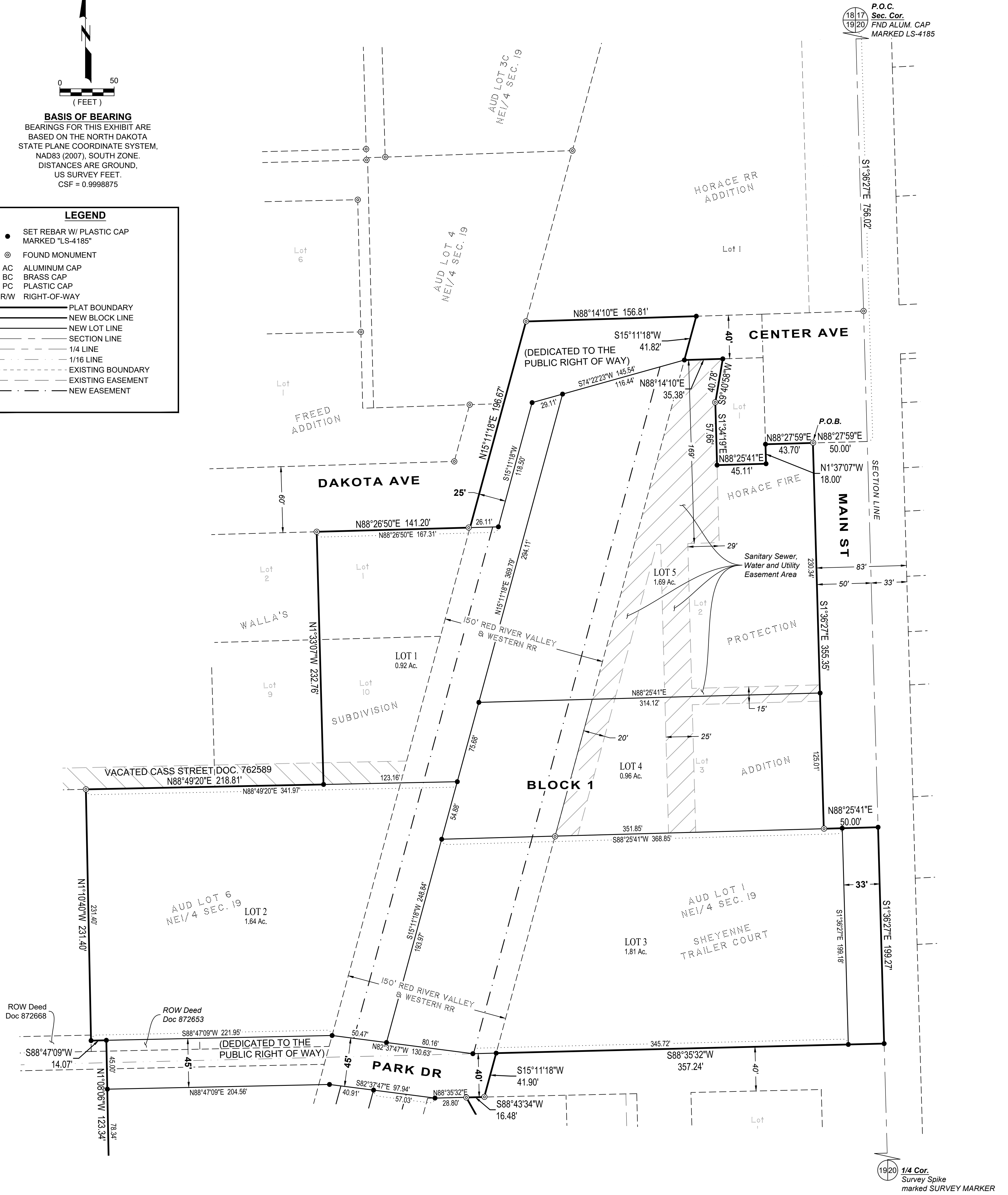
LEGEND

● SET REBAR W/ PLASTIC CAP
MARKED "LS-4185"

◎ FOUND MONUMENT

AC ALUMINUM CAP
BC BRASS CAP
PC PLASTIC CAP
R/W RIGHT-OF-WAY

———— PLAT BOUNDARY
———— NEW BLOCK LINE
———— NEW LOT LINE
———— SECTION LINE
- - - - 1/4 LINE
- - - - 1/16 LINE
- - - - - EXISTING BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - NEW EASEMENT



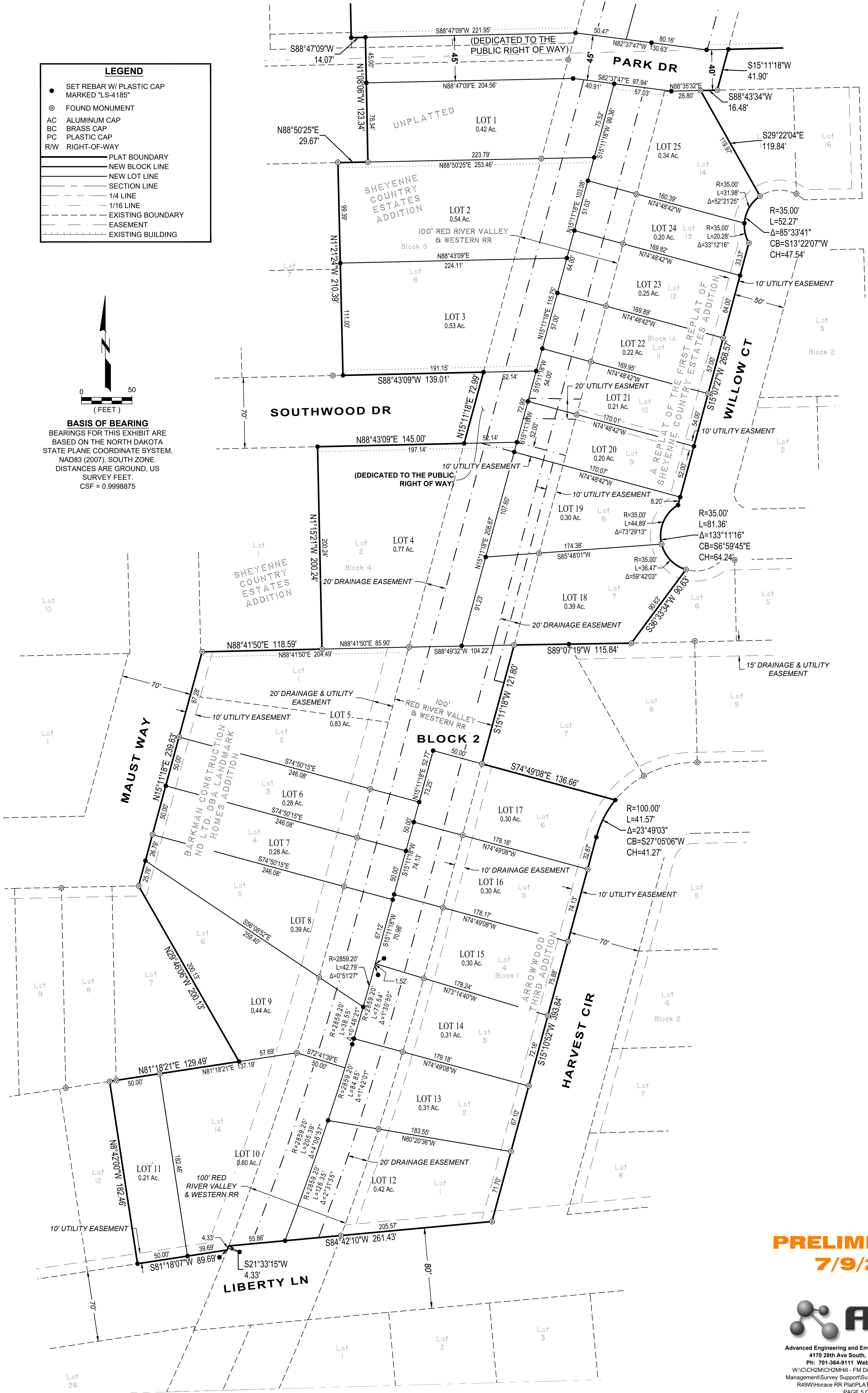
PRELIMINARY
7/9/26



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W:\C\CH2M\CH2MHill - FM Diversion Land Acquisition
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PAGE 4 OF 5

PLAT of
HORACE RR SECOND ADDITION

THOSE PARTS OF THE NE1/4 OF SECTION 19, PART OF AUDITOR'S LOTS 1 AND 6 OF THE NE1/4 OF SECTION 19, ALL OF LOT 1 AND LOT 2, BLOCK 1, WALLA'S SUBDIVISION, LOT 2, BLOCK 4 AND LOT 8, BLOCK 5, SHEYENNE COUNTRY ESTATES ADDITION, LOTS 1 THRU 6, 13 AND 14, BLOCK 1, BARKMAN CONSTRUCTION ND LTD. DBA LANDMARK HOMES ADDITION, LOTS 1 THRU 7, BLOCK 1, ARROWWOOD THIRD ADDITION, LOTS 7 THRU 14, BLOCK 1A, SHEYENNE COUNTRY ESTATE ADDITION AND LOTS 2 AND 3, BLOCK 1, HORACE FIRE PROTECTION ADDITION, T138N, R49W, 5th P.M., CITY OF HORACE, CASS COUNTY, NORTH DAKOTA



PRELIMINARY
7/9/26



Major and Minor Plat Application

PO Box 99 | 215 Park Dr. E | Horace, ND 58047

(701) 492-2972 | www.CityofHorace.Com

Applicant Information

Name: _____ Address: _____

Primary Phone: _____ Email: _____

Owner Information

Name: _____ Address: _____

Primary Phone: _____ Email: _____

Representative Information (Developer, Surveyor, Engineer, Etc.)

Name: _____ Address: _____

Primary Phone: _____ Email: _____

Property Information

Property Address: _____

Parcel No(s): _____

Legal Description: _____

Acres: _____

Current Zoning District(s): _____

Proposed Zoning District(s): _____

Plat Information

Subdivision Name: _____

Does the proposed Subdivision access directly access a County Highway/Roadway? Yes ☐ No ☐

If yes, please secure a Highway Access Permit from Cass County Highway Department before you submit your application. For more Information, please contact the Cass County Engineer Office at 701-298-2378.

Plat Type (Please See Horace City Code 4-6.6 for further information) Major ☐ Minor ☐

Number of Residential Units: _____ Number of Residential Lots: _____

Number of other lots (i.e. HOA Lots, Public Facilities, Commercial, Industrial, etc.) Please Specify: _____

Public Land Dedication

(See Horace City Code 4-6.23 for Further Information)

Proposed Percentage of Public Land Dedication: _____

Proposed Acreage of Land Dedication: _____ Proposed Payment in Lieu Amount: _____

Describe Use and Maintenance Responsibility of Land Dedication (i.e., shared use pathway, park, pocket prairie, etc.):

Major and Minor Plat Checklist

- Completed and Signed Major and Minor Plat Application.
- Written Notice Regarding Funding of Improvements (i.e., Private or Improvement District).
- Title Opinion.
- Verification of Taxes Paid.
- Park District Recommendation Letter (Required for Major Plats).
- Highway Access Permit (If Applicable).
- Vicinity Map (must be at a scale of 1"=200' showing the relationship of the plat to its surroundings such as section lines and arterial and collector roadways).
- A separate sheet showing any and all existing utilities within three hundred (300) feet, on and adjacent to the parent parcel (please see Horace City Code 4-6.8.A.1(k) for further information).
- A separate sheet showing subsurface conditions for the parent parcel (Please see Horace City Code 4-6.8.A.1(l) for further information).
- A separate sheet showing existing conditions on the adjacent land within three hundred (300) feet including, but not limited to:
 - Approximate direction and gradient of ground slope.
 - Include any embankments or retaining walls.
 - Character and location of buildings, railroads, power lines, towers, driveways, and roads.
 - Other nearby nonresidential land uses or adverse influences.
- Plat (Please see Horace City Code 4-6.8.B and 4-6.9 for details required to be included on the Plat).
- Petition for Improvement or Development Agreement (Required for Major Plats).
- Master Phasing Plan for the parent parcel(s) (Required for Major Plats).

Signature

Applicant Signature: _____ Date: _____

Representative Signature: _____ Date: _____

Acknowledgement: By signing above you are acknowledging that the above information is true and complete to the best of your knowledge, and that all required items included in this application have been provided.

Office Use Only

Application No: _____

Project Name: _____

Date Received: _____

Date Fee Paid: _____

Major and Minor Plat Fee Schedule

Major Plat Fee - \$650.00 + \$20.00 per lot

Minor Plat Fee - \$375.00 + \$20.00 per lot

Note: All application fees are non-refundable and are due at time of application submittal. Checks should be made payable to the City of Horace.

Please deliver a copy of the completed application to Horace City Hall, 215 Park Drive E, Horace, ND 58047, or send via email to JHellman@CityofHorace.com.

From: Rory Waliser <rory@eagleridgecompanies.com>
Sent: Thursday, August 20, 2026 12:31 PM
To: Wade Frank <wade@horaceparks.org>; Justin Germundson <justin@horaceparks.org>
Cc: Jon Youness <jyouness@eagleridgecompanies.com>
Subject: RE: 76th Ave Plat Park Dedication

Hello,

Please see the attached exhibits. Let us know which direction you would like to take this. I will attend Monday evening's meeting at 5:30. If any concerns or other ideas come up before then that you would like to explore, please let me know and I can review and prepare beforehand!

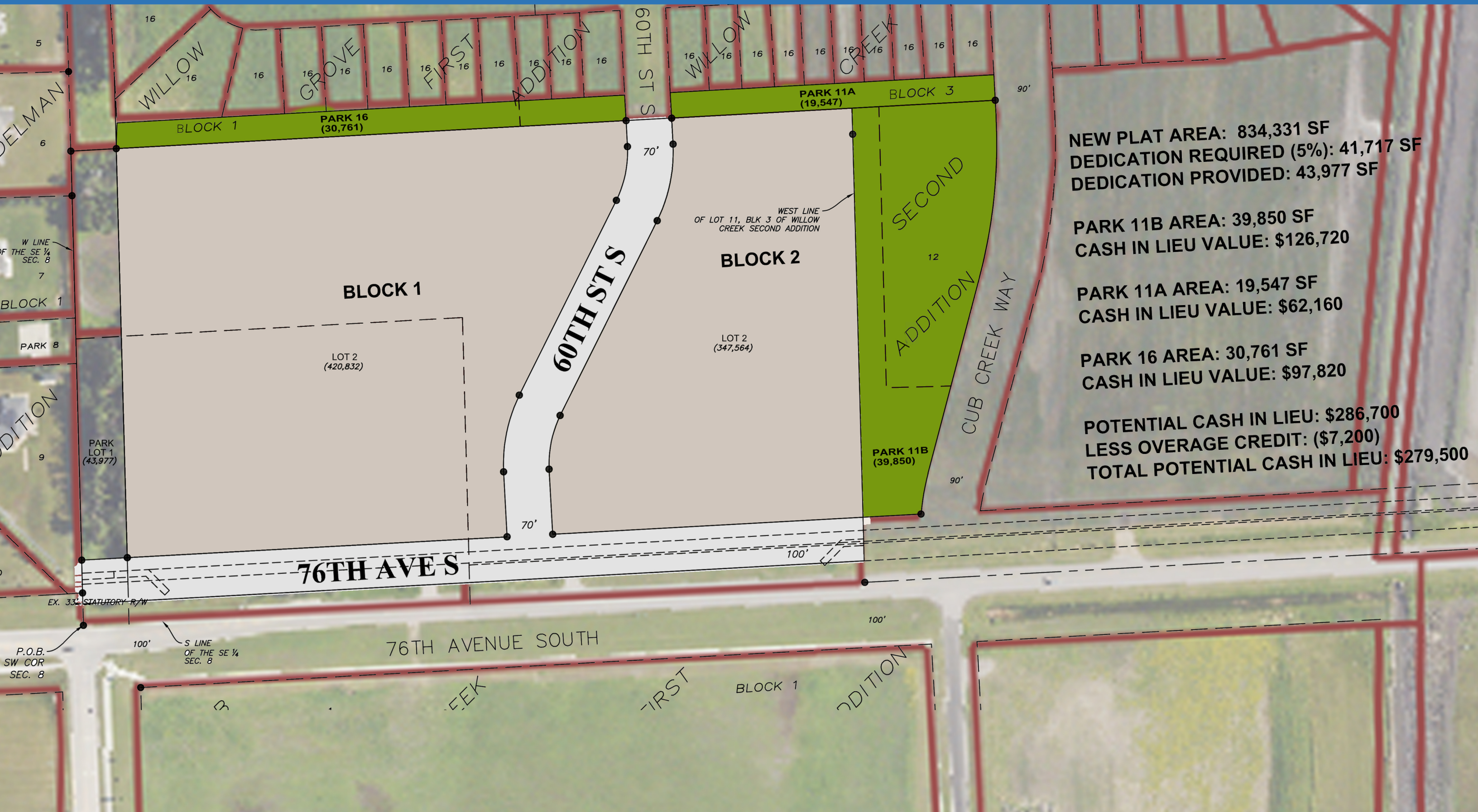
Thank you!

Rory Waliser

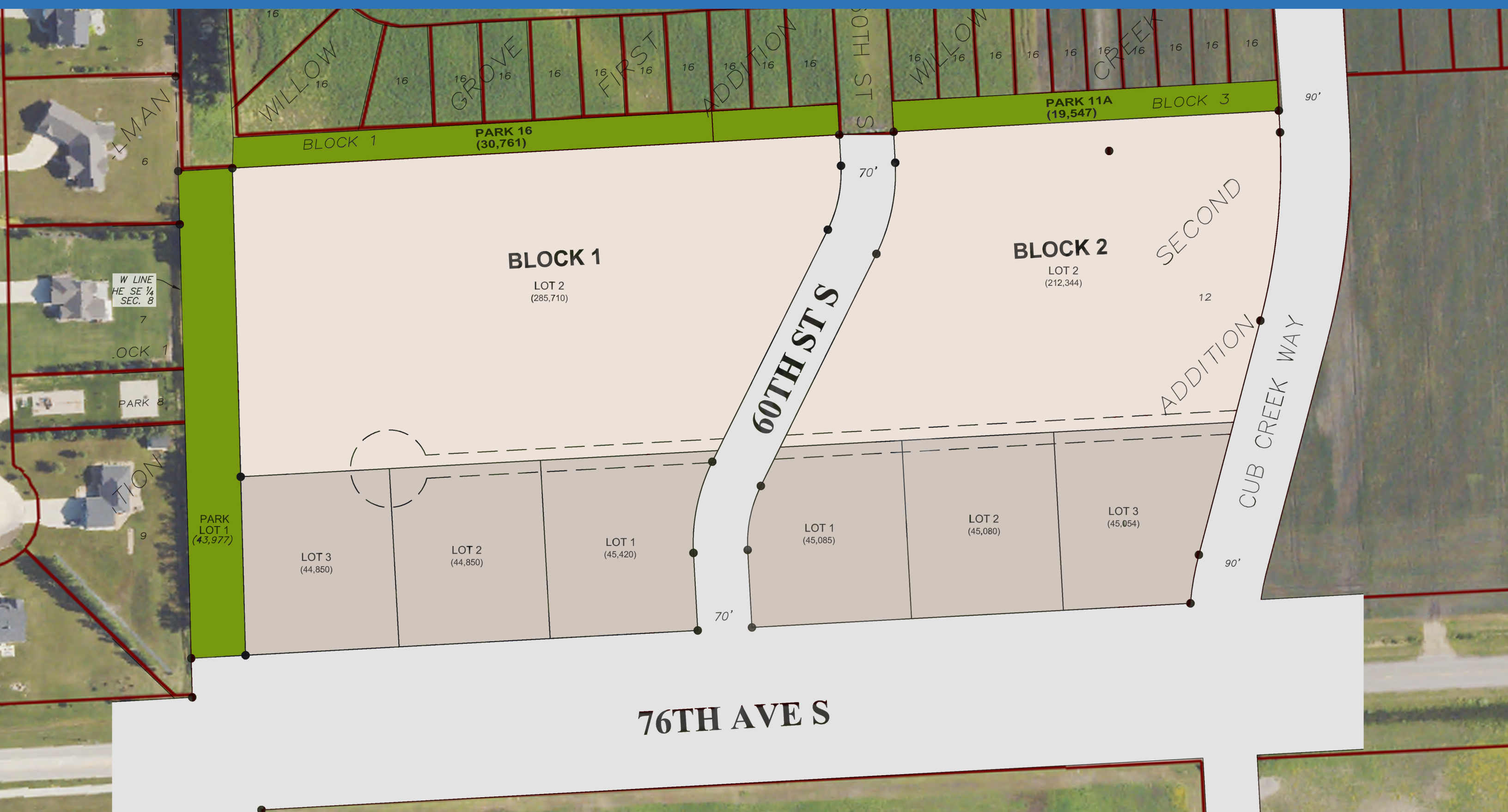
Project Manager

📞 701-680-8835
✉️ rory@eagleridgecompanies.com
🌐 www.eagleridgecompanies.com
📍 3280 Veterans Blvd, Suite 306
Fargo, ND 58104





Willow Grove Mixed Use



From: Chris Mack <cm@drgteam.com>

Sent: Thursday, August 20, 2026 4:27 PM

To: Justin Germundson <justin@horaceparks.org>; Paige Shockman <paige@horaceparks.org>; Wade Frank <wade@horaceparks.org>

Subject: ACAD-136778V1-PLTP-WESTDALE-Model.pdf

Justin,

Please find the revised plat to align with the Horace Park district's request of a small multi-use path to connect to the new development. This layout would be a 3,279 s.f. path/park dedication and \$159,229 of cash-in-lieu dollars. Please let me know if you need anything else. I can provide addition information in the morning. I will have an updated preliminary plat tomorrow afternoon.

Thank you,

Chris Mack

Director of Development

Design Resources Group | Christianson Companies

4609 - 33rd Ave S, St. 400, Fargo, ND 58104

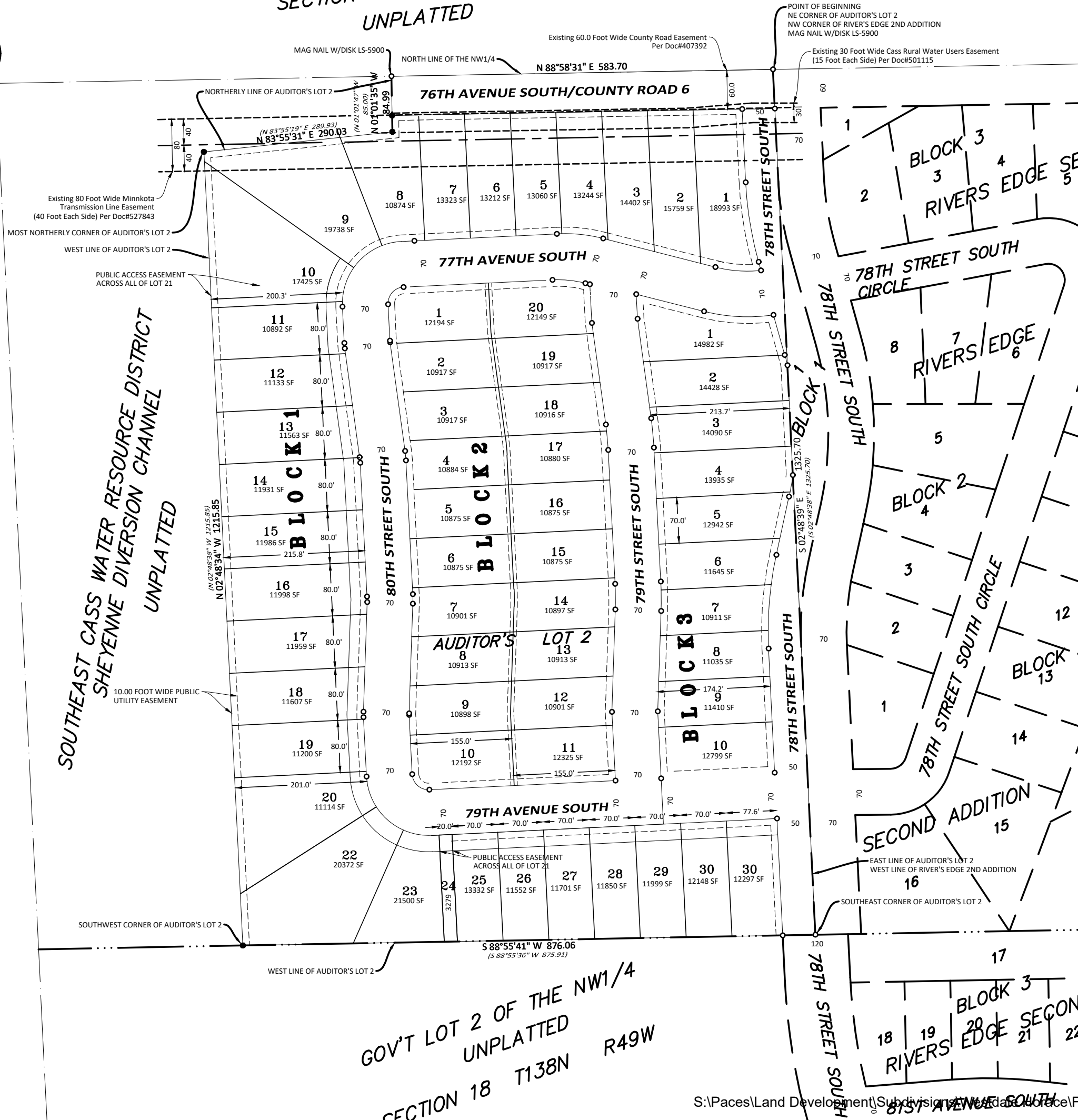
Phone: 701-281-9500 ext. 3877

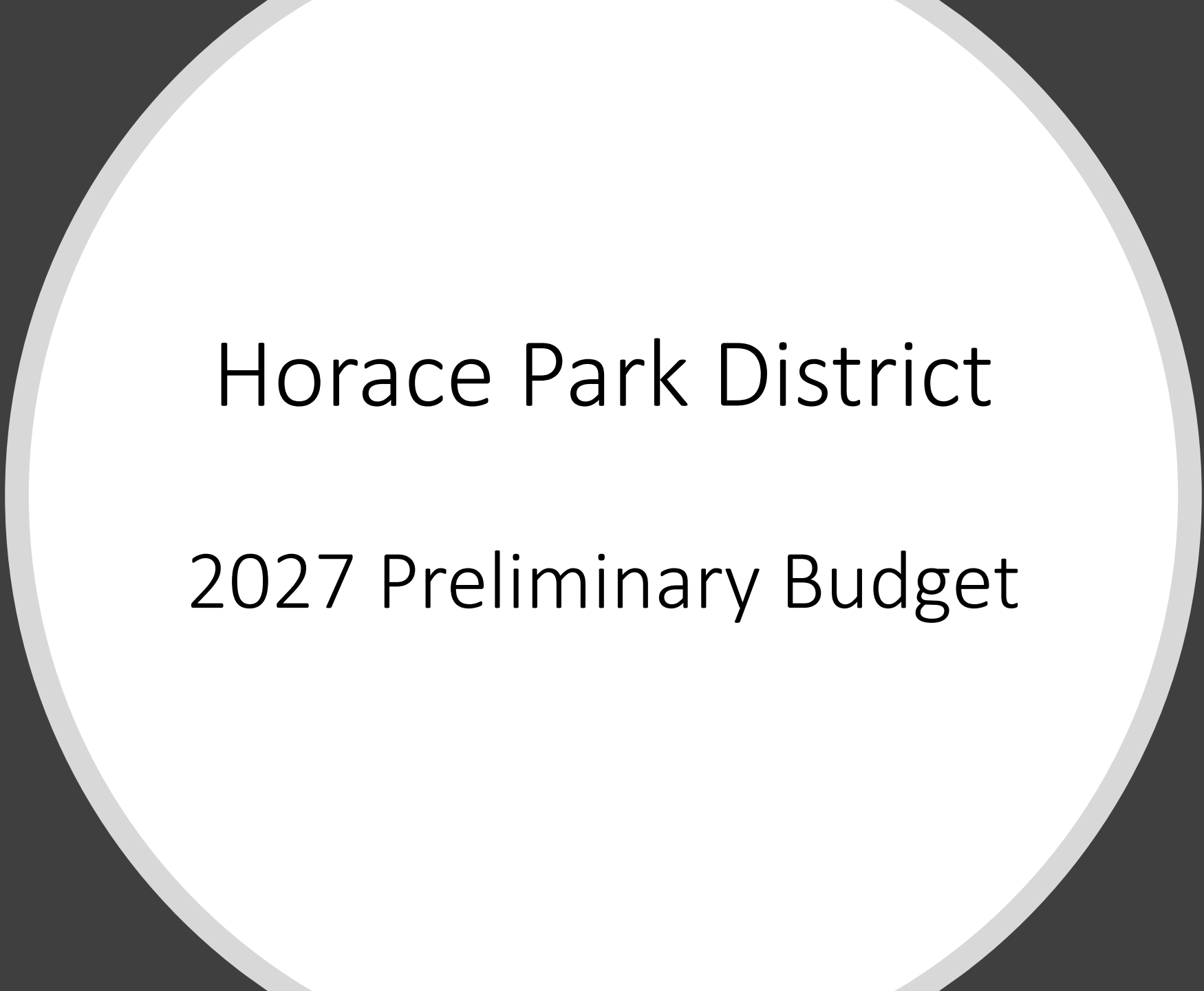
Direct: 701-499-3877

Cell: 701-740-8263

Fax: 701-281-9501

SECTION 7 T138N R49W
UNPLATTED

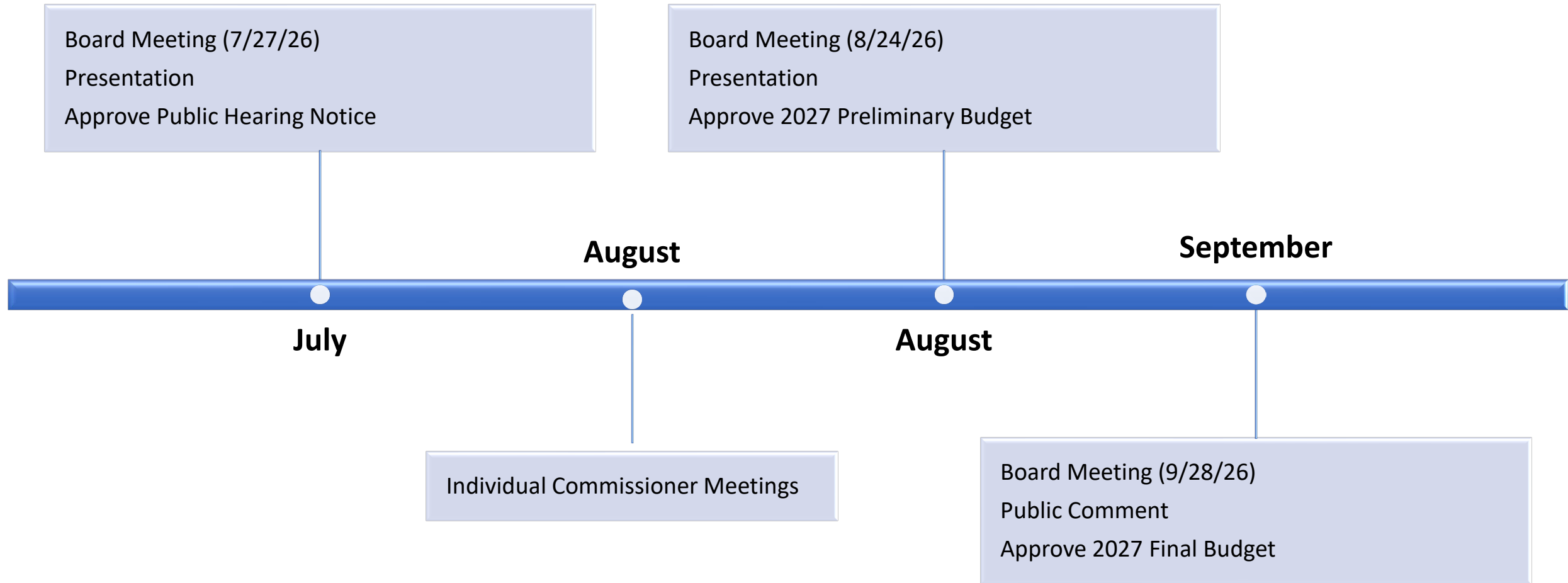




Horace Park District

2027 Preliminary Budget

2027 Budget Timeline



BUDGET SUMMARY				
		2025	2026	2027
One Mill Value:				
		\$41,936	\$50,015	\$55,467
		19%	19%	11%
Mills Levied:				
	General Fund	6.5	5.6	5.2
	Special Assessment Fund	10.3	10.3	14.3
	Recreation Fund	5.0	5.0	5.0
		21.8	20.8	24.5
New Growth Allowance (HB1176)				
	General Fund		29,428	36,453
Dollars Levied:				
	General Fund	271,326	278,086	323,975
	Special Assessment Fund	431,941	515,155	793,178
	Recreation Fund	209,680	250,075	277,335
		912,947	1,043,315	1,394,488



		TAX YEAR	TY2025	TY2024
CALCULATION 1 - Base Year Calculation		Previous Yr Levy	Levy 2 Years Ago	
4	Total Dollars Levied on behalf of taxing district in three preceding years	278,086	271,326	
	Less: Levies Exempt from Cap			
5	Less: Irrepeable tax to pay bonded debt (See Note 3)			
6	Less: Taxes or Special Assessments levied to pay debt (See Note 4)			
7	Less: Taxes to pay bonds, evidence of debt or obligations (See Note 5)			
8	Less: Special improvement project paid by general taxation (See Note 6)			
9	Less: City or County Emergency Levy; Levies to pay claims & judgments; Specials on School Property (See Note 7)			
10	Less: Water Resource Districts (See Note 7)			
11	Less: School District Tuition Levy (See Note 8)			
12	Less: Not entity-wide (requires separate cap calculation)			
13	Less: Other			
14	Difference = Dollars Levied Subject to Percentage Cap Increase (Line 4 minus Lines 5-13)	278,086	271,326	
15	Base Year Levy (highest of last 3 years Line 14)	278,086	Section 22, 6c	
CALCULATION 2 - Ajdusted Year Calculation				
16	Previous Year Levy (from Line 14, 1st column)	278,086	Section 22, 6a	
17	Previous Year Taxable Value	50,015,425		
18	Previous Year Mill Rate (Line 16 divided by Line 17 X 1000)	5.56		
19	Plus: New Property Taxable Value	4,058,502	Section 22, 6a1	
20	Plus: Expired TIF Incremental Taxable Value	-	Section 22, 6a1	
21	Plus: Expired Exemptions Taxable Value	1,092,443	Section 22, 6a2	
22	Minus: Removed Property Taxable Value	(1,405,305)	Section 22, 6a3	
23	Net Taxable Value (Line 19 plus Line 20 plus Line 21 minus Line 22)	6,556,250		
24	Allowance for New Growth (Line 23 X Line 18 divided by 1000)	36,453		
25	Minus: Expired Temporary Mill Levy Amount	-	Section 22, 6a4	
26	Net Adjustments (Line 24 minus Line 25)	36,453		
27	Adjusted Year Levy (Line 16 plus Line 26)	314,539	Section 22, 6a	
CALCULATION 3 - Cap Allowance Calculations				
	A. Current Year Cap Allowance			
28	Higher Base Year Levy (Line 15) or Adjusted Year Levy (Line 27)	314,539	Section 22, 6a	
29	Current Year Allowable Cap Percentage Limit	3.00%	Section 22, 6, a2b	
30	Cap Allowance Amount (Line 28 times Line 29)	9,436	Section 22, 6b	
31	CURRENT YEAR CAP = Higher Base Year or Adjusted Year Levy (Line 28) plus Cap Allowance Amount (Line 30)	323,975		

GENERAL FUND - Horace Parks		2025	YTD 7/26	Current Budget	2027
Revenue:					
	Property Taxes	258,850	245,642	278,086	323,975
	State Aid	59,887	34,754	55,000	62,025
	Charges For Services	35,960	21,629	26,000	30,000
	Total Revenue	354,696	302,024	359,086	416,000
Expenses:					
	ADMIN				
	Staff Wages	8,000	9,750	7,000	16,000
	Board Wages	10,000	5,000	10,000	11,000
	Clerk Wages	15,432	8,734	14,000	16,000
	Technology	10,107	9,497	13,000	14,000
	Payroll Taxes	5,064	3,232	9,000	8,000
	Insurance	9,431	10,171	12,000	12,000
	Audit	19,628	19,689	15,000	20,000
	Miscellaneous	5,843	1,265	5,000	5,000
	Transfer Out	20,000		20,000	20,000
		103,506	67,337	105,000	122,000
	PARK				
	Maint Wages	29,603	20,190	50,000	50,000
	Utilities	15,900	10,293	30,000	30,000
	Operations	14,233	5,379	15,000	16,000
	Gas / Oil	1,564	1,750	4,000	3,000
	Repairs	5,192	4,844	8,000	8,000
	Bldgs / Grounds	25,532	5,156	29,000	34,000
	Equipment	23,360	22,818	25,000	25,000
	Herbicide	13,644	4,763	15,000	15,000
		129,027	75,193	176,000	181,000
	RECREATION				
	Rec Wages	46,572	58,323	72,000	77,000
	Supplies	13,217	6,299	18,000	18,000
	Special Events	16,234	10,207	18,000	18,000
		76,023	74,828	108,000	113,000
	Total Expenses	308,556	217,359	389,000	416,000
	TRANSFERS				
	Budget Surplus - Out	46,141			
Net Income:		(0)	84,665	(29,914)	(0)

SPECIAL ASSESSMENT FUNDS - Horace Parks					
		2025	YTD 7/26	Current Budget	2027
Revenue:					
	Property Taxes	102,582	399,633	515,155	793,178
		102,582	399,633	515,155	793,178
Expenses:					
	Cass County	134,130	247,027	235,000	18,000
	Specials Refi 26		181,824	0	282,000
PID	Freed Park		216,321	275,000	175,000
PID	Independence Park			0	168,000
	Previous Specials Paid			0	150,000
		134,130	645,171	510,000	793,000
Net Income:		(31,548)	(245,538)	5,155	178

RECREATION FUND - Horace Parks					
		2025	YTD 7/26	Current Budget	2027
Revenue:					
	Property Taxes	198,166	171,048	251,280	277,335
		198,166	171,048	251,280	277,335
Expenses:					
	Capital Improvements	144,882	90,497	251,000	277,000
		144,882	90,497	251,000	277,000
	TRANSFERS				
	Budget Surplus - Out	53,284			
		53,284	0		
Net Income:		0	80,551	280	335

Questions or Comments

Justin Germundson

Clerk

Horace Parks

701-551-7119

justin@horaceparks.org

Motion Suggestion:

Approve the 2027 Preliminary Budget with total expenditures of \$1,486,000 and a total levy of \$1,394,448.

From: Jim Dahlman <Jim.Dahlman@interstateeng.com>

Sent: Thursday, August 20, 2026 10:52 AM

To: Justin Germundson <justin@horaceparks.org>

Cc: Paige Shockman <paige@horaceparks.org>; Dave Kirkpatrick <Dave.Kirkpatrick@interstateeng.com>; Haley Lind <Haley.Lind@interstateeng.com>; Eric Larson <Eric.Larson@interstateeng.com>; Loren Bothun <Loren.Bothun@interstateeng.com>

Subject: Horace Parks - Agenda item request

Justin,

We would like to add an agenda item to the August 24, 2026 meeting.

Parks Explorer Application. An update on an application we had been reviewing with the City.

Nothing additional for Independence Park.

Thank You



James Dahlman, PE

RVP | Principal Engineer

Licensed in ND



(701) 640.8491



(701) 532.0438



574 Main Street, Suite A
Horace, ND 58047



interstate.engineering

Professionals You Need, People You Trust.

Horace 2026 Summer Programs: A Season of Recreation and Community

The City of Horace's 2026 Summer Programs had a fun and successful season, bringing youth and families together for opportunities to stay active, learn new skills, and enjoy recreation close to home. This summer, we proudly offered **six different sports programs**, and we were excited to see strong participation, positive feedback, and continued support from our community.

A Successful Summer, Rain or Shine

As with any summer, we experienced a few challenges along the way. Weather played a significant role this season, with frequent rain early in the summer followed by periods of extreme heat. At times, these conditions made it difficult to safely hold outdoor activities. Despite the challenges, we were able to complete the vast majority of our scheduled programs.

We greatly appreciate the flexibility, patience, and understanding of our participants and families as we worked to make safety a priority while keeping programs fun and enjoyable.

We also experienced a few program cancellations due to low enrollment. While many of our offerings received strong interest, some classes did not reach the minimum number of participants needed to operate. Looking ahead, we will continue evaluating our program offerings, schedules, and outreach efforts to better understand the interests of our community and encourage participation in future seasons.

Party in the Park

Our **Party in the Park** events were once again a highlight of the summer!

June – Party in the Park

Despite the rain, approximately **180 guests** joined us for our June Party in the Park. The community's enthusiasm and support helped make the event a success, even with less-than-ideal weather.

July – Foam Party

Our July Party in the Park featured a **Foam Party**, and it was a huge hit! An estimated **600 guests** came out to enjoy the evening, making it a fantastic turnout and a memorable way to end our summer event series.

Coming Up: KidFest at Bean Days

We're excited to host **KidFest during Bean Days on September 12 from noon–4 p.m.!**

This year's event will feature plenty of family-friendly fun, including:

- DJ
- Petting zoo
- Barrel car rides
- Bouncy houses for kids of all ages
- Food trucks
- A visit from the Cass County Sheriff's Office

Families are welcome to stop by anytime between **noon and 4 p.m.** and enjoy an afternoon of fun, food, and community!

Looking Ahead

Overall, the 2026 summer season was a positive experience and a great reminder of the strong interest in quality recreational opportunities in Horace. The success of our sports programs, along with the feedback and lessons we gained throughout the summer, will help guide us as we continue to improve and expand our programming.

We are also looking into offering fall and winter programs. Be sure to look for more information as details become available!

A special thank-you goes out to all of the participants, families, coaches, staff, sponsors and community members who helped make the 2026 summer programs a success. Your support and participation make these programs possible, and we look forward to building on this momentum and creating even more opportunities for our community in the future!