



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Preliminary Plat Application

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Westridge Mall Limited Partnership

Last name: Graff First name: Martin

Address: 560 Green Bay RD., STE 403 City/State/Zip: Winnetka, IL 60093

Phone number: 847-446-8440 Email address: marty@mhgraff.com

2. Applicant Information: (if different from above)

Westridge Mall Limited Partnership

Company name: Interstate Engineering, Inc.

Last name: Fletcher First name: Michael

Address: 116 E. Washington Ave. City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-739-5545 Email address: mike.fletcher@interstateeng.com

3. Address(es) of Property Involved: (if different from above)

2001 W. Lincoln Ave.

4. Zoning Designation: B-6

5. Comprehensive Plan Designation: _____

6. Statement of Intent: Describe the properties to be combined or created as a part of this Preliminary Plat application and indicate whether a variance, zoning change, and/or Conditional Use Permit will be required for the proposed parcels or the intended use.

A subdivision plat to facilitate the separation of the portions of the Mall Property occupied by Dollar Tree & the vacant retail store next to Otter Tail Tire along the Lincoln Ave frontage rd.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved. **See Attached**

b. Written Narrative: The written narrative should address whether the parcels affected by the proposed plat would comply with all of the applicable code requirements. **See Attached**

c. Proposed Plans: Including but not limited to the proposed plat, a topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Planning commission. Please provide 1 full size copy of all plans in both electronic format (preferably PDF) and printed format.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Martin Graff *Date:* 3/26/2021

Applicant: Westridge Mall Limited Partnership *Date:* 3/26/2021

By: Interstate Engineering, Inc. *Date:* 3/26/2021

Michael L Fletchall

Michael L. Fletchall

Applications for Preliminary Plat must be received by the close-of-business on the first and third Friday of each month; Applications received after this date will not be processed until the following deadline date.

Plat Boundary Description

That part of the Southwest Quarter of Section 33, Township 133 North, Range 43 West of the Fifth Principal Meridian, in the City of Fergus Falls, Otter Tail County, Minnesota, described as follows:

Beginning at an iron monument at the most easterly corner of Lot 1, Block 2 of WESTRIDGE MALL FIRST ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence South 54 degrees 42 minutes 50 seconds East on an assumed bearing along the southerly right of way line of Lincoln Avenue for 252.48 feet to an iron monument at the most northerly corner of Lot 1, Block 1 DUNHAMS ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence South 34 degrees 30 minutes 49 seconds West along the westerly line of said Lot 1, Block 1 for 134.66 feet; thence South 87 degrees 16 minutes 42 seconds West along the westerly line of said Lot 1, Block 1 for 41.31 feet; thence North 54 degrees 41 minutes 58 seconds West along the westerly line of said Lot 1, Block 1 for 36.38 feet; thence South 35 degrees 18 minutes 02 seconds West along the westerly line of said Lot 1, Block 1 for 50.00 feet; thence South 54 degrees 41 minutes 58 seconds East along the westerly line of said Lot 1, Block 1 for 36.85 feet; thence South 34 degrees 19 minutes 33 seconds West along the westerly line of said Lot 1, Block 1 for 220.73 feet; thence South 00 degrees 25 minutes 36 seconds West along the westerly line of said Lot 1, Block 1 for 119.71 feet; thence North 54 degrees 37 minutes 52 seconds West for 100.16 feet; thence North 89 degrees 42 minutes 14 seconds West for 58.98 feet; thence North 00 degrees 17 minutes 46 seconds East for 4.00 feet; thence North 89 degrees 42 minutes 14 seconds West for 26.58 feet; thence North 00 degrees 17 minutes 46 seconds East for 24.05 feet; thence South 35 degrees 23 minutes 04 seconds West for 36.20 feet; thence North 54 degrees 36 minutes 56 seconds West for 77.45 feet; thence North 00 degrees 20 minutes 26 seconds East for 93.83 feet; thence North 45 degrees 10 minutes 59 seconds West for 28.54 feet; thence North 00 degrees 03 minutes 42 seconds East for 46.79 feet; thence North 33 degrees 58 minutes 31 seconds East for 311.24 feet to the southerly line of said Lot 1, Block 2, WESTRIDGE MALL FIRST ADDITION; thence South 54 degrees 41 minutes 58 seconds East along the southerly line of said Lot 1, Block 2 for 85.45 feet to an iron monument at the most southerly corner of said Lot 1, Block 2; thence North 35 degrees 18 minutes 42 seconds East along the easterly line of said Lot 1, Block 2 for 160.03 feet to the point of beginning

Together with and subject to an easement for roadway purposes over and across the northerly 50.00 feet thereof as recorded in document no. 556501, on file and of record in the office of the Otter Tail County Recorder.

Containing 3.70 acres, more or less, subject to restrictions, reservations and easements of sight or record if any.

The purpose of this proposed subdivision in proposed Lot 1 is to separate the vacant retail store and associated parking area from the Westridge Mall property to be offered for sale as a separate, more marketable property. In proposed Lot 2, the purpose is to separate the Dollar Tree store and portions of the adjoining walkways, entrances, parking areas, and adjoining vacant retail space within the Westridge Mall property from the remaining mall property so they can be sold to the operator of the Dollar Tree store with the intent of continuing operations of the Dollar Tree store. The adjoining vacant retail spaces are proposed to be leased to other retail businesses that have expressed interest in those spaces. The properties included in this subdivision would continue to be used in a similar as the current use and would be in compliance with City ordinances. Vehicle access to the proposed addition is intended to continue through the existing Lincoln Avenue frontage road easement and other current shared traffic routes across the Westridge Mall, and Dunhams properties. The applicant intends to continue shared use of the entrances, walkways, common walls, utilities, etc. and will be preparing written agreements to address these shared uses.

That part of the SW ¼ of Section 33, and that part of Lot 1, Block 1, WESTRIDGE MALL FIRST ADDITION, according to the record plat thereof, all in Township 133 North, Range 43 West, Otter Tail County, Minnesota described as follows:

Commencing at the NW corner of said SW ¼; thence South 00° 27' 56" West, assumed bearing, 809.10 feet along the west line of said SW ¼; thence South 89° 32' 04" East 400.00 feet to the point of beginning of the tract to be described; thence return North 89° 32' 04" West 400.00 feet to said west line of the SW ¼; thence South 00° 27' 56" West 100.00 feet along said west line of the SW ¼; thence south 89° 32' 04" East 65.00 feet; thence South 18° 15' 22" East 687.80 feet; thence North 71° 44' 38" East 311.67' to point "A"; thence North 35° 12' 20" East, along line "A", 284.36 feet, and said line "A" there terminating; thence North 54° 00 minutes 30 seconds East 239.76 feet; thence North 22° 26' 24" East 124.42 feet; thence North 35° 11' 07" East 140.00 feet to the southerly right-of-way line of Lincoln Avenue; thence North 54° 48' 53" West 632.60 feet along said southerly right-of-way line of Lincoln Avenue; thence 168.62 feet NW'ly, along a curve, tangent to the last described course, concave SW'ly, having a radius of 2191.83 feet, and a central angle of 04° 24' 28", the cord of said curve bears North 57° 01' 07" West, along said southerly right-of-way line of Lincoln Avenue to its intersection with the line which bears North 00° 27' 56" East from the point of beginning; thence South 00° 27' 56" West 406.15 feet to the point of beginning. Subject to and together with an 8.00 foot wide building encroachment easement, the centerline of said easement is described as follows:

Beginning at the aforementioned Point "A"; thence North 35 degrees 12 minutes 20 seconds East 230.00 feet along said line "A" and said centerline there terminating.

Except that part thereof conveyed in Document Number 835225 in the Office of the Recorder in and for said Otter Tail County, described as follows:

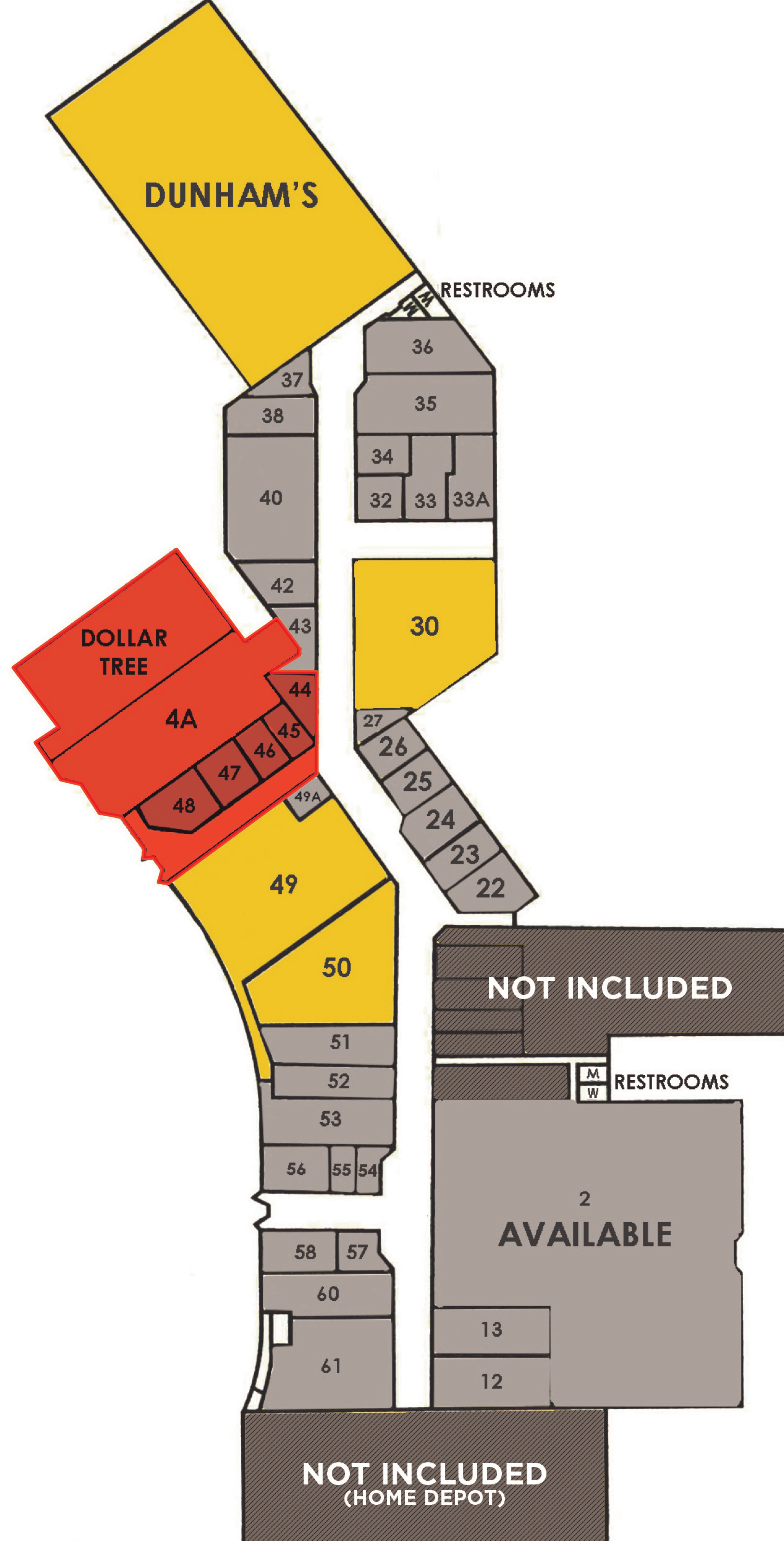
All that part of the SW ¼ of Section 33, Township 133, Range 43, Otter Tail County, Minnesota, described as follows: Commencing at the NW corner of said SW ¼; thence on an assumed bearing of South 00° 27' 56" West along the West line of said SW ¼, a distance of 809.10 feet; thence South 89° 32' 04" East a distance of 400.00 feet to the point of beginning of the land to be described; thence North 00° 27' 56" East a distance of 406.15 feet to the Southerly right-of-way line of Lincoln Avenue (former State Trunk Highway No. 210) thence SE'ly on said right-of-way line and on a non-tangential curve, having a radius of 2,191.83 feet, central angle of 04° 24' 28", and a chord bearing of South 57° 01', 07" East, for an arc distance of 168.62 feet; thence continuing on said right-of-way line and on a bearing of South 54° 48' 53" East a distance of 188.52 feet; thence South 33° 25' 44" West a distance of 225.00 feet; thence South 84° 08' 01" West a distance of 175.75 feet to the point of beginning.

Subject to easements, reservations and restrictions of record, if any.

I hereby certify that the taxes for the year 2001 for the lands described within are paid.
[Signature]
County Treasurer
71-003-50-0195-030
71-003-50-0195-082
71-003-99-1810-000

EXHIBIT B

1. Terms of Fergus Falls Municipal Airport Zoning Ordinance, dated October 18, 1977, filed January 3, 1978 and recorded in Book 111 of Misc., page 127.
2. 5 Foot Easement for an electric transmission line in favor of Otter Tail Power Company in SW 1/4 of Sec. 33, Twp. 133, R. 43, as disclosed in RIGHT OF WAY EASEMENT dated December 17, 1969, filed February 3, 1970 and record in book 73 of Misc., page 55.
3. 30 foot easement for an electric transmission line in favor of Otter Tail Power Company as disclosed in RIGHT OF WAY EASEMENT dated July 26, 1978, filed November 13, 1978 and recorded in Book 116 of Misc., page 503.
4. Easement for an electric transmission line in favor of Otter Tail Power Company as disclosed in RIGHT OF WAY EASEMENT dated August 23, 1978, filed November 15, 1978 in Book 116 of Misc., page 537.
5. Terms and conditions of MUTUAL ACCESS AGREEMENT between Eleanor Unger, Otter Tail County, Minnesota and Westridge Mall Ltd., a Minnesota Limited Partnership, dated July 26, 1977, filed August 2, 1977 and record in Book 108 of Misc., page 451.
6. State of Minnesota Department of Transportation Orders limited access to Highway 210 as disclosed in ACCESS ORDER, recorded January 26, 1982, record in Book 136, of Misc., page 893; and ACCESS ORDER recorded January 26, 1982, recorded in Book 136, page 895.
7. Terms of OPERATION AND EASEMENT AGREEMENT by Otter Tail Tire, Inc., and Westridge Mall Limited Partnership, dated October 27, 1999, filed November 30, 1999 as Document 856176.
8. Encroachment of concrete island and planter along the southerly boundary line as disclosed by survey dated 2/14/01 by Widseth, Smith Nolting.
9. Rights in the parking area of the Home Depot Parcel as improved arising out of that certain Lease between Westridge Mall LTD. a MN limited partnership and G.R. Herberger's Inc., a DE corp., dated May 1, 1976, filed July 29, 1977 and recorded in Book 108 of Misc., page 353.



2	Available	39,536
3	Dunham's	34,109
4	Dollar Tree	9,005
4A	Available	11,309
12	Available	2,750
13	Available	2,496
16	Available	2,465
17	Available	887
18	Available	842
19	Midwest Vision	1,046
20	Available	1,300
21	Westridge Cinema 5	13,770
22	Available	1,900
23	Cost Cutter's	1,129
24	Available	1,485
25	General Nutrition Center	1,290
26	Available	1,282
27	Available	724
30	Available	8,625
32	Available	927
33	Apple Tree Dental	2,220
33A	Maintenance	1,600
34	Available	657
35	Available	3,800
36	Available	3,000
37	Available	720
38	Available	1,636
40	Available	5,236
42	Available	1,360
43	Available	1,300
44	Available	850
45	Available	678
46	Mall Office	900
47	Available	1,200
48	Available	1,585
49	Available	10,845
49A	Available	626
50	Available	7,291
51	Vanity	2,754
52	Vision World	2,064
53	Available	3,094
54	Three Guys' Deli & Grill	576
55	L.A. Nails	558
56	Available	1,426
57	Regis Hairstylists	1,010
58	Dave Peter's Jewelry	1,550
60	Available	2,609
61	Available	5,243

WESTRIDGE ADDITION

PART OF THE SW 1/4 SECTION 33, TOWNSHIP 133 NORTH, RANGE 43 WEST, CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

I, Michael L. Fletchall, do hereby certify that this plat of WESTRIDGE ADDITION, part of the Southwest Quarter of Section 33, Township 133 North, Range 43 West, City of Fergus Falls, Otter Tail County, Minnesota was prepared by me or under my direct supervision; that I am duly Licensed Land Surveyor under the laws of the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; that all public ways are shown and labeled on this plat; and that I have reviewed this plat and found it to be in compliance with the surveying requirements of the City of Fergus Falls Zoning and Subdividing Ordinance and Chapter 505 Minnesota Statutes.

Michael L. Fletchall, PLS
Minnesota License No. 44866

Dated this _____ day of _____, 20__.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: Westridge Mall Limited Partnership, a limited partnership under the laws of the state of Illinois, owner and Byline Bank, a corporation under the laws of the state of Illinois, mortgagee of the following described property situated in part of the Southwest Quarter of Section 33 Township 133 North, Range 43 West of the Fifth Principal Meridian in the City of Fergus Falls, County of Otter Tail, State of Minnesota:

Beginning at an iron monument at the most easterly corner of Lot 1, Block 2 of WESTRIDGE MALL FIRST ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence South 54 degrees 42 minutes 50 seconds East on an assumed bearing along the southerly right of way line of Lincoln Avenue for 252.48 feet to an iron monument at the most northerly corner of Lot 1, Block 1, DUNHAMS ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence South 34 degrees 30 minutes 49 seconds West along the westerly line of said Lot 1, Block 1 for 134.85 feet; thence South 87 degrees 16 minutes 42 seconds West along the westerly line of said Lot 1, Block 1 for 41.31 feet; thence North 54 degrees 41 minutes 58 seconds West along the westerly line of said Lot 1, Block 1 for 36.38 feet; thence South 35 degrees 18 minutes 02 seconds West along the westerly line of said Lot 1, Block 1 for 50.00 feet; thence South 54 degrees 41 minutes 59 seconds East along the westerly line of said Lot 1, Block 1 for 36.85 feet; thence South 34 degrees 19 minutes 33 seconds West along the westerly line of said Lot 1, Block 1 for 220.73 feet; thence South 00 degrees 25 minutes 36 seconds West along the westerly line of said Lot 1, Block 1 for 119.71 feet; thence North 54 degrees 37 minutes 52 seconds West for 100.16 feet; thence North 80 degrees 42 minutes 14 seconds West for 58.98 feet; thence North 00 degrees 17 minutes 46 seconds East for 4.00 feet; thence North 89 degrees 42 minutes 14 seconds West for 26.58 feet; thence North 00 degrees 17 minutes 46 seconds East for 24.05 feet; thence South 35 degrees 23 minutes 04 seconds West for 36.20 feet; thence North 54 degrees 36 minutes 56 seconds West for 77.45 feet; thence North 00 degrees 20 minutes 26 seconds East for 93.83 feet; thence North 45 degrees 10 minutes 59 seconds West for 28.54 feet; thence North 00 degrees 03 minutes 42 seconds East for 46.79 feet; thence North 33 degrees 58 minutes 31 seconds East for 311.24 feet to the southerly line of said Lot 1, Block 2, WESTRIDGE MALL FIRST ADDITION; thence South 54 degrees 41 minutes 58 seconds East along the southerly line of said Lot 1, Block 2 for 85.45 feet to an iron monument at the most southerly corner of said Lot 1, Block 2; thence North 35 degrees 18 minutes 42 seconds East along the easterly line of said Lot 1, Block 2 for 160.03 feet to the point of beginning.

Together with and subject to an easement for roadway purposes over and across the northerly 50.00 feet thereof as recorded in document no. 556501, on file and of record in the office of the Otter Tail County Recorder.

Containing 3.70 acres, more or less, subject to restrictions, reservations and easements of sight or record if any.

Have caused the same to be surveyed and platted as WESTRIDGE ADDITION, and do hereby dedicate to the public for public use, the easements for ingress and egress, and for installation and maintenance of utilities and drainage facilities over, under and along the strips shown hereon as ingress/egress and drainage and utility easements.

In witness whereof said Westridge Mall Limited Partnership, a limited partnership under the laws of the state of Illinois, has caused these presents to be signed by Martin H. Graff, the President of Westridge Mall Associates, Inc. the general partner of Westridge Mall Limited Partnership on this _____ day of _____, 20__.

Signed: Westridge Mall Limited Partnership

Martin H. Graff, President of Westridge Mall Associates, Inc. the general partner of Westridge Mall Limited Partnership

STATE OF Illinois
COUNTY OF _____
This instrument was acknowledged before me on _____ by Martin H. Graff, President of Westridge Mall Associates Inc., the general partner of Westridge Mall Limited Partnership.

Notary Public, _____
My Commission expires _____

In witness whereof said Byline Bank, a corporation under the laws of the state of Illinois, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: Byline Bank

(name), (title)
STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____ by _____ (date) _____ of Byline Bank, a corporation under the laws of the state of Illinois.

Notary Public, _____
My Commission expires _____

STATE OF MINNESOTA) ss.
COUNTY OF OTTER TAIL)

The foregoing instrument was acknowledged before me this day of _____, 20__ by Michael L. Fletchall.

Notary Public, _____

My Commission expires _____

PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Fergus Falls, Minnesota this day of _____, 20__.

Chairperson _____ Signed _____

CITY COUNCIL APPROVAL

Approved by the City of Fergus Falls, this _____ day of _____.

Mayor _____ Attest: _____
City Administrator

CITY ENGINEER'S APPROVAL

Approved by the City Engineer, City of Fergus Falls, Minnesota this day _____ of _____, 20__.

City Engineer _____

COUNTY TREASURER'S CERTIFICATE

I hereby certify that taxes for the year 20__ for the land described within are paid.

County Treasurer _____

ATTORNEY'S CERTIFICATE

I hereby certify that proper evidence of title has been presented to and examined by me and I hereby approve this plat as to form and execution.

Attorney _____

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due and transfer entered this _____ day of _____, 20__.

County Auditor _____ Signed: _____
Deputy

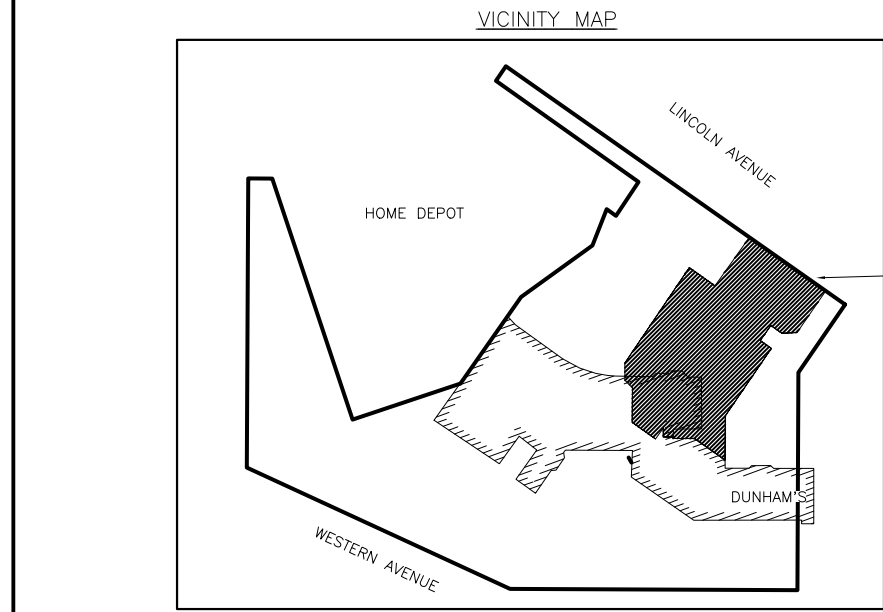
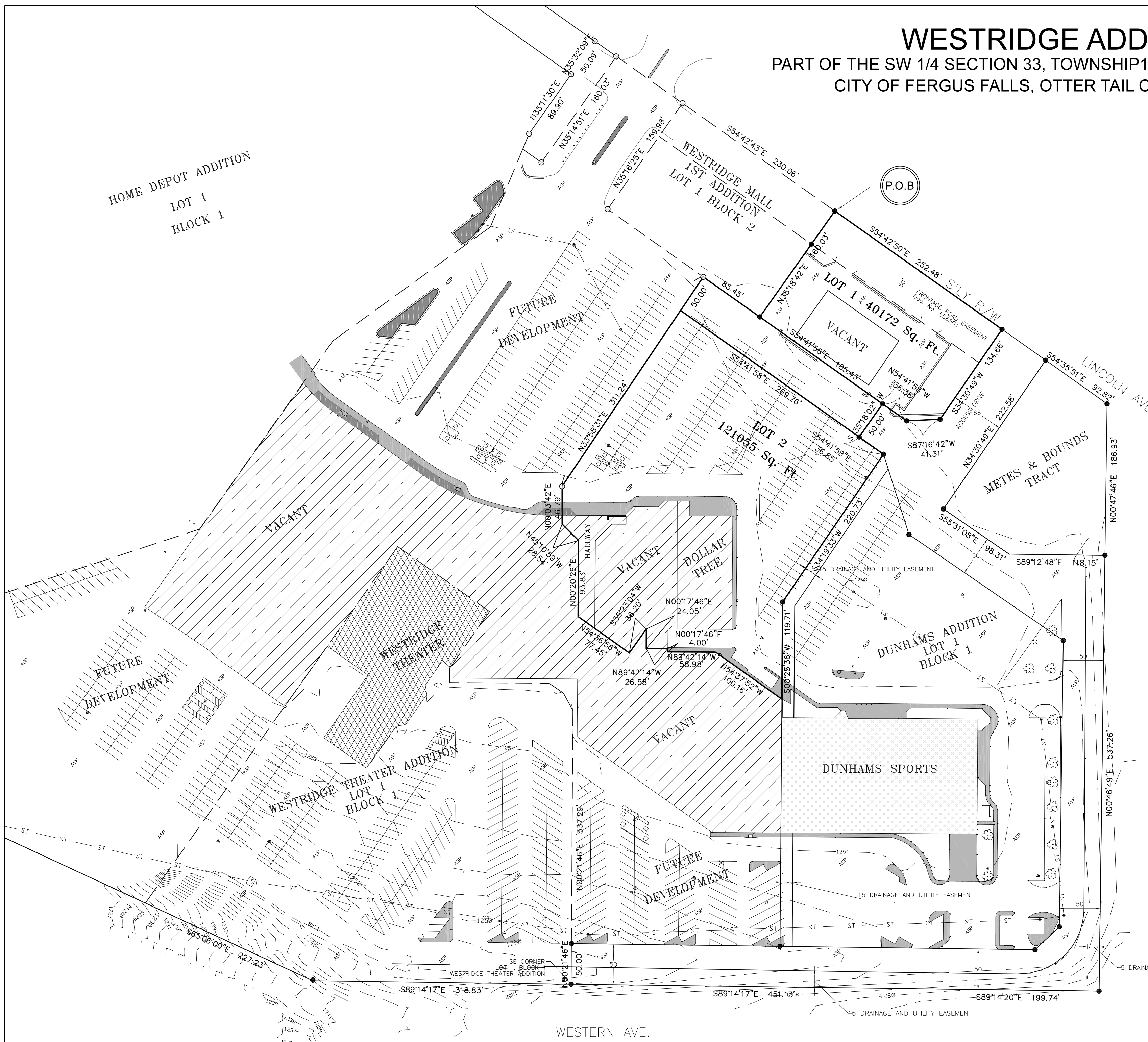
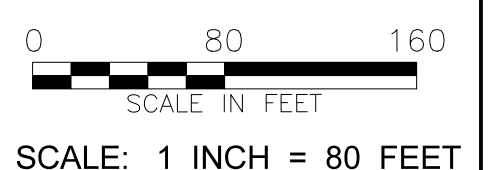
COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20__ at _____ o'clock and was duly recorded in this Book of Plats on Page _____ as Document No. _____.

County Recorder _____ Signed: _____
Deputy

LEGEND

- = CORNER MARKED WITH A 5/8" x 18" SOLID IRON PIN
- = WITH YELLOW PLASTIC CAP MARKED "RLS 44866"
- ▲ = EXISTING OR FOUND CORNER MONUMENT
- △ = STEEL FENCE POST
- REC = RECORD OR ORIGINAL DISTANCE
- MEA = MEASURED DISTANCE THIS SURVEY
- NOTE = THIS SURVEY WAS BASED ON THE OTTER TAIL COUNTY COORDINATE SYSTEM - VRS
- ⊕ = HYDRANT
- ⊙ = WATER SERVICE VALVE
- ⊗ = MANHOLE
- ⊘ = LIGHT POLE
- ⊚ = PEDESTAL
- ⊛ = TREE
- ⊜ = SIGN
- ST — = UNDERGROUND STORM LINE
- 1250 — = EXISTING CONTOUR
- — — = ADJACENT PROPERTY LINE
- - - - - = FUTURE DEVELOPMENT
- — — — — = PROPERTY LINE
- — — — — = CURB AND GUTTER
- ▨ = EXISTING MALL BUILDING
- ▩ = CONCRETE SURFACE
- ▧ = DUNHAMS SPORTS BUILDING
- ▦ = WESTRIDGE THEATER BUILDING

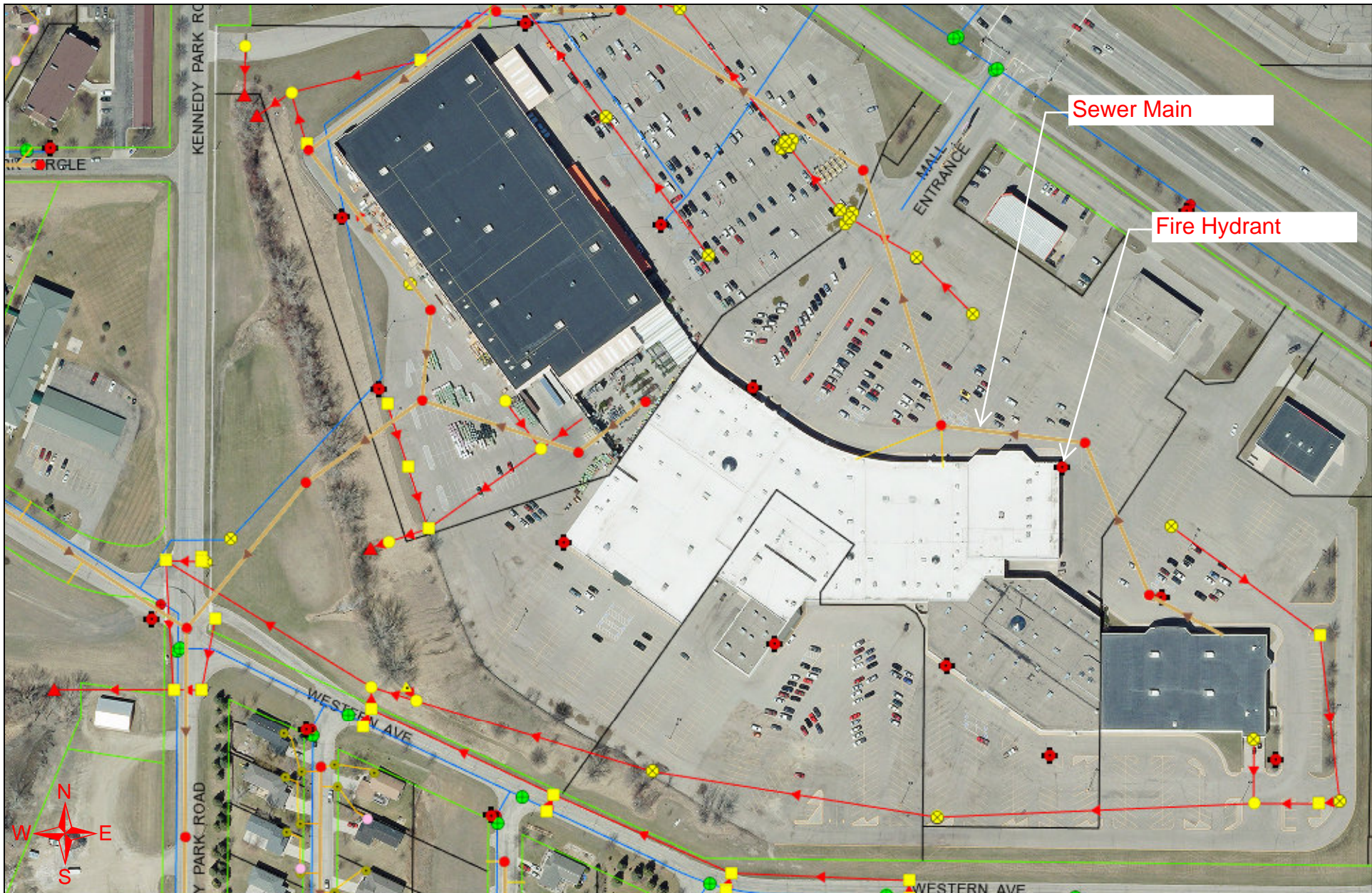


Note: Current Zoning: B6
- Parking
Lot 1 - 25+
Lot 2 - 202 Regular, 4 Handicap

Westridge Mall Limited Partnership Property Operation and Easement Agreements of Record:
The Westridge Mall Limited Partnership Property, from which this plat of WESTRIDGE ADDITION is subdivided, is subject to existing operation and easement agreements, including an agreement dated March 4, 1998 and recorded as Document Number 870619; an agreement dated October 27, 1999 and recorded as Document Number 856176; an agreement dated May 30, 2001 and recorded as Document Number 882401 as amended on June 30, 2005 and recorded as Document Number 980750; and an agreement dated February 19, 2020 and recorded as Document Number 1233845.

INTERSTATE ENGINEERING
Professionals you need, people you trust.

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116 E. Washington Ave., #2823
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www.interstateeng.com
Offices in North Dakota, Minnesota,
Montana and South Dakota



1 inch = 200 feet

Westridge Mall Utilities



This map has been compiled from information on file at the City of Fergus Falls Engineering Department. The City of Fergus Falls makes no representation and assumes no liability for errors, omissions, or inaccuracies contained on this map. This map should not be used for boundary survey information.