



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: [building.zoning@ci.fergus-falls.mn.us](mailto:building.zoning@ci.fergus-falls.mn.us)

[www.ci.fergus-falls.mn.us](http://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.

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### 1. Property Owner Information:

Company name: Campus Development Group LLP

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: 505 N Broadway STE 201 City/State/Zip: Fargo, ND 58102

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

### 2. Applicant Information: (if different from above)

---

Company name: Prairie View Development

Last name: Rogness First name: Donavan

Address: 1002 Clearview Ct City/State/Zip: Fergus Falls, MN 56537

Phone number: 218-205-1683 Email address: donavan@rognesscontracting.com

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

1405, 1411, 1415, 1419, 1425, 1501, 1505, 1509 Park Street and 1414-1585 Campus Dr

### 4. Zoning Designation: R-1(current) R-2 & R-4 (proposed)

### 5. Comprehensive Plan Designation: NA

**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.

The purpose of this re-platting is to resize the lots to make them conducive to the construction of twin homes along with one lot for a longer single-story multiple dwelling building.

Rezoning will be required from R-1 to R-2 and R-4. A variance will be required to allow a small reduction to the rear yard requirement to accommodate the proposed twin homes.

**7. Additional Required Information:** See Attached.

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

**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.

**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:* \_\_\_\_\_ *Date:* \_\_\_\_\_

*Applicant:* Donavan Rogness *Date:* 06/25/2021

ROGNESS CONTRACTING SERVICES

PRELIMINARY PLAT APPLICATION ATTACHMENT

7.a Legal Description and PIN

Current Legal Description of area to be re-platted:

Lots 1 through 13 inclusive in Block 1 and Lots 1 through 11 inclusive in Block 2 and Lots 1 through 10 inclusive in Block 3 and Outlot B, all in the plat of CAMPUS ADDITION to the City of Fergus Falls

**Note: Outlot A of CAMPUS ADDITION is specifically and intentionally excluded from this application.**

Current PINS (CAMPUS ADDITION): 71003991905000, 71003991906000, 71003991907000, 71003991908000, 71003991909000, 71003991910000, 71003991911000, 71003991912000, 71003991913000, 71003991914000, 71003991915000, 71003991916000, 71003991917000, 71003991918000, 71003991919000, 71003991920000, 71003991921000, 71003991922000, 71003991923000, 71003991924000, 71003991925000, 71003991926000, 71003991927000, 71003991928000, 71003991929000, 71003991930000, 71003991931000, 71003991932000, 71003991933000, 71003991934000, 71003991935000, 71003991936000, 71003991937000, 71003991938000

b. Written Narrative:

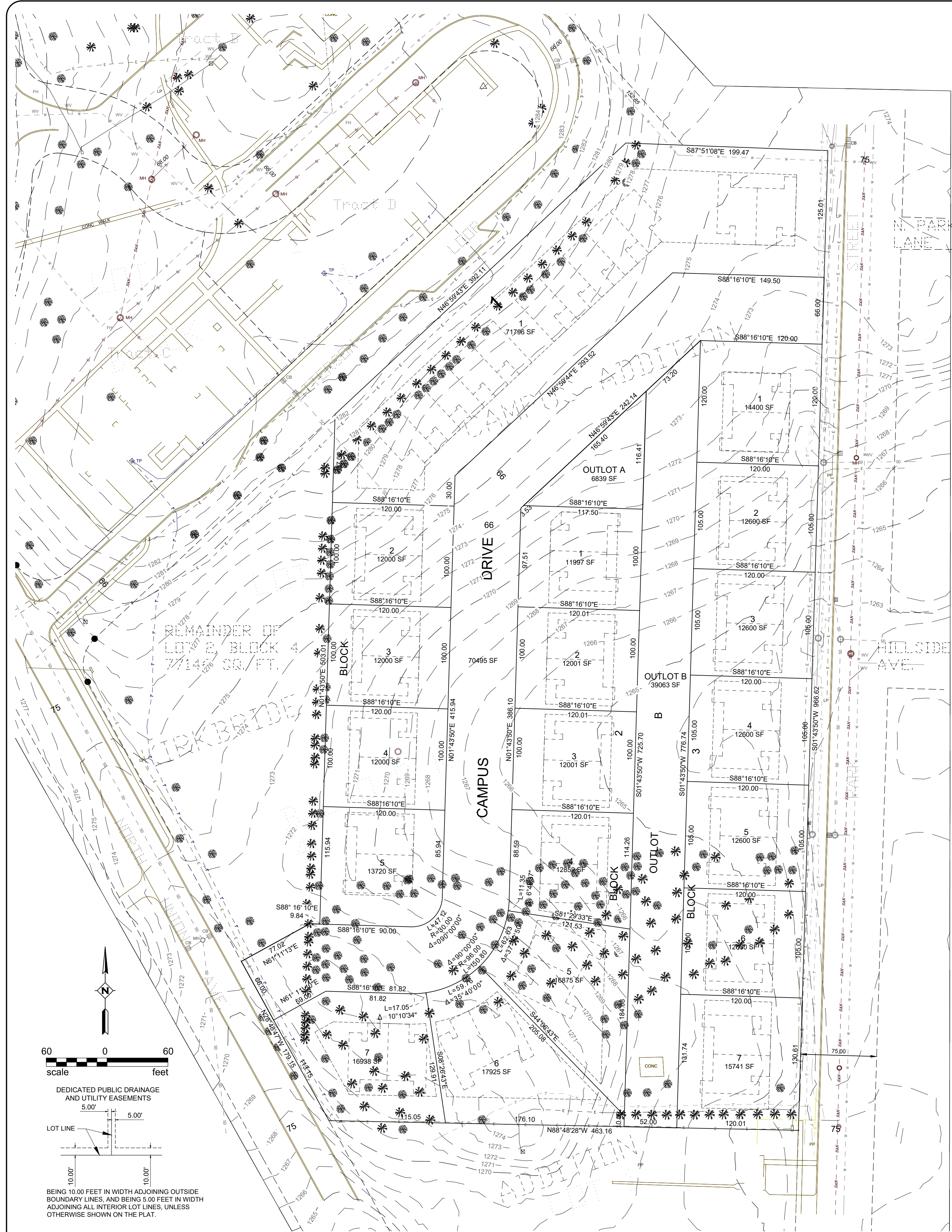
The purpose of this proposed re-plat of CAMPUS ADDITION is to re-size the lots within the plat to allow for the construction of single-story twin homes to be offered for sale and one longer single-story multi-family dwelling on the proposed Lot 1, Block 1 with units to be offered for rent. The boundary lines of the existing Blocks and the existing dedicated public street (Campus Drive) will remain unchanged in this re-plat. Outlot A is intended to be a non-buildable lot to be permanently attached to Lot 1, Block 1 and used for community garden or similar use for the residents of the rental units proposed in Lot 1, Block 1. Outlot B will be the location of a storm water management pond that has been preliminarily designed to meet the storage requirements for the proposed development. The stormwater pond will be designed to discharge to existing storm sewer structures and lines along Park Street. City sewer and water utilities are available for connection to the development along Park Street. Each lot for twin home buildings is intended to be split by metes and bounds description of the common wall line, as constructed, after construction and before being offered for sale. The proposed floorplan of the twin homes includes a sunroom in the rear that would encroach on the rear yard setback by approximately 2 feet, reducing the actual setback from the required 20% of lot depth to 18.3%. (22' rather than 24'). A variance will be required, and is requested under separate application, to reduce the rear yard requirement slightly in order to construct the buildings as proposed. The property is currently zoned R-1 for single family homes. A re-zoning application is submitted along with this application to designate the twin home lots as R-2 and the proposed multi-family dwelling lot as R-4.

c. Proposed Plans

1. Preliminary Plat with topographic information
2. Example plans for proposed twin homes

# PRELIMINARY PLAT OF CAMPUS VIEW ESTATES ADDITION

A REPLAT OF BLOCK 1, BLOCK 2, BLOCK 3, OUTLOT B, AND THE ADJOINING CAMPUS DRIVE,  
CAMPUS ADDITION, TO THE CITY OF FERGUS FALLS, PART OF THE SE1/4, SECTION 27, T133N, R43W



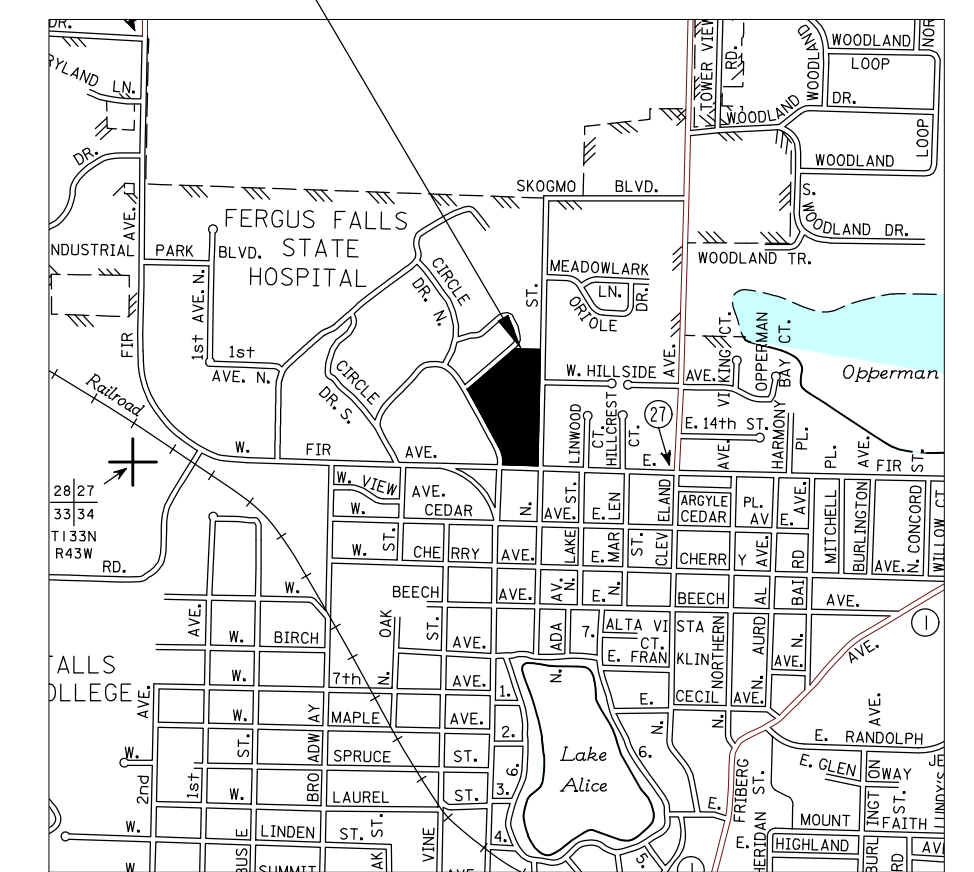
### LEGEND

- = FOUND MONUMENT
- = SET MONUMENT 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED LS 44866
- = PLAT BOUNDARY
- - - = LOT BOUNDARY
- - - = EXISTING LOT LINE
- - - = EXISTING STORM SEWER
- - - = EXISTING SANITARY SEWER
- - - = EXISTING WATERMAIN
- - - = EXISTING POWER LINE
- - - = EXISTING TELEPHONE / TV LINE
- - - = EXISTING GAS LINE
- - - = EXISTING FORCEMAIN
- = EXISTING MANHOLE
- = EXISTING CATCH BASIN
- WV = EXISTING WATER VALVE
- LP = EXISTING LIGHT POLE
- PP = EXISTING POWER POLE
- \* = EXISTING CONIFEROUS TREE
- ⊙ = EXISTING DECIDUOUS TREE

### NOTES

1. The orientation of the bearings shown is assumed. The east line of CAMPUS ADDITION is assumed to have a bearing of South 01 degrees 43 minutes 50 seconds West.
2. Contours shown are NGVD '88 datum and were derived from MnTOPO GIS website. Contour interval = 1 foot
3. Areas: Total Plat Area = 9.91 acres
4. Land Use:
  - Block 1: 5 Lots  
Lot 1 = 1 level 10 plex or similar  
Lots 2 - 5 = 1 level duplex per lot
  - Block 2: 7 Lots  
Lots 1 - 7 = 1 level duplex per lot
  - Block 3: 7 Lots  
Lots 1 - 7 = 1 level duplex per lot
5. Setbacks:
  - Block 1, Lots 2 - 5, Block 2, Block 3 (R-2)  
Front = 30'  
Side = 5'  
Rear = 20% of Lot Depth
  - Block 1, Lot 1 (R-4)  
Front = 30'  
Side = 15'  
Rear = 20% of Lot Depth
6. Building Size:
  - Duplex Area = 2076sf
  - 5-Plex Area = 7682sf
7. The boundary lines of the Blocks and Right of Way of Campus Drive are unchanged in this Re-Plat.
8. Easements for Drainage and Utilities shall remain as shown on the Plat of Campus Addition and included in this Re-Plat.

### PROJECT LOCATION



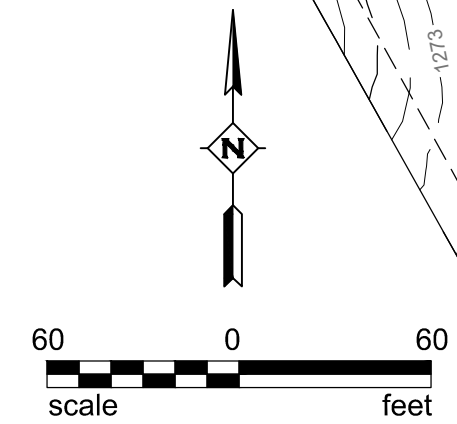
VICINITY MAP  
"NOT TO SCALE"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Michael L. Fletchall 44866  
Lic. No.

Michael L. Fletchall  
Signature

6/25/2021  
Date



DEDICATED PUBLIC DRAINAGE AND UTILITY EASEMENTS 5.00'

LOT LINE 5.00'

BEING 10.00 FEET IN WIDTH ADJOINING OUTSIDE BOUNDARY LINES, AND BEING 5.00 FEET IN WIDTH ADJOINING ALL INTERIOR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

OWNER: CAMPUS DEVELOPMENT GROUP, LLP  
505 N. BROADWAY, SUITE 201  
FARGO, ND 58102

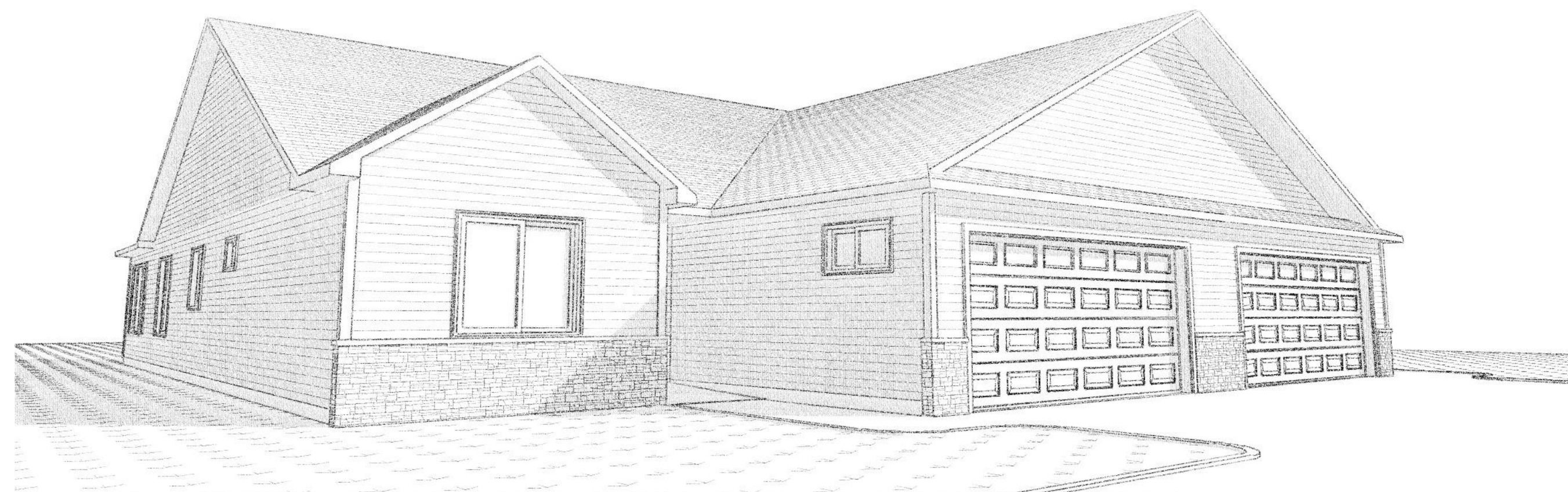
DEVELOPER: PRAIRIE VIEW DEVELOPMENT  
DONAVAN RODGESS  
1002 CLEARVIEW CT  
FERGUS FALLS, MN 56537



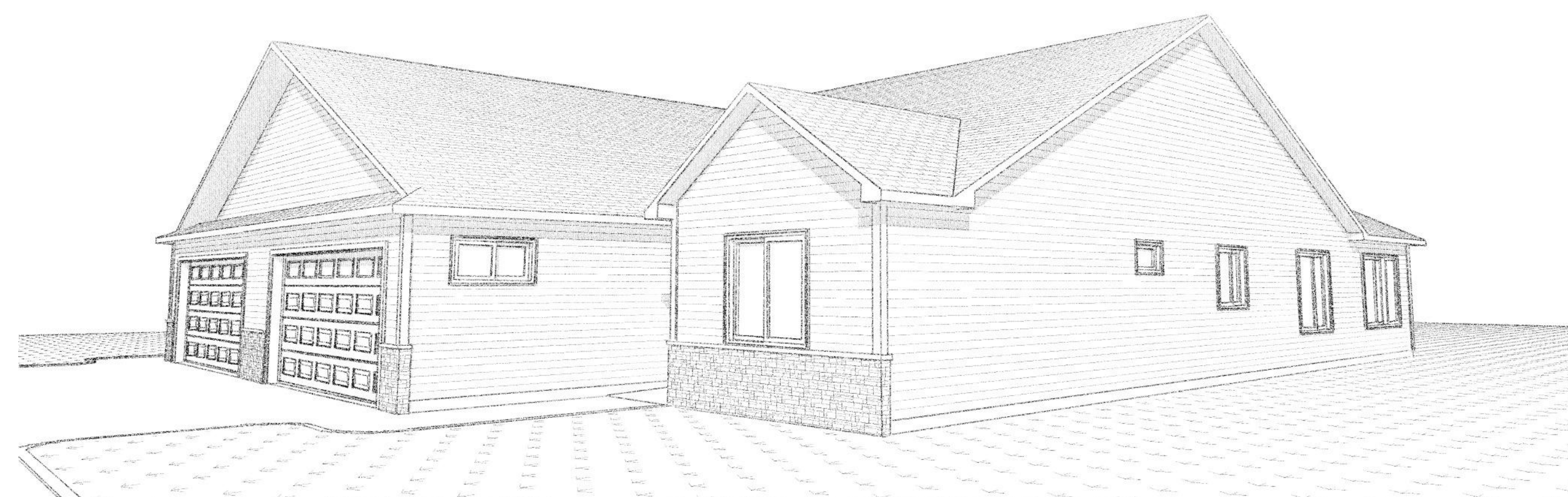
Interstate Engineering, Inc.  
P.O. Box 316  
116 East Washington Avenue  
Fergus Falls, MN 56538-0316  
Ph (218) 739-5545  
Fax (218) 739-4814  
www.interstateeng.com

Professionals you need, people you trust

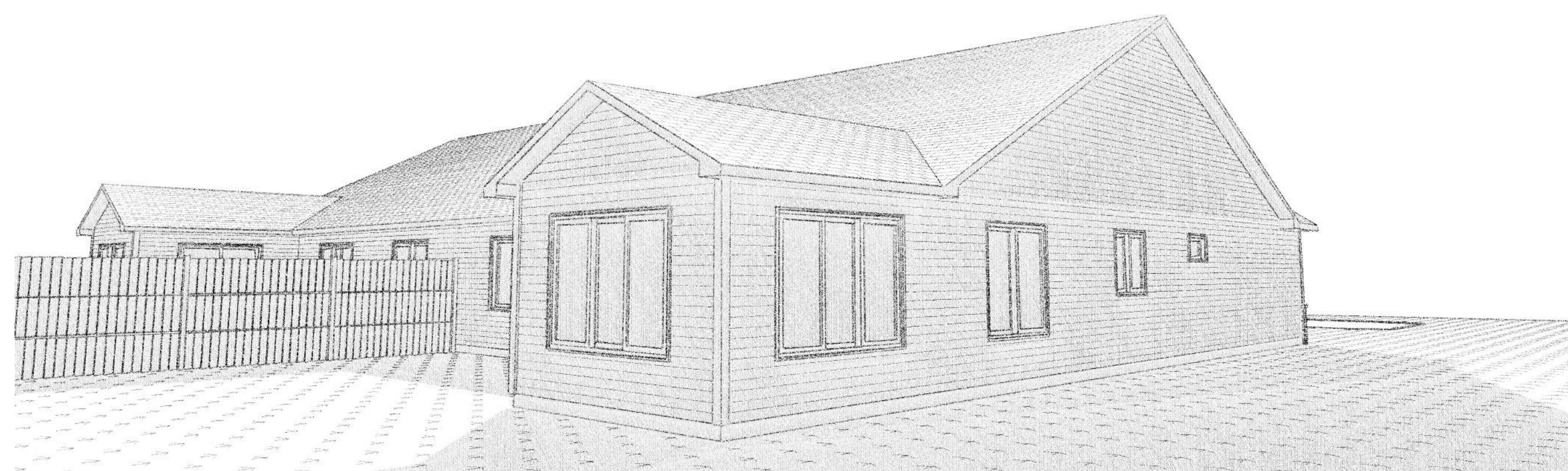
Offices in North Dakota, Minnesota, Montana and South Dakota



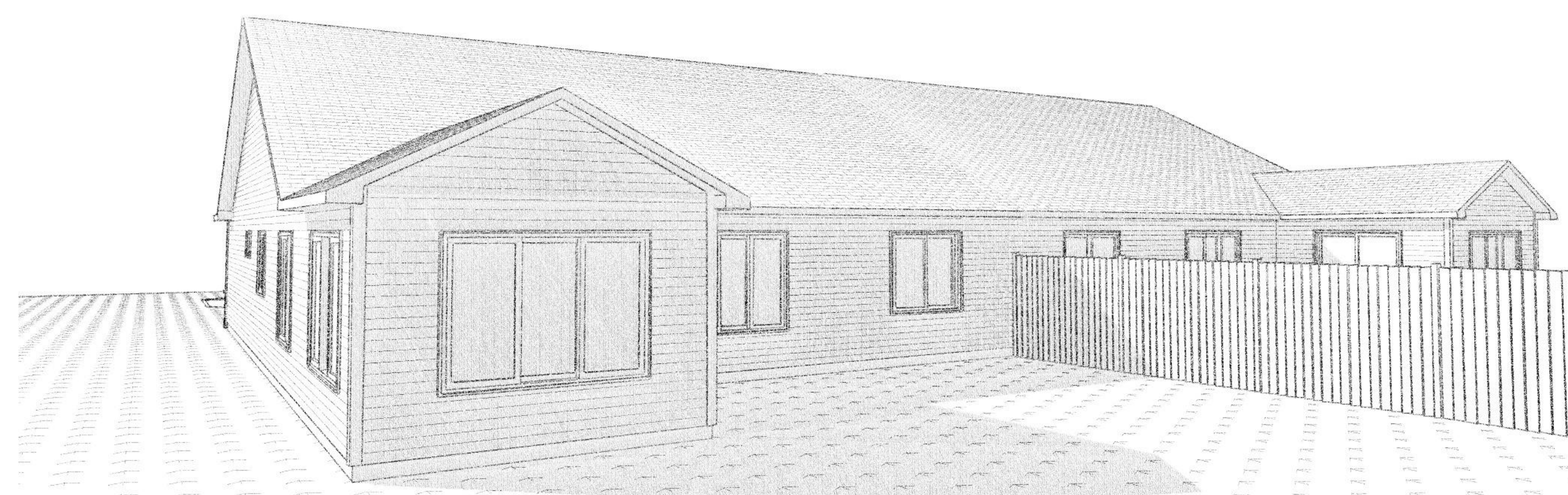
FRONT 3D VIEW



RIGHT 3D VIEW



LEFT 3D VIEW



REAR 3D VIEW

## 2020 Twin Home

Drawn by: BR  
Checked by: JCHH  
Date Issued: 12-05-2019  
Revised Date: 3/19/2020

Scale: REFER TO PLAN  
A1  
Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

**Project Description:**

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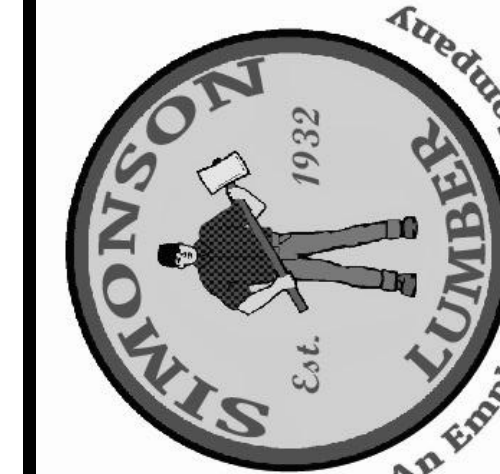
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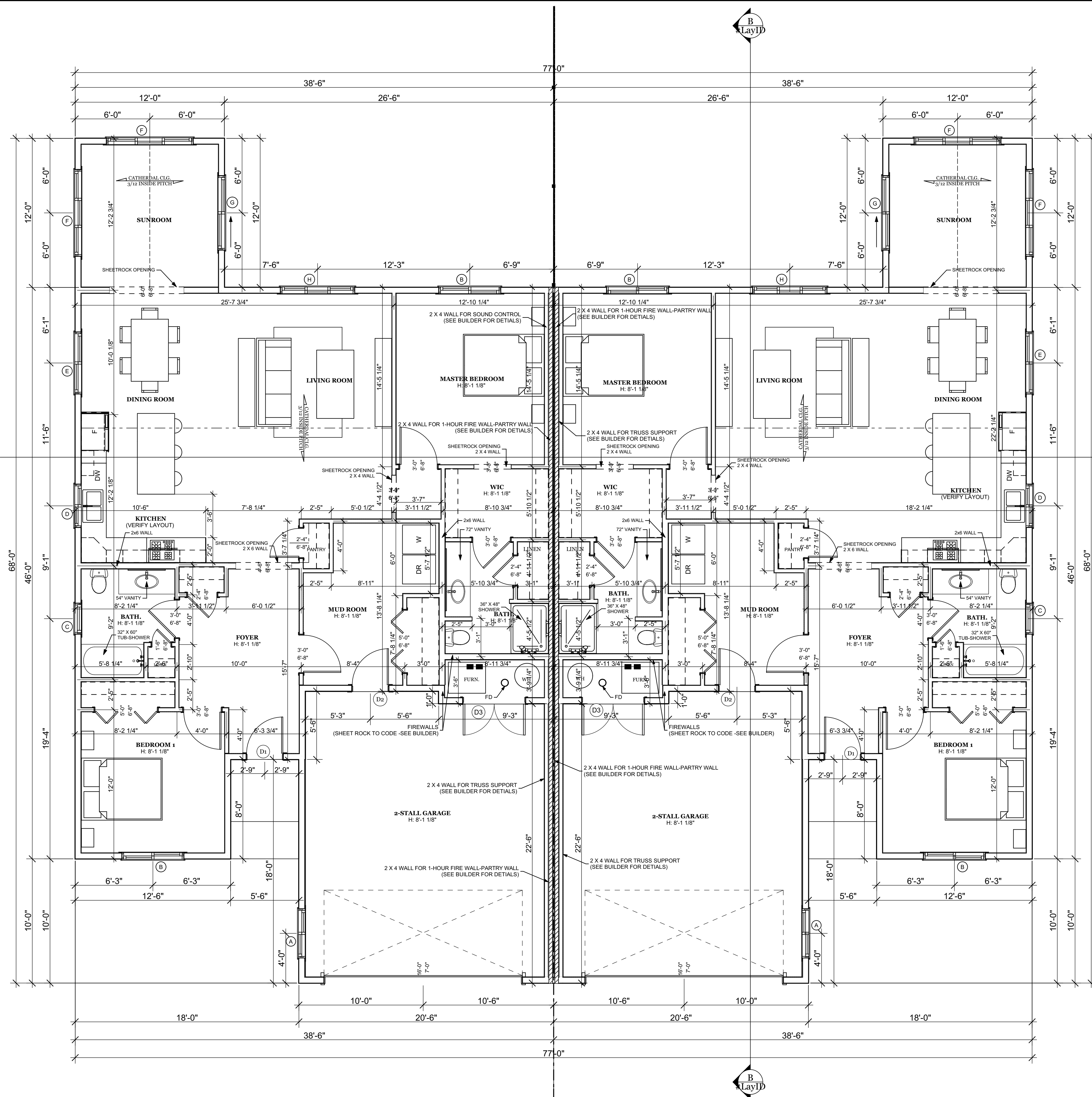
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CONTRACTOR

**Rogness Contracting**

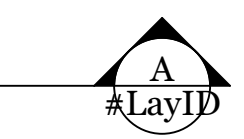


Simonson Lumber & Hardware, Inc.  
Fargo, ND. Ph: (701) 232-3281  
An Employee Owned Contracting Company



**GENERAL NOTES:**  
 -7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS  
 -ALL EXTERIOR 2X6 WALLS DRAWN 6 7/16"  
 -GARAGE WALLS ARE 2X4 WALL DRAWN 4 7/16"  
 -ALL INTERIOR 2X4 WALLS DRAWN 4 1/2". ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"  
 1. ALL PLATE/CEILING HEIGHTS ARE 8'-1 1/8" UNLESS NOTED DIFFERENT (2x5/8" PRE-CUT MATERIALS)  
 A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS  
 B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)  
 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1 1/8" -- (MATCH TOP OF HOUSE PLATE HEIGHTS)  
 A. (2) 1-HOUR FIRE WALLS WITH 1" AIR GAB BETWEEN FOR FIRE-PARTY WALLS-ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)  
 B. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED  
 3. VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE  
 -IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY  
 ALVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)  
 4. CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS & OPENING HEADER SIZES WITH TRUSS MANUFACTURE  
 5. FLOOR HEAT IN SLAB (SLAB ON GRADE CONSTRUCTION) -SEE BUILDER ON DETAILS FOR HEAT-SLAB  
 6. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN  
 7. OPENS TO BE SHEET ROCKED (NO CASING OPENINGS OR ARCHED WAYS. REQUEST OF BUILDER)  
 8. SEE BUILDER -CABINET MANUFACTURE ON KITCHEN, BATHROOMS, LAUNDRY ROOM AND ANY OTHER CABINET LAYOUTS  
**GENERAL WINDOW NOTES (WINDOWS BY OTHERS):**  
 1. TOP OF ALL WINDOW UNITS ARE PLACED @ 6'-10 7/8" FROM FLOORING MATERIALS  
 2. VERIFY HEADER MATERIALS

WINDOW SCHEDULE - MAIN FLOOR - VERIFY BRAND WITH BUILDER				
QTY	Window Tag	Window ID	Rough Opening	Nominal Head Height
2	A	MODEL 6022 - SLIDER	4'-0"x2'-0"	6'-10 7/8"
4	B	MODEL 6022 - SLIDER	5'-0"x4'-6"	6'-10 7/8"
2	C	MODEL 6510 - FIX LITE	2'-6"x1'-6"	6'-10 7/8"
2	D	MODEL 6022 - SLIDER	3'-6"x3'-4"	6'-10 7/8"
2	E	MODEL 6022 - SLIDER	5'-0"x5'-0"	6'-10 7/8"
4	F	MODEL 6032 - SLIDER	7'-0"x5'-0"	6'-10 7/8"
2	G	MODEL 4400 - PATIO DOOR	6'-0"x6'-8"	6'-10 7/8"
2	H	MODEL 6032 - SLIDER	6'-0"x5'-0"	6'-10 7/8"
20				



INTERIOR DOOR SCHEDULE : MAIN FLOOR			
QTY	TYPE	SIZE	JAMB
4	BIFOLD DOOR	5'-0"x6'-8"	24INTFA
2	DOUBLE STEEL DOOR	5'-0"x6'-8"	26EXTFA
2	SINGLE DOOR	1'-6"x6'-8"	24INTFA
6	SINGLE DOOR	2'-4"x6'-8"	24INTFA
10	SINGLE DOOR	3'-0"x6'-8"	24INTFA
24			

EXTERIOR DOOR SCHEDULE - MAIN FLOOR				
QTY	DOOR TAG	TYPE	SIZE	JAMB
2	D1	6 PANEL HOUSE ENTRY DOOR	3'-0"x6'-8"	26EXTFA
2	D2	6 PANEL HOUSE/GARAGE DOOR	3'-0"x6'-8"	26EXTFA
2	D4	O.H. GARAGE DOOR	16'-0"x7'-0"	26GFA
6				

PROJECT SQUARE FOOTAGE - ANSI Z765-2003 GUIDELINES	
MAIN FLOOR PER SIDE	1,612.14
	1,612.14 sq ft

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1 MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

# 2020 Twin Home

Checked by: JCHII  
 Drawn by: BR  
 Date Issued: 12-05-2019  
 Scale: REFER TO PLAN  
 Revised Date: 3/19/2020  
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Project Description:

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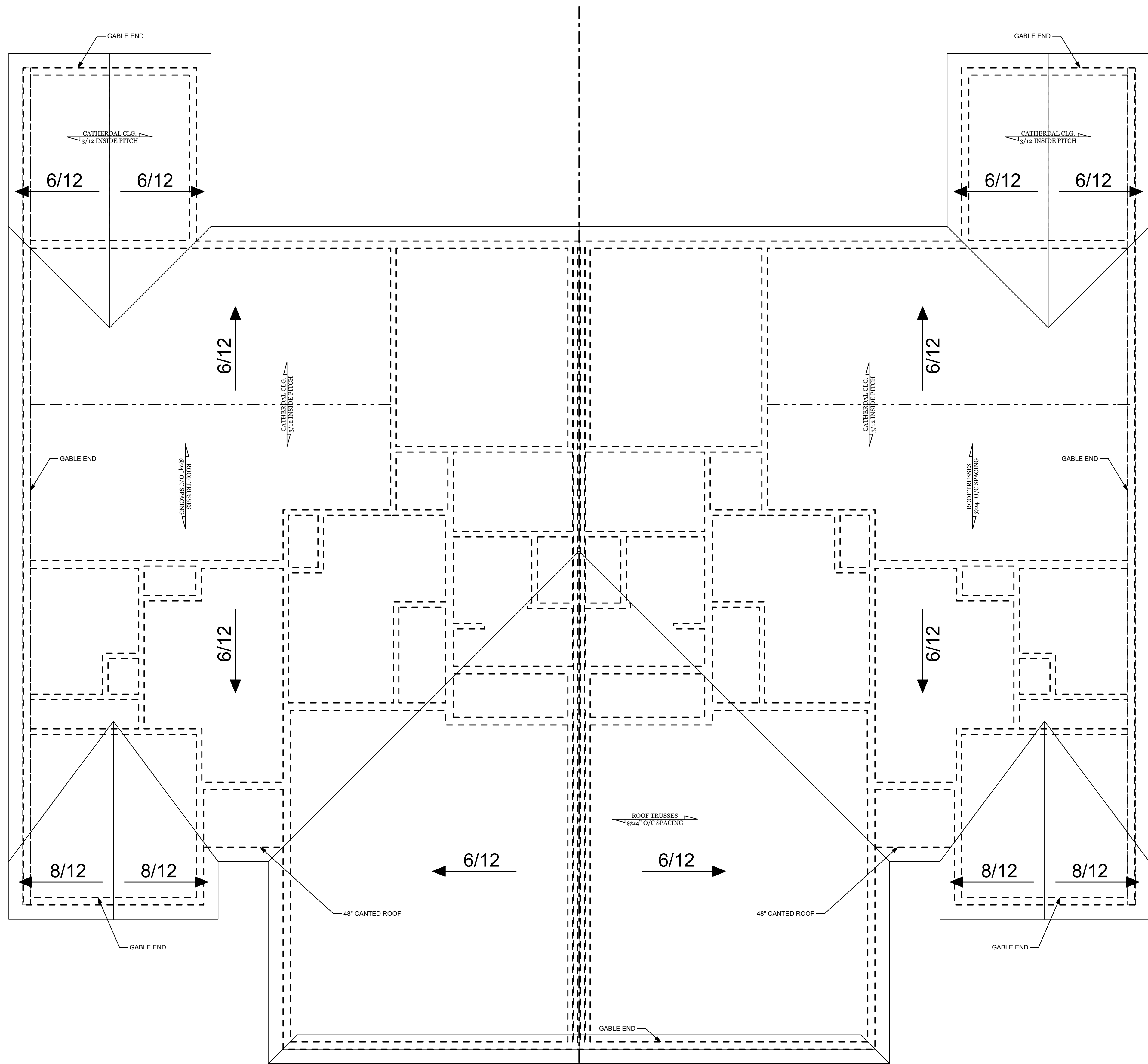
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CONTRACTOR

# Rogness Contracting

An Employee Owned Contracting Firm

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 Fargo, ND. Ph: (701) 232-3281  
 An Employee Owned Contracting Firm



1 ROOF PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
  - ALL EXTERIOR 2x6 WALLS DRAWN 6 7/16"
  - GARAGE WALLS ARE 2x4 WALL DRAWN 4 7/16"
  - ALL INTERIOR 2x4 WALLS DRAWN 4 1/2", ALL INTERIOR 2 X 6 WALLS ARE DRAWN 6 1/2"
  - ALL PLATE CEILING HEIGHTS ARE 8'-1 1/8" UNLESS NOTED DIFFERENT (SEE 2'x8" PRE-CUT MATERIALS)
  - 1. ALL PLATE CEILING HEIGHTS ARE 8'-1 1/8" UNLESS NOTED DIFFERENT (SEE 2'x8" PRE-CUT MATERIALS)
  - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
  - B. ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FIRE-PARTY WALLS IN MASTER BEDROOM FOR SOUND CONTROL ONLY (SEE BUILDER)
  - 2. GARAGE WALLS (FRAMING ONLY) ARE 8'-1 1/8" + (MATCH TOP OF HOUSE PLATE HEIGHTS)
  - A. (2) 1-HOUR FIRE WALLS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE WITH 1" AIR GAP BETWEEN FOR FIRE-PARTY WALLS
  - ADD (1) 2 X 4 WALL TO OUTSIDE OF THIS FOR ROOF TRUSS SUPPORT (SEE BUILDER)
  - B. VERIFY IF ENTIRE GARAGE IS TO BE INSULATED, SHEET ROCKED, AND HEATED
  - 3. ROOF PITCHS ARE 6/12 WITH 12" OVERHANGS (APPROXIMATE 8'-2" HEEL HEIGHTS)
  - A. GABLE ENDS ABOVE BEDROOM NOT TO BE 3/12 WITH 12" OVERHANGS
  - VERIFY TYPE OF BEAMS/HEADERS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURE
  - IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
  - B. LVL HEADER IN WALL FRAMING FOR SUPPORT OF WALL/ WINDOWS/GLASS (VERIFY WITH TRUSS MANUFACTURE DESIGN)
  - C. CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS & OPENING HEADER SIZES WITH TRUSS MANUFACTURE
  - D. NOTE 3/12 CATHEDRAL CEILING IN LIVING ROOM, DINING, SUNROOM, AND KITCHEN
  - E. VERIFY 48" CANTED ROOF TRUSSES OVER COVERED ENTRY -IF NEED HEADER COULD BE USED FOR SUPPORT FOR END
  - 4. ALL WINDOWS, DOORS AND OPENINGS 4'-0" & LARGER TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC & CITY CODE REQUIREMENTS
  - 5. 2 X 4 GABLE ENDS WITH (1) LAYER OF 5/8" TYPE "X" SHEET ROCK ON EITHER SIDE PLACED RIGHT ON TOP OF (1) HOUR FIRE-PARTY WALLS
  - A. 1/2" FIRE-RATED ROOF SHEATHING TO EXTEND OUT FROM CENTER OF 2-HOUR WALLS 4'-0" IN ACCORDANCE WITH IRC AND LOCAL CODES

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# 2020 Twin Home

Project Description:

Drawn by: BR      Checked by: JCHH      A5

Date Issued: 12-05-2019      Revised Date: 3/19/2020

Scale: REFER TO PLAN      Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

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## 3/19/2020

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CONTRACTOR

# Rogness Contracting

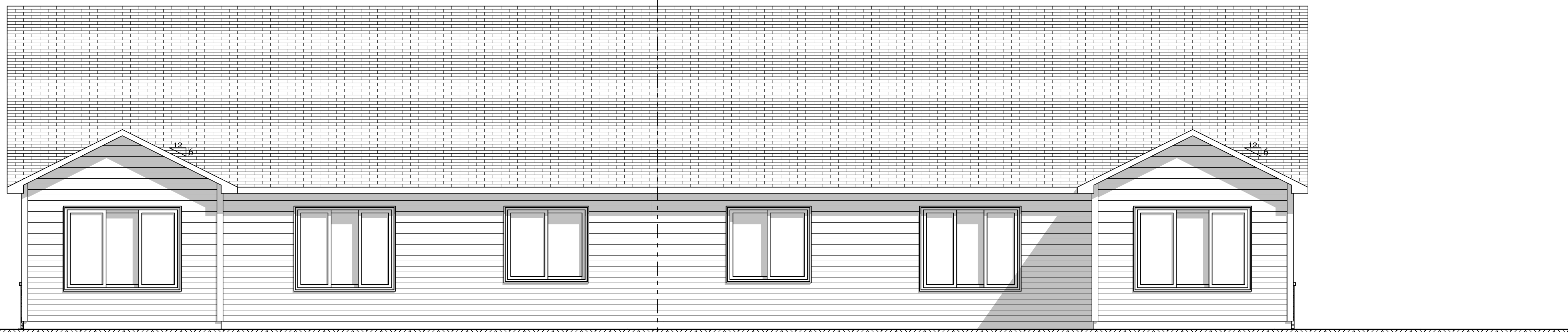
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Fargo, ND, Ph: (701) 232-3281

**3 REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**2 RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**1 FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

+8'-1 1/8" MAIN FLOOR CLG. HEIGHT

±0.00 MAIN FLOOR HEIGHT



**4 LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**2020 Twin Home**

Drawn by: BR  
Checked by: JCHII  
Date Issued: 12-05-2019  
Revised Date: 3/19/2020  
Scale: REFER TO PLAN  
A6

Project Description:

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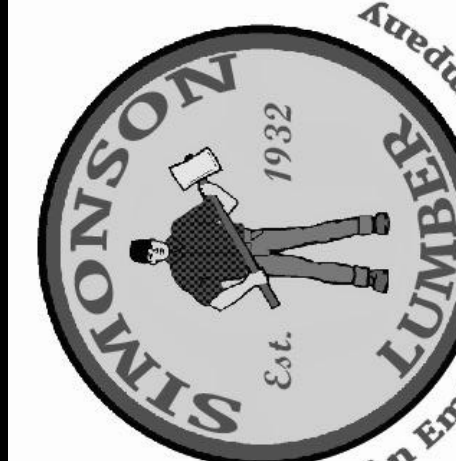
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Fargo, ND. Ph: (701) 232-3281

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# CAMPUS ADDITION

## A REPLAT OF PART OF LOT 2, BLOCK 4, KIRKBRIDE ADDITION TO THE CITY OF FERGUS FALLS, PART OF THE SE 1/4, SECTION 27, T133N, R43W

### OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That Campus Development Group, LLP, a Minnesota limited liability partnership, owner and, First International Bank and Trust, organized and existing under the laws of North Dakota, mortgagee of the following described property situated in part of the Southeast Quarter of Section 27, Township 133 North, Range 43 West in the City of Fergus Falls, County of Otter Tail, State of Minnesota:

That part of Lot 2, Block 4 of the plat of KIRKBRIDE ADDITION to the City of Fergus Falls, Minnesota, on file and recorded as Document No. 1080078 in the Office of the Otter Tail County Recorder, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 01 degrees 43 minutes 50 seconds West on an assumed bearing along the east line of said Lot 2 for 966.62 feet to the southeast corner of said Lot 2; thence North 88 degrees 48 minutes 28 seconds West along the south line of said Lot 2 for 463.16 feet to the southwest corner of said Lot 2; thence North 28 degrees 48 minutes 47 seconds West along westerly line of said Lot 2 for 179.15 feet; thence North 81 degrees 11 minutes 13 seconds East 77.02 feet; thence South 88 degrees 16 minutes 10 seconds East 9.84 feet; thence North 01 degrees 43 minutes 50 seconds East 503.01 feet to the northwesterly line of said Lot 2; thence North 46 degrees 59 minutes 43 seconds East along the northwesterly line of said Lot 2 for 319.91 feet; thence northerly along the northwesterly line of said Lot 2 for 179.11 feet on a curve concave to the west having a radius of 116.00 feet, a central angle of 88 degrees 28 minutes 22 seconds, and a chord bearing North 02 degrees 45 minutes 32 seconds East for 161.85 feet; thence South 41 degrees 28 minutes 39 seconds East along the northerly line of said Lot 2 for 152.85 feet; thence South 87 degrees 51 minutes 08 seconds East, along the northerly line of said Lot 2 for 143.21 feet to the point of beginning.

Containing 9.99 acres, more or less.

Have caused the same to be surveyed and platted as CAMPUS ADDITION, a replat of part of Lot 2, Block 4, Kirkbride Addition, and do hereby dedicate to the public, for public use forever, the public ways and easements for installation and maintenance of utilities and drainage facilities over, under and along the strips shown hereon as utility easements.

In witness whereof said Campus Development Group, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper partners this 14 day of September, 2016.

Signed: Campus Development Group, LLP

Kevin Bartram, partner  
Kevin Bartram

Jeffrey C. Schlossman, partner  
Jeffrey C. Schlossman

STATE OF ND )

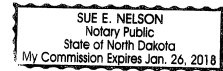
) ss.

COUNTY OF Cass )

The foregoing instrument was acknowledged before me this 14 day of September, 2016, by Kevin Bartram, partner and Jeffrey C. Schlossman, partner of Campus Development Group, LLP, a Minnesota limited liability partnership.

Sue E. Nelson  
Notary Public

My Commission expires 1-26-18



In witness whereof said First International Bank and Trust, organized and existing under the laws of North Dakota, has caused these presents to be signed by its proper officers this 15 day of September, 2016.

Signed: First International Bank and Trust

Nathaniel Hunter, Vice President/Branch Manager  
Nathaniel Hunter, Vice President/Branch Manager  
J. Stephen Black, Senior Vice President

STATE OF ND )

) ss.

COUNTY OF Cass )

The foregoing instrument was acknowledged before me this 15 day of September, 2016, by Nathaniel Hunter, Vice President/Branch Manager First International Bank and Trust, organized and existing under the laws of North Dakota.

Sue E. Nelson  
Notary Public

My Commission expires 1-26-18



### SURVEYOR'S CERTIFICATE

I, Michael L. Fletchall, do hereby certify that this plat of CAMPUS ADDITION, a replat of part of Lot 2, Block 4, Kirkbride Addition, was prepared by me or under my direct supervision; that I am a 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 monuments depicted on this plat have been, or will be correctly set within one year; 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.

Dated this 12<sup>th</sup> day of August, 2016

Michael L. Fletchall  
Michael L. Fletchall, Licensed Land Surveyor  
Minnesota License No. 44866

STATE OF MINNESOTA )

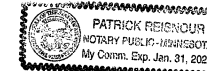
) ss.

COUNTY OF OTTER TAIL )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2016 by Michael L. Fletchall.

Patrick Reinsour  
Notary Public

My Commission expires 31 April 20



### PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Fergus Falls, Minnesota this 15 day of August, 2016.

Signed: Bob Olson  
Chairperson

Signed: Rale Engler  
Secretary

### CITY COUNCIL APPROVAL

Approved by the City of Fergus Falls, this 15 day of August, 2016.

Signed: Bob Olson  
Mayor

Signed: Pat Johnson  
City Administrator

### CITY ENGINEER'S APPROVAL

Approved by the City Engineer, City of Fergus Falls, Minnesota this day 15 of August, 2016.

Signed: Brian Yun  
City Engineer

### COUNTY TREASURER'S CERTIFICATE

I hereby certify that taxes for the year 2016 for the land described within are paid.

Signed: Maureen Schmitt  
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.

Signed: Ann T. Meloy  
Attorney

### COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due and transfer entered this 28 day of June, 2016.

Signed: Wayne Stein  
County Auditor

Signed: Gillian Walker  
Deputy

### COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 28<sup>th</sup> day of June, 2016 at 9:50 o'clock and was duly recorded in this Book of Plats on Page 513 as Document No. 1208125 5136

Signed: Carol Schmitz  
County Recorder

Signed: Henry H. De Bevoise  
Deputy

### LEGEND

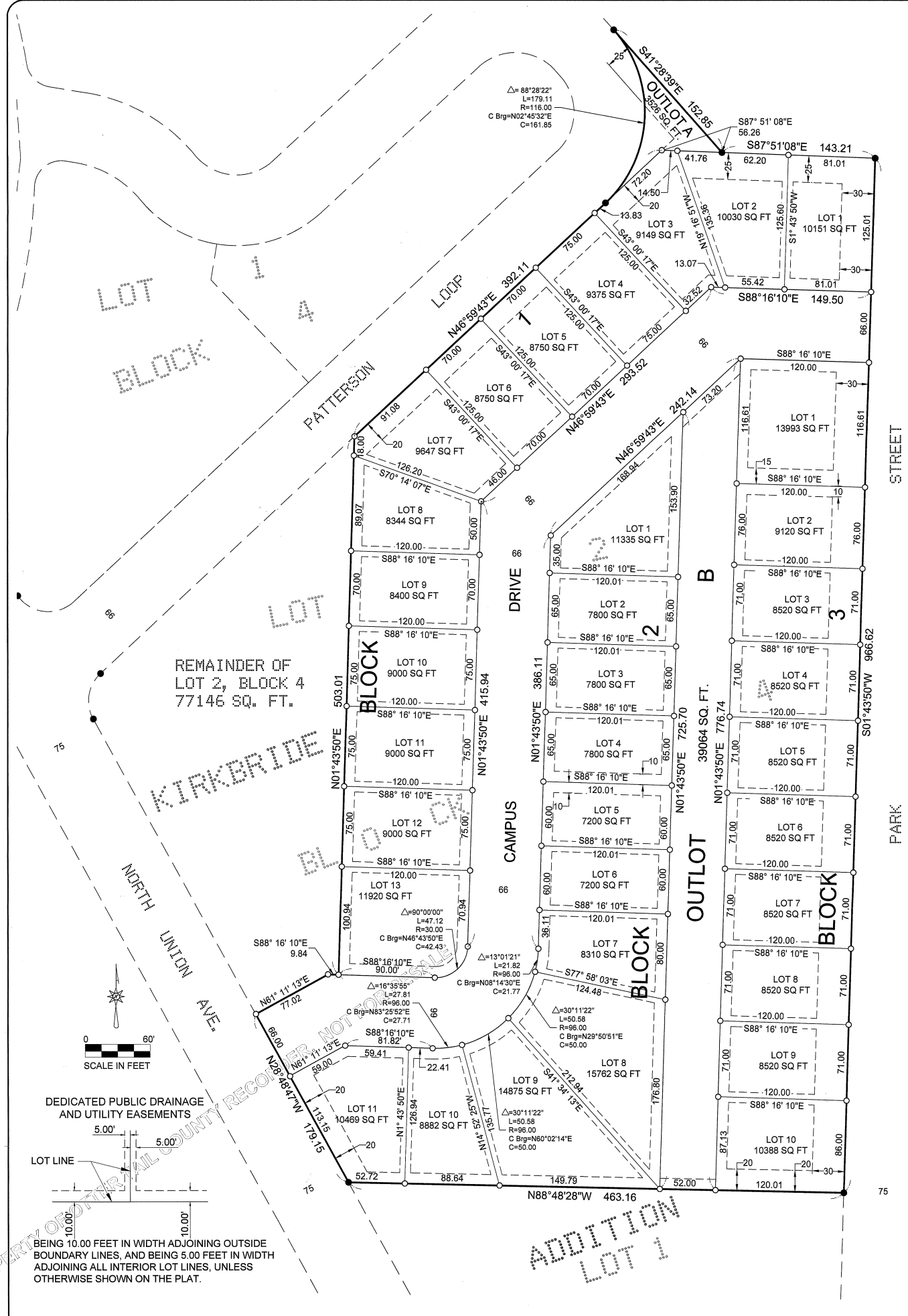
- FOUND MONUMENT
- SET MONUMENT 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED LS 44866
- PLAT BOUNDARY
- LOT BOUNDARY
- - - EXISTING LOT LINE

"The orientation of the bearings shown is assumed: The east line of CAMPUS ADDITION is assumed to have a bearing of South 01 degrees 43 minutes 50 seconds West."

Surveyed & Platted by:



Professionals you need, people you trust  
P.O. Box 316, Fergus Falls, MN 56535-0316  
(218) 799-5545



75

N. PARK LANE

STREET

HILLSIDE AVE.

PARK

75

REMAINDER OF LOT 2, BLOCK 4 77146 SQ. FT.

KIRKBRIDE BLOCK 4

NORTH UNION AVE.

BLOCK 4

CAMPUS

OUTLOT

BLOCK 3

BLOCK 2

BLOCK 1

ADDITION LOT 1

DEDICATED PUBLIC DRAINAGE AND UTILITY EASEMENTS



BEING 10.00 FEET IN WIDTH ADJOINING OUTSIDE BOUNDARY LINES, AND BEING 5.00 FEET IN WIDTH ADJOINING ALL INTERIOR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

PROPERTY OF OTTER TAIL COUNTY RECORDER