



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

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

## Final 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: Prairie View Development, LLC

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

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

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Company name: Rogness Contracting Services

Last name: Rogness First name: Donavan

Address: 3550 38th Ave S Suite A City/State/Zip: Fargo, ND 58104

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-2 & R-4

5. Comprehensive Plan Designation: NA

6. Changes from Preliminary Plat: Make note of any differences in property boundaries, easements, etc. from what was originally proposed in the Preliminary Plat application.

Split R-2 Lots on preliminary so that each Twinhome unit will have it's own Lot in the final plat.

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

**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:** In addition 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: Donavan Rogness Date: 08/16/2021

Applicant: Donavan Rogness Date: 08/16/2021

ROGNESS CONTRACTING SERVICES

FINAL 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 or more longer, single-story multi-unit dwellings 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 , 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.

c. Proposed Plans – Submitted with Preliminary Plat Application

1. Preliminary Plat with topographic information
2. Example plans for proposed twin homes
3. Example plans for proposed multi-unit homes
4. Utility Plan

# CAMPUS VIEW ESTATES ADDITION

A REPLAT OF BLOCK 1, BLOCK 2, BLOCK 3, and OUTLOT B, CAMPUS ADDITION  
TO THE CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
PART OF THE SE ¼, SECTION 27, T133N, R43W

### OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That Prairie View Development, LLC, a Minnesota limited liability company, owner 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:

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.

Has caused the same to be surveyed and platted as CAMPUS VIEW ESTATES ADDITION, a replat of Block 1, Block 2, Block 3, and Outlot B, CAMPUS ADDITION, and does 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 Prairie View Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper partners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Prairie View Development, LLC

\_\_\_\_\_  
LaWayne Rogness, partner  
\_\_\_\_\_  
Donavan Rogness, partner

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by LaWayne Rogness, partner and Donovan Rogness, partner of Prairie View Development, LLC, a Minnesota limited liability company.

Notary Public  
My Commission expires \_\_\_\_\_

### CITY COUNCIL APPROVAL

Approved by the City of Fergus Falls, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_  
Chairperson  
SIGNED: \_\_\_\_\_  
Secretary

CITY ENGINEER'S APPROVAL

Approved by the City Engineer, City of Fergus Falls, Minnesota this day \_\_\_\_ of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_  
City Engineer

CITY TREASURER'S CERTIFICATE

I hereby certify that taxes for the year 2020 for the land described within are paid.

Signed: \_\_\_\_\_  
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: \_\_\_\_\_  
Attorney

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_  
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 \_\_\_\_\_, 2021 at \_\_\_\_ o'clock and was duly recorded in this Book of Plats on Page \_\_\_\_ as

Document No. \_\_\_\_\_

Signed: \_\_\_\_\_  
County Recorder  
SIGNED: \_\_\_\_\_  
Deputy

### SURVEYOR'S CERTIFICATE

I, Michael L. Fletchall, do hereby certify that this plat of CAMPUS VIEW ESTATES ADDITION, a replat of Block 1, Block 2, Block 3, and Outlot B, CAMPUS 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

STATE OF MINNESOTA )  
COUNTY OF OTTER TAIL ) ss.

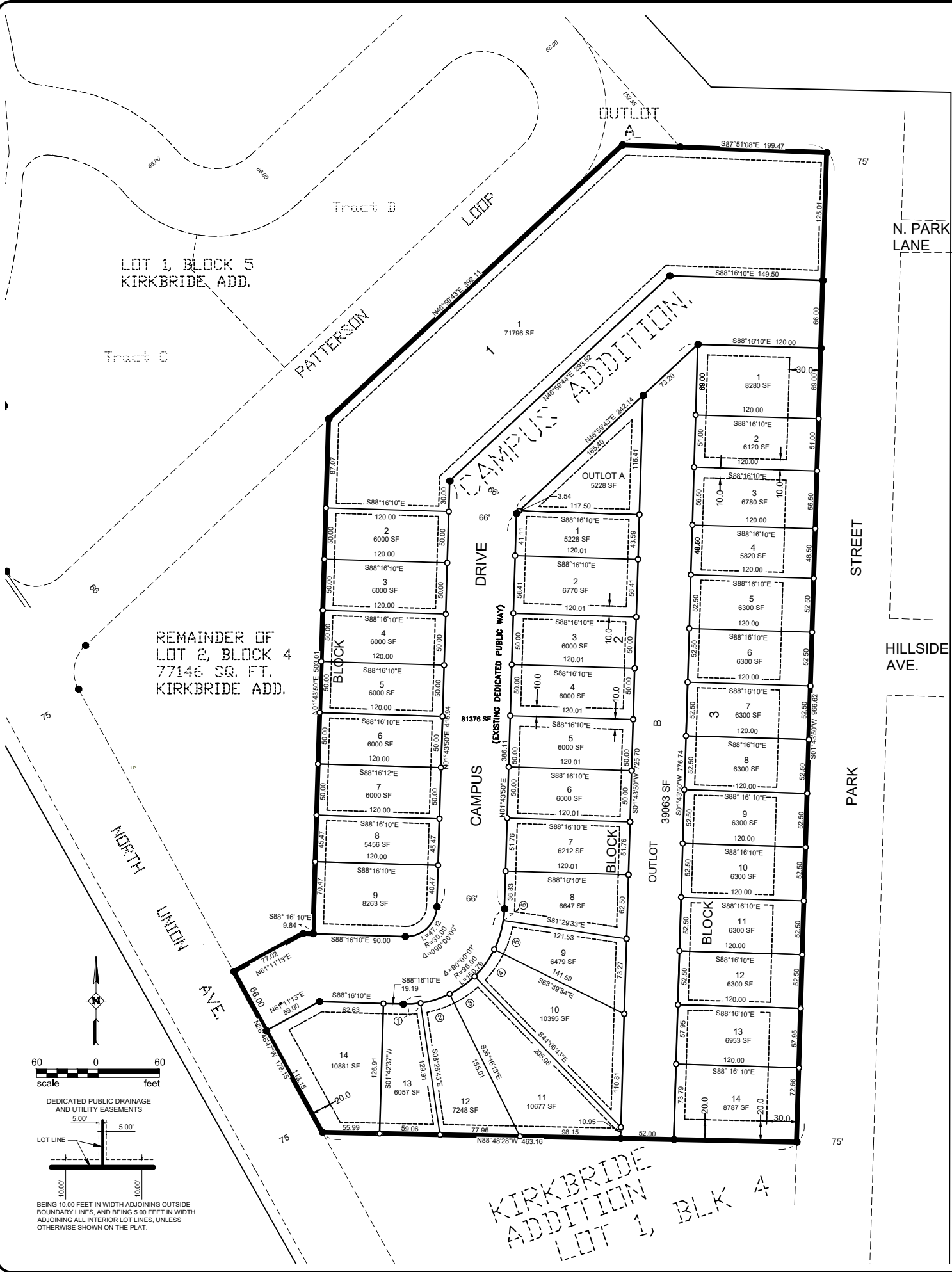
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ , by Michael L. Fletchall.

Notary Public  
My Commission expires \_\_\_\_\_

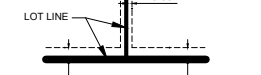
CURVE	DELTA	ARC LENGTH	RADIUS
①	10°10'34"	17.05'	96.00'
②	17°50'10"	29.88'	96.00'
③	17°49'50"	29.88'	96.00'
④	19°32'51"	32.75'	96.00'
⑤	17°49'59"	29.88'	96.00'
⑥	6°46'37"	11.35'	96.00'

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

NOTE: THE EAST LINE OF CAMPUS VIEW ESTATES ADDITION IS ASSUMED TO HAVE A BEARING OF SOUTH 01 DEGREES 43 MINUTES 50 SECONDS WEST



DEDICATED PUBLIC DRAINAGE AND UTILITY EASEMENTS  
5.00' 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.

Surveyed & Platted by:

**INTERSTATE ENGINEERING**

Professionals you need, people you trust  
P.O. Box 316, Fergus Falls, Mn 56538-0316  
(218) 739-5545