

Preliminary Plat Application

Property Owner Information

Company Name (if applicable)

Pebble Hills Corporation

Name

Craig Vaughn

Address

17827 Cedar Point Lane
Fergus Falls MN 56537

Phone

(218) 770-9354

Email

SKIPPED

Applicant Information (if different from property owner information)

Company Name (if applicable)

SKIPPED

Name

SKIPPED

Address

SKIPPED

Phone

SKIPPED

Email

SKIPPED

Address of Property Involved (if different from above)

N/A - the property generally falls east/southeast of 3490 Scenic Drive

Statement of intent: Describe the properties to be combined/ created through plat and indicate whether a variance, zoning change, and/ or conditional use permit will be required for proposed parcels or intended use.

The plat being proposed will create 7 new single family lots to be serviced by City sewer and water. The property is located between First Addn to Pebble Hills Estates and Third Addn to Pebble Hills Estates along dedicated Scenic Drive according to Pebble Hills Estates. This plat will complete the development in this area. Walkways and easements are being dedicated as shown on the plat.

Additional Required Information

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

Parcel ID 71001500091000 - see attached boundary description

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

The lots as proposed meet all dimensional and area standards of the City of Fergus Falls R-1 Zoning District.

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 I full size copy of all plans in both electronic format (preferably PDF) and printed format. Printed format plans may be submitted to the front desk of City Hall, c/o the Community Development Department, 112 W Washington Ave, Fergus Falls, MN 56537.

Proposed Plat
Second Addn to Pebble Hills Estates Prelim Plat.pdf

Topographic Survey
SKIPPED

Landscape Plan
SKIPPED

Grading and Drainage Plan
SKIPPED

Exterior Building Elevation Drawings
SKIPPED

Other
Boundary Description.pdf

Electronic Signature(s)

By entering names below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner

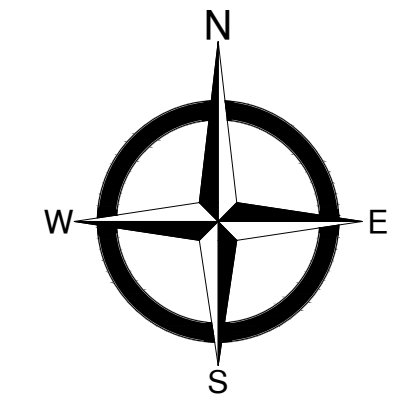
Craig Vaughn, Pebble Hills Corporation

Applicant

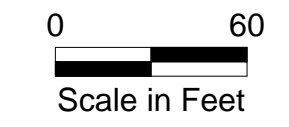
Craig Vaughn, Pebble Hills Corporation

PRELIMINARY PLAT OF: SECOND ADDITION TO PEBBLE HILLS ESTATES

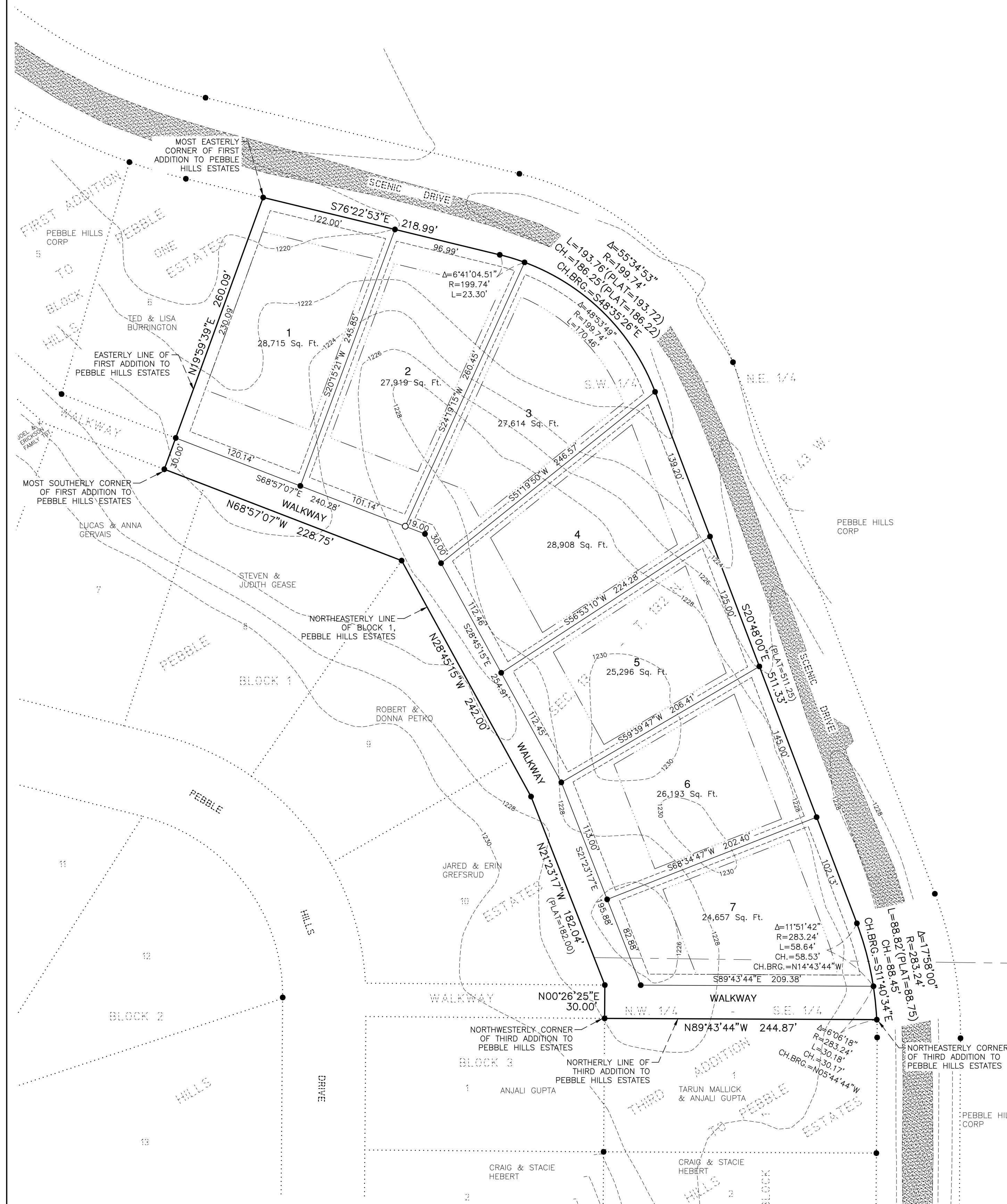
IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
AND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
ALL IN SECTION 13, TOWNSHIP 132 NORTH, RANGE 43 WEST
BUSE TOWNSHIP, CITY OF FERGUS FALLS
OTTER TAIL COUNTY, MINNESOTA



BASIS OF BEARING: THE NORTHERLY LINE OF
THIRD ADDITION TO PEBBLE HILLS ESTATES HAS
A RECORD BEARING OF N89°43'44"W



TOTAL PLAT AREA: 4.98 ACRES



GENERAL NOTES

SOILS—USDA, SOIL CONSERVATION SERVICE HAS CLASSIFIED THE FOLLOWING SOIL TYPES ON THIS PROPERTY:

- 339 FOROVILLE LOAM
DEPTH TO WATER TABLE: GREATER THAN 6.0 FEET
- 341B ARVILLA SANDY LOAM, 2-6% SLOPES
DEPTH TO WATER TABLE: GREATER THAN 6.0 FEET

THE PROPERTY DOES NOT FALL WITHIN A 100 YEAR FLOOD PLAIN.

VEGETATION—THE PROPERTY CONTAINS A MIXED VARIETY OF UPLAND VEGETATION.

THE PROPOSED LOTS ARE WITHIN 1000' OF AN UNCLASSIFIED UNNAMED LAKE, LAKE ID 56-831.

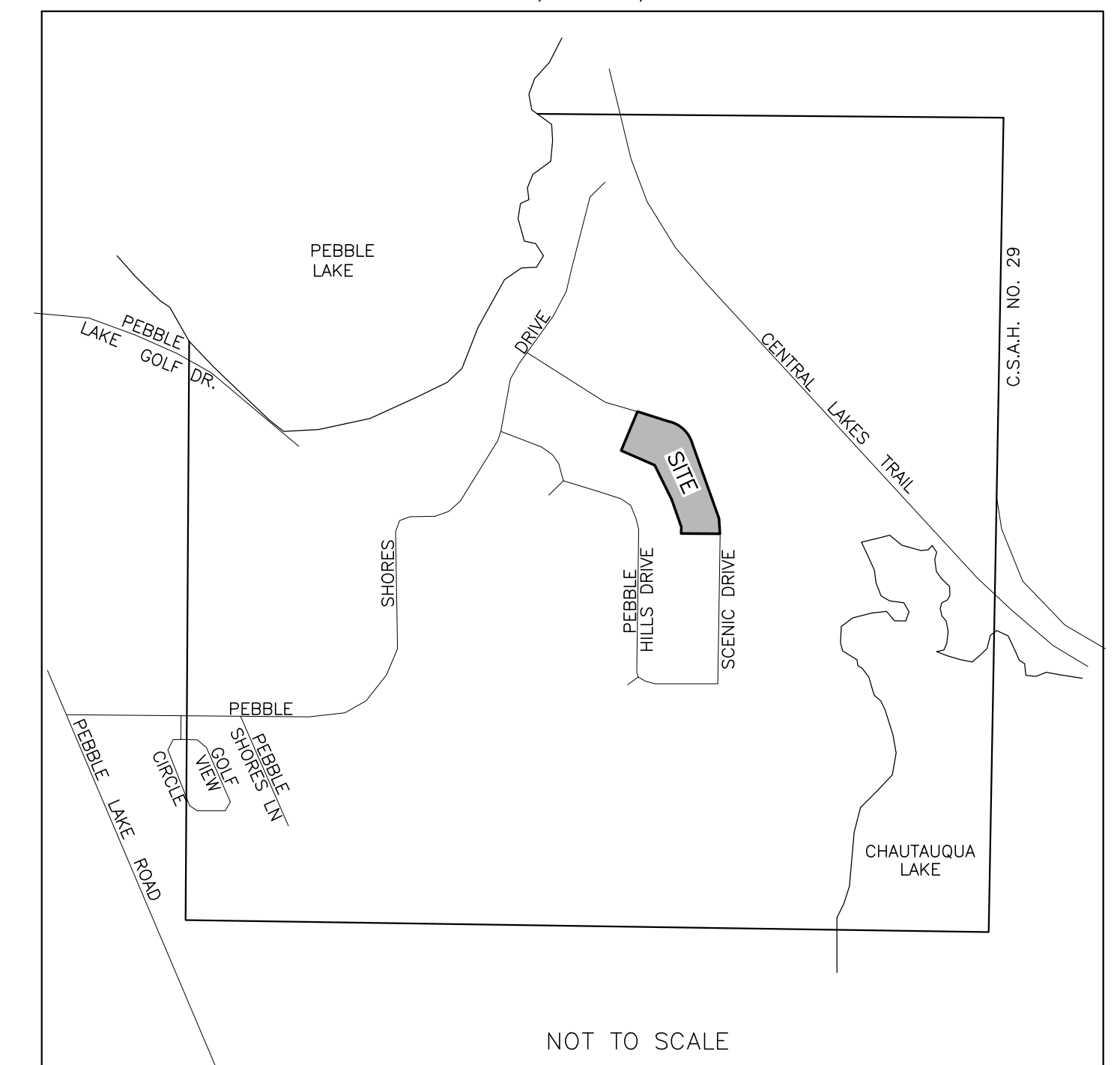
THERE ARE NO BLUFFS OR WET LANDS ON THE PROPOSED LOTS.

ALL LOTS WILL BE SERVICED BY CITY WATER AND SEWER.

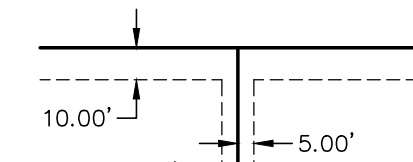
ALL LOTS WILL BE ZONED SINGLE FAMILY RESIDENTIAL.

VICINITY MAP

SEC. 13, T. 132, R. 43



UTILITY EASEMENTS ARE TO BE DEDICATED AS FOLLOWS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL ROADS.
BEING 5 FEET IN WIDTH AND ADJOINING ALL LOT LINES.

CERTIFICATION

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

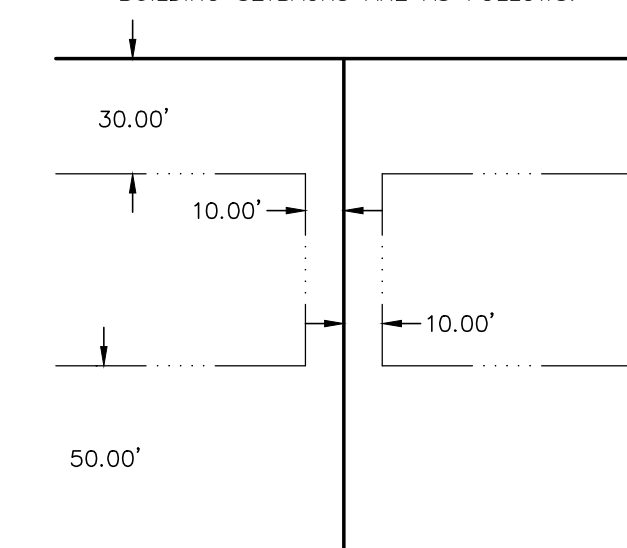
Christopher D. Heyer
Christopher D. Heyer, Minnesota License No. 43807

Date signed: October 6, 2021

LEGEND

- = FOUND IRON MONUMENT
- = IRON ROD SET AND MARKED WITH LAND SURVEYOR NO. 43807
- - - = DENOTES UTILITY EASEMENT LINE
- = SETBACK LINE
- ▨ = GRAVEL SURFACE

BUILDING SETBACKS ARE AS FOLLOWS:



OWNER/DEVELOPER

PEBBLE HILLS CORPORATION
CRAIG VAUGHN
17827 CEDAR POINT LANE
FERGUS FALLS, MN 56537
(218)-770-9354

PARCEL ID NUMBER

71001500091000

SURVEYOR

MOORE ENGINEERING, INC
1808 EAST FIR AVE.
FERGUS FALLS, MN 56537
(218) 998-4041



Consulting Engineering - Land Surveying
West Fargo, ND Fergus Falls, MN Minot, ND
www.mooreengineeringinc.com

That part of the Northwest Quarter of the Southeast Quarter and that part of the Southwest Quarter of the Northeast Quarter in Section 13, Township 132 North, Range 43 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Beginning at the northeasterly corner of THIRD ADDITION TO PEBBLE HILLS ESTATES, said plat is on file and of record in the office of the Recorder in said County; thence North 89 degrees 43 minutes 44 seconds West, on a record bearing along the northerly line of said THIRD ADDITION TO PEBBLE HILLS ESTATES, for a distance of 244.87 feet to the northwesterly corner of said THIRD ADDITION TO PEBBLE HILLS ESTATES, said point also being on the northeasterly line of Block 1, PEBBLE HILLS ESTATES, said plat is on file and of record in the office of said Recorder; thence North 00 degrees 26 minutes 25 seconds East along the northeasterly line of said Block 1, for a distance of 30.00 feet; thence North 21 degrees 23 minutes 17 seconds West, continuing along the northeasterly line of said Block 1, for a distance of 182.04 feet; thence North 28 degrees 45 minutes 15 seconds West, continuing along the northeasterly line of said Block 1, for a distance of 242.00 feet; thence North 68 degrees 57 minutes 07 seconds West, continuing along the northeasterly line of said Block 1, for a distance of 228.75 feet to the most southerly corner of FIRST ADDITION TO PEBBLE HILLS ESTATES, said plat is on file and of record in the office of said Recorder; thence North 19 degrees 59 minutes 39 seconds East, along the easterly line of said FIRST ADDITION TO PEBBLE HILLS ESTATES, for a distance of 260.09 feet to the most easterly corner of said FIRST ADDITION TO PEBBLE HILLS ESTATES, said point also being on the southwesterly line of SCENIC DRIVE according to said PEBBLE HILLS ESTATES; thence South 76 degrees 22 minutes 53 seconds East, along the southwesterly line of said SCENIC DRIVE, for a distance of 218.99 feet; thence southeasterly, continuing along the southwesterly line of said SCENIC DRIVE, on a curve concave to the southwest, having a central angle of 55 degrees 34 minutes 53 seconds and a radius of 199.74 feet, for an arc distance of 193.76 feet (chord bearing South 48 degrees 35 minutes 26 seconds East); thence South 20 degrees 48 minutes 00 seconds East, continuing along the southwesterly line of said SCENIC DRIVE, for a distance of 511.33 feet; thence southerly, continuing along the southwesterly line of said SCENIC DRIVE, on a non-tangential curve concave to the west, having a central angle of 17 degrees 58 minutes 00 seconds and a radius of 283.24 feet, for an arc distance of 88.82 feet (chord bearing South 11 degrees 40 minutes 34 seconds East) to the point of beginning.