



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

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.

1. Property Owner Information:

Company name: 417 Stanton, LLC (Heartland Trust Co.)
Last name: Johnston First name: Jennifer (Trust Manager for 417 Stanton, LLC)
Address: 1202 27th Street South City/State/Zip: Fargo, ND 58103
Phone number: 701-235-2002 Email address: jen@heartlandtrust.com

2. Applicant Information: (if different from above)

Company name: Interstate Engineering, Inc.
Last name: Fletchall First name: Michael
Address: 116 E Washington Ave City/State/Zip: Fergus Falls, MN 56537
Phone number: 218-739-5545 Email address: mike.fletchall@interstateeng.com

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

417 Stanton Ave

4. Zoning Designation: I-2

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.

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 Attachment

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 Attachment

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.

*Northland Trust Company, Owner of, Kurt Kiefer Trust,
Sole Member/Manager of Kiefer Holding LLC, Sole Member/Manager*
Property Owner: 417 Stanton Rd Big Spring, TX Date: 12-17-2021
Applicant: Michael L. Fletchall Date: 12/17/21

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

REPLAT OF PART OF LOT 3, ALL OF LOTS 4, AND 5, AND THE VACATED ALLEY ADJOINING LOTS 4 AND 5, ALL IN BLOCK 24, ORIGINAL PLAT OF FERGUS FALLS AND PART OF RESERVE LOT 73 OF THE PLAT OF RESERVES IN THE ORIGINAL TOWN AND NORTH DIVISION OF FERGUS FALLS

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: Heartland Trust Company, trustee and _____, mortgagee of the following described property in the City of Fergus Falls, County of Otter Tail, State of Minnesota: _____

Lots 4 and 5, Block 24 of the Original Plat of Fergus Falls, Minnesota
AND
That part of Lot 3, Block 24 of the Original Plat of Fergus Falls, Minnesota, described as follows:
Commencing at a found iron monument at the northwest corner of Lot 5, Block 24 of said Original Plat of the City of Fergus Falls; thence South 89°00'48" East on an assumed bearing along the north line of said Block 24 for 150.66 feet to the point of beginning at the northwest corner of said Lot 4; thence continuing South 89°00'48" East along the north line of said Lot 3 for 1.00 feet; thence South 00°07'52" East for 41.02 feet to a point lying 2.00 feet east of the west line of said Lot 3; thence North 89°44'03" West for 2.00 feet to the west line of said Lot 3; thence North 01°15'57" East along the west line of said Lot 3 for 41.00 feet to the point of beginning. Containing 62 square feet, more or less, subject to easements, reservations, and restrictions of sight or record, if any.

AND
Those parts of Reserve Lot 73 and the vacated alley adjoining the southerly line of Lots 4 and 5, Block 24 of the Original Plat of the City of Fergus Falls described as follows:
Commencing at a found iron monument at the northwest corner of Lot 5, Block 24 of said Original Plat of the City of Fergus Falls; thence South 01°11'08" West on an assumed bearing along the west line of said Lot 5 for 142.49 feet to the Point of beginning at the southwest corner of said Lot 5; thence South 89°06'14" East along the south line of said Lot 5 and the south line of said Lot 4 for 150.42 feet to the southeast corner of said Lot 4; thence South 01°15'57" West along the southerly extension of the east line of said Lot 4 for 16.00 feet to the north line of said Reserve Lot 73; thence South 89°06'14" minutes 14 seconds East along the northerly line of said Reserve Lot 73 for 0.59 feet to a point that is 225.00 feet west of the west line of Vine Street as described in that certain deed recorded on August 4, 2014 as document no. 1147036 in the office of the Otter Tail County Auditor; thence South 00°06'53" West 53 minutes 46 seconds West and at right angles to the south line of the east west alley in said Block 24 for 38.64 feet to the point of beginning; thence continuing South 00°06'53" minutes 46 seconds West for 105.96 feet to a point on the centerline of a former, now abandoned, railroad spur track as determined by a single remaining railroad tie in the immediate vicinity, believed to be in its original position; thence southwesterly along the centerline of said former railroad spur track on a nontangential, variable radius curve, concave to the northwest, having a chord bearing of South 81°01'43" West and a chord length of 24.72 feet to a point reported to be on the centerline of the former railroad spur track in a survey by T. L. Anderson, dated July 7, 1989 and last revised June 20, 1993, the certificate of said survey is not a recorded document but is filed in the office of the Otter Tail County Auditor; thence South 50°30'52" West for 111.23 feet to the northerly right of way line of the Burlington Northern and Santa Fe Railway Company right of way; thence northwesterly 37.72 feet on a non-tangential curve, concave to the southwest, having a radius of 1488.95 feet, a central angle of 01°27'06", a chord bearing of North 59°42'42" West and a chord length of 37.72 feet; thence North 01°10'08" East for 202.34 feet to the north line of Reserve Lot 73; thence South 89°06'14" West along the north line of Reserve Lot 73 for 10.00 feet; thence North 01°10'08" East for 16.00 feet to the point of beginning. Containing 49.931 square feet, more or less, subject to easements, reservations, and restrictions of sight or record, if any.

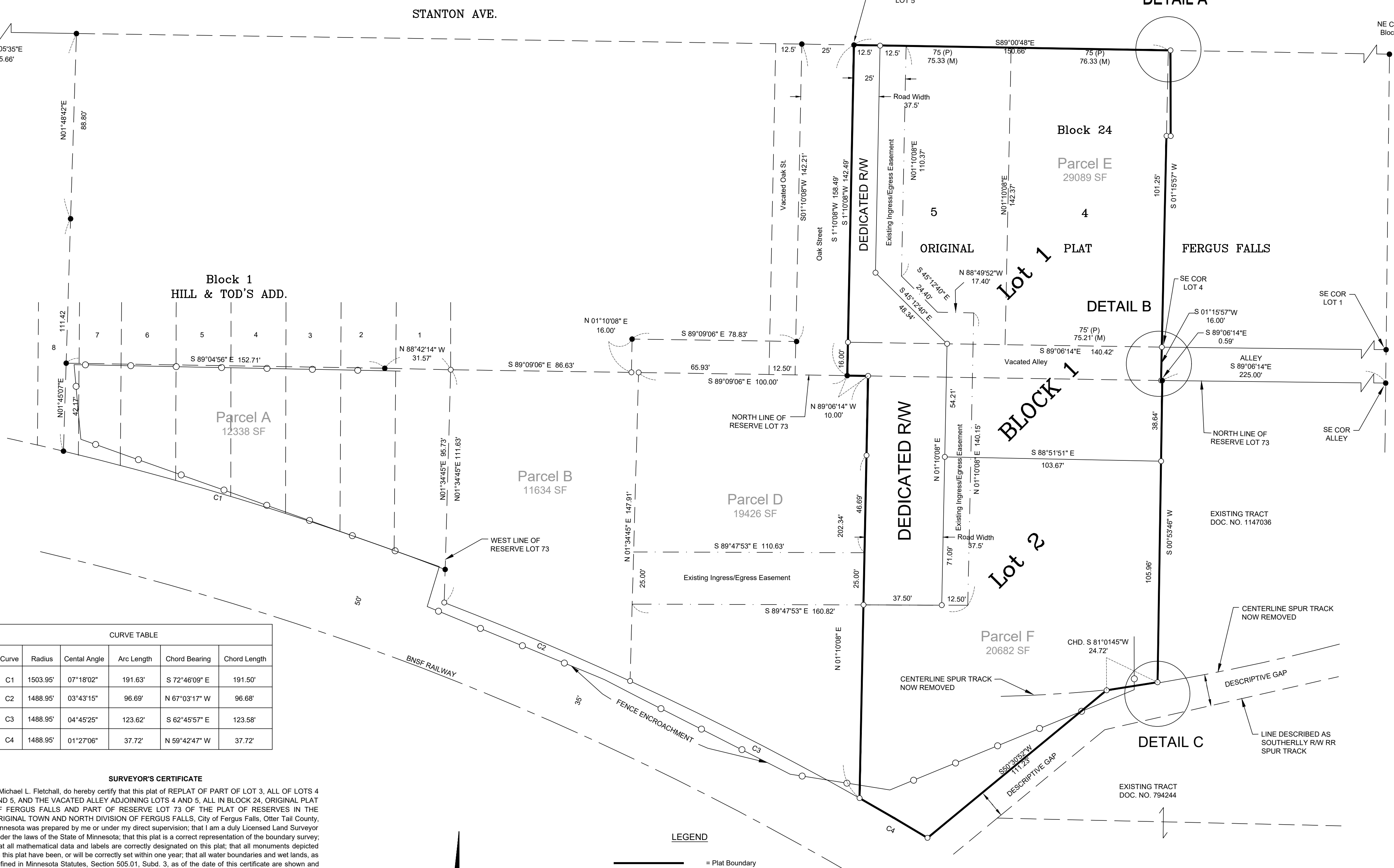
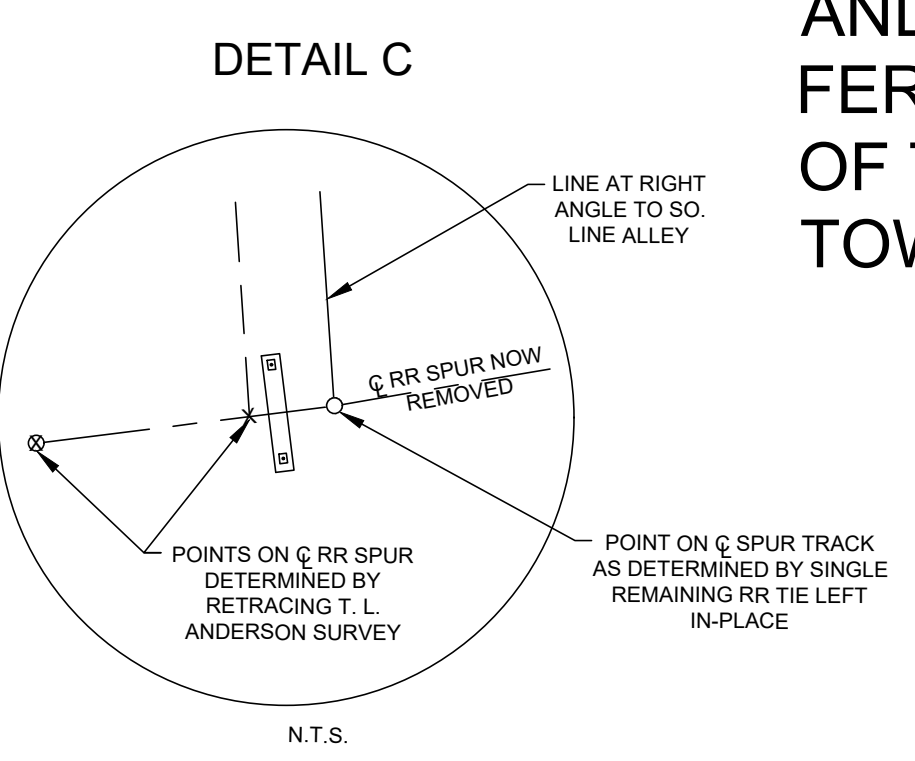
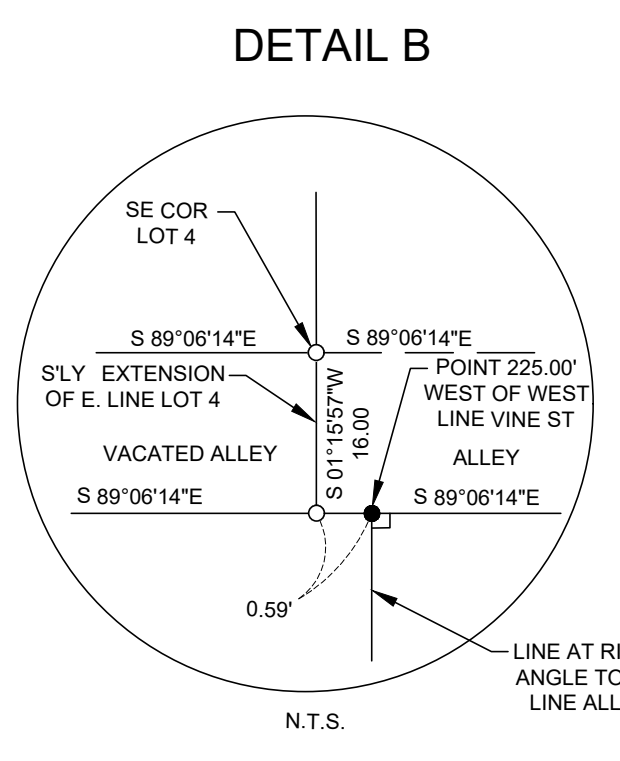
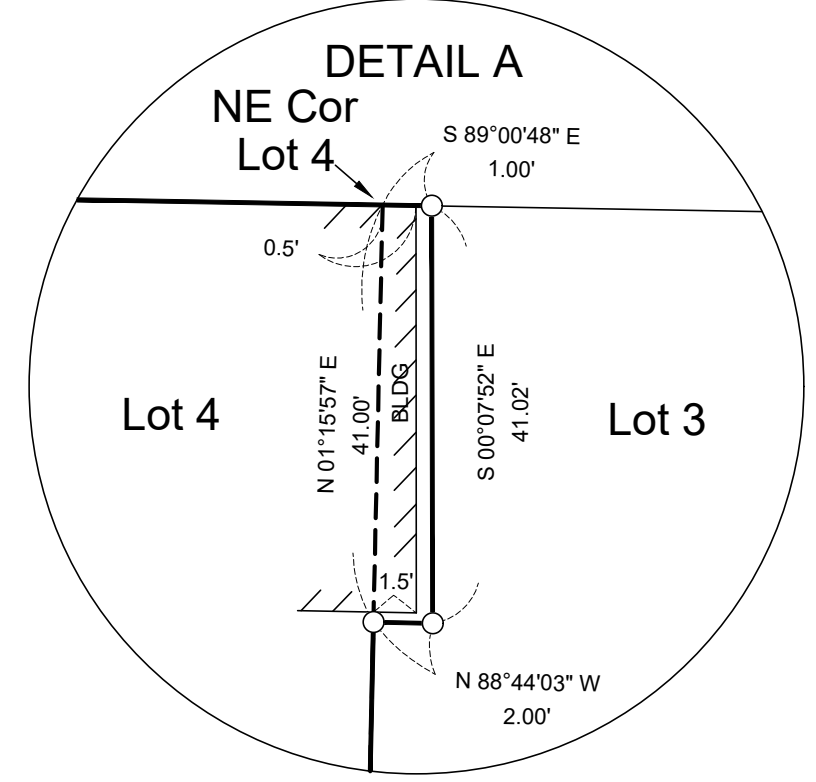
Have caused the same to be surveyed and platted as REPLAT OF PART OF LOT 3, ALL OF LOTS 4 AND 5, AND THE VACATED ALLEY ADJOINING LOTS 4 AND 5, ALL IN BLOCK 24, ORIGINAL PLAT OF FERGUS FALLS AND PART OF RESERVE LOT 73 OF THE PLAT OF RESERVES IN THE ORIGINAL TOWN AND NORTH DIVISION OF FERGUS FALLS, and do hereby dedicate to the public for public use, the public ways shown hereon. In witness whereof said Heartland Trust Company, trustee, has caused these presents to be signed by _____ on this _____ day of _____, 20_____.

Signed: _____
(name) (title)

STATE OF _____)
COUNTY OF _____) ss.
This instrument was acknowledged before me on _____, by _____,
Notary Public,
My Commission expires _____.

In witness whereof said _____, has caused these presents to be signed by _____ this _____ day of _____, 20____.

Signed: _____
(name) (title)



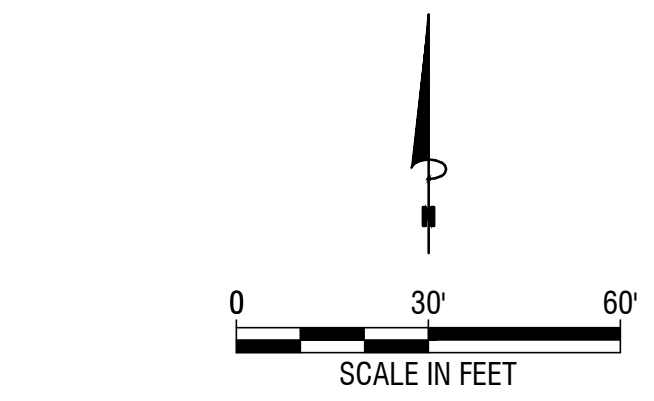
CURVE TABLE				
Curve	Radius	Central Angle	Arc Length	Chord Bearing
C1	1503.95'	07°18'02"	191.63'	S 72°46'09" E
C2	1488.95'	03°43'15"	96.69'	N 67°03'17" W
C3	1488.95'	04°45'25"	123.62'	S 62°45'57" E
C4	1488.95'	01°27'06"	37.72'	N 59°42'47" W

SURVEYOR'S CERTIFICATE

I, Michael L. Fletchall, do hereby certify that this plat of REPLAT OF PART OF LOT 3, ALL OF LOTS 4 AND 5, AND THE VACATED ALLEY ADJOINING LOTS 4 AND 5, ALL IN BLOCK 24, ORIGINAL PLAT OF FERGUS FALLS AND PART OF RESERVE LOT 73 OF THE PLAT OF RESERVES IN THE ORIGINAL TOWN AND NORTH DIVISION OF FERGUS FALLS, City of Fergus Falls, Otter Tail County, Minnesota 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 21st day of December, 2021.

Michael L. Fletchall
PRELIMINARY
Michael L. Fletchall, PLS
Minnesota License No. 44866



LEGEND

- = Plat Boundary
- = Lot Line
- = Existing Lot Line
- - - = Existing Ingress/Egress Easement Line
- = Chainlink Fence

LEGEND

- = CORNER MARKED WITH A 5/8" x 18" SOLID IRON PIN WITH YELLOW PLASTIC CAP MARKED "PLS 44866"
- = EXISTING OR FOUND CORNER MONUMENT
- △ = STEEL FENCE POST
- (P) = PLAT DISTANCE
- (M) = MEASURED DISTANCE THIS SURVEY
- NOTE = BEARINGS ARE BASED ON AN ASSUMED DATUM

INTERSTATE ENGINEERING
Professionals you need, people you trust.

Interstate Engineering, Inc.
P.O. Box 316
116 East Washington Avenue
Fergus Falls, MN 56538-0316
Ph (218) 738-9545
Fax (218) 738-4814
www.interstateeng.com

STATE OF _____)
COUNTY OF _____) ss.
This instrument was acknowledged before me on _____, by _____,
Notary Public,
My Commission expires _____.

In witness whereof said _____, has caused these presents to be signed by _____ this _____ day of _____, 20____.

Signed: _____
(name) (title)

STATE OF MINNESOTA)
COUNTY OF OTTER TAIL) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 2021 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 _____, 2021.

Signed: _____ Secretary
Chairperson _____

CITY COUNCIL APPROVAL

Approved by the City of Fergus Falls, this _____ day of _____, 2021

Signed: _____ Attest: _____
Mayor City Administrator

CITY ENGINEER'S APPROVAL

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

Signed: _____
City Engineer

COUNTY TREASURER'S CERTIFICATE

I hereby certify that taxes for the year 2021 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

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 Book _____ of Plats on Page _____ as Document No. _____.

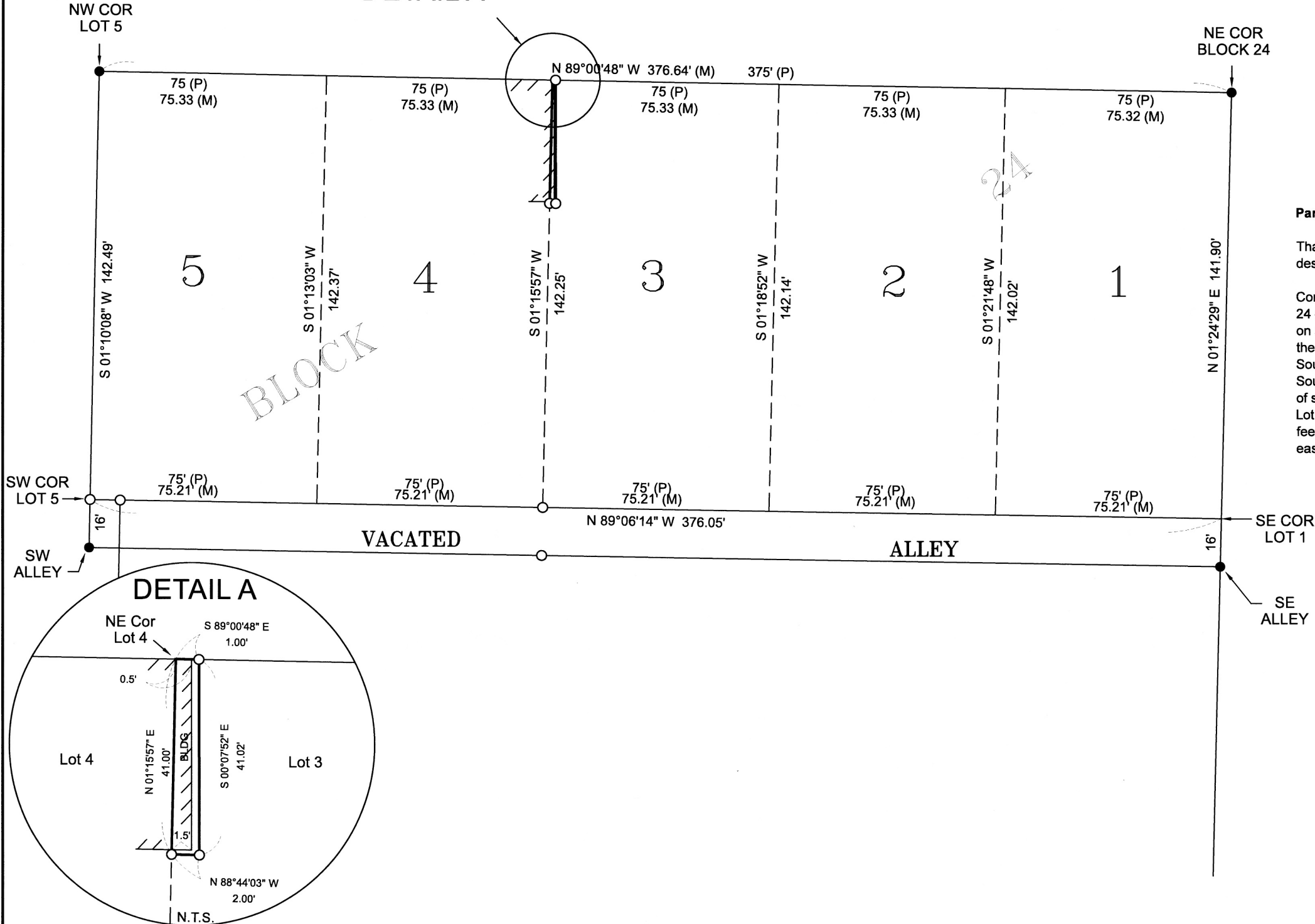
Signed: _____
County Recorder

HEARTLAND TRUST CO.
REPLAT OF LOTS 3, 4, 5, BLOCK 24, ORIGINAL PLAT,
FERGUS FALLS AND PART OF RESERVE LOT 73, PLAT OF
FERGUS FALLS, MINNESOTA

CERTIFICATE OF SURVEY



DETAIL A



Part of Lot 3, Block 24, Original Plat of Fergus Falls – Land Description

That part of Lot 3, Block 24 of the Original Plat of Fergus Falls, Minnesota, described as follows:

Commencing at a found iron monument at the northwest corner of Lot 5, Block 24 of said Original Plat of the City of Fergus Falls; thence South 89°00'48" East on an assumed bearing along the north line of said Block 24 for 150.66 feet to the point of beginning at the northwest corner of said Lot 3; thence continuing South 89°00'48" East along the north line of said Lot 3 for 1.00 feet; thence South 00°07'52" East for 41.02 feet to a point lying 2.00 feet east of the west line of said Lot 3; thence North 88°44'03" West for 2.00 feet to the west line of said Lot 3; thence North 01°15'57" East along the west line of said Lot 3 for 41.00 feet to the point of beginning. Containing 62 square feet, more or less, subject to easements, reservations, and restrictions of sight or record, if any.

SCALE: 1 INCH = 40 FEET

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 = BEARINGS ARE BASED ON AN ASSUMED DATUM



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Offices in North Dakota,
Minnesota,
Montana and South Dakota

I HEREBY CERTIFY THAT THIS SURVEY, 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

Michael L. Fitchall
MICHAEL L. FLETCHALL
DATE 11/19/21 LIC. NO. 44866

Certificate and Plat of Land Survey
HEARTLAND TRUST CO.
A part of Lot 3, Block 24,
Original Plat,
City of Fergus Falls
Otter Tail County, Minnesota



Not a legal document. For Reference Use Only. Accuracy is not guaranteed.



HEARTLAND TRUST – TRUST MANAGER for 417 STANTON, LLC

FINAL PLAT APPLICATION ATTACHMENT

7.a Legal Description and PIN

Current Legal Description of area to be re-platted:

Plat Description

Lots 4 and 5, Block 24 of the Original Plat of Fergus Falls, Minnesota

AND

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spur track in a survey by T. L. Anderson, dated July 7, 1989 and last revised June 20, 1993, the certificate of said survey is not a recorded document but is filed in the office of the Otter Tail County Auditor; thence South 50°30'52" West for 111.23 feet to the northerly right of way line of the Burlington Northern and Santa Fe Railway Company right of way; thence northwesterly 37.72 feet on a non-tangential curve, concave to the southwest, having a radius of 1488.95 feet, a central angle of 01°27'06", a chord bearing of North 59°42'42" West and a chord length of 37.72 feet; thence North 01°10' 08" East for 202.34 feet to the north line of Reserve Lot 73; thence South 89° 06'14" West along the north line of Reserve Lot 73 for 10.00feet; thence North 01°10' 08" East for 16.00 feet to the point of beginning. Containing 49,931 square feet, more or less, subject to easements, reservations, and restrictions of sight or record, if any.

Current PID's: 71003990339000, 71003990362000, 71003990362001

b. Written Narrative:

The purpose of this proposed re-plat of Lots 4 and 5 and part of Lot 3, Block 24 of the Original Plat of Fergus Falls and Part of Reserve Lot 73 of the Plat of Reserves in Fergus Falls is to facilitate a subdivision of the property that better fits the existing buildings and improvements on the property and to provide a dedicated public access for the individual tracts and proposed lots. Until recently, the property and the multiple buildings were under single ownership. Recent transactions have split the property into 3 separate ownerships making the platting of the property necessary. There are no known improvements planned for the property at this time.

1. Preliminary/Final Plat
2. GIS map with aerial