



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

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: WESTRIDGE MALL LIMITED PARTNERSHIP

Last name: GRAFF First name: MARTIN

Address: 560 GREEN BAY RD. SUITE 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

BY: 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.fletcher@interstate-eng.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 PORTION OF THE MALL PROPERTY OCCUPIED BY DUNHAM'S SPORTS AND PROVIDE AN ACCESS ROAD AROUND A PORTION OF THE PERIMETER OF THE MALL PROPERTY.

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: 7/24/20

Applicant: WESTRIDGE MALL LIMITED PARTN. Date: 7/24/20

By: INTERSTATE ENGINEERING, INC. 7/24/20

Michael L. Fitchall, PLS

MICHAEL L. FITCHALL

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:

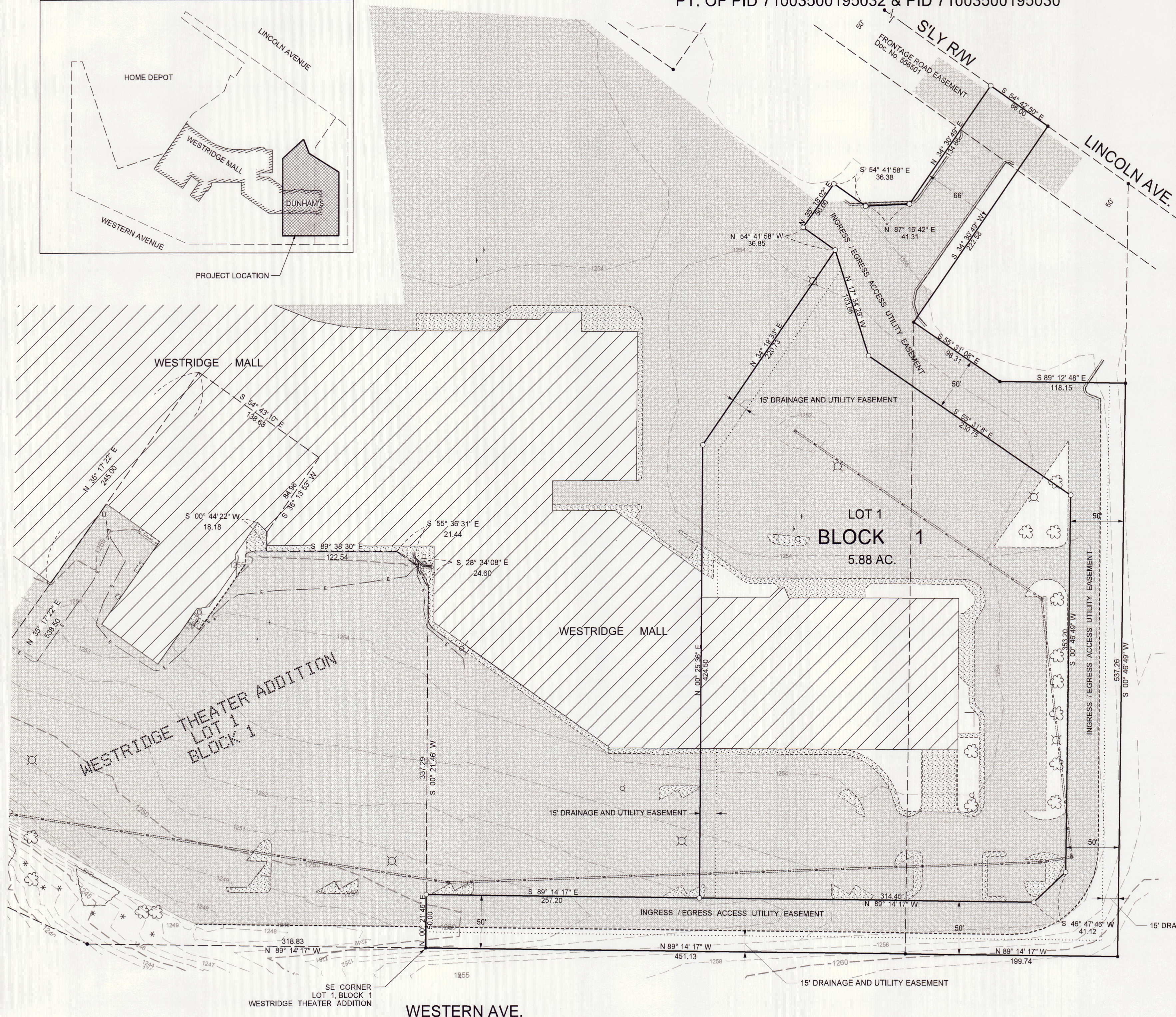
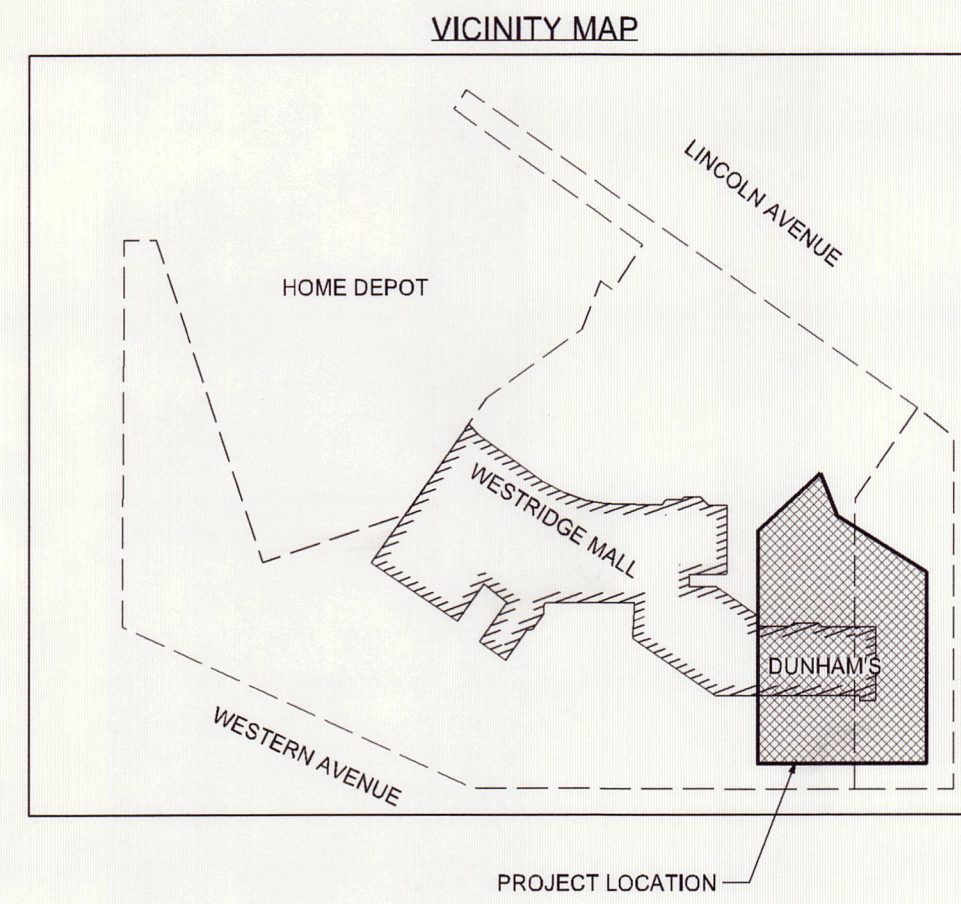
Beginning at the southeast corner of Lot 1, Block 1 of WESTRIDGE THEATER ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence North 00 degrees 21 minutes 46 seconds East on an assumed bearing along the east line of said Lot 1 for 50.00 feet; thence South 89 degrees 14 minutes 17 seconds East, parallel with the north line of the plat of ASPEN, on file and of record in the office of the Otter Tail County Recorder, for 257.20 feet; thence North 00 degrees 25 minutes 36 seconds East for 424.50 feet; thence North 34 degrees 19 minutes 33 seconds East for 220.73 feet; thence North 54 degrees 41 minutes 58 seconds West for 36.85 feet; thence North 35 degrees 18 minutes 02 seconds East for 50.00 feet; thence South 54 degrees 41 minutes 58 seconds East for 36.38 feet; thence North 87 degrees 16 minutes 42 seconds East for 41.31 feet; thence North 34 degrees 30 minutes 49 seconds East for 134.66 feet; thence South 54 degrees 42 minutes 50 seconds East for 66.00 feet to a found iron monument; thence South 34 degrees 30 minutes 49 seconds West for 222.58 feet to a found iron monument; thence South 55 degrees 31 minutes 08 seconds East for 98.31 feet to a found iron monument; thence South 89 degrees 12 minutes 48 seconds East for 118.15 feet to a found iron monument; thence South 00 degrees 46 minutes 49 seconds West for 537.26 feet to a found iron monument on the northerly line of said plat of ASPEN; thence North 89 degrees 14 minutes 17 seconds West along the northerly line of said plat for 650.87 feet to the point of beginning.

Containing 5.88 acres, more or less, subject to restrictions, reservations and easements of sight or record if any.

The purpose of this proposed subdivision is to facilitate the separation of the existing Dunham's Sports retail store and portions of the adjoining walkways, entrances, and parking areas within the Westridge Mall property from the remaining mall property. The properties affected by this subdivision would continue to be used in the same manner as the current use and would be in compliance with City ordinances. Vehicle access to the proposed addition is intended to continue through the current routes across the Westridge Mall property and by the proposed dedicated access way shown on this plat. The applicant would like to secure a written agreement with the City regarding existing utilities within the proposed dedicated access way to maintain the private ownership of the various utilities. The Mall and Dunham's Sports intend to continue shared use of the entrances, walkways, common walls, utilities, etc. for the time being and will be preparing written agreements to address these shared uses.

DUNHAMS ADDITION

PART OF THE SW 1/4 SECTION 33, TOWNSHIP 133 NORTH, RANGE 43 WEST,
CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA
PT. OF PID 71003500195032 & PID 71003500195030



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 the southeast corner of Lot 1, Block 1 of WESTRIDGE THEATER ADDITION, on file and of record in the office of the Otter Tail County Recorder; thence North 00 degrees 21 minutes 46 seconds East on an assumed bearing along the east line of said Lot 1 for 50.00 feet; thence South 89 degrees 14 minutes 17 seconds East, parallel with the north line of the plat of ASPEN, on file and of record in the office of the Otter Tail County Recorder, for 257.20 feet; thence North 00 degrees 25 minutes 36 seconds East for 424.50 feet; thence North 34 degrees 19 minutes 33 seconds East for 220.73 feet; thence North 54 degrees 41 minutes 58 seconds West for 36.85 feet; thence North 35 degrees 18 minutes 02 seconds East for 50.00 feet; thence South 54 degrees 41 minutes 58 seconds East for 36.33 feet; thence North 87 degrees 16 minutes 42 seconds East for 41.31 feet; thence North 34 degrees 30 minutes 49 seconds East for 134.66 feet; thence South 54 degrees 42 minutes 50 seconds East for 66.00 feet to a found iron monument; thence South 34 degrees 30 minutes 49 seconds West for 222.58 feet to a found iron monument; thence South 55 degrees 31 minutes 08 seconds East for 98.31 feet to a found iron monument; thence South 89 degrees 12 minutes 48 seconds East for 118.15 feet to a found iron monument; thence South 00 degrees 46 minutes 49 seconds West for 537.26 feet to a found iron monument on the northerly line of said plat of ASPEN; thence North 89 degrees 14 minutes 17 seconds West along the northerly line of said plat for 650.87 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 5.88 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 DUNHAMS ADDITION, and do hereby dedicate to the public for public use, the public ways shown hereon 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 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

(name) _____ (title)
under the laws of the state of Illinois.

Notary Public, _____
My Commission expires _____

SURVEYOR'S CERTIFICATE

I, Michael L. Fletcher, do hereby certify that this plat of DUNHAMS 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 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. Fletcher, PLS
Minnesota License No. 44866

STATE OF MINNESOTA)
COUNTY OF OTTER TAIL)

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

Notary Public, _____

My Commission expires _____

PLANNING COMMISSION APPROVAL

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

Signed: _____ Signed: _____
Chairperson Secretary

CITY COUNCIL APPROVAL

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

Signed: _____ Attest: _____
Mayor City Administrator

CITY ENGINEER'S APPROVAL

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

Signed: _____
City Engineer

COUNTY TREASURER'S CERTIFICATE

I hereby certify that taxes for the year 20__ 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 _____, 20__.

Signed: _____ Signed: _____
County Auditor Deputy

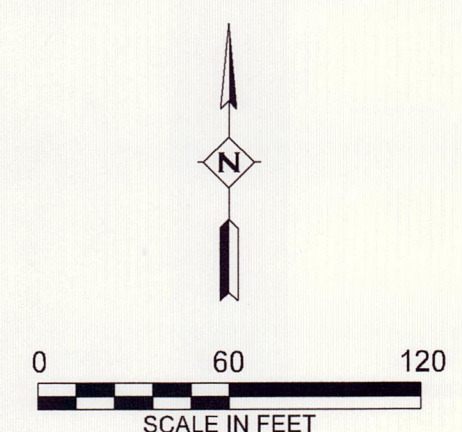
COUNTY RECORDER'S CERTIFICATE

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. _____.

Signed: _____ Signed: _____
County Recorder Deputy

LEGEND

- SET MONUMENT 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED LS 44866
- FOUND PROPERTY CORNER AS DESCRIBED
- HYDRANT
- WATER SERVICE VALVE
- SANITARY MANHOLE
- LIGHT POLE
- ELECTRIC/TELEPHONE PEDESTAL
- SMALL DECIDUOUS TREE
- SIGN
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- UNDERGROUND STORM LINE
- CURB AND GUTTER
- E UNDERGROUND TELEPHONE LINE
- G UNDERGROUND GAS LINE
- W UNDERGROUND WATER LINE
- CONCRETE SURFACING
- BITUMINOUS SURFACING
- EXISTING CONTOUR - NAVD 88 - INTERVAL 2 FEET
- EXISTING MALL BUILDING



PRELIMINARY
7/24/20

