



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, July 12, 2018 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: LeRoy & Vernice Wegner
3201 Hickory St N
Fargo, ND 58102

Project Location: CO Rd 131 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct garage to be located at eighteen (18) feet from the ROW or sixty-two (62) feet from the centerline of a county highway, deviating from the required setback of forty-five (45) ft. from the ROW or ninety-five (95) feet from the centerline of a county highway.

LEGAL LAND DESCRIPTION: Tax ID number: 080249000 Floyd Lake

PT LOT 5 BEG 66'S OF SW COR LOT 70 FLOYD LK BCH 1ST ADD TH NE AL RD 341.5' SE 54' SW 424' NW 68.82' TO RD & NE 71 FT TO BEG; Section 15, TWP 139, Range 41, Detroit Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266

EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Lee Vernice ~~Wagner~~ Last Name Wegner
Mailing Address 3201 Hickory St. N City, State, Zip Fargo ND 58102
Phone Number 701-371-1068 Project Address: ~~770 E~~ County Rd 131 DLMN
Parcel number(s) of property: 08.0249.000 Sect - Twp - Range: 15-139-041
Township Name: Detroit Legal Description: see Attached

Why is the variance being requested? (Mark all sections that apply)

- ☒ Setback Issues ☐ Lot size not in compliance with minimum standards
☐ Alteration to non-conforming structure ☐ Topographical Issues (hills, slopes, bluffs, wetlands)
☐ Other

Please provide a brief description detailing the above variance request:

Lot is not deep enough to meet the setbacks From Road right of way, (ROW)
or From back Property line

Request a variance

What are you applying for less than the minimum distance (setback) from? May need if pushed back

Setback must include decks and patios, current and proposed.

- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
☒ Lot Line Proposed Distance (setback) 20' feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 18' or 62' From center line feet
Type of Road [] Township [X] County [] State
☐ Crest of bluff Proposed Distance (setback) _____ feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage _____ sq ft
%

Was the lot recorded prior to 1971?

☒ Yes ☐ No

Was the lot recorded between 1971 & 1992?

☐ Yes ☐ No

Was the lot recorded after 1992?

☐ Yes ☐ No

Will this be a new lot split?

☐ Yes ☒ No

What is the current square footage of the structure? 400

What is the proposed addition square footage? 944

What is the current height of the structure? 14'

What is the proposed height of the structure? 18'

Is there a basement to the structure? No

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? No

Will the main structural framework of the structure be altered? Removed to make room for new Garage

What is the current percentage of lot coverage? less than 5%

What is the proposed percentage of lot coverage? 7.8%

20ft is the required setback for a detached accessory structure so 20ft would NOT require a variance

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? ☐ Yes ☒ No
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (X) No () Why or why not?
We are not moving closer to the Rd. Just a little bigger Garage needed.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
Property improvement
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
Not excessive or unreasonable
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
unfortunately the lot is not very deep
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
There is an existing garage in same location but being only 20x20 does not meet owners needs.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature: Terrie Weger Date: 6-11-2018

(Office Use)

Date Received _____ Accepted ☐ Incomplete Application ☐ Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266
www.co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date:

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
08,0249,000	1956 County Rd 131 Detroit Lakes MN 56501		see Attached

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Big Floyd Lake	6-D	Detroit	15	139	041

Property Owner	Last Name	First Name	Mailing Address	Phone
Wegner	LeRoy	Donna	3201 Hickory St. N	701-371-1068
Contractor Name	Lic #		Fargo ND 58102	

Proposed Project (Check those that apply)

☐ New Dwelling	☐ Addition to Dwelling	☐ Replacement Dwelling*	☐ Mobile/Manfac. Home
☐ Attached Garage	☒ Detached Garage	☐ Storage Structure	☐ Addition to Non-dwelling
☐ Stairway	☐ Deck	☐ Recreational Unit	☐ Water Oriented Structure
☐ Fence	☐ Other	☐ Non Conforming Replacement (identify)	

*Existing Dwelling to be removed prior to Remove existing Garage

Onsite Water Supply ☒ Deep Well ☐ Shallow Well Well Depth 80'
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System NA Date of Installation _____ Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ☒ () Riparian ☒ Non Riparian Non Shoreland ☒ **RECEIVED JUL 11 2018**

Lot Area 26,288 sq ft or _____ acres Water Frontage NA ft Bluff () Yes ☒ No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Ex: Patio	10 x 12	120
DRIVEWAY	16 x 45	720
Garage	28 x 48	1344

Total Impervious Material

Impervious Lot Coverage $\frac{2,064}{26,288} = .07$ x 100 = 7.8 %
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

() None () 10 cubic yards or less ☒ 11- 50 cubic yards () over 50 cubic yards
Project over 50 cubic yards a storm water management plan must be included.

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
() Dwelling ____ ft by ____ ft () Attached Garage ____ ft x ____ ft		\$ _____
Outside Dimension () Deck/Patio ____ ft x ____ ft () Addition to existing ____ ft x ____ ft		
Setback to Side Lot Line ____ ft & Rear Lot Line ____ ft	Setback to Road Right of Way ____ ft	
Setback to Bluff ____	Type of road ____	
Setback to Wetland ____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) ____	Elevation above OHW (Straight vertical distance) ____	
Setback to septic tank ____	Setback to drainfield ____	
Total No. Bedrooms ____	Maximum height proposed ____ # of Stories ____	
Roof Change () Yes () No	Basement () Yes () No Walkout Basement () Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
(X) Garage <u>28</u> ft by <u>48</u> ft () Storage Shed ____ ft x ____ ft () Fence ____ ft long x ____ high () other ____ ft x ____ ft		
Outside Dimension () Addition to existing structure ____ ft x ____ ft () Fence ____ ft x ____ ft		
Setback to Lot Line <u>11</u> ft & Rear Lot Line <u>20'</u> ft	Setback to Road Right of Way <u>18'</u> ft	\$ <u>25,000</u>
Setback to Bluff <u>NA</u>	Type of road <u>County</u> or <u>62' Center of Rd</u>	
Setback to Wetland <u>NA</u>	Is wetland protected () Yes (X) No	
Setback to OHW (straight horizontal distance) <u>NA</u>	Elevation above OHW (Straight vertical distance) <u>NA</u>	
Setback to septic tank <u>NA</u>	Setback to drainfield <u>NA</u>	
Roof Change () Yes (X) No	Maximum height proposed <u>18'</u> # of Stories <u>1</u>	
Bathroom proposed () Yes (X) No	Sleeping Quarters proposed () Yes (X) No	
*Garages and storage sheds cannot contain amenities for independent human habitation		

Characteristics of Proposed Water Oriented Structure*		Cost of Project \$
() Stairway () Deck () Boathouse () Screen Porch () Gazebo () Storage Structure		
Outside Dimension ____ ft by ____ ft	Sq ft ____	
Setback to Lot Line ____ ft & ____ ft	Setback to Bluff ____	
Setback to OHW (straight horizontal distance) ____	Elevation above OHW (Straight vertical distance) ____	
Setback to septic tank ____	Setback to drainfield ____	
Maximum height proposed ____	*Sleeping facilities or water supplies are not permitted in these structures	

THIS IS A SITE PERMIT ONLY AND DOES NOT CONSTITUTE A BUILDING PERMIT
AS SET FORTH IN MN STATE STATUTES.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance. If my property is located within the shoreland district, I understand that it is my responsibility to inform the Planning & Zoning Office once the building footings have been constructed. A Site Permit may be revoked at any time upon violation of said Ordinances and approved setbacks. Any changes to this site permit results in nullification of this permit and a new permit will have to be obtained.

Signature

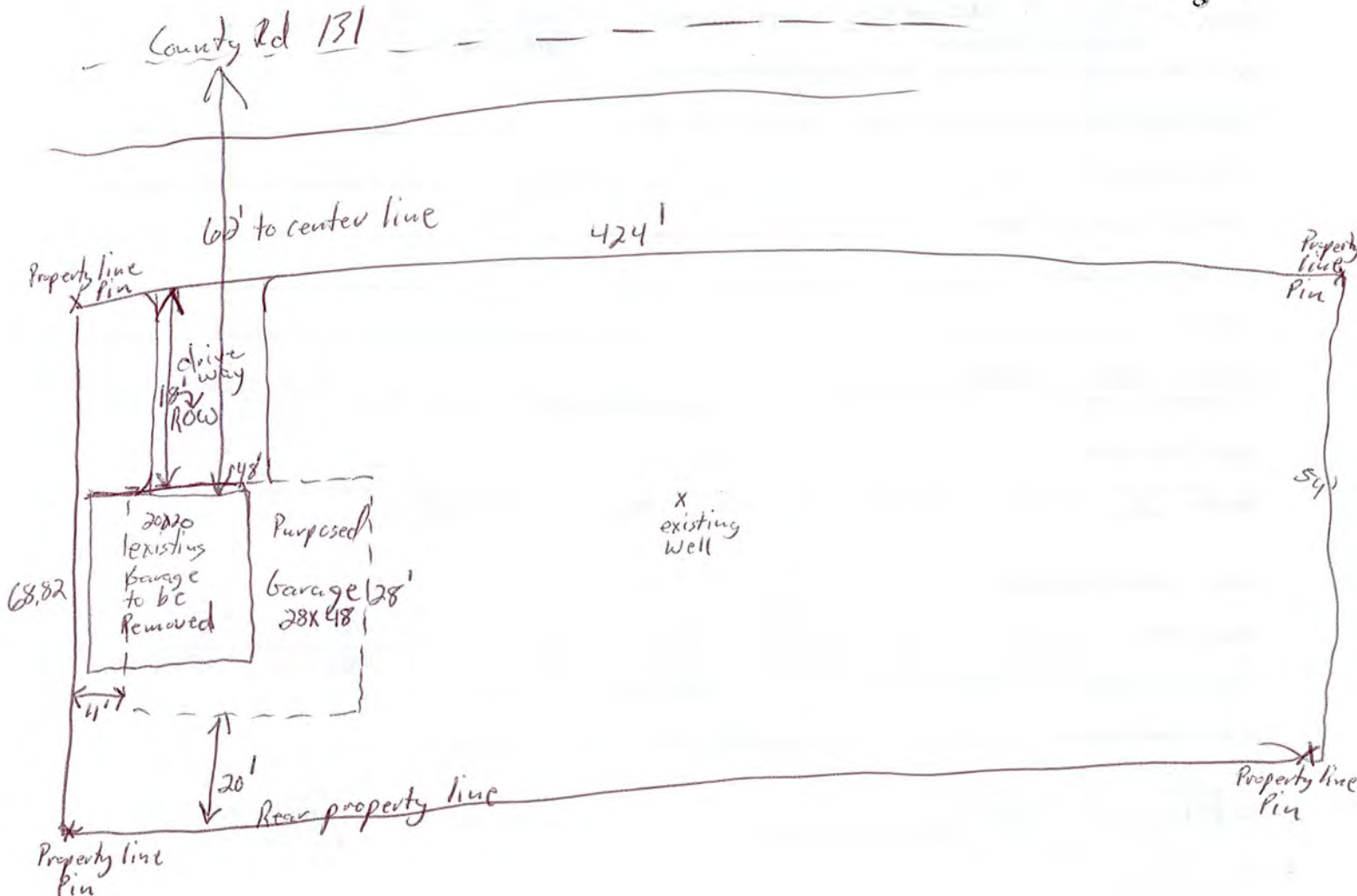
Date

6-11-18

SKETCH OF PROPERTY

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.

PARCEL	
APP	SITE
YEAR	



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 ~ Fax: 218-846-7266

Authorized Agent Form

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), LeRoy N WEGNER hereby authorize Hunter Briard to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

- ☒ permit application (write in permit "type" – e.g. site, septic, etc.): _____
- ☐ plat application: _____
- ☐ conditional use application: _____
- ☒ variance application: _____
- ☐ other: _____

on my (our) property located at:

Tax Parcel Number(s): 08,6249,000 Physical Site Address: 1926 G Rd 131 DL 14N

Legal Description: _____

Section: 15 Township: 139 Range: 041 Lot: _____ Block: _____ Plat Name: _____

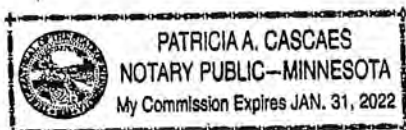
Agent Contact Information

Agent address: 12568 East Pearl 14 Rd Detroit Lakes MN 56501
Street City State Zip Code
Agent phone #(s): 218-841-3238 Agent fax #: _____
Agent email address: briardronst@brcatel.net

LeRoy N Wegner Hunter Briard 6/8/2018
Property Owner(s) Signature(s) Date
State of Minnesota
County of Becker

On this 18 day of June before me personally appeared Hunter Briard to me
known to be the person(s) described in and who executed the foregoing instrument; and acknowledged that
he executed the same as his free act and deed.

(Notary Stamp)



Notary Public

Office Use Only:

Date received: _____

Expiration Date: Jan 31, 2022

SITE PERMIT FOR OFFICE USE ONLY: PID Number 080249000 YEAR 2018

Date application received _____ Received By: [Signature] Assigned To: _____

Pre-inspection required ☐ Yes ☒ No Date pre-inspection completed: _____ By: _____

Footings Inspection Required: ☐ Yes ☒ No Date footing inspection completed: _____ By: _____

Mitigation Required: ☐ Yes ☒ No Worksheet completed by: _____

Mitigation Document sent to owner:_____ Date returned:_____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: ☐ Yes ☐ No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property:			on property:		

<u>DRIVEWAY</u>						
					TOTAL SQ FT:	

Total Impervious area on site _____ ÷ Total Lot area _____ = _____ x
100 = _____ % of proposed lot coverage

Additional notes: _____

Application Fee:	Cormorant Surcharge	Fines	Total Fees
+	+	=	

Application is hereby **GRANTED** in accordance with the application and supporting information by order of:

as of this date

Application is hereby **DENIED** based on the fact that

by order of: _____ as of this date _____

Receipt Number	Date Paid
----------------	-----------

Additional Receipt Number	Date of Additional Receipt
---------------------------	----------------------------

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

Individual(s) to Joint Tenants

639634

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required.

Certificate of Real Estate Value No.

January 20, 2017

(Date)

Mary E Hendrickson

County Auditor/Treasurer

by:

JD

Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 639634

January 20, 2017 at 9:25 AM

I hereby certify that the within instrument was recorded in this office

Patricia Swenson, County Recorder

By SKS Deputy

08.0965.000 + 08.0249.000

DEED TAX DUE: \$ 1.65

Date: Jan 19, 2017

(reserved for recording data)

FOR VALUABLE CONSIDERATION,

Justin Herman Wegner (a single person)

, Grantor(s),

hereby convey(s) and quitclaim(s) to Leroy Nelson Wegner and Vernice Ann Wegner

Husband and Wife

, Grantees,

as joint tenants, real property in 19756 County Road 131, Becker County, Minnesota, described as follows:

Lots 69 and 70, First Addition to Floyd Lake Beach:

0.54 acre tract in Government Lot 5, Section 15, Township 139 North, Range 41 West of the Fifth Principal Meridian described as follows:

Beginning at a point (iron stake) located as follows:

Commencing at the Southwest corner (iron) of Lot #70 of "Floyd Lake Beach 1st Addition"; thence proceeding South thirty degrees fifty-four minutes East (S 30° 54' E) sixty-six (66.0) feet on an extension of the Southwesterly line of said Lot #70, to point of beginning; thence running by the following five courses, viz: North fifty-four degrees East (N 54° 00' E) three hundred forty-one and five tenths (341.5) feet along the Southeasterly line of a Public Road, to an iron stake; South forty-two degrees thirty-four minutes East (S 42° 34' E) fifty-four (54.0) feet to an iron stake; South fifty-three degrees one minute West (S 53° 01' W) four hundred twenty-four (424.0) feet to an iron stake; North thirty-one degrees fifteen minutes West (N 31° 15' W) sixty-eight and eighty-two hundredths (68.82) feet to an iron stake on the Southeasterly line of said Public Road; and North sixty-degrees twelve minutes East (N 60° 12' E) seventy-one (71.0) feet to said point of beginning and there terminating;

together with all hereditaments and appurtenances.

Check box if applicable:

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Total Consideration for this transfer is \$500 or less.

See signature in notary block.

Affix Deed Tax Stamp Here

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 1640552

Becker County Auditor/Treasurer

STATE OF MINNESOTA

COUNTY OF CLAY

ss.

chg
paid
well

This instrument was acknowledged before me on

January 10th, 2017

(Date)

by

Justin Wegner

, Grantor(s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

DEBORAH A. HENDRICKSON

Notary Public

State of North Dakota

My Commission Expires Mar. 20, 2018

Deborah A. Hendrickson

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Leroy N. WEGNER
To: 3201 Hickory St. N.
FARGO, NORTH DAKOTA
58102

Leroy N. WEGNER
3201 Hickory St. N.
FARGO NORTH DAKOTA

Land description:

A Fifty-four Hundredths (0.54) acre tract of land in Government Lot Five (5), Section Fifteen (15), Township One Hundred Thirty-nine (139) North, Range Forty-one (41) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, described as follows, to-wit:

Beginning at a point (iron stake) located as follows: Commencing at the Southwest corner (iron) of Lot # 70 of "Floyd Lake Beach 1st Addition", according to plat thereof on file and of record in the office of the Register of Deeds, Becker County, Minnesota; thence proceeding South thirty degrees fifty-four minutes East (S 30° 54' E) sixty-six (66.0) feet on an extension of the Southwesterly line of said Lot #70, to point of beginning; thence running by the following five courses, viz: North fifty-four degrees East (N 54° 00' E) three hundred forty-one and five tenths (341.5) feet along the Southeasterly line of a Public Road, to an iron stake; South forty-two degrees thirty-four minutes East (S 42° 34' E) fifty-four (54.0) feet to an iron stake; South fifty-three degrees one minute West (S 53° 01' W) four hundred twenty-four (424.0) feet to an iron stake; North thirty-one degrees fifteen minutes West (N 31° 15' W) sixty-eight and eighty-two hundredths (68.82) feet to an iron stake on the Southeasterly line of said Public Road; and North sixty degrees twelve minutes East (N 60° 12' E) seventy-one (71.0) feet to said point of beginning and there terminating; ALSO included is that certain land comprising Thirty-one Hundredths (0.31) acre, lying and being between the center line of said Public Road and the Northwesterly line of the above described tract.

Survey, plat and description by Carl J. Nedberge,
Registered Land Surveyor, Minnesota #3277.
August 1962.

17266' 179' 00" 171' 00" 170' 00" 169' 00" 168' 00" 167' 00" 166' 00" 165' 00" 164' 00" 163' 00" 162' 00" 161' 00" 160' 00" 159' 00" 158' 00" 157' 00" 156' 00" 155' 00" 154' 00" 153' 00" 152' 00" 151' 00" 150' 00" 149' 00" 148' 00" 147' 00" 146' 00" 145' 00" 144' 00" 143' 00" 142' 00" 141' 00" 140' 00" 139' 00" 138' 00" 137' 00" 136' 00" 135' 00" 134' 00" 133' 00" 132' 00" 131' 00" 130' 00" 129' 00" 128' 00" 127' 00" 126' 00" 125' 00" 124' 00" 123' 00" 122' 00" 121' 00" 120' 00" 119' 00" 118' 00" 117' 00" 116' 00" 115' 00" 114' 00" 113' 00" 112' 00" 111' 00" 110' 00" 109' 00" 108' 00" 107' 00" 106' 00" 105' 00" 104' 00" 103' 00" 102' 00" 101' 00" 100' 00" 99' 00" 98' 00" 97' 00" 96' 00" 95' 00" 94' 00" 93' 00" 92' 00" 91' 00" 90' 00" 89' 00" 88' 00" 87' 00" 86' 00" 85' 00" 84' 00" 83' 00" 82' 00" 81' 00" 80' 00" 79' 00" 78' 00" 77' 00" 76' 00" 75' 00" 74' 00" 73' 00" 72' 00" 71' 00" 70' 00" 69' 00" 68' 00" 67' 00" 66' 00" 65' 00" 64' 00" 63' 00" 62' 00" 61' 00" 60' 00" 59' 00" 58' 00" 57' 00" 56' 00" 55' 00" 54' 00" 53' 00" 52' 00" 51' 00" 50' 00" 49' 00" 48' 00" 47' 00" 46' 00" 45' 00" 44' 00" 43' 00" 42' 00" 41' 00" 40' 00" 39' 00" 38' 00" 37' 00" 36' 00" 35' 00" 34' 00" 33' 00" 32' 00" 31' 00" 30' 00" 29' 00" 28' 00" 27' 00" 26' 00" 25' 00" 24' 00" 23' 00" 22' 00" 21' 00" 20' 00" 19' 00" 18' 00" 17' 00" 16' 00" 15' 00" 14' 00" 13' 00" 12' 00" 11' 00" 10' 00" 9' 00" 8' 00" 7' 00" 6' 00" 5' 00" 4' 00" 3' 00" 2' 00" 1' 00" 0' 00"

Big Bend Lake

LOT #70

LOT #71

FLYING DUTCHMAN LANE

REACH AT ADD.

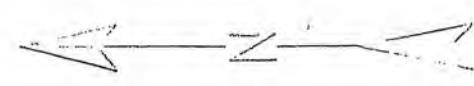
0.54 ACRE

SCALE: 1 INCH = 50 FEET
EXIST. IRON MONUMENTS - (C)
NEW " " " " " "

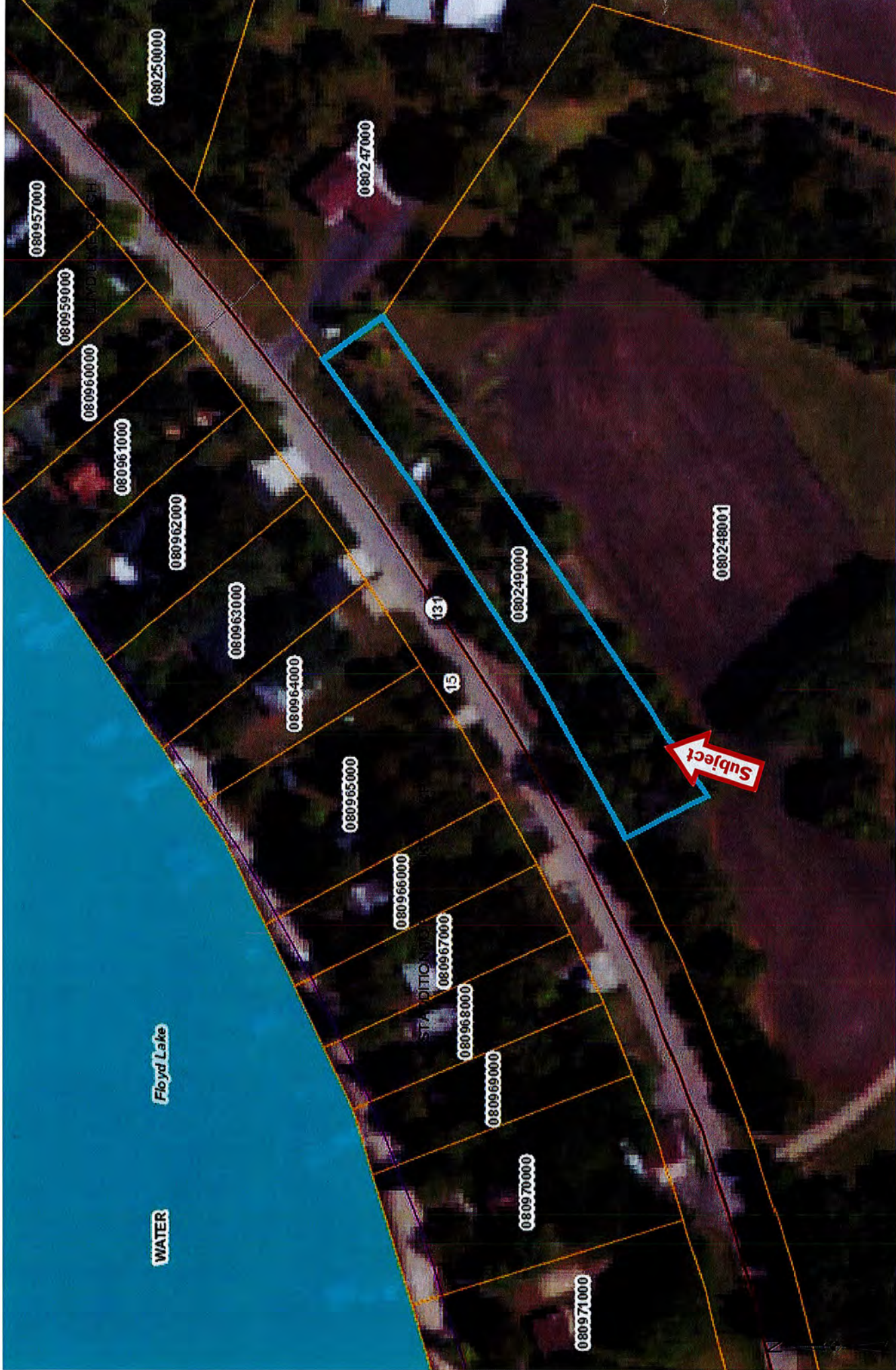
SURVEY AND PLAT / AUG. 1962

BY *Barry H. H. H.*
REGISTERED LAND SURVEYOR
FIDELITY & S.W. 11
P.O. BOX 1000, DALLAS, TEXAS 75201

1975



230 240 250 260 270 280 290 31



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,123	Date: 6/14/2018
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

****HEARING DATE AND LOCATION****

Thursday, July 12, 2018 @ 7:00 P.M.

Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Andrew & Renee Dahlen
2838 1st St N
Fargo, ND 58102

Project Location: 33543 N Cotton Lake Rd, Rochert, MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request an after the fact variance to construct a deck, to be located at eighty-six (86) feet from the ordinary high water mark of the lake, deviating from the required setback of one hundred (100) feet from the OHW on a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 160274000 Cotton Lake

PT LOT 3 BEG AT NE COR LOT 1 CALICO BCH NE 150' S 185' TO LK W AL LK 150' & N 166' TO BEG;
Section 35, TWP 140, Range 40, Holmesville Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT
915 Lake Avenue
Detroit Lakes, MN. 56501

FAX Number 218-846-7266
EMAIL: zoning@co.becker.mn.us

If you have questions about the Project, feel free to call 218-846-7314.

Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 PM on day of Hearing, for possible rescheduling of the Hearing.**



BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

VARIANCE APPLICATION

PARCEL	
APP	Variance
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s) Andrew & Renee Last Name Dahlen
Mailing Address 2838 1st St. N City, State, Zip FARGO, ND 58102
Phone Number 701.730.8192 Project Address: 33543 N. Cotton Lk R; Rochert
Parcel number(s) of property: 160274000 Sect - Twp - Range: 35-140-040
Township Name: Holmsville Legal Description: PT lot 3 beg at N.E cor lot 1 Calico bch NE

Why is the variance being requested? (Mark all sections that apply)

- ☒ Setback Issues ☐ Lot size not in compliance with minimum standards
☐ Alteration to non-conforming structure ☐ Topographical Issues (hills, slopes, bluffs, wetlands)
☐ Other

Please provide a brief description detailing the above variance request:

A 30' x 12' deck will replace a 45 year old deck that had soft spots & nails/screws that were a safety hazard. Two feet will be added but the original footprint is the same. The deck needs to move away from the 'A' frame to prevent banging or cutting yourself on the roof line

What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☒ Ordinary High Water Mark (OHWM) Proposed Distance (setback) 86 feet
☐ Lot Line Proposed Distance (setback) feet
☐ Road Right of Way (ROW) Proposed Distance (setback) feet
Type of Road [] Township [] County [] State
☐ Crest of bluff Proposed Distance (setback) feet
☐ Impervious Surface Coverage Proposed Impervious Lot Coverage sq ft
 %

Was the lot recorded prior to 1971?

☒ Yes

☐ No

Was the lot recorded between 1971 & 1992?

☐ Yes

☒ No

Was the lot recorded after 1992?

☐ Yes

☒ No

Will this be a new lot split?

☐ Yes

☒ No

What is the current square footage of the structure? 30 x 10 = 300

What is the proposed addition square footage? 30 x 12 = 360

What is the current height of the structure? 30"

What is the proposed height of the structure? 30"

Is there a basement to the structure? NO

Will the proposed addition have a basement? NO

Will the roofline of the existing structure be changed? NO

Will the main structural framework of the structure be altered? NO

What is the current percentage of lot coverage? 14.66%

What is the proposed percentage of lot coverage? 14.88% 3900 ÷ 26193.5 = 10.590



OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings;
3. Non-refundable filing fee of \$326.00. (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. Is the variance request after the fact? [☒] Yes [☐] No *Deck not complete*
If yes, after the fact application fee is an additional \$600.00.

Please answer the following questions as they relate to your specific variance request:

- 1) In your opinion, is the Variance in harmony with the purposes and intent of the ordinance?
Yes (☒) No () Why or why not?
yes, decks are a part of summer lake life and is needed to go from the cabin to the lake
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (☒) No () Why or why not?
The comprehensive plan for Becker County is consistent with this request.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (☒) No () Why or why not?
Absolutely, we are able to place a grill, picnic table + chairs on the deck
- 4) In your opinion, are there circumstances unique to the property?
Yes (☒) No () Why or why not?
yes, we are not able to afford tearing down the cabin to satisfy the set back rule.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (☒) No () Why or why not?
Nearly every house/cabin has a deck that faces the water.

The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. Planning and Zoning Staff along with Board of Adjustment Members may visit my property to review submitted plan requests.

Applicant's Signature *Richard J. Ahler*

Date: *June 5, 2018*

(Office Use)

Date Received *6/6/18*

Accepted []

Incomplete Application []

Date _____

Zoning Administrator



Application for Site Permit
Becker County Planning and Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone: 218-846-7314 Fax: 218-846-7266

Website: www.co.becker.mn.us Email: zoning@co.becker.mn.us

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
160274000	33543	North Cotton IK Rd	PT lot 3 beg at n.e. cor lot 1, calico bch n.e.

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Cotton LAKE	Rd.	Holmesville	35	140	040

Property Owner	Last Name	First Name	Mailing Address	Phone
Andrew O. Dahlen	Dahlen	Andrew	2838 1st St North, Fargo, N.D. 58102	701-212-8343
Renee L. Dahlen	Dahlen	Renee		

Contractor Name Lic #	LAKES Integrity homes #720852	218-396-0126
-----------------------	-------------------------------	--------------

Proposed Project (Check those that apply)

- | | | | |
|--|---|--|---|
| ☐ New Dwelling | ☐ Addition to Dwelling | ☐ Replacement Dwelling* | ☐ Mobile/Manfac. Home |
| ☐ Attached Garage | ☐ Detached Garage | ☐ Storage Structure | ☐ Addition to Non-dwelling |
| ☐ Stairway | ☒ Deck | ☐ Recreational Unit | ☐ Water Oriented Structure |
| ☐ Fence | ☐ Other | ☐ Non Conforming Replacement (identify) _____ | |

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth _____

MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

If New/Proposed: Proposed Septic Contractor: _____

Contractor Phone Number: _____

Onsite Sewage Treatment System

Type of System _____

Date of Installation _____

Last Date Certified _____

Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information

Shoreland(with in 1000ft) ☒ () Riparian(on water) () Non Riparian Non Shoreland _____

Lot Area _____ sq ft or 0.6 acres Water Frontage 150 ft Bluff () Yes (X) No
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

Please Note: Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Example: Patio	10 x 12	120
DRIVEWAY	Asphalt	850
House		930
House #2		576

Shed 192/35/80/96

Total Impervious Material _____

Impervious Lot Coverage $\frac{2159}{26136} = 0.105$ x 100 = 10.5%
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

(X) None () 10 cubic yards or less () 11- 50 cubic yards () over 50 cubic yards
Project over 50 cubic yards require a silt fence or other means of stormwater management.

RECEIVED

JUN 08 2018

ZON:

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks

Cost of Project

() Dwelling _____ ft by _____ ft () Attached Garage _____ ft x _____ ft
 Outside Dimension () Deck/Patio 30 ft x 12 ft () Addition to existing _____ ft x _____ ft
 Setback to Side Lot Lines 21 ft & Rear Lot Line _____ ft Setback to Road Right of Way 100 ft -
 Setback to Bluff N/A
 Setback to Wetland N/A
 Setback to OHW (straight horizontal distance) 86
 Setback to septic tank 31/90 (Hos 2)
 Total No. Bedrooms N/A
 Roof Change () Yes (☒) No
 Type of road Twshp/Public / Co Hwy / State Hwy (Circle)
 Is wetland protected () Yes () No
 Elevation above OHW (Straight vertical distance) 6
 Setback to drainfield taken out
 Maximum height proposed 36" # of Stories N/A
 Basement () Yes (☒) No Walkout Basement () Yes (☒) No

\$ 14,000

Characteristics of Pr

() Garage _____ ft by _____ ft

Outside Dimension () Add

Setback to Side Lot Lines _____

Setback to Bluff _____

Setback to Wetland _____

Setback to OHW (straight h

Setback to septic tank _____

Roof Change () Yes () No

Bathroom proposed () Y

*Garages and storage shed

Had 300 sq ft deck

Tore down + replaced

with a 360 sq ft

deck without a

building permit.

Structure is not

Meeting OHW setbacks

Setback. Ag does not work

Storage Sheds

her _____ ft x _____ ft

Cost of Project

\$ _____

/ State Hwy (Circle)

stance) _____

of Stories _____

No

ject \$ _____

stance) _____

se structures

G PERMIT

I hereby certify with my s
 knowledge. I also unders
 Planning and Zoning Stat
 understand that it is my res
 Permit may be revoked at
 in nullification of this perm

ue and correct to the best of my
 n the date of issuance and that
 within the shoreland district, I
 gs have been constructed. A Site
 anges to this site permit results

Signature

Tim Kilman - Contractor

218-396-0126

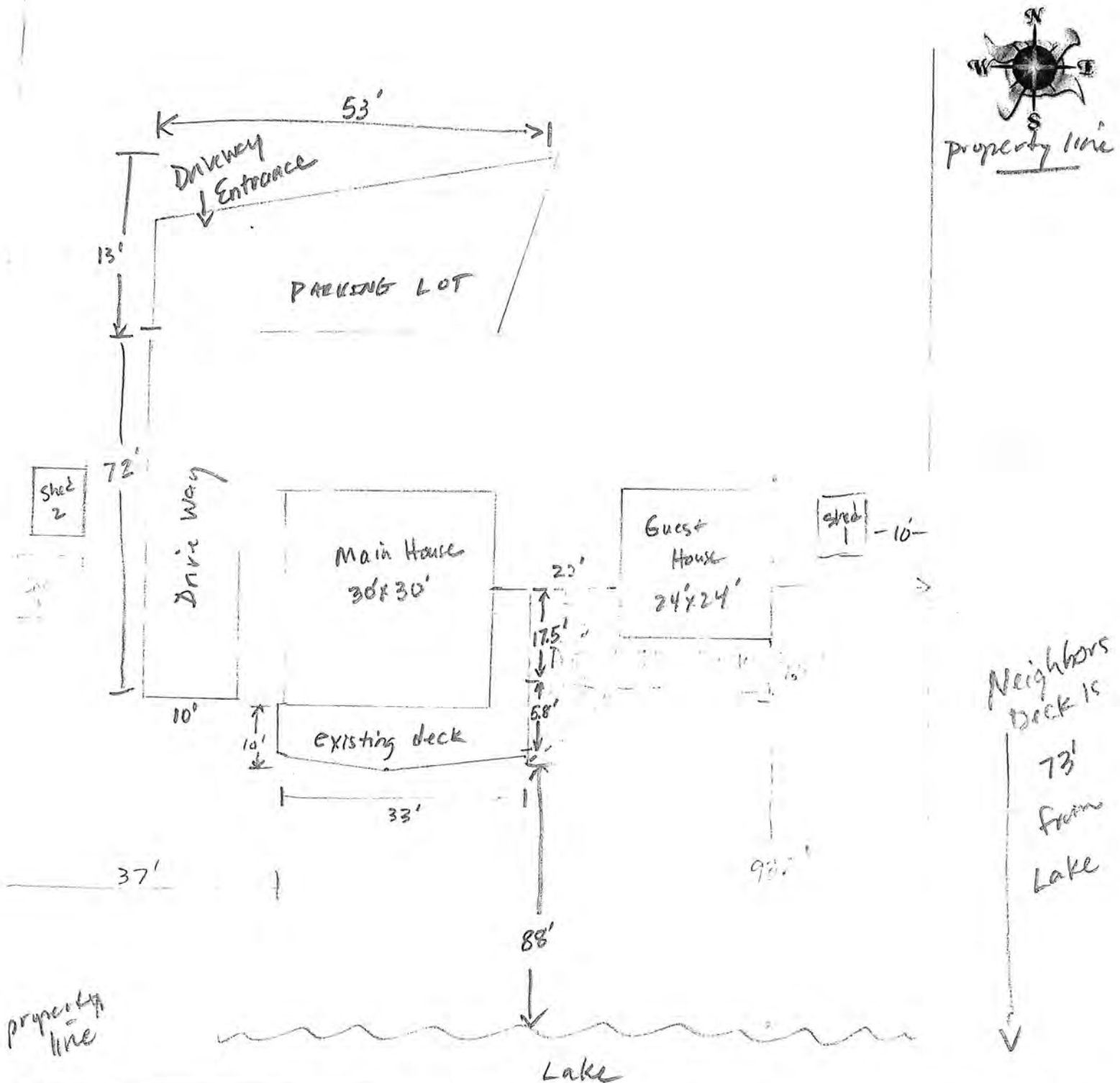
5-20-2018

Date

SKETCH OF PROPERTY

PARCEL	
APP	SITE
YEAR	

1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - **Include driveway location.**
3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
4. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

Neighbors house is 72' from lake

SKETCH OF PROPERTY

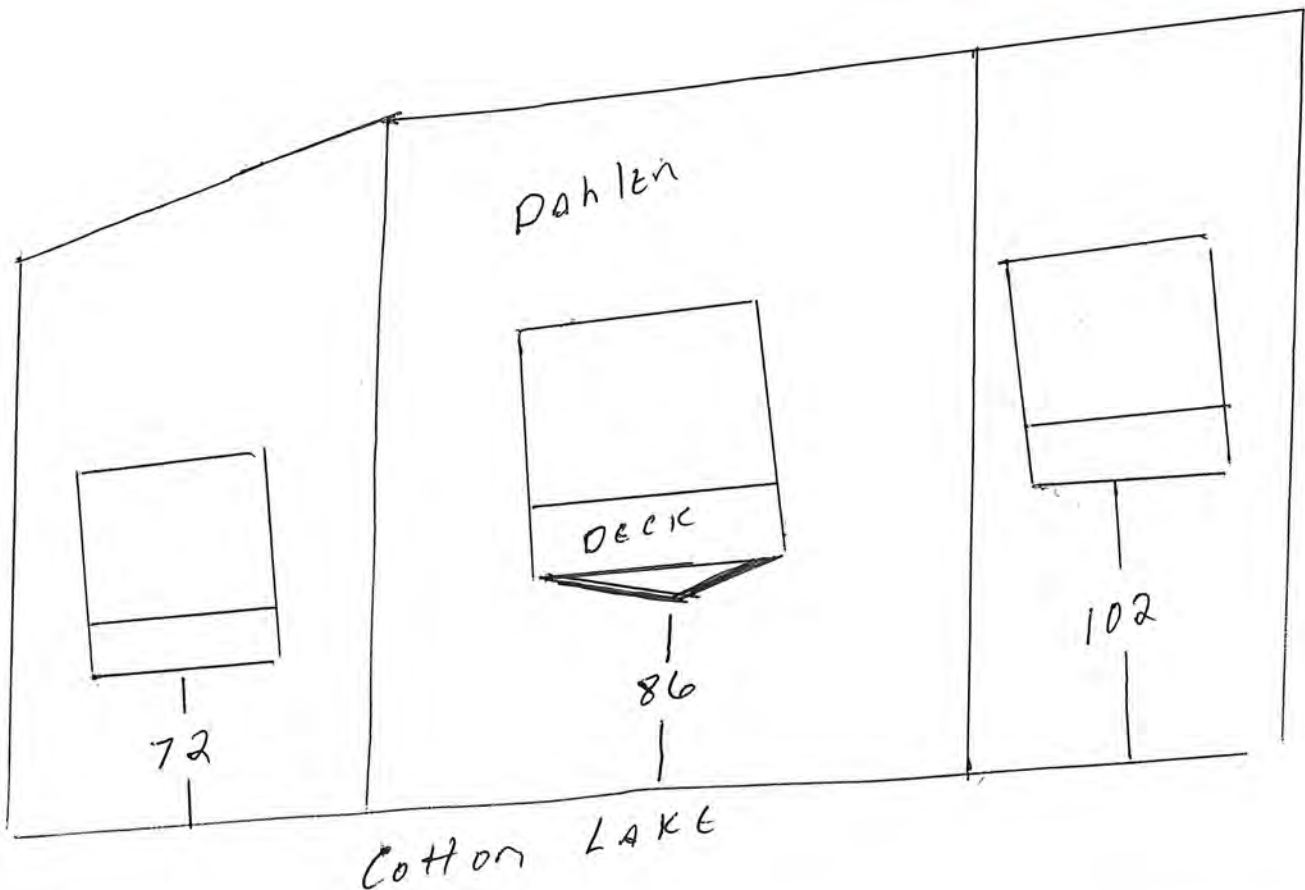
1. Please sketch all impervious coverage on your property; include dimensions.
2. Sketch roadways adjacent to property - Include driveway location.
3. Indicate setback distances including distance to: Side Lot Line, Rear Lot Line, ROW/Centerline, Septic tank and Drainfield.
4. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan. This applies to ANY lot that exceeds 15% coverage.
5. If proposed project is a detached garage/storage shed that *will exceed 1 story*, include detailed design.
6. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	
APP	SITE
YEAR	



North

Setback Avg: $72 + 102 = 174 \div 2 = 87$
 $+ 20$
107 ft (Doesn't work)



Remember EROSION CONTROL!

Please use best management practices and/or silt fence to control erosion on all projects.

Authorized Agent Form

(If you are the owner completing & signing the site application no need to complete this form)

1. Form must be legible and completed in ink.
2. Check appropriate box(es). Write any specific restrictions on the checked item in the space provided (e.g. "garage site permit" or "valid only on permit applications submitted between 06/01/20XX and 08/01/20XX"). If you want your agent to represent you on a conditional use or variance application and also be authorized to obtain the related permit(s), be sure to check and complete the "permit application" item as well. If an item's box is checked and the accompanying space is left blank, the authorization granted on that item is valid for a period of one year from the date of signature on this form until Becker County Planning and Zoning receives signed, written notification from the property owner(s) stating otherwise or the property's ownership changes.

I (we), Renee + Andrew Dahlen hereby authorize Tim Kilman to act
(landowner-print name) (agent-print name)
as my (our) agent on the following item(s): appropriate box(es)

- ☒ permit application (write in permit "type" - e.g. site, septic, etc.): Replace existing deck
- ☐ plat application: NA
- ☐ conditional use application: NA
- ☐ variance application: NA
- ☐ other: NA

on my (our) property located at:
Tax Parcel Number(s): 160274000 Physical Site Address: 33543 N. COTTON LAKE Rd.

Legal Description: PT LOT 3 BEG AT NE COR LOT 1 CALICO BCH NE 150' S to 185' to LK WALLER 150' + N 166' to BEG ROCHESTER MN
Section: 35 Township: 140 Range: 040 Lot: 3 Block: ? Plat Name: CALICO BEACH ?
HOLMSVILLE

Agent Contact Information

Agent address: 26577 Fox Lane Detroit Lakes MN 56501
Street City State Zip Code
Agent phone #(s): 218-396-0126 Agent fax #: NA
Agent email address: TimKilman@hotmail.com

Andrew O. Dahlen + Renee Dahlen May 20, 2018
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 20 day of May, 2018 before me personally appeared Andrew O. + Renee Dahlen
to me known to be the person(s) described in and who executed the foregoing instrument; and acknowledged
that He/She executed the same as her/his free act and deed.

(Notary Stamp)

SANDRA K. GOUGHNOUR
Notary Public
State of North Dakota
My Commission Expires May 6, 2020

Sandra K. Goughnour
Notary Public

Office Use Only

Date received: _____

Expiration Date: _____

SITE PERMIT - FOR OFFICE USE ONLY: PID Number 16.0274.000 YEAR 2018

Date application received 6/8/18 Received By: RB Assigned To: _____

Pre-inspection required ☒ Yes ☐ No Date pre-inspection completed: _____ By: _____

Footing Inspection Required: ☒ Yes ☐ No Date footing inspection completed: _____ By: _____

Mitigation Required: ☐ Yes ☐ No Worksheet completed by: _____

Date mitigation document sent to owner _____ date returned _____

Year of septic installation _____ Date of last certificate of compliance _____

New certificate of compliance required: ☐ Yes ☐ No

Comments from septic contractor: _____

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
DRIVEWAY					
House	360x570	930			
House 2		570			
Asphalt		850			
Shed	192x735	80+96			
Total Impervious area on site	2759	÷ Total Lot area	2136	TOTAL SQ FT:	
100 = _____	% of proposed lot coverage				X

Additional notes: _____

Application Fee: 102 + Cormorant Surcharge _____ + Fines _____ = Total Fees 102

Application is hereby **GRANTED** in accordance with the application and supporting information by order of: _____ as of this date _____

Application is hereby **DENIED** based on the fact that _____ by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Revised permit for added amount _____ OR Voided first receipt and given new receipt number _____

Date owner notified of application outcome: _____

586631

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 586631

March 2, 2011 at 2:09 PM

I hereby certify that the within instrument was recorded in this office.

Darlene Maneval, County Recorder
By SKS DeputyNo delinquent taxes and transfer entered
this 2nd day of March, 2011Ryan L. Tangen
Becker County Auditor/TreasurerBy LO Deputy

16.0274.000

CERTIFICATE OF REAL
ESTATE VALUE FILED #70815-M WARRANTY DEED
Individual(s) to Joint Tenants

BECKER COUNTY RECORDER

Well Certificate Received MAR 02, 2011Darlene ManevalDpty skw Co Recorder

STATE DEED TAX DUE HEREON: \$ 1,105.50

Date: February 25, 2011

Parcel # 16.0274.000

FOR VALUABLE CONSIDERATION, LAWRENCE F. FRITZ AND JUDITH H. FRITZ, husband and wife, Grantors,
hereby convey and warrant to ANDREW O. DAHLEN AND RENEE L. DAHLEN, Grantees, as joint tenants, real property in
Becker County, Minnesota, described as follows:

A tract of land in the West Half (W 1/2) of Gov't. Lot 3 in Section 35, Township 140 North of Range 40 West of the 5th P.M. in Becker County, Minnesota, described as follows: Beginning at the Northeast corner (iron monument) of Lot 1 of "Calico Beach" subdivision, plat of which is on file and of record in the office of the Register of Deeds of said County; thence running by the following courses and distances, viz: North 76 degrees 25 minutes East 150 feet in the southerly line of a road; thence South 2 degrees 12 minutes 4 seconds East to the water's edge of Cotton Lake a distance of 185 feet more or less; thence Westerly along the water's edge of Cotton Lake a distance of 150 ft., more or less, to a point that bears South 1 degree 25 minutes East from the point of beginning and which is also the Easterly line of Lot 1 of "Calico Beach"; thence North 1 degree 25 minutes West 166 feet, more or less, along the Easterly line of Lot 1 "Calico Beach" to the point of beginning and there terminating. Also an easement over and across the existing roadway on the northerly side of the above described property for ingress and egress to and from said described property.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
☒ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

BECKER COUNTY DEED TAX

AMT. PD. \$ 1,105.50Receipt # 471154
Becker County Auditor/TreasurerLawrence F. Fritz
Lawrence F. FritzJudith H. Fritz
Judith H. Fritz

North Dakota
STATE OF MINNESOTA)
Cass) ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 25th day of February, 2011, by Lawrence F. Fritz and
Judith H. Fritz, husband and wife, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

ASHLEY K. MORLOCK
Notary Public
State of North Dakota
My Commission Expires Nov. 7, 2014

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐Tax Statements for the real property described in this instrument should be sent to
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
828 Minnesota Avenue
To: Detroit Lakes, MN 56501
Order No.: 25157

Andrew O. Dahlen
Renee L. Dahlen
2838 1st Street North
Fargo ND 58102

chg
paid
well
non/std
extra

586631

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 586631

March 2, 2011 at 2:09 PM

I hereby certify that the within
instrument was recorded in this office.

Darlene Maneval, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered
this 2nd day of March, 2011Ryan L. Tangen
Becker County Auditor/Treasurer

By KO Deputy

16. 0274.000

CERTIFICATE OF REAL
ESTATE VALUE FILED #70815-M WARRANTY DEED
Individual(s) to Joint Tenants

BECKER COUNTY RECORDER

Well Certificate Received MAR 02, 2011

Darlene Maneval
Cly Co Recorder

STATE DEED TAX DUE HEREON: \$ 1,105.50

Date: February 25, 2011

Parcel # 16.0274.000

FOR VALUABLE CONSIDERATION, LAWRENCE F. FRITZ AND JUDITH H. FRITZ, husband and wife, Grantors,
hereby convey and warrant to ANDREW O. DAHLEN AND RENEE L. DAHLEN, Grantees, as joint tenants, real property in
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BECKER COUNTY DEED TAX

AMT. PD. \$ 1,105.50

Receipt # 471154
Becker County Auditor/Treasurer

Lawrence F. Fritz
Judith H. Fritz

STATE OF ~~MINNESOTA~~)
 North Dakota)
 Cass (akm)) ss.
 COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 25th day of February, 2011, by Lawrence F. Fritz and
 Judith H. Fritz, husband and wife, Grantors.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

ASHLEY K. MORLOCK
 Notary Public
 State of North Dakota
 My Commission Expires Nov. 7, 2014

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐Tax Statements for the real property described in this instrument should be sent to
(include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Becker County Title Services, Inc.
 828 Minnesota Avenue
 To: Detroit Lakes, MN 56501
 Order No.: 25157

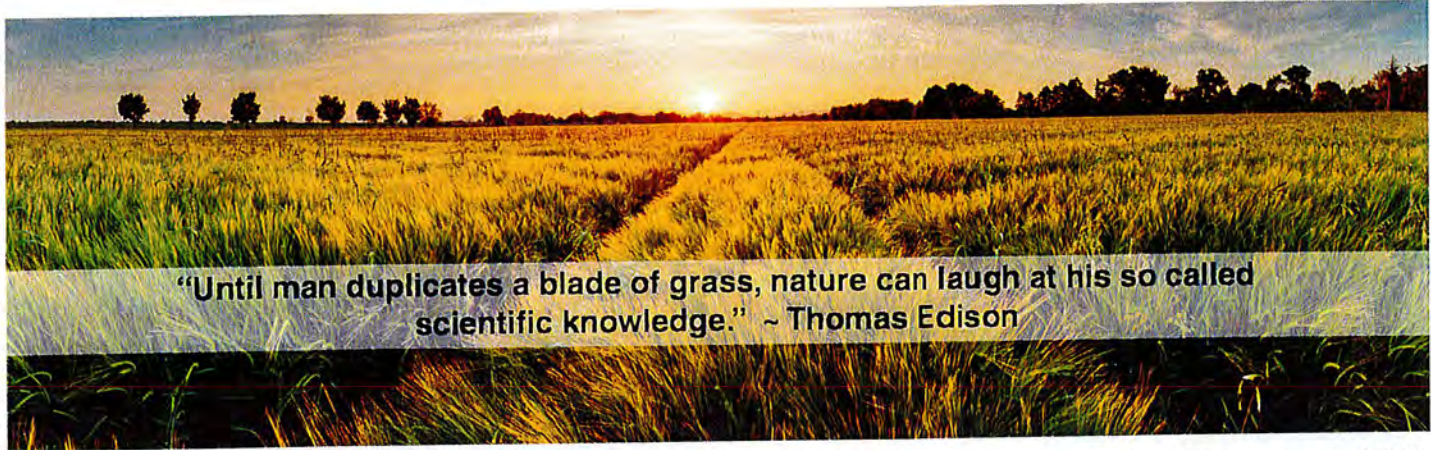
Andrew O. Dahlen
 Renee L. Dahlen
 2838 1st Street North
 Fargo ND 58102

chg
 paid
 well
 non/std
 extra

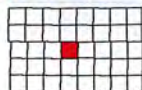


These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,123	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	
Date: 6/11/2018	



"Until man duplicates a blade of grass, nature can laugh at his so called scientific knowledge." ~ Thomas Edison



Holmesville

Township 140N - Range 40W

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SEE PAGE 65

SEE PAGE 67

