



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, August 8th, 2019 @ 7:00 P.M.

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

APPLICANT: Gary & Tanzy Haisley
15310 W Munson Ln
Detroit Lakes, MN 56501

Project Location: 15310 W Munson Ln Detroit Lakes, MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage and a storage structure to be located ten (10') feet from the rear property line.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1818.501; Section 05 Township 138 Range 041 05-138-41
Block 001 Lot 001 THE OAKS ON MUNSON Lakeview 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) Gary E. Tanzy Last Name Haisley
Mailing Address 15310 W Munson Ln City, State, Zip Detroit Lakes, MN 56501
Phone Number (218) 850-8058 Project Address: 15310 W Munson Ln
Parcel number(s) of property: 19.1818.501 Sect - Twp - Range: ~~19.1818~~ 05-138-041
Township Name: Lakeview Legal Description: Block 001 Lot 001
Subdivision Cd 19149 The Oaks on Munson

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:

We would like to request a variance for a 10' offset from the back (west) property line. Minnerath, who owns the adjoining property to the west, has stated they would have no objection to the setback variance.

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) _____ feet
☒ Lot Line Proposed Distance (setback) 10 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? -

What is the proposed addition square footage? -

What is the current height of the structure? -

What is the proposed height of the structure? 13'

Is there a basement to the structure? -

Will the proposed addition have a basement? No

Will the roofline of the existing structure be changed? -

Will the main structural framework of the structure be altered? -

What is the current percentage of lot coverage? _____

What is the proposed percentage of lot coverage? 900 sq. ft



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. ***A check in the amount of \$280.00*** for the filing and notification fees (***or \$380.00 if Commercial made payable to Becker County Zoning.*** *(If in Cormorant Township, add \$25.00 surcharge to the filing fee).*
4. **An additional check is required in the amount of \$46.00 made payable to Becker County Recorder's Office for the Recording Fee.**
5. 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 (☒) No () Why or why not?
We would not be encroaching on anyone who would have objection to the Variance
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (☒) No () Why or why not?
We will be improving our property to the betterment of Becker County
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (☒) No () Why or why not?
We would be building a shop
- 4) In your opinion, are there circumstances unique to the property?
Yes (☒) No () Why or why not?
The drainfield and slope of the land lend to the shop being built in the location for which we are requesting the variance
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (☒) No () Why or why not?
It will complement the residence and allow for storage of items currently outside on the property

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: Raymond J. Haisley Date: 7-19-19
(Office Use)

Date Received _____ Accepted [☐] Incomplete Application [☐] Date _____



BECKER COUNTY PLANNING & ZONING

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

VARIANCE APPLICATION

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

First name(s) Gary & Tanzy Last Name Haisley
Mailing Address 15310 W Munson Ln City, State, Zip Detroit Lakes, MN 56501
Phone Number 218-850-8058 Project Address: 15310 W Munson Ln
Parcel number(s) of property: 19.1818.501 Sect - Twp - Range: 05-138-041
Township Name: Lake View Legal Description: Block 001 Lot 001
Subdivision Cd 19149, Name THE OAKS ON MUNSON

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:

We would like to have a garden shed behind the house, but there isn't room unless we are granted a lot line variance. The owner of the adjoining property, Minnerath, has no objection to the variance. The shed would not be a permanent structure.

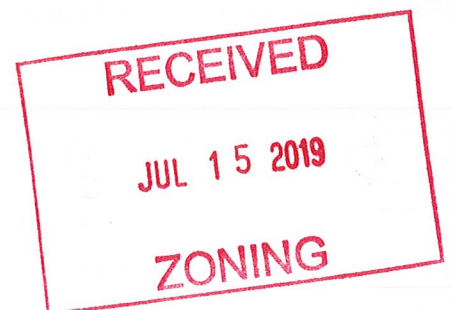
What are you applying for less than the minimum distance (setback) from?

Setback must include decks and patios, current and proposed.

- ☐ Ordinary High Water Mark (OHWM) Proposed Distance (setback) _____ feet
☒ Lot Line Proposed Distance (setback) 2 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? -
What is the proposed addition square footage? -
What is the current height of the structure? -
What is the proposed height of the structure? 9'
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? -
What is the current percentage of lot coverage? -
What is the proposed percentage of lot coverage? 192' sq ft



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. **A check in the amount of \$280.00** for the filing and notification fees (**or \$380.00 if Commercial made payable to Becker County Zoning.** (If in Cormorant Township, add \$25.00 surcharge to the filing fee).
4. **An additional check is required in the amount of \$46.00 made payable to Becker County Recorder's Office for the Recording Fee.**
5. 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 (✓) No () Why or why not?
We would not be encroaching upon anyone who would object to the location of the shed
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (✓) No () Why or why not?
The shed would complement the property
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (✓) No () Why or why not?
It would allow for storage of items now outside
- 4) In your opinion, are there circumstances unique to the property?
Yes (✓) No () Why or why not?
Topography and location of drain field prohibit current setback requirement
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (✓) No () Why or why not?
It will not be visible from the road and will be built to match the house.

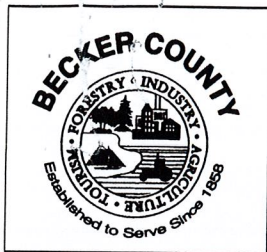
The Board of Adjustments must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

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:  Date: 7-19-19
(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____



****ALL NEW 911 ADDRESSES MUST BE OBTAINED ON THE
BECKER COUNTY WEBSITE****

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	Legal Description
19.1818.501	15310 West Munson Ln	Block 001 Lot 001 Sub CD19149 OAKS on Munson

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Munson	RD	LAKE UEAU	05	138	041

Property Owner	Last Name	First Name	Mailing Address	Phone
	Haisley	GARY & TANNY	15310 W. Munson Ln	850 8058
Contractor Name Lic #				

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input checked="" type="checkbox"/> Detached Garage	<input checked="" type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to _____

Onsite Water Supply (X) Deep Well () Shallow Well Well Depth 20 ft
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 58370 sq ft or 1.34 acres Water Frontage 0 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 On property	Dimensions	Sq. Footage	Impervious Surface On property	Dimensions	Sq. Footage
Example: Patio	10 x 12	120			
DRIVEWAY	12 x 30	3600 ✓	gar		722 ✓
House		2293 ✓	proposed 12 x 16		192
porch x 2	48 x	340 ✓	proposed 30 x 36		1080
Impervious Lot Coverage	8227	÷ 58370	Total Impervious Material		
Total Impervious		Lot Area			

x 100 = 14.90 %
Impervious Coverage Percentage

Topographical Alteration/Earth moving: (making a gravel pad for storage shed) 12 x 16

(X) None (X) 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.

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 Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
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
() Garage _____ ft by _____ ft	() Storage Shed <u>12</u> ft x <u>16</u> 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 Side Lot Lines <u>40</u> ft & Rear Lot Line <u>2</u> ft	Setback to Road Right of Way <u>75+</u> ft	\$ <u>3200.00</u>
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland _____	Is wetland protected () Yes () No	
Setback to OHW (straight horizontal distance) _____	Elevation above OHW (Straight vertical distance) _____	
Setback to septic tank <u>12 ft</u>	Setback to drainfield <u>12 ft</u>	
Roof Change () Yes () No	Maximum height proposed <u>9 ft</u> # of Stories _____	
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 \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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.

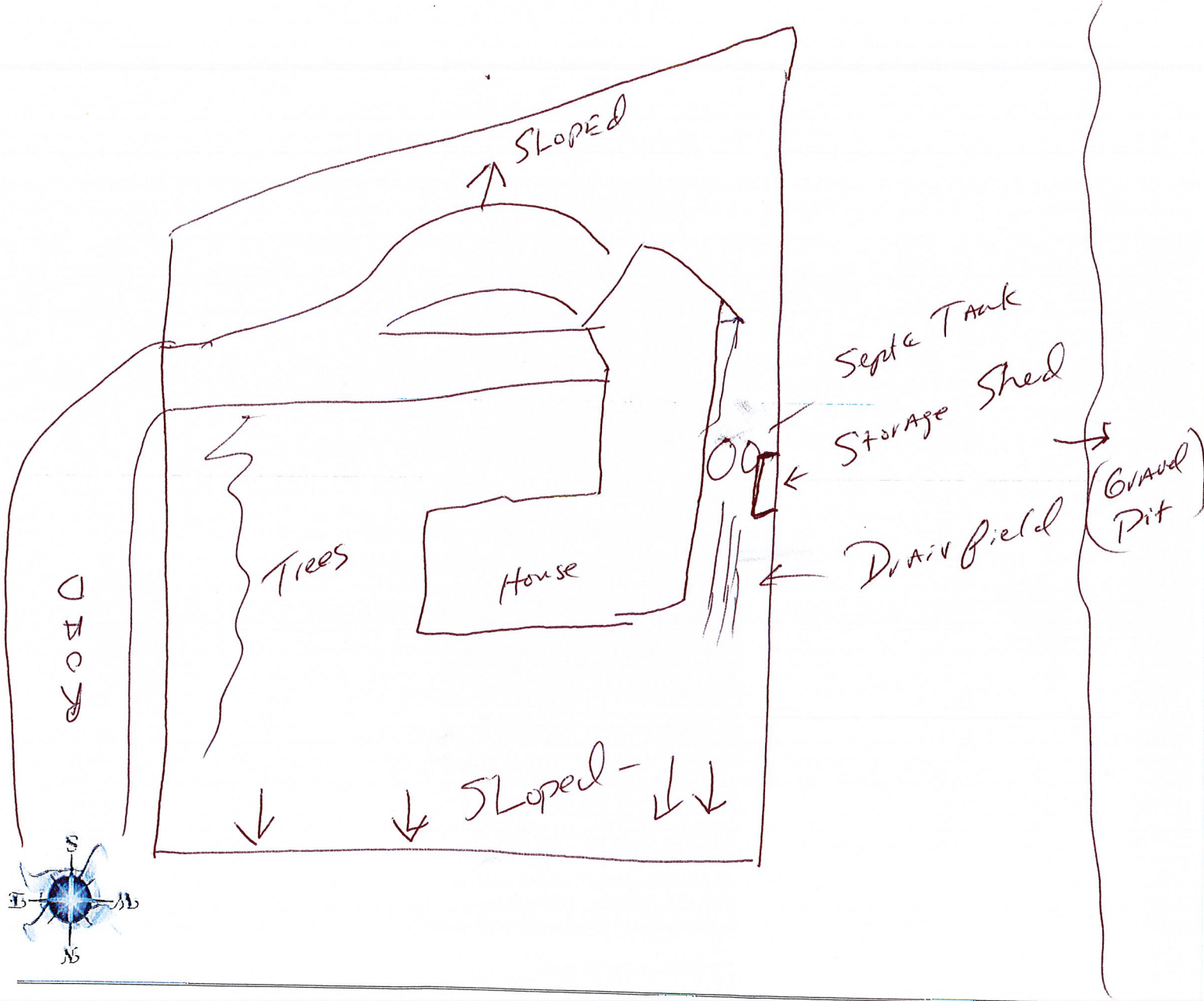
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. 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 Anthony Haisley Date 7-19-19

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. 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.



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

42

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 Lines _____ ft & Rear Lot Line _____ ft Setback to Road Right of Way _____ ft
Setback to Bluff _____ Type of road Twshp/Public / Co Hwy / State Hwy (Circle)
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

☒ Garage 30 ft by 36 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 Side Lot Lines 10 ft & Rear Lot Line 10 ft Setback to Road Right of Way 100 ft
Setback to Bluff _____ Type of road Twshp/Public / Co Hwy / State Hwy (Circle)
Setback to Wetland _____ Is wetland protected () Yes () No
Setback to OHW (straight horizontal distance) _____ Elevation above OHW (Straight vertical distance) _____
Setback to septic tank 40+ ft Setback to drainfield 40+ ft
Roof Change () Yes () No Maximum height proposed 13 ft # of Stories _____
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 \$

() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure
Outside Dimension _____ ft by _____ ft Sq ft _____
Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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

7-15-19

SITE PERMIT FOR OFFICE USE ONLY: PID Number 19.1818.501 YEAR 2019

Date application received 7/15/19 Received By: _____ Assigned To: OB

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: _____

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: NA

Impervious calculations:

Impervious Surface On property:	Dimensions	Sq. Footage	Impervious Surface on property:	Dimensions	Sq. Footage
<u>DRIVEWAY</u>			<u>Driveway per client</u>		<u>3600</u> ✓
<u>Residence</u>		<u>2293</u>	<u>proposed</u>		<u>192</u>
<u>Garage</u>		<u>722</u>			<u>1080</u>
<u>Porch</u>		<u>48</u>			
<u>Porch 2</u>		<u>340</u>			
<u>Concrete</u>		<u>480</u>			
		<u>3883</u>			

TOTAL SQ FT: 7483
6227

Total Impervious area on site 8227 ÷ Total Lot area 58370 = 14.90 % of proposed lot coverage

Additional notes: Two buildings 25,000 + 3200 = 28,200

Approved per 8/20/19 Variance sheet to be 2ft + storage bldg to be 10ft from rear property line

Application Fee: 147 + Cormorant Surcharge _____ + Fines _____ = Total Fees 147

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

_____ as of this date 8/12/19

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: called 8/12/19 for pymt



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.

Becker County



1:1,128

Date: 7/24/2019

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

643805

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 643805

July 18, 2017 at 10:14 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

CERTIFICATE OF REAL
ESTATE VALUE FILED # 014629

No delinquent taxes and transfer entered
this 18th day of July, 20 17

Marije E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

19.1818.501

5-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 115.50

eCRV # 689490

Date: July 14, 2017

Parcel # 19.1818.501

FOR VALUABLE CONSIDERATION, **David Hiltner and Joann Hiltner**, married to each other,
Grantor(s), hereby convey(s) and warrant(s) to **Gary Haisley and Tanzy Haisley**, Grantees, as joint
tenants, real property in Becker County, Minnesota, described as follows:

Lot 1, Block 1, The Oaks On Munson, according to the certified Plat thereof on file and of record in the
office of the County Recorder in and for Becker County, Minnesota.

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

Covenants, Easements and Restrictions of Record, if any.

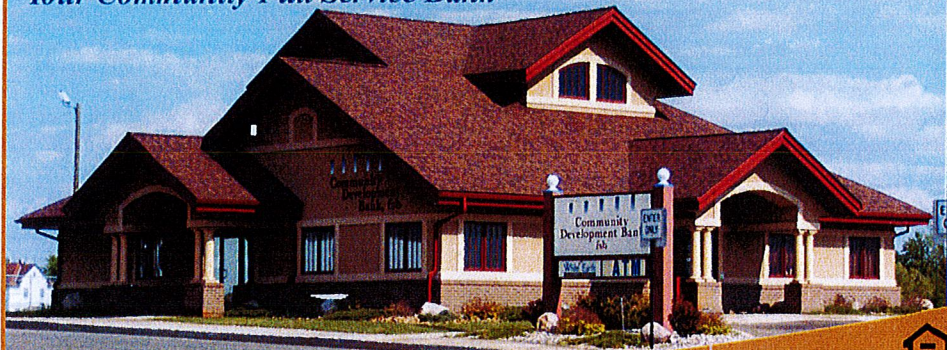
Check Box if Applicable:

- ☒ 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.

chg
paid
well

BECKER COUNTY DEED TAX
AMT. PD. \$ 115.50
Receipt # 055895
Becker County Auditor/Treasurer

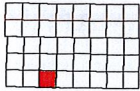
BCT5



Phone: 218-983-3241 • Fax: 218-983-3243
516 Main Street
Ogema, MN 56569

Construction Loans • Lot Purchase
Ag Loans • Commercial Loans
Home Finance

comdevbank.com

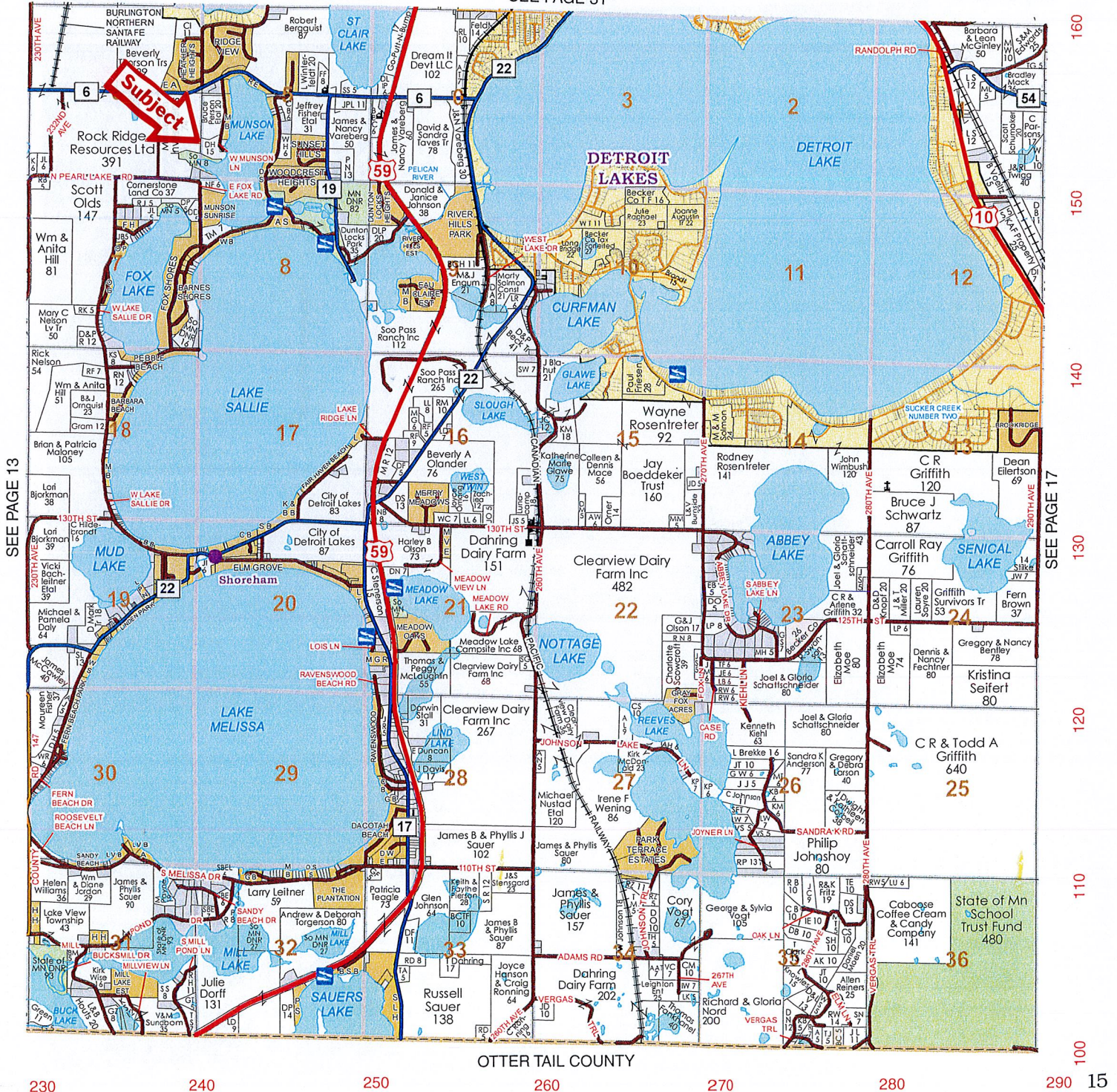


Lake View

Township 138N - Range 41W

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SEE PAGE 31





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, August 8th, 2019 @ 7:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT: Steven & Jane Carlson
1670 Newman Dr
Idaho Falls, ID 83402

Project Location: TBD Co Rd 131 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a storage structure thirty five and a half (35.5') feet from the county road right of way.

LEGAL LAND DESCRIPTION: Tax ID Number: 08.0838.200; Section 10 Township 139 Range 041, Block 1 Lot 1 COEN ACRES LOT 1. 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) Steve & Jane Last Name Carlson
Mailing Address 1670 Newman Dr City, State, Zip Idaho Falls, ID 83402
Phone Number 208-589-0479 steve Project Address: CO. Rd 131 D.L.
218-849-4834 Joyce
Parcel number(s) of property: 08,0838.200 Sect - Twp - Range: 10-139-41
Township Name: Detroit Legal Description: Block 1 Lot 1
Coen Acres

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:

Request a variance to construct a storage structure to be located at 35.5' from the ROW, deviating from the required setback of 45' from the ROW on a county road, due to wetlands on the lot.

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) _____ feet
☐ Lot Line Proposed Distance (setback) _____ feet
☒ Road Right of Way (ROW) Proposed Distance (setback) 35.5 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? N/A

What is the proposed addition square footage? 1,920

What is the current height of the structure? N/A

What is the proposed height of the structure? 22'

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? N/A

Will the main structural framework of the structure be altered? N/A

What is the current percentage of lot coverage? 0%

What is the proposed percentage of lot coverage? 6.2%



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. A check in the amount of \$280.00 for the filing and notification fees (or \$380.00 if Commercial) made payable to Becker County Zoning. (If in Cormorant Township, add \$25.00 surcharge to the filing fee).
4. An additional check is required in the amount of \$46.00 made payable to Becker County Recorder's Office for the Recording Fee.
5. Is the variance request after the fact? [] Yes [X] 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?
Cannot meet the required ROW setback due to delineated wetlands on this lot.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (X) No () Why or why not?
Building the storage structure still leaves the property well under 15% lot coverage and will not be disturbing any of the wetland areas.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (X) No () Why or why not?
We own the lot across the road on Floyd Lake, so this storage structure will definitely be put to use in a reasonable manner.
- 4) In your opinion, are there circumstances unique to the property?
Yes (X) No () Why or why not?
The lot is strangely shaped and has quite a bit of wetlands that we need to stay away from with this structure.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (X) No () Why or why not?
This is a residential neighborhood and building a storage structure will not alter that in any way.

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.

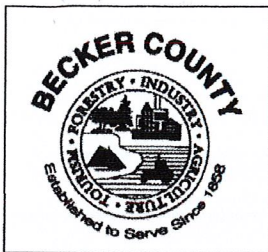
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the County and other applicable ordinances.

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:  Date: 6/27/19

(Office Use)

Date Received _____ Accepted [] Incomplete Application [] Date _____



****ALL NEW 911 ADDRESSES MUST BE OBTAINED ON THE
BECKER COUNTY WEBSITE****

**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: 8-1-19

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	Legal Description
<u>08.0838.200</u>	<u>CO. Rd 131 D.L.</u>	<u>Block 1, Lot 1, Coen Acres</u>

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
<u>—</u>	<u>—</u>	<u>Detroit</u>	<u>10</u>	<u>139</u>	<u>41</u>

Property Owner	Last Name	First Name	Mailing Address	Phone
<u>Carlson</u>	<u>Steve</u>	<u>Jane</u>	<u>1670 Newman Dr.</u>	<u>208-589-0479</u>
Contractor Name	Lic #		<u>Idaho Falls, ID 83402</u>	<u>849-4834 Joyce</u>

Proposed Project (Check those that apply)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> New Dwelling | <input type="checkbox"/> Addition to Dwelling | <input type="checkbox"/> Replacement Dwelling* | <input type="checkbox"/> Mobile/Manfac. Home |
| <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Detached Garage | <input checked="" type="checkbox"/> Storage Structure | <input type="checkbox"/> Addition to Non-dwelling |
| <input type="checkbox"/> Stairway | <input type="checkbox"/> Deck | <input type="checkbox"/> Recreational Unit | <input type="checkbox"/> Water Oriented Structure |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Other | <input type="checkbox"/> 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 45,627 sq ft or 1.05 acres Water Frontage — 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 12 x 75 900
Proposed structure 30 x 64 1,920

Impervious Lot Coverage 2,820 ÷ 45,627 = 6.2 %
Total Impervious Material 2,820
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving:

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

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 Lines ____ ft & Rear Lot Line ____ ft Setback to Road Right of Way ____ ft

Setback to Bluff _____ Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

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

() Garage ____ ft by ____ ft (X) Storage Shed 30 ft x 64 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 Side Lot Lines 20(+) ft & Rear Lot Line 20(+) ft Setback to Road Right of Way 35.5 ft **Cost of Project** \$ 50,000

Setback to Bluff _____ Type of road Twshp/Public / Co Hwy / State Hwy (Circle)

Setback to Wetland up to, Not into Is wetland protected () Yes (X) No OK per Variance

Setback to OHW (straight horizontal distance) 200(+) Elevation above OHW (Straight vertical distance) _____ Approved 8/8/19

Setback to septic tank _____ Setback to drainfield _____

Roof Change () Yes () No Maximum height proposed 22' # of Stories 1

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 \$** _____

() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure

Outside Dimension ____ ft by ____ ft Sq ft _____

Setback to Side 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 and that Planning and Zoning Staff may visit my property to ensure compliance. 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]
Signature

6/27/19
Date

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), Steve + Jane Carlson hereby authorize Joyce Holm 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): 08.0838.200 Physical Site Address: Co. Rd 131 D.L.

Legal Description: _____

Section: 10 Township: 139 Range: 41 Lot: 1 Block: 1 Plat Name: Coen Acres

Agent Contact Information

Agent address: 13600 E Pearl Lake Rd. D.L. MN 56501
Street City State Zip Code

Agent phone #(s): 218-849-4834 Agent fax #: _____

Agent email address: joyceholm@hotmail.com

[Signature]

Property Owner(s) Signature(s)

6/27/19
Date

State of Minnesota
County of Becker

On this _____ day of _____ before me personally appeared _____

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.

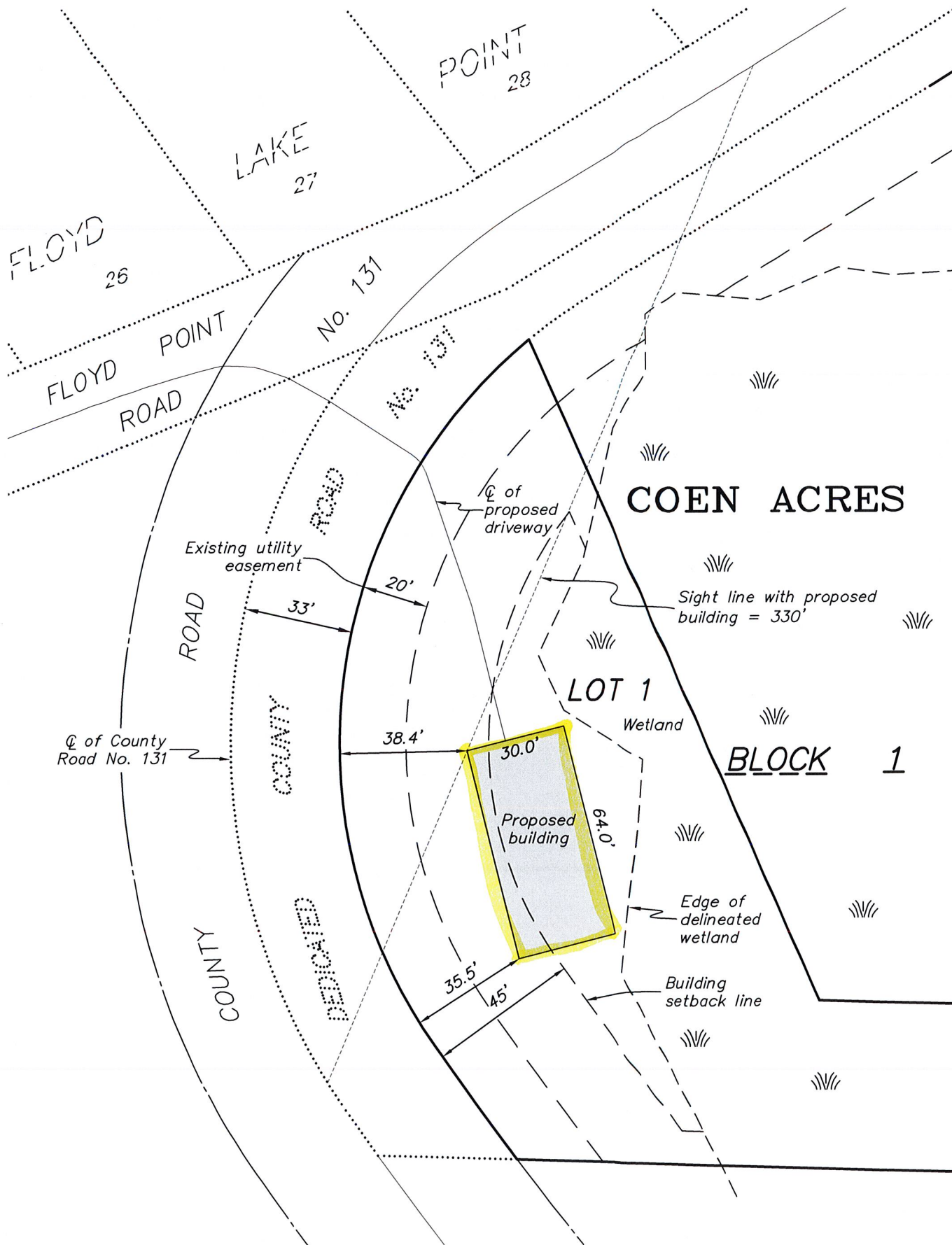
(Notary Stamp)

Notary Public

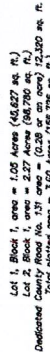
Office Use Only:

Date received: _____ Expiration Date: _____

Date owner notified of application outcome: mailed in 8/12/19



COEN ACRES



Fabrice Simeon
County Recorder - SES. deputy

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501
218-846-7311
www.co.becker.mn.us

PIN: 08.0838.200
BILL NUMBER: 032595
LENDER:
OWNER NAME: CARLSON STEVEN & JANE

TAXPAYER(S):

STEVEN & JANE CARLSON
1670 NEWMAN DR
IDAHO FALLS ID 83402

\$\$\$

REFUNDS?
You may be eligible
for one or even two
refunds to reduce
your property tax.
Read the back of
this statement to
find out how to apply

PROPERTY ADDRESS

DESCRIPTION
Acres: 1.05 Section 10 Township 139
Range 41
Block 1 Lot 1 SubdMslonCd 08102
Line 13 Detail
S-7301/H9 STOR 27.00
Principal 27.00
Interest 0.00

TAX STATEMENT

2019

2018 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2018	2019
Step 1	Taxes Payable Year:	
	Estimated Market Value:	0 800
	Homestead Exclusion:	0 0
	Taxable Market Value:	0 800
	New Improvements:	
	Property Classification:	Res Hstd
	Sent in March 2018	
Step 2	PROPOSED TAX	N/A
	Sent in November 2018	
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2019	\$34.00
	Second half taxes due	N/A
	Total taxes due in 2019	\$34.00

Tax Detail for Your Property:			
Taxes Payable Year:		2018	2019
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$7.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$7.00
	3. Property taxes before credits	\$0.00	\$7.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$0.00	\$7.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$0.00 \$3.09
	7. DETROIT		\$0.00 \$0.77
	8. State General Tax		\$0.00 \$0.00
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$0.00 \$1.09
		B. Other local levies	\$0.00 \$1.93
	10. Special Taxing Districts	A. BC EDA	\$0.00 \$0.02
		B. Others	\$0.00 \$0.10
		C. TIF	\$0.00 \$0.00
	11. Non-school voter approved referenda levies		\$0.00 \$0.00
	12. Total property tax before special assessments		\$0.00 \$7.00
	13. Special assessments		\$0.00 \$27.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$0.00	\$34.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2019

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before .

PIN: 08.0838.200
AIN:

BILL NUMBER: 032595

TAXPAYER(S): STEVEN & JANE CARLSON
1670 NEWMAN DR
IDAHO FALLS ID 83402

Paid By _____

Total Property Tax for 2019 \$34.00
2nd Half Tax Amount N/A
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$0.00
Balance Good Through

Res Hstd

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2019

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2019.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

PIN: 08.0838.200
AIN:

BILL NUMBER: 032595

TAXPAYER(S): STEVEN & JANE CARLSON
1670 NEWMAN DR
IDAHO FALLS ID 83402

Paid By _____

Total Property Tax for 2019 \$34.00
1st Half Tax Amount \$34.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$34.00
Balance Good Through

05/15/2019
Res Hstd

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

656961

CERTIFICATE OF REAL
ESTATE VALUE FILED # 016572

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 656961

February 7, 2019 at 11:21 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 7th day of Feb., 20 19

Mary E Hendrickson
Becker County Auditor/Treasurer
By KLW Deputy

08.0838.200

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 919729
DEED TAX DUE: \$19.27

DATE: February 6, 2019

FOR VALUABLE CONSIDERATION, Douglas Coen, a single person ("Grantor"), hereby conveys and warrants to Steven Carlson and Jane Carlson, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

Lot One (1), Block One (1), COEN ACRES, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

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

Covenants, Easements and Restrictions of Record, if any

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- ☒ 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. \$ 19.27
Receipt # 703154
Becker County Auditor/Treasurer

chg
paid
well

CTS

Grantor

Douglas Coen
Douglas Coen

State of Minnesota
County of Becker

This instrument was acknowledged before me on 31 day of January, 2019, by Douglas Coen, a single person.

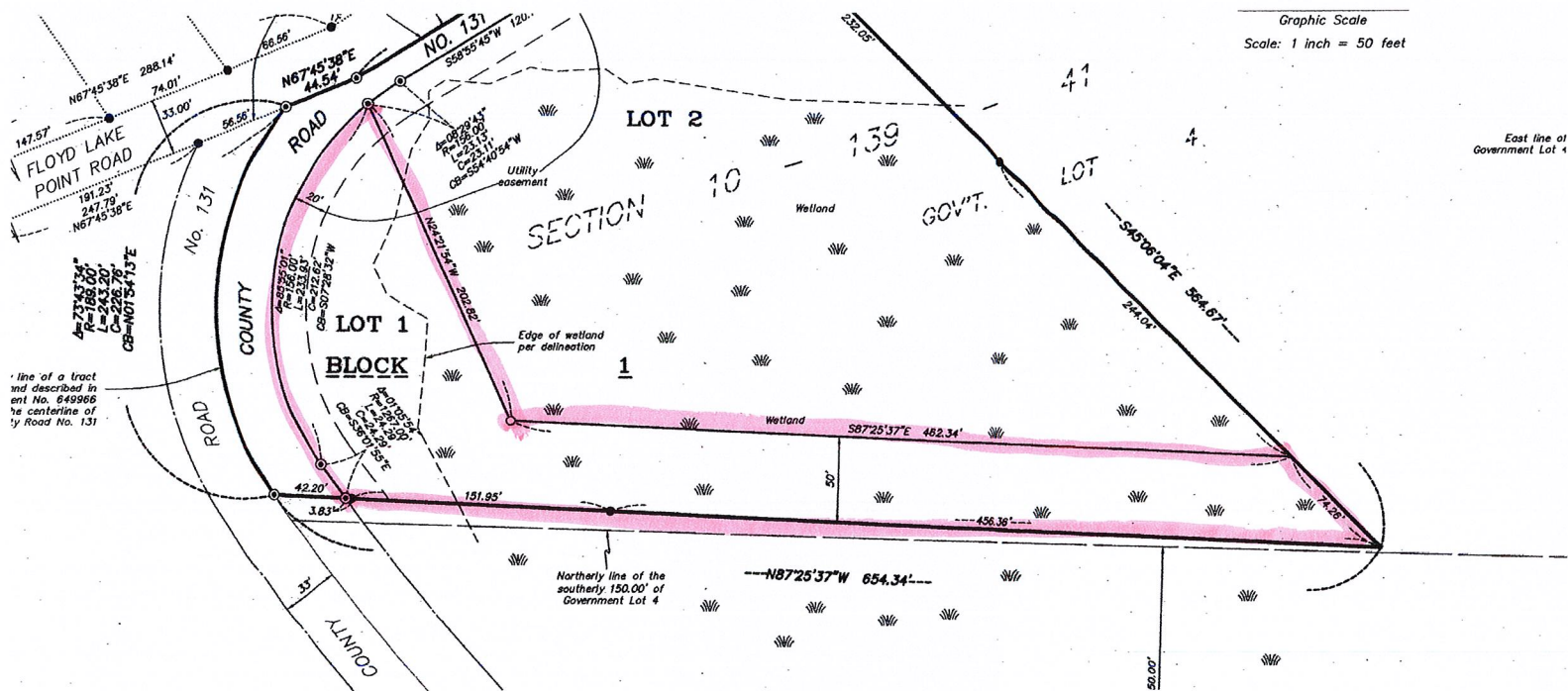


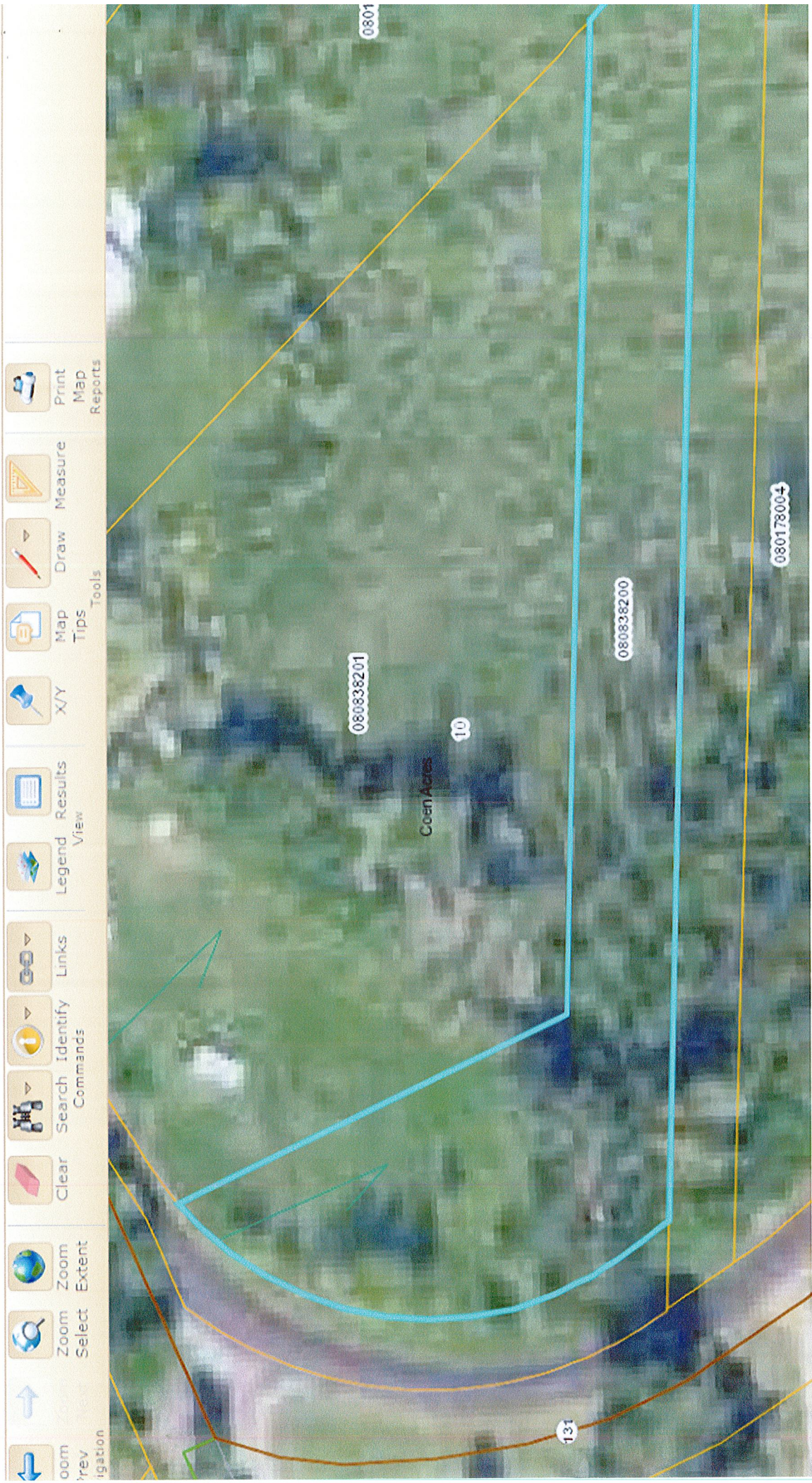
Roxane M. Biewer
(signature of notarial officer)
Title (and Rank): notary
My commission expires: 1-31-23
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Consolidated Title Services
828 Minnesota Avenue
Detroit Lakes, MN 56501
CL# 17-0748 rmr/

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:
Steven Carlson and Jane Carlson

1610 Newman Drive
Idaho Falls, ID 83402





Navigation: Home, Previous, Next, Zoom In, Zoom Out, Zoom Extent, Zoom Select, Zoom Prev, Zoom Next

Tools: Clear, Search, Identify, Links, Legend, Results View, X/Y, Map Tips, Draw, Measure, Print Map Reports

X: -10669934.3759



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.

1:1,128	Date: 7/24/2019

656961

CERTIFICATE OF REAL
ESTATE VALUE FILED # 016572

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 656961

February 7, 2019 at 11:21 AM
I hereby certify that the within
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Patricia Swenson, County Recorder
By SKS Deputy

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this 7th day of Feb., 20 19

Mary E Hendrickson
Becker County Auditor/Treasurer
By klw Deputy

08.0838.200

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 919729
DEED TAX DUE: \$19.27

DATE: February 6, 2019

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Lot One (1), Block One (1), COEN ACRES, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

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

Covenants, Easements and Restrictions of Record, if any

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
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BECKER COUNTY DEED TAX
AMT. PD. \$ 19.27
Receipt # 703154
Becker County Auditor/Treasurer

chg
paid
well

CTS

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

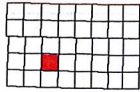
For all your land survey needs, contact our friendly staff at:
1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

218-847-4289

www.meadowlandsurveying.com

Meadowland Surveying, Inc. is a local family owned company and has performed over 10,000 surveys in the lakes area. Our office routinely works with attorneys, architects, engineers and governmental agencies to ensure successful project completion for our clients.

EXPERIENCE MATTERS!

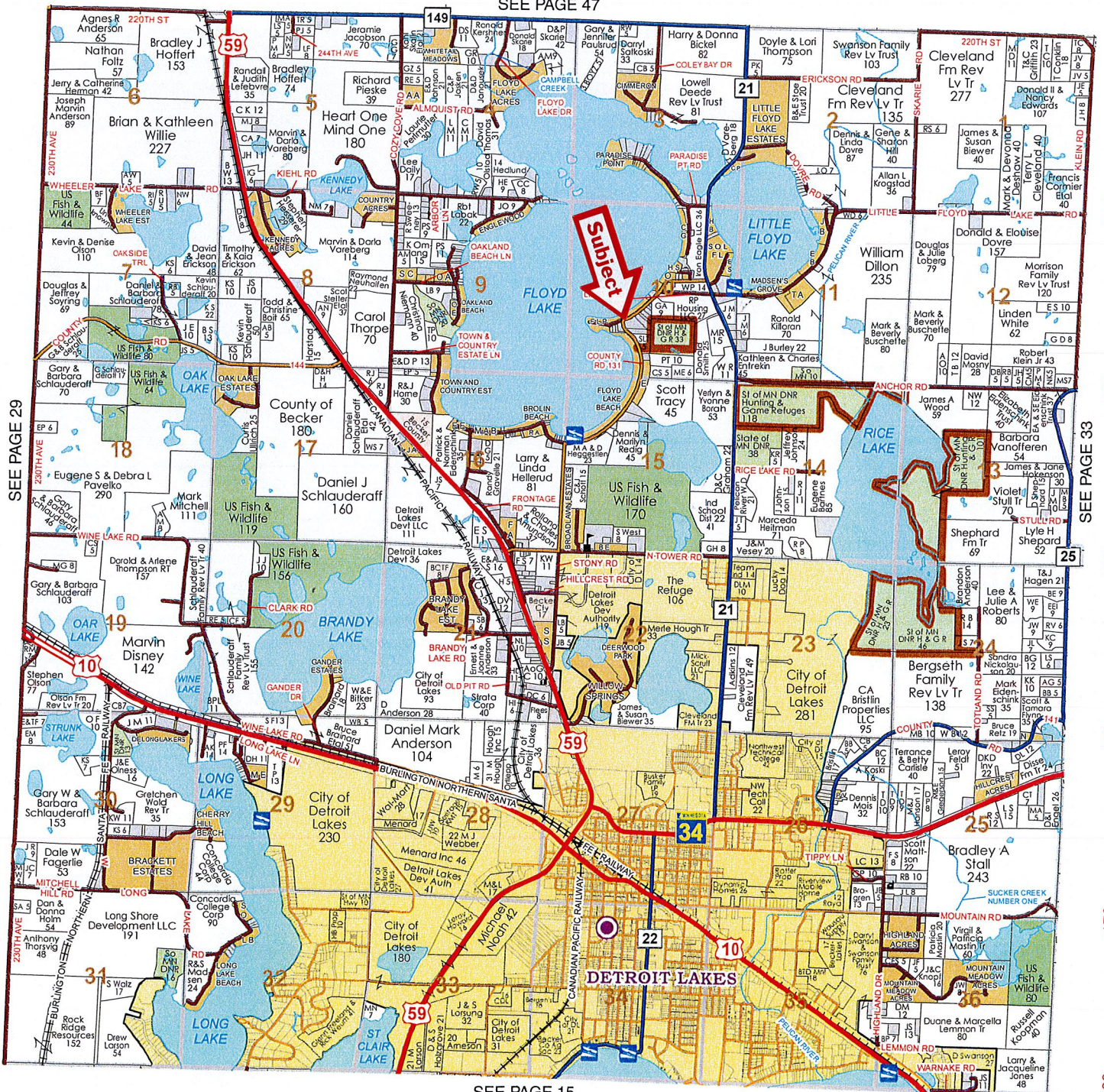


Detroit

Township 139N - Range 41W

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SEE PAGE 47



SEE PAGE 15



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, August 8th, 2019 @ 7:00 P.M.

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

APPLICANT: David Pagel
710 28th St N
Fargo, ND 58108

Project Location: 34287 323rd Ave, Ogema, MN 56569

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a dwelling and a deck to be located at fifty (50) feet from the Ordinary High Water (OHW) mark and fourteen (14) feet from the township road right of way.

LEGAL LAND DESCRIPTION: Tax ID Number: 20.0449.000; Section 35 Township 142 Range 040 35-142-40 PT GOVT LOT 4: COMM SW COR SEC 35, E 1352.2', E 302.66', SLY 100.07', SWLY 4.35' TO POB; SW 50.33', SELY 151.68' TO STRAW LK, NLY AL LK 104.86', W 224.16' TO POB. TRACT A. Maple Grove 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.**

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. **A check in the amount of \$280.00** for the filing and notification fees (**or \$380.00 if Commercial**) **made payable to Becker County Zoning.** (If in Cormorant Township, add \$25.00 surcharge to the filing fee).
4. **An additional check is required in the amount of \$46.00 made payable to Becker County Recorder's Office for the Recording Fee.**
5. 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 (☒) No (☐) Why or why not?
The property is a non-conforming lot. The proposed dwelling adheres to impervious surface limitations, is outside the shore impact zone, and implements mitigations for setback.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (☒) No (☐) Why or why not?
The proposed development will be in accordance with shoreland protection goals through implementation of mitigations identified in the mitigation worksheet.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (☒) No (☐) Why or why not?
The new dwelling proposed is of modest size. It is well within the impervious surface limitations.
- 4) In your opinion, are there circumstances unique to the property?
Yes (☒) No (☐) Why or why not?
The significant angle of the lakeshore with respect to the orientation of the lot presents a unique challenge. The depth of the lot is 224' on one side and 152' on the other. The township road on the backside prevents moving back further.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes (☐) No (☐) Why or why not?
The properties in the lakeshore vicinity are a mixture of year-round homes and smaller seasonal cabins. The proposed dwelling is of modest size and is consistent with the size and style of homes in the area.

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:  Date: 7-8-2019

(Office Use)

Date Received 7-8-19 Accepted ☐ Incomplete Application ☐ Date 7-8-19

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. **A check in the amount of \$280.00 for the filing and notification fees (or \$380.00 if Commercial) made payable to Becker County Zoning. (If in Cormorant Township, add \$25.00 surcharge to the filing fee).**
4. **An additional check is required in the amount of \$46.00 made payable to Becker County Recorder's Office for the Recording Fee.**
5. Is the variance request after the fact? [] Yes [x] 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?
The property is a non-conforming lot. The proposed dwelling adheres to
impervious surface limitations, is outside the shore impact zone, and implements
mitigations for setback.
- 2) In your opinion, is the Variance consistent with the Becker County Comprehensive Plan?
Yes (x) No () Why or why not?
The proposed development will be in accordance with shoreland
protection goals through implementation of mitigations identified
in the mitigation worksheet.
- 3) In your opinion, does the proposal put property to use in a reasonable manner?
Yes (x) No () Why or why not?
The new dwelling proposed is of modest size. It is well within
the impervious surface limitations.
- 4) In your opinion, are there circumstances unique to the property?
Yes (x) No () Why or why not?
The significant angle of the lakeshore with respect to the orientation of
the lot presents a unique challenge. The depth of the lot is 224' on one side
and 152' on the other. The township road on the backside prevents moving back further.
- 5) In your opinion, will the variance maintain the essential character of the locality?
Yes () No () Why or why not?
The properties in the lakeshore vicinity are a mixture of year-round homes
and smaller seasonal cabins. The proposed dwelling is of modest size
and is consistent with the size and style of homes in the area

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: [Signature]

Date: 7-8-2019

(Office Use)

Date Received 7-8-19

Accepted []

Incomplete Application []

Date 7-8-19

Request a variance to a non-conforming lot to construct a dwelling and deck to be located at fifty (50) feet from the Ordinary High Water (OHW) mark of Strawberry Lake, and fourteen (14) feet from the Right of Way (ROW), deviating from the required setback of one hundred (100) feet from the OHW of a Recreational Development lake and deviating from the required setback of twenty (20) feet from the ROW of a township road, due to setback issues and irregular lot shape.

Circumstances:

The lot is irregular in shape with the shoreline running at a significant angle to the orientation of the lot.

The current dwelling on the lot encroaches on the neighboring property for which there is an easement. The new construction would eliminate the easement.

The setback averaging values cannot be met due to the shape of the lot, however the new dwelling would not impede sight lines to the lake for the neighboring dwellings on either side.

The proposed dwelling and deck is outside the shore impact zone.

The township road behind the property is a dead end access road with very minimal, slow speed traffic.

OK

****ALL NEW 911 ADDRESSES MUST BE OBTAINED ON THE
BECKER COUNTY WEBSITE****

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by
Date: _____



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

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	Legal Description
200449000	34287 323 rd Ave - Ogemaw MN	(see attached)

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
Strawberry	RD	Maple Grove	35	142	040

Property Owner	Last Name	First Name	Mailing Address	Phone
	Pagel	David	710 28 th St. N. Fargo ND	701-866-1272
Contractor Name Lic #	Sweeney Builders LLC BC700348			

Proposed Project (Check those that apply)

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____	<input type="checkbox"/> Non Conforming Replacement (identify) _____	

*Existing Dwelling to be removed prior to New Construction

REC
AUG 12 2019

Onsite Water Supply () Deep Well () Shallow Well Well Depth To Be Determined
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well
If New/Proposed: Proposed Septic Contractor: Cormorant Well Contractor Phone Number: 218-439-3801
Onsite Sewage Treatment System
Type of System Holding Tank Date of Installation New Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit Richard Vareberg Excavating 218-849-2177

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

Lot Area 12,331 sq ft or _____ acres Water Frontage 105 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		
Example: Patio	10 x 12	120			
DRIVEWAY	10 x 30	300			
Dwelling	50 x 30	1500			
Deck	12 x 30	360			

Impervious Lot Coverage 1800 ÷ 12,331 = 0.145 x 100 = 14.5%

Total Impervious Material 17.5 Impervious Coverage Percentage 14.59

Not Impervious

Topographical Alteration/Earth moving:

() None () 10 cubic yards or less () 1-50 cubic yards (☒) over 50 cubic yards
Project over 50 cubic yards require a silt fence or other means of stormwater management.

RECEIVED
AUG 12 2019
ZONING

Characteristics of Proposed Dwelling/Dwelling Additions/Attached Garage/Decks		Cost of Project
(X) Dwelling <u>30</u> ft by <u>50</u> ft () Attached Garage _____ ft x _____ ft		\$ <u>280,000</u>
Outside Dimension (X) Deck/Patio <u>30</u> ft x <u>12</u> ft () Addition to existing _____ ft x _____ ft		
Setback to Side Lot Lines <u>11</u> ft & Rear Lot Line <u>12.5</u> ft	Setback to Road Right of Way <u>12.5</u> ft	Approved for Variance
Setback to Bluff <u>N/A</u>	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
Setback to Wetland <u>N/A</u>	Is wetland protected () Yes () No <u>N/A</u>	
Setback to OHW (straight horizontal distance) <u>50'</u> - Deck	Elevation above OHW (Straight vertical distance) <u>> 3'</u>	
Setback to septic tank <u>10'</u>	Setback to drainfield <u>N/A</u>	
Total No. Bedrooms <u>4</u>	Maximum height proposed <u>27</u> # of Stories <u>2</u> (including walkout basement)	
Roof Change (X) Yes () No	Basement (X) Yes () No Walkout Basement (X) Yes () No	

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds		Cost of Project
() Garage _____ ft by _____ 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 Side Lot Lines _____ ft & Rear Lot Line _____ ft	Setback to Road Right of Way _____ ft	\$ _____
Setback to Bluff _____	Type of road <u>Twshp/Public</u> / Co Hwy / State Hwy (Circle)	
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 _____	
Roof Change () Yes () No	Maximum height proposed _____ # of Stories _____	
Bathroom proposed () Yes () No	Sleeping Quarters proposed () Yes () No	

***Garages and storage sheds cannot contain amenities for independent human habitation**

Characteristics of Proposed Water Oriented Structure*	Cost of Project \$
() Deck () Boathouse () Screen Porch () Gazebo () Storage Structure	
Outside Dimension _____ ft by _____ ft	Sq ft _____
Setback to Side 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.

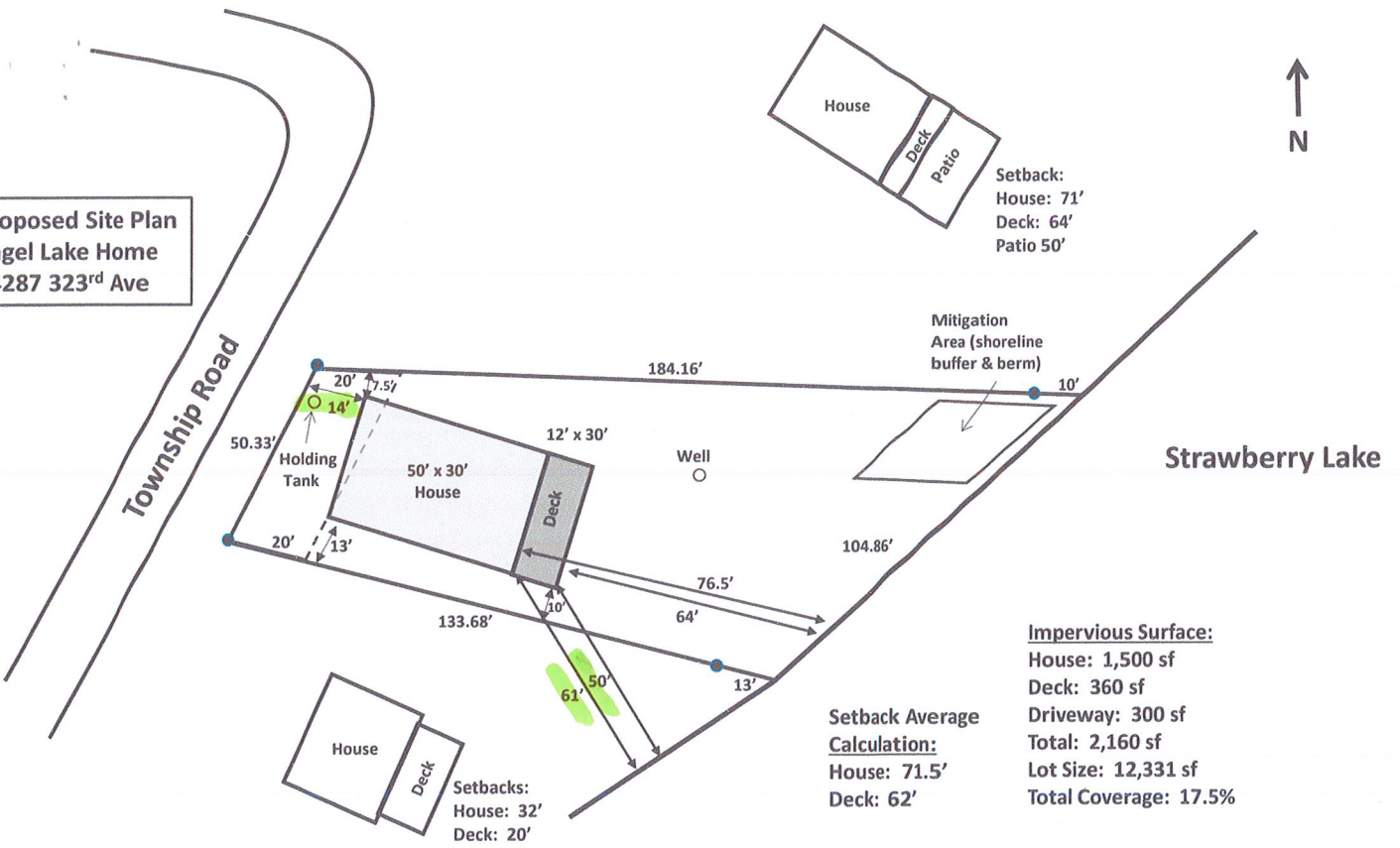
I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge. I also understand that, once issued, a permit is valid for a period of one (1) year from the date of issuance and that Planning and Zoning Staff may visit my property to ensure compliance. 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

7-8-2019

Proposed Site Plan
Pagel Lake Home
34287 323rd Ave



Date owner notified of application outcome: called 8/12/19 to PU

34287 323rd Ave

Write a description for your map.

Legend



Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501
218-846-7311
www.co.becker.mn.us
AIN:

PIN: 20.0449.000
BILL NUMBER: 011789
LENDER:
OWNER NAME: PAGEL DAVID KEITH

TAXPAYER(S):

DAVID KEITH PAGEL
710 28TH ST N
FARGO ND 58108

\$\$\$

REFUNDS?
You may be eligible
for one or even two
refunds to reduce
your property tax.
Read the back of
this statement to
find out how to apply

PROPERTY ADDRESS
34287 323RD AVE
OGEMA, MN 56569

DESCRIPTION
Acres: 0.24 Section 35 Township 142
Range 040
50' N&S BY 213' E&W LYING 100' S OF

Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT

2019

2018 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2018	2019
Step 1	Taxes Payable Year:	
	Estimated Market Value:	83,900 89,000
	Homestead Exclusion:	0 0
	Taxable Market Value:	83,900 89,000
	New Improvements:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2018	
Step 2	PROPOSED TAX	
	Sent in November 2018	678.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2019	\$354.00
	Second half taxes due 10/15/2019	\$354.00
	Total taxes due in 2019	\$708.00

Tax Detail for Your Property:			
Taxes Payable Year:		2018	2019
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
	3. Property taxes before credits	\$640.00	\$668.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	\$0.00	\$0.00
	B. Other credits	\$0.00	\$0.00
	5. Property taxes after credits	\$640.00	\$668.00
Property Tax by Jurisdiction	6. BECKER COUNTY	\$323.66	\$336.26
	7. MAPLE GROVE	\$44.66	\$47.49
	8. State General Tax	\$79.70	\$86.75
	9. SCHOOL DISTRICT 0435	\$93.97	\$96.04
	A. Voter approved levies	\$42.17	\$42.92
	B. Other local levies	\$1.87	\$1.88
	10. Special Taxing Districts	\$53.97	\$56.66
	A. BC EDA	\$0.00	\$0.00
	B. Others	\$0.00	\$0.00
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total property tax before special assessments	\$640.00	\$668.00
	13. Special assessments	\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$680.00	\$708.00
	Tax Amount Paid		\$0.00

2

2nd Half Payment Stub - Payable 2019

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2019.

PIN: 20.0449.000
AIN:

BILL NUMBER: 011789

TAXPAYER(S): DAVID KEITH PAGEL
710 28TH ST N
FARGO ND 58108

Paid By _____

Total Property Tax for 2019	\$708.00
2nd Half Tax Amount	\$354.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$354.00
Balance Good Through	10/15/2019
	Seasonal

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2019

Detach and return this stub with your 1st half payment.

To avoid penalty, pay on or before May 15, 2019.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2019.

PIN: 20.0449.000
AIN:

BILL NUMBER: 011789

TAXPAYER(S): DAVID KEITH PAGEL
710 28TH ST N
FARGO ND 58108

Paid By _____

Total Property Tax for 2019	\$708.00
1st Half Tax Amount	\$354.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$354.00
Balance Good Through	05/15/2019
	Seasonal

MAKE CHECKS PAYABLE TO:

Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

LEGAL DESCRIPTION: 34287 323rd Ave, Ogema MN

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker county, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the easterly right of way line of a dedicated Township Road; thence South 15 degrees 35 minutes 13 seconds West, along said easterly line, for 100.07 feet to an iron monument; Thence South 30 degrees 36 minutes 56 seconds West, along said easterly line, for 4.35 feet to a point 100.00 south of the north line of said Government Lot 4, as measured at right angles thereto; said point being on a boundary established by agreement as recorded in Document Number 501007 in the office of the Becker County Recorder; said point being the point of beginning of the land to be described; thence continue South 30 degrees 36 minutes 56 seconds West, along said easterly right of way line, for 50.33 feet; thence South 79 degrees 04 minutes 37 seconds East for 151.68 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly, along said shoreline, for 104.86 feet, more or less, to a point which bears North 89 degrees 44 minutes 21 seconds East from the point of beginning; thence South 89 degrees 44 minutes 21 seconds West, along said south line, for 224.16 feet to the point of beginning. Containing 0.260 acres +/-.

Also subject to easements, restrictions, and reservations of record if any.

Together with an encroachment easement for the purpose of allowing an existing trailer house to remain as now located; the easement is described as follows: Commencing at the above described point of beginning; thence North 89 degrees 44 minutes 21 seconds East, parallel with the north line of said Government Lot 4, for 70.00 feet to the point of beginning of the easement; thence continue North 89 degrees 44 minutes 21 seconds East 26.15 feet; thence North 37 degrees 24 minutes 17 seconds West 15.60 feet; thence South 53 degrees 08 minutes 13 seconds West 20.85 feet to the point of beginning of the easement. Said easement shall terminate at such time when the existing trailer house is moved or replaced.

SETBACK AVERAGE CALCULATION**House - House****Setback (ft)**

Adjacent Dwelling (South)

32

Adjacent Dwelling (North)

71

AVERAGE

51.5

AVERAGE + 20'

71.5

Deck - Deck**Setback (ft)**

Adjacent Dwelling (South)

20

Adjacent Dwelling (North)

64

AVERAGE

42

AVERAGE + 20'

62

IMPERVIOUS SURFACE (NEW DWELLING)**SQ. FT.**

NEW HOUSE

1500

(30'x50')

DECK/PATIO

360

(30'x12')

DRIVEWAY

300

(30'x10')

2160

LOT AREA

12331

(Dimensions between property pins: 50.33', 133.68', 104.86', 184.16')

TOTAL LOT COVERAGE

17.5%

IMPERVIOUS SURFACE (CURRENT LOT)~~OLD~~**Sq. Ft.**~~NEW~~ HOUSE (Mobile Home)

564

DECK/PATIO

0

DRIVEWAY

600

OTHER STRUCTURES

75

1239

LOT AREA

12331

TOTAL LOT COVERAGE

10.0%

659875

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 659875

July 1, 2019 at 10:57 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

No delinquent taxes and transfer entered
this 1st day of July, 2019
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

I certify the taxes due in the current
tax year for the whole parcel are paid.

Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.165

Receipt # 715842
Becker County Auditor/Treasurer

20. 0449. 000 - Split

QUIT CLAIM DEED

MN19241360

State Deed Tax Due Hereon: \$1.65

Date: June 17, 2019

SURVEYORS SKETCH () NOT REQUIRED

(☒) FILED SURVEY BOOK 30 PAGE 51

FOR VALUABLE CONSIDERATION, Kenneth James Pagel and Sara Pagel, husband and wife, as Grantors, do hereby convey to David Keith Pagel as Grantee, the real property in Becker County, Minnesota described as follows:

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00°07'51" West, along the west line of said Section 35, to the northwest corner of said Government Lot 4; thence North 87°54'06" East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89°44'21" East, along the north line of said Government Lot 4, a distance of 302.66 feet to the easterly right of way line of a dedicated Township road; thence South 15°35'13" West, along said easterly line, for 100.07 feet to an iron monument; Thence South 30°36'56" West, along said easterly line, for 4.35 feet to a point 100.00 feet south of the north line of said Government Lot 4, as measured at right angles thereto, said point being on a boundary established by agreement as recorded in Document Number 501007 in the office of the Becker County Recorder; said point being the point of beginning of the land to be described; thence continue South 30°36'56" West, along said easterly right of way line, for 50.33 feet; thence South 79°04'37" East for 151.68 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly, along said shoreline, for 104.86 feet, more or less, to a point which bears North 89°44'21" East from the point of beginning; thence South 89°44'21" West, for 224.16 feet to the point of beginning.

Together with all hereditaments and appurtenances belonging thereto, subject to any restrictions, reservations and/or covenants, etc. as may appear of record.

Total Consideration paid for said property is less than \$500.00.

chg
paid
well

Book 30 Page 51

C-285

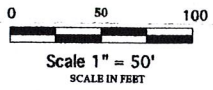
**CERTIFICATE OF SURVEY
IN GOVERNMENT LOT 4 OF SECTION
35, T142N, R40W OF THE 5TH. P.M.
IN BECKER COUNTY, MINNESOTA**

The purpose of the survey is to correct the
existing descriptions on Tract A and Tract B.

*343rd Street and 323rd Avenue are Maple Grove
Township Roads as described in Document No. 825178
as Recorded at the office of the Becker county Recorder

I hereby certify that I have reviewed this surveyor's sketch and
find it to be in compliance with the Becker County Zoning
Ordinance.
Dated this 24th day of June, 2019
James F. Schoeneck
County Zoning Administrator

Note:
North line of Richard C. Berdahl property as
determined in District Court and described in
Document No. 494508 at the office of the
Becker County Recorder



BEARINGS BASED ON ASSUMED DATUM

- MONUMENTS FOUND
- MONUMENTS SET (B) (BONS WCAPS)

LAND DESCRIPTION: TRACT B (Kenneth Pagel)

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker county, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the easterly right of way line of a dedicated Township Road; thence South 15 degrees 35 minutes 13 seconds West, along said easterly line, for 100.07 feet to an iron monument; Thence South 30 degrees 36 minutes 56 seconds West, along said easterly line, for 4.35 feet to a point 100.00 south of the north line of said Government Lot 4, as measured at right angles thereto; thence continue South 30 degrees 36 minutes 56 seconds West, along said easterly right of way line, for 50.33 feet to the point of beginning; thence South 31 degrees 40 minutes 05 seconds West, along said easterly right of way line, for 50.00 feet to the north line of the Richard C. Berdahl tract as determined in District Court and recorded as parcel number 491503 at the office of the Becker county Recorder; thence South 71 degrees 58 minutes 51 seconds East, along said north line, for 116.87 feet, more or less, feet to the shoreline of Strawberry Lake; thence northeasterly, along said shoreline, for 82.75 feet, more or less, to a point which bears South 79 degrees 04 minutes 37 seconds East from the point of beginning; thence North 79 degrees 04 minutes 37 seconds West for 151.68 feet, more or less, to the point of beginning. Containing 0.170 acres +/-.

Also subject to easements, restrictions, and reservations of record if any.

LAND DESCRIPTION: TRACT A (David Pagel)

That part of Government Lot 4 (fractional South half of the Southwest Quarter) of Section 35, Township 142 North, Range 40 West of the Fifth Principal Meridian in Becker county, Minnesota, described as follows:

Commencing at the southwest corner of said Section 35; thence North 00 degrees 07 minutes 51 seconds West, along the west line of said Section 35, to the northwest corner of said Government Lot 4; thence North 87 degrees 54 minutes 06 seconds East, along the north line of said Government Lot 4, a distance of 1352.20 feet to the southwest corner of Government Lot 3 of said Section 35; thence North 89 degrees 44 minutes 21 seconds East, along the north line of said Government Lot 4, a distance of 302.66 feet to the easterly right of way line of a dedicated Township Road; thence South 15 degrees 35 minutes 13 seconds West, along said easterly line, for 100.07 feet to an iron monument; Thence South 30 degrees 36 minutes 56 seconds West, along said easterly line, for 4.35 feet to a point 100.00 south of the north line of said Government Lot 4, as measured at right angles thereto; said point being on a boundary established by agreement as recorded in Document Number 501007 in the office of the Becker County Recorder; said point being the point of beginning of the land to be described; thence continue South 30 degrees 36 minutes 56 seconds West, along said easterly right of way line, for 50.33 feet; thence South 79 degrees 04 minutes 37 seconds East for 151.68 feet, more or less, to the shoreline of Strawberry Lake; thence northeasterly, along said shoreline, for 104.86 feet, more or less, to a point which bears North 89 degrees 44 minutes 21 seconds East from the point of beginning; thence South 89 degrees 44 minutes 21 seconds West, along said south line, for 224.16 feet to the point of beginning. Containing 0.260 acres +/-.

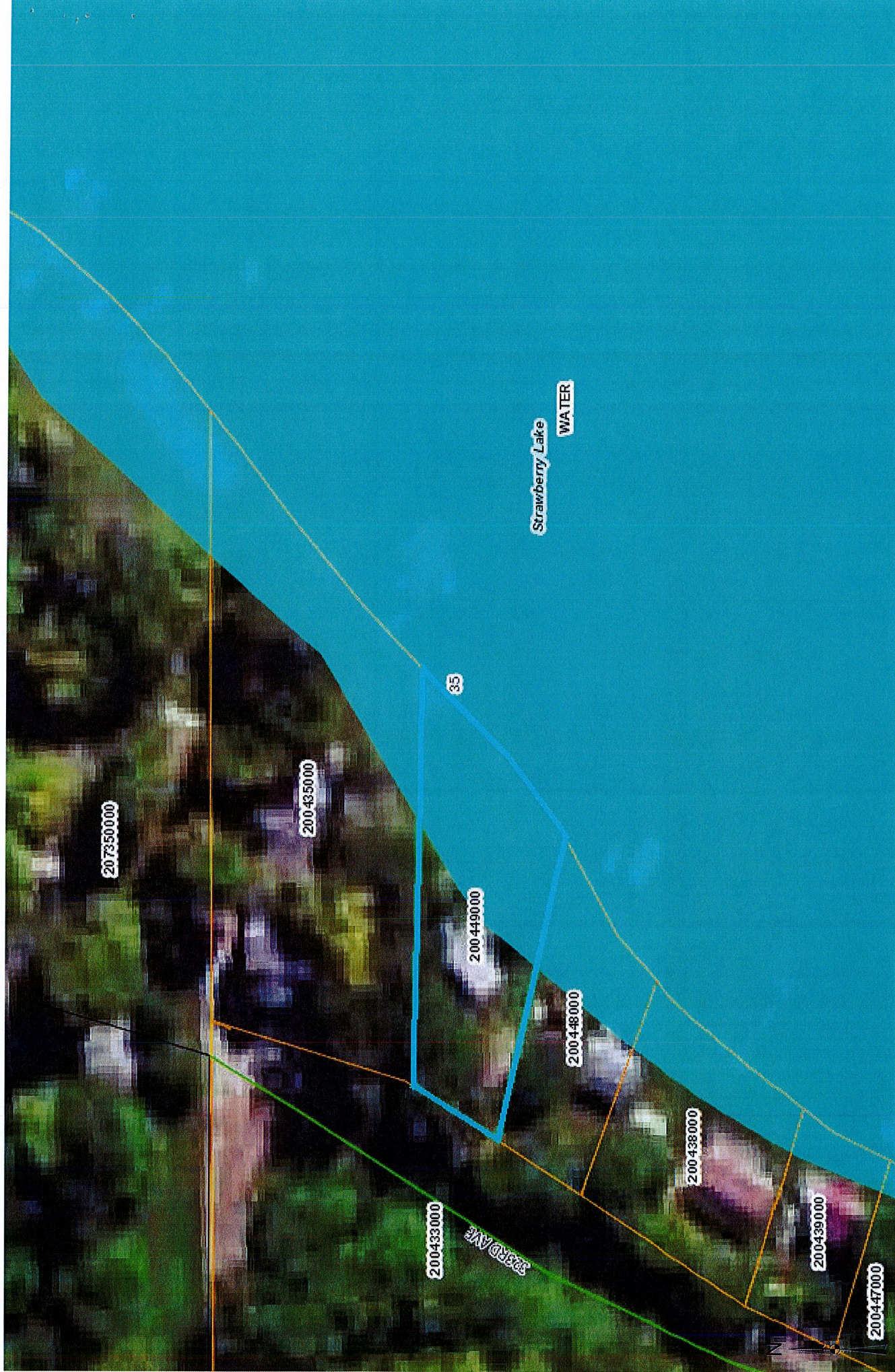
Also subject to easements, restrictions, and reservations of record if any.

Together with an encroachment easement for the purpose of allowing an existing trailer house to remain as now located; the easement is described as follows: Commencing at the above described point of beginning; thence North 89 degrees 44 minutes 21 seconds East, parallel with the north line of said Government Lot 4, for 70.00 feet to the point of beginning of the easement; thence continue North 89 degrees 44 minutes 21 seconds East 26.15 feet; thence North 37 degrees 24 minutes 17 seconds West 15.60 feet; thence South 53 degrees 08 minutes 13 seconds West 20.85 feet to the point of beginning of the easement. Said easement shall terminate at such time when the existing trailer house is moved or replaced.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota and that the land descriptions as shown on this map are sufficient to locate the boundary lines of the lots shown.

James F. Schoeneck
Date: Jan 4, 2019 Reg. No. 11623

OWNER	LAND SURVEYOR
David Keith Pagel 710 28th St. North Fargo, ND 58108	James F. Schoeneck 488 Shorewood Drive Detroit Lakes, MN 56501 (218)-847-8188 January 2, 2016



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.

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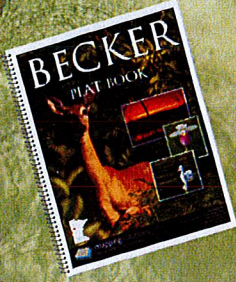
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Date: 7/24/2019

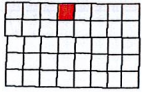
Becker County



Need Additional Plat Books?



Becker Soil & Water Conservation District: 809 - 8th Street SE
 Becker County Auditor-Treasurer Office: Courthouse, 2nd Floor
 Detroit Lakes Sport Shop: 930 Washington Avenue
 Chamber of Commerce: 700 Summit Avenue



Maple Grove

Township 142N - Range 40W

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