



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

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

Applicant: City of Frazee
PO Box 387
Frazee, MN 56544

Project Location: TBD Park Rd Frazee, MN 56544

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance from the required 300-foot lake frontage requirement contained in Table 8-6 of the zoning ordinance.

LEGAL LAND DESCRIPTION: Tax ID number: 03.7033.000; Eagle Lake
Section 33 Township 138 Range 040; 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.; Burlington Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-221

Property and Owner Review

Parcel Number(s): 037033000

Owner: CITY OF FRAZEE

Township-S/T/R: BURLINGTON-33/138/040

Mailing Address:
CITY OF FRAZEE
PO BOX 387
FRAZEE MN 56544-0387

Site Address: TBD

Lot Recording Date: Prior to 1971

Original Permit Nbr: VAR2021-85240

Legal Descr: 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: The City of Frazee requests a variance from the 300 foot lake frontage requirement contained in Table 8-6 of the zoning ordinance. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending the subsequent approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks, for the benefit of the public.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 16.3

Proposed Imp. Surface Coverage: 18.8

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: The request is in harmony with the purposes of the zoning ordinance, as outlined in section one of the ordinance. The City of Frazee believes that its parks are important to the quality of life of Becker County residents. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending the subsequent approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks. Without this revenue, budgetary constraints are expected to make it increasingly more difficult for the City to properly care for and improve its park system. As an alternative to adding campsites, the City has considered selling Eagle Lake Park. The City contacted the Minnesota DNR and Becker County about purchasing the park for its appraised value. Both entities had no interest in purchasing the property. Based upon input from Eagle Lake residents and other community members at the August 12, 2019, City Council meeting, the public is overwhelmingly against the sale of the park to a

private buyer, as this would undoubtedly eliminate the lone public access to the lake.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **As previously mentioned, the variance would provide the City of Frazee with the opportunity to add four seasonal campsites at Eagle Lake Park, which would provide the City with a defined revenue source to help support its park system for the benefit of the public.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **The property is currently utilized as a public park. The area north of Park Road (lakeside) offers several recreational amenities, including a public access, swimming beach, playground, and picnic shelters. The area south of Park Road (non-lakeside) is maintained as a mowed green space. The City believes that the addition of four seasonal campsites to the non-lakeside portion of the property is reasonable as it would not interfere with the other recreational amenities in the park and would provide the City with revenue to help maintain and enhance Eagle Lake Park and its other parks.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The property, which was platted and purchased by the City decades before the adoption of the Becker County zoning ordinance, has a unique shape. While the property is relatively large in area (4.5 acres), the lake frontage is limited to 245 feet. Based upon the division factors contained in the zoning ordinance, the City has sufficient land area to accommodate four campsites; these sites would be located on the south side (non-lakeside) portion of the property. Additionally, the property is owned by the City of Frazee and is used as a park for the benefit of Becker County residents.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The variance would preserve the essential character of the locality. The property is already utilized as a park and is frequently used by the public. The City believes that the addition of four seasonal campsites would not alter the character of the park. Furthermore, the trees on the property and surrounding area would minimize the visibility of the campsites from adjacent properties; the nearest residence would be 300 feet away from the campsites. Additionally, the proposed campsites would be located at least 285 feet from the lake (far further than neighboring homes) and the campsites would not create any additional runoff to Eagle Lake; the proposed campsite area drains away from the lake to the south.**

City of Frazee - Eagle Lake Park Proposed Seasonal Campsite Layout

50 25 0 50 Feet



Parcel Boundary
(Parcel #037033000/4.5 ac)

Eagle Lake

245 ft of lake frontage

Public Beach

Public Access

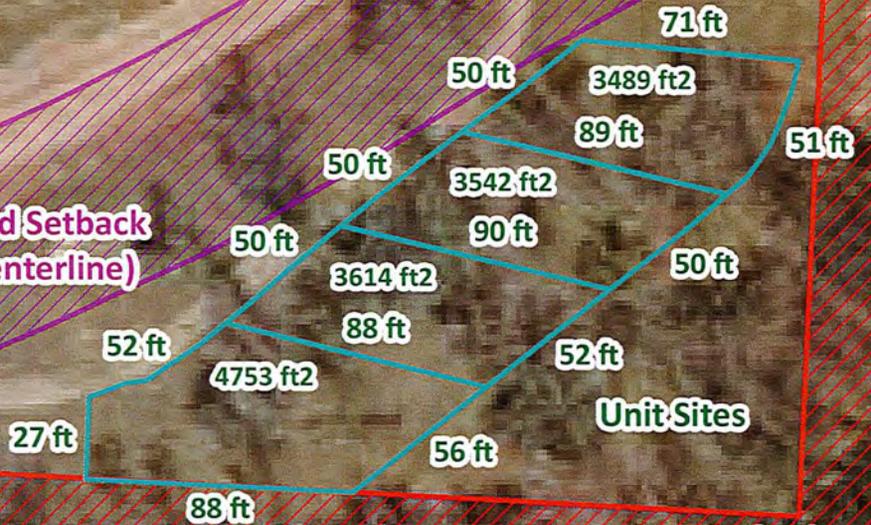
Picnic Shelter

Playground

Parking

Picnic Shelter

Township Road Setback
(66 ft from centerline)



Unit Sites

Property Line Setback
(40 ft)

City of Frazee – Eagle Lake Park Proposed Campsite

Proposal: The City seeks to add four seasonal campsites to Eagle Lake Park.

Variance Request: The City requests a variance from the 300 foot lake frontage requirement contained in Table 8-6 of the zoning ordinance.

Is the variance in harmony with the purposes and intent of the ordinance? Explain.

Yes. The request is in harmony with the purposes of the zoning ordinance, as outlined in section one of the ordinance. The City of Frazee believes that its parks are important to the quality of life of Becker County residents. If approved, the request would enable the City to place four seasonal campsites at Eagle Lake Park (pending approval of a conditional use permit), which would provide the City with a steady revenue source to help maintain and enhance Eagle Lake Park, as well as other City-owned parks. Without this revenue, budgetary constraints are expected to make it increasingly more difficult for the City to properly care for and improve to its park system. As an alternative to adding campsites, the City has considered selling Eagle Lake Park. Both the Minnesota DNR and Becker County have expressed an unwillingness to purchase the park for its appraised value. Based upon input from Eagle Lake residents and other community members, the public is overwhelmingly against the sale of the park to a private buyer, as this would undoubtedly eliminate the lone public access to the lake.

Is the variance consistent with the Becker County Comprehensive Plan? Explain.

Yes. As previously mentioned, the variance would provide the City of Frazee with the opportunity to add four seasonal campsites at Eagle Lake Park, which would provide the City with a defined revenue source to help support its park system for the benefit of the public.

Does the proposal put the property to use in a reasonable manner? Explain.

Yes. The property is currently utilized as a park. The area north of Park Road (lakeside) offers several recreational amenities, including a public access, swimming beach, playground, and picnic shelters. The area south of Park Road (non-lakeside) is maintained as a mowed green space. The City believes that the addition of four seasonal campsites to the non-lakeside portion of the property is reasonable as it would not interfere with the other recreational amenities in the park and would provide the City with revenue to help maintain and enhance Eagle Lake Park and its other parks.

Are there circumstances unique to the property? Explain.

Yes. The property, which was platted and purchased by the City decades before the adoption of the Becker County zoning ordinance, has a unique shape. While the property is relatively large in area (4.5 acres), the lake frontage is limited to 245 feet. Based upon the division factors contained in the ordinance, the City has sufficient land area to accommodate four sites; these sites would be located on the south side (non-lakeside) portion of the property. Additionally, the property is owned by the City of Frazee and is used as a park for the benefit of Becker County residents.

Will the variance maintain the essential character of the locality? Explain.

Yes. The variance would preserve the essential character of the locality. The property is already utilized as a park and is frequently used by the public. The City believes that the addition of four seasonal campsites would not alter the character of the park. Furthermore, the trees on the property and surrounding area would minimize the visibility of the campsites from adjacent properties. Additionally, the proposed campsites would be located at least 285 feet from the lake (far further than neighboring homes) and the campsites would not create any additional runoff to Eagle Lake; the proposed campsite area drains away from the lake to the south.

Proposed Campsite Area looking East



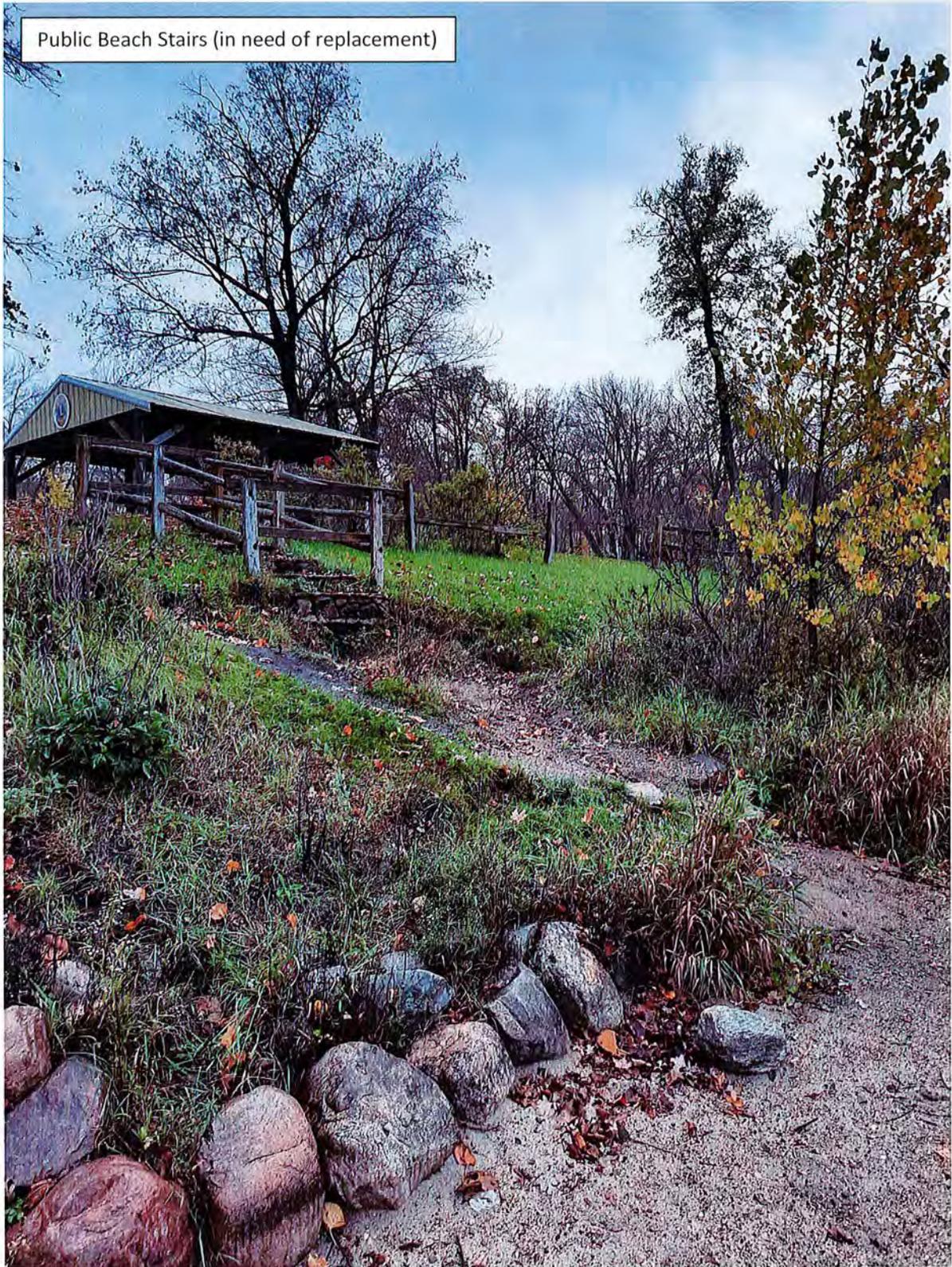
Proposed Campsite Area looking South



Proposed Campsite Area looking West



Public Beach Stairs (in need of replacement)



Public Playground (in need of new curbing and pea rock)



Becker County Parcel Information

Values & Taxes Land Info Yard Items

New Search

Summary	
Parcel Number:	037033000 GIS Map 
Property Address:	
Owner Name:	CITY OF FRAZEE
Owner Address:	PO BOX 387 FRAZEE MN 56544-0387
Legal Description:	Section 33 Township 138 Range 040 33-138-40 PT GOVT LOT 5: COMM NW COR SE1/4, W 20RDS (330'), S 20RDS (330'), W 40RDS (660'), N 300' TO LK, N AL LK 185', E 475' TO POB.

Valuation & Taxation			top 
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$17,600	\$10,400	\$10,500
Estimated Land Value	\$133,000	\$111,300	\$110,700
Estimated Machinery Value			
Total Estimated Value	\$150,600	\$121,700	\$121,200
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value			
Tax Details - <i>please see statement</i>			
Total Tax Levied			
Total Payments			

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Muni Srv Ent - Non-Homestead	\$150,600

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
4.5	185		4.496	
Description	Flags		Size	
030203 EAGLE LAKE SITE			1 UT	
030204 FF-EAGLE LAKE-GOOD			185 FF	
999997 LAKE SHORE NO VALUE			1.306 AC	
039501 BLDG SITE ACRE			3.19 AC	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1990	
Item Count	1	
Condition	Normal	
Type	Metal	
Pricing	Average	
Width	4.00	

Length	4.00
Area	16 Square Feet
Yard Item # 2 details:	
Descr	Paving - Asphalt
Year Built	2009
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,632 Square Feet
Pricing	Average
Lighting	None
Yard Item # 3 details:	
Descr	Fencing - Wood
Year Built	2009
Item Count	1
Condition	Normal
Height	4
Fence Pricing	Average
Quantity	178 Lineal Feet
Gate Pricing	Average
Gates	0 Lineal Feet
Yard Item # 4 details:	
Descr	Picnic Shelter
Year Built	1900
Item Count	1
Condition	Normal
Type	Open Sides
Pricing	Average

Width	0.00
Length	0.00
Quantity	400 Square Feet
Yard Item # 5 details:	
Descr	Picnic Shelter
Year Built	1900
Item Count	1
Condition	Normal
Type	Open Sides
Pricing	Average
Width	0.00
Length	0.00
Quantity	400 Square Feet

City of Frazee
Legal pg 2-3

BOUNDARY LINE AGREEMENT

This agreement, made and entered into the day and year set opposite the signatures of the parties hereto, and by and between Julie Haberman and Douglas Haberman wife and husband, hereinafter called "Haberman", and the City of Frazee, hereinafter called "Frazee".

RECITALS

I.

That Haberman is the owner in fee of the following described real property in Becker County, Minnesota, to-wit:

That part of Government Lot 5 of Section 33, Township 138 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the Southwesterly corner of Lot 6 of EAGLE LAKE PARK, said plat is on file and of record in the office of the Recorder of said County; thence North 69 degrees 35 minutes 50 seconds East 300.37 feet on an assumed bearing along the southerly lines of Lot 6, 5, 4, 3, 2, and 1 of said EAGLE LAKE PARK to an iron monument at the southeasterly corner of said Lot 1, said point is the point of beginning; thence South 00 degrees 08 minutes 44 seconds West 616.66 feet along the easterly line of a Dedicated Roadway according to said EAGLE LAKE PARK to an iron monument; thence continuing South 06 degrees 08 minutes 44 seconds West 34.23 feet along the easterly line of said Dedicated Roadway and its southerly extension to the centerline of an existing public road; thence easterly along the centerline of said existing public road on a curve concave to the south, having a central angle of 03 degrees 35 minutes 30 seconds and a radius of 3100.00 feet, for a distance of 194.33 feet (chord bearing South 72 degrees 35 minutes 37 seconds East) to a point hereinafter referred to as Point A; thence North 01 degree 18 minutes 49 seconds East 34.66 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 40.72 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 114.43 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 80.54 feet to an iron monument; thence North 00 degrees 01 minute 05 seconds East 127.17 feet to an iron monument; thence North 01 degree 07 minutes

R03-6370 W
R03-076000

- Charge
- Paid
- Numerical
- Tract
- Grantor
- Grantee
- Compared

1-11-02

46 seconds East 310.00 feet to an iron monument; thence North 89 degrees 31 minutes 36 seconds West 196.10 feet to the point of beginning. The above described tract contains 2.98 acres.

SUBJECT TO an easement for public road purposes over, under and across the southerly 33.00 feet of the above described tract, said 33.00 feet is measured at a right angle to and is parallel with the centerline of said existing public road.

AND SUBJECT TO an easement for public road purposes over, under and across that part of the above tract as described as follows:

Beginning at an iron monument at the afore mentioned point of beginning; thence South 00 degrees 08 minutes 44 seconds West 47.12 feet along the easterly line of said Dedicated Roadway; thence North 64 degrees 14 minutes 00 seconds East 106.57 feet; thence North 89 degrees 31 minutes 36 seconds West 95.86 feet to the point of beginning of said public road easement.

AND SUBJECT TO an easement for driveway purposes over, under and across that part of the above tract described as follows:

Beginning at the afore mentioned Point A; thence North 01 degree 18 minutes 49 seconds East 34.66 feet to an iron monument; thence continuing North 01 degree 18 minutes 49 seconds East 40.72 feet to an iron monument; thence South 58 degrees 31 minutes 31 seconds West 94.16 feet to the centerline of said existing public road; thence easterly along the centerline of said existing public road to the point of beginning and said driveway easement.

II.

That the City of Frazee is the owner in fee of the following described real property in Becker County, Minnesota, to-wit:

Beginning at a point three hundred thirty feet (330) feet West of the Northwest corner of the South East Quarter (SE1/4) of Section thirty-three (33) Township One Hundred thirty-eight (138) North of Range forty (40) West, thence running South on a line running parallel with the west line of the South East quarter (SE1/4) of the aforesaid Section thirty-three (33), a

E 07.0931 00

distance of three hundred thirty feet (330 ft.) thence West six hundred twenty feet (620 ft.), thence North a distance of two hundred thirty three feet (233 ft.) to the shore of Eagle Lake, thence along the South shore of Eagle Lake in a northeasterly direction one hundred eighty-four and one half feet (184-1/2 ft.) to a point directly west of place of beginning, thence to the place of beginning, a distance of four hundred seventy-five and one half feet (475-1/2 ft.). It is understood that the said tract of ground contains approximately four and one half acres, more or less, according to the survey thereof made by one D. W. Watt and his assistants on the thirteenth day of August one thousand nine hundred and thirty-six (1936); said boundary lines and corners indicated by stakes placed by the said D. W. Watt.

III.

That the tracts of land above described share a common boundary line which Haberman and Frazee have jointly and definitely agreed that the location of which is described as follows:

Commencing at a found iron monument which designates the southwesterly corner of Lot 6 of Eagle Lake Park, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota; thence North 69 degrees 35 minutes 50 seconds East 300.37 feet on an assumed bearing along the southerly lines of Lots 6, 5, 4, 3, 2, and 1 of said EAGLE LAKE PARK to an iron monument at the southeasterly corner of said Lot 1, said point is the point of beginning of the boundary line to be described; thence South 89 degrees 31 minutes 36 seconds East 155.10 feet to an iron monument and said boundary line there terminates.

IV.

Now, therefore, Julie Haberman and Douglas Haberman, wife and husband, for themselves, their heirs, successors and assigns hereby convey and quit claim unto the City of Frazee, a municipal corporation, all of their right, title, and interest in and to all of that part of the above described property lying northerly of the boundary line described in paragraph III above.

Further, the City of Frazee, a municipal corporation under the laws of the State of Minnesota, for itself, its successors and assigns, does hereby

convey and quit claim unto Julie Haberman and Douglas Haberman all of its right, title and interest in and to the property above described lying southerly of the boundary line described in paragraph III above.

V.

It is mutually agreed by and between the parties hereto that all of the covenants and agreements contained herein shall run with the land described above and shall extend to and bind the heirs, executors, administrators and assigns of the respective parties hereto. The parties further agree that this agreement shall convey after acquired title, if any.

IN TESTIMONY WHEREOF, the parties have signed this agreement the day and year set forth opposite their signatures below.

Date: 1-13-95

Julie Haberman
Julie Haberman

Date: 1-13-95

Douglas Haberman
Douglas Haberman

CITY OF FRAZEE, a Municipal Corporation

Date: 12/7/94

Robert E. Wickstrom

By: *Mayor*

Date: 12/7/94

Cheri Osterman

By: *Clerk-Treasurer*

RECEIPT # 48002
BECKER COUNTY
DEED TAX
AMT. PD \$ 1.65

No delinquent taxes and transfer entered this
18th day of January 1995
Keith H. Brakken
County Auditor, Becker Co.

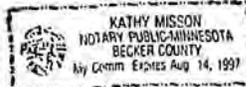
By *mt* Deputy
E 03-0033-000

JAN 7 1995

STATE OF MINNESOTA)
)ss
COUNTY OF BECKER)

On this 13 day of ~~December~~ ^{January}, 1995, before me, a Notary Public, within and for said County and State, personally appeared Julie Haberman and Douglas Haberman, wife and husband, to me known to be the persons described herein, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as such.

Kathy Misson
Notary Public



Kathy Misson 8/14/97

STATE OF)
)ss
COUNTY OF)

On this 7 day of December, 1994, before me, a Notary Public within and for said County, personally appeared Donald R. Peterson and Teri Ostman to me known, who, being by me duly sworn did say that they are the managers and city clerk of the City of Frazee, and that said instrument was signed on behalf of said City of Frazee.

Virginia M. McDougall
Notary Public
My commission expires: Sept 4, 1997

Virginia M. McDougall 9/4/97

Drafted by Thorwaldsen Law Office, Detroit Lakes, MN

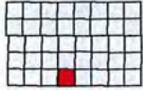
BECKER COUNTY RECORDER
STATE OF MINNESOTA
Microfilm No. 411183
Date JAN 19 1995 2:00 PM
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M. M. Peterson
Dply 1 1st Co. Recorder



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.

1:3,380	Date: 10/4/2021
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County

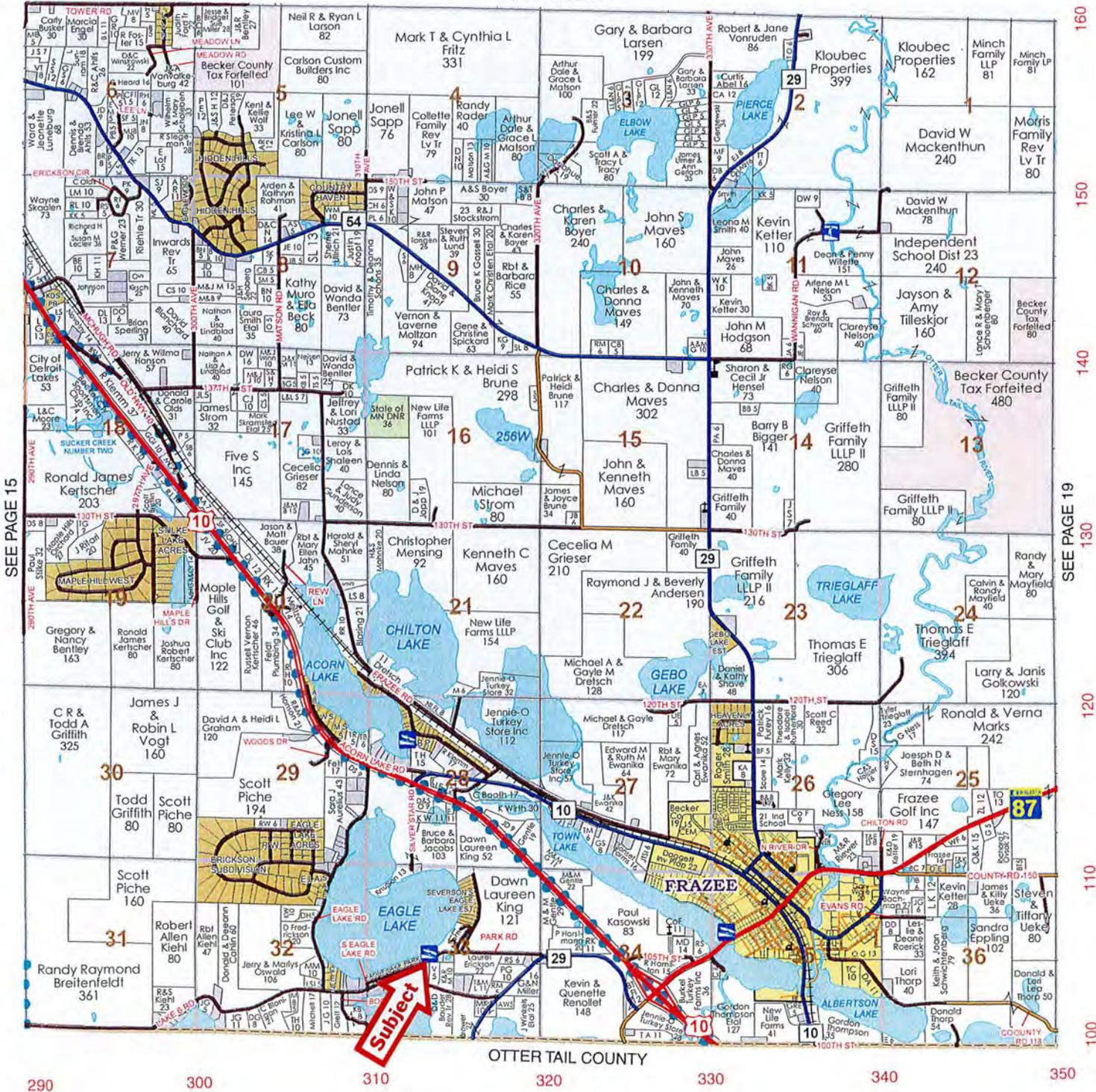


Burlington

Township 138N - Range 40W

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SEE PAGE 19



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse
915 Lake Ave Detroit Lakes, MN 56501

Applicant: Kevin H. Kylo & Kimberly H. Kylo
15287 7th St SE
Blanchard, ND 58009

Project Location: 22019 Co Hwy 32 Rochert, MN

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct an addition to an existing non-conforming dwelling and a deck to be located at seventy-seven (77) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.
- 2.) Request a variance to construct an addition to an attached garage to be located at thirty-four (34) feet from the county road ROW, deviating from the required setback of forty-five (45) feet from a dedicated county road ROW within the shoreland district, all due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 16.0248.000; Cotton Lake
Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8; Holmesville Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

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Variance Application Review

Permit # VAR2021-183

Property and Owner Review

Parcel Number(s): **160248000**

Owner: **KEVIN KYLLO**

Township-S/T/R: **HOLMESVILLE-34/140/040**

Mailing Address:
KEVIN KYLLO
15287 7TH ST SE
BLANCHARD ND 58009

Site Address: **22019 CO HWY 32**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2021-1501**

Legal Descr: **BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8**

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: **Add main level addition to existing non compliant structure, to add main level Master Bedroom, increase the size of the second story deck, add an new entryway; garage addition and new landings to replace removed decking. 1.) Request a variance to construct an addition to an existing non-conforming dwelling and a deck to be located at seventy-seven (77) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake. 2.) Request a variance to construct an addition to an attached garage to be located at thirty-four (34) feet from the county road ROW, deviating from the required setback of forty-five (45) from a dedicated county road ROW within the shoreland district, all due to setback issues.**

OHW Setback: **77'to Dwelling and Deck Addition**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: **NA**

Road Setback: **34' from ROW to Attached Garage Addition**

Road Type: **County**

Existing Imp. Surface Coverage: **24.02%**

Proposed Imp. Surface Coverage: **24.01%**

Existing Structure Sq Ft: **1244 Existing House; 612 Garage; 710 Existing decking**

Proposed Structure Sq Ft: **2336 Total House, 1156 Garage, 336 Decking/Landings**

Existing Structure Height: **23'**

Proposed Structure Height: **23'**

Existing Basement Sq Ft: **No**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are becoming more into compliance. We are reducing the Impervious surface area of the driveway, to comply with the Ordinance. We are removing a substantial amount of asphalt. The existing is 2200 sq ft and we are reducing the driveway to 581 sq ft.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **We are not negatively impacting anyone's views or enjoyment of the lake. We are not going any**

closer to the lake than the existing structure. The decks are going in similar area as the existing decks. We are reducing the decks from 710 in decking to 336 in decking- converting to smaller landing areas. Also reducing asphalt and creating a mitigation plan. We are not creating any road side hazards. If we were on a township road we would be over the allowed setback of 20' from the ROW.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, will allow family to continue the use of their single-family home as they age. Making an existing dwelling more user friendly for aging owners. Yes, keeping existing family home use the same. We would like to add a bedroom and increase garage space to accommodate use for friends and extend family to visit and for year-round use. The current upper deck is dangerous and needs to be replaced. Because we are removing much of the other decking on the main floor, we would like to make this upper deck more useable since we already have to replace it**

4. Are there circumstances unique to the property? **No**

Explain: **Yes, this is a substandard lot of record. It was created and developed prior to 1971 before Becker County setbacks and lot size standards were established. the orig structure was built around 1970, before our family owned the property.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes there are others in this area with similar and closer setbacks.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1501

Property and Owner Review

Parcel Number: 160248000	Inspector Notes:
Owner: KEVIN KYLLO	
Township-S/T/R: -34/140/040	
Site Address: 22019 CO HWY 32	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): Addition or Repairs to Existing Home - Existing Dimensions: 32'x40' Dwelling Existing: (256+256+672+60) 1244 sq ft - Proposed Dimensions: 66'x40' Proposed Addition: Entryway 6x16=96 sq ft & 996 (Total Addition 1092sq ft) - Proposed Roof Changes? No
Attached Garage (1B): Addition to Attached Garage - Existing Dimensions: Yes, 24x21 back is mech room 20'x7'= Total Existing 612 sq ft - Proposed Dimensions: Addition: 16'x34'= 544 - Proposed Roof Changes? Yes
Other dwelling related improvements (1C): Deck - Pervious - Existing Dimensions: Upper Deck: 5x10=50 sq ft & Lower Decks: 600 sq ft; 6x10=60sq ft - Proposed Dimensions: Upper Deck: 8'x22'=176 sq ft; North Lakeside Landing 40 sq ft; South Lakeside Landing "L" shaped 84 sq ft; Roadside landing off of Entryway 36 sq ft - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): Sidewalk - Existing Dimensions: None - Proposed Dimensions: 338 sq ft from Entry to driveway - Proposed Roof Changes? N/A
Additional dwelling related projects/info: Driveway Existing 2,397 sq ft Proposed 455 Removing "U" Shaped Driveway

Inspector Notes:

Non-Dwelling Proposed Review

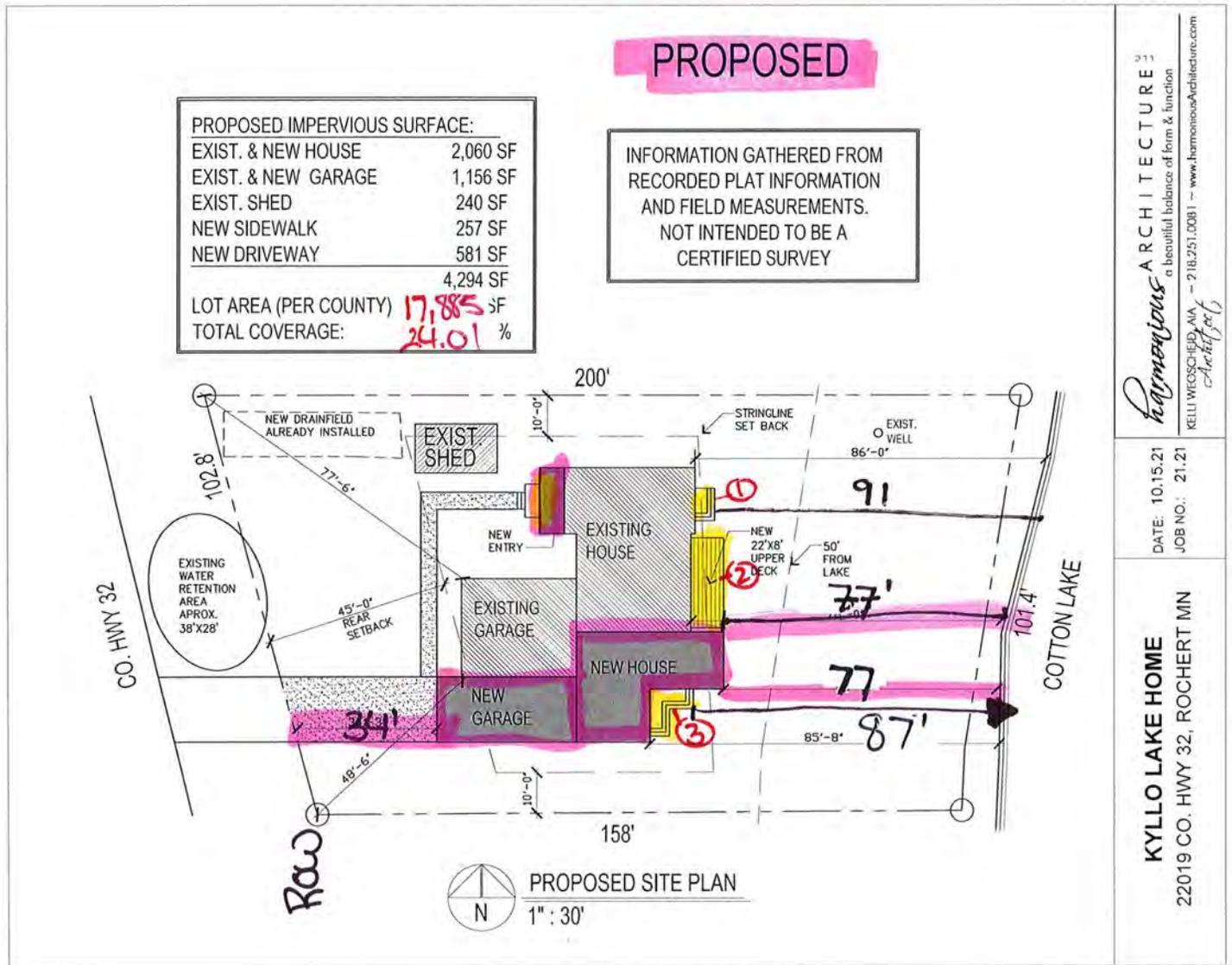
Non-dwelling related project (2A): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: County Rd - Right of Way	Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)		
Road setback: - Dwelling: 34' to the New Garage (Variance Needed) - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Lake Name: Cotton (Erie & Holmesville) [RD] River Name: NA	
Side setback: - Dwelling: 10' - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: N/A - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 77' -DwellingGarage Addition; Deck Addition(s) 77'(Variance Needed), 87'(Allowed with SBA) & 91' (Replace in footprint) Garage Addition & Entryway addition 105'+ - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: NA - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: NA - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 50'+ - Non-dwelling: NA	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: House to House - Setback of LEFT like structure: 85' - Setback of RIGHT like structure: 57'			
Any other impervious surface coverage not noted on application?			

House SBA Does not work.



Deck ① - Replace in footprint (5x8=40 sqft)

Deck ② 8x22=176 sqft. 77' from othw - Variance Needed

Deck ③ 84 sqft 87' from othw
- allowed w/ SBA

Deck: SBA: 79'
south lot 62
North 97
 $159 \div 2 = 79'$

Kyllo PARCELS 16.0248.000

TOTAL LOT AREA	17,885		
ALLOWABLE IMPERVIOUS @ 25%	4,471		
		EXISTING	PROPOSED
Dwelling Existing: (256+256+672+60) Proposed Addition (Entry 6x16=96 sq ft & 996 sq ft living area and bedroom)		1244	2060
Attached Garage Existing (672) Proposed Addition (16x34=544)		612	1156
Existing Decking: (600+60+50)			
Proposed Decking: 5x8=40 sq ft (Replace in footprint)			
Proposed Decking: 8x22=176 (Variance Needed)			
Proposed Decking: "L" shape 84 sq ft (SBA)			
Proposed Decking: Roadside entry way 36 sq ft			
Concrete- Sidewalk			257
Asphalt (removing existing and replacing much smaller)	16x34	2200	581
Shed	12x20	240	240
		4296	4294
		24.02%	24.01%

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Kevin H. Kylo & Kimberly H. Kylo **Parcel #:** 16.0248.000

Legal Description: Section 34 Township 140 Range 040; BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8

Lake Name: Cotton Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 101.4' *Depth Side 1:* 200'
Lakeside Width: 102.8' *Depth Side 2:* 158'

Total Lot Area: 17,885 sq ft (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100
Proposed Setback: -- 66

Difference: = 34 **Credit Units Required for Mitigation**
VARIANCE REQUESTED

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____
Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

FI / Credit Units gained: 28

Shore Impact Zone Removal: See description on next page.
Credit Units gained: _____

Total Mitigation Credits Gained: _____

APP	Mitigation
YEAR	2021

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 24 %

Threshold Coverage: -15 %

Difference: = (9) x (5) = **45 Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained
 700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 1575 sq ft into water retention areas.

45 *Credit Units Gained*

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained
 50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 45

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date

Image printed on 7/30/2021 at 1:32 PM

Parcel: 16.0248.000, Photo 2 of 4

Taken: 10/01/2020, Last edit: 10/01/2020

Notes:



Image printed on 7/30/2021 at 1:32 PM

Parcel: 16.0248.000, Photo 3 of 4

Taken: 10/01/2020, Last edit: 10/01/2020

Notes:



Image printed on 7/30/2021 at 1:32 PM

Parcel: 16.0248.000, Photo 1 of 4

Taken: 10/01/2020, Last edit: 10/01/2020

Notes:



16.0248.000



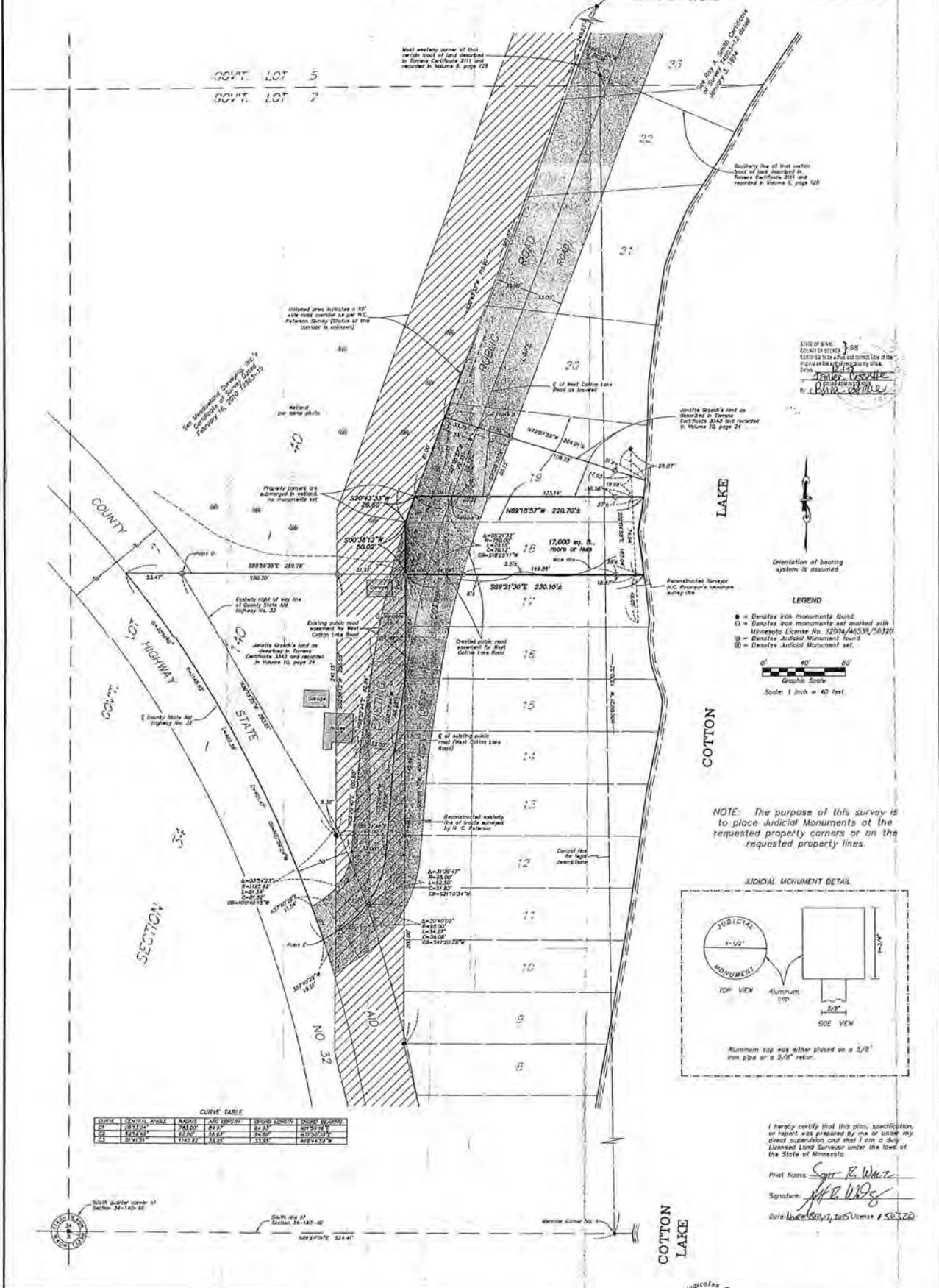
04/22/2021

© A

CERTIFICATE OF SURVEY

IN GOVERNMENT LOT 7
SECTION 34-140-40
BECKER COUNTY, MINNESOTA

03-CV-15-1193
FILED
NOV 30 2015
Becker Co. Court House



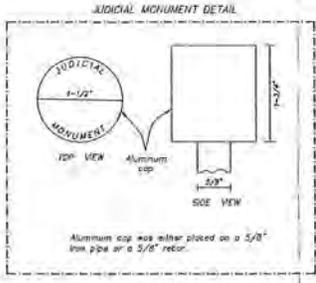
SHALL OF BANK
COUNT OF STICKS } SS
CERTIFIED to be a true and correct copy of the
original and approved plat of this survey.
Date: 11/12/2015
Surveyor: FRANK W. WATZ
Dated: 11/12/2015
By: FRANK W. WATZ

LEGEND

- = Demolished iron monuments found
- = Cast-iron monuments set marked with Minnesota License No. 12004/46538/50328
- = Cast-iron Judicial Monument found
- ⊙ = Cast-iron Judicial Monument set.

Scale: 1 inch = 40 feet

NOTE: The purpose of this survey is to place Judicial Monuments at the requested property corners or on the requested property lines.



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

Print Name: Scott R. Watz
Signature: [Handwritten Signature]
Date: Nov 17, 2015 License # 50320

CURVE TABLE

CURVE	CENTRAL ANGLE	BACKSIGHT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	25.71°	183.57'	84.77'	84.77'	N11°30'15"W
2	52.74°	23.05'	10.23'	10.23'	N70°20'00"W
3	30.41°	174.87'	13.85'	13.85'	N12°14'52"W

MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
OFFICE: 218-847-4289 FAX: 218-846-1945
EMAIL: frank@meadowlandsurveying.com
www.meadowlandsurveying.com

CLIENT:
Tim & Bonnie O'Keefe
423 Olson Drive
Mayville, ND 58557

COMP FILE: 35SHR12
CWD FILE: 35SHR12Z
DWG FILE: 34D3RFE_C05_3
COMP BY: JRP
DRAWN BY: JRP

REV	BY	DESCRIPTION	DATE
01	JRP	12,000 SQ. FT. TRACT	03-08-2015
02	JRP	ADDED JUDICIAL MONUMENTS	11-12-2015

DRAWING NUMBER: T8787-15R

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), Kimberly Kylo hereby authorize Harmonious Architecture 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.): to build addition to existing
- plat application: _____
- conditional use application: _____
- variance application: to add Master Suite, bath & Sun Room to main Level
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): 160248.000 Physical Site Address: 22019 Cty. Hwy. 32

Legal Description: BEG 301.4' N of SE COR LOT 7th W 158' to rd NE 1028' AL RD & 200' E S AL
Lake 101.4' to GGG Kromer's
 Section: 34 Township: 140 Range: 40 Lot: 7E8 Block: _____ Plat Name: _____
Lot 7E8

Agent Contact Information

Agent address: 107 W Main Perham MN 56573
Street City State Zip Code
 Agent phone #(s): 218 251 0067 Agent fax #: _____
 Agent email address: kelli@harmoniousarchitecture.com

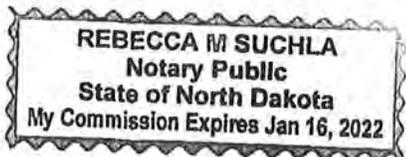
Kimberly Kylo _____ 7/13/21
Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 13th day of July before me personally appeared Kimberly Kylo

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)



Rebecca M. Suchla
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

Currently has AMI-comp septic; New design on file ↓

Field Review Form	Permit # SS2021-1227
--------------------------	-----------------------------

Property and Owner	
Owner: KEVIN KYLLO	Parcel Number: 160248000
Site Address: 22019 CO HWY 32	Secondary Parcel:

Home Information		
Does the structure contain any of the following elements?	Designer submitted	Inspector verified
	Garbage disposal: No Dishwasher: Invalid Field Grinder pump: Invalid Field Lift pump in bsmt: Invalid Field	Garbage disposal? Y N Dishwasher? Y N Grinder pump? Y N Lift pump in basement? Y N
Number of bedrooms: 3	Review - Number of bedrooms:	
Effluent screen	Effluent screen installed? Y N Mfr:	
Alarm: Yes Type: electric	Review - Alarm? Y N Type & Mfr:	
Lift pump in system: Yes	Review - Lift pump in system? Y N Mfr:	

Component Information		
Tank size: 1600	Review - Tank nbr:	size: Mfr:
Drainfield type: Mound	Review - Drainfield type:	
Drainfield size: Full size - 375 Reduced/warr. size - 375	Review - Drainfield status: none / installed / next spring Review - Drainfield size:	
Absorption area size: 9 inches	Review - Absorption area size:	
Chamber type/num: na Trench sqft/chamber - na	Review - Chamber type:	Num:
Drainfield rock depth: 9 inches	Review - Rock depth:	

Soil Verification	
Vertical separation verified	Boring #1: Boring #2: Boring #3:

Setback Verification					
	Designer submitted		Inspector verified		
		Tank	Drainfield		Tank
Distance to...					
Road	>10	>10			
Nearest prop line	>10	>10			
Nearest structure	>10	>20			
Well	>50	>100			
OHW	> 75	>75			
Pond/Wetland	na	na			
Pressure line	>20	>20			

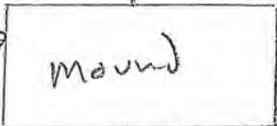
Date System Installed:	Installer:	Inspector:
------------------------	------------	------------

Property Line

Kevin Killo
2019 Co Hwy 32
Parcel # 160048000

>10'

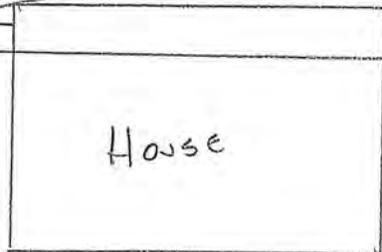
>10



>100'

>50

>75



House

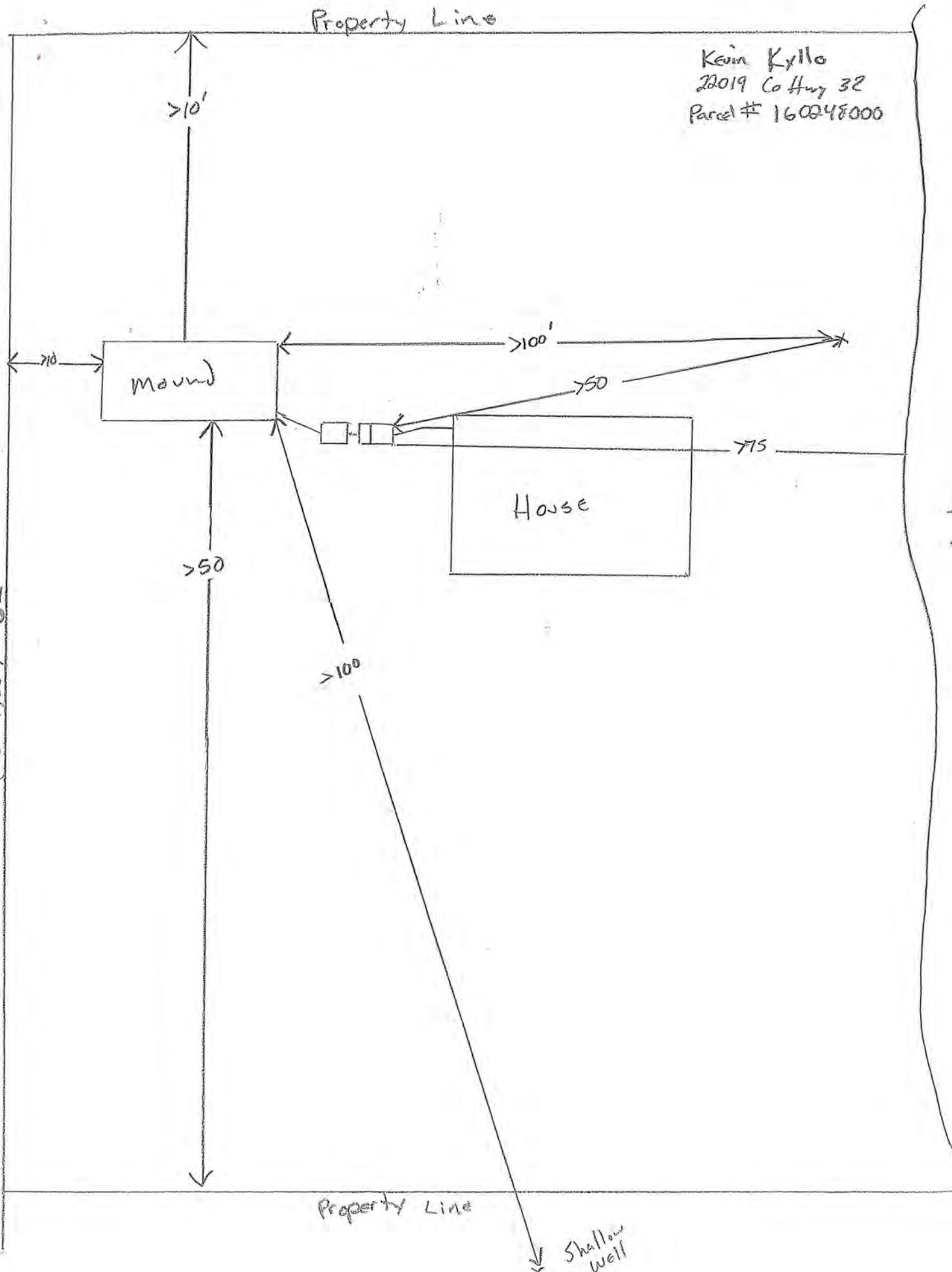
>50

>100

Co Hwy 32

Property Line

Shallow Well





160248000



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance Inspection Form Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

Non-Comp Septic

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:

New system to be installed w/ New addition

System Status

System status on date (mm/dd/yyyy): 4/15/2020

Compliant – Certificate of Compliance
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

Noncompliant – Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- Soil Separation (Compliance Component #4) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 160248000

Property address: 22019 Cty Hwy 32, Rochert, MN 56578

Reason for inspection: County Request

Property owner: Kevin Kyllö

Owner's phone: _____

or

Owner's representative: _____

Representative phone: _____

Local regulatory authority: Becker County

Regulatory authority phone: 218-846-7314

Brief system description: Concrete tank to lift to bed drainfield

Comments or recommendations:

Soil Separation determined that there was only 12 inches of separation from bottom of the drainfield to periodically saturated soil. The MN State requirements are 36 inches. System installed in 1979. Advised to replace all of the septic system.

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Phil Stoll

Certification number: 7526

Business name: Stoll Inspections

License number: 2982

Inspector signature: Phil Stoll

Phone number: 218-839-1849

Necessary or Locally Required Attachments

- Soil boring logs
- System/As-built drawing
- Forms per local ordinance
- Other information (list): _____

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	160248000 GIS Map 
Property Address:	22019 CO HWY 32 ROCHERT
Owner Name:	KEVIN H KYLLO & KIMBERLY H KYLLO
Owner Address:	15287 7TH ST SE BLANCHARD ND 58009
Legal Description:	Section 34 Township 140 Range 040 BEG 301.4' N OF SE COR LOT 7 TH W 158' TO RD NE 102.8' AL RD E 200' & S AL LK 101.4' TO BEG KNOWN AS LOTS 7 & 8

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$177,900	\$151,600	\$153,400
Estimated Land Value	\$193,300	\$199,600	\$199,600
Estimated Machinery Value			
Total Estimated Value	\$371,200	\$351,200	\$353,000
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$351,200	\$353,000
Tax Details - <i>please see statement</i>		2021 Statement	2020 Statement
Total Tax Levied		\$3,170.00	\$3,276.00
Total Payments		-\$1,585.00	-\$3,276.00

Unpaid Balance	\$1,585.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$371,200

Zoning Information		top ▲
Zoning District		
Township	Holmesville	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.42	101		0.418	
Description		Flags	Size	
160101 COTTON LAKE SITE (RD)			1 UT	
160104 FF-COTTON LAKE-GOOD			101 FF	
601420 WATER/SEWER/ELEC			1 UT	
999997 LAKE SHORE NO VALUE			0.418 AC	

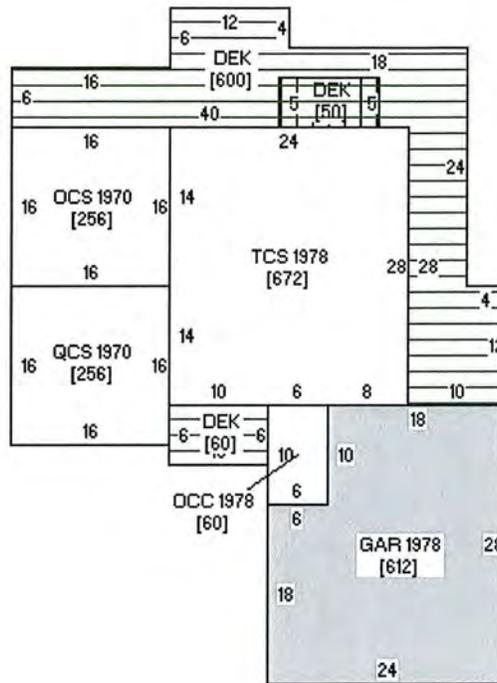
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1978
Bldg Style	1 Story Frame
Arch Style	2 Story
Area	2172 SqFt
Condition	Above Normal
Basement	Crawl
Heating	FHA - Oil
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Hip/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	7
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1970
Style	2 Story Frame
Area SF	256
Condition	Above Normal
Bsmnt SF	0
Heat	FHA - Oil
AC	Yes
Attic SF	0

Addition # 2	
Year Built	1978
Style	2 Story Frame
Area SF	672

Condition	Above Normal
Bsmnt SF	0
Heat	FHA - Oil
AC	Yes
Attic SF	0

Addition # 3	
Year Built	1978
Style	1 Story Frame
Area SF	60
Condition	Above Normal
Bsmnt SF	0
Heat	FHA - Oil
AC	Yes
Attic SF	0

Garage # 1	
Year Built	1982
Style	Det Frame
Area SF	612
Condition	Above Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
Full Bath	2

Fireplace	

Descr	Story Ht	Count
Masonry w/Gas Insert	1 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-Med	600	
Wood Deck-Low	50	
Wood Deck-Med	60	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1900	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	2,397 Square Feet	
Pricing	Average	
Lighting	None	
Yard Item # 2 details:		
Descr	Shed	
Year Built	2001	
Item Count	1	
Condition	Normal	
Type	Frame	
Pricing	High	
Width	12.00	
Length	20.00	

Area	240 Square Feet
------	-----------------

Sales Information top ▲			
Sale Date: 6/4/2021 - Property Type: Seasonal Rec. Residential			
Buyer	KYLLO KEVIN & KIMBERLY	Seller	KYLLO STEVE & JODI
Sale Price	\$200,000	Ins Type	Warranty Deed
Adj Sale Price	\$200,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale
Sale Date: 9/3/2013 - Property Type: Residential (< 4 Units)			
Buyer	KYLLO, KEVIN H & KIMBERLY ET AL	Seller	GLENNEN, CHARLES E & LEOTTA
Sale Price	\$450,000	Ins Type	Warranty Deed
Adj Sale Price	\$423,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

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

PIN: 16.0248.000
BILL NUMBER: 175037
LENDER:
OWNER NAME: KYLLO STEVE P ET AL

TAXPAYER(S):

C/O KEVIN KYLLO
STEVE P KYLLO ET AL
15287 7TH ST SE
BLANCHARD ND 58009

TAX STATEMENT		2021	
2020 Values for taxes payable in			
Step	VALUES AND CLASSIFICATION	2020	2021
		Taxes Payable Year:	2020
1	Estimated Market Value:	353,000	351,200
	Homestead Exclusion:	0	0
	Taxable Market Value:	353,000	351,200
	New Improvements:		
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2020</i>			
2	PROPOSED TAX		3,156.00
<i>Sent in November 2020</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$1,585.00
	Second half taxes due 10/15/2021		\$1,585.00
	Total taxes due in 2021		\$3,170.00



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

22019 CO HWY 32
ROCHERT, MN 56578

DESCRIPTION

Acres: 0.42 Section 34 Township 140
Range 040
BEG 301.4' N OF SE COR LOT 7 TH W

Line 13 Detail

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
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		
	3. Property taxes before credits	\$3,236.00	\$3,130.00	
	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	\$3,236.00	\$3,130.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,297.66	\$1,272.63
	7. HOLMESVILLE		\$560.49	\$525.67
	8. State General Tax		\$553.37	\$528.77
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$406.49	\$383.70
		B. Other local levies	\$351.92	\$350.10
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$7.31	\$6.98
		B. Others	\$58.76	\$62.15
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$3,236.00	\$3,130.00
	13. Special assessments		\$40.00	\$40.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,276.00	\$3,170.00	
		Tax Amount Paid	\$0.00	



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$3,170.00
2nd Half Tax Amount	\$1,585.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,585.00
Balance Good Through	10/15/2021
	Seasonal

PIN: 16.0248.000
AIN:
BILL NUMBER: 175037
TAXPAYER(S):

Paid By _____

C/O KEVIN KYLLO
STEVE P KYLLO ET AL
15287 7TH ST SE
BLANCHARD ND 58009

MAKE CHECKS PAYABLE TO:

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



1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$3,170.00
1st Half Tax Amount	\$1,585.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,585.00
Balance Good Through	05/15/2021
	Seasonal

PIN: 16.0248.000
AIN:
BILL NUMBER: 175037
TAXPAYER(S):

Paid By _____

C/O KEVIN KYLLO
STEVE P KYLLO ET AL
15287 7TH ST SE
BLANCHARD ND 58009

MAKE CHECKS PAYABLE TO:

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

This Indenture, Made this 31st day of October, 1968,

between Donald McClannahan and Lillian McClannahan, husband and wife,

of the County of Becker and State of Minnesota, parties
of the first part, and Charles E. Glennen and LeOtto Glennen

Becker of the County of
and State of Minnesota, parties of the second part,

Witnesseth, That the said parties of the first part, in consideration of the
sum of one dollar and other valuable considerations - - - - ~~BOBBER~~,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as
joint tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs
and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the
County of Becker and State of Minnesota, described as follows. to-wit:

A tract of land described as follows: Commencing at an iron pin located on the West Bank of Cotton Lake which said pin marks the Southeast Corner of Government Lot Seven (7), Section Thirty-four (34), Township One Hundred Forty (140) North, Range Forty (40) West of the Fifth Principal Meridian in Becker County, Minnesota; thence northerly on and along said lake bank a distance of 301.4 feet to the point of beginning; thence North 89° 18' West a distance of 158 feet to the Easterly right of way line of a county road there being; thence North 13° 23' West a distance of 102.8 feet on and along said county road right of way; thence South 89° 18' East a distance of 200 feet to the said lake bank of Cotton Lake; and thence Southerly on and along said lake bank 101.4 feet to the point of beginning and there terminating. It is the intention of the parties to convey by the above described tract, two lots described as Lots 7 and 8 of an unofficial survey prepared on May 27, 1961 by N. C. Peterson, Registered Land Surveyor #1540.

* 1968 Deed - confirmed lot of record

DEED TAX 1968 NOV 4 - 1968
NOV 4 - 1968
NOV 4 - 1968
\$3.30 \$2.20

TRANSFER TAX HEREON DUE \$ 5.50

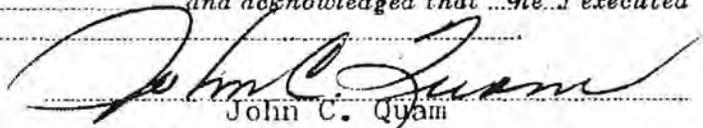
Signed Donald McClannahan
VENDOR OR GRANTOR

To Have and to Hold the Same, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part taking as joint tenants and not as tenants in common.

And the said Donald McClannahan and Lillian McClannahan, husband and wife, parties of the first part, for themselves, their heirs, executors and administrators do covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, that they are well seized in fee of the lands and premises aforesaid and ha. N.C. good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances,

State of Minnesota, }
County of Becker } ss.

On this 31st day of October, 1968, before me,
a Notary Public within and for said County, personally appeared
Donald McClannahan and Lillian McClannahan, husband and wife,
to me known to be the person(s) described in and who executed the foregoing instrument,
and acknowledged that they executed
the same as their free act and deed.



John C. Quam
Notary Public, Becker County, Minn.

My commission expires October 27, 1971.

Charge	_____
Paid	_____
Notarized	_____
Filed	_____
Recorded	_____
Indexed	_____

#2336

CERTIFICATE NUMBER 954
VOL. 4 PAGE 77
STATE OF MINNESOTA, }
COUNTY OF BECKER }
OFFICE OF THE REGISTRAR OF TITLES
This is to certify that the within instrument was
read for registration in this office at Duluth Lakes, MN
on day of NOV 4 - 1968 A.D. 19


010895

Document No. 010895
CERTIFICATE NUMBER 3475
VOL 11 PAGE 41

STATE OF MINNESOTA,
COUNTY OF BECKER
OFFICE OF THE REGISTRAR OF TITLES.
This is to certify that the within instrument
was filed for registration in this office at
Detroit Lakes, on 6/10/2021 at 10:00 AM

No delinquent taxes and transfer entered
this 10th day of June, 2021

Mary E. Hulsbacher
Becker County Auditor/Treasurer
By klw Deputy

Patricia Swenson
REGISTRAR OF TITLES

16.0248.000

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 1263573
DEED TAX DUE: \$660.00

DATE: 6-4-2021 *

FOR VALUABLE CONSIDERATION, Steve P. Kylo and Jodi L. Kylo, married to each other ("Grantor"), hereby conveys and warrants to Kevin H. Kylo and Kimberly H. Kylo, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

A tract of land described as follows: Commencing at an iron pin located on the west bank of Cotton Lake which said pin marks the Southeast corner of Government Lot Seven (7), Section Thirty-four (34), Township One Hundred Forty (140) North, Range Forty (40) West of the Fifth Principal Meridian in Becker County, Minnesota; thence northerly on and along said lake bank a distance of 301.4 feet to the point of beginning; thence North 89 degrees 18 minutes West a distance of 158 feet to the easterly right of way line of a county road there being; thence North 13 degrees 23 minutes West a distance of 102.8 feet on and along said county road right of way; thence South 89 degrees 18 minutes East a distance of 200 feet to the said lake bank of Cotton Lake; and thence Southerly on and along said lake bank 101.4 feet to the point of beginning and there terminating.

It is the intention of the parties to convey by the above described tract, two lots described as Lots 7 and 8 of an unofficial survey prepared on May 27, 1961 by N.C. Peterson, Registered Land Surveyor #1540.

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.

Charge

Paid Receipt # 2362
 Numerical
 Tract
 Grantor
 Grantee
 Compared

45200330

BECKER COUNTY DEED TAX

AMT. PD. \$ 660.00

Receipt # 2363
Becker County Auditor/Treasurer



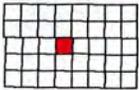
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,690

Date: 7/30/2021

Becker County

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



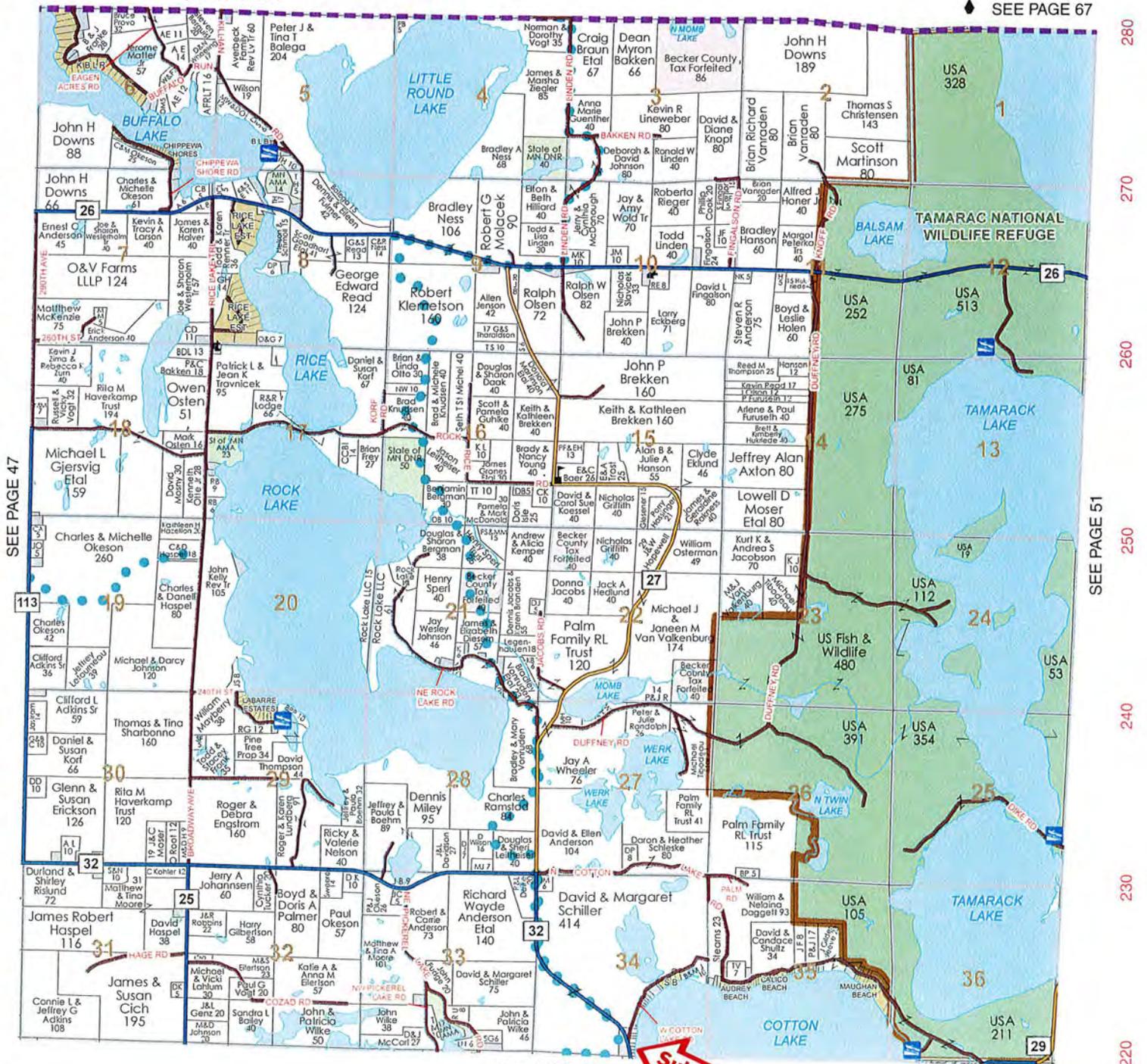
Holmesville

Township 140N - Range 40W

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SEE PAGE 65

SEE PAGE 67



SEE PAGE 33





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.

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

Applicant: Michael & Sherry Williams
11556 E Lake Eunice Rd
Detroit Lakes, MN 56501

Project Location: 11543 E Lake Eunice Rd Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a dwelling, deck and attached garage to be located at fifty-five (55) feet from the centerline of a township road, deviating from the required setback of seventy-eight (78) feet from the centerline of a township road, due to setback issues and lot size.
2. Request a variance to construct a dwelling, deck and attached garage to be located at one (1) foot from the rear property line, deviating from the required setback of forty (40) feet from the rear lot line for a dwelling related structure.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0297.003;

Section 26 Township 138 Range 042; PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD; COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB; Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-191

Property and Owner Review

Parcel Number(s): 170297003

Owner: MICHAEL J & SHERRY L WILLIAMS

Township-S/T/R: LAKE EUNICE-26/138/042

Mailing Address:

MICHAEL J & SHERRY L WILLIAMS
11556 E LAKE EUNICE RD
DETROIT LAKES MN 56501

Site Address: 11543 E LAKE EUNICE RD

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1539

Legal Descr: PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a dwelling, deck and attached garage to be located at fifty-five (55) feet from the centerline of a township road. Also requesting a variance to construct a dwelling, deck and attached garage to be located at one (1) feet from the rear property line.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake): 1' to Dwelling/Garage/Deck-
Variance needed

Bluff Setback:

Road Setback: 55' from the CL to
Dwelling/Garage/Deck Variance needed

Road Type: Township

Existing Imp. Surface Coverage: 13.20%

Proposed Imp. Surface Coverage: 17.64%

Existing Structure Sq Ft: na new to lot

Proposed Structure Sq Ft: 28x54=1512 sq ft (two story dwelling with garage underneath)

Existing Structure Height: 15'

Proposed Structure Height: 25'

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes we are meeting all other setbacks. We are well away from the Tributary and Lake. We are well under the allowed lot coverage. We are at 17.64% coverage and are allowed to be up to 25% We will be further back from the ROW as the existing buildings were approved to be at. A previous variance allowed us a setback from the Rd CL to be at 33', we would like to be further back at 55' from the CL. To note a non-dwelling related structure would only be required to be 53' back from the CL of a township road, per the Becker County Ordinance.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, the proposed project will not create any hazards or negatively impact anyone's views or

enjoyment of the lake. There is a farm field behind the lot and there is a previous Variance/CUP to allow for the current use. The proposed will be 28x54. This is slightly smaller than the previous request from Octobers Hearing. The new location will create a safer access to the structure. There is currently no other dwelling on the lot, this will be the only one. Also a deck is needed as an emergency exit from the second story dwelling.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, this lot will be used for residential use. We need a larger building/storage area to put in yard equipment and lake toys in a secure area that are currently out in the yard. This will also make the lot more aesthetically pleasing. We would like to add living quarters for our large expanding family to be able to enjoy the area. We currently own a cabin across the street and are limited on the expansion on that lot. We would prefer to do the expansion away from the lake.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes this is a very narrow lot which greatly limits the buildable area. It would not be possible to meet both rear and road side setbacks due to the size and shape of the lot. We have a large hill behind us so even if we were able to purchase land from the farmer to the north we would be limited on how far back we could build. The owner to the north did grant an easement since the previous Hearing. The easement grants me access to the his parcel for building purposes. Please see attachment. We will be as close to the road as the variance will allow. This lot was created well before Becker County lot size standards and setbacks were created.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes this will be a residential structure within the existing neighborhood. This will be a dwelling above and a garage underneath. There is currently no dwelling on the lot, only storage buildings.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1539

Property and Owner Review

Parcel Number: 170297003	Inspector Notes:
Owner: MICHAEL J & SHERRY L WILLIAMS	
Township-S/T/R: LAKE EUNICE-26/138/042	
Site Address:	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): New Home-Onsite Construction - Existing Dimensions: - Proposed Dimensions: 28x54=1512 (Upper Level is living Quarters) - Proposed Roof Changes? N/A
Attached Garage (1B): N/A - Existing Dimensions: - Proposed Dimensions: 28x54=1512 sq ft (Under Dwelling) - Proposed Roof Changes? N/A
Other dwelling related improvements (1C): Deck - Pervious - Existing Dimensions: na - Proposed Dimensions: 6x20=120 sq ft (off of second story) - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:

Setback Review

Road Type/Measurement From: Public/Township Rd - Centerline		Shoreland 1000/300? Shoreland-Non-Riparian (Property is within 1000 ft of a lake, stream or river but does not border the water)	
Road setback: - Dwelling: 55' to CL Dwelling/Garage/Deck Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Eunice (Lake Eunice) [GD] River Name: within 300' feet of the River- required setback is 100'	
Side setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: 1' to Dwelling/Garage /Deck- Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 200+ to Eunice and 150+ to Tributary - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
 - Structure type used:
 - Setback of LEFT like structure:
 - Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Bob Lindblad (17.0295.000)
owner to the North

October 24, 2021

Re: Variance Request by Michael Williams

To whom it may concern:

I have viewed the property owned by Michael Williams that is located next to my farmland, and I am aware of the request for a variance by Mr. Williams. Please be advised that I would support the granting of a variance to allow Mr. Williams to construct a building up to the property line between our properties. The land immediately on my side of the mutual property line is a hillside that is mostly unusable, so a building that would extend up to the property line would not interfere with the use of my property in any way. Please accept this letter as consent to the issuance of a variance that would allow for the building to be located up to the property line between our properties.



Robert Lindblad

Detroit Lakes, MN

218-847-6048

Zoom In Zoom Out Pan Zoom Prev Navigation Zoom Extent Search Identify Commands Links Legend Results View X/Y



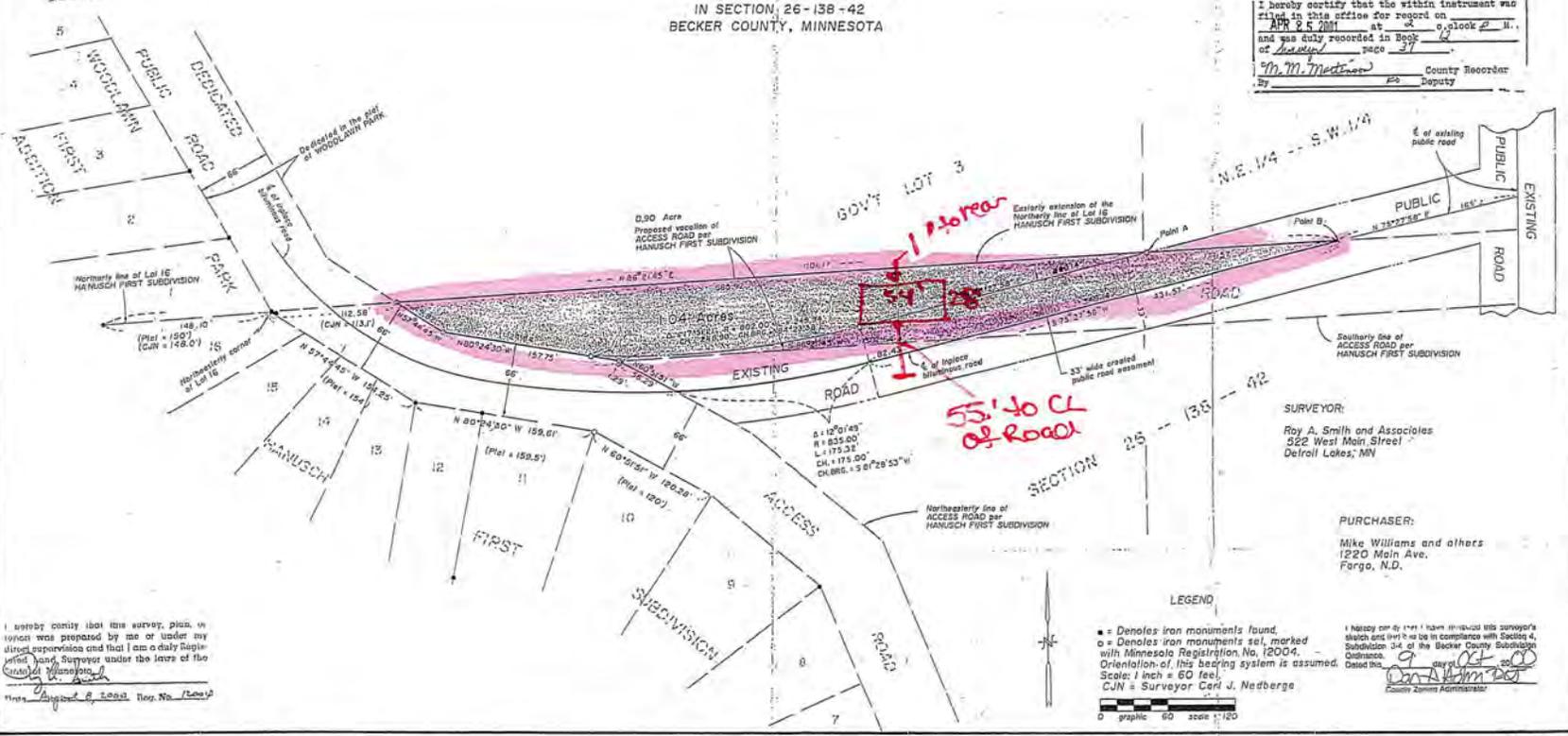
Scale 1: 564

46891B

CERTIFICATE OF SURVEY
IN SECTION 26-138-42
BECKER COUNTY, MINNESOTA

46891B

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.
I hereby certify that the within instrument was
filed in this office for record on
APR 25 2011 at 10:00 o'clock A. M.,
and was duly recorded in Book
of Deeds page 37
By M. M. Medtner County Recorder
Deputy



I hereby certify that this survey, plan, or
map was prepared by me or under my
direct supervision and that I am a duly Regis-
tered Land Surveyor under the laws of the
State of Minnesota.
Carl J. Neuberger
Land Surveyor

SURVEYOR:
Ray A. Smith and Associates
922 West Main Street
Detroit Lakes, MN

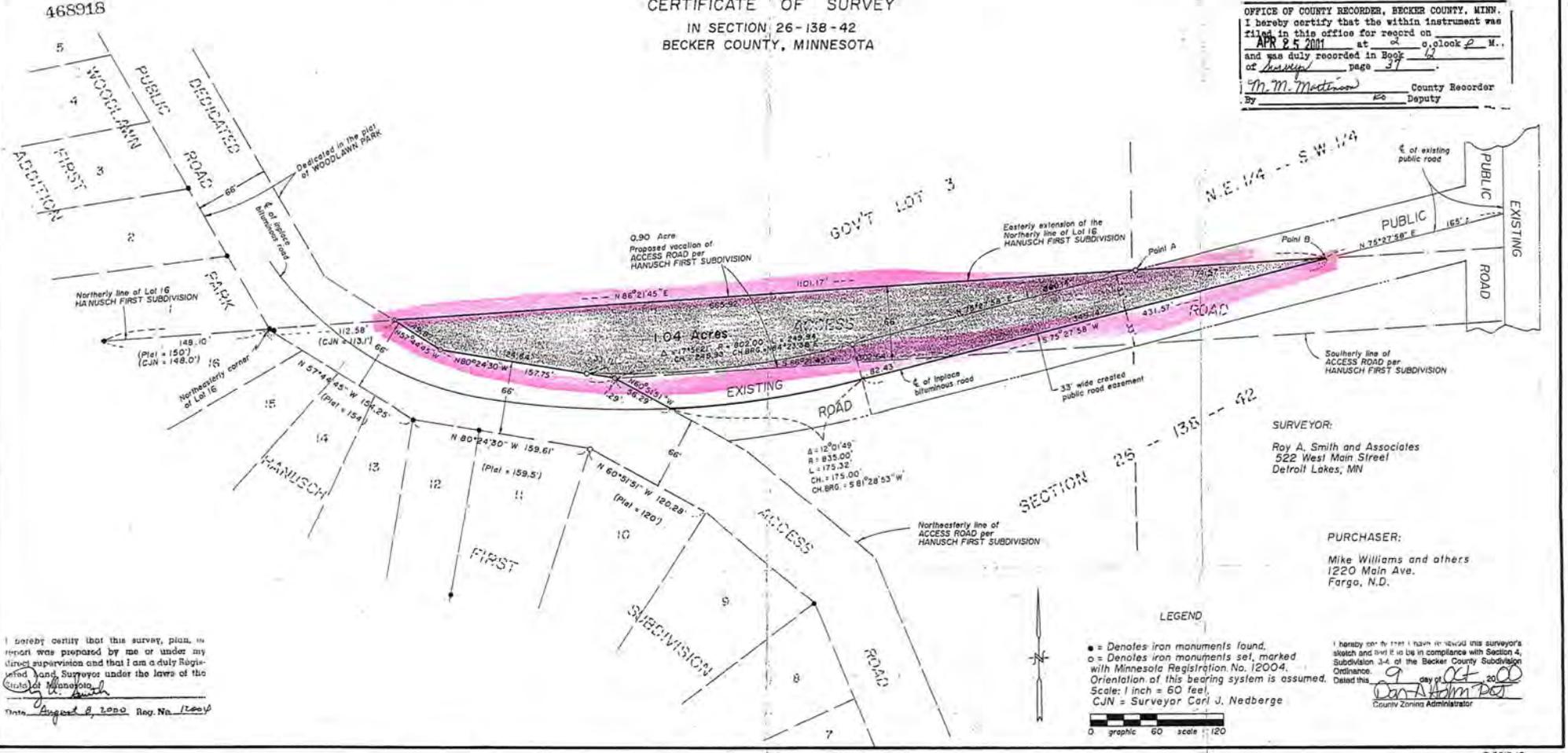
PURCHASER:
Mike Williams and others
1220 Main Ave.
Fargo, N.D.

LEGEND
• = Denotes iron monuments found,
o = Denotes iron monuments set, marked
with Minnesota Registration No. 12004.
Orientation of this bearing system is assumed.
Scale: 1 inch = 60 feet.
CJN = Surveyor Carl J. Neuberger
Graphic 60 scale 1:120

CERTIFICATE OF SURVEY
 IN SECTION 26-138-42
 BECKER COUNTY, MINNESOTA

468918

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.
 I hereby certify that the within instrument was
 filed in this office for record on
APR 25 2001 at 10 o'clock P M.
 and was duly recorded in Book 62
 or Map page 37.
 By M. M. Matheson County Recorder
 Deputy



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.
Carl J. Nedberge
 Date August 8, 2000 Roy. No. 112210

SURVEYOR:
 Roy A. Smith and Associates
 522 West Main Street
 Detroit Lakes, MN

PURCHASER:
 Mike Williams and others
 1220 Main Ave.
 Fargo, N.D.

LEGEND
 ● = Denotes iron monuments found.
 ○ = Denotes iron monuments set, marked with Minnesota Registration No. 12004.
 Orientation of this bearing system is assumed.
 Scale: 1 inch = 60 feet.
 C.J.N. = Surveyor Carl J. Nedberge

I hereby certify that this surveyor's sketch and map is in compliance with Section 4, Subdivision 3-4 of the Becker County Subdivision Ordinance.
 Dated this 9 day of OCT 2000
Carl J. Nedberge
 County Zoning Administrator



Williams- PARCEL 17.0297.003

TOTAL LOT AREA 1.04 Ac	45,302		
ALLOWABLE IMPERVIOUS @ 25%	11,326		
		EXISTING	PROPOSED
Garage 1	26x32	832	832
Concrete		1040	1040
Proposed Dwelling with tuck under garage	28x54		1512
Proposed Driveway for new building			500
Proposed Second Story Deck (pervious)	6x20		

Garage 2		720	720
Driveway for Garage 2		1400	1400
Garage 3 (Steel building)	26x36	936	936
Driveway for Garage 3		950	950
Shed	10x10	100	100
Impervious Surface Sum		5978	7990
Impervious Percent		13.20%	17.64%

442146

BECKER COUNTY RECORDER-STATE OF MN
Document No. 442146
Date AUG 20 1998 11 00 A.M.
I hereby certify that the within Instrument
was recorded in the office of Becker
County Recorder
M. J. Martineau
County Recorder Deputy
17-0297-00k 3

*Previous Variance
1998; used CL setback
at that time
Not pins.*

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: C Thurston/D Bullock
REQUEST : Variance to construct a garage fifty-five (55)
feet from the center line of the TWP Road

ORDER OF VARIANCE
~~OR~~
DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 12th day
of August, 19 98, on a Petition for a Variance pursuant to the Becker County Zoning
Ordinance, for the following described property:

S 900 Ft of W 1/2 of W 1/2 of NE 1/4 of SW 1/4 & S 900 Ft of Lot 3 Less; Section 26, TWP
138, Range 42; Lake Eunice Township. Complete Legal Description on Reverse Side.

VARIANCE REQUESTED:

Request a Variance to construct a garage fifty-five (55) feet from the center line of the
Township Road on the above described property.

It is ordered that a Variance (~~NOT~~) BE GRANTED upon the following conditions or reasons:

A Variance to construct a garage thirty-four (34) feet from the center line of the Township Road
on the above described property based on the following and with the following stipulations: 1)
The garage doors can not face the road; 2) The entry to the garage be parallel to the road; 3)
The personal garages be placed in such a way that the lot lines form Hanusch First Addition
would extend into this piece of property in case future subdivision is contemplated. This is based
on the topography of the land, the size of the lots in Hanusch First Addition, and contingent upon
approval of the Conditional Use Permit by the Planning Commission and County Board.

MUST MAKE APPLICATION FOR BUILDING PERMIT

DATED THIS 12th DAY OF August, 19 98.

Charles Rew
CHARLES REW, Chairman Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Dan A. Holm, Zoning Administrator for the County of Becker, with and in for said County, do
hereby certify that I have compared the foregoing Copy and Order (GRANTING) (~~DENYING~~)
a Variance with the Original Record. Thereof preserved in my Office, and have found the
same to be a correct and true transcript of the whole thereof.

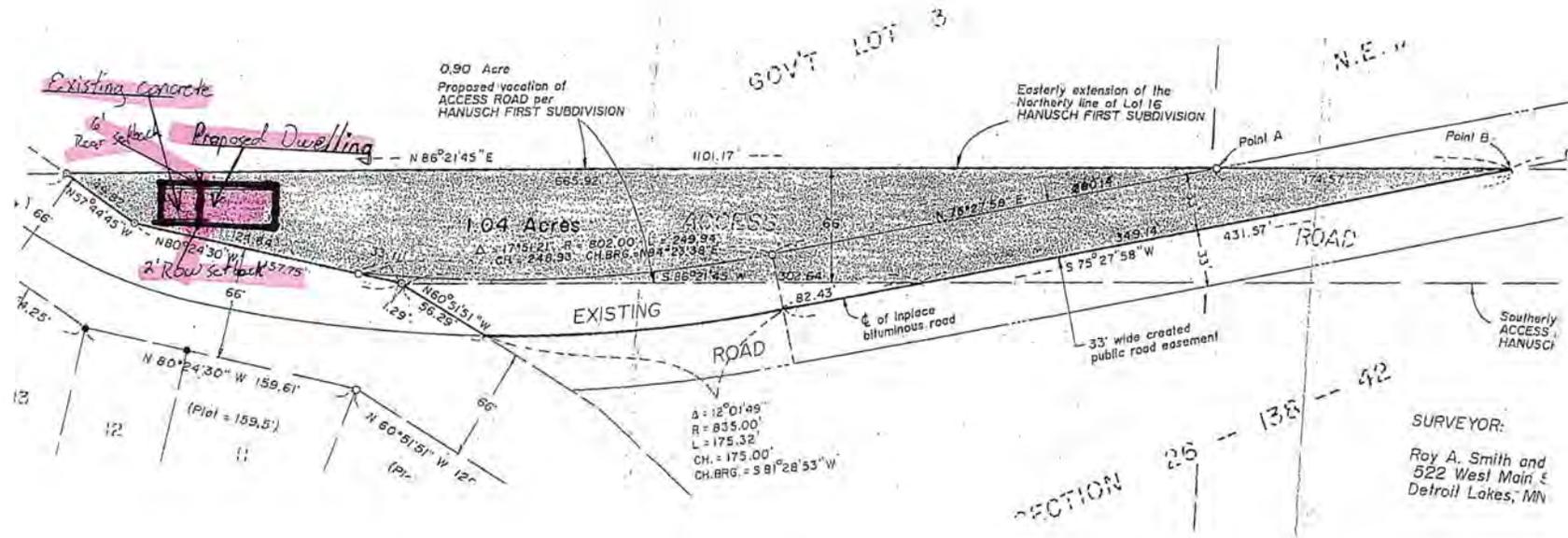
In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota,
in the County of Becker on the 12th DAY OF August, 19 98.

TO DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

Charge
Paid
Numerical
Tract
Grantor
Grantee
Compared

Dan A. Holm
DAN A. HOLM
Zoning Administrator

Orig Rec from Oct 2021 Hearing



SURVEYOR:
Roy A. Smith and
522 West Main E
Detroit Lakes, MN

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Ag. Bldg.](#)
 [Yard Items](#)
 [New Search](#)

Summary

Parcel Number:	170297003	GIS Map 
Property Address:		
Owner Name:	MICHAEL J & SHERRY L WILLIAMS	
Owner Address:	11556 E LAKE EUNICE RD DETROIT LAKES MN 56501	
Legal Description:	Section 26 Township 138 Range 042 PT GOVT LOT 3, PT NE1/4 SW1/4 & PT VAC ACCESS RD: COMM NELY COR LOT 16 HANUSCH 1ST ADDN TH E 112.58' TO POB; CONT E 665.92' TO POINT A, CONT E 174.57' TO CTR LN PUB RD, TH SW 431.57', WLY 175.32' TO NELY LN ACCESS RD, NW 56.29', NWLY 157.75', TH NW 49.82' TO POB	

Valuation & Taxation [top](#) ▲

Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$40,700	\$40,400	\$39,700
Estimated Land Value	\$19,900	\$19,900	\$19,900
Estimated Machinery Value			
Total Estimated Value	\$60,600	\$60,300	\$59,600
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$60,300	\$59,600	
Tax Details - <i>please see statement</i>	2021 Statement	2020 Statement	
Total Tax Levied	\$396.00	\$400.00	
Total Payments	-\$198.00	-\$400.00	
Unpaid Balance	\$198.00	\$0.00	

No prior years unpaid.

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$60,600

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
1.04			1.04	
Description	Flags		Size	
179007 SITE < 1 AC			1 UT	
179008 ACRE RATE < 1 AC			0.4 AC	
601405 ELECTRICAL HOOKUP			1 UT	
604714 PRIMITIVE SITE-RE			1 UT	
999999 ROAD			0.64 AC	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Detached Structures Only	
Year Built	2015	
Bldg Style	None	

Arch Style	N/A
Area	0 SqFt
Condition	None
Basement	None
Heating	Yes
AC	Yes
Attic	None
Foundation	None
Roof	None
Ext Walls	None
Int Walls	None
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch not available.

Garage # 1	
Year Built	1999
Style	Det Frame
Area SF	720
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Ag Buildings

top ▲

Ag Bldg # 1 details:

Bldg Type	Steel Utility Building
-----------	------------------------

Descr	BLUE STEEL BUILDING
Year Built	1999
Bldg Count	1
Width	26
Length	32
Height	10
Area	832 Square Feet
Frame Type	Wood Frame
Wall Type	Enameled

Ag Bldg # 2 details:

Bldg Type	Steel Utility Building
Descr	
Year Built	1999
Bldg Count	1
Width	26
Length	36
Height	10
Area	936 Square Feet
Frame Type	Wood Frame
Wall Type	Enameled

Yard Items

top ▲

Yard Item # 1 details:

Descr	Paving - Concrete
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	1,040 Square Feet

Pricing	Average
Lighting	None
Yard Item # 2 details:	
Descr	Shed
Year Built	2008
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	10.00
Length	10.00
Area	100 Square Feet

634830

Not a lot of record
Split from .000 in 2010

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 634830

July 21, 2016 at 9:21 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 21st day of July, 20 16

Mary E. Hendrickson
Becker County Auditor/Treasurer
By SKS Deputy

17.0297.003

2016 Deed added Stowman to deed

WARRANTY DEED

Individual(s) to Individual(s)

eCRV number: [...]

DEED TAX DUE: \$1.65

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65
Receipt # 625152
Becker County Auditor/Treasurer

DATE: July 6, 2016 *

FOR VALUABLE CONSIDERATION, Michael J. Williams and Sherry L. Williams, husband and wife ("Grantors"), hereby convey and warrants to Janice Stowman, an individual ("Grantee"), real property in Becker County, Minnesota, legally described as follows:

An undivided one-third (1/3) interest in:

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, (including a portion of the vacated Access Road as dedicated in the plat of HANUSCH FIRST SUBDIVISION, said plat is on file and of record in the office of the Recorder of said County), all described as follows:

Commencing at an iron monument which designates the northeasterly corner of Lot 16 of said HANUSCH FIRST SUBDIVISION; thence North 86 degrees 21 minutes 45 seconds EAST 112.58 feet on an assumed bearing on the easterly extension of the northerly line of said Lot 16 to an iron monument, said point is the point of beginning; thence continuing North 86 degrees 21 minutes 45 seconds East 665.92 feet on said easterly extension to an iron monument hereinafter referred to as Point A; thence continuing North 86 degrees 21 minutes 45 seconds East 174.57 feet on said easterly extension to the centerline of an existing public road; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet along the centerline of said existing public road; thence westerly continuing along the centerline of said existing public road on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West) to the northeasterly line of said Access Road; thence North 60 degrees 51 minutes 51 seconds West 1.29 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence continuing North 80 degrees 24 minutes 30 seconds West 124.64 feet to an iron monument; thence North 57 degrees 44 minutes 45 seconds West 49.82 feet to the point of beginning. The above described tract contains 1.04 acres.

chg
paid
well

SUBJECT TO an easement for public road purposes over, under and across that part of the above tract described as follows:

Beginning at an iron monument at the aforementioned Point A; thence North 86 degrees 21 minutes 45 seconds East 174.57 feet; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet; thence westerly on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West); thence North 60 degrees 51 minutes 51 seconds West 57.58 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence easterly on a curve concave to the north, having a central angle of 17 degrees 51 minutes 21 seconds and a radius of 802.00 feet, for a distance of 249.94 feet (chord bearing North 84 degrees 23 minutes 38 seconds East) to an iron monument; thence North 75 degrees 27 minutes 58 seconds East 260.14 feet to the point of beginning of said public road easement.

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:
All covenants, conditions, restrictions and rights of way of record.

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

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.

Grantor

Michael J. Williams

Michael J. Williams

Sherry L. Williams

Sherry L. Williams

State of North Dakota, County of CASS

This instrument was acknowledged before me on July 6, 2016, by Michael J. Williams and Sherry L. Williams, husband and wife.



[Signature]

Title (and Rank): _____

My commission expires: 5-25-17
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Timothy G. Richard (#028371X), of
SERKLAND LAW FIRM.

10 Roberts Street

P.O. Box 6017

Fargo, North Dakota 58108-6017

Phone: (701) 232-8957

trichard@serklandlaw.com

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

Michael J. Williams

2913 25th Avenue South

Fargo, ND 58103

468919

*Not a lot of record
split off 2000*
No delinquent taxes and transfer entered
this 23rd day of April, 2001
Keith M. Brekken
County Auditor, Becker Co
By [Signature] Deputy
17.0297.001 split ✓

BECKER COUNTY RECORDER, STATE OF MN
Document No. 468919
Date APR 25 2001 2:00 p.m.
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M.M. Martenson
County Recorder 100

Surveyors Sketch () not required
() filed Survey Book 103 Page 37

WARRANTY DEED

STATE DEED TAX DUE HEREON: \$3.30

Date: Dec 17-2000, 2000

FOR VALUABLE CONSIDERATION, Donald E. Bullock and Rosemary I Bullock, husband and wife; Sharon Ann Leever and Jack Leever, husband and wife; Carol Marie Nick and John Nick, husband and wife; Donald Eugene Bullock, Jr. and Jean Bullock, husband and wife; and Michael Duane Bullock and Theresa Bullock, husband and wife, Grantors, hereby convey and warrant to Michael J. Williams and Sherry L. Williams, husband and wife, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 3 and that part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 138 North, Range 42 West of the Fifth Principal Meridian in Becker County, Minnesota, (including a portion of the vacated Access Road as dedicated in the plat of HANUSCH FIRST SUBDIVISION, said plat is on file and of record in the office of the Recorder of said County), all described as follows:

Commencing at an iron monument which designates the northeasterly corner of Lot 16 of said HANUSCH FIRST SUBDIVISION; thence North 86 degrees 21 minutes 45 seconds East 112.58 feet on an assumed bearing on the easterly extension of the northerly line of said Lot 16 to an iron monument, said point is the point of beginning; thence continuing North 86 degrees 21 minutes 45 seconds East 665.92 feet on said easterly extension to an iron monument hereinafter referred to as Point A; thence continuing North 86 degrees 21 minutes 45 seconds East 174.57 feet on said easterly extension to the centerline of an existing public road; thence South 75 degrees 27 minutes 58 seconds West

chg
Cpaid
well
non / std
extra

431.57 feet along the centerline of said existing public road; thence westerly continuing along the centerline of said existing public road on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West) to the northeasterly line of said Access Road; thence North 60 degrees 51 minutes 51 seconds West 56.29 feet along the northeasterly line of said Access Road; thence continuing North 60 degrees 51 minutes 51 seconds West 1.29 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence continuing North 80 degrees 24 minutes 30 seconds West 124.64 feet to an iron monument; thence North 57 degrees 44 minutes 45 seconds West 49.82 feet to the point of beginning. The above described tract contains 1.04 acres.

SUBJECT TO an easement for public road purposes over, under and across that part of the above tract described as follows:

Beginning at an iron monument at the aforementioned Point A; thence North 86 degrees 21 minutes 45 seconds East 174.57 feet; thence South 75 degrees 27 minutes 58 seconds West 431.57 feet; thence westerly on a curve concave to the north, having a central angle of 12 degrees 01 minute 49 seconds and a radius of 835.00 feet, for a distance of 175.32 feet (chord bearing South 81 degrees 28 minutes 53 seconds West); thence North 60 degrees 51 minutes 51 seconds West 57.58 feet to an iron monument; thence North 80 degrees 24 minutes 30 seconds West 33.11 feet to an iron monument; thence easterly on a curve concave to the north, having a central angle of 17 degrees 51 minutes 21 seconds and a radius of 802.00 feet, for a distance of 249.94 feet (chord bearing North 84 degrees 23 minutes 38 seconds East) to an iron monument; thence North 75 degrees 27 minutes 58 seconds East 260.14 feet to the point of beginning of said public road easement.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: All covenants, conditions, restrictions and rights of way of record.

*** THE GRANTOR KNOWS OF NO WELLS ON THIS PROPERTY**

Donald E. Bullock
Donald E. Bullock

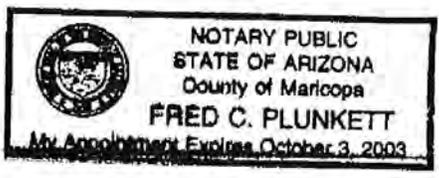
Rosemary I. Bullock
Rosemary I. Bullock

STATE OF AZ.)
COUNTY OF Maricopa)ss.

The foregoing instrument was acknowledged before me this 17th day of November, 2000, by Donald E. Bullock and Rosemary I. Bullock, husband and wife, Grantors.

(SEAL)

Fred C. Plunkett
Notary Public



Sharon Ann Leever
Sharon Ann Leever

Jack Leever
Jack Leever

STATE OF Colorado)
COUNTY OF Douglas)ss.

The foregoing instrument was acknowledged before me this 30th day of November, 2000, by Sharon Ann Leever and Jack Leever, husband and wife, Grantors.

(SEAL) APR 25 2001
RECEIPT # 168226
BECKER COUNTY
DEED TAX
AMT. PD. \$ 3.30

BECKER COUNTY TREASURER

Kathleen T. Mako
Notary Public Kathleen T. Mako

My Commission Expires
12/29/2002



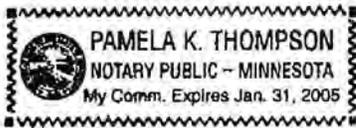
Carol Marie Nick
Carol Marie Nick

John Nick
John Nick

STATE OF Minnesota)
)ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 4 day of ~~November~~, 2000, by Carol Marie Nick and John Nick, husband and wife, Grantors.
November (PKT)

(SEAL)



Pamela K Thompson
Notary Public

Donald Eugene Bullock, Jr.
Donald Eugene Bullock, Jr.

Jean Bullock
Jean Bullock

STATE OF Wyoming)
)ss.
COUNTY OF Fork)

The foregoing instrument was acknowledged before me this 22nd day of November, 2000, by Donald Eugene Bullock, Jr. and Jean Bullock, husband and wife, Grantors.

(SEAL)

Julie A. White
Notary Public Julie A. White

Commission Expires: 10-17-2004

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

PIN: 17.0297.003
BILL NUMBER: 191342
LENDER:
OWNER NAME: WILLIAMS MICHAEL J & SHERRY L

TAX STATEMENT		2021	
2020 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2020	2021
	Estimated Market Value:	59,600	60,300
	Homestead Exclusion:	0	0
	Taxable Market Value:	59,600	60,300
New Improvements:			
Property Classification:	Seasonal	Seasonal	
<i>Sent in March 2020</i>			
Step 2	PROPOSED TAX		
			398.00
<i>Sent in November 2020</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$198.00
	Second half taxes due 10/15/2021		\$198.00
	Total taxes due in 2021		\$396.00

TAXPAYER(S):

MICHAEL J & SHERRY L WILLIAMS
 11556 E LAKE EUNICE RD
 DETROIT LAKES MN 56501



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: 1.04 Section 26 Township 138 Range 042 PT GOVT LOT 3, PT NE1/4 SW1/4 &

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
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		
	3. Property taxes before credits	\$400.00	\$396.00	
	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		\$400.00	\$396.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$219.30	\$218.17
	7. LAKE EUNICE		\$57.16	\$55.54
	8. State General Tax		\$42.88	\$41.64
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$56.58	\$55.63
		B. Other local levies	\$22.85	\$23.82
	10. Special Taxing Districts	A. BC EDA	\$1.23	\$1.20
		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		\$400.00	\$396.00
	13. Special assessments		\$0.00	\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$400.00	\$396.00
		Tax Amount Paid	\$0.00	



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2021.

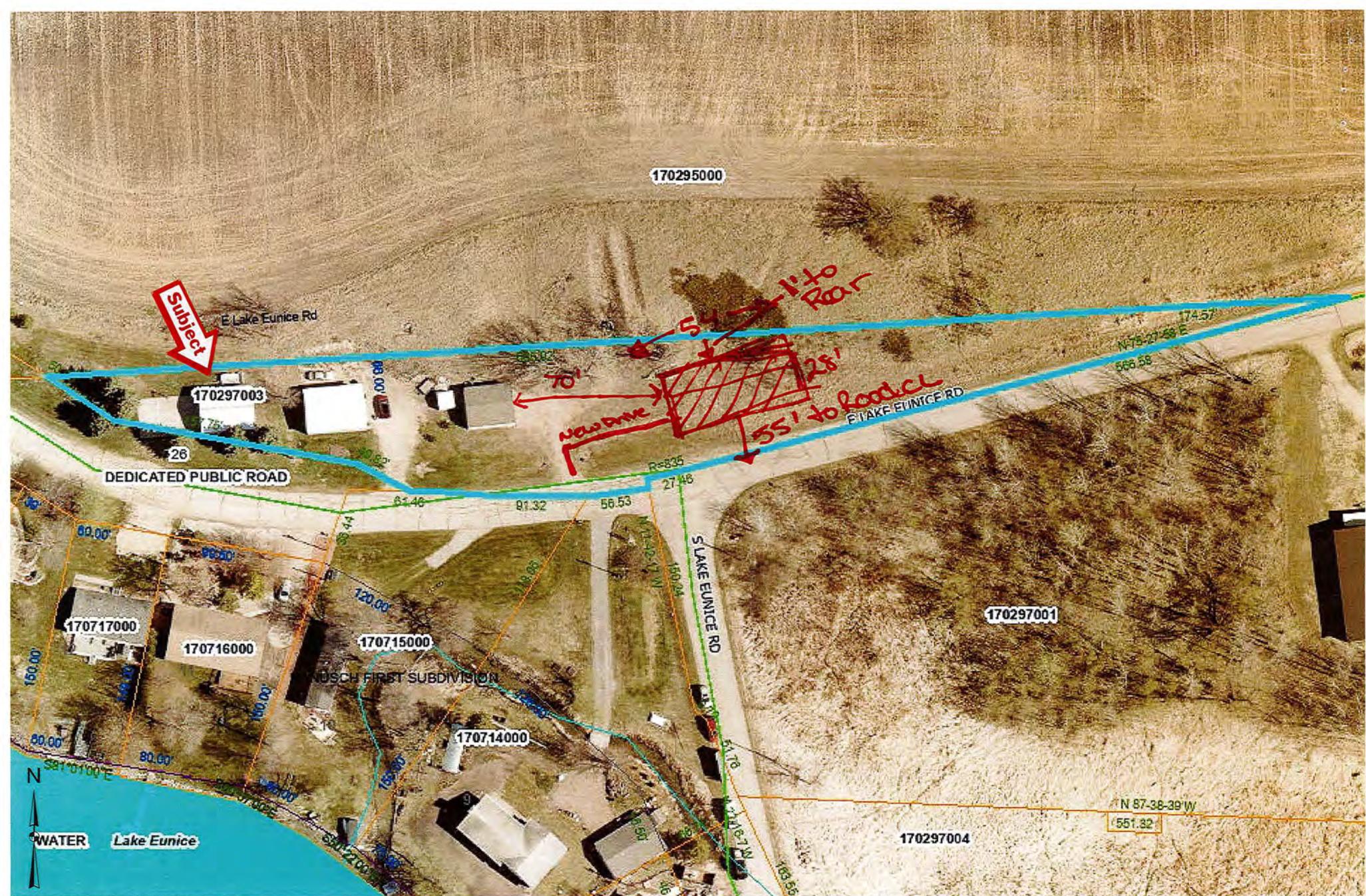
Total Property Tax for 2021	\$396.00
2nd Half Tax Amount	\$198.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$198.00
Balance Good Through	10/15/2021
	Seasonal

PIN: 17.0297.003
AIN:
BILL NUMBER: 191342
TAXPAYER(S):

MICHAEL J & SHERRY L WILLIAMS
 11556 E LAKE EUNICE RD
 DETROIT LAKES MN 56501

Paid By _____

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501



170295000

Subject

E Lake Eunice Rd

170297003

28

DEDICATED PUBLIC ROAD

170717000

170716000

170715000

MUSCH FIRST SUBDIVISION

170714000

SLAKE EUNICE RD

170297001

170297004

WATER Lake Eunice



70' between buildings

Becker County

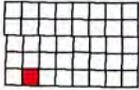


1:1,408

Date: 8/20/2021

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

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.

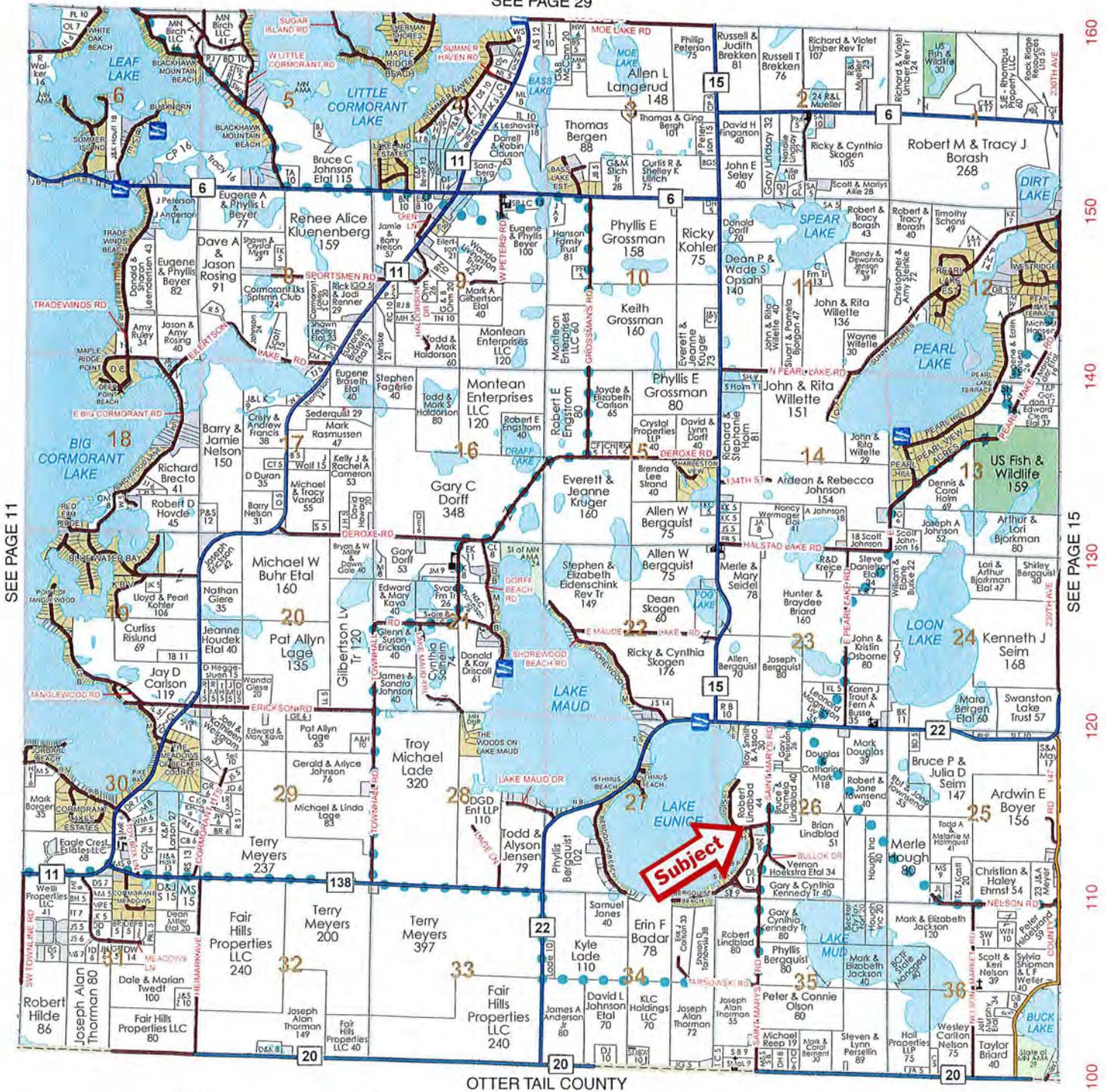


Lake Eunice

Township 138N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, October 14th, 2021 @ 6:00 P.M.

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

Applicant: Erik S & Lisa M. Hopperstad
200 4th Ave N #309
Fargo, ND 58102

Project Location: 20709 Co Hwy 22 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a deck and a dwelling with attached garage to be located at thirty-seven and a half (37.5) feet from the OHW of a lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to setback issues.
2. Request a variance to construct a dwelling with attached garage to be located at eighteen (18) feet from the ROW, deviating from the required setback of forty-five (45) feet from the ROW of dedicated county road.
3. Request a variance to be at 30.39% lot coverage, deviating from the allowed coverage of 25%, due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0768.000 & 17.0767.001; Lake Eunice

17.0768.000: Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; LOT 2 & 17.0767.001: Section 27 Township 138 Range 042; ISTHMUS BEACH 2ND Block 001; ELY 35' OF LOT 1; Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-208

Property and Owner Review

Parcel Number(s): 170768000 170767001

Owner: ERIK HOPPERSTAD

Township-S/T/R: LAKE EUNICE-27/138/042

Mailing Address:
ERIK HOPPERSTAD
200 4TH AVE N #309
FARGO ND 58102

Site Address: 20709 CO HWY 22

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2021-82100

Legal Descr: Block 001 of ISTHMUS BEACH 2ND LOT 2

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

To be over 25% coverage

Description of Variance Request: **Non-conforming lot size. Lake side as well as roadside set back requirements are not achievable. We love our location and our neighbors and would like to construct a year round home that would allow us to live in it, put our two young girls in the DL school district and also the ability to care for our elderly parent on the main level. (steps aren't an option) Our current buildings are old and seasonal only. Current impervious coverage totals 40.15% and our proposed rebuild would cover 30.39%. 1. Request a variance to construct a deck and a dwelling with attached garage to be located at thirty-seven and a half (37.5) feet from the OHW of a lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to setback issues. 2. Request a variance to construct a dwelling with attached garage to be located at eighteen (18) feet from the ROW, deviating from the required setback of forty-five (45) feet from the ROW of dedicated county road. 3. Request a variance to be at 30.39% lot coverage, deviating from the allowed coverage of 25%, due to lot size.**

OHW Setback: 37'-6" from Deck and Dwelling

Side Lot Line Setback: 10'

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: 18'-3" from Dwelling to ROW

Road Type: County

Existing Imp. Surface Coverage: 40.15%

Proposed Imp. Surface Coverage: 30.39%

Existing Structure Sq Ft: main cabin only - 735 square feet

Proposed Structure Sq Ft: 1679 s.f.

Existing Structure Height: approximately 15'

Proposed Structure Height: 30'

Existing Basement Sq Ft: block crawl space - 735 square feet

Proposed Basement Sq Ft: No

Change to roofline? Yes

Change to main structural framework? Yes

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, our request is outside of the shore impact zone. The request is meeting side setbacks. We are not going any closer to the lake than the existing structure. We are also installing a new septic system to meet the needs of the lot.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, we will not be negatively impacting anyone's views or enjoyment of the lake. We are bringing the property more into compliance. We are reducing the total lot coverage by 10%. We are removing a total of 315 square feet of impervious coverage from the shore impact zone. We are establishing a stormwater retention plan that will be recorded with the deed.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes this is a residential lot in a residential neighborhood and will be used for residential use.**

4. Are there circumstances unique to the property? **Yes**

Explain: **This lot was platted well before Becker County Zoning lot size standards and setbacks were established. The lot is very narrow. It is only 80-90 feet deep, which does not allow us to meet both the lake and the roadside setback. We are doing our best to respect both setbacks and place the structure in the middle of the lot as best we can. Minimal land alteration will be needed on the lakeside to establish proper drainage away from the proposed building. On the roadside, land alteration will be needed to incorporate a new driveway, new septic system and to establish proper drainage from the new building. Final grading requirements will be determined on site with the excavation contractor and county officials. A required silt fence will be installed and maintained to prevent runoff into the lake during constructions.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Most definitely. Our neighbors to the east just completed a new build 4 months ago and our neighbors to the west are currently tearing down to rebuild over the winter.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1552

Property and Owner Review

Parcel Number: 170768000	Inspector Notes:
Owner: ERIK HOPPERSTAD	
Township-S/T/R: LAKE EUNICE-27/138/042	
Site Address: 20709 CO HWY 22	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): New Home-Onsite Construction - Existing Dimensions: 735 s.f. - Proposed Dimensions: 1679 s.f. - Proposed Roof Changes? Yes
Attached Garage (1B): New Attached Garage - Existing Dimensions: N/A - Proposed Dimensions: 562 s.f. - Proposed Roof Changes? Yes
Other dwelling related improvements (1C): Driveway - Existing Dimensions: 164 s.f. - Proposed Dimensions: 397 s.f. - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): Other - Existing Dimensions: 688 s.f. - Proposed Dimensions: 136 s.f. - Proposed Roof Changes? N/A
Additional dwelling related projects/info: Project Proposal 1D "Other" = existing garage apron and sidewalks. Deck - Pervious Existing: 0 s.f. Proposed: 399 s.f. Height: N/A # of Stories: 0 Roof Change: N/A Open Porch (Entry) - Impervious Existing: 0 s.f. Proposed: 58 s.f. Height: 10' # of Stories: 1 Roof Change: Yes Removal of existing detached garage (688 s.f.) Removal of existing shed and gazebo (326 s.f.) Removal of existing impervious landscaping (753 s.f.) Removal of existing impervious deck (387 s.f.)
Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From:
County Rd - Right of Way

Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback: Pre-Inspection:
- Dwelling: **18' form the dwelling & attached garage- Variance Needed** - Dwell:
- Non-dwelling: **N/A** - Non:

Lake Name:
Eunice (Lake Eunice) [GD]River Name: **N/A**

Side setback: Pre-Inspection:
- Dwelling: **10'** - Dwell:
- Non-dwelling: **N/A** - Non:

Pond/Wetland on property? **No**
Bluff? **No**

Rear setback: Pre-Inspection:
- Dwelling: - Dwell:
- Non-dwelling: - Non:

OHW setback: Pre-Inspection:
- Dwelling: **37 1/2 to the deck and dwelling & attached garage - Variance needed** - Dwell:
- Non-dwelling: **N/A** - Non:

Septic tank setback: Pre-Inspection:
- Dwelling: **10' minimum** - Dwell:
- Non-dwelling: **N/A** - Non:

Pond/wetland setback: Pre-Inspection:
- Dwelling: **N/A** - Dwell:
- Non-dwelling: **N/A** - Non:

Drainfield setback: Pre-Inspection:
- Dwelling: **N/A** - Dwell:
- Non-dwelling: **N/A** - Non:

Bluff setback: Pre-Inspection:
- Dwelling: **N/A** - Dwell:
- Non-dwelling: **N/A** - Non:

Well setback: Pre-Inspection:
- Dwelling: **4'-0"** - Dwell:
- Non-dwelling: **N/A** - Non:

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
- Structure type used: **House to House**
- Setback of LEFT like structure: **37' 5-5/8"**
- Setback of RIGHT like structure: **32' 9-3/8"**

Any other impervious surface coverage not noted on application?

Hopperstad - PARCEL 17.0768.000 & 17.0767.001

TOTAL LOT COVERAGE	9,318		
ALLOWABLE IMPERVIOUS @ 25%	2,330		
		EXISTING	PROPOSED
Dwelling		735	1679
Attached Garage			562
Proposed Covered Entry			58
Proposed Walks/Apron			136
Existing Walks and Retaining Walls		688	
Existing Garage		688	
Existing Deck		387	
Existing Rock and Landscaping		753	
Proposed Driveway		164	397
Existing Sheds		326	
Total		3741	2832
Percentage		40.15%	30.39%

IMPERVIOUS CALCULATIONS

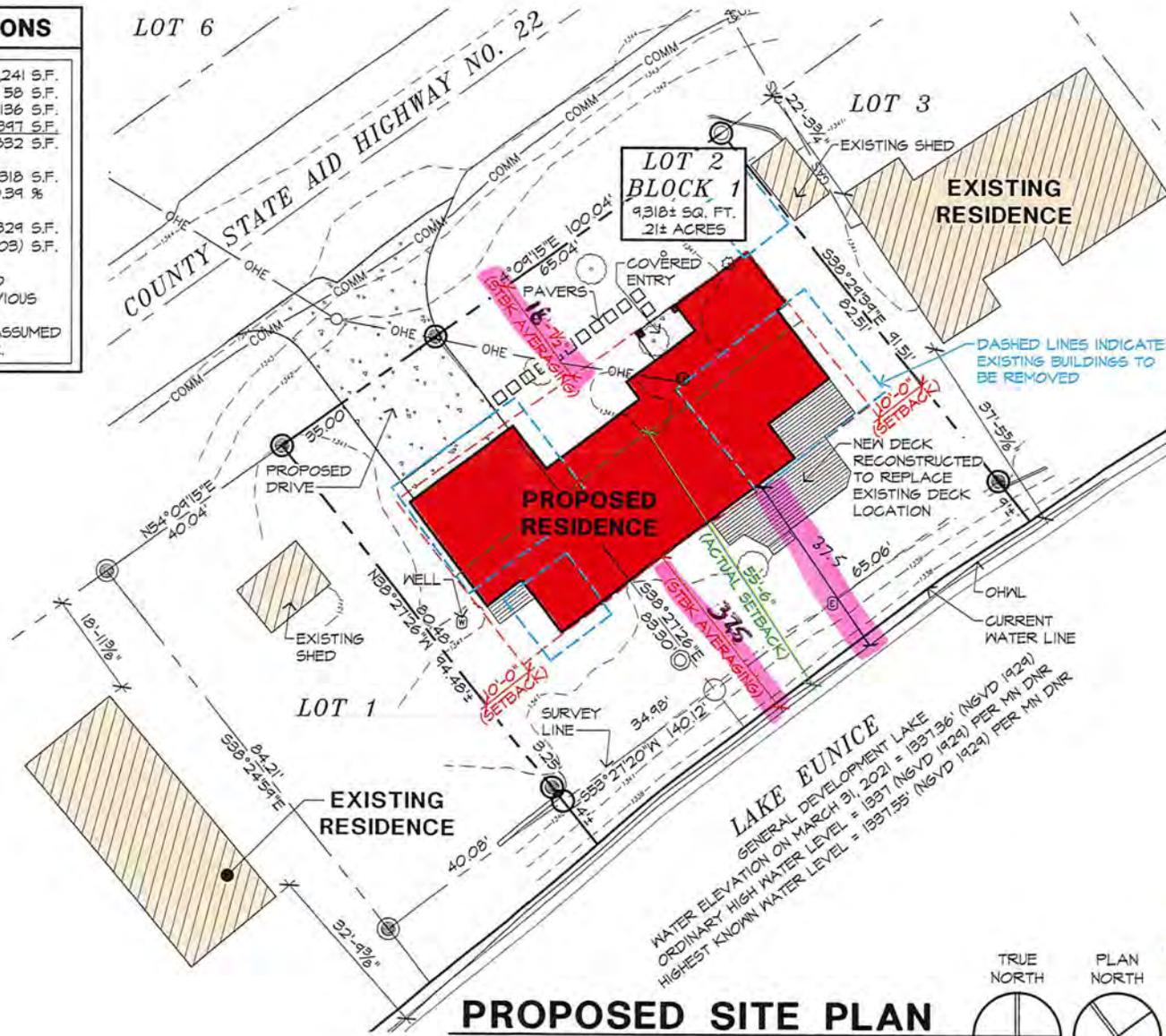
PROPOSED CABIN (FOOTPRINT)	= 2,241 S.F.
PROPOSED COVERED ENTRY	= 58 S.F.
PROPOSED WALKS/APRON	= 136 S.F.
PROPOSED DRIVEWAY	= 347 S.F.
TOTAL IMPERVIOUS	= 2,832 S.F.

LOT SIZE = 9,318 S.F.
 PROPOSED IMPERVIOUS COVERAGE = 30.34 %

IMPERVIOUS COVERAGE ALLOWED (25%) = 2,329 S.F.
 IMPERVIOUS EXCEEDS ALLOWED = (503) S.F.

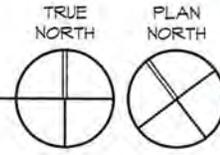
*NEW DECKS (399 S.F.) NOT INCLUDED AND ASSUMED TO BE CONSTRUCTED IN A PERVIOUS MANNER.

*NEW LANDSCAPING NOT INCLUDED AND ASSUMED TO BE INSTALLED IN A PERVIOUS MANNER.



PROPOSED SITE PLAN

SCALE - 1" = 20'-0"



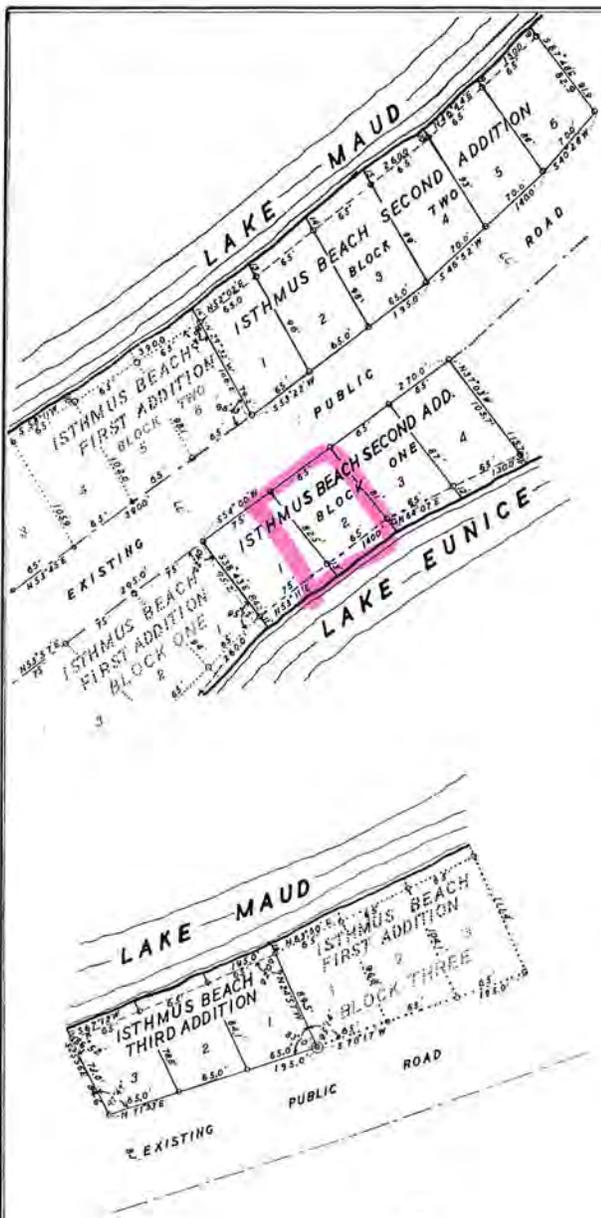
PLANNERS / ARCHITECTS

P.O. BOX 185, 650 3RD AVE SE, SUITE #10, PERHAM, MN 56573 (218) 346-4505

HOPPERSTAD CABIN
 LAKE EUNICE - BECKER COUNTY, MINNESOTA

JOB NO: 42112
 DATE: 08/19/21
 © 2021
 THIS DRAWING IS
 THE PROPERTY OF
 HOPPERSTAD ARCHITECTS
 AND SHALL
 NOT BE REPRODUCED
 WITHOUT ARCHITECT'S
 WRITTEN PERMISSION

ISTHMUS BEACH SECOND ADDITION AND ISTHMUS BEACH THIRD ADDITION



BE IT KNOWN THAT I, Gustaf A. Bengtson, a single man, owner and proprietor of that certain land in Government Lot Two (2) (from 1/4 of H4), Section Twenty-seven (27), Township One Hundred Thirty-eight (138) North, Range Forty-two (42) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:

Beginning at the Northeast corner of Block One (1) of ISTHMUS BEACH FIRST ADDITION, a subdivision in the said Government Lot 2, plat of which is on file and of record in the office of the Register of Deeds, Becker County, Minnesota; thence running North 56°00' East 270.0 feet along the Public Road; thence running South 37°03' East 105.7 feet to a point on the shore line of Lake Eunice; thence running South 64°07' West 130.0 feet and South 53°11' West 140.0 feet along the shore line of Lake Eunice to the Northeastly line of said Block One of Isthmus Beach First Addition; thence running North 38°43' West 94.2 feet along said Northeastly line to the point of beginning.

ALSO, beginning at the Southeast corner of Block Two (2) of said ISTHMUS BEACH FIRST ADDITION; thence running North 52°22' East 135.0 feet, North 46°52' East 140.0 feet and North 40°28' East 70.0 feet along the Public Road; thence running North 87°48' West 82.9 feet to the shore line of Lake Maud; thence running South 44°44' West 130.0 feet and South 52°02' West 260.0 feet along the shore line of Lake Maud to the Northeastly line of said Block Two of Isthmus Beach First Addition; thence running South 29°32' East 94.2 feet along the Northeastly line of said Block Two to the point of beginning.

ALSO, beginning at the Southwest corner of Block Three (3) of ISTHMUS BEACH FIRST ADDITION; thence running South 71°53' West 195.0 feet; thence running North 67°12' East 195.0 feet along the shore line of Lake Maud to the Southwestly line of Block Three of Isthmus Beach First Addition; thence running South 24°59' East 89.5 feet to the point of beginning.

have caused the said land to be surveyed and platted into thirteen (13) lakeshore lots with Riparian Rights to be known as ISTHMUS BEACH SECOND ADDITION and ISTHMUS BEACH THIRD ADDITION, all as shown on the herein plat.

IN WITNESS WHEREOF, I have caused this plat to be signed this 11th day of July, A.D. 1960.

Witnesses: E. P. Miller and Alan D. Sandberg
 Owners: Gustaf A. Bengtson
 State of Minnesota } ss
 County of Becker }

On this 11th day of July, 1960, before me, E. P. Miller, Register of Deeds in and for said County, personally appeared Gustaf A. Bengtson, a single man, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

E. P. Miller
 E. P. MILLER
 REGISTER OF DEEDS,
 Detroit Lakes, Becker Co., Minn.

I HEREBY CERTIFY that I made the survey of ISTHMUS BEACH SECOND ADDITION and ISTHMUS BEACH THIRD ADDITION in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of the survey; that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown; that the outlots boundary lines are correctly designated, that there are no wet lands and that there are no public roads except as shown on the herein plat.

Alan D. Sandberg
 Minnesota Registered Land Surveyor #2877

Subscribed and sworn to before me this 11th day of July, A.D. 1960.

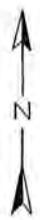
E. P. Miller
 E. P. MILLER
 REGISTER OF DEEDS,
 Detroit Lakes, Becker Co., Minn.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 11th day of July, A.D. 1960.

ATTEST:
Alan D. Sandberg
 County Auditor

I have verified that this plat for the year 1960 is the correct one as shown on the books of the Register of Deeds, Becker County, Minnesota, on July 12, 1960.
John G. Jolly
 County Clerk

LEGEND
 SCALE: 1 INCH = 40 FEET
 EXISTING IRON MONUMENTS -
 NEW IRON MONUMENTS -
 PLATTED ACREAGE:
 SECOND ADDITION - 1.41
 THIRD ADDITION - 0.36



ORIGINAL 214974

OFFICE OF REGISTER OF DEEDS,
 COUNTY OF BECKER, MINN. I do hereby certify that the within instrument was filed in this office for record on the 11th day of July, A.D. 1960.
E. P. Miller
 Register of Deeds



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)



170768000

rcement

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:

RECEIVED

JUL 10 2018

ZONING

System Status

System status on date (mm/dd/yyyy): 6-23-18

Compliant – Certificate of Compliance
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

Noncompliant – Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- Soil Separation (Compliance Component #4) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 170 768 000

Property address: 20709 County Hwy 22 Reason for inspection: sale

Property owner: Jim Swannick Owner's phone: _____

or

Owner's representative: _____ Representative phone: _____

Local regulatory authority: _____ Regulatory authority phone: _____

Brief system description: concrete holding tank

Comments or recommendations: _____

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: David Ohm Certification number: 2228

Business name: Ohm Engineering License number: 932

Inspector signature: [Signature] Phone number: 218-234-1256

Necessary or Locally Required Attachments

- Soil boring logs
- System/As-built drawing
- Forms per local ordinance
- Other information (list): _____

Property address: _____

Inspector initials/Date: JD | 02378
(mm/dd/yyyy)

1. Impact on Public Health – Compliance component #1 of 5

Compliance criteria:	
System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

- Verification method(s):**
- Searched for surface outlet
 - Searched for seeping in yard/backup in home
 - Excessive ponding in soil system/D-boxes
 - Homeowner testimony (See Comments/Explanation)
 - "Black soil" above soil dispersal system
 - System requires "emergency" pumping
 - Performed dye test
 - Unable to verify (See Comments/Explanation)
 - Other methods not listed (See Comments/Explanation)

Comments/Explanation:

2. Tank Integrity – Compliance component #2 of 5

Compliance criteria:	
System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is failing to protect groundwater.

- Verification method(s):**
- Probed tank(s) bottom
 - Examined construction records
 - Examined Tank Integrity Form (Attach)
 - Observed liquid level below operating depth
 - Examined empty (pumped) tanks(s)
 - Probed outside tank(s) for "black soil"
 - Unable to verify (See Comments/Explanation)
 - Other methods not listed (See Comments/Explanation)

Comments/Explanation:

3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. Yes* No Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. Yes* No Unknown
***System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. Yes* No
***System is failing to protect groundwater.**

Explain:

Property address: _____

Inspector initials/Date: EB 7-23-18

(mm/dd/yyyy)

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required) Yes No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is failing to protect groundwater.

Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- Conducted soil observation(s) (Attach boring logs)
- Two previous verifications (Attach boring logs)
- Not applicable (Holding tank(s), no drainfield)
- Unable to verify (See Comments/Explanation)
- Other (See Comments/Explanation)

Comments/Explanation:

Recommended some sort of float or alarm when tank is full 3" of water on 7-23-18

Indicate depths or elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

*May be reduced up to 15 percent if allowed by Local Ordinance.

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No If "yes", A below is required

Is the system required to employ a Nitrogen BMP? Yes No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria

a. Operating Permit number: _____ Have the Operating Permit requirements been met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the required nitrogen BMP in place and properly functioning?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Any "no" answer indicates Noncompliance.

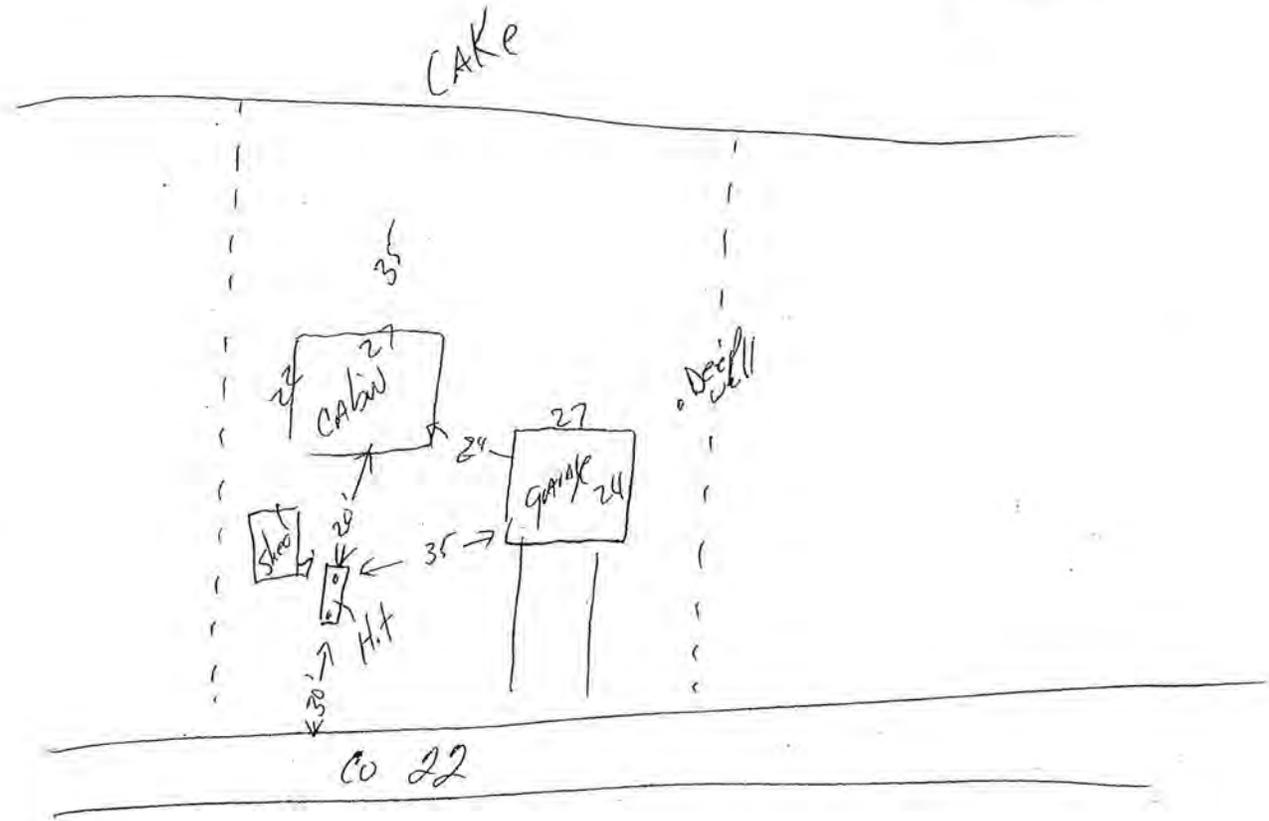
Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

SKETCH OF PROPERTY

Please sketch all structures and septic systems on the property;
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	"

Swanick
20709 Co 22
By David Ch-
2228
6-23-18



Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Yard Items](#)
 [New Search](#)

Summary	
Parcel Number:	170767001 GIS Map 
Property Address:	
Owner Name:	ERIK S & LISA M HOPPERSTAD
Owner Address:	200 4TH AVE N #309 FARGO ND 58102
Legal Description:	Section 27 Township 138 Range 042 ISTHMUS BEACH 2ND Block 001 E'LY 35' OF LOT 1

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$20,900	\$20,700	\$21,300
Estimated Land Value	\$19,800	\$18,000	\$18,000
Estimated Machinery Value			
Total Estimated Value	\$40,700	\$38,700	\$39,300
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$38,700	\$39,300
Tax Details - <i>please see statement</i>		2021 Statement 	2020 Statement 
Total Tax Levied		\$254.00	\$264.00
Total Payments		-\$127.00	-\$264.00
Unpaid Balance		\$127.00	\$0.00

No prior years unpaid.

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$40,700

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Isthmus Beach 2nd Add	

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	35			
Description	Flags		Size	
170414 FF-LAKE MAUD GOOD			35 FF	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Garage	
Year Built	1999	
Item Count	1	
Condition	Normal	
Type	Frame	

Pricing	High
Width	24.00
Length	28.00
Quantity	672 Square Feet
# of Stalls	0.00

Yard Item # 2 details:	
Descr	Porches,Decks,Patios,etc.
Year Built	2010
Item Count	1
Condition	Normal
Type	Porch
Pricing	High
Width	0.00
Length	0.00
Quantity	196 Square Feet

Yard Item # 3 details:	
Descr	Paving - Concrete
Year Built	1999
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	220 Square Feet
Pricing	Average
Lighting	None

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	170768000 GIS Map 
Property Address:	20709 CO HWY 22 DETROIT LAKES
Owner Name:	ERIK S & LISA M HOPPERSTAD
Owner Address:	200 4TH AVE N #309 FARGO ND 58102
Legal Description:	Section 27 Township 138 Range 042 ISTHMUS BEACH 2ND Block 001 LOT 2

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$76,600	\$69,700	\$67,400
Estimated Land Value	\$201,000	\$192,400	\$192,400
Estimated Machinery Value			
Total Estimated Value	\$277,600	\$262,100	\$259,800
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$262,100	\$259,800
Tax Details - <i>please see statement</i>		📄 2021 Statement	📄 2020 Statement
Total Tax Levied		\$1,958.00	\$1,980.00
Total Payments		-\$979.00	-\$1,980.00

Unpaid Balance	\$979.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$277,600

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Isthmus Beach 2nd Add	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	65			
Description	Flags		Size	
170503 EUNICE LAKE SITE			1 UT	
170504 FF-LAKE EUNICE-GOOD			65 FF	
601420 WATER/SEWER/ELEC			1 UT	

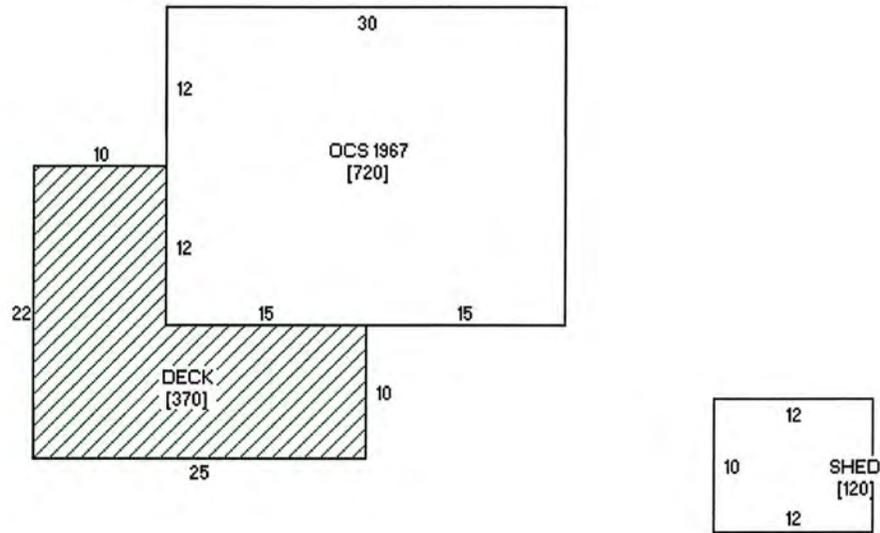
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1967
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	720 SqFt
Condition	Very Good
Basement	Crawl
Heating	Elec - Basebd
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl Shake
Int Walls	Knotty Pine
Floor	Carpet/vinyl
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Plumbing	
Style	Count
Full Bath	1
Decks & Patios	
Style	Area SF
Wood Deck-Med	370

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1967	
Item Count	1	
Condition	Very Good	
Type	Frame	
Pricing	Average	

Width	10.00
Length	12.00
Area	120 Square Feet

Sales Information top ▲			
Sale Date: 7/30/2018 - Property Type: Seasonal Rec. Residential			
Buyer	HOPPERSTAD ERICK S & LISA M	Seller	SWANICK JAMES M & KATHRYN
Sale Price	\$334,900	Ins Type	Warranty Deed
Adj Sale Price	\$334,900	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 6/28/1994 - Property Type: Seasonal Rec. Residential			
Buyer	SWANICK, JAMES M.	Seller	LINSTAEDT, DENNIS AND VONNIE
Sale Price	\$53,000	Ins Type	Warranty Deed
Adj Sale Price	\$53,000	Q/U	Q
Adj Reason		Q/U Reason	Old sale

652532

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 652532

July 31, 2018 at 1:51 PM
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 # 015927

No delinquent taxes and transfer entered
this 31st day of July, 2018
Mary E. Hendrickson

Becker County Auditor/Treasurer
By [Signature] Deputy

17-07228-000

17-07227-001

Becker County Recorder
Well Certificate Received July 31, 2018
Patricia Swenson
Deputy [Signature] Becker County Recorder

State Deed Tax Due is \$ 1105.17

BECKER COUNTY DEED TAX

Date: 7/30/2018

AMT. PD. \$ 1105.17

ECRV: 8468666

Receipt # 688157
Becker County Auditor/Treasurer

chg
paid
well

WARRANTY DEED

THIS INDENTURE made this 30 day of July, 2018, by
and between James M. Swanick and Kathryn Swanick, husband and wife, GRANTORS, and Lisa M.
Hopperstad and Erick S. Hopperstad, GRANTEES, whose post office address is: 452 Clearview Ct
Moorhead 56560
Detroit Lakes, Minnesota 56501

WITNESSETH, for and in consideration of the sum of One Dollar (\$1.00) and other good and
valuable considerations, GRANTORS do hereby GRANT, BARGAIN, SELL AND CONVEY unto the
GRANTEES, as joint tenants and not as tenants in common, all of the following real property lying and being
in the County of Becker and the State of Minnesota, and described as follows, to-wit:

Lot Two, in Block One, of Isthmus Beach Second Addition according to the certified Plat
thereof on file and of record in the office of the Register of Deeds in and for Becker County,
Minnesota.

AND

A parcel 35 feet in width and being in and along the Easterly side of Lot 1, Block 1, Isthmus
Beach Second Addition, Described as follows:

Beginning at the Most Northerly corner of said Lot 1; thence Westerly on and along the
northerly boundary line of said lot a distance of 35 feet; thence Southerly on a line parallel to
the easterly line of said Lot 1 to the water's edge; thence Easterly on and along the water's
edge to the point intersection with the Easterly boundary line of said Lot 1 as extended to the
lakeshore, thence Northerly along the Easterly boundary line of said Lot 1 and said lot as
extended to the point of beginning.

To: FM TITLE
201814521

THIS INSTRUMENT WAS DRAFTED

BY:

Brandon Pittenger

MN Bar ID#: 0395905

FM Title Company

101 8th Street South

Fargo, ND 58103

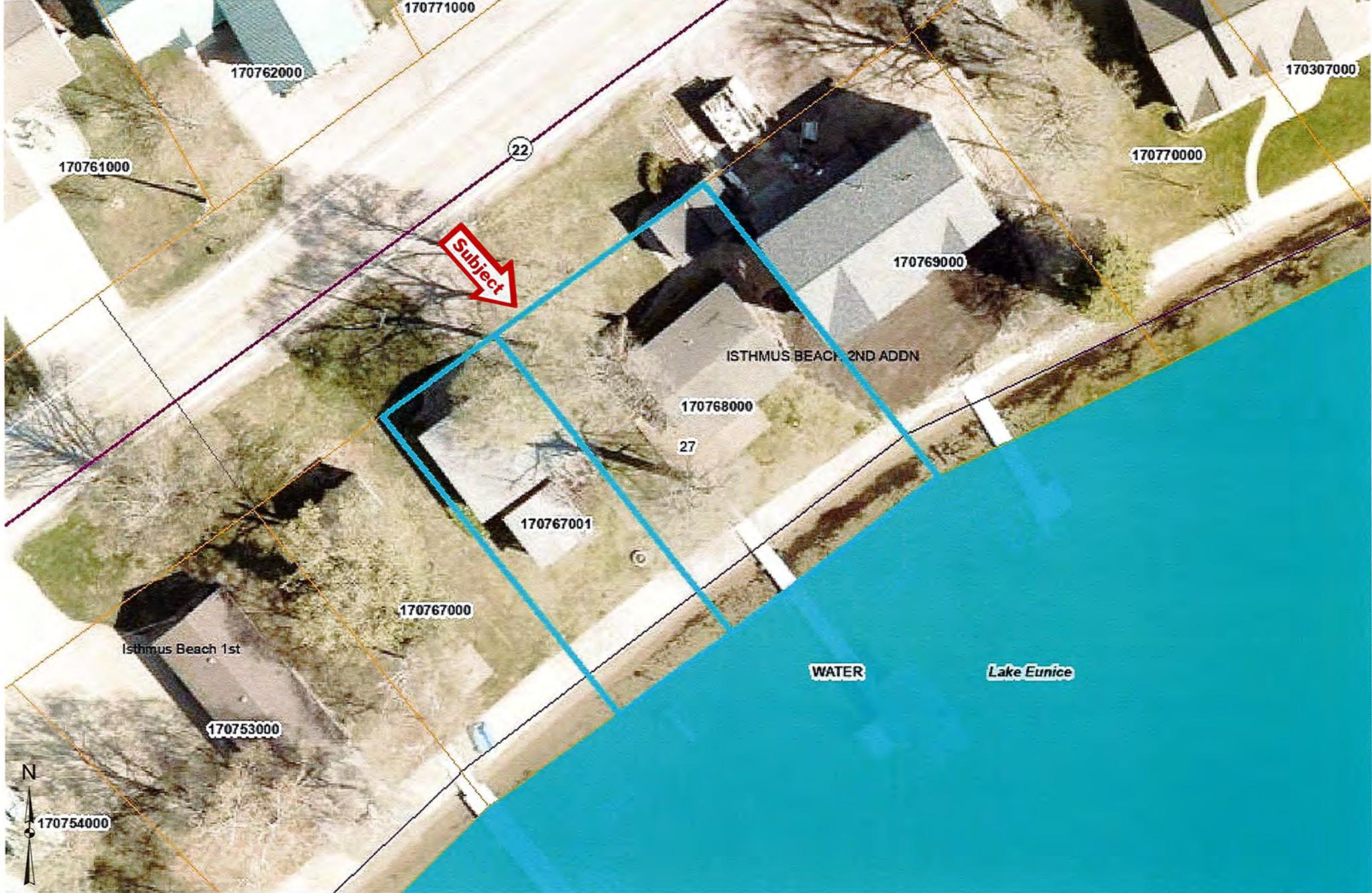
PHONE: (701) 893-1000

Tax statements for the real property described in
this instrument should be sent to:

Lisa M. Hopperstad and Erick S. Hopperstad

452 Clearview Ct

Moorhead, MN 56560



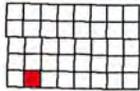
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:564

Date: 9/16/2021

Becker County

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

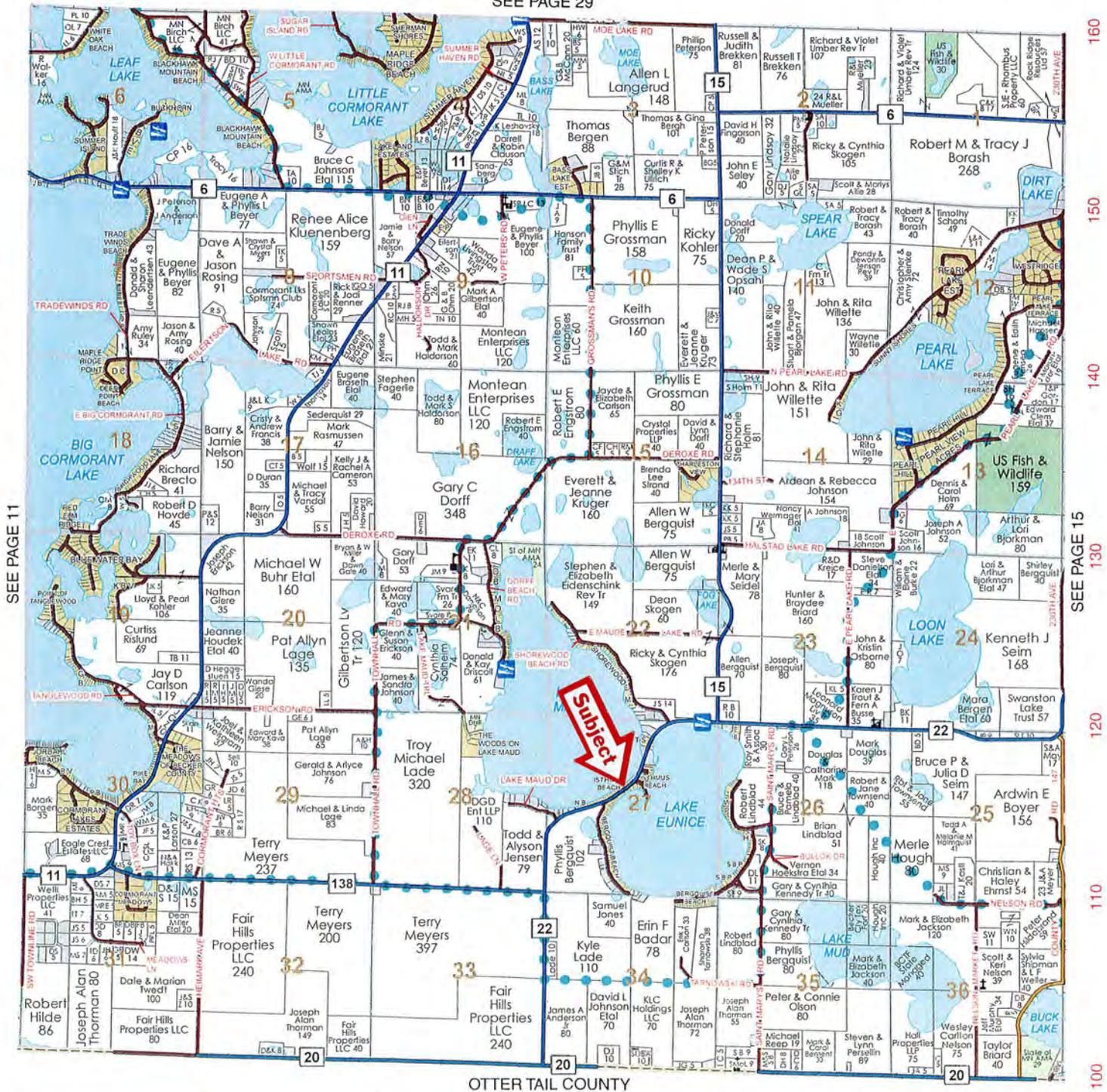


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, October 14th, 2021 @ 6:00 P.M.

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

Applicant: Thomas J. & Gyda Anderson
1926 21st Ave S
Moorhead, MN 56560

Project Location: 15090 Summer Island Rd Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck to be located at fifty-one (51) feet and a dwelling and attached garage to be located at sixty (60) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.1208.000; Leaf Lake
Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 004; LOT 16; Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-210

Property and Owner Review

Parcel Number(s): 171208000

Owner: THOMAS J & GYDA ANDERSON

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:

THOMAS J & GYDA ANDERSON
1926 21 AVE S
MOORHEAD MN 56560

Site Address: 15090 SUMMER ISLAND RD

Lot Recording Date: Prior to 1971

Original Permit Nbr: site2021-84171

Legal Descr: Block 004 of SUMMER ISLAND 138 42 LOT 16

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a house, attached garage and a deck with the closest point of the deck to be located at fifty-one (51) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, due to setback issues.**

OHW Setback: 51'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 15.8%

Proposed Imp. Surface Coverage: 24.7%

Existing Structure Sq Ft: 960sf

Proposed Structure Sq Ft: 948sf

Existing Structure Height: 16'

Proposed Structure Height: 24'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Replacing the old double wide mobile home with a new house and attached garage on a substandard size lot and cannot meet the required setback from the OHW due to the lot size.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **The proposed structure is within reason of other structures in the surrounding neighborhood.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Same use as it has been, just getting rid of the old mobile home, it is getting quite run down, and replacing with a new house and adding a garage.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard size lot.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is a residential neighborhood and constructing this house and garage will not alter this in any way.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1634

Property and Owner Review

Parcel Number: 171208000	Inspector Notes:
Owner: THOMAS J & GYDA ANDERSON	
Township-S/T/R: LAKE EUNICE-06/138/042	
Site Address: 15090 SUMMER ISLAND RD	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): New Home-Onsite Construction - Existing Dimensions: 24'x40' ; 960sf - Proposed Dimensions: 948sf - Proposed Roof Changes? N/A
Attached Garage (1B): New Attached Garage - Existing Dimensions: - Proposed Dimensions: 24'x34' - Proposed Roof Changes? N/A
Other dwelling related improvements (1C): Deck - Pervious - Existing Dimensions: - Proposed Dimensions: 10'x20' - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): Open Porch - Impervious - Existing Dimensions: - Proposed Dimensions: 9'4"x6' covered porch - Proposed Roof Changes? N/A
Additional dwelling related projects/info: All current impervious materials and structures will be removed.

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Leif (Lake Eunice, Cormorant, & Audubon) [RD] River Name:	
Side setback: - Dwelling: 6' - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 51' to Deck & 60' to Dwelling/Garage- Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10' - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 12' - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: Deck to Deck - Setback of LEFT like structure: 76' - Setback of RIGHT like structure: 54'			
Any other impervious surface coverage not noted on application?			

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Thomas J & Gyda Anderson **Parcel #:** 17.1208.000

Legal Description: Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 004; LOT 16

Lake Name: Leaf Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 59.89'

Depth Side 1: 135.4' (+/-)

Lakeside Width: 60.00'

Depth Side 2: 125.6 (+/-)

Total Lot Area: 8,460 (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

Difference: = Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____

Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 25 %

Threshold Coverage: 15 %

Difference: = (10) x (5) = **50 Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 1400 sq ft into water retention areas

Credit Units Gained _____ 40

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below): *Credit Units Gained* _____ 10

Total Mitigation Credit Units Gained: 50

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____ 10 credits

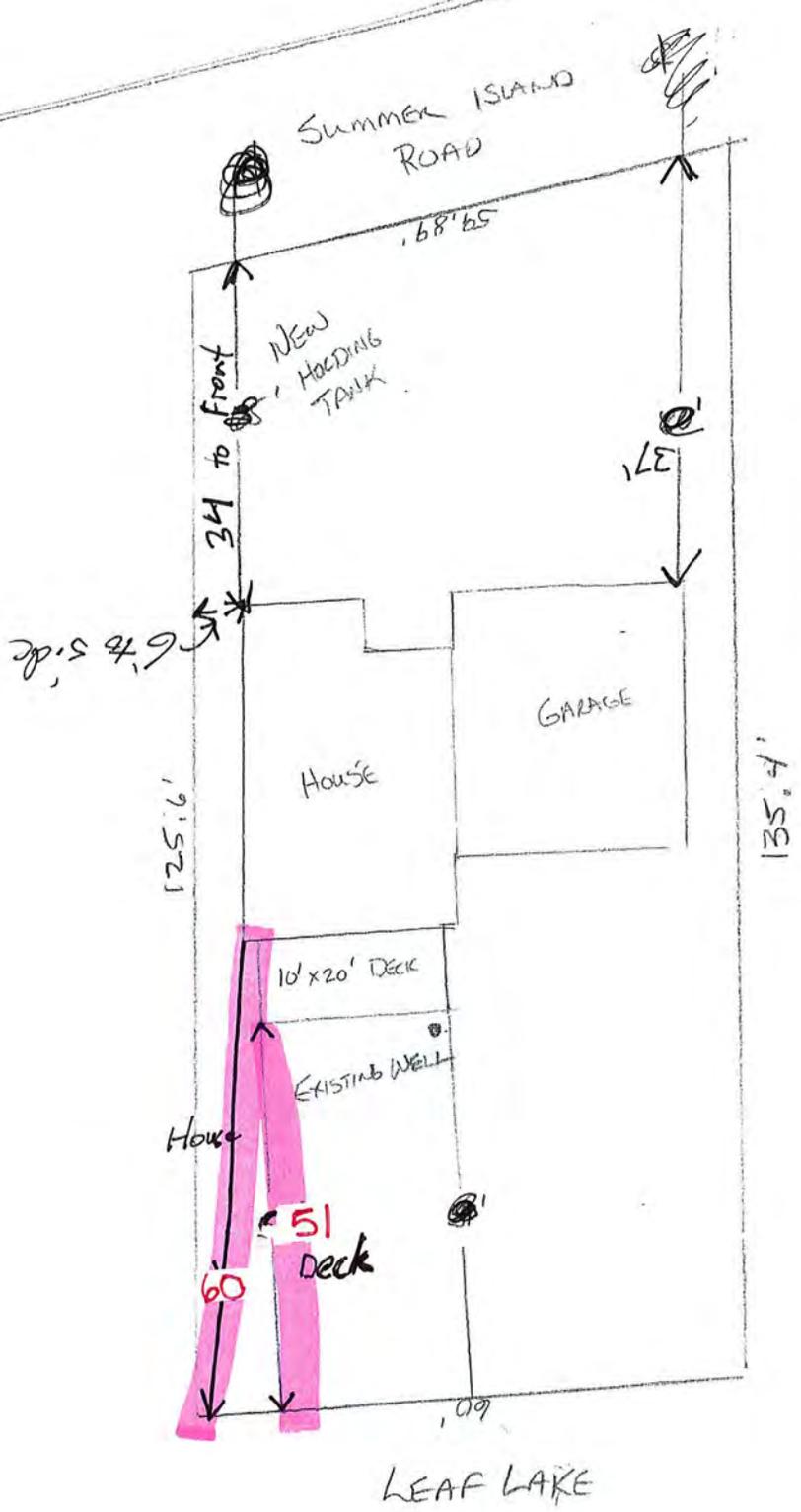
(Removing shed (8x8=64 sq ft) & 50 sq ft of sidewalk =114 sq ft)

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date

Anderson- PARCEL 17.1208.000

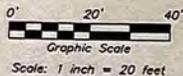
TOTAL LOT AREA	8,460		
ALLOWABLE IMPERVIOUS @ 25%	2,115		
		EXISTING	PROPOSED
Existing Dwelling	24x40	960	
Proposed Dwelling			948
Proposed Attached Garage	24x34		816
Proposed Deck (Pervious)	10x20		
Proposed Porch	9x6		54
Driveway		266	266
Existing shed to be removed	8x8	64	
Impervious Surface Sum		1290	2084
Impervious Percent		15.25%	24.63%



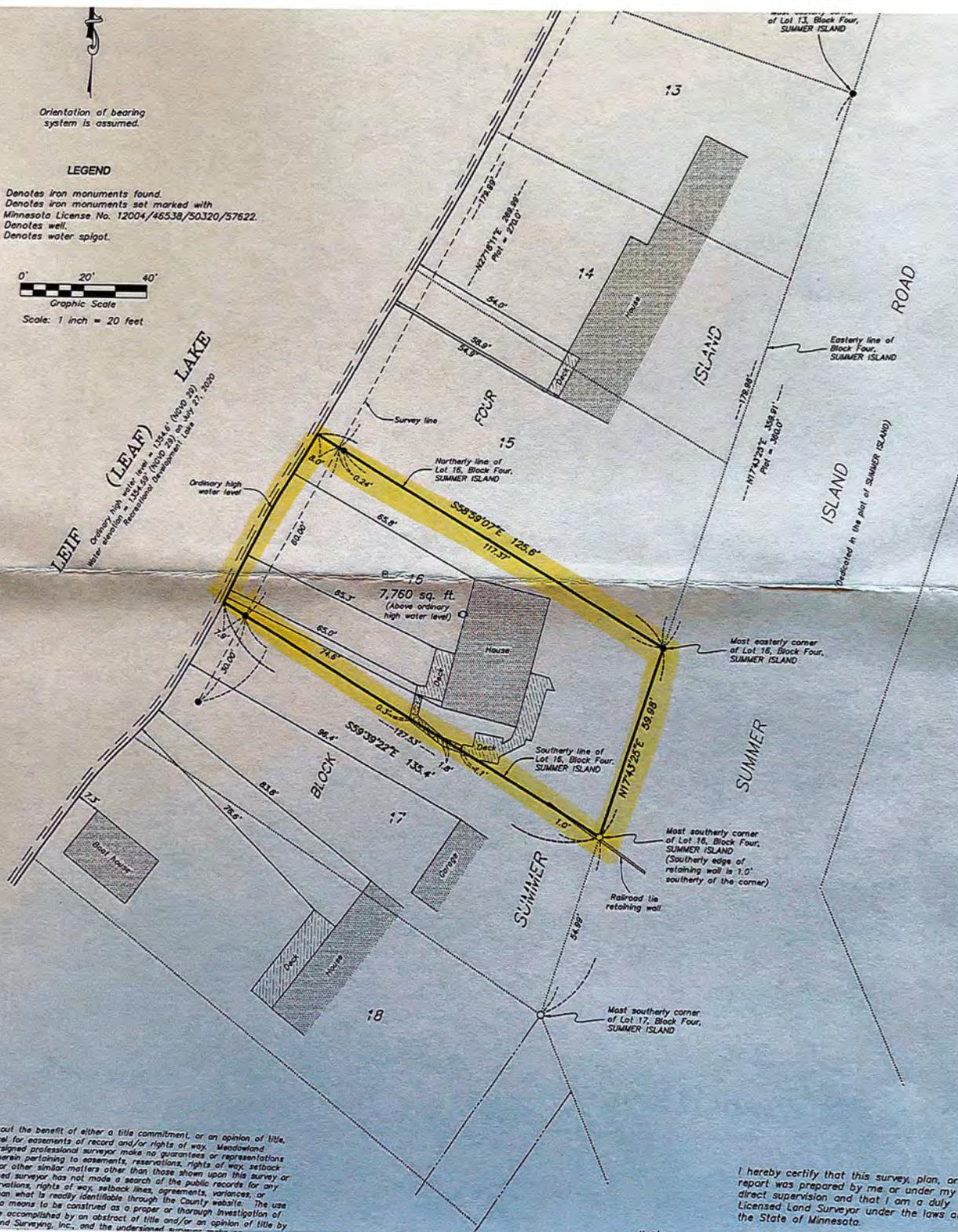
Orientation of bearing system is assumed.

LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320/57622.
- ⊗ = Denotes well.
- = Denotes water spigot.



LEAF (LEAF) LAKE
 Ordinary high water level = 134.6 (MSP 29)
 Water elevation 135.29 (MSP 29) Feb. 14, 21, 2000
 Interim Development Plan



SURVEY DISCLAIMER:

This survey was prepared without the benefit of either a title commitment, or an opinion of title, or an abstract of the parcel for easements of record and/or rights of way. Meadowland Surveying, Inc., and the undersigned professional surveyor make no guarantee or representations regarding information shown herein pertaining to easements, reservations, rights of way, setback lines, agreements, variances, or other similar matters other than those shown upon this survey or noted upon it. The undersigned surveyor has not made a search of the public records for any other similar matters other than what is readily identifiable through the County website. The use of the County website is by no means to be construed as a proper or thorough investigation of an attorney of law. Meadowland Surveying, Inc., and the undersigned surveyor make no representation or warranty of any kind, express or implied, as to the accuracy or completeness of the information shown herein.

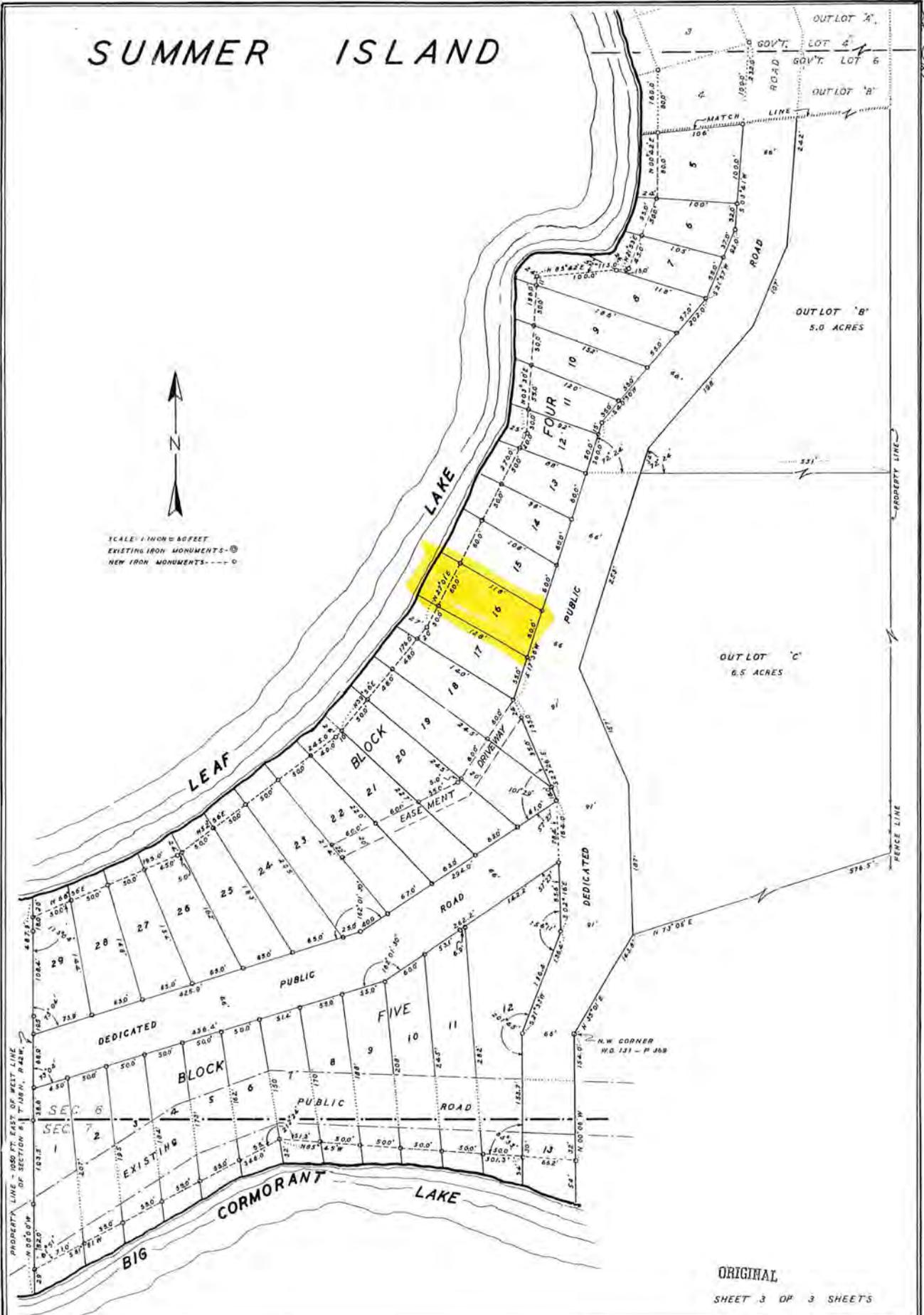
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

SUMMER ISLAND

81-321



SCALE: 1 INCH = 60 FEET
 EXISTING IRON MONUMENTS: ©
 NEW IRON MONUMENTS: --- ○



ORIGINAL
 SHEET 3 OF 3 SHEETS

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), THOMAS J + GYDA ANDERSON hereby authorize TODD NELSON 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.): SITE
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): 171208000 Physical Site Address: 15070 SUMMER ISLAND RD
LAKE PARK
 Legal Description: _____

Section: 06 Township: 138 Range: 042 Lot: 16 Block: 004 Plat Name: SUMMER ISLAND

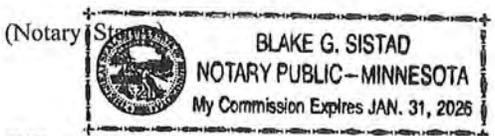
Agent Contact Information

Agent address: 5521 40TH AVE S MURRHEAD MN 56560
 Street City State Zip Code
 Agent phone #(s): 701-371-0850 Agent fax #: _____
 Agent email address: tmnelson10@yahoo.com

Gyda Fayet Anderson Thomas J. Anderson 9/16/21
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker Clay

On this 16th day of September before me personally appeared Thomas J. + Gyda Anderson
 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.



Blake Sistad
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	171208000 GIS Map 
Property Address:	15090 SUMMER ISLAND RD LAKE PARK
Owner Name:	THOMAS J & GYDA ANDERSON
Owner Address:	1926 21 AVE S MOORHEAD MN 56560
Legal Description:	Section 06 Township 138 Range 042 SUMMER ISLAND 138 42 Block 004 LOT 16

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$10,000	\$9,600	\$8,800
Estimated Land Value	\$122,200	\$117,000	\$117,000
Estimated Machinery Value			
Total Estimated Value	\$132,200	\$126,600	\$125,800
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$126,600	\$125,800
Tax Details - <i>please see statement</i>		📄 2021 Statement	📄 2020 Statement
Total Tax Levied		\$944.00	\$958.00
Total Payments		-\$944.00	-\$958.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$132,200

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions	Plat of Summer Island	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information		top ▲	
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.			
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres
	60		
Description	Flags		Size
170303 LEAF LAKE SITE			1 UT
170304 FF-LEAF LAKE-GOOD			60 FF
601420 WATER/SEWER/ELEC			1 UT

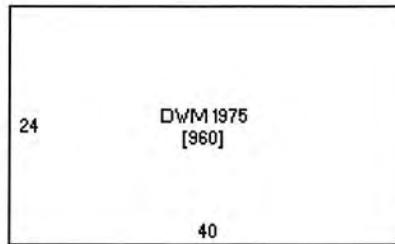
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1975
Bldg Style	Mfd Home (Double)
Arch Style	Mobile/Manufactured
Area	960 SqFt
Condition	Normal
Basement	None
Heating	FHA - Electric
AC	No
Attic	None
Foundation	Piers
Roof	Gable/Other
Ext Walls	Corrugated Metal
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Plumbing	
Style	Count
Full Bath	1

Decks & Patios	
Style	Area SF
Wood Deck-Low	72
Wood Deck-Low	102
Wood Deck-Low	64
Wood Deck-Low	54

Yard Items top ▲

Yard Item # 1 details:	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00

Length	8.00
Area	64 Square Feet

Sales Information top ▲			
Sale Date: 4/27/1994 - Property Type: Seasonal Rec. Residential			
Buyer	WILLIAMS, K D	Seller	LAUTT, JAMES & ELEANOR
Sale Price	\$31,800	Ins Type	Warranty Deed
Adj Sale Price	\$31,800	Q/U	U
Adj Reason		Q/U Reason	Unqualified

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

PIN: 17.1208.000
BILL NUMBER: 176204
LENDER:
OWNER NAME: ANDERSON THOMAS J & GYDA

TAXPAYER(S):
THOMAS J & GYDA ANDERSON
1926 21 AVE S
MOORHEAD MN 56560

\$\$\$

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
15090 SUMMER ISLAND RD
LAKE PARK, MN 56554

DESCRIPTION
Section 06 Township 138 Range 042
SubdivisionName SUMMER ISLAND
138 42 Block 004 SubdivisionCd 17065

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

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	125,800 126,600
	Homestead Exclusion:	0 0
	Taxable Market Value:	125,800 126,600
	New Improvements:	
2	Property Classification:	Seasonal Seasonal
	PROPOSED TAX	
3	First half taxes due 05/15/2021	\$472.00
	Second half taxes due 10/15/2021	\$472.00
	Total taxes due in 2021	\$944.00

Tax Detail for Your Property:		2020	2021	
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		
Tax and Credits	3. Property taxes before credits	\$918.00	\$904.00	
	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		\$918.00	\$904.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	\$462.71	\$458.70	
	7. LAKE EUNICE	\$120.61	\$116.76	
	8. State General Tax	\$144.46	\$140.14	
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$119.37	\$116.95
		B. Other local levies	\$48.22	\$50.09
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	\$2.61	\$2.52	
		\$20.02	\$18.84	
		\$0.00	\$0.00	
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
	12. Total property tax before special assessments	\$918.00	\$904.00	
13. Special assessments	\$40.00	\$40.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$958.00	\$944.00	
Tax Amount Paid			\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$944.00
2nd Half Tax Amount	\$472.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$472.00
Balance Good Through	10/15/2021
	Seasonal

PIN: 17.1208.000
AIN:
BILL NUMBER: 176204
TAXPAYER(S):

Paid By _____

THOMAS J & GYDA ANDERSON
1926 21 AVE S
MOORHEAD MN 56560

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$944.00
1st Half Tax Amount	\$472.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$472.00
Balance Good Through	05/15/2021
	Seasonal

PIN: 17.1208.000
AIN:
BILL NUMBER: 176204
TAXPAYER(S):

Paid By _____

THOMAS J & GYDA ANDERSON
1926 21 AVE S
MOORHEAD MN 56560

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

416411

WARRANTY DEED
INDIVIDUALS TO JOINT TENANTS

No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() filed (X) not required
Certificate of Real Estate Value
No. Oct. 5, 1995

BECKER COUNTY RECORDER, STATE OF MN
Microfilm No. 416411
Date OCT 06 1995 3:00 P.M.
I hereby certify that the within
instrument was recorded in the office
of Becker County Recorder.
M. M. Martenson
County Recorder, mn Dply.

Kath Y Brekken
County Auditor

by [Signature]
R. W. 1208.000 Deputy

STATE DEED TAX DUE HEREON: \$ 1.65

(reserved for recording data)

Date: October 3, 1995

FOR ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, DEANE K. WILLIAMS and CLEO A. WILLIAMS, husband and wife, of Moorhead, Minnesota, Grantors, hereby convey and warrant to THOMAS J. ANDERSON and GYDA ANDERSON, husband and wife, as joint tenants and not as tenants in common, of 1926 21st Avenue South, Moorhead, MN 56560, Grantees, real property in Becker County, Minnesota, described as follows:

Lot Numbered Sixteen (16), Block No. 4, Summer Island, according to the certified Plat thereof on file and of record in the office of the Register of Deeds in and for Becker County, Minnesota.

together with all hereditaments and appurtenances belonging thereto.

THE SELLER CERTIFIES THAT THE SELLER DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

(Consideration is less than \$500.00)
Affix Deed Tax Stamp Here

RECEIPT # 064326
BECKER COUNTY
DEED TAX
AMT. PD. \$ 1.65

Deane K. Williams
Deane K. Williams
Cleo A. Williams
Cleo A. Williams

WTA A. THOMPSON, CO. TRFAS

Charge _____
Paid _____
Numerical _____
Tract _____
Grantor _____
Grantee _____
Compared _____

STATE OF ^{North Dakota} ~~MINNESOTA~~)
) ss.
COUNTY OF Cass)

The foregoing instrument was acknowledged before me this 3rd
day of October, 1995, by Deane K. Williams and Cleo A. Williams,
husband and wife, Grantors.

AMY SUSAN HANSON
Notary Public, State of North Dakota
My Commission Expires Sept. 19, 2001
STATE OF NORTH DAKOTA
NOTARY PUBLIC SEAL

Amy Susan Hanson
Notary Public Amy Susan Hanson
My Commission Expires: 9/19/2001

Tax Statements for the real property
described in this instrument should
be sent to:

Thomas J. and Gyda Anderson
1926 - 21st Avenue South
Moorhead, MN 56560

THIS INSTRUMENT WAS DRAFTED BY:)
)
Jerilynn Brantner Adams)
)
VOGEL, BRANTNER, KELLY, KNUTSON,)
)
WEIR & BYE, LTD.)
)
502 First Avenue North)
)
P.O. Box 1389)
)
Fargo, North Dakota 58107)

to



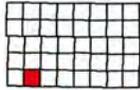
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:423

Date: 9/28/2021

Becker County

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

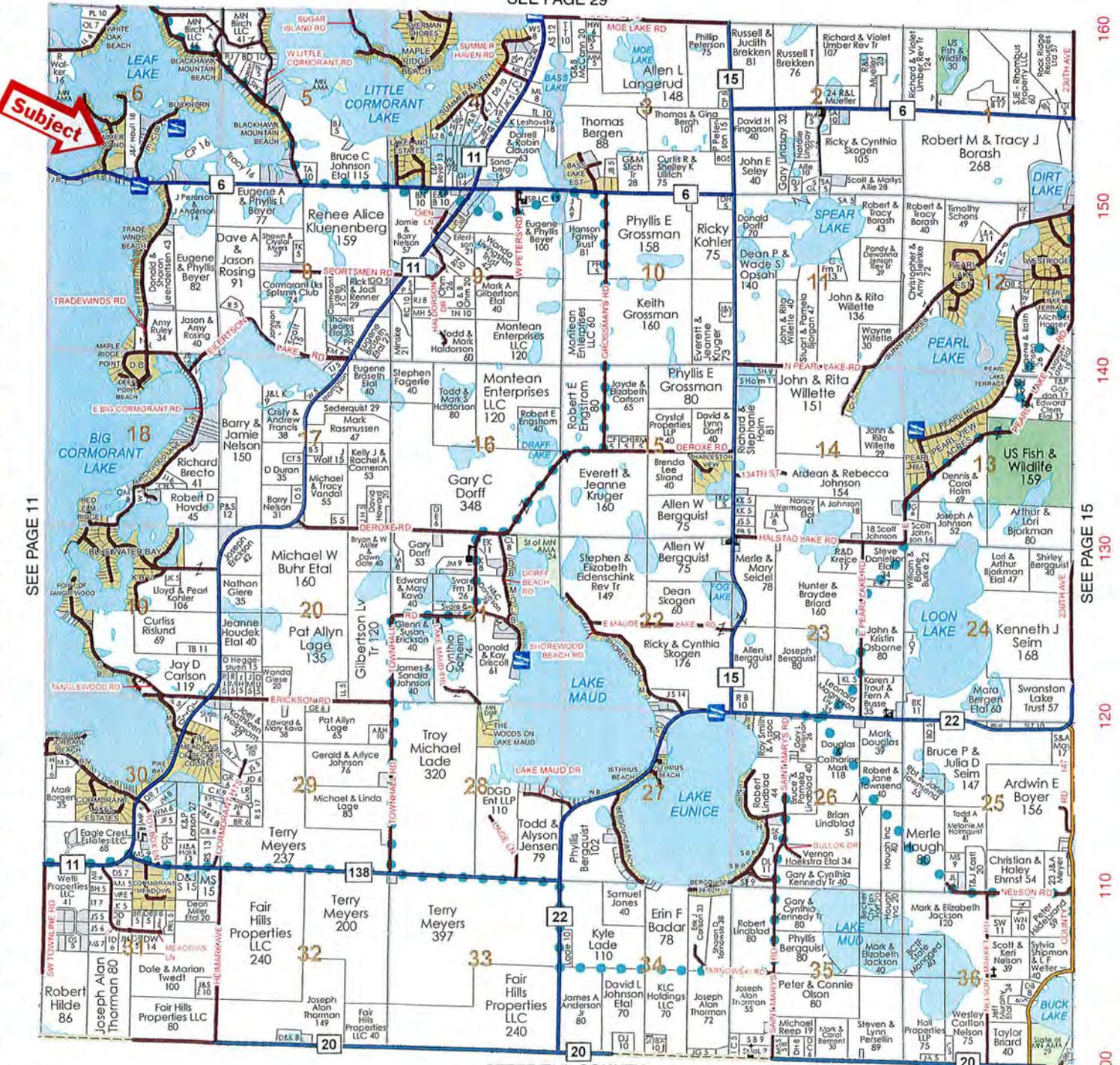


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN 56501

Applicant: Rachel & Travis Olson **Project Location:** 24571 N Melissa Dr Detroit Lakes, MN 56501
2805 64th Ave S
Fargo, ND 58104

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake.
2. Request a variance be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size.

Tabled from the September 9th, 2021 Hearing by the applicant.

LEGAL LAND DESCRIPTION: Tax ID number: 19.1226.000; Lake Melissa
Section 20 Township 138 Range 041; ELM GROVE CORBETT W 3' OF LOT 1; & LOT 2 EX W 10'; Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.**

Variance Application Review

Permit # VAR2021-187

Property and Owner Review

Parcel Number(s): **191226000**

Owner: **TRAVIS OLSON**

Township-S/T/R: **LAKE VIEW-20/138/041**

Mailing Address:

Site Address: **24571 N MELISSA DR**

**TRAVIS OLSON
2805 64TH AVE S
FARGO ND 58104**

Lot Recording Date:

Original Permit Nbr: **82009**

Legal Descr: **ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'**

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: **1. Request a variance to construct a patio to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. 2. Request a variance be at 35.58% lot coverage, deviating from the allowed coverage of 25% on an Ag zoned lot, all due to setback issues and lot size. Tabled from the September 9th, 2021 Hearing by the applicant.**

OHW Setback: **42' to Patio**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **37.44%**

Proposed Imp. Surface Coverage: **35.5%**

Existing Structure Sq Ft: **467 sq ft (Paver Patio and walkway)**

Proposed Structure Sq Ft: **430 sq ft; Hot tub Pad 68, & New Built in Grill Pad 28 sq ft**

Existing Structure Height: **na**

Proposed Structure Height: **na**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **na**

Change to roofline? **N/A**

Change to main structural framework? **N/A**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are meeting all other setbacks. We will be outside of the shore impact zone. We are not going any closer to the lake than the existing structure. We will be reducing the overall coverage by 2%. We will put a stormwater mitigation plan into place, currently there is not one existing. This will be a great improvement to the lot. Our request will be outside of the SIZ.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, this project will not negatively impact anyone's views or enjoyment of the lake. Per stated statute we are allowed to replace in the footprint. We are doing so and improving the lot by reducing the impervious and creating a stormwater management plan to control the water from running into the lake. The Driveway is made of permeable pavers (1537 sq ft) at the time they were installed they were not to be counted against the total coverage (they were to be considered pervious). If we did not have to include**

this portion in our calculations we would at 30%. These pavers have been well maintained and still function as they were created. We are proposing a water retention area where currently none exist.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: This property will be used for residential purposes. The existing structure is not very functional because of the steps, it is two levels, two different elevations. We just have two small patios. We would like to make a level surface to combine them into one larger functioning patio. This will allow for seating with a reasonable sized table so we can enjoy the lake side of the property. We would like remove non-mortared stone surface on roadside, remove existing paver surface on lakeside and install new mortared stone surface patio with steps (note: new patio does not exceed the size of current existing patio), hot tub pad and built-in grill, provide additional storm water retention basin on lakeside and landscape plant bed renovations along roadside and house foundation.

4. Are there circumstances unique to the property? Yes

Explain: Permeable pavers were allowed at the time they were installed on this lot and now they are required to be counted as the rules have changed over time creating a hardship. The lot was developed well before zoning setbacks and lot standards were created.

5. Will the variance maintain the essential character of the locality? Yes

Explain: All of the lots in the area were developed and created at the same time and have similar setbacks.

Field Review Form (Pre-Insp)

Permit # SITE2021-1528

Property and Owner Review

Parcel Number: 191226000	Inspector Notes:
Owner: TRAVIS OLSON	
Township-S/T/R: LAKE VIEW-20/138/041	
Site Address: 24571 N MELISSA DR	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Other**

- Existing Dimensions: **Patio 467 sq ft**
- Proposed Dimensions: **Patio: 430 sq ft; Hot tub Pad 68, & New Built in Grill Pad 28 sq ft**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: Public/Township Rd - Centerline		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 100+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Melissa (Lake View) [GD] River Name:	
Side setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 42' Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ Proposed New - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ Proposed New - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

19.1226.000 OLSON

County of Becker
Planning and Zoning

September 6, 2021

attn: Board of Adjustment
Public Hearing Thursday, September 9, 2021

Dear Ms. Bartee,

We recently received a letter asking for input on the variance requests on the property at 24571 N. Melissa Dr., Detroit Lakes. While I am not comfortable having to address these variance requests, I feel a citizen obligation to respond. Since I am a neighbor, it is my desire that this response be entered anonymously.

My concern regarding this proposal and request is that the property is already over the limit in variance deviations. The house is already very large with very little green space on the north side, the garage was granted variance for height in 2002 and the lot coverage will still be 10.5% over allowed coverage (currently it is 12.44%).

Allowing this variance sets a precedence that is troublesome. The restrictions and covenants are in place to ensure a lifetime of enjoyment for the subject and surrounding homeowners. We all purchase our property and engage in projects on our property, knowing that there are covenants and restrictions in place to safeguard our property and the health of the lake we enjoy. To continually allow these restrictions to be circumvented seems counterproductive. We, the homeowners, appreciate that they have been put in place and count on them being enforced.

Therefore, we do not believe that the variances should be allowed. Thank you for your consideration.

19.1226.000 OLSON

From: Michael Ericksen <mrericksen57@gmail.com>
Sent: Wednesday, September 1, 2021 4:42 PM
To: Rachel D. Bartee <rachel.bartee@co.becker.mn.us>
Subject: [EXTERNAL]24571 North Melissa Drive project

To whom it concerns:

This is Michael Ericksen. My wife and I own 24635 and 24601 North Melissa Drive. We have two comments on the variances requested for the proposed project at 24571 North Melissa.

We have no objection to a patio that is only 50 feet from the ordinary high water mark. However, we are concerned about the ground coverage exception. That lot is in a slightly low spot along North Melissa Drive. During rainstorms we have noticed that a disproportionate share of runoff from the road runs onto the 24571 North Melissa lot. It is therefore important that 24571 be able to absorb significant runoff before it reaches Lake Melissa. I am not a civil engineer so I do not know if the mitigation steps they describe in the proposal are adequate, but their requested ground coverage percentage is well above the 25% limit. A simple solution may be to change the driveway to a truly permeable surface, and to make the proposed patio permeable.

Thank you for your consideration.

Michael Ericksen

19.1226.000 OLSON

From: PRWD Permit <prwdpermit@arvig.net>

Sent: Friday, August 27, 2021 1:50 PM

To: Rachel D. Bartee <rachel.bartee@co.becker.mn.us>

Cc: Kyle P. Vareberg <kyle.vareberg@co.becker.mn.us>; Tera Guetter <tera.guetter@arvig.net>

Subject: [EXTERNAL]September 9th Board of Adjustments Packet

Hello,

PRWD had 2 comments in response to the Agenda for the September 9th Board of Adjustments meeting. Please forward to the Becker County Board of Adjustments before the Thursday September 9th Meeting for their consideration.

1. **Bradley R. & Joanna Callahan Trust-** If approved by Becker County as described, A PRWD Residential Stormwater Management Permit (Impervious Surface Coverage >25%) will be required. Stormwater must be managed off all new and fully reconstructed impervious surfaces (960 square feet garage, 210 square feet porch per site plan in packet) to satisfy PRWD Rules.
2. **Rachel & Travis Olson** – If approved by Becker County as described, a PRWD Residential Stormwater Management Permit will be required (Impervious Surface Coverage >25%); Stormwater must be managed off all new and fully reconstructed impervious surfaces (526 square feet per site plan in packet) to satisfy PRWD Rules. The Landscape Architect (Michael Lloyd) has been working with PRWD to develop a stormwater plan.

Thank you,

Adam Mortenson

Water Resource Coordinator

Pelican River Watershed District

Wells-Fargo Bldg – Suite 201

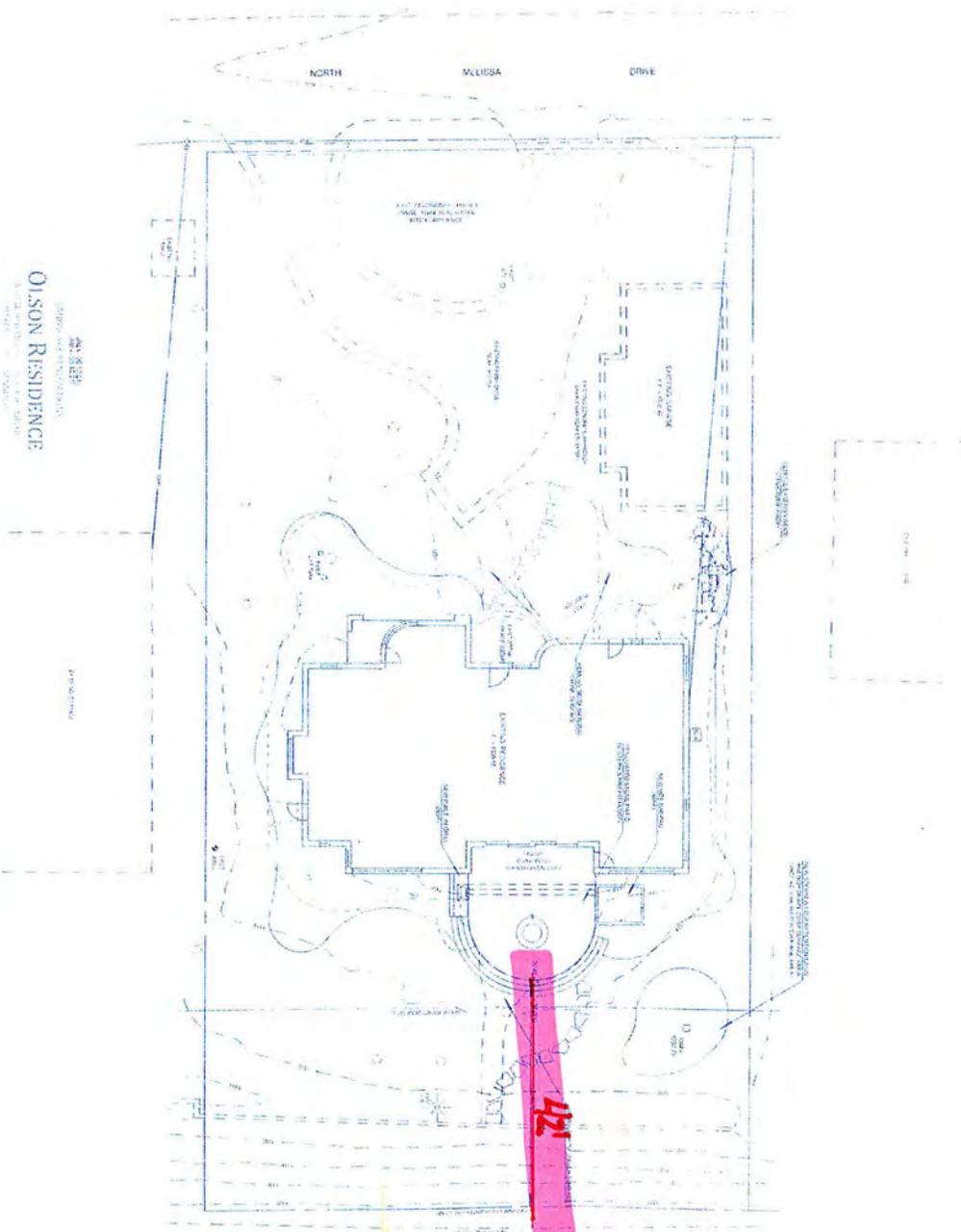
211 Holmes Street West

Detroit Lakes, MN 56501

www.prwd.org

(218) 846-0436

SCALE: 1" = 10'



OLSON RESIDENCE
 LANDSCAPE DEVELOPMENT
 1100 25th Avenue South
 Fargo, ND 58103
 701.235.7641

MICHAEL
Lloyd

LANDSCAPE DEVELOPMENT

1100 25th Avenue South
 Fargo, ND 58103
 701.235.7641

MLA 150710
 09/11/2015



© AII

WATER

81' 38" Feet

1912270000
LOT 173

GOVT LOT 173

SW

LK 203W

1912270000
LOT 173

GOVT LOT 172

215631N
1912270000

2156 Feet

2037 Feet

42'

Proposed
430
sqft

Proposed

Proposed

Image printed on 8/16/2021 at 12:27 PM

Parcel: 19.1226.000, Photo 7 of 8

Taken: 01/29/2016, Last edit: 03/21/2017

Notes:



existing Deck to
Replace

Image printed on 8/16/2021 at 12:28 PM

Parcel: 19.1226.000, Photo 4 of 8

Taken: 08/24/2020, Last edit: 08/24/2020

Notes:



existing deck
to be replaced

Image printed on 8/16/2021 at 12:28 PM

Parcel: 19.1226.000, Photo 2 of 8

Taken: 08/24/2020, Last edit: 08/24/2020

Notes:

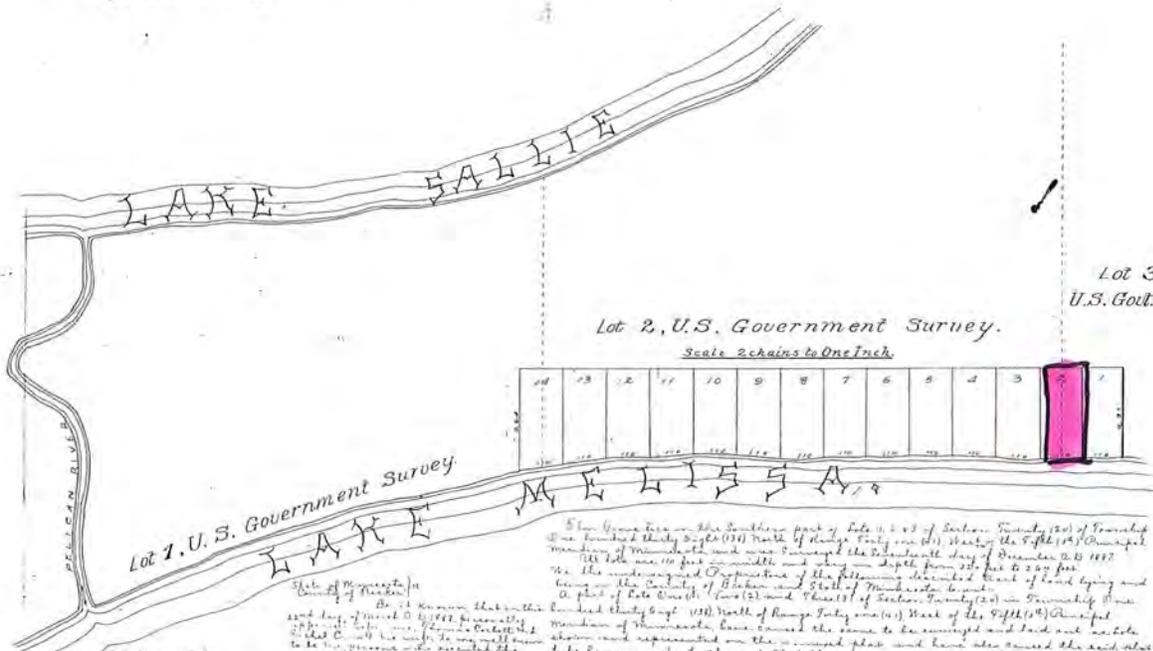


↑ example
Pervious pavers
on driveway

March 22, 1899 at 10 AM
 By *Thomas C. Cobett*
 Notary Public

THOS. GIBBETT'S PLAT OF ELM GROVE

B-32



Lot 3,
U.S. Govt. Survey.

5. The boundaries on the Southern part of Lots 1 & 2 of Section Twenty (20) of Township One North, Range 24 (R24) West of Range Forty one (41) West of the Fifth (5th) Principal Meridian of Minnesota, were surveyed the 24th day of December A.D. 1887.

6. The rods used in the survey were 10 feet in length and were in depth from 200 feet to 2000 feet.

7. The undersigned, Opposite of the following described tract of land lying and being in the County of Benton and State of Minnesota, to wit:

A part of Lots One (1), Two (2) and Three (3) of Section Twenty (20) in Township One North, Range Forty one (41) West of the Fifth (5th) Principal Meridian of Minnesota, have caused the same to be surveyed and laid out in lots, the same being represented on the attached plat and have also caused the said plat to be drawn and to the end that the same may be recorded according to the statute in such cases made and provided.

In Presence of
 Clerk of County
 Thomas L. Cobett

Thomas Cobett
 Notary Public.

I hereby certify that the annexed plat by Thomas Cobett of Benton County was filed in this office for record on the 22nd day of March A.D. 1899, at 10 o'clock P.M. and was duly recorded in Book 2 of Deeds page 41.

Notary Public
 State of Minnesota

Original



State of Minnesota)
 County of Benton)
 I, Thomas Cobett, Notary Public, do hereby certify that the annexed plat by Thomas Cobett of Benton County was filed in this office for record on the 22nd day of March A.D. 1899, at 10 o'clock P.M. and was duly recorded in Book 2 of Deeds page 41.

Notary Public
 State of Minnesota

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Rachel & Travis Olson **Parcel #:** 19.1226.000

Legal Description: Section 20 Township 138 Range 041; ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'

Lake Name: Lake Melissa **Lake Classification:** General Development

Property Dimensions:

Roadside Width: 107.65'

Depth Side 1: 206' (+/-)

Lakeside Width: 103'

Depth Side 2: 210.17' (+/-)

Total Lot Area: 20,700 sq ft (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: -- 50

Difference: = 50 **Credit Units Required for Mitigation**

VARIANCE REQUESTED

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth *10 credit units*.

- An additional *10 credit units* may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional *10 credit units* may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____

Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

APP	Mitigation
YEAR	2021

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 35.58 %
 Threshold Coverage: 15 %

Difference: = (20.58) x (5) = 102.9 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained
 700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 3500 sq ft into water retention areas.

100 *Credit Units Gained*

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained
 50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below): *Credit Units Gained* 100

Total Mitigation Credit Units Gained: 100

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date

Olson PARCELS 19.1226.000

TOTAL LOT AREA	20,700		
ALLOWABLE IMPERVIOUS @ 25%	5,175		
		EXISTING	PROPOSED
Existing Dwelling		3098	3098
Detached Garage		950	950
Wood Storage (to be removed)		66	
Entry Drive Paver		1537	1537
Entry Drive Concrete Approach		408	408
Entry Drive Concrete Boarder (204.5 x2")		409	409
Roadside Mortared Stone Surface		230	230
Roadside Non-Mortared Stone Surface (to be removed)		380	
Lakeside Mortared Stone Surface		207	207
Lakeside Paver Surface (to be removed)		467	
Proposed Stone Patio and Steps			430
Hot Tub Pad			68
BBQ Grill			28
		7752	7365
		37.45%	35.58%



EXISTING GENERAL QUANTITIES SUMMARY
(Olson Residence)

Description	Lot Size	Proposed Impervious	Existing Impervious	Impervious Remaining
Total Lot Area Above OHW	20,700sf			(0 sf)
Allowable Impervious Surface Available (25%)	5,175sf			
<u>Existing Buildings:</u>				
-Residence			3,098sf	
-Detached Garage			950sf	
-Wood Storage (Note: to be removed)			66sf	
Sub-Total Existing Buildings			4,114sf (19.87%)	
<u>Existing Impervious Surface:</u>				
-Entry Drive Paver Surface			1537sf	
-Entry Drive Concrete Garage Approach			408sf	
-Entry Drive Concrete Border (204.5lf x 2')			409sf	
-Roadside Mortared Stone Surface			230sf	
-Roadside Non-Mortared Stone Surface (Note: to be removed)			380sf	
-Lakeside Mortared Stone Surface			207sf	
-Lakeside Paver Surface (Note: to be removed)			467sf	
Sub-Total Existing Impervious Surface			3,638sf (17.57%)	
Total Existing Impervious Surface			7,752sf (37.44%)	
<u>Renovation Removal Items:</u>				
-Roadside Natural Stone Surface		-380sf		
-Wood Storage Structure		-66sf		
-Lakeside Paver Patio & Walkway		-467sf		
Sub-Total Removal Items		-913sf	6,839sf	
<u>New Renovation Additional Items:</u>				
-Lakeside Stone Patio & Steps		430sf		
-Hot Tub Pad		68sf		
-BBQ Grill		28sf		
Sub-Total Additional Items		+526sf		
Total Proposed Impervious Surface After Renovations			7,365sf (35.58%)	

Rev: 08/16/21
03/17/21
genqty1507.20
cc:file

IMPERVIOUS CALCULATIONS
 (Olson Residence, Patio Renovation Only, 8/24/21)

DESCRIPTION	QTY.	UNIT	SUBTOTAL	TOTAL
<u>GENERAL:</u>				
Lot Size	20,700	SF		
Allowable Impervious Surface (25%)	5,175	SF		
<u>New Renovation Additional Items:</u>				
-Lakeside Stone Patio & Steps	430	SF		
-Hot Tub Pad	68	SF		
-BBQ Grill	28	SF		
Sub-Total Additional Items	526	SF		

Storm Water Mitigation For Above:

Formula:

$(526\text{sf} \times 2.2" / 12 = 97\text{cf storage area required})$

French Drain Application:

$(97\text{cf} / .40 \text{ allowance for rock and storage capacity} = 243\text{cf overall required})$

$(243\text{cf} / 1.75' \text{ for depth of rock basin} = 139\text{sf area required at } 1.75' \text{ depth})$

Existing Storm Water Basin as Shown on Plan:

$(231\text{sf surface area} \times 1.75' \text{ depth} = 366\text{cf area})$

$(366\text{cf} \times .40 = 146\text{cf current capacity})$

Rev: 8/24/21
 8/17/21
 mpl1507.21stormretention
 cc:file

484864
Previous permit 2002

BECKER COUNTY RECORDER-STATE OF MN
Document No. 484864
Date AUG 2 2002 11:00 AM
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder
M. M. Martinson
County Recorder du Dpty.

19.1226.000

STATE OF MINNESOTA
COUNTY OF BECKER

BECKER COUNTY ZONING
PERMIT FOR USE

This is to Certify that under the Zoning Ordinance of Becker County, Property described as follows may be used as indicated:

ADDRESS OF PROPERTY: 24571 North Melissa Drive; Section 20, Lake View Township.

ZONE: Agricultural

LEGAL DESCRIPTION :

Lot 2 Except West 10 Feet, Elm Grove Corbett; Section 20, TWP 138, Range 41; Lake View Township. PID Number 19.1226.000. See attached.

OWNER: Calvin Fercho OWNERS ADDRESS: 2525 E Country Club Drive
Fargo, ND 58103

EXACT DESCRIPTION OF USE PERMITTED AND CONDITIONS:

A Conditional Use Permit to allow a detached garage twenty-three (23) feet in height in a residential area has been granted on the above-described property based on the fact that the garage would compliment the house and with the stipulation that there would be no living quarters in the garage.

NOTICE: This Use CAN NOT BE CHANGED to any other Use without a new Permit from the Zoning Administrator.

APPROVED by the Becker County Planning Commission: 7/16, 20 02
APPROVED by the Becker County Board of Commissioners: 7/23, 20 02

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY PLANNING, ZONING
AND LAND USE OFFICE

I, Patricia Johnson, Zoning Administrator for the County of Becker, with and in for said County, do hereby Certify that I have compared the foregoing copy of PERMIT FOR USE with the original Record thereof preserved in my Office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto ~~subscribed~~ my hand at Detroit Lakes,

474335

BECKER COUNTY RECORDER STATE OF MN
Document No. 474335
Date SEP 28 2001 2:02 PM
I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.
M.M. Martinson
County Recorder

CERTIFICATE OF REAL
ESTATE VALUE FILED. #9567
No delinquent taxes and transfer entered
this 27th day of Sept, 2001
Faith A. Brekke
County Auditor, Becker Co
By [Signature] Deputy
19-1226-000

BECKER COUNTY RECORDER
Warranty Deed
Well Certificate Received SEP 28 2001
M.M. Martinson
County Recorder
Date: September 7, 2001

STATE DEED TAX: \$990.00
Tax ID# 19.1226.000

FOR VALUABLE CONSIDERATION, Barbara Ann Turner and Joe Turner, wife and husband(Grantors), hereby
Warrants to Trustees of the CKP Living Trust dated 10/28/92 and Property in Becker, Minnesota,
described as follows: amended 11/15/95

Lot Numbered Two (2), Less the West 10 feet, of Thomas Corbett's Subdivision of Lots 1, 2 and 3, of Section 20,
Township 138, Range 41 West of the 5th P.M. called "Elm Grove" according to the certified Plat thereof on file
and of record in the office of the County Recorder in and for Becker County

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: All
easements, reservations, covenants and restrictions of record, if any.

SEP 28 2001
RECEIPT # 189359
BECKER COUNTY
DEED TAX
AMT. PD. \$ 990.00
BECKER COUNTY TREASURER

Barbara Ann Turner
Barbara Ann Turner

Joe Turner
Joe Turner

California
STATE OF ~~Minnesota~~)
Riverside) ss.
COUNTY OF Becker)

The foregoing instrument was acknowledged before me this 9th day of September, 2001, by Barbara
Ann Turner, wife of Joe Turner, Grantor(s).

Affix Notarial Stamp or Seal Below



Loretta H. Clements
Notary Public

State of California
County of Riverside

The foregoing instrument was acknowledged before me this 7th day of September, 2001 by Joe Turner,
husband of Barbara Ann Turner, Grantor

Affix Notarial Stamp or Seal and expiration date



Loretta H. Clements
Notary

chg
paid
well
non / std
extra

BCT51145

Non compliant Septic



520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance inspection report form Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number:

Parcel ID# or Sec/Twp/Range: 191226000 Reason for Inspection: Lake Study

Local regulatory authority info: Becker County

Property address: 24571 N MELISSA DR, DETROIT LAKES MN 56501

Owner/representative: Travis Olson Owner's phone: 701-361-5715

Brief system description: lift station to 1500 gal septic tank with rockbed drainfield

System status

System status on date (mm/dd/yyyy): 9/3/2021

Compliant – Certificate of compliance*

Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

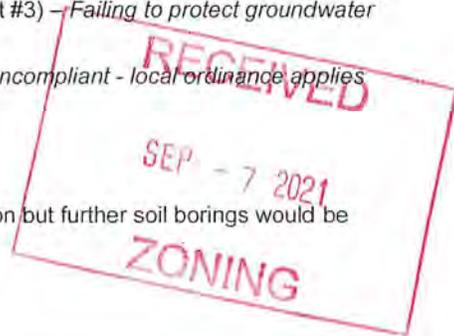
An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- Tank integrity (Compliance component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- Soil separation (Compliance component #5) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations

Cap for septic tank is cracked and should be replaced.
System is non-compliant because it doesn't have enough soil separation.
The system could be converted to a holding tank. A pressure bed may also be an option but further soil borings would be needed to confirm there would be enough soil separation.



Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Cubed B LLC Certification number: C1835

Inspector signature: Brant B Bigger License number: L4142

(This document has been electronically signed)

Phone: 218-234-6906

Necessary or locally required supporting documentation (must be attached)

- Soil observation logs
- System/As-Built
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list): Site map

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

Attached supporting documentation:

Other: _____

Not applicable

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Visual inspection of the immediate area did not indicate any issues.

Spoke with the property owner on 21 Aug 2021. He indicated he did not have any issues with the septic system.

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

Attached supporting documentation:

Empty tank(s) viewed by inspector

Name of maintenance business: Dewey's Septic Service LLC

License number of maintenance business: L2884

Date of maintenance: 9/3/2021

Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

Tank is Noncompliant (pumping not necessary – explain below)

Other: _____

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Visually inspected the interior of the lift station and tank with a camera. No cracks were observed. Lift station was not over full. Septage level had been at the bottom of the tank outlet.

Probed the bottom of the lift station & tank and they are solid.

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

Yes* No Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? Yes* No Unknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector?

Yes* No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

Yes* No

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

A visual inspection of the lift station maintenance hole cover did not indicate any issues.

The maintenance hole cover for the septic tank is below the soil surface.

Attached supporting documentation: Not applicable

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 Not applicable

Is the system operated under an Operating Permit?

Yes No **If "yes", A below is required**

Is the system required to employ a Nitrogen BMP specified in the system design? Yes No **If "yes", B below is required**

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met?

Yes No

b. Is the required nitrogen BMP in place and properly functioning?

Yes No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: Operating permit (Attach)

5. Soil separation – Compliance component #5 of 5

Date of installation 11/2/1989 Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Attached supporting documentation:

- Soil observation logs completed for the report
- Two previous verifications of required vertical separation
- Not applicable (No soil treatment area)
- Site Map

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No*
 Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No*
 Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) Yes No*
 Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Indicate depths or elevations

A. Bottom of distribution media	97' 10"
B. Periodically saturated soil/bedrock	96' 8"
C. System separation	14"
D. Required compliance separation*	32"

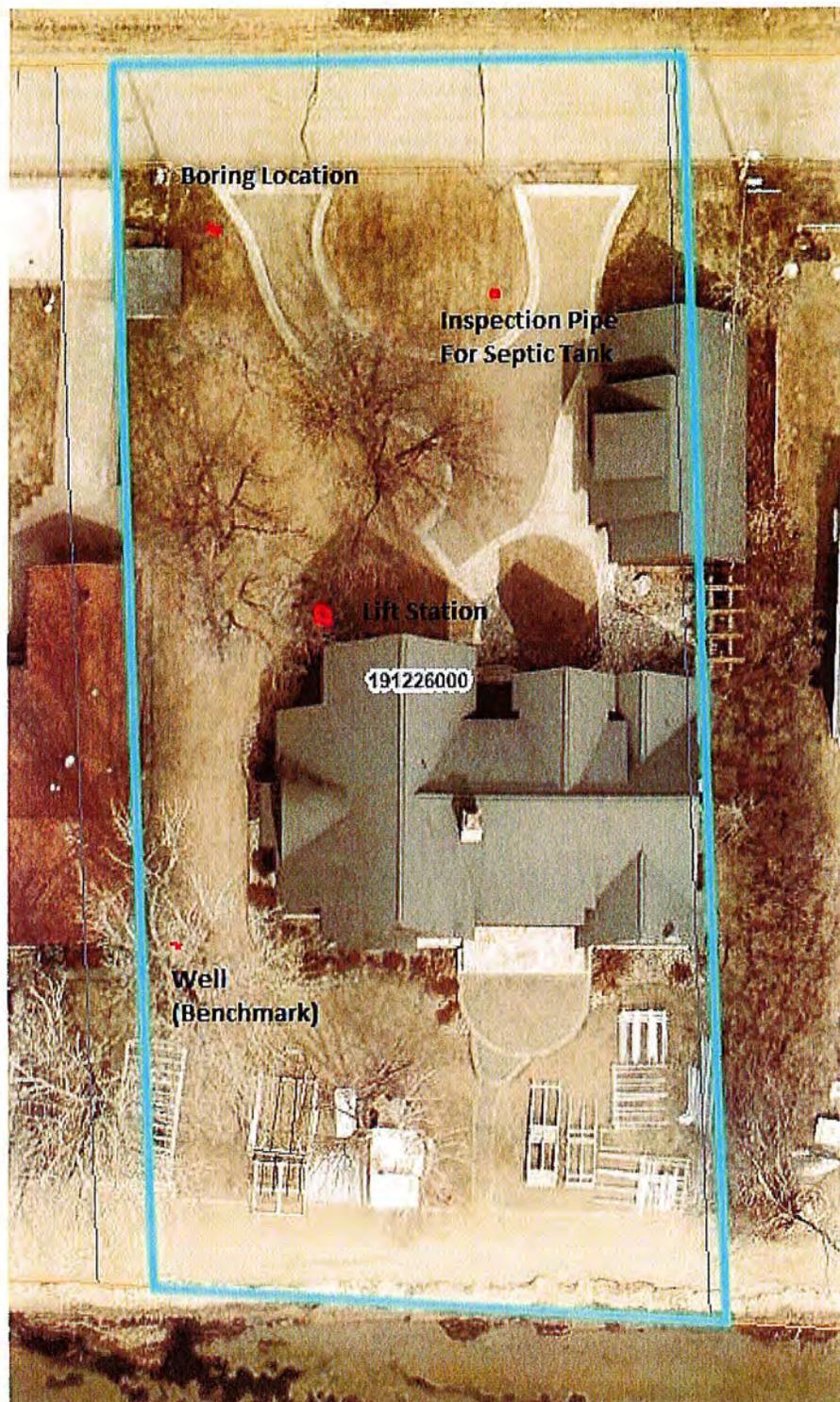
*May be reduced up to 15 percent if allowed by Local Ordinance.

***Any "no" answer above indicates the system is failing to protect groundwater.**

Describe verification methods and results:

Conducted a soil boring (elevation 100' 4"). Redoximorphic features were found at 44" depth in the boring (elevation 96' 8")
 Benchmark elevation (100') is located at the top of the well near the property line on the south west side of the house.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	191226000 GIS Map 
Property Address:	24571 N MELISSA DR DETROIT LAKES
Owner Name:	TRAVIS & RACHEL OLSON
Owner Address:	2805 64TH AVE S FARGO ND 58104
Legal Description:	Section 20 Township 138 Range 041 ELM GROVE CORBETT W 3' OF LOT 1;& LOT 2 EX W 10'

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$1,041,300	\$903,200	\$799,700
Estimated Land Value	\$606,800	\$548,700	\$513,900
Estimated Machinery Value			
Total Estimated Value	\$1,648,100	\$1,451,900	\$1,313,600
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$1,451,900	\$1,313,600
Tax Details - <i>please see statement</i>		📄 2021 Statement	📄 2020 Statement
Total Tax Levied		\$14,310.00	\$13,144.00
Total Payments		-\$14,310.00	-\$13,144.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$1,648,100

Zoning Information		top ▲
Zoning District		
Township	Lake View	
Zoning District	Agricultural	
Other Descriptions	Plat of Elm Grove Corbett's Subd	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<p><i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i></p>		

Land Information		top ▲
<p>*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.</p>		
Deed Acres	Front Ft.	Sq. Ft.
	103	
Description	Flags	Size
190403 MELISSA N LK SITE		1 UT
190404 FF-LK MELISSA-N-GOOD		103 FF
601420 WATER/SEWER/ELEC		1 UT
604714 PRIMITIVE SITE-RE		1 UT

Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2001
Bldg Style	2 Story Frame
Arch Style	N/A
Area	4733 SqFt
Condition	Normal
Basement	Crawl
Heating	FHA-Natural gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Wood Shake/Shingle
Int Walls	Drywall
Floor	Hardwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Heat	FHA-Natural gas
AC	Yes
Attic SF	0
Addition # 3	
Year Built	2001
Style	1 Story Frame
Area SF	162
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 4	
Year Built	2001
Style	1 Story Frame
Area SF	128
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 5	
Year Built	2001
Style	1 1/2 Story Frame
Area SF	99
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas

AC	Yes
Attic SF	0
Addition # 6	
Year Built	2001
Style	1 Story Frame
Area SF	48
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 7	
Year Built	2001
Style	1 Story Frame
Area SF	48
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Garage # 1	
Year Built	2002
Style	Det Frame
Area SF	928
Condition	Above Normal
Bsmnt SF	0
Qtrs Over Style	Finished 2nd Floor
Qtrs Over SF	464

Qtrs Over AC		464
Porch # 1		
Area SF	128	
Style	Frame Open 2nd Floor	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Porch # 2		
Area SF	60	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Porch # 3		
Area SF	48	
Style	Frame Open 2nd Floor	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	4	
Toilet Room	1	
Fireplace		

Descr	Story Ht	Count
Masonry	1 1/2 Story	1
Gas/Elec-Side	1 Story	1

Decks & Patios	
Style	Area SF
Concrete Patio-High	400
Brick/Blk Patio-Low	180
Flagstone Patio-Med	240
Brick/Blk Patio-Low	88

Yard Items top ▲	
Yard Item # 1 details:	
Descr	Paving - Concrete
Year Built	2002
Item Count	1
Condition	Normal
Paving Type	Concrete Parking
Quantity	1,900 Square Feet
Pricing	High
Lighting	None

Sales Information top ▲			
Sale Date: 11/16/2020 - Property Type: Seasonal Rec. Residential			
Buyer	OLSON TRAVIS & RACHEL	Seller	MELISSA EAST LLC
Sale Price	\$2,150,000	Ins Type	Warranty Deed
Adj Sale Price	\$2,150,000	Q/U	Q

Adj Reason		Q/U Reason	Good sale
Sale Date: 8/16/2002 - Property Type: Season Rec. - bare land			
Buyer	C.K.F. LIVING TRUST	Seller	BRENNA DAVIDSON TRUST
Sale Price	\$7,500	Ins Type	Trustee Deed
Adj Sale Price	\$7,500	Q/U	Q
Adj Reason		Q/U Reason	Split
Sale Date: 9/21/2001 - Property Type: Seasonal Rec. Residential			
Buyer	CKF LIVING TRUST	Seller	TURNER, JOSEPH & BARBARA
Sale Price	\$300,000	Ins Type	Warranty Deed
Adj Sale Price	\$250,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

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

PIN: 19.1226.000
 BILL NUMBER: 177638
 LENDER:
 OWNER NAME: OLSON TRAVIS

TAXPAYER(S):

TRAVIS & RACHEL OLSON
 2805 64TH AVE S
 FARGO ND 58104



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
 24571 N MELISSA DR
 DETROIT LAKES, MN 56501

DESCRIPTION
 Section 20 Township 138 Range 041
 SubdivisionName ELM GROVE
 CORBETT SubdivisionCd 19035

Line 13 Detail
 S-7001/21 1B & C 61.90
 S-1010/15 SOLID V 40.00
 S-7301/21 STORM 33.62
 Principal 135.52
 Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	1,313,600 1,451,900
	Homestead Exclusion:	0 0
	Taxable Market Value:	1,313,600 1,451,900
	New Improvements:	
	Property Classification:	Seasonal Seasonal
<i>Sent in March 2020</i>		
Step 2	PROPOSED TAX	
		14,406.00
<i>Sent in November 2020</i>		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$7,155.00
	Second half taxes due 10/15/2021	\$7,155.00
	Total taxes due in 2021	\$14,310.00

Tax Detail for Your Property:			2020	2021
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
Tax and Credits	3. Property taxes before credits		\$12,989.71	\$14,174.48
	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		\$12,989.71	\$14,174.48
Property Tax by Jurisdiction	6. BECKER COUNTY A. County		\$5,575.26	\$6,124.99
	7. LAKE VIEW		\$1,313.01	\$1,465.06
	8. State General Tax		\$2,648.11	\$2,845.79
	9. SCHOOL DISTRICT 0022			
		A. Voter approved levies	\$1,746.47	\$1,846.68
		B. Other local levies	\$1,511.98	\$1,684.98
	10. Special Taxing Districts			
		A. BC EDA	\$31.42	\$33.58
		B. Others	\$163.46	\$173.40
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$12,989.71	\$14,174.48	
13. Special assessments		\$154.29	\$135.52	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$13,144.00	\$14,310.00	
Tax Amount Paid			\$0.00	



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2021.

PIN: 19.1226.000
 AIN:
 BILL NUMBER: 177638
 TAXPAYER(S):

Paid By _____

TRAVIS & RACHEL OLSON
 2805 64TH AVE S
 FARGO ND 58104

Total Property Tax for 2021	\$14,310.00
2nd Half Tax Amount	\$7,155.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$7,155.00
Balance Good Through	10/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501



1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.1226.000
 AIN:
 BILL NUMBER: 177638
 TAXPAYER(S):

Paid By _____

TRAVIS & RACHEL OLSON
 2805 64TH AVE S
 FARGO ND 58104

Total Property Tax for 2021	\$14,310.00
1st Half Tax Amount	\$7,155.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$7,155.00
Balance Good Through	05/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

673985

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 673985

November 18, 2020 at 8:21 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By TKS Deputy

No delinquent taxes and transfer entered
this 18th day of Nov, 2020
Mary E. Hendrickson
Becker County Auditor/Treasurer
By JS Deputy

WARRANTY DEED

eCRV# 1182485

STATE DEED TAX DUE HEREON: \$7,095.00

Date: November 16 2020

*

FOR VALUABLE CONSIDERATION, the Grantor, **Melissa East, LLC, a North Dakota Limited Liability Company**, hereby conveys and warrants to the Grantee, **Travis Olson and Rachel Olson, as Joint Tenants**, real property in BECKER County, Minnesota, described as follows:

Lot Numbered Two (2), less the West 10 feet, and the West 3 feet of Lot One (1), of Thomas Corbett's Subdivision of Lots One (1), Two (2) and Three (3), of Section 20, Township 138, Range 41 West of the Fifth Principal Meridian called "Elm Grove" according to the certified Plat thereof on file and of record; the West three feet being measured at a right angle to and parallel with the West line of said Lot Five (5), said tract shall be attached to and cannot be conveyed separately from Lot Numbered Two (2), less the West 10 feet of said Thomas Corbett's Subdivision.

PN 19.1226.000

Together with all hereditaments and appurtenances belonging thereto; subject to the following exceptions: Easements, restrictions, and reservations of record, if any.

The Grantor(s) certify that the Grantor(s) does/do not know of any wells located on the described real estate.

A Well Disclosure Certificate accompanies this document.

The Grantor(s) certify that the status and number of well(s) on the described real estate has not changed since the last previously filed Well Disclosure Certificate.

chg
paid
well

BECKER COUNTY DEED TAX
AMT. PD. \$ 7095.00
Receipt # 7551612
Becker County Auditor/Treasurer

MHE

485420

Not a lot of record
Parcel 19.1226000 acquired west 3'

CERTIFICATE OF REAL
ESTATE VALUE FILED, #648
No delinquent taxes and transfer entered
this 19 day of Aug, 2002
By Keith A. Oberker
County Auditor, Becker Co
By Oberker Deputy

19.1225.000 Split

TRUSTEE'S DEED BY INDIVIDUAL(S)
FORM NO. 37-M

DEED TAX DUE HEREON: \$24.75

DATE: August 16, 2002.

BECKER COUNTY RECORDER-STATE OF MN

Document No. 485420

Date AUG 20 2002 7:00 P.M.

I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder.

M.M. Martinson
County Recorder

Surveyors Sketch (✓) not required
() filed Survey Book Page

AUG 19 2002

RECEIPT #
BECKER COUNTY
DEED TAX
AMT. PD. \$ 24.75

BECKER COUNTY TREASURER

FOR VALUABLE CONSIDERATION Brenna Davidson, as Trustee of Brenna Davidson Trust dated December 28, 2000, Grantor, hereby conveys to Calvin K. Fercho as Trustee of the C.K.F. Living Trust dated October 28, 1992 and amended November 15, 1995, Grantee, real property in Becker County, Minnesota described as follows:

The West Three (3) feet of Lot Numbered One (1), of Thomas Corbett's Subdivision of Lots 1, 2, and 3, of Sec. 20, Twp. 138N., Range 41W., called "Elm Grove", according to the certified Plat thereof on file and of record in the Office of the County Recorder in and for Becker County, Minnesota; said West three feet being measured at a right angle to and parallel with the West line of said Lot 5, said tract shall be attached to and cannot be conveyed separately from Lot Numbered Two (2) less the West 10 feet of said Thomas Corbett's Subdivision.

together with all hereditaments and appurtenances belonging thereto.

SELLERS CERTIFY THAT SELLERS DO NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

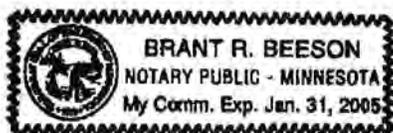
TRUSTEE:

Brenna Davidson
Brenna Davidson

chg
paid
well
non / std
extra

STATE OF MINNESOTA)
)ss
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me this 12th day of August, 2002, by Brenna Davidson as Trustees of the Brenna Davidson Trust dated December 28, 2000, Grantor.



[Signature]
Notary Public

Send Tax Statements to:
C.K.F. Living Trust
c/o Calvin Fercho, Trustee
2525 E. Country Club Dr.
Fargo, ND 58103

*I hereby certify that taxes for the
year 2002 on the lands described
within are paid in full
Ryan & Jensen Co. Treas.
Decker Deputy*

THIS INSTRUMENT DRAFTED BY:
Brant R. Beeson
BEESON LAW OFFICE, P.A.
611 Summit Avenue, P O Box 70
Detroit Lakes, MN 56502
(218) 844-5000

10

less west 10'

Warranty Deed
Individual to Individual

207072

Form No. 1-M

Miller-Davis Co., Minneapolis, Minn.
Minnesota Uniform Conveyancing Blanks (1931)

This Indenture, Made this 9th day of August, 19 56
between A. W. Crary Agency, Inc.

of the County of Cass and State of North Dakota,
parties of the first part, and Barbara Ann Turner, a married woman

of the County of Comanche and State of Oklahoma,
part. Y. of the second part,

Witnesseth, That the said part. of the first part, in consideration of the sum of
One Dollar and other valuable considerations - - - - - DOLLARS,
to them in hand paid by the said part. Y. of the second part, the receipt whereof is
hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said part. Y.
of the second part, her heirs and assigns, Forever, all the tract or parcel of land lying
and being in the County of Becker and State of Minnesota, described as follows,
to-wit:

Lot two (2) of Thomas Corbetts Subdivision of Lots
One (1), Two (2) and Three (3), of Section Twenty (20)
Township One Hundred Thirty-eight (138), Range Forty-one
(41) West of the 5th Principal Meridian, called "Elm
Grove", less the west ten (10) feet, in Becker County,
State of Minnesota, according to the certified plat of
record and on file in the office of the Register of Deeds
in and for said county.



To Have and to Hold the Same, Together with all the hereditaments and appurtenances
thereunto belonging or in anywise appertaining, to the said party of the second part, herself, her
heirs and assigns, Forever. And the said A. W. Crary Agency, Inc.
part. 1 of the first part, for themselves, their heirs, executors and administrators, do
covenant with the said part. Y. of the second part, her heirs and assigns, that they are
well seized in fee of the lands and premises aforesaid, and have good right to sell and convey the
same in manner and form aforesaid, and that the same are free from all incumbrances,

North Dakota
State of Minnesota, } ss.
County of Cass

On this 9th day of August, 1956, before me,
a Notary Public within and for said County, personally appeared
A. W. Cray and G. J. Cray to me personally
known who, being each by me duly sworn did say that they are respectively the Chairman
and President of the corporation named in the foregoing instrument, and that the seal
affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation by authority of its Board of Directors and said A. W. Cray and

G. J. Cray acknowledged said instrument to be the free act and deed of said corporation.

(See Note)
D. D. HOGBOOM
Notary Public, Cass County, N.D.

My commission expires Jan. 22, 1957



NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.

Charges Paid Number First Charge Computed

on No. 1-M

7072

TY DEED

Individual

ter of Deeds

KER

at the within Deed

for, recorded the

6-11-1956

o'clock P.M.

in Book 165

Register of Deeds.

Deputy

1955 on the lands

d this

County Treasurer

Deputy

major entered this

County Auditor

Deputy

Fee \$1.25

197024000

N Melissa Dr

N MELISSA DR

60.00'

50.00'

50.00'

60.00'

10'

100.00'

110.00'

63.00'

126.00'

191230000

Elm Grove Corbett Addn

191229000

191228000

20

191227000

191226000

191225000

190978000

Elm Grove Corbett 2nd Addn

190977000

231.00'



WATER

Lake Melissa

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.

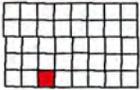
1:1,128

Date: 8/16/2021

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

Becker County



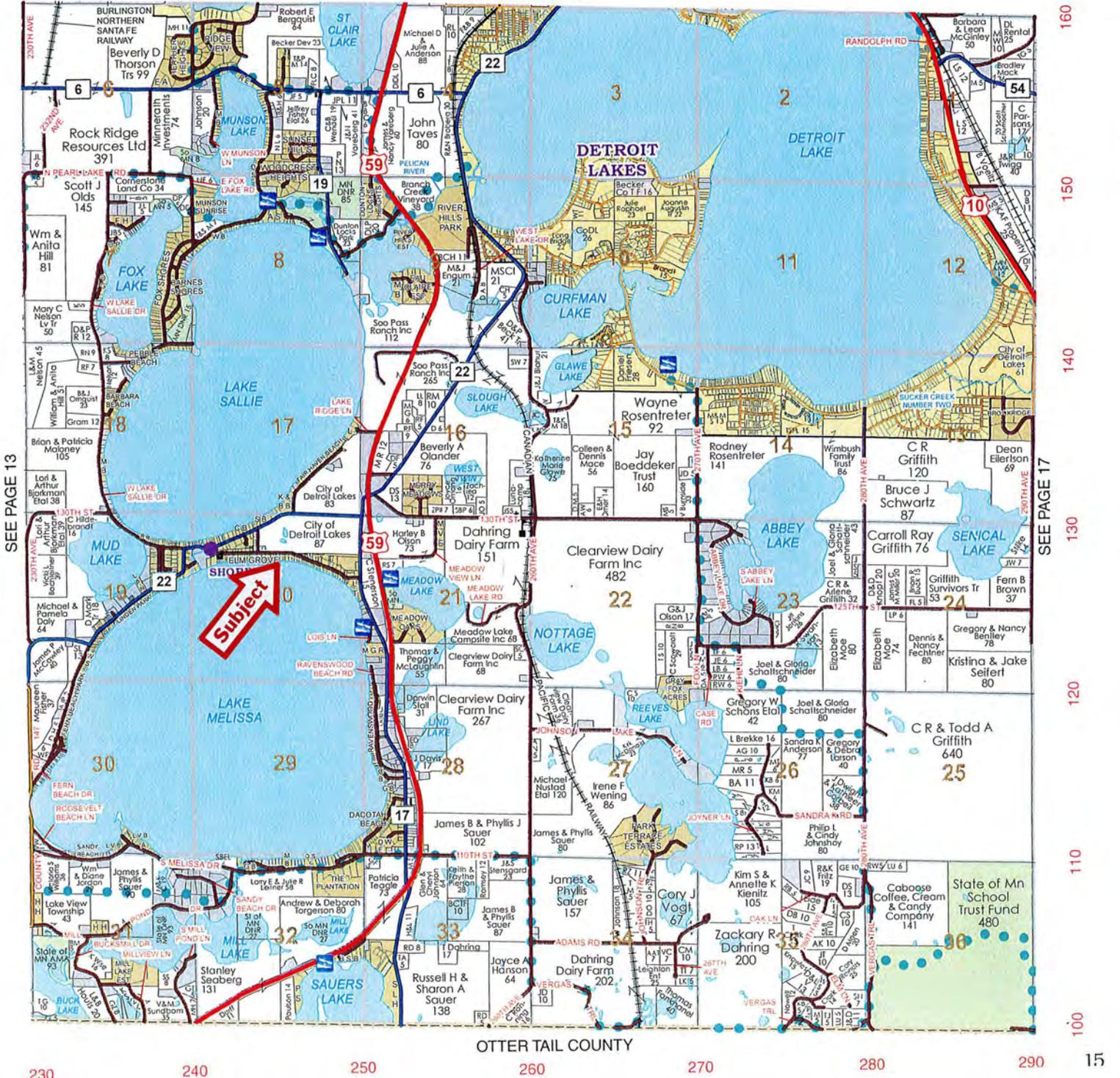


Lake View

Township 138N - Range 41W

Copyright © 2019 Mapping Solutions

SEE PAGE 31



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

Applicant: DJ & M Partners
315 Fairground Rd Unit 101
Alexandria, MN 56308

Project Location: 21246 Co Rd 117 Osage, MN 56570

APPLICATION AND DESCRIPTION OF PROJECT:

Request for one boat lift per allowed unit within the resort.

LEGAL LAND DESCRIPTION: Tax ID number: 33.0016.001 & 33.0046.000; Toad Lake

33.0016.001: Section 03 Township 139 Range 038; LOT 5 & LOT 6 N OF CREEK & **33.0046.000:** Section 04 Township 139 Range 038; LOT 1; Toad Lake Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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

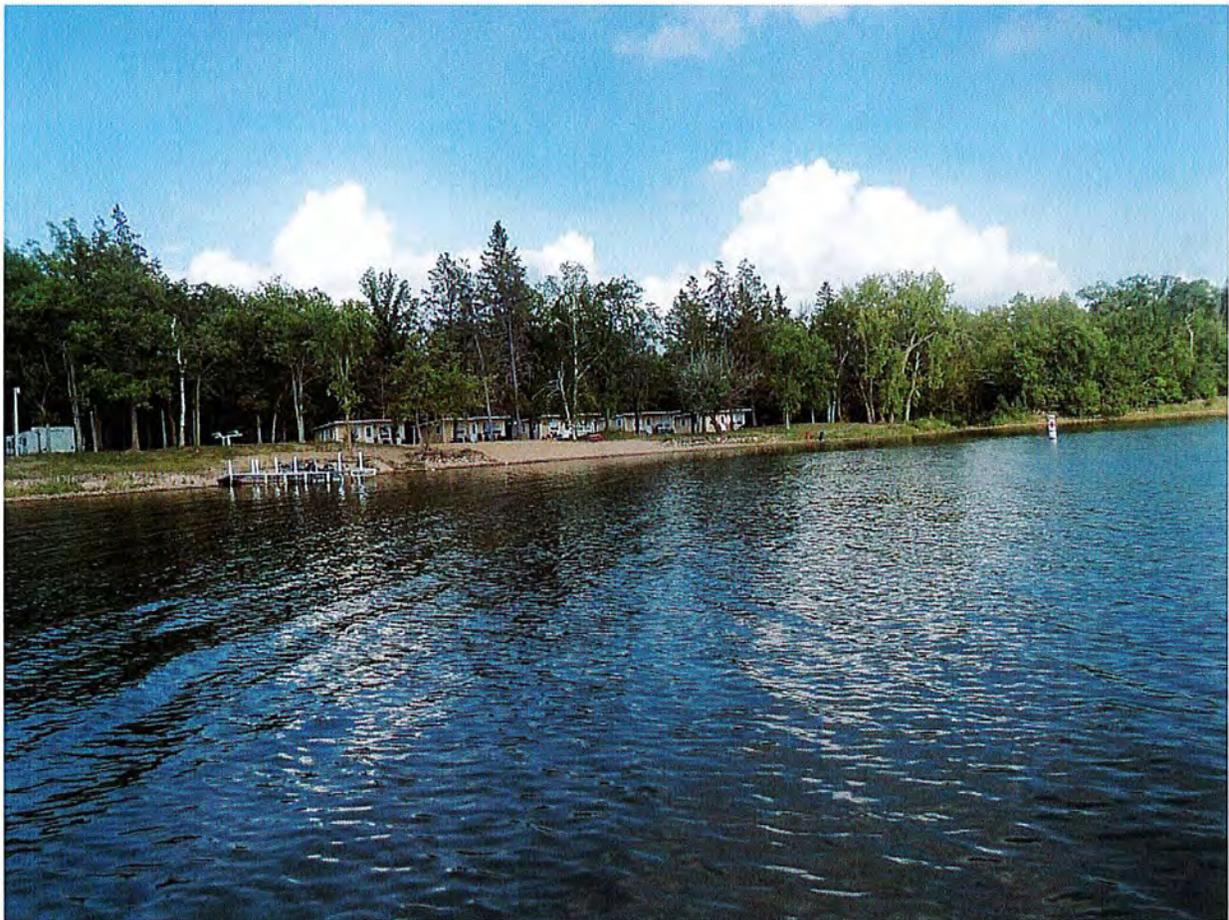
Jurisdiction: This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

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.**

Welcome to Bambi Resort & RV Park

Est. 1949



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

PIN: 33.0046.000
BILL NUMBER: 182653
LENDER:
OWNER NAME: DJ & M PARTNERS

TAXPAYER(S):
C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308

\$\$\$
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: 6.51 Section 04 Township 139
Range 038
LOT 1

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	104,800 110,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	104,800 110,500
	New Improvements:	
	Property Classification: Seasonal Comm Seasonal Comm	
<i>Sent in March 2020</i>		
2	PROPOSED TAX	
<i>Sent in November 2020</i>		
3	PROPERTY TAX STATEMENT	
	First half taxes due 05/31/2021	\$392.00
	Second half taxes due 10/15/2021	\$392.00
	Total taxes due in 2021	\$784.00

Tax Detail for Your Property:		2020	2021	
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	
Tax and Credits	3. Property taxes before credits	\$1,148.00	\$784.00	
	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	\$1,148.00	\$784.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$481.77 \$400.48	
	7. TOAD LAKE		\$128.55 \$134.16	
	8. State General Tax		\$235.91 \$0.00	
	9. SCHOOL DISTRICT 0023	A. Voter approved levies	\$26.76	\$24.03
		B. Other local levies	\$272.30	\$223.13
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$2.71	\$2.20
		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		\$1,148.00	\$784.00
	13. Special assessments		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,148.00	\$784.00	
	Tax Amount Paid		\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$784.00
2nd Half Tax Amount	\$392.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$392.00
Balance Good Through	10/15/2021
	Seasonal Comm

PIN: 33.0046.000
AIN:
BILL NUMBER: 182653
TAXPAYER(S):

Paid By _____

C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 31, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 31, 2021.

Total Property Tax for 2021	\$784.00
1st Half Tax Amount	\$392.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$392.00
Balance Good Through	05/31/2021
	Seasonal Comm

PIN: 33.0046.000
AIN:
BILL NUMBER: 182653
TAXPAYER(S):

Paid By _____

C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

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

PIN: 33.0016.001
BILL NUMBER: 182637
LENDER:
OWNER NAME: DJ & M PARTNERS

TAXPAYER(S):

C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308



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
21246 CO RD 117
OSAGE, MN 56570

DESCRIPTION
Acres: 48.49 Section 03 Township 139
Range 03S
LOT 5 & LOT 6 N OF CREEK
Line 13 Detail
SOLID WASTE 960.00
S-1010/15 SOLID V 40.00
Principal 1,000.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	1,008,500 1,042,100
	Homestead Exclusion:	0 9,900
	Taxable Market Value:	1,008,500 1,032,200
	New Improvements:	
	Property Classification:	Seasonal Comm Res Non-Hstd Seasonal Comm Res Hstd
<i>Sent in March 2020</i>		
Step 2	PROPOSED TAX	
		5,528.00
<i>Sent in November 2020</i>		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/31/2021	\$3,264.00
	Second half taxes due 10/15/2021	\$3,264.00
	Total taxes due in 2021	\$6,528.00

Tax Detail for Your Property:			2020	2021
Taxes Payable Year:			2020	2021
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"/>	\$2,099.86
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$0.00	
Tax and Credits	3. Property taxes before credits		\$9,436.00	\$5,528.00
	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		\$9,436.00	\$5,528.00
Property Tax by Jurisdiction	6. BECKER COUNTY A. County		\$4,174.37	\$2,653.22
	7. TOAD LAKE		\$1,113.93	\$888.84
	8. State General Tax		\$1,415.26	\$0.00
	9. SCHOOL DISTRICT 0023			
		A. Voter approved levies	\$232.15	\$159.22
		B. Other local levies	\$2,476.77	\$1,812.17
	10. Special Taxing Districts			
		A. BC EDA	\$23.52	\$14.55
		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		\$9,436.00	\$5,528.00	
13. Special assessments		\$1,000.00	\$1,000.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$10,436.00	\$6,528.00	
Tax Amount Paid			\$0.00	



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$6,528.00
2nd Half Tax Amount	\$3,264.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$3,264.00
Balance Good Through	10/15/2021
	Seasonal Comm Res Hstd

PIN: 33.0016.001
AIN:
BILL NUMBER: 182637
TAXPAYER(S):

Paid By _____

C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501



1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 31, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 31, 2021.

Total Property Tax for 2021	\$6,528.00
1st Half Tax Amount	\$3,264.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$3,264.00
Balance Good Through	05/31/2021
	Seasonal Comm Res Hstd

PIN: 33.0016.001
AIN:
BILL NUMBER: 182637
TAXPAYER(S):

Paid By _____

C/O DONALD LESAGE
DJ & M PARTNERS
315 FAIRGROUND RD UNIT 101
ALEXANDRIA MN 56308

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

669179

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 669179

July 2, 2020 at 8:00 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 2nd day of July, 2020
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

AMENDMENT TO CONTRACT FOR DEED

chg
paid
well

eCRV number: 1110226

Date: May 20, 2020 *A*

THIS AMENDMENT TO CONTRACT FOR DEED (the "Contract") is made on the above date by **Bambi Development, LLC**, a limited liability company under the laws of Minnesota, ("Seller"), and **DJ & M Partners** ("Purchaser").

Seller and Purchaser agree to the following terms:

1. Seller and Purchaser entered into a Contract for Deed dated December 12, 2019, filed of record in the office of the Recorder for Becker County, Minnesota on December 16, 2019, as Document #664427. The real property described in said Contract for Deed is located in Becker County, Minnesota, described as follows:

Lots Numbered 5 and 6, Section Three (3), and Lot Numbered I, Section Four (4), all in Township One Hundred Thirty-nine (139) North, Range Thirty-eight (38) West of the Fifth Principal Meridian; EXCEPT that part of the above described premises lying South of the centerline of the creek crossing the above premises,

together with all hereditaments and appurtenances belonging thereto (the Property).

Seller certifies that seller does not know of any wells on the described real property.

2. Seller and Purchaser desire to amend said Contract for Deed by revising the purchase price and interest rate as follows:

Purchaser shall pay to Seller at PO Box 458, Redwood Falls, MN 56283, the sum of ONE MILLION EIGHTY-FIVE THOUSAND THIRTY-EIGHT AND 11/100 DOLLARS (\$1,085,038.11), as and for the purchase price for the Property, payable as follows:

- a) NINE HUNDRED TEN THOUSAND THIRTY-EIGHT AND 11/100 DOLLARS (\$910,038.11) with interest at a rate of EIGHT PERCENT (8%) per annum from and after May

1, 2020, shall be paid as follows:

FORTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$48,162.67) to be paid on or before May 1, 2020 and FORTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$48,162.67) to be paid on or before the first day of May of each year thereafter until May 1, 2024;

FIFTY-THREE THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$53,162.67) to be paid on or May 1, 2025 and FIFTY-THREE THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$53,162.67) to be paid on or before the first day of each May thereafter until May 1, 2029;

FIFTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$58,162.67) to be paid on or May 1, 2030 and ~~FIFTY-EIGHT THOUSAND ONE HUNDRED SIXTY-TWO AND 67/100 DOLLARS (\$58,162.67)~~ to be paid on or before the first day of each May thereafter until May 1, 2034; at which time the remaining unpaid principal balance and accrued interest shall be due and payable. Such payments shall be applied first to the payment of interest on the unpaid principal and, second, to the amortization and payment of principal.

b) ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00) with interest at a rate of FIVE PERCENT (5%) per annum from and after May 1, 2020, shall be paid as follows:

SIXTEEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 33/100 DOLLARS (\$16,837.33) to be paid on or before May 1, 2020 and SIXTEEN THOUSAND EIGHT HUNDRED THIRTY-SEVEN AND 33/100 DOLLARS (\$16,837.33) to be paid on or before the first day of May of each year thereafter until May 1, 2034; at which time the remaining unpaid principal balance and accrued interest shall be due and payable. Such payments shall be applied first to the payment of interest on the unpaid principal and, second, to the amortization and payment of principal.

3. The following items of personal property shall be included in the sale:

- Dock valued at approximately \$90,000.00;
- Mover, valued at approximately \$8,500.00;
- Cart valued at approximately \$1,500.00;
- Four-wheeler valued at approximately \$6,000.00;
- Lawn vacuum valued at approximately \$1,500.00
- Playground valued at approximately \$6,000.00;
- Washer and dryer valued at approximately \$3,000.00;
- Small tools valued at approximately \$1,038.11; and
- Bush mower valued at approximately \$1,000.00.

4. All other terms, conditions and provisions of the original Contract for Deed shall remain in full force and shall remain effective as is. Any conflict between the terms of the original Contract for Deed and this Amendment to Contract for Deed shall be governed by the terms of this Amendment to Contract for Deed.



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.

1:6,760

Date: 8/17/2021

Becker County

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

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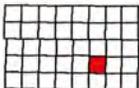
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- Topographical Maps
- City Maps
- Multi-County Maps
- Township Maps
- Hunting Lodge Maps
- Special Feature or Location Maps



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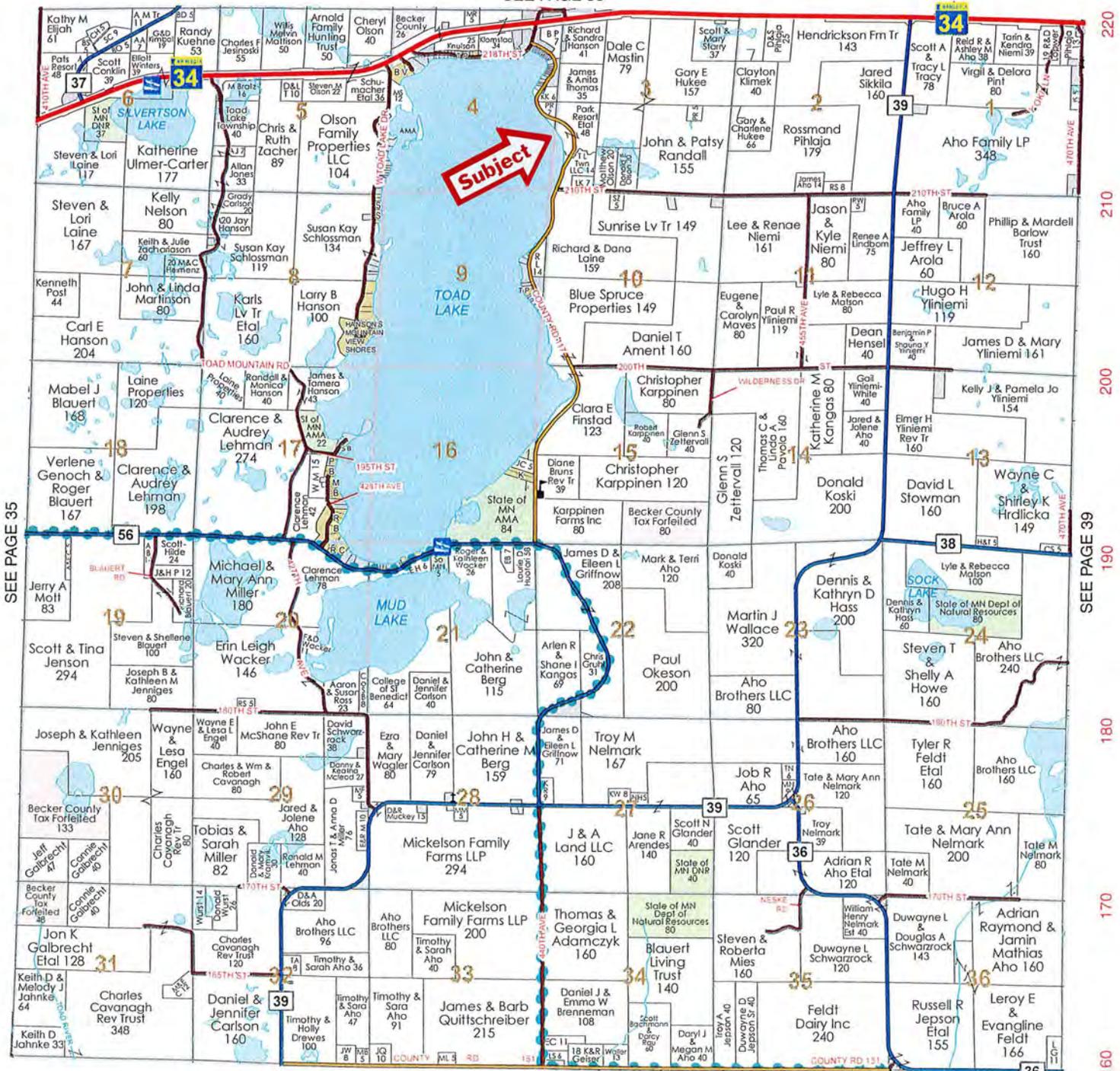


Toad Lake

Township 139N - Range 38W

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SEE PAGE 53



SEE PAGE 21



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

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

Applicant: Lisa L Berle AKA Lisa Arth
12466 Shorewood Beach Rd
Detroit Lakes, MN 56501

Project Location: 12466 Shorewood Beach Rd Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a deck addition to be located at fifty-six (56) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
- 2.) Request a variance to construct a deck addition to be located at sixty-eight (68) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
- 3.) Request to construct a screen porch addition to be located at forty-two (42) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.

All due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0255.000; Maud Lake
Section 22 Township 138 Range 042; PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46' NWLY 130.82', E 193.46', SELY 109.90' TO POB; Lake Eunice Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Field Review Form (Pre-Insp)

Permit # SITE2021-1647

Property and Owner Review

Parcel Number: 170255000	Inspector Notes:
Owner: LISA BERLE	
Township-S/T/R: LAKE EUNICE-22/138/042	
Site Address: 12466 SHOREWOOD BEACH RD	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **N/A - Not a dwelling**
- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **N/A**
- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Deck- Impervious**
- Existing Dimensions: **300 sq ft**
- Proposed Dimensions: **300 sq ft + (7x10=70) & (5x10=50)**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Open Porch - Impervious**
- Existing Dimensions: **(8x36) 288**
- Proposed Dimensions: **(10x36=360)**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info:

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A):
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 100+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Maud (Lake Eunice) [RD] River Name:	
Side setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: Deck additions to be at 56' & 68' & Screen Porch @ 42' Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: Deck to Deck - Setback of LEFT like structure: 59' - Setback of RIGHT like structure: 35'			
Any other impervious surface coverage not noted on application?			

Variance Application Review

Permit # VAR2021-217

Property and Owner Review

Parcel Number(s): 170255000

Owner: LISA BERLE

Township-S/T/R: LAKE EUNICE-22/138/042

Mailing Address:

LISA BERLE
12466 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501

Site Address: 12466 SHOREWOOD BEACH RD

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1647

Legal Descr: PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46'. NWLY 130.82', E 193.46', SELY 109.90' TO POB

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a deck to be located at 56' from the OHW. Request a variance to construct a deck to be located at 68' from the OHW. Request a variance to construct a screen porch addition to be located at 42' from the OHW.

OHW Setback: 2 Decks one at 56' & one at 62' & Screen porch addition to be at 42'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 22.16%

Proposed Imp. Surface Coverage: 22.16%- No change

Existing Structure Sq Ft: Porch 288

Proposed Structure Sq Ft: Porch 360, Deck addition will be about 5x10 & 7x10

Existing Structure Height: Porch 8

Proposed Structure Height: No change

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, I am meeting all other setbacks. We are under the allowed impervious coverage. We are allowed to be at 25% and we are only at 22.16%. We will NOT be increasing the coverage at all from what is existing. There is already patio where the proposed 1-2' screen porch addition will be located. The deck additions are very minimal and will be pervious. We will continue to control our storm water with gutters to downspouts. .

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, this request will not negatively impact anyone's views or enjoyment of the lake. The neighbor to the south just rebuilt and is closer than we are to the lake side. We spoke to them and they are in favor of our request. The deck additions are respecting the SIZ setback. If our existing structure was outside of the SIZ I believe we would be able to do string line to be inline with the neighbors.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, it will be used for residential purposes. The existing decking (top boards) were replaced by the previous owner around 2014. They did not replace the joists, beams, & posts at that time. They sunk and are rotting and need to be replaced for safety purposes. I am allowed to replace what we have in the footprint. However we would like to improve it slightly to make it more functional. First we will drop the decking lower to the ground it about 13" off the ground and get rid of the railing. It would appear as more of a walkway from the front to the back of the property. It will be more functional and handicap accessible for my aging parents who visit. I would like to add a small 7x10 deck addition, it will be on the road side. This will connect the existing sidewalk to the deck. Currently it is a sidewalk to no where. The second deck addition will be on the side of the dwelling about 5x10-50 sq ft. This will widen the usable area to more comfortably accommodate a seating area for when friends and extended family visit to enjoy the lake side. This will be off to the side as the existing decking is more of a walkway to the lake side. The final project is a 1-2' addition onto the existing screen porch on the lake side. This structure is under the existing decking. there is existing concrete that extends that 1-2'. After speaking to the contractor it would make sense to extend the porch over the existing slab and make it flush under the existing decking. We are fine with only rebuilding in the footprint if that is all we are allowed.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes there is a very steep slope down to the lake which limits the usable area on the lot. I would like a safe space to enjoy the lot and lake side with friends, family, and grandchildren. This lot was created well before Becker County Zoning lot size standards and setbacks were established. This house was built well before I purchase the lot and is inline with the other dwellings in this area. I am only trying to make the lot safer, more useable and more aesthetically pleasing.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is a residential dwelling in a residential area. Many other lots in this area are at the same or similar setbacks as this structure. This is a minimal request and will not change the character of the locality.**



Existing screen porch has about a 1-2' overhang. We are replacing at this time & would like to make it flush w/ the existing decking above. Area is already impervious (has existing concrete)

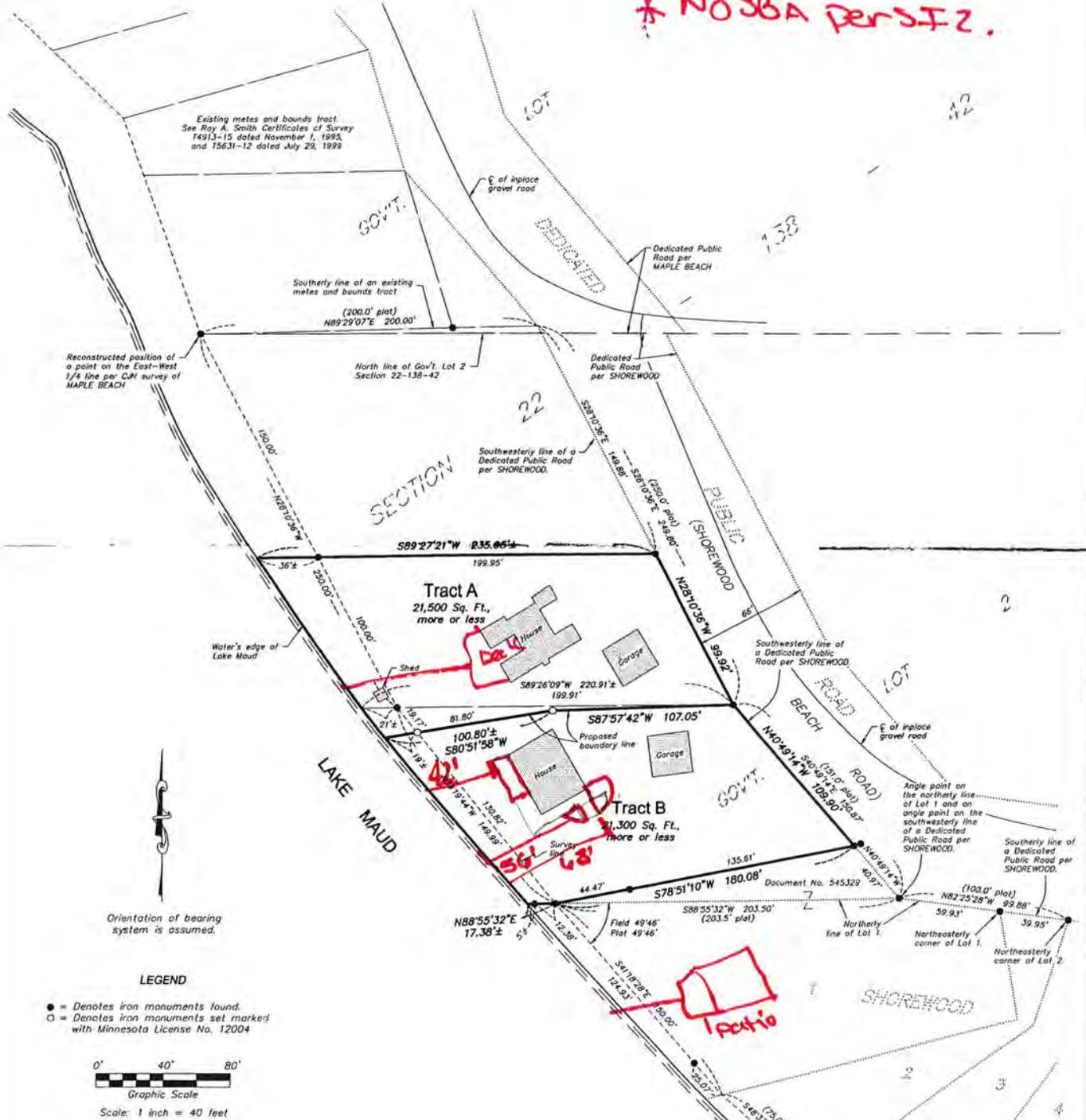


* would like to extend deck to existing sidewalk to be able to access sidewalk from deck. currently sidewalk leads to "nowhere".

CERTIFICATE OF SURVEY

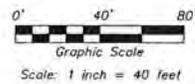
IN GOV'T. LOT 2
SECTION 22-138-42
BECKER COUNTY, MINNESOTA

*Can't do Setback Avg
because part of orig
structure is in the STR
* NO SBA per STR.*



LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004



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

Roy A. Smith
Roy A. Smith License No. 12004
Date August 2, 2007

© MEADOWLAND SURVEYING, INC. 1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501 OFFICE: 218-847-4289 FAX: 218-846-1945 EMAIL: FRONTDESK@MEADOWLANDSURVEYING.COM		OWNER NAME: Ron Stensgard 2205 - 124th Avenue South Norace, ND 58047	COMP FILE: 22STENSGARD CRD FILE: 22STENSGARD DWG FILE: 22Stensgard.dwg DRAWN BY: PJB	REV. DWN. DESCRIPTION DATE Original PJB Original survey for Tract A and Tract B 8-25-2006 Rev. 1 PJB Revised Tract A and Tract B 8-2-2007 DRAWING NUMBER: T7315-12R
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Berle PARCELS 17.0255.000

TOTAL LOT AREA	21,300		
ALLOWABLE IMPERVIOUS @ 25%	5,325		
		EXISTING	PROPOSED
Existing Dwelling		1200	1200
Porch		288	360
Detached Garage		576	576
Apron		80	80
Asphalt 3244 (-740 on ROW)		2504	2504
		4648	4720
		21.82%	22.16%

APP	Mitigation
YEAR	
SCANNED	

Mitigation Worksheet

Applicant: Lisa Arth AKA Lias Berle **Parcel #:** 17.0255.000

Legal Description: Section 22 Township 138 Range 042; PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46'. NWLY 130.82', E 193.46', SELY 109.90' TO POB

Lake Name: Maud Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 109.90' *Depth Side 1:* 207.85' (+/-)
Lakeside Width: 130.82' *Depth Side 2:* 180.08' (+/-)

Total Lot Area: 21,300 (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100
Proposed Setback: --

Difference: = _____ **Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____
Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 22 %

Threshold Coverage: 15 %

Difference: = (15) x (5) = **35 Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 1400 sq ft into water retention areas

Credit Units Gained _____ 35

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 35

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____ credits

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

17.0255.000
Compliance Inspection Form

Existing Subsurf



170255000

Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:



System Status

System status on date (mm/dd/yyyy): 7-3-14

Compliant – Certificate of Compliance
(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

Noncompliant – Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

- Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- Soil Separation (Compliance Component #4) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 22 138 42
 Property address: 12466 Shorewood Beach Rd Reason for inspection: sale
 Property owner: Ron Stensgard Owner's phone: 701-306-7673
 or
 Owner's representative: _____ Representative phone: _____
 Local regulatory authority: _____ Regulatory authority phone: _____
 Brief system description: concrete septic tank w/drainfield
 Comments or recommendations: _____

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: David Olson Certification number: 2228
 Business name: Olson Excavating License number: 932
 Inspector signature: [Signature] Phone number: 218-234-1256

Necessary or Locally Required Attachments

- Soil boring logs
- System/As-built drawing
- Forms per local ordinance
- Other information (list): _____

1. Impact on Public Health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Comments/Explanation:

Verification method(s):

- Searched for surface outlet
- Searched for seeping in yard/backup in home
- Excessive ponding in soil system/D-boxes
- Homeowner testimony (See Comments/Explanation)
- "Black soil" above soil dispersal system
- System requires "emergency" pumping
- Performed dye test
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

2. Tank Integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth. If yes, which sewage tank(s) leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is failing to protect groundwater.

Comments/Explanation:

Verification method(s):

- Probed tank(s) bottom
- Examined construction records
- Examined Tank Integrity Form (Attach)
- Observed liquid level below operating depth
- Examined empty (pumped) tanks(s)
- Probed outside tank(s) for "black soil"
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to be structurally unsound. Yes* No Unknown
- b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. Yes* No Unknown
***System is an imminent threat to public health and safety.**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector. Yes* No
***System is failing to protect groundwater.**

Explain:

Property address: _____

Inspector initials/Date: ZD 7-3-14
(mm/dd/yyyy)

4. Soil Separation – Compliance component #4 of 5

Date of installation: 08 Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No
Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No
Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400. (Advanced Inspector License required) Yes No
Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is failing to protect groundwater.

Verification method(s):
Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- Conducted soil observation(s) (Attach boring logs)
- Two previous verifications (Attach boring logs)
- Not applicable (Holding tank(s), no drainfield)
- Unable to verify (See Comments/Explanation)
- Other (See Comments/Explanation)

Comments/Explanation:

Indicate depths or elevations	
A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

*May be reduced up to 15 percent if allowed by Local Ordinance.

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No If "yes", A below is required

Is the system required to employ a Nitrogen BMP? Yes No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria

- a. Operating Permit number: _____ Yes No
Have the Operating Permit requirements been met?
- b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates Noncompliance.

Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

SKETCH OF PROPERTY

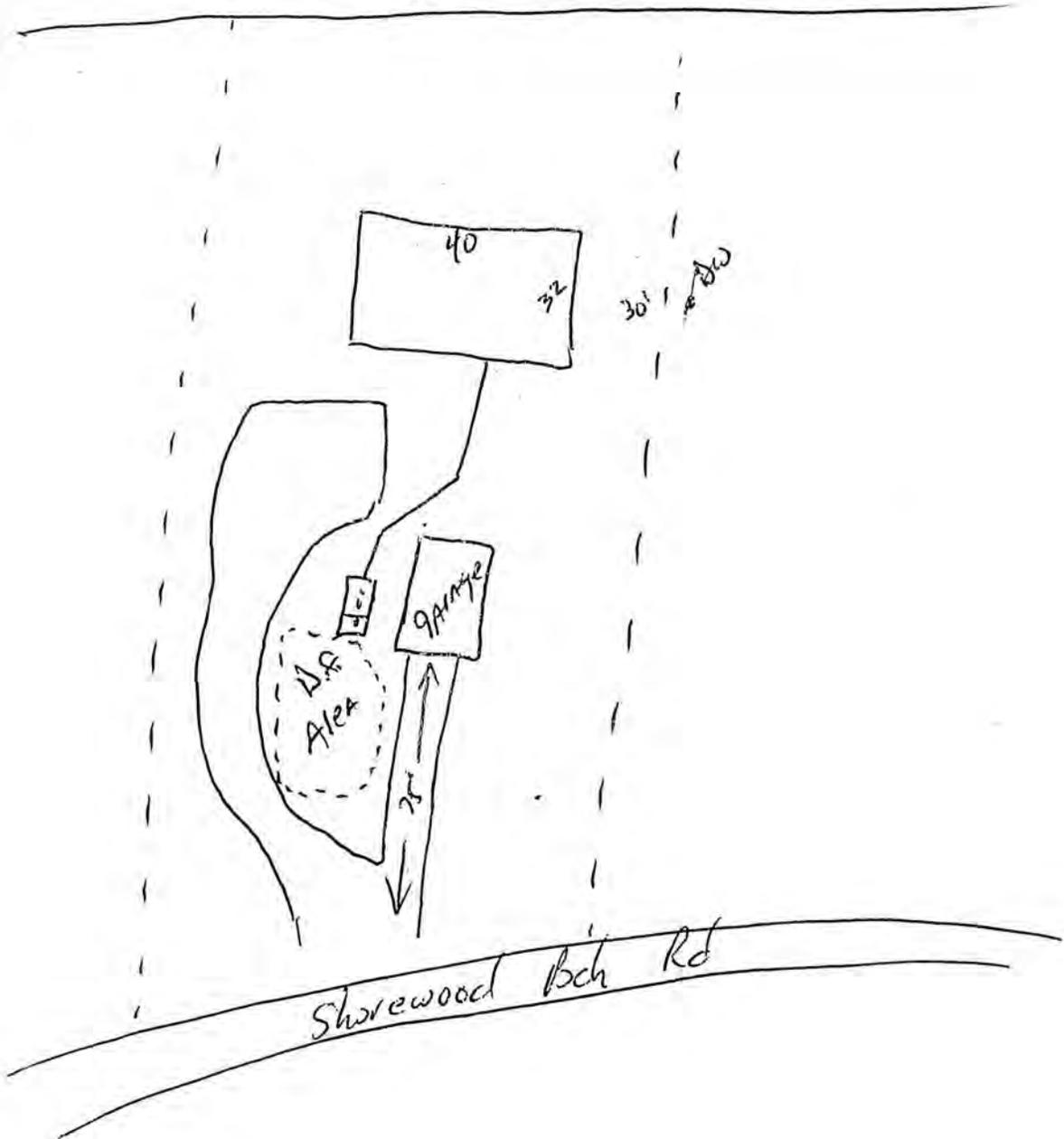
Please sketch all structures and septic systems on the property;
Include setbacks and wells within 100 feet of the property.

PARCEL	
APP	SEPTIC INSPECTION
YEAR	

Stengard
12466 Shrewsbury Rd
By David O'Neil
2228
7-3-14



Lake



 Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)

[New Search](#)

Summary	
Parcel Number:	170255000 GIS Map 
Property Address:	12466 SHOREWOOD BEACH RD DETROIT LAKES
Owner Name:	LISA L BERLE
Owner Address:	12466 SHOREWOOD BEACH RD DETROIT LAKES MN 56501
Legal Description:	Section 22 Township 138 Range 042 PT GOVT LOT 2: BEG NE COR LOT 1, NWLY 100.90' TO POB; TH W 192.46' NWLY 130.82', E 193.46', SELY 109.90' TO POB

Valuation & Taxation			top ▲
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$186,500	\$170,100	\$170,200
Estimated Land Value	\$187,600	\$171,500	\$171,500
Estimated Machinery Value			
Total Estimated Value	\$374,100	\$341,600	\$341,700
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$335,100		\$335,200
Tax Details - <i>please see statement</i>	 2021 Statement		 2020 Statement
Total Tax Levied	\$2,466.00		\$2,516.00
Total Payments	-\$1,233.00		-\$2,516.00

Unpaid Balance	\$1,233.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$374,100

Zoning Information		top ▲
Zoning District		
Township	Lake Eunice	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>*A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.48	130.82			
Description	Flags	Size		
170413 MAUD LAKE SITE		1 UT		
170415 FF-LAKE MAUD AVG		130.82 FF		
601420 WATER/SEWER/ELEC		1 UT		

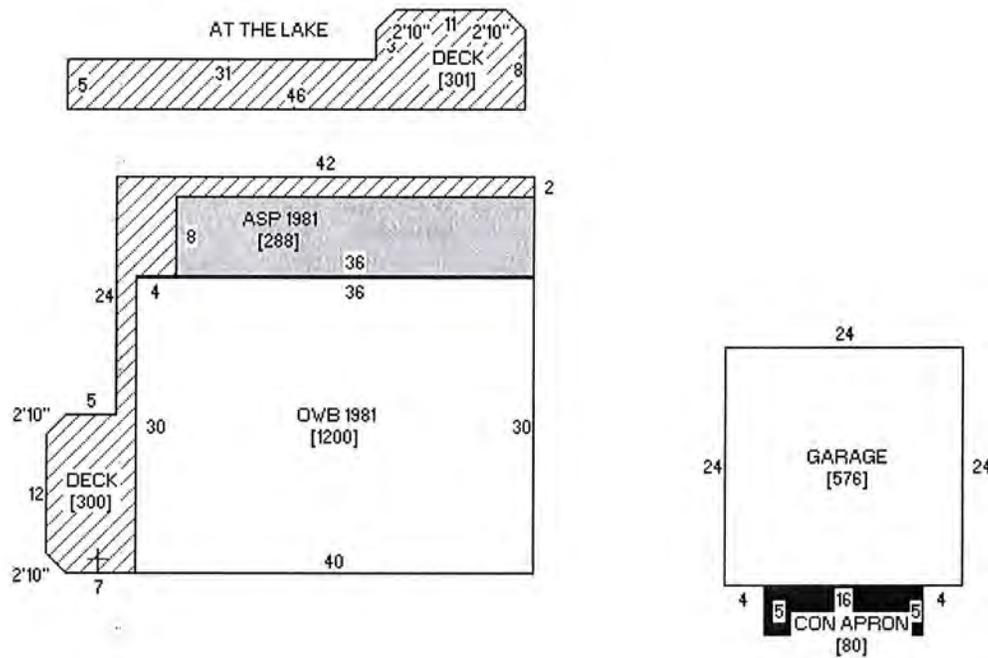
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1981
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1200 SqFt
Condition	Above Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Drywall
Floor	Carpet/tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	1976
Style	Det Frame
Area SF	576
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	288
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame

Qtrs SF	0	
Qtrs AC	No	
Plumbing		
Style	Count	
Full Bath	2	
Basement Finish		
Type	Range	Area SF
Living Qtrs. (Multi)	Avg	1000
Decks & Patios		
Style	Area SF	
Vinyl/CompoDeck-Med	300	
Vinyl/CompoDeck-Med	301	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1998	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	3,244 Square Feet	
Pricing	Average	
Lighting	None	

Sales Information	top ▲

Sale Date: 11/10/2014 - Property Type: Residential (< 4 Units)			
Buyer	BERLE, LISA L	Seller	STENSGARD FAMILY REVOCABLE LIVING TRUST
Sale Price	\$262,000	Ins Type	Trustee Deed
Adj Sale Price	\$262,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 6/12/2001 - Property Type: Seasonal Rec. Residential			
Buyer	STENSGARD, RONALD D. & BARBARA K.	Seller	JOHNSON, GRANT HENRY
Sale Price	\$140,000	Ins Type	Warranty Deed
Adj Sale Price	\$140,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 7/5/2000 - Property Type: Residential (< 4 Units)			
Buyer	STENSGARD, RONALD D. & BARBARA	Seller	JOHNSON, M GRANT & KATHLYN L.
Sale Price	\$140,000	Ins Type	Contract for Deed
Adj Sale Price	\$137,200	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

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

PIN: 17.0255.000
BILL NUMBER: 174784
LENDER: US BANCORP SERV PROVIDERS,LLC
OWNER NAME: BERLE LISA L

TAXPAYER(S):

LISA L BERLE
12466 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501



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

12466 SHOREWOOD BEACH RD
DETROIT LAKES, MN 56501

DESCRIPTION

Acres: 0.48 Section 22 Township 138
Range 042
PT GOVT LOT 2: BEG NE COR LOT 1
Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	341,700 341,600
	Homestead Exclusion:	6,500 6,500
	Taxable Market Value:	335,200 335,100
	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
<i>Sent in March 2020</i>		
2	PROPOSED TAX	
	2,430.00	
<i>Sent in November 2020</i>		
3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$1,233.00
	Second half taxes due 10/15/2021	\$1,233.00
	Total taxes due in 2021	\$2,466.00

Tax Detail for Your Property:			2020	2021
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"/>	\$2,426.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$2,476.00	
Tax and Credits	3. Property taxes before credits		\$2,476.00	\$2,426.00
	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		\$2,476.00	\$2,426.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,231.43	\$1,214.16
	7. LAKE EUNICE		\$321.01	\$309.04
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$412.45	\$388.91
		B. Other local levies	\$504.17	\$507.23
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$6.94	\$6.66
		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		\$2,476.00	\$2,426.00
13. Special assessments		\$40.00	\$40.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$2,516.00	\$2,466.00
Tax Amount Paid				\$0.00



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$2,466.00
2nd Half Tax Amount	\$1,233.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,233.00
Balance Good Through	10/15/2021
	Res Hstd

PIN: 17.0255.000

AIN:

BILL NUMBER: 174784

TAXPAYER(S):

LISA L BERLE
12466 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501

Paid By _____

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$2,466.00
1st Half Tax Amount	\$1,233.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,233.00
Balance Good Through	05/15/2021
	Res Hstd

PIN: 17.0255.000

AIN:

BILL NUMBER: 174784

TAXPAYER(S):

LISA L BERLE
12466 SHOREWOOD BEACH RD
DETROIT LAKES MN 56501

Paid By _____

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



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.

1:845

Date: 10/13/2021

Becker County

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

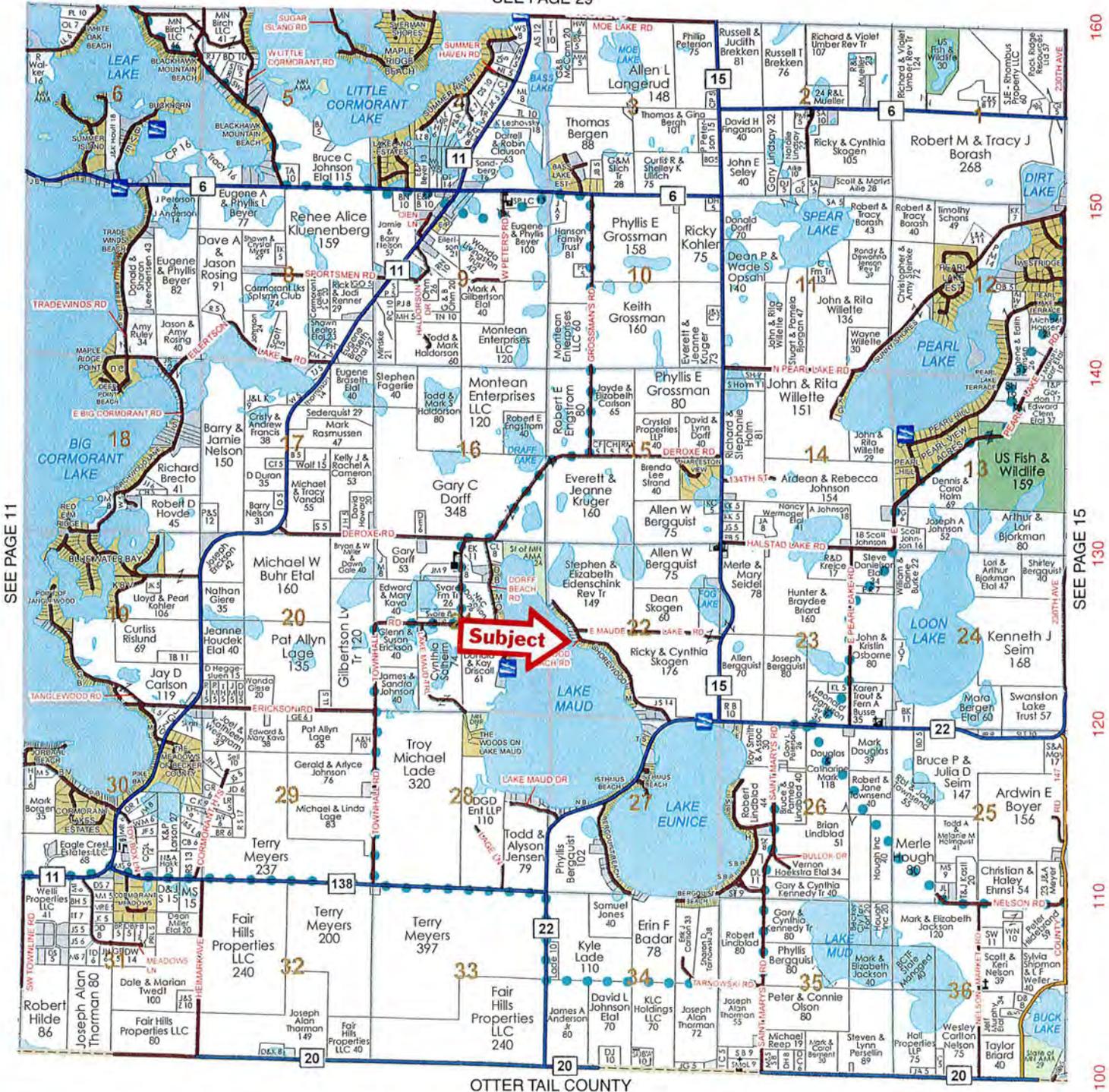


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



SEE PAGE 11

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110
100



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN 56501

Applicant: Carson T & Gail J. Gardner
37217 Co Hwy 35
Waubun, MN 56589

Project Location: 37217 Co Hwy 35 Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage to be located sixty (60) feet from the centerline of a county road, deviating from the required setback of seventy-eight (78) feet from the centerline of a sixty-six-foot-wide county road within the shoreland district, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 09.0118.004; Elbow Lake
Section 14 Township 142 Range 039; 14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB; Eagle View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.**

Variance Application Review

Permit # VAR2021-218

Property and Owner Review

Parcel Number(s): **090118004**

Owner: **CARSON T & GAIL J GARDNER**

Township-S/T/R: **EAGLE VIEW-14/142/039**

Mailing Address:

**CARSON T & GAIL J GARDNER
37217 CO HWY 35
WAUBUN MN 56589**

Site Address: **37217 CO HWY 35**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2021-1658 090118004**

Legal Descr: **14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.**

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Our 4.05 acre property has Becker County 35 on the west, our septic system and drainage field on the north, a neighbor's property on the south, and a terrace down to Big Elbow Lake on the east. The safe place to build a detached garage in a location that will not impair the septic system, the terrace wall system, or the neighbor's lot is on the west--front--side of the property. a 60 foot setback is the maximum distance feasible on the west--front--side of our property. The drainage field impedes use of the north side, safety of the terrace wall system impedes use of the east side, and proximity to the south neighbor impedes south side use.

Description of Variance Request: **We are requesting this variance in order to protect our lakeshore and terrace wall system, built by the original owners from whom we bought the property. We want to protect the land and lakeshore. Building on the east or south tside of the property will risk significant pressure on the terrace wall system. The building location we have chosen will serve our detached garage purpose while protecting the land, the terrace wall, and the lakeshore from earth instability of the 35 foot altitude gradual drop from the front of our home to the lake. It will also protect the altitude drop from Becker County 35 to the proposed building site.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **60' to detached garage**

Road Type: **County**

Existing Imp. Surface Coverage: **6.80%**

Proposed Imp. Surface Coverage: **7.55%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **780**

Existing Structure Height: **na**

Proposed Structure Height: **10 feet**

Existing Basement Sq Ft: **na**

Proposed Basement Sq Ft: **No**

Change to roofline? **No**

Change to main structural framework? **No**

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **We need to build a detached garage to house a vehicle and a boat that have been sitting outside year round and sustaining weather-related damage. We believe in protecting the White Earth Ojibwe**

Nation land and community of which we are a part. We have chosen the spot on our land that is the safest to protect the earth around us and the water and lakeshore. We respect the land and water as Ojibwe community members. We are retirement age, less mobile, and need this detached garage to sustain our continued safe presence in the home and on the land we love.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **I support Becker County and the White Earth Ojibwe Nation in protecting and respecting the land, water, air, and people I do my best, professionally and as a citizen, to support and help with the good work of Becker County agencies and to protect the land, water, air, and people on White Earth Reservation land and in all of Becker County. If you wish, you may talk to Sheriff Todd Glander and Chief Deputy Shane Richard regarding a reference on my dedication and sincerity in helping Becker County agencies and policies. You may also speak with Monica Hedstrom, White Earth Nation Natural Resources Division Director and Al Fox, White Earth Natural Resources manager, if you wish references on my positive contributions in our Ojibwe community. My wife's contribution to supporting Becker County plans is to serve on the Eagleview Township Board and to serve as a Becker County Election Judge.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **This location is most feasible for detached garage maintenance and use, and minimizes any risk to the sloping land, lakeshore, and lake water. It is the location that will least change the land and least risk any longterm problems with the slope down to the lakeshore. It is also the location that will least disturb neighbors' use of their own land. And it is the location safest for my wife and me to use as we age and continue to become less mobile.**

4. Are there circumstances unique to the property? **Yes**

Explain: **The original owners extensively landscaped and built a terrace wall system to support stability of their building site, 35 feet in altitude above the lakeshore. Their efforts were effective. We have continued to respect and maintain that terrace wall system. The current proposed detached garage location is, we believe, the safest and best location to continue protecting the stability of the land's slope to the lake. We intend to live for the rest of our lives on this land, in this community, and we are committed to respecting and protecting the land on which we are thankful to live.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **The land slopes down from County Highway 35 to the proposed detached garage location. This slope to the proposed building site results in minimizing any aesthetic appearance issues in the best possible way. The proposed location was flattened in the original landscaping by the original owners, is on the far side of the house from the terrace wall system, and we have continued to maintain and support its stability. Currently it is used as part of a drive along the land immediately in front of our house, and has been created and maintained by the original owners and us with appropriate gravel layering.**

Variance Application Review

Permit # VAR2021-218

Property and Owner Review

Parcel Number(s): **090118004**

Owner: **CARSON T & GAIL J GARDNER**

Township-S/T/R: **EAGLE VIEW-14/142/039**

Mailing Address:

**CARSON T & GAIL J GARDNER
37217 CO HWY 35
WAUBUN MN 56589**

Site Address: **37217 CO HWY 35**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **SITE2021-1658 090118004**

Legal Descr: **14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.**

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Our 4.05 acre property has Becker County 35 on the west, our septic system and drainage field on the north, a neighbor's property on the south, and a terrace down to Big Elbow Lake on the east. The safe place to build a detached garage in a location that will not impair the septic system, the terrace wall system, or the neighbor's lot is on the west--front--side of the property. a 60 foot setback is the maximum distance feasible on the west--front--side of our property. The drainage field impedes use of the north side, safety of the terrace wall system impedes use of the east side, and proximity to the south neighbor impedes south side use.

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Side Lot Line Setback:

Rear Setback (non-lake):

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Proposed Structure Sq Ft: **780**

Existing Structure Height: **na**

Proposed Structure Height: **10 feet**

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Proposed Basement Sq Ft: **No**

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Change to main structural framework? **No**

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1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **We need to build a detached garage to house a vehicle and a boat that have been sitting outside year round and sustaining weather-related damage. We believe in protecting the White Earth Ojibwe**

Nation land and community of which we are a part. We have chosen the spot on our land that is the safest to protect the earth around us and the water and lakeshore. We respect the land and water as Ojibwe community members. We are retirement age, less mobile, and need this detached garage to sustain our continued safe presence in the home and on the land we love.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: I support Becker County and the White Earth Ojibwe Nation in protecting and respecting the land, water, air, and people I do my best, professionally and as a citizen, to support and help with the good work of Becker County agencies and to protect the land, water, air, and people on White Earth Reservation land and in all of Becker County. If you wish, you may talk to Sheriff Todd Glander and Chief Deputy Shane Richard regarding a reference on my dedication and sincerity in helping Becker County agencies and policies. You may also speak with Monica Hedstrom, White Earth Nation Natural Resources Division Director and Al Fox, White Earth Natural Resources manager, if you wish references on my positive contributions in our Ojibwe community. My wife's contribution to supporting Becker County plans is to serve on the Eagleview Township Board and to serve as a Becker County Election Judge.

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: This location is most feasible for detached garage maintenance and use, and minimizes any risk to the sloping land, lakeshore, and lake water. It is the location that will least change the land and least risk any longterm problems with the slope down to the lakeshore. It is also the location that will least disturb neighbors' use of their own land. And it is the location safest for my wife and me to use as we age and continue to become less mobile.

4. Are there circumstances unique to the property? **Yes**

Explain: The original owners extensively landscaped and built a terrace wall system to support stability of their building site, 35 feet in altitude above the lakeshore. Their efforts were effective. We have continued to respect and maintain that terrace wall system. The current proposed detached garage location is, we believe, the safest and best location to continue protecting the stability of the land's slope to the lake. We intend to live for the rest of our lives on this land, in this community, and we are committed to respecting and protecting the land on which we are thankful to live.

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: The land slopes down from County Highway 35 to the proposed detached garage location. This slope to the proposed building site results in minimizing any aesthetic appearance issues in the best possible way. The proposed location was flattened in the original landscaping by the original owners, is on the far side of the house from the terrace wall system, and we have continued to maintain and support its stability. Currently it is used as part of a drive along the land immediately in front of our house, and has been ceated and maintained by the original owners and us with appropriate gravel layering.

Field Review Form (Pre-Insp)

Permit # SITE2021-1658

Property and Owner Review

Parcel Number: 090118004	Inspector Notes:
Owner: CARSON T & GAIL J GARDNER	
Township-S/T/R: EAGLE VIEW-14/142/039	
Site Address: 37217 CO HWY 35	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Attached Garage (1B): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): Detached Garage - Existing Dimensions: - Proposed Dimensions: 26' x 30' x10' - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info: No.
Inspector Notes:

Setback Review

Road Type/Measurement From: County Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 60'- Variance needed	Pre-Inspection: - Dwell: - Non:	Lake Name: River Name:	
Side setback: - Dwelling: - Non-dwelling: 130'	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling: 320'	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 320'	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 140'	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 150'	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 22'	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

Gardner- PARCEL 09.0118.004

TOTAL LOT AREA	104,000		
ALLOWABLE IMPERVIOUS @ 25%	26,000		
		EXISTING	PROPOSED
Dwelling (748+408)		1156	1156
Porch	10x30	300	300
Attached Garage	30x24	720	720
Shed	12x23	276	276
Wood Decking (Pervious) 380 sq ft			
Wood Decking (Pervious) 380 sq ft			
Parking Pad	26x30	780	780
Driveway	320x12	3840	3840
Proposed Detached Garage	26x30		780
Impervious Surface Sum		7072	7852
Impervious Percent		6.80%	7.55%



ELBOW

Parallel with
South line of
Gov. 1. Lot.

S 25° 54' 02" E
11.26'

S 32° 44' 26" E
100.00'

TRACTS

182.17'

362.82'

10.00'

BOUNDS

28.00'

119.55'

31.00'

40.10'

142.14'

570.41'

N 00° 32' 47" W 2850.81'

Easterly right
of way line of
U.S.A.H. No. 35

AND

1/4

1/4

STATE

27.47'

HIGHWAY

1/4

110.00'

1/4

1/4

1/4

1/4

1/4

1/4

1/4

1/4

1/4

1/4

1/4

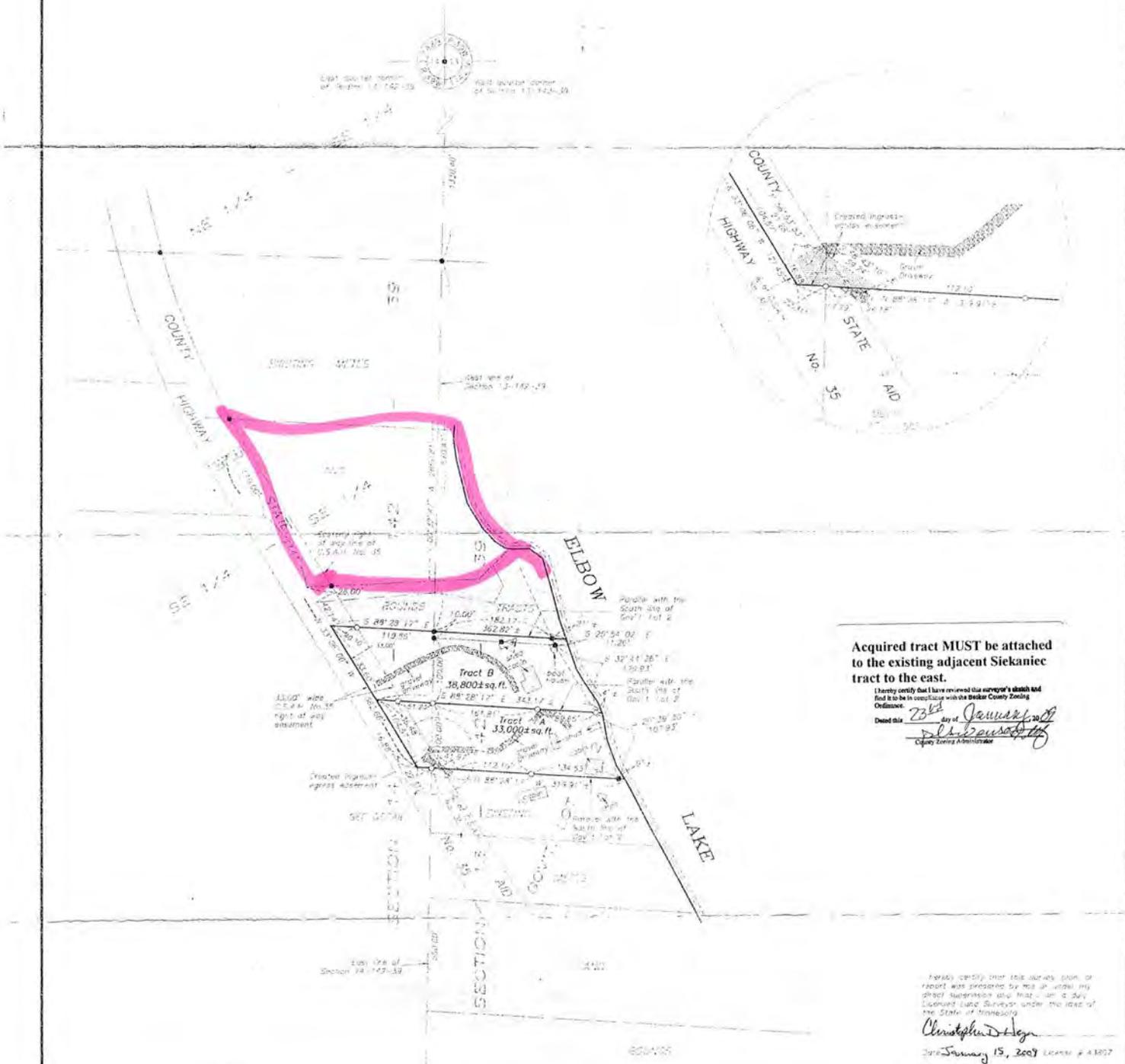
1/4

1/4

1/4

CERTIFICATE OF SURVEY

IN GOV'T. LOT 2
SECTION 13-142-39
AND IN THE SE 1/4 - SE 1/4
SECTION 14-142-39
BECKER COUNTY, MINNESOTA



Acquired tract MUST be attached to the existing adjacent Siekaniec tract to the east.

I hereby certify that I have reviewed the surveyor's sketch and find it to be in compliance with the Becker County Zoning Ordinance.
 Dated this 23rd day of January, 2007
Christopher D. Hagen
 County Zoning Administrator

I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Christopher D. Hagen
 Date: January 15, 2007 License # 44907

LEGEND

- = Symbols with measurements shown, located with Minnesota Registration No. 41804.
- = Symbols for monuments placed.
- ✱ = Symbols for "C" type monuments placed. Orientation of bearing system is assumed.

Scale: 1" = 100' (100 Feet)

MEYER LAND SURVEYING AND ENGINEERING, LLC
 522 MAIN ST. WEST, DETROIT LAKES, MN 56501
 OFFICE: 218-844-5263 FAX: 218-844-5270
 meyersande.com

DRAWING FILE: 1304.rvt	COORD. FILE: 1304.rvt	DRAWN BY: CDR
CLIENT: Thomas Siekaniec NAME: P.O. Box 35 Cold Bay, AK 99571		
DRAWING NUMBER: 354 R		

BUILDING AND SEWAC



BECKER COUNTY ZONING AND PLANNING

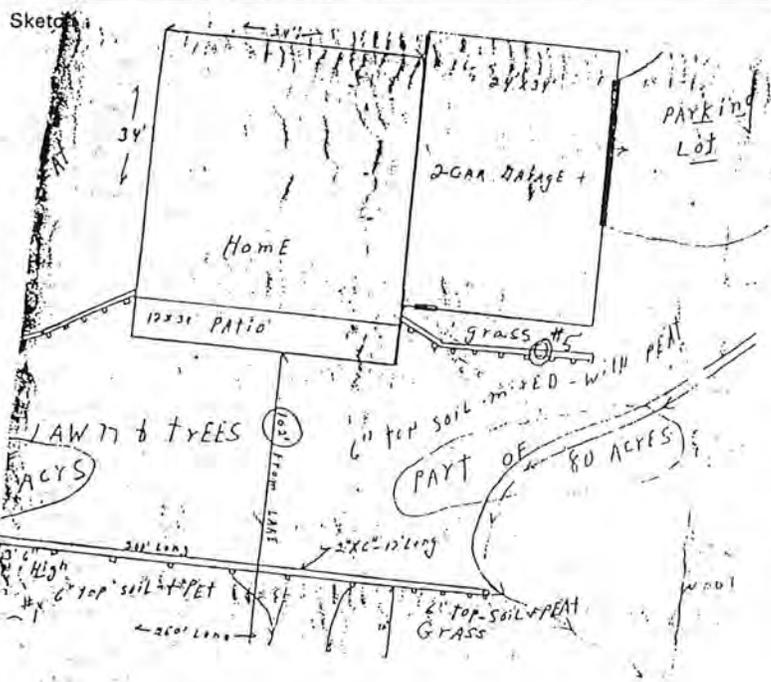
0901180004

829 LAKE AVENUE, BOX 787, PHONE 847-4427, DETROIT LAKES, MN 56502

Parcel No. 09.0118.000 Lake Name NA Permit No. 1-19,308-5
 Fire _____
 No. _____ Township Eagle View Section 13 Description S 1/2 of SE 1/4 EX Road
 Lot Size 80 Acres

Issued to: Name Ben Bement Tel. No. _____
 Address RR 2 Box 246 Waukegan, MN 56589
 Work Authorized New home 34' x 34'

Type of Improvement: New Home () Alteration () Garage () Mobile Home Yr. _____
 () Cottage () Septic System () Other Building () Multiple Dwelling _____ Units.
 Size 34' x 34' Stories 2 Basement Walk-out No. of Bedrooms 3 Bathrooms 3
 Contractor: Name & Address _____ Tel. No. _____
 Estimated Cost _____ Permit Fee 100.00 State Fee _____ Receipt No. 3952



HORIZONTAL DISTANCE IN FEET FROM NEW CONSTRUCTION TO:
 High Water Mark of Lake NA ~~100~~ 102
 Side Lot Lines +10 and +10 rear yard +40
 Center Line of Public Road _____
 Right of way State or Co. 115' CL City #35
 APPROVED: Board of Adjustment Date: _____
 Planning Commission Date: _____
 County Commissioners Date: _____
 Zoning Administrator Date: _____

SEWAGE DISPOSAL SYSTEM DATA
White Earth

Installed in 19 _____	Septic Tank	Drain Field
Capacity _____	Gls. _____	Sq. Ft. _____
Distance from nearest well _____	Ft. _____	Ft. _____
Distance from lake or stream _____	Ft. _____	Ft. _____
Distance from occupied building _____	Ft. _____	Ft. _____
Distance from property line _____	Ft. _____	Ft. _____
Distance from bottom to Water Table _____	Ft. _____	Ft. _____
Lift Pump () Yes () No	Well Depth _____	type _____

1 Inch = _____ Feet

AGREEMENT: I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND AGREE TO DO THE PROPOSED WORK IN ACCORDANCE WITH THE DESCRIPTION ABOVE AND ACCORDING TO THE PROVISIONS OF THE ORDINANCE OF BECKER COUNTY. I AGREE TO POST THIS PERMIT ON THE PREMISES ON WHICH THE WORK IS TO BE DONE, AND MAINTAINED THERE UNTIL COMPLETION OF THE WORK. I AGREE THAT ANY VIOLATION OF THIS PERMIT OR THE BECKER COUNTY ZONING IS A MISDEMEANOR AND UPON CONVICTION THEREOF SHALL BE PUNISHED BY A FINE NOT TO EXCEED \$700.00 FOR EACH VIOLATION. NOTIFY THE BECKER COUNTY ZONING ADMINISTRATOR (847-4427) BEFORE BUILDING FOOTINGS HAVE BEEN COMPLETED. NO PART OF THE SEWAGE SYSTEM SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED. NOTIFY THE ZONING ADMINISTRATOR 24 HOURS BEFORE THE JOB IS READY FOR INSPECTION.

Ben W. Bement
 SIGNATURE OF OWNER

Received By Patty Swenor Date 10-18-90

Approved By Floyd Swenby
 Becker County Zoning Administrator

BECKER COUNTY
 DETROIT LAKES, MN 56501

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	090118004 GIS Map 
Property Address:	37217 CO HWY 35 WAUBUN
Owner Name:	CARSON T & GAIL J GARDNER
Owner Address:	37217 CO HWY 35 WAUBUN MN 56589
Legal Description:	Section 14 Township 142 Range 039 14-142-39 (PT SEC 13, 14) PT GOVT LOT 2 SEC 13, PT SE/14 SE1/4 SEC 14: COMM SE COR SEC 14, N 550', W 22.31', NW AL CTR HWY 238.17' TO POB; E 368.82' TO ELBOW LK, N AL LK 420.03', W 378.76' TO HWY, S AL HWY TO POB.

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$218,300	\$220,500	\$224,100
Estimated Land Value	\$172,400	\$172,400	\$164,700
Estimated Machinery Value			
Total Estimated Value	\$390,700	\$392,900	\$388,800
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$391,000	\$386,600

Tax Details - <i>please see statement</i>	2021 Statement	2020 Statement
Total Tax Levied	\$3,254.00	\$3,294.00
Total Payments	-\$3,254.00	-\$3,294.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$390,700

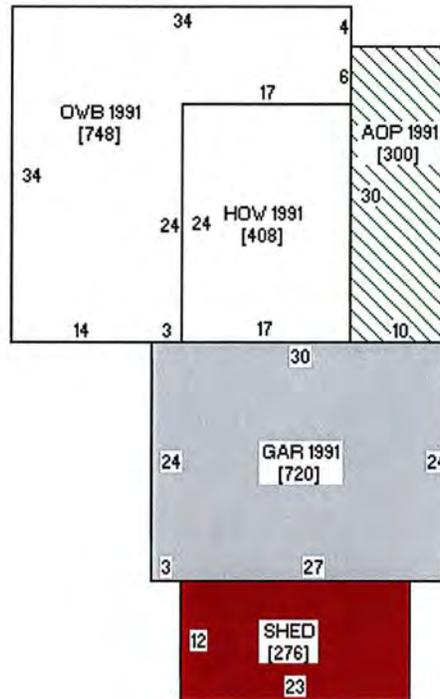
Zoning Information			top ▲
Zoning District			
Township	Eagle View		
Zoning District	Agricultural		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
Site	Approved: 09/19/19	<ul style="list-style-type: none"> • Addition or Repairs to Existing Home • Deck - Pervious 	

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
4.05	375		4.05	
Description		Flags	Size	
090203 ELBOW LAKE SITE (RD)			1 UT	
090205 FF-ELBOW LAKE-AVG			375 FF	

099501 BLDG SITE ACRE		1.17 AC
601420 WATER/SEWER/ELEC		1 UT
999997 LAKE SHORE NO VALUE		2.3 AC
999999 ROAD		0.58 AC

Residential Buildings top ▲	
Res Bldg # 1 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	1991
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1442 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	No
Attic	None
Foundation	None
Roof	Gable/Asph
Ext Walls	Log
Int Walls	Softwood
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1991
Style	1 1/2 Story Frame
Area SF	408
Condition	Normal
Bsmnt SF	408
Heat	FHA-Propane Gas
AC	No
Attic SF	0

Garage # 1	
Year Built	1991
Style	Att Frame
Area SF	720

Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	300
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2
Extra Fixture	2

Basement Finish		
Type	Range	Area SF
Rec Room W/ Walk-out	Avg	578

Decks & Patios	
Style	Area SF
Wood Deck-Med	380
Wood Deck-Med	380

<p>Yard Items top ▲</p> <hr/> <p>Yard Item # 1 details:</p>

Descr	Shed
Year Built	2001
Item Count	1
Condition	Very Poor
Type	Metal
Pricing	Average
Width	12.00
Length	23.00
Area	276 Square Feet

Sales Information top ▲			
Sale Date: 5/28/1999 - Property Type: Residential (< 4 Units)			
Buyer	GIARDNER, CARSON T GAIL J.	Seller	BEMENT BEN JR. & SANDRA ANN
Sale Price	\$157,500	Ins Type	Warranty Deed
Adj Sale Price	\$154,650	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Split
Multi Prop	YES - Sale also included: 090096001 ; 090101000 ; 090118003		

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

PIN: 09.0118.004
 BILL NUMBER: 190307
 LENDER:
 OWNER NAME: GARDNER CARSON T & GAIL J

TAX STATEMENT		2021	
2020 Values for taxes payable in			
Step	VALUES AND CLASSIFICATION	2020	2021
		Taxes Payable Year:	2020
1	Estimated Market Value:	388,800	392,900
	Homestead Exclusion:	2,200	1,900
	Taxable Market Value:	386,600	391,000
	New Improvements:		
	Property Classification:	Res Hstd	Res Hstd
<i>Sent in March 2020</i>			
2	PROPOSED TAX		3,252.00
<i>Sent in November 2020</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$1,627.00
	Second half taxes due 10/15/2021		\$1,627.00
	Total taxes due in 2021		\$3,254.00

TAXPAYER(S):
 CARSON T & GAIL J GARDNER
 37217 CO HWY 35
 WAUBUN MN 56589

\$\$\$
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
 37217 CO HWY 35
 WAUBUN, MN 56589

DESCRIPTION
 Acres: 4.05 Section 14 Township 142 Range 039
 14-142-39 (PT SEC 13, 14) PT GOVT

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

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
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"/>	\$3,214.00	
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$3,254.00		
	3. Property taxes before credits	\$3,254.00	\$3,214.00	
	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		\$3,254.00	\$3,214.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,420.85	\$1,417.37
	7. EAGLE VIEW		\$442.58	\$447.67
	8. State General Tax		\$0.00	\$0.00
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$588.96	\$495.18
		B. Other local levies	\$793.60	\$846.01
		C. BC EDA	\$8.01	\$7.77
	10. Special Taxing Districts	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		\$3,254.00	\$3,214.00
	13. Special assessments		\$40.00	\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,294.00	\$3,254.00
		Tax Amount Paid	\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2021.

PIN: 09.0118.004
 AIN:
 BILL NUMBER: 190307
 TAXPAYER(S): CARSON T & GAIL J GARDNER
 37217 CO HWY 35
 WAUBUN MN 56589

Paid By _____

Total Property Tax for 2021 \$3,254.00
2nd Half Tax Amount \$1,627.00
 Penalty, Interest, Fee Amount \$0.00
 Amount Paid \$0.00
2nd Half Total Amount Due \$1,627.00
 Balance Good Through 10/15/2021
 Res Hstd

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 09.0118.004
 AIN:
 BILL NUMBER: 190307
 TAXPAYER(S): CARSON T & GAIL J GARDNER
 37217 CO HWY 35
 WAUBUN MN 56589

Paid By _____

Total Property Tax for 2021 \$3,254.00
1st Half Tax Amount \$1,627.00
 Penalty, Interest, Fee Amount \$0.00
 Amount Paid \$0.00
1st Half Total Amount Due \$1,627.00
 Balance Good Through 05/15/2021
 Res Hstd

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

582964

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 582964

October 18, 2010 at 12:07 PM

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

Darlene Maneval, County Recorder

By HB Deputy

No delinquent taxes and transfer entered
this 18th day of Oct, 20 10

Ryan T. Tange
Becker County Auditor/Treasurer

By [Signature] Deputy

09-0118.004 split ✓

29-M QUIT CLAIM DEED
Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON:

Date: Oct 29, 2009

SURVEYORS SKETCH () NOT REQUIRED
(✓) FILED SURVEY BOOK 21 PAGE 70

FOR VALUABLE CONSIDERATION, CARSON T. GARDNER AND GAIL J. GARDNER, husband and wife, Grantors, hereby conveys and quitclaims to, Thomas A. and Sandra M. Siekaniec, Gregory and Janelle Siekaniec, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

**Siekaniec

That part of the Southeast Quarter of the Southeast Quarter in Section 14, Township 142 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the southeast corner of said Section 14; thence North 00 degrees 32 minutes 47 seconds West on an assumed bearing along the east line of said Section 14 for a distance of 550.00 feet to an iron monument; thence continuing North 00 degrees 32 minutes 47 seconds West along the east line of said Section 14 for a distance of 100.00 feet to an iron monument, said point is the point of beginning; thence North 88 degrees 28 minutes 17 seconds West, parallel with the south line of the Government Lot 2 of Section 13 in said Township 142 North, Range 39 West, for a distance of 51.23 feet to an iron monument; thence continuing North 88 degrees 28 minutes 17 seconds West parallel with the south line of said Government Lot 2 for a distance of 36.48 feet to the centerline of County State Aid Highway No. 35; thence North 33 degrees 06 minutes 06 seconds West along the centerline of said County State Aid Highway No. 35 for a distance of 133.60 feet; thence South 88 degrees 28 minutes 17 seconds East, parallel with the south line of said Government Lot 2 for a distance of 40.10 feet to an iron monument on the easterly right of way line of the County State Aid Highway No. 35; thence continuing South 88 degrees 28 minutes 17 sections East, parallel with the south line of said Government Lot 2 for a distance of 119.55 feet to a found iron monument on the east line of said Section 14; thence South 00 degrees 32 minutes 47 seconds East along the east line of said Section 14 for a distance of 10.00 feet to a found iron monument; thence continuing South 00 degrees 32 minutes 47 seconds East along the east line of said Section 14 for a distance of 100.00 feet to the point of beginning. The above described tract contains 13,596 square feet.

SUBJECT TO an easement for County State Aid Highway No. 35 right-of-way purposes, over, under, and across that part of the above tract which lies within 33.00 feet of the centerline of said County State Aid Highway No. 35.

AND FURTHER SUBJECT TO easements, restrictions, and reservations of record, if any. I certify the taxes due in the current tax year for the whole parcel are paid.

*Total consideration for the transfer of this real property is \$500.00 or less.

Together with all hereditaments and appurtenances.

Ryan T. Tange
Becker County Auditor/Treasurer
By [Signature] Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 461903
Becker County Auditor/Treasurer

Carson T. Gardner
Carson T. Gardner

Gail J. Gardner
Gail J. Gardner

chg
paid
well
non/std
extra

STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 27 day of Oct, 2009, by Carson T. Gardner and Gail J. Gardner, husband and wife, Grantors.



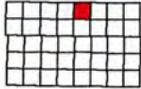
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:1,690

Date: 10/13/2021

Becker County

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

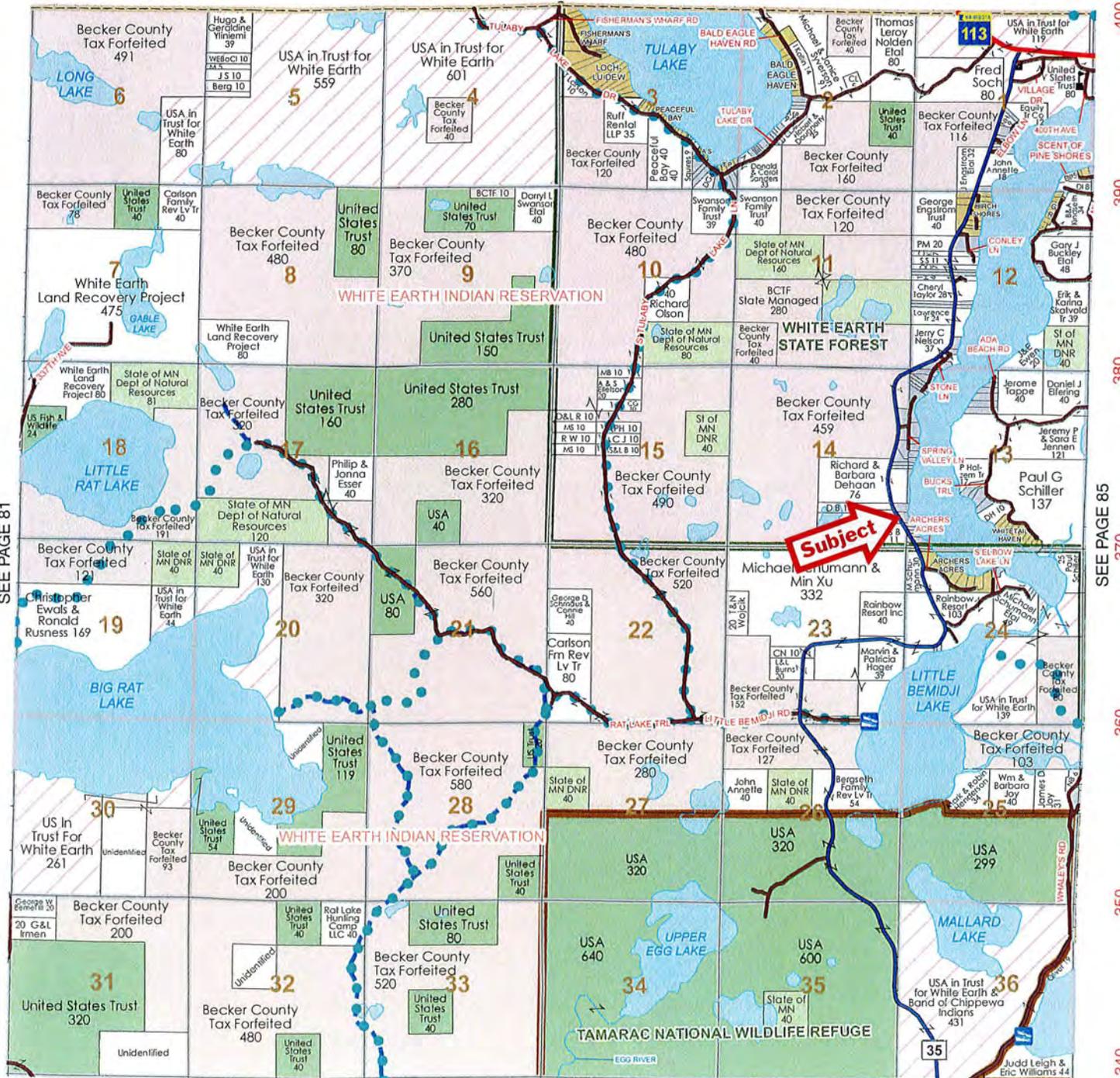


Eagle View

Township 142N - Range 39W

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MAHNOMEN COUNTY



SEE PAGE 81

SEE PAGE 85

SEE PAGE 67



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN 56501

Applicant: Michael L & Kimberly S. Pladson TTEES
20584 Co Hwy 29
Rochert, MN 56578

Project Location: 20584 Co Hwy 29, Rochert, MN 56578

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a 3-season porch to be located at ninety-one (91) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 10.0628.001; Cotton Lake
Section 12 Township 139 Range 040; DUDLEY BEACH 139 40; LOTS 3, 4 & 5; Erie Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-216

Property and Owner Review

Parcel Number(s): 100628001

Owner: MICHAEL L PLADSON LIVING TRUST

Township-S/T/R: ERIE-12/139/040

Mailing Address:

MICHAEL L PLADSON LIVING TRUST
20584 CO HWY 29
ROCHERT MN 56578

Site Address: 20584 CO HWY 29

Lot Recording Date: Prior to 1971

Original Permit Nbr: site2021-84794

Legal Descr: DUDLEY BEACH 139 40 LOTS 3, 4 & 5

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: Request a variance to construct a three season porch onto a portion of an existing non-conforming wood deck to be located at ninety-one (91) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, deviating from the required setback of one hundred (100) feet from the OHW due to the placement of the existing house.

OHW Setback: 91'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 18.4%

Proposed Imp. Surface Coverage: 19.3%

Existing Structure Sq Ft: 1,680sf

Proposed Structure Sq Ft: 240sf three season porch addition

Existing Structure Height: 18'

Proposed Structure Height: 14'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

Change to roofline? No

Change to main structural framework? No

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Proposing to enclose a portion of an existing deck that is not meeting the 100' setback form the OHW of a Recreational Development Lake but is out of the shore impact zone.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: The proposed porch is within reason of other structures in the surrounding neighborhood.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Same use as it has been, just wanting to enclose a portion of the deck as we are year round residents and have no trees on the lakeside of our home and this would make for great shade and we would be able to enjoy this in the winter as well as in the summer. Also, enclosing this portion of the deck still leaves our lot coverage under 20%.

4. Are there circumstances unique to the property? **Yes**

Explain: **Substandard size lot and the placement of the existing house is not meeting the 100' setback from the OHW.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Constructing this three season porch will not change the residential use of this property.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1675

Property and Owner Review

Parcel Number: 100628001

Inspector Notes:

Owner: MICHAEL L PLADSON LIVING TRUST

Township-S/T/R: ERIE-12/139/040

Site Address: 20584 CO HWY 29

Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): N/A - Not a dwelling

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): N/A

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): 3 Season Porch

- Existing Dimensions: 28'x60'; 1,680sf Dwelling
- Proposed Dimensions: 12'x20' three season porch on a portion of the existing deck
- Proposed Roof Changes? No

Other dwelling related improvements (1D): N/A

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info: Existing deck is 12'x32' and we are proposing to construct a 12'x20' enclosed porch on a portion of this deck.

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: County Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 50+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Cotton (Erie & Holmesville) [RD] River Name:	
Side setback: - Dwelling: 40+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 91'- Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 30+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):

- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

Any other impervious surface coverage not noted on application?

Pladson- PARCEL 10.0628.001

TOTAL LOT AREA	28,725		
ALLOWABLE IMPERVIOUS @ 25%	7,181		
		EXISTING	PROPOSED
Dwelling		1680	1680
Attached Garage		840	840
Detached Garage		520	520
Asphalt		1664	1664
Sidewalk		175	175
Aprons		420	420
Proposed Porch			240
Impervious Surface Sum		5299	5539
Impervious Percent		18.45%	19.28%

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Michael L & Kimberly S. Pladson TTEES **Parcel #:** 10.0628.001

Legal Description: Section 12 Township 139 Range 040; DUDLEY BEACH 139 40; LOTS 3, 4 & 5

Lake Name: Cotton Lake **Lake Classification:** Recreational Development

Property Dimensions:

Roadside Width: 150'

Depth Side 1: 203.5' (+/-)

Lakeside Width: 150'

Depth Side 2: 180' (+/-)

Total Lot Area: 28,725 (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100

Proposed Setback: --

Difference: = Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____

Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

Ft / Credit Units gained: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 19 %

Threshold Coverage: -15 %

Difference: = (4) x (5) = 20 Credit Units Required for Mitigation

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 700 sq ft into water retention areas

Credit Units Gained _____ 20

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 20

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____ credits

Please Sign

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date _____

Mike + Kim Pladson
 20584 CO. Hwy 29
 Rochert.

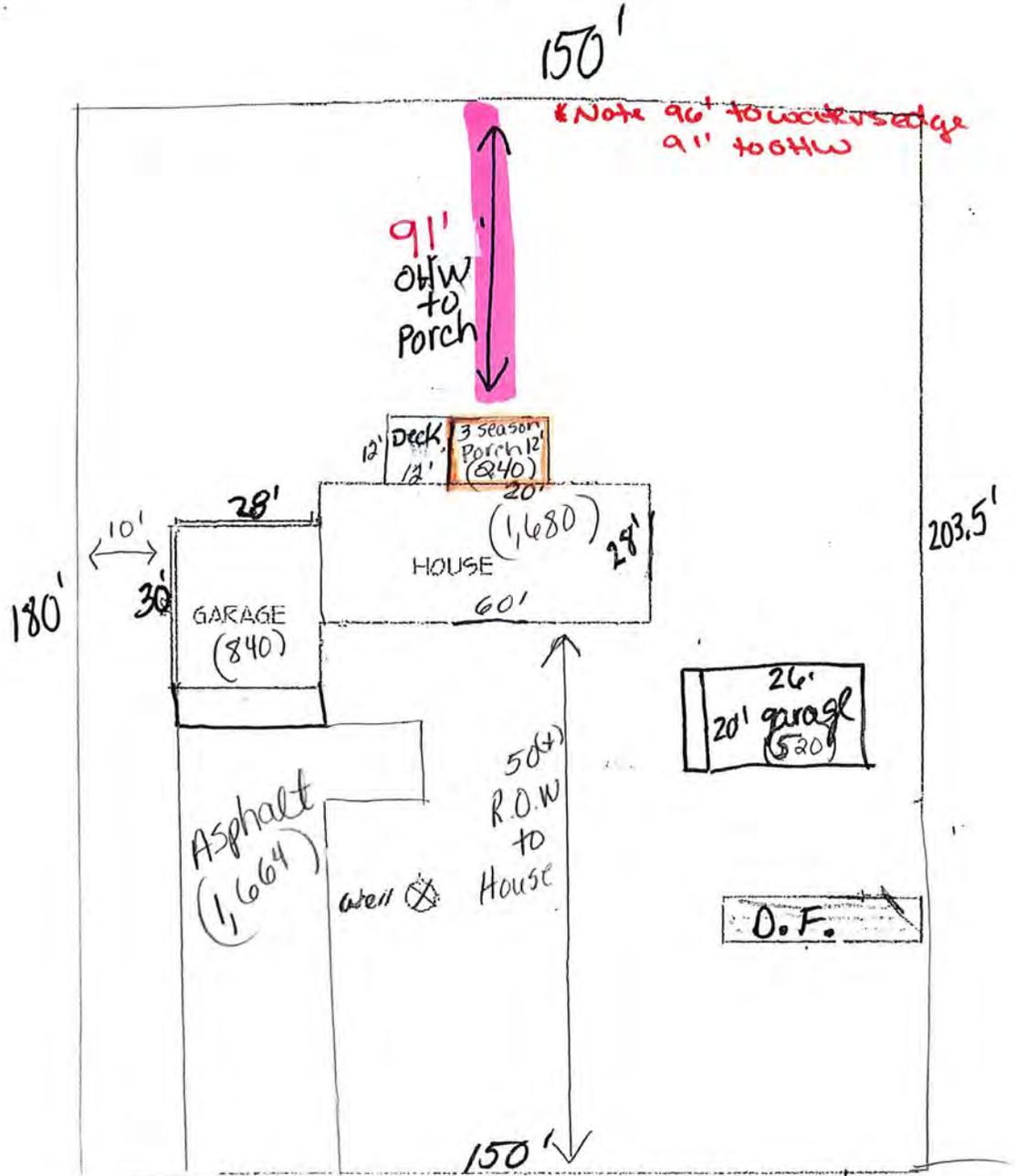
cotton Lake

Lot Size

28,725 SF

House 1,680
 Att. garage 840
 Det. garage 520
 Asphalt 1,664
 sidewalk 175
 Aprons 420
 Proposed porch 240

 5,539
 19.3%



CO. Hwy 29

Dudley Beach.

Description
 Beginning at a point on the southeastern shore of Cotton Lake which point bears N125° 16' 0" from the S corner between sections 0412 and 0413 to Becker County Minnesota. Thence S50° 10' to the westerly line of public road running over and across Gov'l lot No. 1. Thence S75° 0' along the westerly line of said road and thence N75° 0' to the southeastern shore of said Lake. Thence southerly along the shore of said Lake 200 to said point of beg. contains of ac. more or less.

I hereby certify that the land herein described as Dudley Beach is a correct survey which was made by me August 30th AD 1930
 Dated this 6th day of September AD 1930
 Fred L. Sawyer
 County Surveyor

State of Minnesota } ss
 County of Becker }
 Be it known that on this 20th day of July AD 1930 personally appeared before me Fred L. Sawyer known to be the person who made the annexed plat and acknowledged the same to have been made from actual survey.

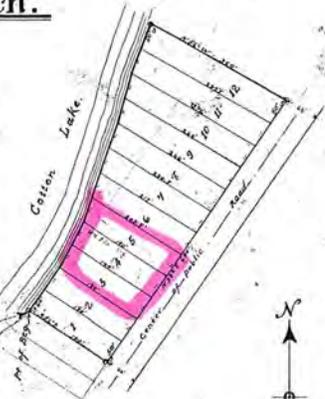
We the undersigned owners of the above described tract of land have caused the same to be surveyed and laid out into lots and dedicated roadways to the public as shown on the annexed plat, and have caused said plat to be made hereunto the end that same may be placed on record according to the statute in such cases made and provided.

Dated this 10th day of July AD 1930
 [Signatures]
 [Signatures]

State of Minnesota } ss
 County of Becker }
 Be it known that on this 10th day of July AD 1930 personally appeared before me [Signatures] known to be the persons who executed the annexed plat and acknowledged the same to have been their free act and deed.

The annexed plat is hereby approved by the Board of County Commissioners of Becker County Minnesota this 10th day of July AD 1930
 Attest: [Signatures]
 Auditor Chairman

I hereby certify that this plat was filed in the County of Becker Minnesota on the 10th day of July AD 1930
 [Signatures]
 Deputy



Check Register of Deeds in County of Becker, Minn. I hereby certify that the copies hereunto are true in this office as registered on the 10th day of July AD 1930
 [Signatures]
 Register of Deeds

Original

City of Mississauga

217

203.5

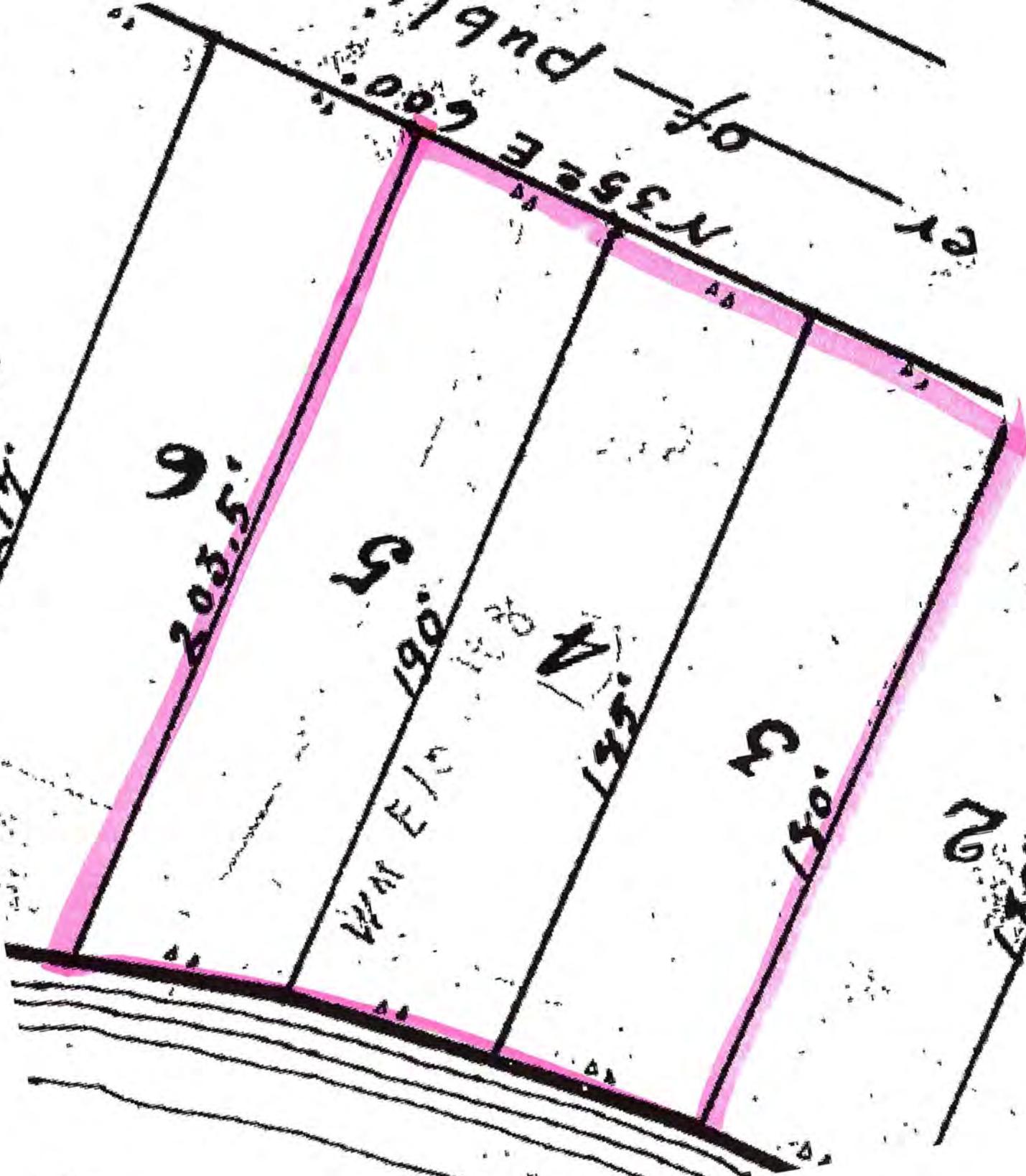
5

190

Mississauga

105

26





Septic System Application

Becker County Planning & Zoning
915 Lake Ave, Detroit Lakes, MN 56501
Phone (218)-846-7314; Fax (218)-846-7266

PARCEL	
APP	SEPTIC
YEAR	2013
SCANNED	
LAKE	

1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 1006 28 001

Is this a split of an existing property? Yes No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 12 Township 139N Range 40W Township Name Erie

Lake Name Cotton Lake Classification _____

Legal Description: _____

Project Address: 20584 Co Hwy 29 Detroit Lakes

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

Owner's First Name Scott Owner's Last Name Fenske

Mailing Address Po Box 1323 City, State, Zip Carbondale Co,

Phone Number _____ 81623

3. DESIGNER/INSTALLER INFORMATION

Designer Name Tim Stenger Company Name Stenger Exc License # L553

Address 35295 St Hwy 34 D.L. Phone Number 847-2912

Installer Name Same Company Name _____ License # _____

Address _____ Phone Number _____

4. SYSTEM DESIGN INFORMATION

System Status

What will new system serve? Check one

- Vacant Lot-No existing system-new structure
- Replacement - structure removed and being rebuilt
- Failing -Replacement- cesspool/seepage pit or other
- Enlargement of system-Undersized
- Repairs Needed to existing
- Additional system on property

- Dwelling
- Resort/Commercial
- Commercial (Non-resort)
- Other - explain below

7/1/2013 Date of site evaluation

Design Flow 450 Gallons Per Day
 Number of Bedrooms 3
 Garbage Disposal Yes No
 Dishwasher Yes No
 Lift station in House Yes No
 Grinder pump in House Yes No

Well Depth deep
 Depth of other wells within 100 ft of system _____

Original Soil Compacted Soil _____
 Type of Soil Observation
 Pit Probe Boring
 Depth to Restricting Layer 60"
 Maximum Depth of System 24"

Size of All Tanks to be installed

625 gal Single Compartment Septic Tank _____ gal Separate Lift Station
 _____ gal Compartmented Tank _____ gal Holding Tank
 _____ Pit Privy Existing Tank to be used _____ Existing tank w/new Additional Tank
 _____ Existing tank w/new Lift Station
 _____ Holding Tank with Privy

Total Number of tanks to be installed in this system 1 (This # will be reported to MPCA at end of year.)

PARCEL	
APP	SEPTIC
YEAR	

Type of Drainfield

_____ Chamber Trench	_____ sq ft	_____ sq ft
_____ Rock Trench	_____ sq ft	_____ sq ft
_____ Gravelless	_____ sq ft	_____ sq ft
_____ Mound	_____ sq ft ***	
<u>X</u> Pressure Bed	<u>325</u> sq ft ***	
_____ Seepage Bed	_____ sq ft ***	
_____ At-grade	_____ sq ft ***	
_____ Alternative / Performance	_____ sq ft ***	

Type of chamber _____
 Depth of Rock 12"
 Alarm? Yes No _____
 Type of Alarm detective light
 Size of Lift Pump _____
 Size of Lift Line _____

***Attach Worksheets

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>99</u>	<u>50</u>
Distance to Building	_____	<u>22</u>
Distance to Property Line	_____	<u>10</u>
Distance to OHW of Lake	_____	<u>100+</u>
Distance to Pressure Line	_____	<u>50'</u>
Distance to Wetland/Protected Water	_____	<u>NA</u>

Perc Rate _____ Soil Sizing Factor .83 *If SSF other than .83, attach Perc Test Data

Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>top soil</u>				<u>0-8</u>	<u>Sand loam</u>	<u>10YR 5/8</u>	
<u>6-18</u>	<u>Sand</u>	<u>10YR 5/8</u>			<u>8-18</u>	<u>Sand</u>	<u>10YR 5/8</u>	
<u>18-48</u>	<u>Sand</u>	<u>10YR 5/4</u>			<u>18-48</u>	<u>Sand</u>	<u>10YR 5/4</u>	
<u>48-60</u>	<u>"</u>	<u>10YR 5/3</u>			<u>48-60</u>	<u>"</u>	<u>10YR 5/3</u>	

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? _____ Yes _____ No

6. DESIGNER'S CERTIFIED STATEMENT

I, Tim Stenger certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Tim Stenger
 Signature of Designer

July 2 2013
 Date

PARCEL	
APP	SEPTIC
YEAR	

Type of Drainfield _____ Full Size of Drainfield _____ Reduced/Warrantied size _____

_____ Chamber Trench _____ sq ft _____ sq ft

_____ Rock Trench _____ sq ft _____ sq ft

_____ Gravelless _____ sq ft _____ sq ft

_____ Mound _____ sq ft ***

X _____ Pressure Bed 375 sq ft ***

_____ Seepage Bed _____ sq ft ***

_____ At-grade _____ sq ft ***

_____ Alternative / _____ sq ft ***

Performance _____

Type of chamber _____

Depth of Rock 12"

Alarm? Yes No _____

Type of Alarm electric light

Size of Lift Pump _____

Size of Lift Line _____

***Attach Worksheets

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>99</u>	<u>50</u>
Distance to Building	_____	<u>22</u>
Distance to Property Line	_____	<u>10</u>
Distance to OHW of Lake	_____	<u>100+</u>
Distance to Pressure Line	_____	<u>50'</u>
Distance to Wetland/Protected Water	_____	<u>NA</u>

Perc Rate _____ Soil Sizing Factor .83 *If SSF other than .83, attach Perc Test Data

Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
<u>0-6</u>	<u>topsoil</u>				<u>0-8</u>	<u>Sand loam</u>	<u>10yR 5/8</u>	
<u>6-18</u>	<u>Sand</u>	<u>10yR 5/8</u>			<u>8-18</u>	<u>Sand</u>	<u>10yR 5/8</u>	
<u>18-48</u>	<u>Sand</u>	<u>10yR 5/4</u>			<u>18-48</u>	<u>Sand</u>	<u>10yR 5/4</u>	
<u>48-60</u>	<u>"</u>	<u>10yR 5/3</u>			<u>48-60</u>	<u>"</u>	<u>10yR 5/3</u>	

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? _____ Yes _____ No

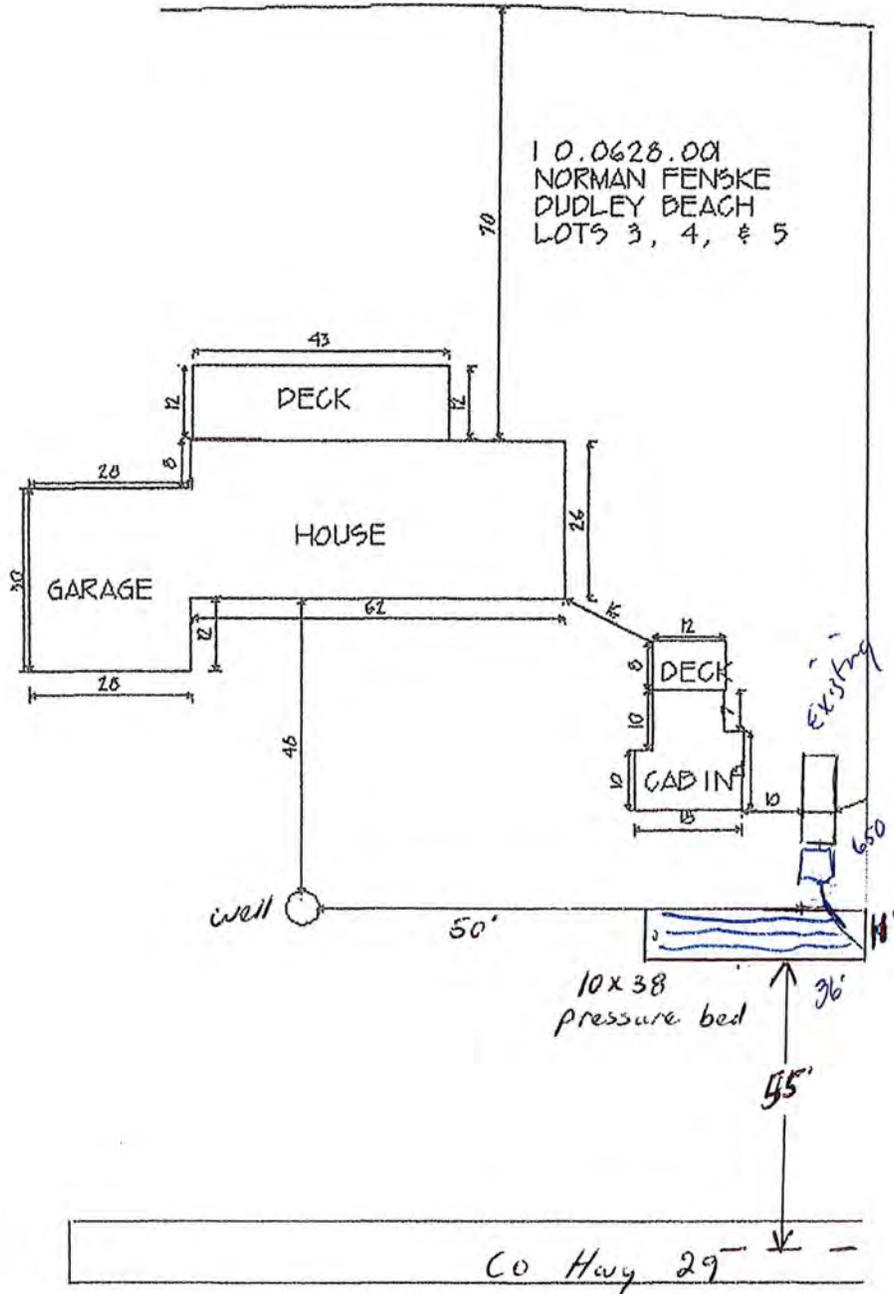
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I, Tim Stenger certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Tim Stenger
Signature of Designer

July 2 2013
Date

10.0628.001
NORMAN FENSKE
DUDLEY BEACH
LOTS 3, 4, & 5



11' x 36' pressure bed



COUNTY OF BECKER

Planning and Zoning

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

SSTS STATEMENT - # OF BEDROOMS AND WATER-USE APPLIANCES

Note: Form must be legible and completed in ink

Property Owner Name(s): Scott Fenske / Mike Pladuson
Address: 20584 Co Hwy 29 City, State, Zip: Rochert, MN 56578
Phone: Mike's 701-793-6473 Alt. Phone: _____
Legal Description: Eric township 139 40 12
Lake/River: Cotton Lake Tax Parcel No. 100628001
Property Address: 20584 Co Hwy 29

Definitions:

Bedroom – any room or unfinished area within a dwelling that might reasonably be used as a sleeping room. Lofts and unfinished basements (with at least one egress window and/or door) are counted as bedrooms.

Water-use Appliances – installed or anticipated: e.g. automatic washer dishwasher water conditioning unit whirlpool bath, garbage disposal, or self-cleaning humidifier in furnace.

Note: A dishwasher with a built-in garbage disposal counts as two (2) water-use appliances.

Existing # of bedrooms: 3 + # of bedrooms yet to be constructed: _____ = Total # of bedrooms to be serviced by the SSTS: 3 (min. # bedrooms allowed by State is two)
cloths washer whirlpool
Existing # of water-use appliances: 4 List each: dishwasher water softener
+ # of water-use appliances yet to be installed: _____ List each: _____
= Total # of water-use appliances to be serviced by the SSTS: 4

I (we) do hereby swear and affirm that the above-stated number of bedrooms and water-use appliances exist and/or will be installed in the residence located on the property listed on this document such that they will be serviced by the subsurface sewage treatment system (SSTS) that will be designed for and connected to said residence and installed on said property.

Mike Pladuson
Property Owner(s) Signature(s)

7-3-13
Date

APP	SEPTIC
YEAR	

***** FOR OFFICE USE ONLY *****

Application Approved by: Hebe Maltz Date: 7-5-13
 Amount Paid 150 7-3-13 Receipt Number 725947-538439 Permit Number _____

NOTES: _____

INSPECTION REPORT

Home Information

Does the structure contain any of the following elements?

Garbage disposer Yes No Dishwasher Yes No
 Grinder pump Yes No Lift pump in basement Yes No
 Effluent screen installed? Yes No Effluent screen manufacturer _____

Alarm required? Yes No Alarm Type Same Alarm manufacturer _____

Lift pump in system? Yes No Pump manufacturer _____

Number of bedrooms 3

Component Information

Tank size existing + 650 lft Tank manufacturer Brown

Drainfield size +375 Medium manufacturer 11' x 36' Rock Bed
 Drainfield medium _____
 Drainfield medium size/depth _____

Soil Verification

Vertical separation verified for Boring #1 on _____ Depth +36" sand
 Vertical separation verified for Boring #2 on _____ Depth _____
 Vertical separation verified for Boring #3 on _____ Depth _____

Setback Verification

	TANK	DRAINFIELD
Distance to Well	<u>+50</u>	<u>+50</u>
Distance to Building	<u>+10</u>	<u>+20</u>
Distance to Property Line	<u>+10</u>	<u>+10</u>
Distance to OHW of Lake	<u>+75</u>	<u>+75</u>
Distance to Pressure Line	<u>N/A</u>	<u>N/A</u>
Distance to Wetland/Protected Water	<u>N/A</u>	<u>N/A</u>

Date System Installed 7/11/13 Installer Tim Stenger Ex. Inspector Linda Stoll

CERTIFICATE OF COMPLIANCE

- () Certificate Is Hereby Denied
- (X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature Linda Stoll Title IFS Inspector Date 7/11/13

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

RECEIVED
AUG 02 2013
ZONING

PARCEL	100628001
APP	
YEAR	
SCANNED	

PROPERTY LINE AGREEMENT

I, Scott A. Fenske,

owner of the property described as:

20584 County Hwy 29 Robert Minn 56578

Parcel Number: 100628001 give

Keith W. Fenske,

owner of the property described as:

20600 County Hwy 29 Robert Minn 56578,

Parcel Number: 100628002

permission to have their sewer system closer than the required 10 feet to
the lot line.

Signed: [Signature]

Dated: 7/3/13

Subscribed and sworn to before me this 2ND day of
July, 2013.

[Signature]
Notary



NOTARY PUBLIC
STATE OF COLORADO
County of Graham ss

The foregoing instrument was acknowledged before
me on July 2nd, 2013 (date) by
f. Scott A. Fenske ss
e. _____ ss
August 31, 2014 Date Commission Expires
ss [Signature] Notary Public

RECEIVED
AUG 02 2013
ZONING

PARCEL
AND
YEAR
SCRIPED

PROPERTY LINE AGREEMENT

I, KEITH FENSKE

owner of the property described as:

30000 County Hwy 29, ROBERT, MN 56578

Parcel Number: 100623002

SCOTT FENSKE

owner of the property described as:

20589 County Hwy 29, ROBERT, MN 56578

Parcel Number: 100623001

permission to have their sewer system closer than the required 10 feet to
the lot line.

Signed: [Signature]

Dated: 07/03/2013

Subscribed and sworn to before me this 3rd day of July, 2013

Deborah K. Durham

Notary

DEBORAH K. DURHAM
Notary Public, State of Texas
My Commission Expires
February 14, 2014

DEBORAH K. DURHAM
Notary Public, State of Texas
My Commission Expires
February 14, 2014

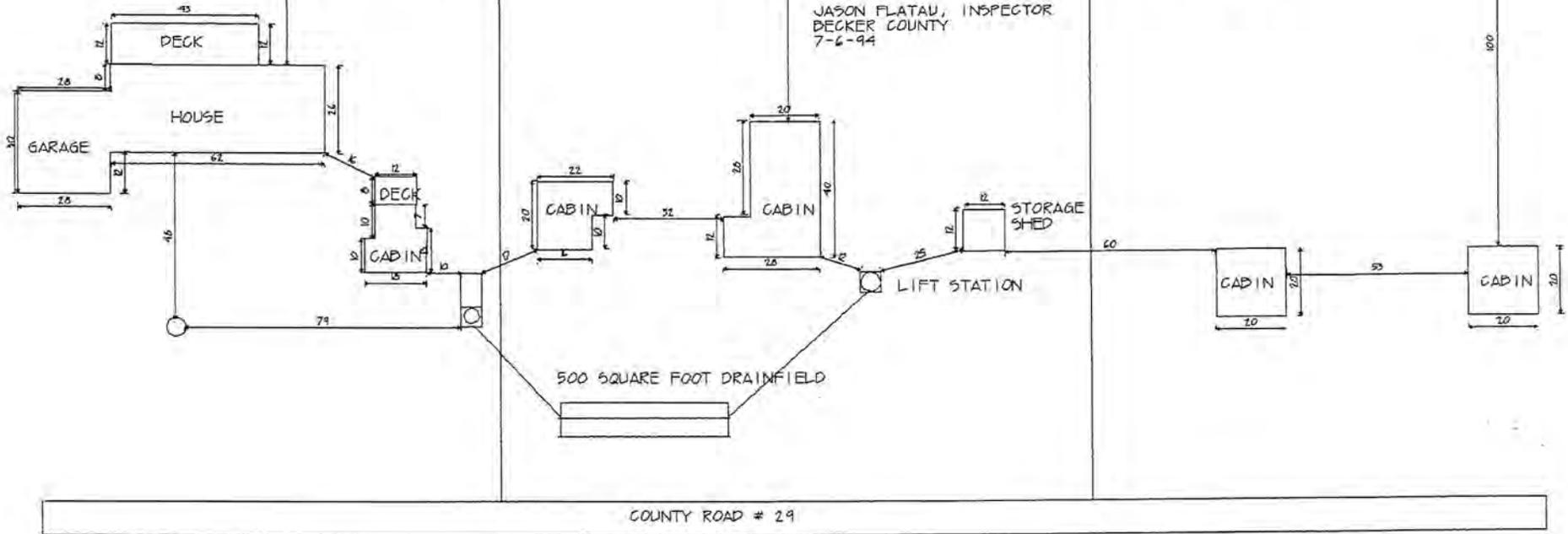
COTTON LAKE

10.0628.001
NORMAN FENSKE
DUDLEY BEACH
LOTS 3, 4, & 5

10.0628.002
KEITH STEARNS
DUDLEY BEACH
LOTS 6, 7, & 8

10.0628.000
VIOLET STEARNS
DUDLEY BEACH
LOTS 9, 10, & 11

JASON FLATAU, INSPECTOR
BECKER COUNTY
7-6-94



COUNTY ROAD # 29

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	100628001 GIS Map 
Property Address:	20584 CO HWY 29 ROCHERT
Owner Name:	MICHAEL L & KIMBERLY S PLADSON TTEES
Owner Address:	20584 CO HWY 29 ROCHERT MN 56578
Legal Description:	Section 12 Township 139 Range 040 DUDLEY BEACH 139 40 LOTS 3, 4 & 5

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$224,400	\$201,100	\$203,700
Estimated Land Value	\$274,500	\$274,500	\$274,500
Estimated Machinery Value			
Total Estimated Value	\$498,900	\$475,600	\$478,200
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$475,600	\$478,200
Tax Details - <i>please see statement</i>		2021 Statement	2020 Statement
Total Tax Levied		\$3,414.00	\$3,556.00
Total Payments		-\$3,414.00	-\$3,556.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$498,900

Zoning Information		top ▲
Zoning District		
Township	Erie	
Zoning District	Agricultural	
Other Descriptions	Plat of Dudley Beach	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	150			
Description		Flags	Size	
100103 COTTON LAKE SITE			1 UT	
100104 FF-COTTON LAKE-GOOD			150 FF	
601420 WATER/SEWER/ELEC			1 UT	
604715 LOW COST SITE-RE			1 UT	

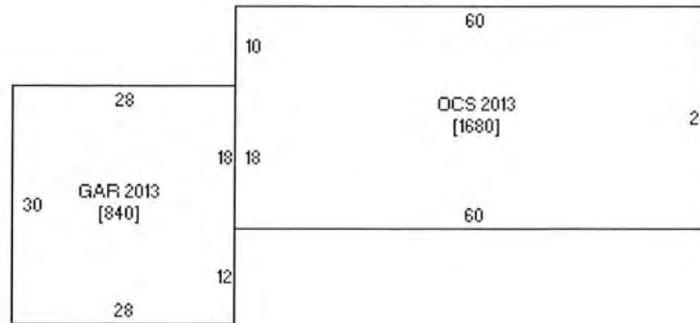
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2013
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1680 SqFt
Condition	Normal
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Drywall
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	2013
Style	Att Frame
Area SF	840
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Garage # 2	
Year Built	2013
Style	Det Frame
Area SF	520
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing

Style		Count
Full Bath		2
Extra Fixture		2

Fireplace		
Descr	Story Ht	Count
Gas-Vertical	1 Story	1

Decks & Patios	
Style	Area SF
Wood Deck-Med	624
Wood Deck-Med	48

Yard Items top ▲	
Yard Item # 1 details:	
Descr	Paving - Asphalt
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Asphalt Road
Quantity	1,664 Square Feet
Pricing	Average
Lighting	None

Sales Information top ▲			
Sale Date: 8/9/2013 - Property Type: Residential (< 4 Units)			
Buyer	PLADSON, MICHAEL & KIMBERLY	Seller	CL LIMITED, LLC

Sale Price	\$245,000	Ins Type	Warranty Deed
Adj Sale Price	\$245,000	Q/U	U
Adj Reason		Q/U Reason	Physical change
Sale Date: 5/25/2006 - Property Type: Residential (< 4 Units)			
Buyer	CL LIMITED,LLC	Seller	FENSKE,NORMAN & MARLICE
Sale Price	\$135,000	Ins Type	Warranty Deed
Adj Sale Price	\$131,500	Q/U	U
Adj Reason	Personal Property	Q/U Reason	Relative sale

No delinquent taxes and transfer entered February 1, 2018

Mary E Hendrickson
Becker County Auditor/Treasurer

By JD Deputy

P.I.D. 10.0628.001

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 648496

February 1, 2018 at 12:05 PM
I hereby certify that the within instrument was recorded in this office.
Patricia Swenson, County Recorder
By JD Deputy

Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Trust

eCRV number:

Total consideration less than \$500.00.

DEED TAX DUE: \$1.65

DATE: February 1, 2018

FOR VALUABLE CONSIDERATION, Michael Pladson and Kimberly Pladson, married ("Grantor"), hereby convey and quitclaim to Michael L. Pladson, as Trustee of the Michael L. Pladson Living Trust dated February 1, 2018, and Kimberly S. Pladson, as Trustee of the Kimberly S. Pladson Living Trust dated February 1, 2018 ("Grantee" whether one or more) in equal shares, whose post office address is 20584 Co Hwy 29, Rochert MN 56578, real property in Becker County, Minnesota, legally described as follows:

Lots 3, 4, and 5 of Dudley Beach, Section 12, Township 139, Range 40, 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.

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.

Grantor

Michael Pladson

Michael Pladson

Kimberly Pladson

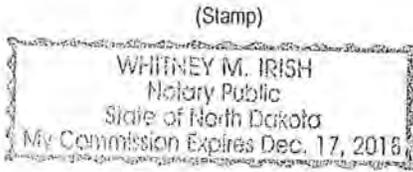
Kimberly Pladson

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 673579
Becker County Auditor/Treasurer

chg _____
paid x _____
well _____

State of ~~North Dakota~~ County of Cass

This instrument was acknowledged before me on February 1, 2018, by Michael Pladson and Kimberly Pladson, married.



Whitney M. Irish

 (signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Whitney M. Irish
VOGEL LAW FIRM
218 NP Avenue
Fargo, ND 58102
701.237.6983

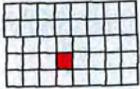
TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Michael L. Pladson, as Trustee of the Michael L. Pladson Living Trust dated February 1, 2018, and Kimberly S. Pladson, as Trustee of the Kimberly S. Pladson Living Trust dated February 1, 2018
20584 Co Hwy 29
Rochert, MN 56578

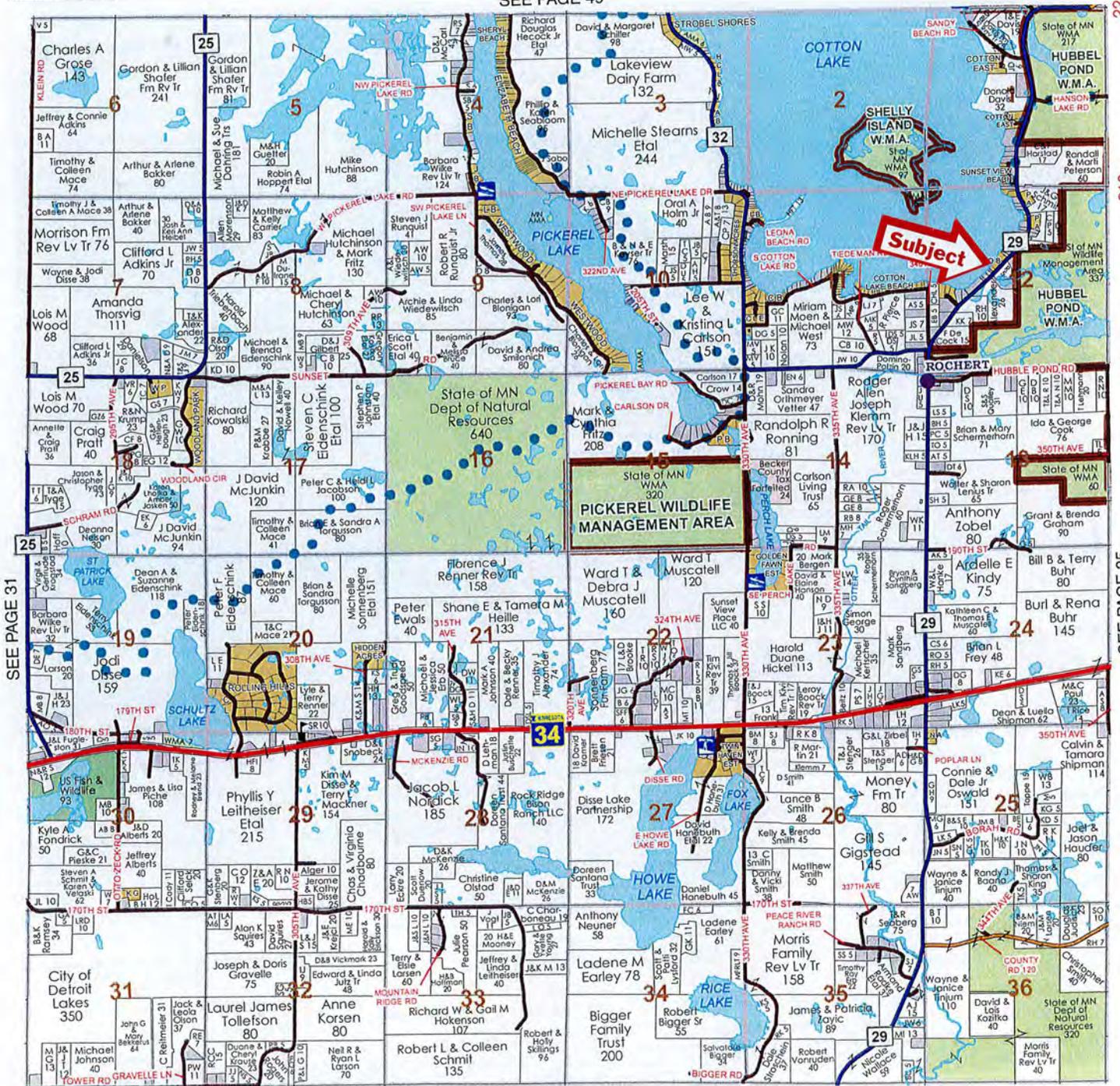


Erie Township 139N - Range 40W

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SEE PAGE 49



SEE PAGE 17



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
915 Lake Ave Detroit Lakes, MN 56501

Applicant: Donald J. & Marilyn K. Wold **Project Location:** 12245 Fern Beach Dr Detroit Lakes, MN 56501
12 N Broadway #201
Fargo, ND 58102

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a deck fifty-eight (58) feet & 3-season porch to be located at sixty-five (65) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to lot size and it is an alteration to non-conforming structure.
2. Request a variance to construct a deck to be located at six (6) feet from the side lot line, deviating from the required setback of ten (10) feet from the side lot line, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.0827.000 & 19.0828.000; Lake Melissa

19.0827.000: Section 19 Township 138 Range 041; BIRCH HILL 138 41; BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG & **19.0828.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; N1/2 OF LOT 3; Lake View Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-222

Property and Owner Review

Parcel Number(s): 190828000 190827000

Owner: DONALD WOLD

Township-S/T/R: LAKE VIEW-19/138/041

Mailing Address:
DONALD WOLD
12 N BROADWAY # 201
FARGO ND 58102

Site Address: 12245 FERN BEACH DR

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-1709

Legal Descr: BIRCH HILL 138 41 N1/2 OF LOT 3

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: 1.) Request a variance to construct a deck fifty-eight (58) feet & 3-season porch to be located at sixty-five (65) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake, due to lot size and it is an alteration to non-conforming structure. 2.) Request a variance to construct a deck to be located at six (6) feet from the side lot line, deviating from the required setback of ten (10) feet from the side lot line, due to setback issues. Since the previous Hearing in October we reworked the plan to place the porch in the center of the dwelling to accommodate the neighbors site line as was a concern addressed by the Board in October. We need a variance of the deck as well. We are replacing the deck in the footprint, however we are squaring out the corner and need a variance for that portion.

OHW Setback: 58' to the deck & 65' to the 3-Season Porch

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 23.29%

Proposed Imp. Surface Coverage: 24.38%

Existing Structure Sq Ft: 320 sq ft deck

Proposed Structure Sq Ft: Deck 12x16 sq ft & 3 season Porch 12x17 sq ft

Existing Structure Height: 3'

Proposed Structure Height: 3'- No change/will be the same height

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: na

Change to roofline? No

Change to main structural framework? No

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, We are meeting all other setbacks. We are at the allowed 25% coverage. We will be doing the required mitigation. We have 50' of natural berm and will be installing gutters to downspouts to water retention areas to control storm water runoff.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, this structure will be in the same location as the existing decking. It will not negatively impact anyone's use, views or enjoyment of the lake. The request is well outside of the shore impact zone.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes the property will be used for residential use and this is a residential neighborhood. The plan is to make this a year round dwelling. They would like to enclose a portion of the existing decking area to create a place to enjoy the lakeside of the lot our of the elements. Owners recently sold their main residence and would like to make this their year round home.**

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes the original dwelling was constructed in the 1930's. This area was platted and developed well before Becker County lot size standards and setbacks were established. This is a very minimal request. The existing deck is 10x32 (widens out to 12' at one end). We want to replace the existing decking to go out to the full 12' and convert the other half of the deck to a 3-season porch. The owners are aging and are making this their year round residence nd would like to have an enclosed area out of the elements to enjoy the lake side. We would be going no closer to the lake than the existing structure.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is a residential area. The neighbor to the south is closer to the lake than we are requesting. Many other dwellings in this area have similar lot sizes, were developed at the same time (1930s) and have structures at similar setbacks to the lake.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1709

Property and Owner Review

Parcel Number: 190828000	Inspector Notes:
Owner: DONALD WOLD	
Township-S/T/R: LAKE VIEW-19/138/041	
Site Address: 12245 FERN BEACH DR	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **N/A - Not a dwelling**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **3 Season Porch**

- Existing Dimensions: **10x32 deck replace portion with decking and portion with porch**
- Proposed Dimensions: **12x17**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Deck - Pervious**

- Existing Dimensions: **10x32 deck**
- Proposed Dimensions: **10x16**
- Proposed Roof Changes? **Yes**

Additional dwelling related projects/info:

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: County Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: CO RD ROW & TWP ROW -100+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Melissa (Lake View) [GD]	River Name:
Side setback: - Dwelling: 6' to deck & porch 10+- Variance Needed to Deck - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: Deck 58' & Porch 65' to the OHW- Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: Deck to Deck - Setback of LEFT like structure: SBA Does not work for this lot - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

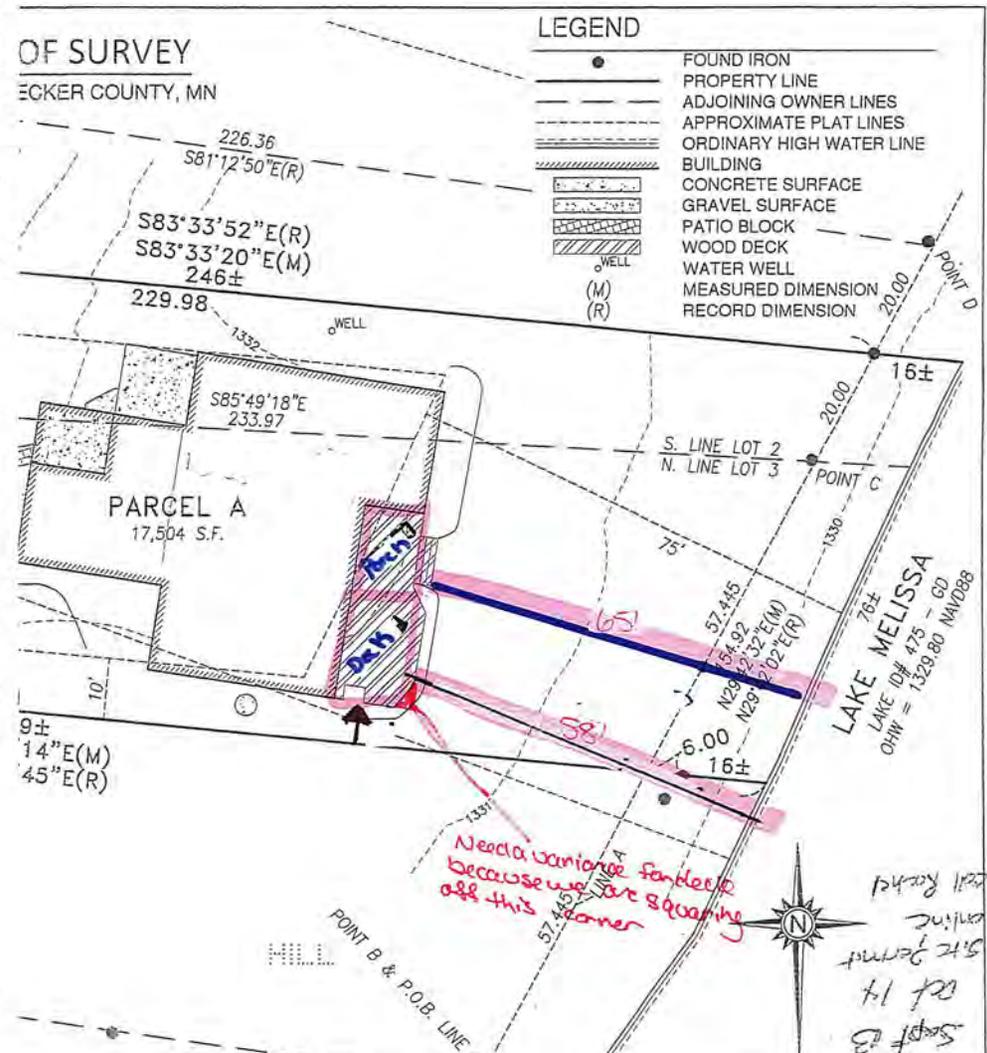
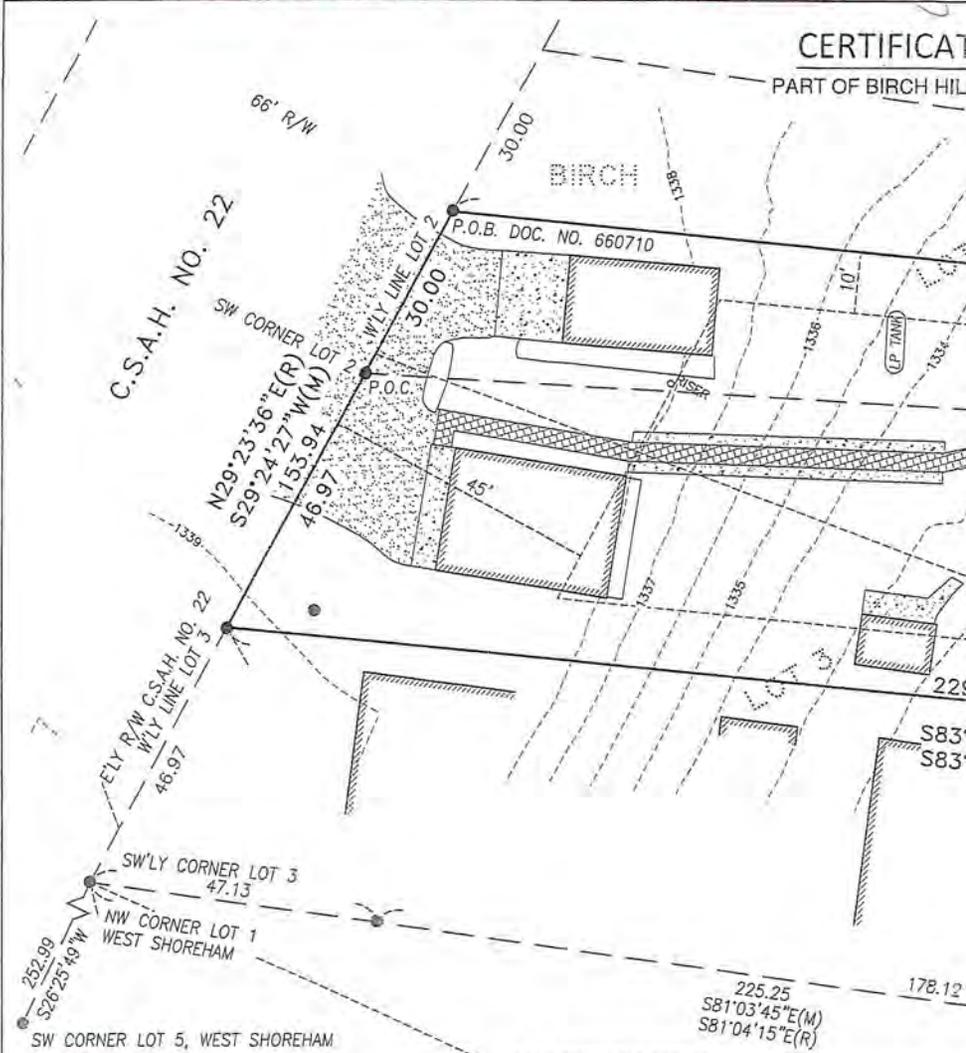
Revised Plan for Nov 2021 Hearing

CERTIFICATE OF SURVEY

PART OF BIRCH HILL
BECKER COUNTY, MN

LEGEND

- FOUND IRON
- PROPERTY LINE
- - - ADJOINING OWNER LINES
- - - APPROXIMATE PLAT LINES
- ▬ ORDINARY HIGH WATER LINE
- ▭ BUILDING
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ▧ PATIO BLOCK
- ▦ WOOD DECK
- WATER WELL
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



CERTIFICATION

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

[Signature]
Jack Rosenthal, PLS, 50732
Date *July 28, 2021*

BECKER COUNTY ORDINANCE

STRUCTURE SETBACK - GD LAKE	75 FEET
SIDE YARD SETBACK	10 FEET
PLATTED COUNTY ROAD - FROM R/W WITH RIPARIAN LOTS	45 FEET



ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

compass
consultants inc.
Perham, MN 218-347-3620
TrustCompass.com
155 2ND ST SW
PERHAM, MN 56573

Wold PARCELS 19.0827.000 & 19.0828.000

TOTAL LOT AREA (76x246)	18,696		
ALLOWABLE IMPERVIOUS @ 25%	4,674		
		EXISTING	PROPOSED
Dwelling (800+960+312+192)		2264	2264
Existing Porch	10x12	120	120
Deck - 320 (to be replaced by deck & 3-Season Porch))	10x32		
Proposed deck (doesn't count against coverage)	12x16		
Proposed 3-Season Porch	12x17		204
Garage 1		336	336
Garage 2		560	560
Concrete Patio		144	144
Shed	8x12	96	96
Concrete Parking		234	234
Driveway	20x30	600	600
		4354	4558
		23.29%	24.38%

Mitigation Worksheet

APP	Mitigation
YEAR	
SCANNED	

Applicant: Donald J. & Marilyn K. Wold **Parcel #:** 19.0827.000 & 19.0828.000

Legal Description: **19.0827.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG AND **19.0828.000:** Section 19 Township 138 Range 041; BIRCH HILL 138 41; N1/2 OF LOT 3

Lake Name: Lake Melissa **Lake Classification:** General Development

Property Dimensions:

Roadside Width: 76.97' *Depth Side 1:* 229.00' (+/-)
Lakeside Width: 77.445' *Depth Side 2:* 229.98' (+/-)

Total Lot Area: 18,696 (+/-) Sq Feet

DETERMINING THE LAKE SETBACK

Mitigation may allow for you to build closer to the lake than the normally required setback. Mitigation will not allow anything to be built in the Shore Impact Zone. Also, even with mitigation, the landowner will be required to remain behind the setback average plus 20 ft. This is an imaginary line determined by averaging the distance that runs from the like structure that is closest to you on your neighbor's property to the right and the like structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: 100
Proposed Setback: -- 58

Difference: = 42 **Credit Units Required for Mitigation**
VARIANCE REQUESTED

MITIGATING THE DIFFERENCE OF THE LAKE SETBACK

Vegetative Buffer: Establishing a vegetative buffer adjacent to the Ordinary High Water level and parallel to the shoreline that is at least 20 linear feet by 15 feet deep is worth 10 credit units.

- An additional 10 credit units may be gained for each shoreline increment that is 10 feet linear by 15 feet deep (Ex: 30x15 = 20 Credit Units).
- An additional 10 credit units may also be gained for each 10 foot linear segment of the buffer that is expanded to 25 feet deep (Ex: 20x25 = 30 Credit Units).

Size of Buffer: _____
Credit Units gained from buffer: _____

Structure Setback: One credit unit may be gained for each foot closer the structure is moved toward the standard required setback and away from the shoreline.

ft / Credit Units gained: 28

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

APP	Mitigation
YEAR	2021

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 24.32 %

Threshold Coverage: -15 %

Difference: = (10) x (5) = **50 Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained
 700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 1050 sq ft into water retention areas.

30 *Credit Units Gained*

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained
 50 Feet of protected Shoreline = 20 Credit Units Gained

Has 50' of natural Berm

Credit Units Gained _____ 20

Shore Impact Zone Removal (see below):

Credit Units Gained _____ 20

Total Mitigation Credit Units Gained: 50

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date

That part of Lot 2 and that part of Lot 3 of Birch Hill, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwesterly corner of said Lot 2; thence North 29 degrees 23 minutes 36 seconds East 30.00 feet on an assumed bearing along the westerly line of said Lot 2 to the point of beginning; thence South 29 degrees 23 minutes 36 seconds West 30.00 feet along the westerly line of said Lot 2 to an iron monument at the southwesterly corner of said Lot 2; thence continuing South 29 degrees 23 minutes 36 seconds West 46.97 feet along the westerly line of said Lot 3; thence South 83 degrees 29 minutes 45 seconds East 245 feet; more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit:

Commencing at a found iron monument which designates the southwesterly corner of said Lot 3; thence South 81 degrees 4 minutes 15 seconds East 225.25 feet to a found iron monument, hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29 degrees 42 minutes 02 seconds East 114.89 feet to a found iron monument located on the common line between said Lots 2 and 3, said point hereinafter referred to as "Point C"; thence continuing North 29 degrees 42 minutes 02 seconds East 40.00 feet to a found iron monument; hereinafter referred to as "Point D", and there terminating.

That part of Lot 2 and that part of Lot 3 of BIRCH HILL, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southwesterly corner of said Lot 2; thence North 29 degrees 23 minutes 36 seconds East 30.00 feet on an assumed bearing along the westerly line of said Lot 2 to the point of beginning; thence South 29 degrees 23 minutes 36 seconds West 30.00 feet along the westerly line of said Lot 2 to an iron monument at the southwesterly corner of said Lot 2; thence continuing South 29 degrees 23 minutes 36 seconds West 46.97 feet along the westerly line of said Lot 3; thence South 83 degrees 29 minutes 45 seconds East 245 feet, more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit:

Commencing at a found iron monument which designates the southwesterly corner of said Lot 3; thence South 81 degrees 4 minutes 15 seconds East 225.25 feet to a found iron monument, hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29 degrees 42 minutes 02 seconds East 114.89 feet to a found iron monument located on the common line between said Lots 2 and 3, said point hereinafter referred to as "Point C"; thence continuing North 29 degrees 42 minutes 02 seconds East 40.0 feet to a found iron monument, hereinafter referred to as "Point D", and there terminating.

the point of intersection being at a point located equal distance between said Point B and said Point C, and being 57.445 feet southwesterly from said Point C; thence Northeasterly along the water's edge of said Lake Melissa to the intersection with a line which bears South 83 degrees 33 minutes 52 seconds East from the point of beginning; thence North 83 degrees 33 minutes 52 seconds West to a point of intersection with said Line A, which is located equal distance between said Point C and said Point D, and being 20.0 feet Northeasterly of said Point C; thence continuing North 83 degrees 33 minutes 52 seconds West to the point of beginning.

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), DONALD WOLD hereby authorize David W. Anderson 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): 190828000 Physical Site Address: 12245 Fern Beach Rd.

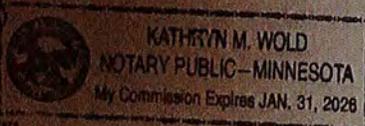
Legal Description: _____
Section: 19 Township: 13B Range: 041 Lot: 3 Block: _____ Plat Name: Birch Hill

Agent Contact Information

Agent address: 14783 Sherbrooke Bch Rd. Pelican Rapids Mn. 56577
Street City State Zip Code
Agent phone #(s): 218-849-2633 Agent fax #: _____
Agent email address: dgander@lorctel.net

Donald Wold Property Owner(s) Signature(s) 8/14/21 Date
State of Minnesota
County of Becker

On this 14 day of August before me personally appeared Donald & David
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) 
KATHRYN M. WOLD
NOTARY PUBLIC—MINNESOTA
My Commission Expires JAN. 31, 2028

Kathryn M. Wold
Notary Public

Office Use Only:
Date received: _____ Expiration Date: 1-31-2026



190827000-2021



520 Lafayette Road North
St. Paul, MN 55155-4194

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached supporting documentation – additional local requirements may also apply. Further information can be found here: <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance.

Property information

+ 19.0827.000

Local tracking number.

Parcel ID# or Sec/Twp/Range: 190828000 Local regulatory authority: Becker County

Property address: 12245 Fern Beach Rd, Detroit Lakes, MN 56501

Owner/representative: Jay Arvig Owner's phone: 218-849-4610

Brief system description: Lift tank to 1000 gal. tank to 375 sq.ft. bed drainfield.

System status

System status on date (mm/dd/yyyy): 6/7/2021

Compliant – Certificate of compliance*

Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

Reason(s) for noncompliance (check all applicable)

- Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- Tank integrity (Compliance component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- Soil separation (Compliance component #5) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Stoll Inspections, Inc. *Phil Stoll*

Certification number: 7526

Inspector signature: *Phil Stoll*

License number: 2982

(This document has been electronically signed)

Phone: 218-839-1849

Necessary or locally required supporting documentation (must be attached)

- Soil observation logs
- Locally required forms
- Tank Integrity Assessment
- Operating Permit
- Other information (list):

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Attached supporting documentation:

Other: _____

Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Attached supporting documentation:

Pumped at time of inspection

Name of maintenance business: Stenger Septic

License number of maintenance business: L12911

Date of maintenance: 6/7/2021

Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

Tank is Noncompliant (pumping not necessary – explain below)

Other: Tank Empty

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

Yes* No Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? Yes* No Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector? Yes* No

3d. System not abandoned in accordance with Minn. R. 7080.2500? Yes* No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation: Not applicable _____

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? Yes No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met? Yes No

b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: Operating permit (Attach) _____

5. Soil separation – Compliance component #5 of 5

Date of installation _____ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Attached supporting documentation:

Soil observation logs completed for the report (Attach)

Two previous verifications of required vertical separation (Attach)

Not applicable (No soil treatment area)

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080, 2350 or 7080.2400 (Advanced Inspector License required) Yes No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

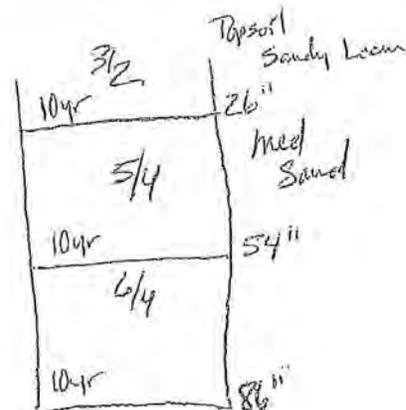
*Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Indicate depths or elevations

A. Bottom of distribution media	48"
B. Periodically saturated soil/bedrock	>84"
C. System separation	>36"
D. Required compliance separation*	36"

*May be reduced up to 15 percent if allowed by Local Ordinance.



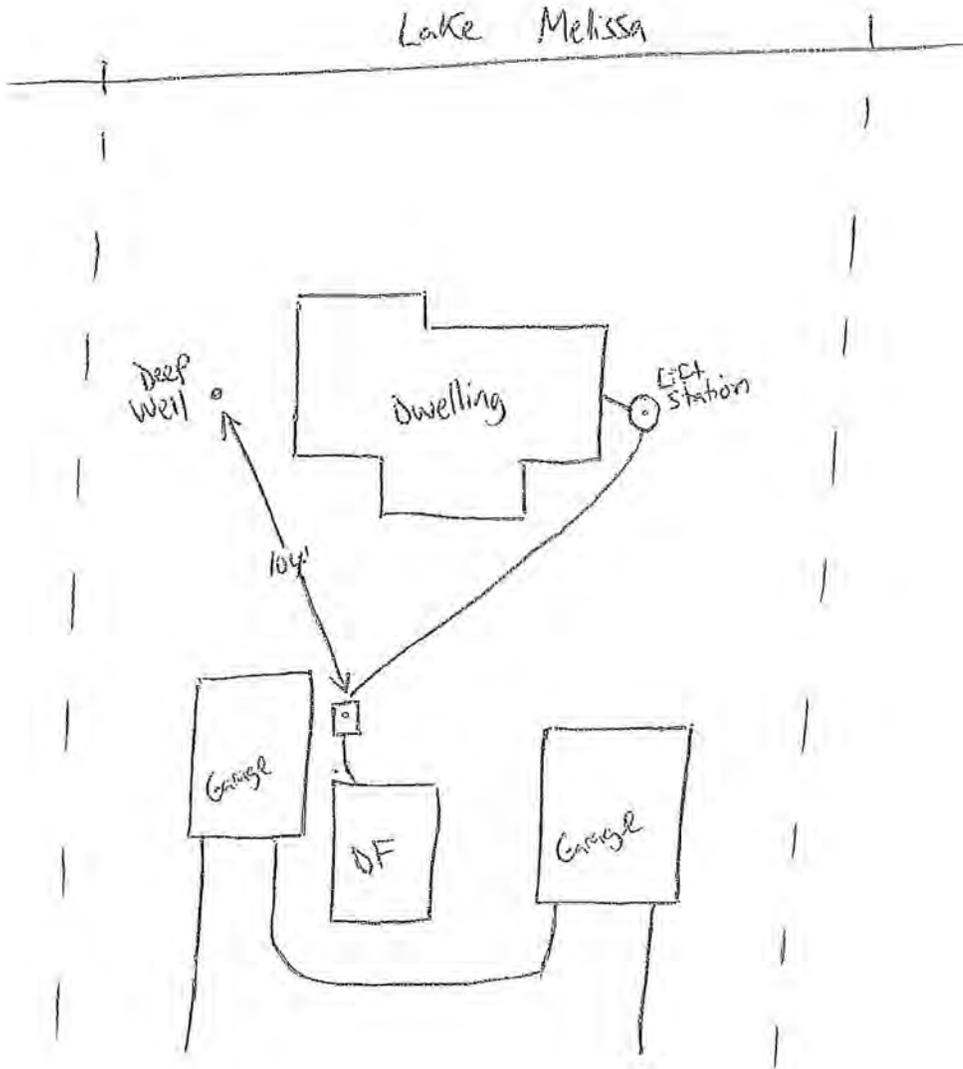
Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

Parcel Number: 190828000

Date & Initial: 6-7-21 DJS

System Drawing

The system drawing which includes and identifies a graphic scale in feet or indicates all setback distances, all septic/holding/lift tanks, drainfields, wells within 100 feet of system (indicate depth of wells), dwelling and non-dwelling structures, lot lines, road right-of-ways, easements, OHLVs, wetlands, and topographic features (i.e. bluffs).



Additional Comments: Septic in Compliance

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	190828000 GIS Map 
Property Address:	12245 FERN BEACH DR DETROIT LAKES
Owner Name:	DONALD J WOLD & MARILYN K WOLD
Owner Address:	12 N BROADWAY # 201 FARGO ND 58102
Legal Description:	Section 19 Township 138 Range 041 BIRCH HILL 138 41 N1/2 OF LOT 3

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$317,500	\$327,900	\$287,300
Estimated Land Value	\$349,100	\$316,200	\$280,600
Estimated Machinery Value			
Total Estimated Value	\$666,600	\$644,100	\$567,900
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$644,100	\$567,900
Tax Details - <i>please see statement</i>		📄 2021 Statement	📄 2020 Statement
Total Tax Levied		\$5,554.00	\$4,912.00
Total Payments		-\$2,777.00	-\$4,912.00

Unpaid Balance	\$2,777.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$666,600

Zoning Information		top ▲
Zoning District		
Township	Lake View	
Zoning District	Agricultural	
Other Descriptions	Plat of Birch Hill	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<p style="text-align: center;"><i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i></p>		

Land Information				top ▲
<p style="color: red;">*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.</p>				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	57.5			
Description		Flags	Size	
190413 MELISSA W LK SITE			1 UT	
190415 FF-LK MELISSA-W-AVG			57.5 FF	
601420 WATER/SEWER/ELEC			1 UT	

Residential Buildings

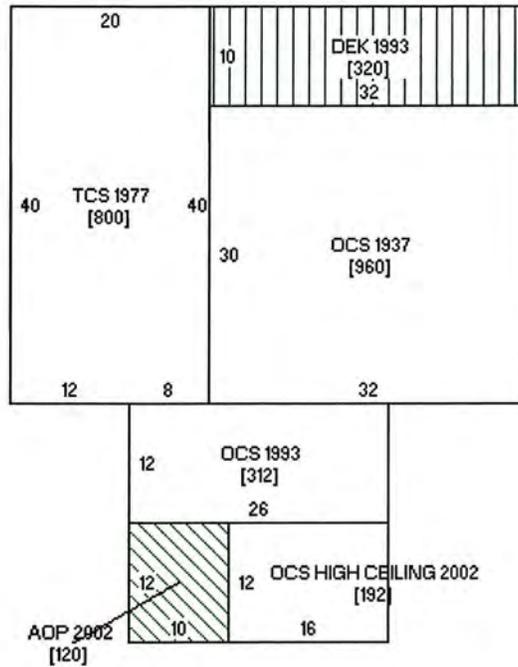
top



Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1937
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	3064 SqFt
Condition	Very Good
Basement	Crawl
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Knotty Pine
Floor	Hardwood
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1977
Style	2 Story Frame
Area SF	800
Condition	Very Good
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 2	
Year Built	1993
Style	1 Story Frame
Area SF	312
Condition	Above Normal

Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 3	
Year Built	2002
Style	High Ceiling-Frame
Area SF	192
Condition	Above Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Garage # 1	
Year Built	1969
Style	Det Frame
Area SF	336
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Garage # 2	
Year Built	2001
Style	Det Frame
Area SF	560
Condition	Normal
Bsmnt SF	0

Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	120
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2
Extra Fixture	2

Fireplace		
Descr	Story Ht	Count
Masonry	1 Story	1
Freestanding	1 Story	1

Decks & Patios	
Style	Area SF
Vinyl/CompoDeck-Med	320
Wood Deck-Min	50
Concrete Patio-Low	144

Yard Items	top ▲
-------------------	-----------------------

Yard Item # 1 details:

Descr	Shed
Year Built	1936
Item Count	1
Condition	Normal
Type	Frame
Pricing	High
Width	8.00
Length	12.00
Area	96 Square Feet

Yard Item # 2 details:	
Descr	Paving - Concrete
Year Built	1900
Item Count	1
Condition	Normal
Paving Type	Concrete Parking
Quantity	234 Square Feet
Pricing	Low
Lighting	None

Sales Information		top ▲	
Sale Date: 8/1/2019 - Property Type: Residential (< 4 Units)			
Buyer	ARVIG JAY A	Seller	LARSON JAMES H & ALICE L
Sale Price	\$780,000	Ins Type	Warranty Deed
Adj Sale Price	\$766,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Multi Prop	YES - Sale also included: 190827000		

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Sales Info](#)

[New Search](#)

Summary	
Parcel Number:	190827000 GIS Map 
Property Address:	
Owner Name:	DONALD J WOLD & MARILYN K WOLD
Owner Address:	12 N BROADWAY # 201 FARGO ND 58102
Legal Description:	Section 19 Township 138 Range 041 BIRCH HILL 138 41 BEG AT SW COR LOT 2 TH SE 255' TO SE COR TH NE 20' NW TO W LN & SW 30' TO BEG

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$48,300	\$42,900	\$34,100
Estimated Machinery Value			
Total Estimated Value	\$48,300	\$42,900	\$34,100
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$42,900	\$34,100	
Tax Details - <i>please see statement</i>	2021 Statement	2020 Statement	
Total Tax Levied	\$456.00	\$378.00	
Total Payments	-\$228.00	-\$378.00	

Unpaid Balance	\$228.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$48,300

Zoning Information		top ▲
Zoning District		
Township	Lake View	
Zoning District	Agricultural	
Other Descriptions	Plat of Birch Hill	
Imaged Files		
Document Type	Available Years	
Septic	2021	2020*
<p><i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i></p>		

Land Information		top ▲
<p>*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.</p>		
Deed Acres	Front Ft.	Sq. Ft.
	20	
Description	Flags	Size
190415 FF-LK MELISSA-W-AVG		20 FF

Sales Information	top ▲

Sale Date: 8/1/2019 - Property Type: Residential (< 4 Units)			
Buyer	ARVIG JAY A	Seller	LARSON JAMES H & ALICE L
Sale Price	\$780,000	Ins Type	Warranty Deed
Adj Sale Price	\$766,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

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

PIN: 19.0827.000
BILL NUMBER: 177864
LENDER: BREMER SERVICE CENTER & KATHY HANSO
OWNER NAME: ARVIG JAY A

TAXPAYER(S):

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

\$\$\$

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
Section 19 Township 138 Range 041
SubdivisionName BIRCH HILL 138 41
SubdivisionOcc 19008

Line 13 Detail
S-7301/21 STOR 32.96
S-7001/21 1B & SA 6.02
Principal 38.98
Interest 0.00

TAX STATEMENT		2021
2020 Values for taxes payable in		
Step 1	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
	Estimated Market Value:	34,100 42,900
	Homestead Exclusion:	0 0
	Taxable Market Value:	34,100 42,900
Step 2	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
Sent in March 2020		
Step 3	PROPOSED TAX	
		422.00
Sent in November 2020		
PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021	\$228.00
	Second half taxes due 10/15/2021	\$228.00
	Total taxes due in 2021	\$456.00

Tax Detail for Your Property:					
	Taxes Payable Year:	2020 2021			
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"/>	\$417.02		
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$336.88			
	3. Property taxes before credits	\$336.88	\$417.02		
	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	\$336.88	\$417.02		
	Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$156.21	\$194.04
		7. LAKE VIEW		\$36.78	\$46.41
		8. State General Tax		\$0.00	\$0.00
		9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$48.93	\$58.51
			B. Other local levies	\$89.50	\$111.50
10. Special Taxing Districts		A. BC EDA	\$0.88	\$1.07	
		B. Others	\$4.58	\$5.49	
		C. TIF	\$0.00	\$0.00	
11. Non-school voter approved referenda levies			\$0.00	\$0.00	
12. Total property tax before special assessments			\$336.88	\$417.02	
13. Special assessments		\$41.12	\$38.98		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$378.00	\$456.00		
	Tax Amount Paid		\$0.00		

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$456.00
2nd Half Tax Amount	\$228.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$228.00
Balance Good Through	10/15/2021
	Res Hstd

PIN: 19.0827.000
AIN:
BILL NUMBER: 177864
TAXPAYER(S):

Paid By _____

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$456.00
1st Half Tax Amount	\$228.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$228.00
Balance Good Through	05/15/2021
	Res Hstd

PIN: 19.0827.000
AIN:
BILL NUMBER: 177864
TAXPAYER(S):

Paid By _____

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

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

PIN: 19.0828.000
BILL NUMBER: 177566
LENDER: BREMER SERVICE CENTER & KATHY HANSO
OWNER NAME: ARVIG JAY A

TAXPAYER(S):

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

\$\$\$

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
12245 FERN BEACH DR
DETROIT LAKES, MN 56501

DESCRIPTION
Section 19 Township 138 Range 041
SubdivisionName BIRCH HILL 138 41
SubdivisionCd 19008

Line 13 Detail
S-7001/21 1B & E 48.20
S-1010/15 SOLID V 40.00
S-7301/21 STORM 33.62
Principal 121.82
Interest 0.00

TAX STATEMENT

2021

2020 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2020	2021
Step 1	Taxes Payable Year:	
	Estimated Market Value:	644,100
	Homestead Exclusion:	0
	Taxable Market Value:	644,100
	New Improvements:	
	Property Classification:	Res Hstd
<i>Sent in March 2020</i>		
Step 2	PROPOSED TAX	
		5,484.00
<i>Sent in November 2020</i>		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$2,777.00
	Second half taxes due 10/15/2021	\$2,777.00
	Total taxes due in 2021	\$5,554.00

Tax Detail for Your Property:			2020	2021	
Taxes Payable Year:			2020	2021	
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"/>	\$5,432.18
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			\$4,775.04	
	3. Property taxes before credits			\$4,775.04	\$5,432.18
	4. Credits that reduce property taxes				
Property Tax by Jurisdiction	A. Agricultural and rural land credits			\$0.00	\$0.00
	B. Other credits			\$0.00	\$0.00
	5. Property taxes after credits			\$4,775.04	\$5,432.18
	6. BECKER COUNTY A. County			\$2,149.99	\$2,464.61
	7. LAKE VIEW			\$506.33	\$589.52
	8. State General Tax			\$0.00	\$0.00
	9. SCHOOL DISTRICT 0022				
	A. Voter approved levies			\$673.49	\$743.21
	B. Other local levies			\$1,370.09	\$1,551.56
	10. Special Taxing Districts				
	A. BC EDA			\$12.11	\$13.51
B. Others			\$63.03	\$69.77	
C. TIF			\$0.00	\$0.00	
11. Non-school voter approved referenda levies			\$0.00	\$0.00	
12. Total property tax before special assessments			\$4,775.04	\$5,432.18	
13. Special assessments			\$136.96	\$121.82	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$4,912.00	\$5,554.00	
Tax Amount Paid			\$0.00		

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 19.0828.000
AIN:

BILL NUMBER: 177566
TAXPAYER(S):

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

Paid By _____

Total Property Tax for 2021	\$5,554.00
2nd Half Tax Amount	\$2,777.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,777.00
Balance Good Through	10/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 19.0828.000
AIN:

BILL NUMBER: 177566
TAXPAYER(S):

JAY A ARVIG
150 2ND ST SW
PERHAM MN 56573

Paid By _____

Total Property Tax for 2021	\$5,554.00
1st Half Tax Amount	\$2,777.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$2,777.00
Balance Good Through	05/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:

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

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

No delinquent taxes and transfer entered July 29, 2021

Mary E Hendrickson
Becker County Auditor/Treasurer

By JS Deputy

P.I.D. 19.0827.000 & 0828

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 681897

July 29, 2021 at 11:31 AM
I hereby certify that the within instrument was recorded in this office.
Patricia Swenson, County Recorder
By JS Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 2,783.55
Receipt # 3851
Becker County Auditor/Treasurer

chg _____
paid X _____
well _____

(Top 3 inches reserved for recording data)

2558316

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 1291317
DEED TAX DUE: \$2,805.00

DATE: July 29, 2021

FOR VALUABLE CONSIDERATION, Jay A. Arvig, a single person ("Grantor"), hereby conveys and warrants to Donald J. Wold and Marilyn K. Wold, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

see attached "Exhibit A"

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.

Grantor

Jay A. Arvig
Jay A. Arvig

State of Minnesota
County of Becker

This instrument was acknowledged before me on 26 day of July, 2021, by Jay A. Arvig, a single person.

(Seal, if any)



Jennifer Olson
(signature of notarial officer)
Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Consolidated Title Services
828 Minnesota Avenue
Detroit Lakes, MN 56501
CL# 211316 rmr

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

Donald J. Wold and Marilyn K. Wold

12 NORTH BROADWAY
FARGO, N.D. 58102

Exhibit A

That part of Lot Two and that part of Lot Three of Birch Hill, said plat is on file and of record in the office of the Recorder of Becker County, Minnesota, described as follows: Commencing at an iron monument which designates the southwesterly corner of said Lot Two; thence North 29°23'36" East 30.00 feet on an assumed bearing along the westerly line of said Lot Two to the point of beginning; thence South 29°23'36" West 30.00 feet along the westerly line of said Lot Two to an iron monument at the southwesterly corner of said Lot Two; thence continuing South 29°23'36" West 46.97 feet along the westerly line of said Lot Three; thence South 83°29'45" East 245 feet, more or less, to the water's edge of Lake Melissa, which last line intersects a line, hereinafter referred to as "Line A", described as follows, to-wit: Commencing at a found iron monument which designates the southwesterly corner of said Lot Three; thence South 81°4'15" East 225.25 feet to a found iron monument; hereinafter referred to as "Point B", the point of beginning of Line A; thence North 29°42'02" East 114.89 feet to a found iron monument located on the common line between said Lots Two and Three, said point hereinafter referred to as "Point C"; thence continuing North 29°42'02" East 40.0 feet to a found iron monument, hereinafter referred to as "Point D", and there terminating.

The point of intersection being at a point located equal distance between said Point B and said Point C, and being 57.445 feet southwesterly from said Point C; thence Northeasterly along the water's edge of said Lake Melissa to the intersection with a line which bears South 83°33'52" East from the point of beginning; thence North 83°33'52" West to a point of intersection with said Line A, which is located equal distance between said Point C and Point D, and being 20.0 feet Northeasterly of said Point C; thence continuing North 83°33'52" West to the point of beginning.



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse
915 Lake Ave Detroit Lakes, MN 56501

Applicant: Alan J. & Karen S. Hefner
5581 East View Ave
Minnetrista, MN 55364

Project Location: 38015 Lloyd Larson Ln S Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a deck, screen porch, & second story addition to an existing non-conforming dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 12.0060.002; Bad Medicine Lake
Section 08 Township 142 Range 037; PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG; Forest Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-223

Property and Owner Review

Parcel Number(s): 120060002

Owner: ALAN J & KAREN S HEFNER

Township-S/T/R: FOREST-08/142/037

Mailing Address:

ALAN J & KAREN S HEFNER
5581 EAST VIEW AVE
MINNETRISTA MN 55364

Site Address: 38015 LLOYD LARSON LN S

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1715

Legal Descr: PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: **Request a variance to construct a deck, screen porch, & second story addition to an existing non-conforming dwelling to be located at zero (0) feet from a bluff, deviating from the required setback of thirty (30) feet from a bluff due to setback issues. There will be no change to the footprint of the house, were are just adding a second story to the existing dwelling. We also have an existing patio that we would like to convert to a screen porch and add a deck above it off of the second story.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback: 0'

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 7.75%

Proposed Imp. Surface Coverage: 7.75%

Existing Structure Sq Ft: 988

Proposed Structure Sq Ft: 988

Existing Structure Height: 12'

Proposed Structure Height: 24'

Existing Basement Sq Ft: NA

Proposed Basement Sq Ft: NA

Change to roofline? Yes

Change to main structural framework? Yes

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, we are meeting all other setbacks. We are well under the allowed impervious coverage of 25%. We are not increasing the lot coverage at all. We are only at 7.75%. The dwelling and porch will be in the same location as the existing structures. We are respecting the OHW, road and side lot setbacks.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, we are not negatively impacting anyone's views or enjoyment of the lake. The location meets or exceeds the required lake setback of one hundred (100) feet. The location is also well away from the easement so it would not create any road hazards. The dwelling and porch would be located in its existing footprint. We are just improving upon the existing structures. In 2010 we were granted a variance for the shed (WOS) on the lake side so we are in compliance there. If we knew in the past we**

need a variance for these structures we would have done so.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Yes, this lot is being used for seasonal residential purposes and is in a residential neighborhood. Our plan is to retire here and to make this our year round home. We stated this project in 2008 and have been building in phases as costs allow. We installed a new septic system in 2012 and sized it large enough for 3 bedrooms as that was eventually the plan. See attached. The need for the second story is to add a bedroom and master bathroom and move one of the bedrooms from downstairs upstairs to allow for more living space below. We also want to accommodate visiting friends and extended family and increase enjoyment of the lake. The family is growing and we need more space to make it practical to have as a year round home. The existing house only has one bathroom. A second bathroom is greatly needed when any type of company visits.

4. Are there circumstances unique to the property? Yes

Explain: The lot is a standard size meeting the Ordinance requirements, however there is a bluff on the lot at over 100 feet back from the lake. In 2008 we were granted a site permit for the existing dwelling and patio. It appears at the time the Becker County Zoning Office did not identify the project location to be a bluff. No Variance was required or requested of us at that time. The original permit had determined it was a bluff to the south but not to the north. The current staff stated it appears that it is a bluff to both the north and south and noted even if it is only a bluff to the south they feel we are not meeting the 30' setback. We are now stuck with a halfway completed project. There were always plans for a second level to be placed above. We always had intentions of completing our dream home/retirement home. We have done this project in stages. The dwelling main floor in 2008, WOS in 2010, septic in 2012, garage in 2017, and now we are ready to finish the dwelling and add the second story and were told we need a variance to do so. As you can see on the 2012 septic permit we sized the system to meet our eventual needs for a 3 three bedroom home. Never at anytime during any of these projects were we told we could not build in this location.

5. Will the variance maintain the essential character of the locality? Yes

Explain: Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.

Field Review Form (Pre-Insp)

Permit # SITE2021-1715

Property and Owner Review

Parcel Number: 120060002	Inspector Notes:
Owner: ALAN J & KAREN S HEFNER	
Township-S/T/R: FOREST-08/142/037	
Site Address: 38015 LLOYD LARSON LN S	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **Addition or Repairs to Existing Home**

- Existing Dimensions:
- Proposed Dimensions: **26' x 38'**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **Screened Porch**

- Existing Dimensions:
- Proposed Dimensions: **8' x 26'**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Deck - Impervious**

- Existing Dimensions:
- Proposed Dimensions: **40' x 12'**
- Proposed Roof Changes? **N/A**

Additional dwelling related projects/info: **Project Proposal 1A - Current structure is a capped walk out basement, proposed cabin will be built on top of this foundation, as was originally planned. Project Proposal 1C - Concrete patio slab is existing, will be screened in once the deck is built above it.**

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C):

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

Road Type/Measurement From: Private Easement - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 120 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Bad Medicine (Forest) [RD]	River Name:
Side setback: - Dwelling: 40 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? Yes	
Rear setback: - Dwelling: 115 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 115 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 20 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 30 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: 0' - Variance Needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 20 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
- Structure type used:
- Setback of LEFT like structure:
- Setback of RIGHT like structure:

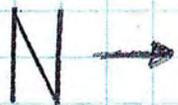
Any other impervious surface coverage not noted on application?

Hefner PARCELS 12.0060.002

TOTAL LOT AREA 1.3Ac	56,628		
ALLOWABLE IMPERVIOUS @ 25%	14,157		
		EXISTING	PROPOSED
Dwelling (Proposed dwelling addition is a second story no change to footprint)	26x38	988	988
Concrete Patio (converting to a screen porch)	8x26	208	
Garage		728	728
Shed	10x14	140	140
Paving Concrete- Parking		324	324
Driveway	8x250	2000	2000
Proposed Deck (over patio 480 sq ft)	12x40		
Proposed Screen Porch (replacing patio)	8x26		208
		4388	4388
		7.75%	7.75%

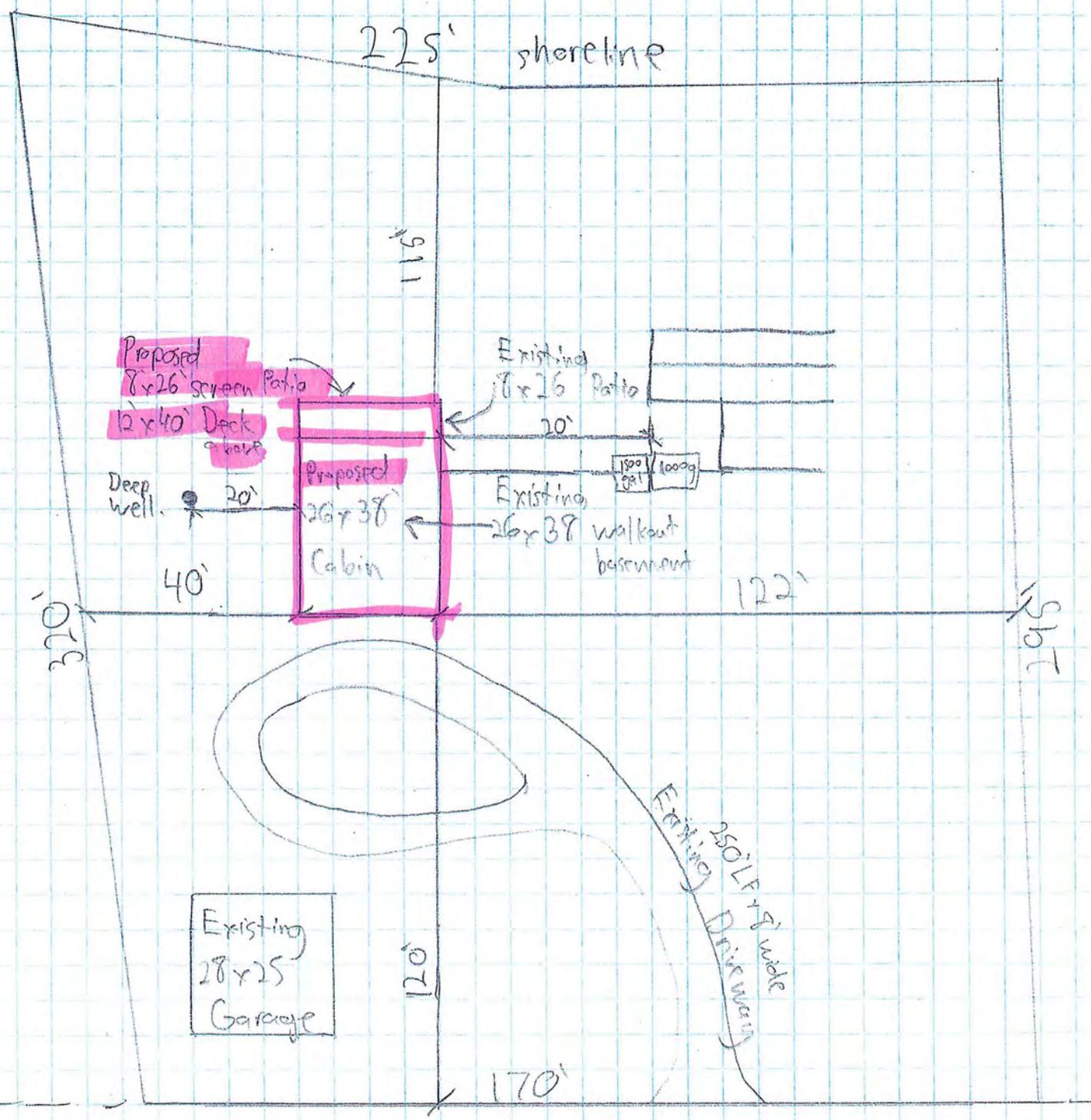
10/25/2021

Parcel ID: 120060002



Bad Medicine

225' shoreline



Lloyd Larson L.V.S



Proposed screen porch over existing patio

Proposed deck to come off second story, will be over screened in patio/porch

Image printed on 10/26/2021 at 3:46 PM

Parcel: 12.0060.002, Photo 2 of 5

Taken: 11/17/2017, Last edit: 02/12/2018

Notes:

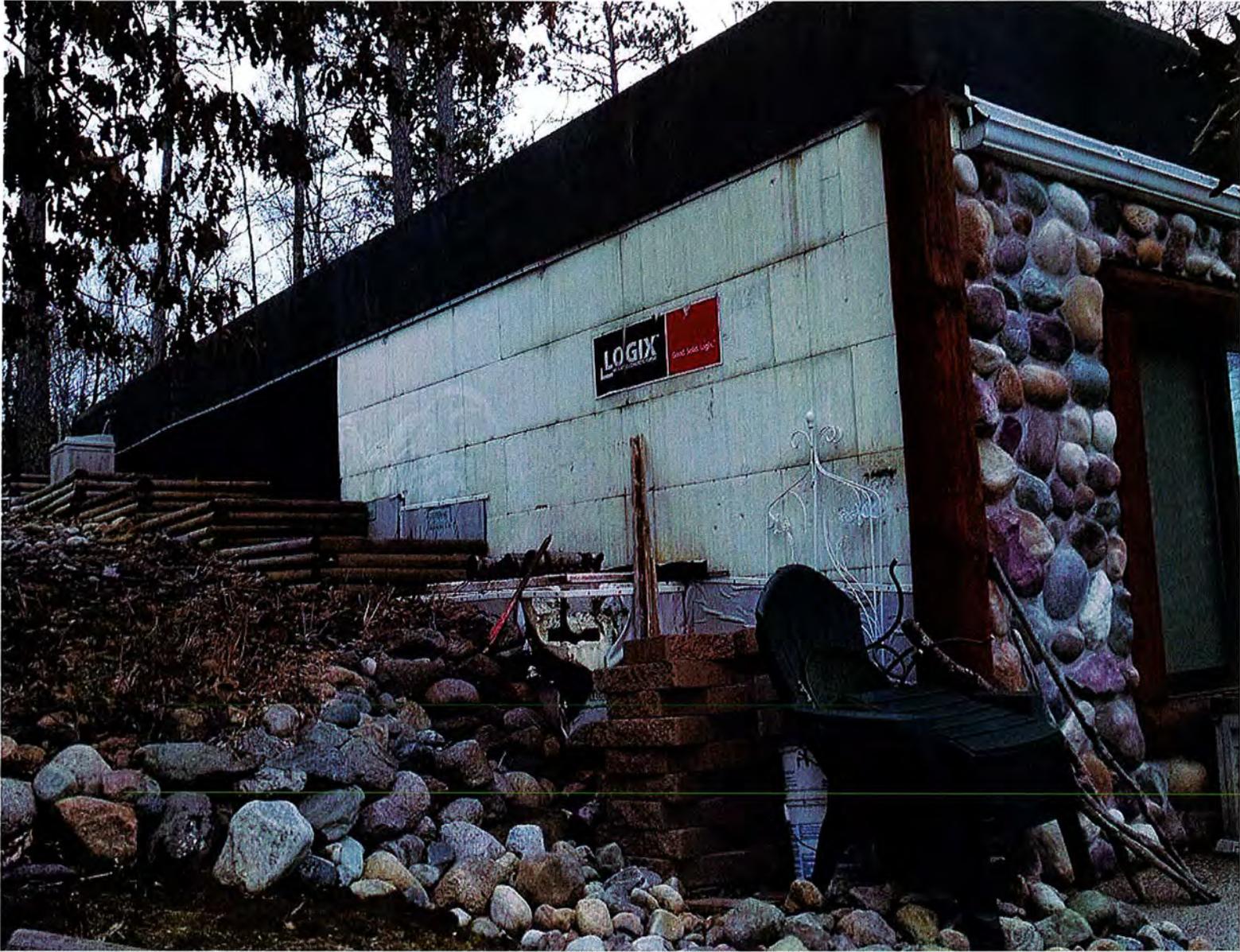


Image printed on 10/26/2021 at 3:47 PM

Parcel: 12.0060.002, Photo 5 of 5

Taken: 01/03/2018, Last edit: 02/12/2018

Notes:



Image printed on 10/26/2021 at 3:47 PM

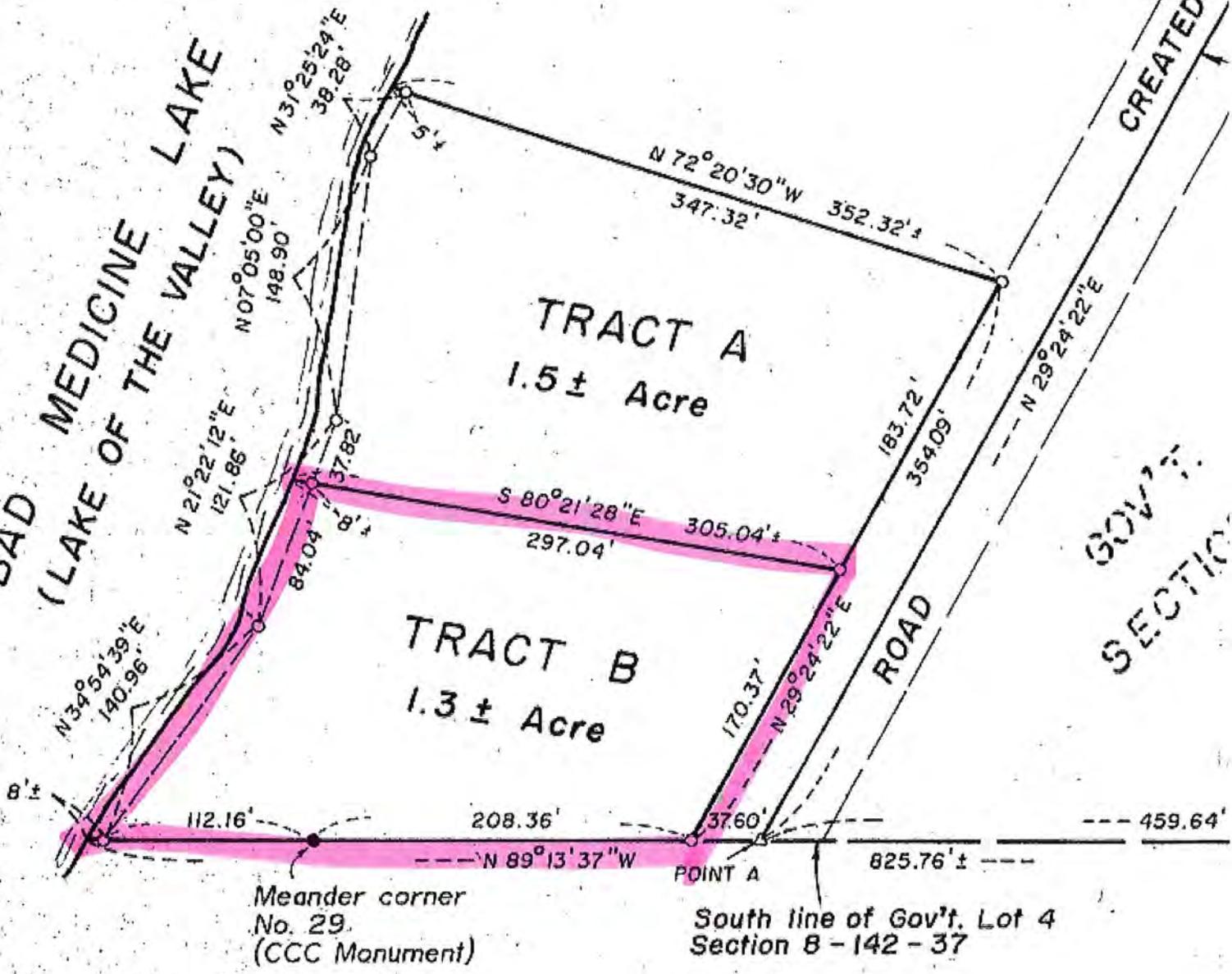
Parcel: 12.0060.002, Photo 1 of 5

Taken: 11/17/2017, Last edit: 02/12/2018

Notes:



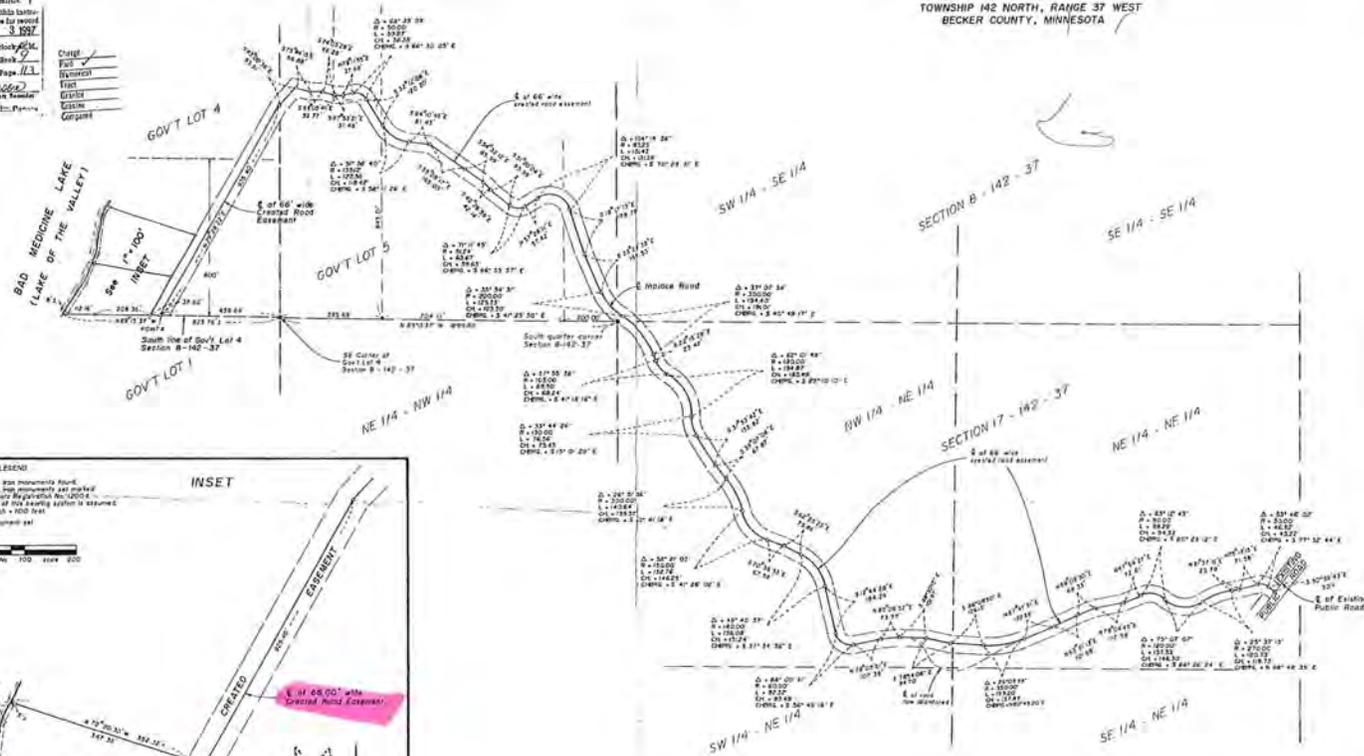
BAD MEDICINE LAKE
(LAKE OF THE VALLEY)



431006
 OFFICE OF COUNTY RECORDS
 COUNTY OF BECKER, MINN.
 I hereby certify that the within laster
 plan was filed in this office by record
 on the day of JUL 3 1957
 A. D. at 12:30 o'clock P.M.
 and was duly recorded to Book 7
 of index maps, Page 111.
 W. W. Anderson
 County Recorder

431006

CERTIFICATE OF SURVEY
 IN SECTIONS 8 AND 17
 TOWNSHIP 142 NORTH, RANGE 37 WEST
 BECKER COUNTY, MINNESOTA



LEGEND
 M = Denotes iron monuments found
 C = Denotes iron monuments not marked with bearings by previous survey
 Orientation of this bearing system is assumed
 S = No monument set
 Scale 1 inch = 200 feet

SURVEYOR
 Ray A. Smith and Associates
 Lincoln Professional Center
 Detroit Lakes, Minnesota

OWNER
 Carmen Larson
 Box 179
 Farslow, Minnesota 56575

I hereby certify that I have reviewed this
 survey and find it to be in compliance
 with Section 4, Subsection 3-4 of the Becker
 County Subdivision Ordinance.
 Date: Dec. 21 1957
 W. W. Anderson
 County Zoning Administrator

Record 02-18-58 in the office of the county
 recorder on the 18th day of Dec 1957
 I hereby certify that this survey plan of
 owner was prepared in compliance with
 the provisions of Section 4, Subsection 3-4
 of the Becker County Subdivision Ordinance
 and that the same is a true and correct
 copy of the original on file in the
 office of the County Recorder.
 W. W. Anderson
 County Recorder

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), Alan + Karen Hefner hereby authorize North Country Structures to act
(landowner-print name) (agent-printname) - Ben Ott
 as my (our) agent on the following item(s): appropriate box(es)

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

on my (our) property located at:
 Tax Parcel Number(s): R120060002 Physical Site Address: 38015 Lloyd Larson Rd
 Legal Description: PT of Govt Lot 4 (Tract B) Deg. 497.24' Ponsford, MN 56575
 Section: 8 Township: 142 Range: 37 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

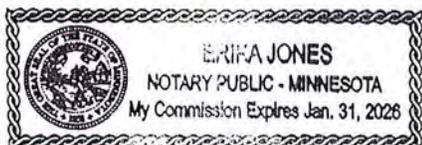
Agent address: 107 S Lake Hwy 34 Nevis MN 56467
Street City State Zip Code
 Agent phone #(s): 218-252-1884 218-252-6111
Alt. Phone #
 Agent email address: northcountrystructures@gmail.com

Alan + Karen Hefner Tara S. Hefner 10/25/2021
Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 25th day of October before me personally appeared Alan + Karen Hefner
 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)



Erika Jones
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

2008
Site permit
for dwelling

BECKER COUNTY PLANNING & ZONING

835 LAKE AVENUE, PO BOX 787, DETROIT LAKES< MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

SITE PERMIT APPLICATION

RECEIVED
SEP 9 2008
ZONING

PARCEL #(s) R120060003 Section 8 TWP 142 Range 37

Is this a split? Yes (No) (If yes, please use the parcel number from which it was split).

Partial Legal Description (see tax statement): see attached

PT of Cont lot 4
(Tract B)

Property Owner Last Name: Hefner First Name(s) Alan and Karen

Mailing Address: 5581 Eastview Ave.

City Minnetrista State MN Zip 55364

Best Daytime Phone Number to Contact you (include area code): 952 921 5162

Property Physical (911) Address: 38015 Lloyd Larson Rd, Ponsford, MN
56575

No property address, please assign one.

If you do not currently have a 911 address sign, the property must be posted with the owner's last name.

Directions to property from Planning and Zoning if you do not have an assigned 911 address:

Contractor (List self if applicable): Best Properties, Inc. Phone: 218-732-3846
8020289507 Mary C. Best

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 six (6) months, with a six (6) month extension if footings are in place. 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.

Mary C. Best 9-9-08
Signature Date

THIS SECTION OFFICE USE ONLY:

Application Fee: \$300 + Cormorant Surcharge _____ + Fines _____ = Total \$300⁰⁰

Application is hereby denied by order of: _____ as of this date _____.

Application is hereby granted in accordance with the application and supporting information by order of: Heidi Maltz as of this date 9/29/08.

Receipt Number 17M12-401738 Date Paid 9/29/08

Pre-Inspection Completed: 9/29/08 By [Signature]

Footing Inspection Completed: 12-2-08 By AKM-OK

NOTES: Please check to see if property is on a bluff.
Also check topography for walkout
See report and pictures 9/17/08 TDS on vision DEA - Jim Malen
Mail permit to Best Properties, Inc.
16817 Canyon Pt Rd
Newport, MN 56467
Received By: [Signature]
Assigned To: [Signature]

Type of Project: New Construction Addition to Existing Structure Relocation of Structure – New / Used

\$ Evaluation of project \$80,000

STRUCTURE TYPE	SIZE (Dimensions)	Height / Pitch of Roof	# of Stories
House / Cabin	26' x 38'	12/12	1 1/2
Full Basement			
Walk-out Basement	26' x 38' basement only		
New Manufactured Home			
Used Manufactured Home			
Attached Garage			
Detached Garage (to be insulated/finished)			
Storage Shed (pole bldg, etc)			
Deck	6' x 20' , 6' x 10'		
Water Oriented Structure			
Other <u>Patio</u>	8' x 26'		
Other			

Is the property within 1000 ft of a water body or within 300 ft of a river? Yes No
 If yes: Lake/River Name Bad Medicine Lake Classification Recreational

Does the property have lakeshore frontage? Yes No If yes, how many ft of frontage? 225'

Lot Area in Sq Ft 566,280 Lot Width at Bldg Line 200' Lot Depth 308'

DISTANCE FROM PROPOSED STRUCTURE TO: (Mark 'NA' if it does not apply)	PROPOSED STRUCTURE 1	PROPOSED STRUCTURE 2	PROPOSED STRUCTURE 3	PROPOSED STRUCTURE 4
Ordinary High Water Mark (OHW)	115'			
Height above (+) or below (-) OHW at bldg site	To be determined			
Pond / Wetland	NA			
Bluff	TBD			
Road Right of Way (Property Pins)	160'			
Road Center Line	167' Easement			
Height above (+) or below (-) road at bldg site	- 10'			
Side property line	40' & 120'			
Rear property line	142'			
Septic tank	20'			
Drainfield	30'			
Well	20'			

Type of Roadway (circle): Easement Public Township County State 4 Lane Expressway / Hwy

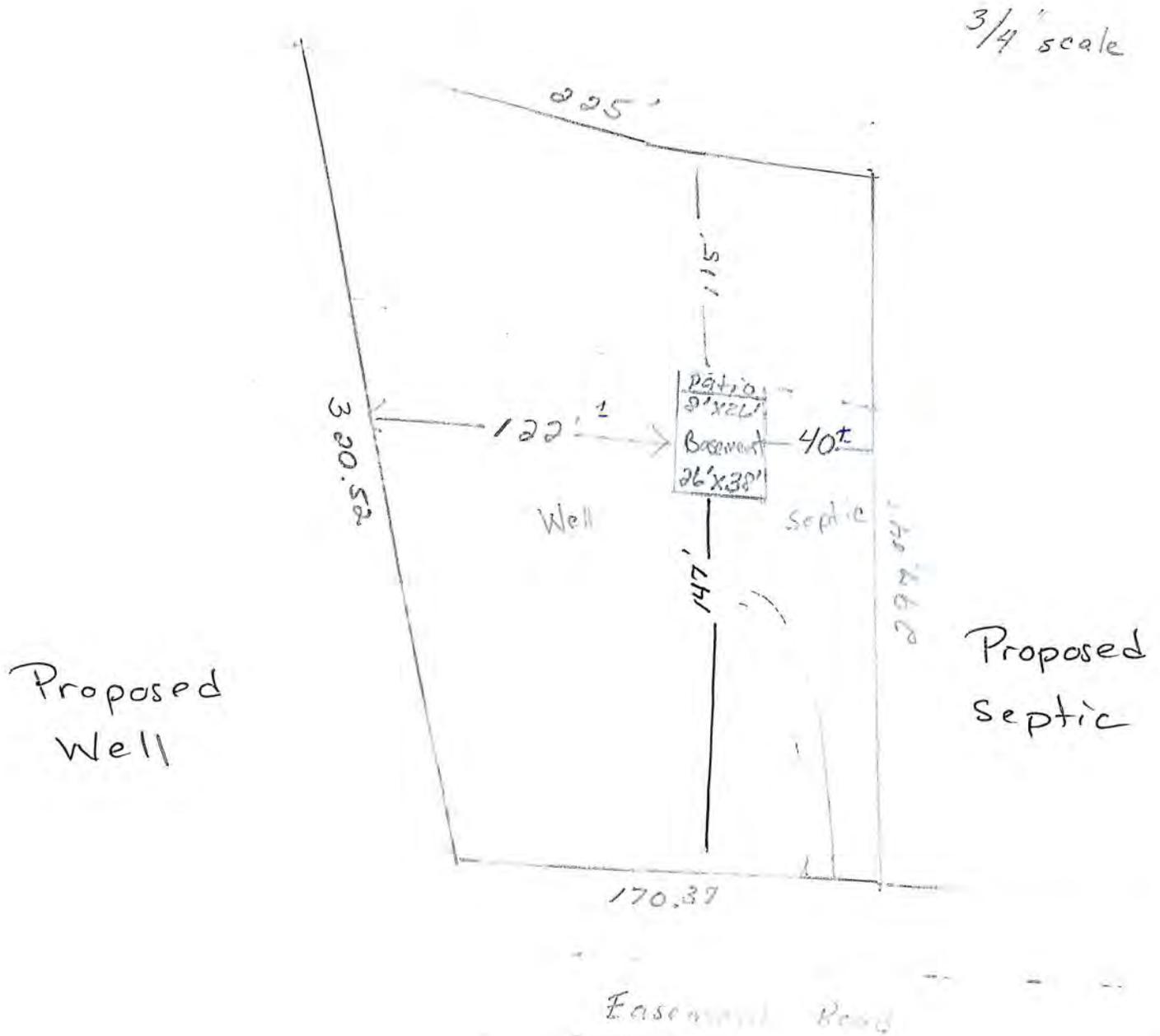


SKETCH OF PROPERTY

Please list all impervious coverage on your property and include dimensions. Show roadways adjacent to property as well as where the driveway is located. If you have a STANDARD size lot and are exceeding 15% impervious coverage, include a copy of your stormwater management plan.

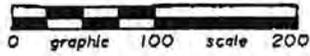
Lakeshore property:

Property lines/road right of ways and proposed structure area **must be well marked/staked** or application will be **DENIED**. Date project will be marked/staked: 9-8-08

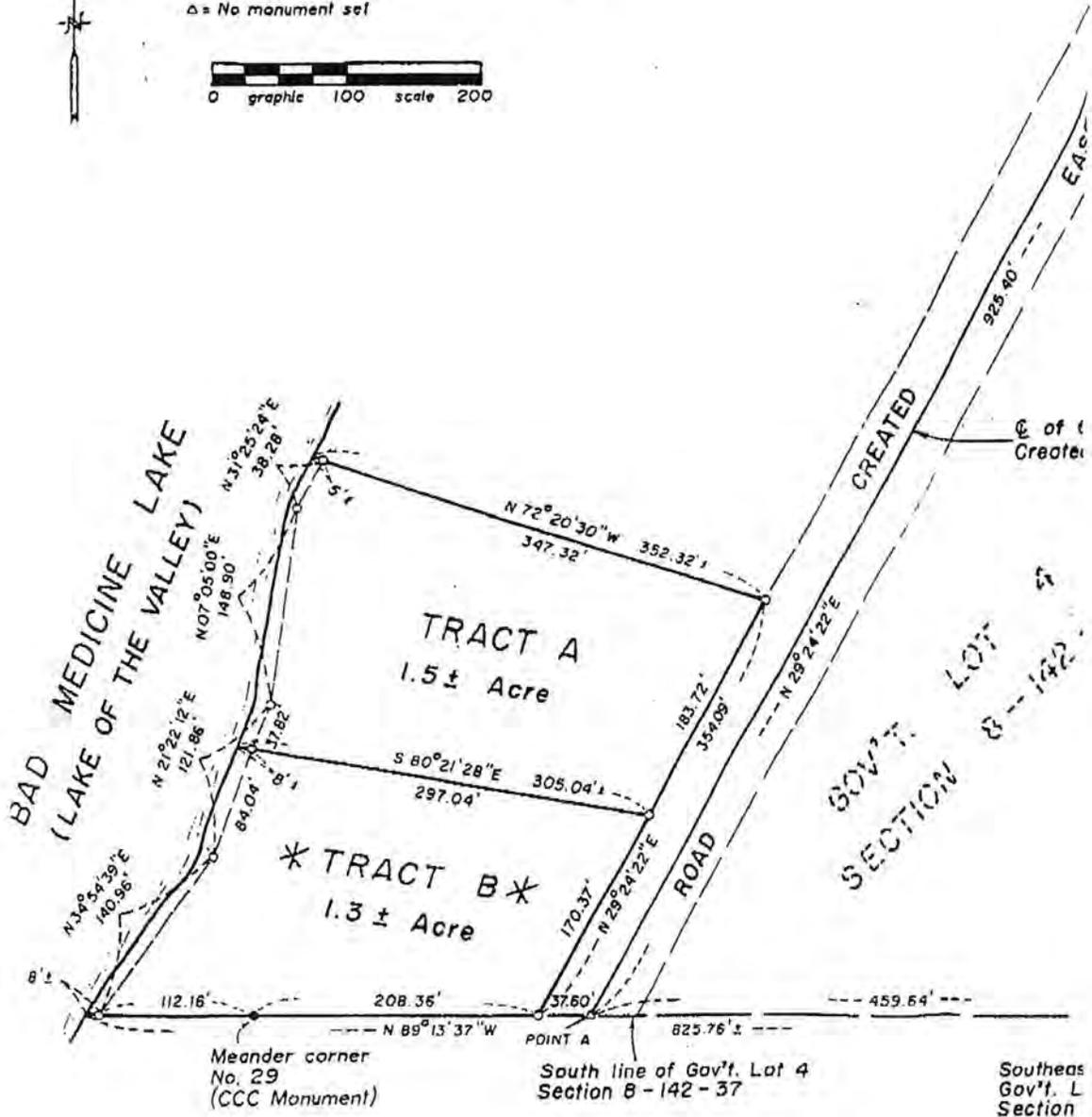


LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota Registration No. 12004. Orientation of this bearing system is assumed. Scale : 1 inch = 100 feet.
- △ = No monument set



INSET



Onsite Septic System /

Becker County Planning
915 Lake Ave, Detroit Lakes, MN 56501
Phone (218)-846-7314; Fax (218)-846-7265



120060002

LAKE

SEP 10 2012

ZONING

1. PROPERTY DATA (as it appears on the tax statement, purchase agreement or deed)

Parcel Number(s) of property where the system will be installed: 120060002

Is this a split of an existing property? Yes No

(If yes and a parcel number has not yet been assigned, indicate the main parcel number from which the new parcel was split.)

Section 08 Township 142 Range 037 Township Name Forest

Lake Name Dad Medicine Lake Classification Acc D

Legal Description: PT 6out Lot 4 Beg 497.24 W of SECOR TH NE 170.32; W 305.04' to LR, SW AL LR 285', @ EA S 44.328, 52 to Beg

Project Address: 38015 Lloyd Larson LN S

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

Owner's First Name Alan Owner's Last Name Hefner

Mailing Address 5581 Eastview Ave City, State, Zip Minnetrista MN 55364

Phone Number 952-200-0297

3. DESIGNER/INSTALLER INFORMATION

Designer Name Leonard G. Thelen Sr. Company Name Thelen's Exc., Inc. License # 534

Address 33438 535th Ave. Phone Number 218-732-5345
Park Rapids, MN 56470

Installer Name Same Company Name same License # 534

Address Same Phone Number same

4. SYSTEM DESIGN INFORMATION

System Status

What will new system serve? Check one

- Vacant Lot-No existing system-new structure
- Replacement - structure removed and being rebuilt
- Failing -Replacement- cesspool/seepage pit or other
- Enlargement of system-Undersized
- Repairs Needed to existing
- Additional system on property

- Dwelling
- Resort/Commercial
- Commercial (Non-resort)
- Other - explain below

9-5-12 Date of site evaluation

Design Flow 450 Gallons Per Day
Number of Bedrooms 3
Garbage Disposal Yes No
Dishwasher Yes No
Lift station in House Yes No
Grinder pump in House Yes No

Well Depth 50 ft
Depth of other wells within
100 ft of system _____

Original Soil Compacted Soil _____
Type of Soil Observation
 Pit Probe Boring
Depth to Restricting Layer 84
Maximum Depth of System 48

Size of All Tanks to be installed

- gal Single Compartment Septic Tank
- gal Compartmented Tank
- Pit Privy
- gal Separate Lift Station
- gal Holding Tank
- Existing Tank to be used
1500 and 1000 pits
- Existing tank w/new Additional Tank
- Existing tank w/new Lift Station
- Holding Tank with Privy

Total Number of tanks to be installed in this system 2 (This # will be reported to MPCA at end of year.)

Existing

PARCEL	
APP	SEPT.
YEAR	

Type of Drainfield	Full Size of Drainfield	Reduced/Warrantied size
<input checked="" type="checkbox"/> Chamber Trench	570 sq ft	_____ sq ft
<input type="checkbox"/> Rock Trench	_____ sq ft	_____ sq ft
<input type="checkbox"/> Gravelless	_____ sq ft	_____ sq ft
<input type="checkbox"/> Mound	_____ sq ft ***	
<input type="checkbox"/> Pressure Bed	_____ sq ft ***	
<input type="checkbox"/> Seepage Bed	_____ sq ft ***	
<input type="checkbox"/> At-grade	_____ sq ft ***	
<input type="checkbox"/> Alternative / Performance	_____ sq ft ***	***Attach Worksheets

Type of chamber H-Cap
 Depth of Rock _____
 Alarm? Yes _____ No _____
 Type of Alarm _____
 Size of Lift Pump _____
 Size of Lift Line _____

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	65	75
Distance to Building	15	20
Distance to Property Line	70	10
Distance to OHW of Lake	150	130
Distance to Pressure Line	65	85
Distance to Wetland/Protected Water	150	150

Perc Rate _____ Soil Sizing Factor 1.27 *If SSF other than .83, attach Perc Test Data

Soil Borings (three are required) 1

2

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
0-6	Top soil	D Brown	10 4/R 4/2		0-6	Topsoil	D Brown	10 4/R 4/2
6-24	Rocky Sand	L Brown	10 4/R 5/3		6-24	Rocky Sand	L Brown	10 4/R 5/3
24-48	Rocky Sand	L Brown	10 4/R 5/4		24-48	Rocky Sand	L Brown	10 4/R 5/4
48-84	Rocky Sand	L Brown	10 4/R 5/6		48-84	Rocky Sand	L Brown	10 4/R 5/6

3

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure
0-6	Top Soil	D Brown	10 4/R 4/2					
6-24	Rocky Sand	L Brown	10 4/R 5/3					
24-48	Rocky Sand	L Brown	10 4/R 5/4					
48-84	Rocky Sand	L Brown	10 4/R 5/6					

5. REQUIRED DOCUMENTS

U of MN worksheets are required for mounds, pressure beds, seepage beds, at-grades or Type IV or Type V systems. Are the required worksheets attached? Yes _____ No

6. DESIGNER'S CERTIFIED STATEMENT

I, Leonard G. Thelen Sr. certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Leonard Thelen Sr.
 Signature of Designer

9-5-12
 Date

SITE PLAN MUST BE DRAWN TO SCALE OR DIMENSION WITH NORTH ARROW.

Plan must include:

*Lot Dimensions

*Wells Within 100 feet of System

*Existing & Proposed Buildings

*Tank Access Route

*Slope & Direction

*Soil Testing

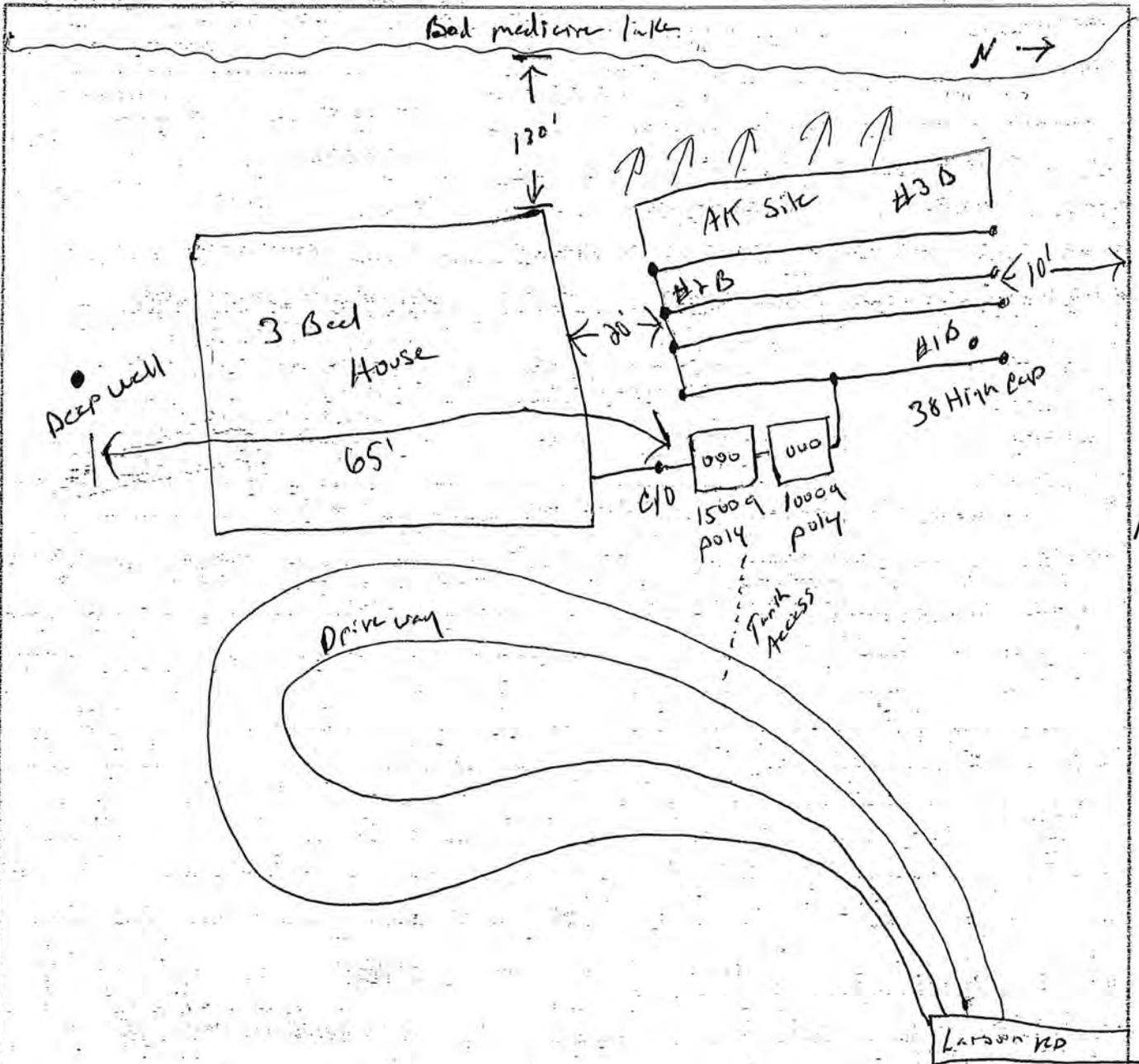
*Alternate Disposal Site

*All ISTD Components

*Disturbed/Compacted Areas

*Lot Measurements

*Neighborhood Collection



SEPTIC TANK

LEAK DETECTION

REMARKS

Distance from nearest well

Distance from lake or stream

Distance from occupied building

Distance from property line

Distance from bottom to water table



COUNTY OF BECKER

Planning and Zoning

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

SSTS STATEMENT - # OF BEDROOMS AND WATER-USE APPLIANCES

Note: Form must be legible and completed in ink

Property Owner Name(s): Alan Hafner

Address: 5581 East View Ave City, State, Zip: Minnetrista MN 55364

Phone: 952-700-0297 Alt. Phone: 952-422-5665

Legal Description: Sec 08 Town 142 Range 037

(Lake) River: Bad Medicine Tax Parcel No. 12006002

Property Address: 38015 Lloyd Larson LNS Ponstford

Definitions:

Bedroom - any room or unfinished area within a dwelling that might reasonably be used as a sleeping room. Lofts and unfinished basements (with at least one egress window and/or door) are counted as bedrooms.

Water-use Appliances - installed or anticipated: e.g. automatic washer, dishwasher, water conditioning unit, whirlpool bath, garbage disposal, or self-cleaning humidifier in furnace.
Note: A dishwasher with a built-in garbage disposal counts as two (2) water-use appliances.

Existing # of bedrooms: 3 + # of bedrooms yet to be constructed: 0 = Total # of bedrooms to be serviced by the SSTS: 3 (min. # bedrooms allowed by State is two)

Existing # of water-use appliances: 5 List each: Auto sink, clothes washer, garbage disposal, kitchen sink, water softener
+ # of water-use appliances yet to be installed: 0 List each: _____
5 = Total # of water-use appliances to be serviced by the SSTS: 5

I (we) do hereby swear and affirm that the above-stated number of bedrooms and water-use appliances exist and/or will be installed in the residence located on the property listed on this document such that they will be serviced by the subsurface sewage treatment system (SSTS) that will be designed for and connected to said residence and installed on said property.

X Alan Hafner
Property Owner(s) Signature(s)

X 9/4/12
Date

PARCEL	
APP	SEPTIC
YEAR	

***** FOR OFFICE USE ONLY *****

Application Approved by: [Signature] Date: 9/12/12
 Amount Paid 9-12-12 Receipt Number 101457-513949 Permit Number _____

NOTES: AS-Built 9/13/12

INSPECTION REPORT

Home Information

Does the structure contain any of the following elements?

Garbage disposer Yes No Dishwasher Yes No
 Grinder pump Yes No Lift pump in basement Yes No
 Effluent screen installed? Yes No Effluent screen manufacturer _____
 Alarm required? Yes No Alarm Type Same Alarm manufacturer _____
 Lift pump in system? Yes No Pump manufacturer _____
 Number of bedrooms 3

Component Information

Tank size 1500/1000 Tank manufacturer existing Polk
 Drainfield size 570 sq ft Medium manufacturer 38 Q4 High caps
 Drainfield medium _____
 Drainfield medium size/depth _____

Soil Verification

Vertical separation verified for Boring #1 on _____ Depth 36"
 Vertical separation verified for Boring #2 on _____ Depth _____
 Vertical separation verified for Boring #3 on _____ Depth _____

Setback Verification

	TANK	DRAINFIELD
Distance to Well	<u>68</u>	<u>75</u>
Distance to Building	<u>18</u>	<u>20</u>
Distance to Property Line	<u>40</u>	<u>10</u>
Distance to OHW of Lake	<u>180</u>	<u>160</u>
Distance to Pressure Line	<u>+ 68</u>	<u>+ 75</u>
Distance to Wetland/Protected Water	<u>35</u>	<u>35</u>

ASbuilt System
Papers attached

Date System Installed 9/13/12 Installer Thelen Exc Inspector [Signature]

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied
 (X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data.
 With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature [Signature] Title ITS Inspector Date 9/13/12

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	120060002 GIS Map 
Property Address:	38015 LLOYD LARSON LN S PONSFORD
Owner Name:	ALAN J & KAREN S HEFNER
Owner Address:	5581 EAST VIEW AVE MINNETRISTA MN 55364
Legal Description:	Section 08 Township 142 Range 037 PT GOVT LOT 4; BEG 497.24' W OF SE COR TH NE 170.37', W 305.04' TO LK, SW AL LK 225', & E AL S LN 328.52' TO BEG

Valuation & Taxation			top 
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$89,600	\$87,300	\$83,100
Estimated Land Value	\$192,000	\$194,300	\$211,600
Estimated Machinery Value			
Total Estimated Value	\$281,600	\$281,600	\$294,700
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$281,600	\$294,700
Tax Details - <i>please see statement</i>		2021 Statement	2020 Statement
Total Tax Levied		\$2,176.00	\$2,306.00
Total Payments		-\$2,176.00	-\$2,306.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$281,600

Zoning Information			top ▲
Zoning District			
Township	Forest		
Zoning District	Residential		
Other Descriptions			
Zoning Permits			
Type	Status	Details	
Site	Approved: 08/02/17	<ul style="list-style-type: none"> • Det. Garage: New Det Gar (28x25' 8") • Other Item: Concrete/Apron (30x2) 	
Imaged Files			
Document Type	Available Years		
Septic	2020*		
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>			

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
1.3	225		1.3	
Description	Flags		Size	

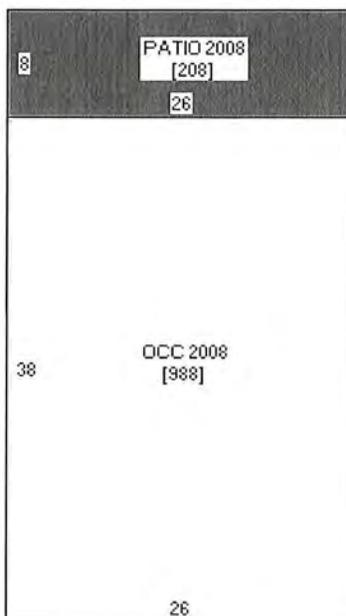
120103 BAD MEDICINE LK SITE		1 UT
601420 WATER/SEWER/ELEC		1 UT
120107 FF-BAD MEDICINE-POOR		172 FF
120106 FF-BAD MEDICINE-FAIR		53 FF
999997 LAKE SHORE NO VALUE		1.3 AC

Residential Buildings top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2008
Bldg Style	1 Story Bermed
Arch Style	Walkout
Area	988 SqFt
Condition	Normal
Basement	Slab
Heating	No
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Flat/Rubber
Ext Walls	Cult Stone
Int Walls	Drywall
Floor	Plywood
Rms Above Ground	3
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Garage # 1	
Year Built	2017
Style	Det Frame
Area SF	728
Condition	Excellent
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
Full Bath	1

Fireplace		
Descr	Story Ht	Count

Gas-Vertical	1 Story	1
Decks & Patios		
Style	Area SF	
Concrete Patio-Med	208	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	2010	
Item Count	1	
Condition	Normal	
Type	Frame	
Pricing	High	
Width	10.00	
Length	14.00	
Area	140 Square Feet	
Yard Item # 2 details:		
Descr	Paving - Concrete	
Year Built	2019	
Item Count	1	
Condition	Normal	
Paving Type	Concrete Parking	
Quantity	324 Square Feet	
Pricing	Average	
Lighting	None	

Sales Information

top ▲

Sale Date: 5/21/2007 - Property Type: Season Rec. - bare land

Buyer	HEFNER, ALAN J & KAREN S	Seller	LARSON, CORMAN JR ET AL
Sale Price	\$115,000	Ins Type	Warranty Deed
Adj Sale Price	\$115,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

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

PIN: 12.0060.002
BILL NUMBER: 189760
LENDER: BECKER COUNTY & AUTOMATIC PAYMENT
OWNER NAME: HEFNER ALAN J & KAREN S

TAXPAYER(S):
ALAN J & KAREN S HEFNER
5581 EAST VIEW AVE
MINNETRISTA MN 55364

TAX STATEMENT		2021	
2020 Values for taxes payable in			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2020	2021
	Estimated Market Value:	294,700	281,600
	Homestead Exclusion:	0	0
	Taxable Market Value:	294,700	281,600
	New Improvements:	7,700	5,300
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2020</i>			
Step 2	PROPOSED TAX		
			2,176.00
<i>Sent in November 2020</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$1,088.00
	Second half taxes due 10/15/2021		\$1,088.00
	Total taxes due in 2021		\$2,176.00



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
38015 LLOYD LARSON LN S
PONSFORD, MN 55575

DESCRIPTION
Acres: 1.30 Section 08 Township 142
Range 037
PT GOVT LOT 4, BEG 497 24' W OF

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

Tax Detail for Your Property:		2020	2021	
Taxes Payable Year:		2020	2021	
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		
	3. Property taxes before credits	\$2,266.00	\$2,136.00	
	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	\$2,266.00	\$2,136.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	\$1,082.91	\$1,020.24	
	7. FOREST	\$148.75	\$217.40	
	8. State General Tax	\$448.24	\$408.28	
	9. SCHOOL DISTRICT 0435	A. Voter approved levies	\$448.88	\$356.44
		B. Other local levies	\$131.12	\$128.04
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$6.10	\$5.60
		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	\$2,266.00	\$2,136.00	
13. Special assessments	\$40.00	\$40.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,306.00	\$2,176.00	
Tax Amount Paid			\$0.00	



2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 12.0060.002
AIN:
BILL NUMBER: 189760
TAXPAYER(S): ALAN J & KAREN S HEFNER
5581 EAST VIEW AVE
MINNETRISTA MN 55364

Paid By _____

Total Property Tax for 2021	\$2,176.00
2nd Half Tax Amount	\$1,088.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,088.00
Balance Good Through	10/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 12.0060.002
AIN:
BILL NUMBER: 189760
TAXPAYER(S): ALAN J & KAREN S HEFNER
5581 EAST VIEW AVE
MINNETRISTA MN 55364

Paid By _____

Total Property Tax for 2021	\$2,176.00
1st Half Tax Amount	\$1,088.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,088.00
Balance Good Through	05/15/2021
	Seasonal

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

547971

CERTIFICATE OF REAL ESTATE VALUE FILED. #3428

BECKER COUNTY RECORDER STATE OF MINNESOTA

Document No. 547971

May 22, 2007 at 1:51 PM

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

No delinquent taxes and transfer entered this 22nd day of May, 2007

Ryan L. Tanager
Becker County Auditor/Treasurer

By JB Deputy

12-0060-002

5-M WARRANTY DEED

Individual(s) to Joint Tenants

Darlene Maneval, County Recorder

By SKS Deputy

STATE DEED TAX DUE HEREON: \$ 379.50

Date: May 21, 2007

Parcel # 12.0060.002 *

FOR VALUABLE CONSIDERATION, CORMAN LOYD LARSON, JR. AKA CORMAN LOYD LARSON AKA CORMAN L. LARSON, JR. AND DEBRA LARSON, husband and wife; AND NALONI DEE TUFTON FKA NALONI DEE TEAL AKA NALONI D. TEAL AKA LONI TEAL AND RANDALL TUFTON, wife and husband; AND JANA BARTHOLOMAY AKA JANA MARIE BARTHOLOMAY AND DANIEL BARTHOLOMAY, wife and husband; AND KELLY LARSON AKA KELLY LOUIS LARSON AND BRIDGET LARSON, husband and wife, Grantors, hereby convey and warrant to ALAN JOSEPH HEFNER AND KAREN SUZANNE HEFNER, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

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.

Corman Loyd Larson Jr.
Corman Loyd Larson, Jr. aka Corman Loyd Larson
Aka Corman L. Larson, Jr.

Debra Larson
Debra Larson

Naloni Dee Tufton
Naloni Dee Tufton fka Naloni Dee Teal
aka Naloni D. Teal aka Loni Teal

Randall Tufton
Randall Tufton

Jana Bartholomay
Jana Bartholomay aka Jana Marie Bartholomay

Daniel Bartholomay
Daniel Bartholomay

Kelly Larson
Kelly Larson aka Kelly Louis Larson

BECKER COUNTY DEED TAX

AMT. PD. \$ 379.50

Receipt # 31e0805

MAY 22

5-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE OF Minnesota)
)ss.
COUNTY OF Norman)

The foregoing instrument was acknowledged before me on this 17th day of April, 2007, by Naloni Dee Tufton fka Naloni Dee Teal aka Naloni D. Teal aka Loni Teal and Randall Tufton, wife and husband, Grantors.

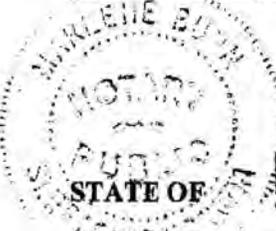


[Signature]
Notary Public

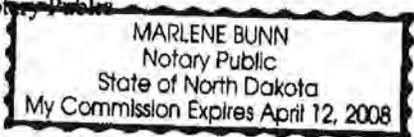
STATE OF ND)
)ss.
COUNTY OF Ransom)

1-31-2010

The foregoing instrument was acknowledged before me on this 19 day of April, 2007, by Jana Bartholomay aka Jana Marie Bartholomay and Daniel Bartholomay, wife and husband, Grantors.

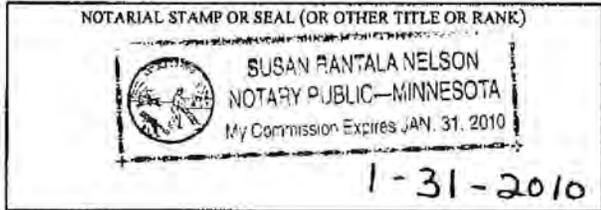


[Signature]
Notary Public



STATE OF Minnesota)
)ss.
COUNTY OF Norman)

The foregoing instrument was acknowledged before me on this 12th day of April, 2007, by Kelly Larson aka Kelly Louis Larson and Bridget Larson, husband and wife, Grantors.



[Signature]
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)

To: Becker County Title Services, Inc.
828 Minnesota Avenue
Detroit Lakes, MN 56501
Order No.: 11836

Alan Joseph Hefner
Karen Suzanne Hefner
38015 Loyd Larson Lane S.
Ponsford, MN 56575

EXHIBIT A

That part of Government Lot 4 of Section 8, Township 142 North, Range 37 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at a found iron monument which designates the Southeast corner of said Government Lot 4; thence North 89 degrees 13 minutes 37 seconds West 459.64 feet on an assumed bearing along the south line of said Government Lot 4 to a point hereinafter referred to as Point A; thence continuing North 89 degrees 13 minutes 37 seconds West 37.60 feet along the south line of said Government Lot 4 to an iron monument, said point is the point of beginning; thence North 29 degrees 24 minutes 22 seconds East 170.37 feet to an iron monument; thence North 80 degrees 21 minutes 28 seconds West 297.04 feet to an iron monument; thence continuing North 80 degrees 21 minutes 28 seconds West 8 feet, more or less, to the water's edge of Bad Medicine Lake (Lake of the Valley); thence southwesterly along the water's edge of said Bad Medicine Lake (Lake of the Valley) to the south line of said Government Lot 4; thence South 89 degrees 13 minutes 37 seconds East 8 feet, more or less, along the south line of said Government Lot 4 to an iron monument; thence continuing South 89 degrees 13 minutes 37 seconds East 112.16 feet along the south line of said Government Lot 4 to a found iron monument which designates Meander Corner No. 29; thence continuing South 89 degrees 13 minutes 37 seconds East 208.36 feet along the south line of said Government Lot 4 to the point of beginning.

Also herein included is a 66.00 foot wide easement for roadway purposes over, under and across part of said Government Lot 4, part of Government Lot 5 and part of the Southwest Quarter of the Southeast Quarter, all in said Section 8, and over, under and across part of the North Half of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter all in Section 17 of said Township 142 North, Range 37 West.

The centerline of said 66.00 foot wide road easement is described as follows:

Beginning at the aforementioned Point A; thence North 29 degrees 24 minutes 22 seconds East 925.40 feet; thence North 43 degrees 00 minutes 36 seconds East 93.51 feet, thence South 75 degrees 44 minutes 15 seconds East 56.88 feet, thence South 88 degrees 05 minutes 41 seconds East 52.77 feet, thence South 74 degrees 05 minutes 28 seconds East 46.28 feet; thence South 87 degrees 53 minutes 21 seconds East 31.48 feet; thence North 79 degrees 11 minutes 55 seconds East 37.88 feet; thence easterly on a curve, concave to the south, having a central angle of 68 degrees 35 minutes 59 seconds and a radius of 50.00 feet, for a distance of 59.87 feet (chord bearing South 66 degrees 30 minutes 05 seconds East); thence South 32 degrees 12 minutes 06 seconds East 120.20 feet; thence southeasterly on a curve concave to the northeast, having a central angle of 51 degrees 58 minutes 40 seconds and a radius of 135.12 feet, for a distance of 122.58 feet (chord bearing South 58 degrees 11 minutes 26 seconds East); thence South 84 degrees 10 minutes 46 seconds East 81.43 feet; thence South 55 degrees 05 minutes 17 seconds East 165.03 feet; thence South 54 degrees 32 minutes 12 seconds East 85.99 feet; thence South 42 degrees 28 minutes 56 seconds East 42.14 feet; thence South 51 degrees 20 minutes 04 seconds East 93.98 feet, thence easterly on a curve concave to the north, having a central angle of 71 degrees 11 minutes 45 seconds and a radius

EXHIBIT A continued

of 51.24 feet, for a distance of 63.67 feet (chord bearing South 86 degrees 55 minutes 57 seconds East); thence North 57 degrees 28 minutes 11 seconds East 57.42 feet; thence easterly on a curve concave to the south, having a central angle of 104 degrees 14 minutes 36 seconds and a radius of 83.23 feet, for a distance of 151.43 feet (chord bearing South 70 degrees 24 minutes 31 seconds East); thence South 18 degrees 17 minutes 13 seconds East 178.78 feet; thence South 23 degrees 28 minutes 35 seconds East 159.53 feet; thence southeasterly on a curve concave to the northeast having a central angle of 35 degrees 54 minutes 31 seconds and a radius of 200.00 feet, for a distance of 125.35 feet (chord bearing South 41 degrees 25 minutes 50 seconds East) to a point of reverse curvature, thence southeasterly on a curve, concave to the southwest, having a central angle of 37 degrees 07 minutes 38 seconds and a radius of 300.00 feet, for a distance of 194.40 feet (chord bearing South 40 degrees 49 minutes 17 seconds East); thence South 22 degrees 15 minutes 28 seconds East 23.47 feet; thence southeasterly on a curve concave to the northeast, having a central angle of 37 degrees 55 minutes 36 seconds and a radius of 105.00 feet, for a distance of 69.50 feet (chord bearing South 41 degrees 13 minutes 16 seconds East) to a point of reverse curvature, thence southeasterly on a curve, concave to the southwest, having a central angle of 62 degrees 01 minutes 48 seconds and a radius of 180.00 feet, for a distance of 194.87 feet (chord bearing South 29 degrees 10 minutes 10 seconds East) to a point of reverse curvature, thence southerly on a curve, concave to the east, having a central angle of 33 degrees 44 minutes 26 seconds and a radius of 130.00 feet, for a distance of 76.56 feet (chord bearing South 15 degrees 01 minute 29 seconds East); thence South 31 degrees 53 minutes 42 seconds East 133.82 feet; thence South 39 degrees 07 minutes 06 seconds East 67.87 feet; thence southeasterly on a curve, concave to the southwest, having a central angle of 26 degrees 51 minutes 36 seconds and a radius of 300.00 feet, for a distance of 140.64 feet (chord bearing South 25 degrees 41 minutes 18 seconds East) to a point of reverse curvature; thence southeasterly on a curve concave to the northeast, having a central angle of 58 degrees 21 minutes 03 seconds and a radius of 150.00 feet, for a distance of 152.76 feet (chord bearing South 41 degrees 26 minutes 02 seconds East); thence South 70 degrees 36 minutes 33 seconds East 67.58 feet; thence South 62 degrees 25 minutes 25 seconds East 73.86 feet; thence southeasterly on a curve concave to the southwest, having a central angle of 49 degrees 40 minutes 57 seconds and a radius of 180.00 feet, for a distance of 156.08 feet (chord bearing South 37 degrees 34 minutes 56 seconds East); thence South 12 degrees 44 minutes 28 seconds East 184.24 feet; thence southeasterly on a curve, concave to the northeast, having a central angle of 88 degrees 09 minutes 41 seconds and a radius of 60.00 feet, for a distance of 92.32 feet (chord bearing South 56 degrees 49 minutes 18 seconds East); thence North 79 degrees 05 minutes 51 seconds East 107.39 feet; thence North 85 degrees 06 minutes 52 seconds East 73.77 feet; thence South 88 degrees 30 minutes 15 seconds East 101.97 feet; thence South 78 degrees 14 minutes 08 seconds East 94.70 feet; thence South 86 degrees 08 minutes 50 seconds East 126.15 feet; thence easterly on a curve concave to the north, having a central angle of 26 degrees 03 minutes 39 seconds and a radius of 350.00 feet, for a distance of 159.20 feet (chord bearing North 80 degrees 49 minutes 20 seconds East); thence North 67 degrees 47 minutes 31 seconds

EXHIBIT A continued

East 122.55 feet; thence North 63 degrees 51 minutes 13 seconds East 101.68 feet; thence North 69 degrees 09 minutes 30 seconds East 68.33 feet; thence North 79 degrees 04 minutes 45 seconds East 112.98 feet; thence North 67 degrees 54 minutes 27 seconds East 72.61 feet; thence easterly on a curve concave to the south, having a central angle of 63 degrees 12 minutes 43 seconds and a radius of 90.00 feet, for a distance of 99.29 feet (chord bearing South 80 degrees 29 minutes 12 seconds East) to a point of reverse curvature; thence easterly on a curve concave to the north, having a central angle of 75 degrees 07 minutes 07 seconds and a radius of 120.00 feet, for a distance of 157.33 feet (Chord bearing South 86 degrees 26 minutes 24 seconds East) to a point of reverse curvature; thence easterly on a curve concave to the south, having a central angle of 25 degrees 37 minutes 13 seconds and a radius of 270.00 feet, for a distance of 120.73 feet (chord bearing North 68 degrees 48 minutes 39 seconds East); thence North 81 degrees 37 minutes 16 seconds East 25.79 feet; thence North 75 degrees 14 minutes 15 seconds East 71.56 feet; thence easterly on a curve concave to the south, having a central angle of 53 degrees 46 minutes 02 seconds and a radius of 50.00 feet, for a distance of 46.92 feet (chord bearing South 77 degrees 52 minutes 44 seconds East); thence South 50 degrees 59 minutes 43 seconds East 30 feet, more or less, to the centerline of an existing public road and said 66.00 foot wide road easement centerline there terminates. At the point of termination of said road easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on the centerline of said existing public road. At the point of beginning of said road easement centerline the sidelines of said easement shall be prolonged or shortened to terminate on the south line of said Government Lot 4.



WATER

Bad Medicine Lake

Subject

120060003

120060001

120060002

120102000

17

LLOYD LARSEN LNS



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.

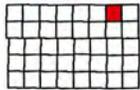
1:1,761

Date: 10/26/2021

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

Becker County



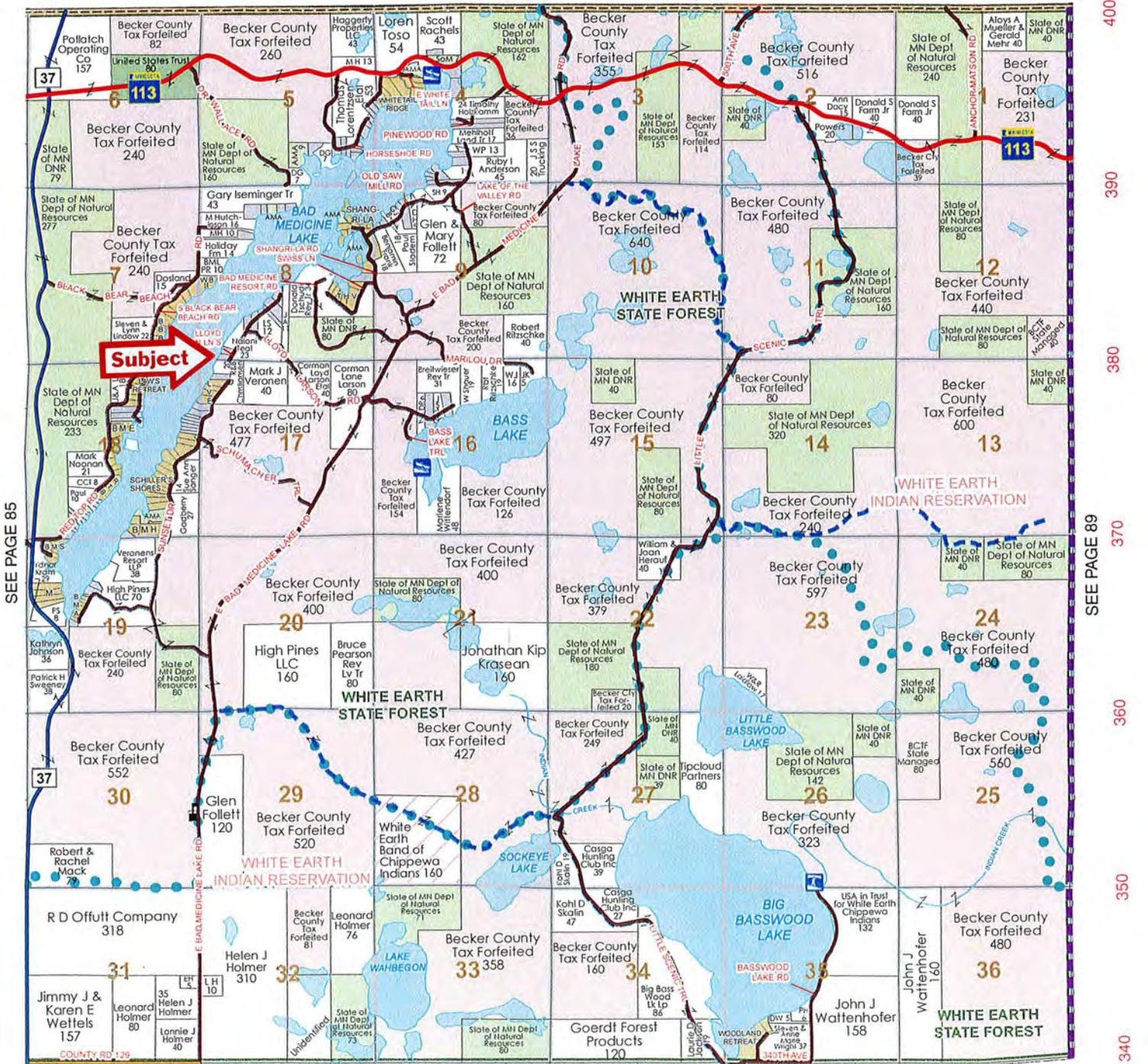


Forest

Township 142N - Range 37W

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CLEARWATER COUNTY



SEE PAGE 71



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

915 Lake Ave Detroit Lakes, MN 56501

Applicant: Todd A & Cindy D. Nankivel **Project Location:** 19120 Sherman Shores Rd Audubon, MN 565
667 Wyndemere Dr
West Fargo, ND 58078

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of a lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.

LEGAL LAND DESCRIPTION: Tax ID number: 02.0318.000 & 02.0319.000; Little Cormorant Lake

02.0318.000: Section 33 Township 139 Range 042; SHERMAN SHORES LOT 12 & **02.0319.000:** Section 33 Township 139 Range 042; SHERMAN SHORES LOT 13; Audubon Township

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-219

Property and Owner Review

Parcel Number(s): 020318000 020319000 combining with 020318000

Owner: TODD NANKIVEL

Township-S/T/R: AUDUBON-33/139/042

Mailing Address:
TODD NANKIVEL
667 WYNDEMERE DR
WEST FARGO ND 58078

Site Address: 19080 SHERMAN SHORES RD
Lot Recording Date: Between 1971 and 1992
Original Permit Nbr: site2021-84935

Legal Descr: SHERMAN SHORES LOT 12

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

The shape of the lot and water borders on two sides of a good portion of this lot.

Description of Variance Request: Requesting a variance to construct a storage shed with the closest corner of the shed being fifty-five (55) feet from the Ordinary High Water (OHW) mark of a Recreational Development Lake, deviating from the required setback of one hundred (100) feet due to setback issues.

OHW Setback: 55'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 5.6%

Proposed Imp. Surface Coverage: 8.3%

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 2,000sf

Existing Structure Height:

Proposed Structure Height: 22'

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: We are proposing to construct a storage shed closer to the OHW than the required setback due to the shape of our lot, best placement for the septic drain field, and the fact that water borders two sides of our lot.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Proposed storage shed is for storage of our boats, trailers, atvs, lawn mower etc. Residential use, which is in compliance with the surrounding neighborhood.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: We have no other storage sheds for things other than our vehicles, so constructing this storage shed will prevent us from having to rent a storage unit. We have enough lot square footage to construct this size storage shed, but not able to meet the required setback from the OHW because of the shape of our lot. Also, the reason for the placement of the proposed storage shed, running parallel with the road, we would have access right off the road for putting things into the shed.

4. Are there circumstances unique to the property? **Yes**

Explain: **The shape of the lot, water on two sides of the lot, and best placement for the septic drain field is between the existing detached garage and the proposed new storage shed which would fall right on the lot line between the two lots so it made sense for us to combine these two parcels.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **This is a residential neighborhood and constructing this storage shed will not change the essential character at all.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1701

Property and Owner Review

Parcel Number: 020318000	Inspector Notes:
Owner: TODD NANKIVEL	
Township-S/T/R: AUDUBON-33/139/042	
Site Address: 19080 SHERMAN SHORES RD	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Attached Garage (1B):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1D):

- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Additional dwelling related projects/info:

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): **Storage Shed**

- Existing Dimensions:
- Proposed Dimensions: **40'x50'**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **Other**

- Existing Dimensions:
- Proposed Dimensions: **15'x20' concrete apron**
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**

- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

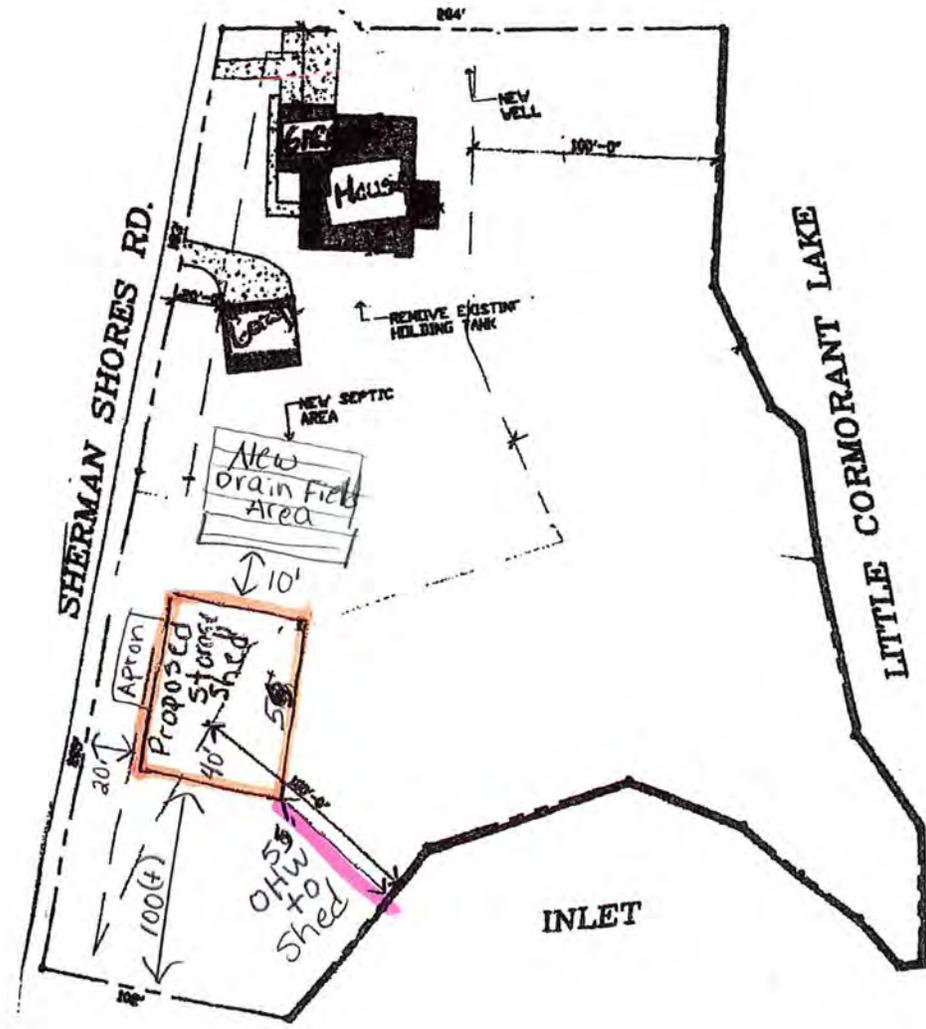
Setback Review

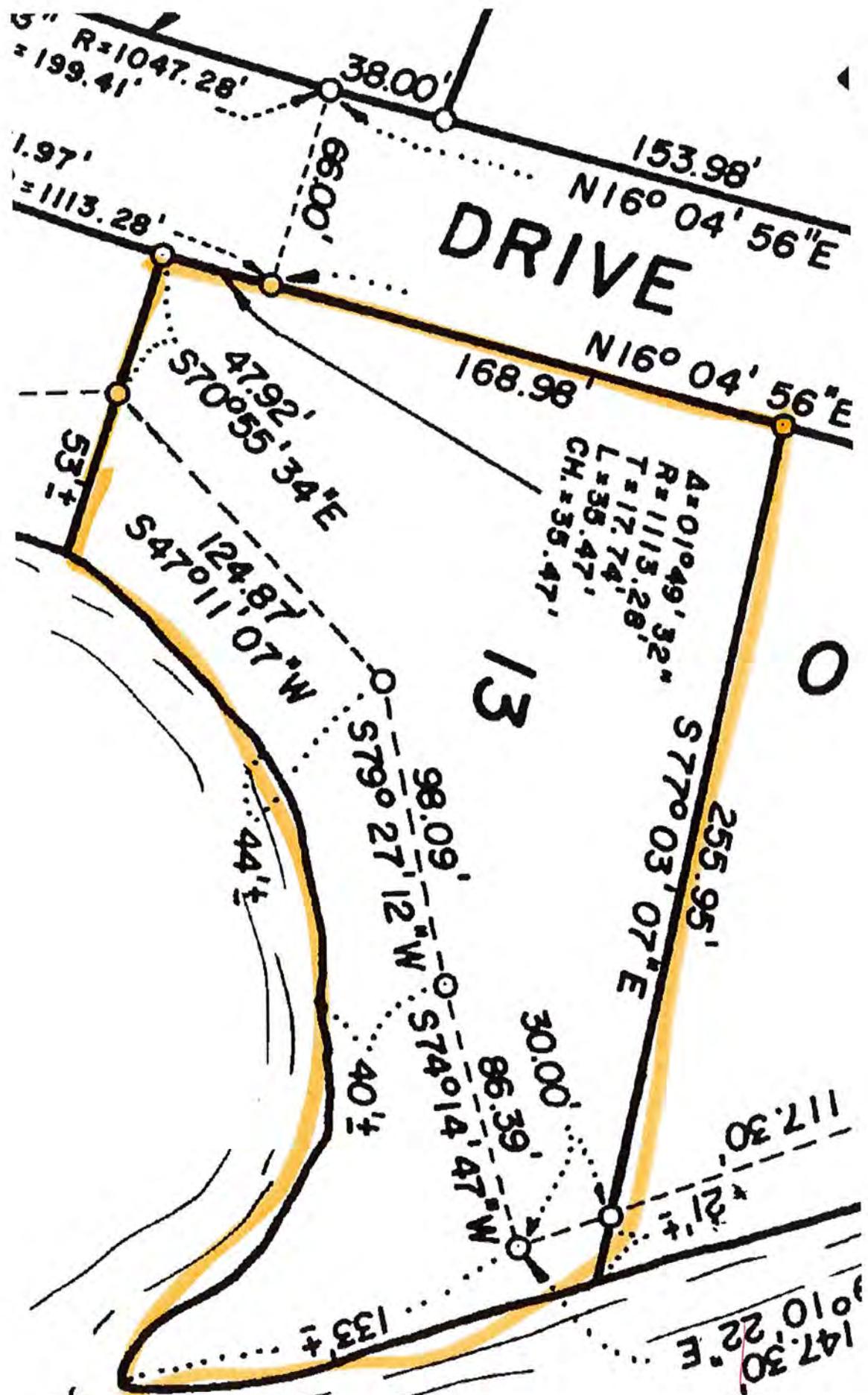
Road Type/Measurement From: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 20'	Pre-Inspection: - Dwell: - Non:	Lake Name: Little Cormorant (Lake Eunice & Audubon) [RD] River Name:	
Side setback: - Dwelling: - Non-dwelling: 100+	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 55'	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 10'	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 100+	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

Nankivel PARCELS 02.0318.000 & 02.0319.000 (Lots to be combined)

TOTAL LOT AREA	93,917		
ALLOWABLE IMPERVIOUS @ 25%	23,479		
		EXISTING	PROPOSED
New Home on 02.0318.000	38 x 58	1872	1872
New Attached Garage on 02.0318.000	26x22	572	572
New Deck 180 sg ft			
Sidewalk		251	251
Driveway		703	703
Driveway		597	597
Driveway		100	100
Paver patio		201	201
New Porch on 02.0318.000		361	361
Proposed Shed on 02.0319.000	40x50		2000
Proposed Apron on shed	15x20		300
Existing Garage w/bunkhouse attached	30x28	840	840
Existing Shed	8x8	64	64
		5561	7861
		5.92%	8.37%

02.0318.000 + 02.0319.000
Todd + Cindy Nankivel
Combining these two parcels.
Total lot area 93,617 SF

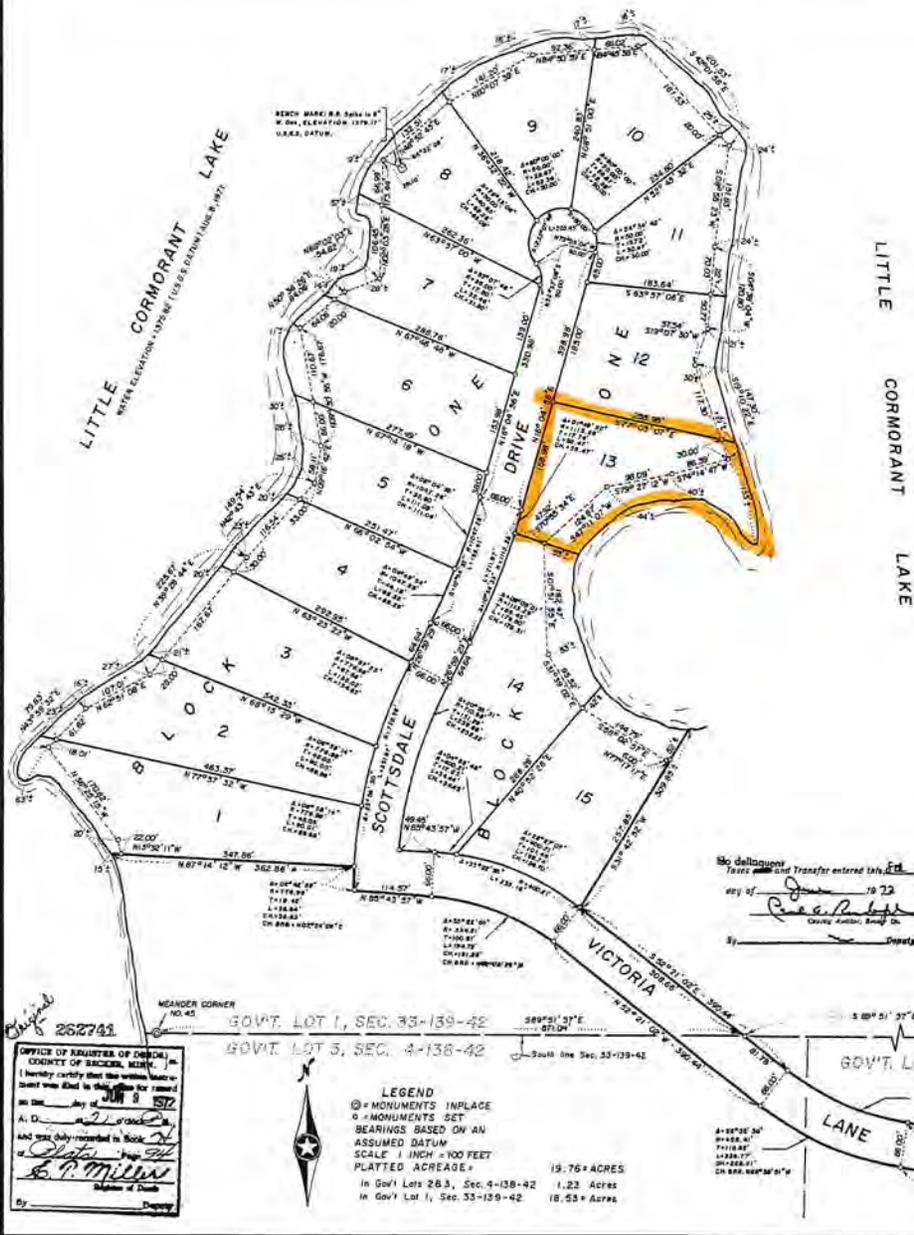




SHERMAN SHORES

IN GOV'T LOT 1, SEC. 33, T139N, R42W & GOV'T LOTS 2 & 3, SEC. 4, T138N, R42W

BECKER COUNTY, MINN.



KNOW ALL MEN BY THESE PRESENTS: That Donald D. Busker and Mariya J. Busker, husband and wife, are the owners and proprietors of that part of Government Lot 1 of Section 33, Township 139 North, Range 42 West and that part of Government Lots 2 and 3 of Section 4, Township 138 North, Range 42 West of the Fifth Principal Meridian all in Becker County, Minnesota, described as follows:

Commencing at Meander Corner No. 45 located on the southerly line of said Section 33 and on the westerly shoreline of said Government Lot 1; thence South 89 degrees 51 minutes 37 seconds East 871.04 feet on an assumed bearing along the southerly line of said Section 33; thence North 52 degrees 21 minutes 02 seconds West 306.66 feet to the point of beginning; thence South 52 degrees 21 minutes 02 seconds East 390.44 feet; thence easterly on a curve, concave to the northeast, having a central angle of 28 degrees 35 minutes 36 seconds and a radius of 195.84 feet, for a distance of 195.84 feet (chord bearing South 60 degrees 38 minutes 51 seconds East); thence South 60 degrees 38 minutes 40 seconds East 407.28 feet to the westerly line of an Existing Public Road; thence South 07 degrees 42 minutes 02 seconds East 66.93 feet along the westerly line of said Existing Public Road; thence North 89 degrees 56 minutes 40 seconds West 187.14 feet; thence northwesterly on a curve, concave to the northeast having a central angle of 28 degrees 35 minutes 36 seconds and a radius of 456.44 feet for a distance of 236.77 feet (chord bearing North 66 degrees 38 minutes 51 seconds West); thence North 52 degrees 21 minutes 02 seconds West 390.44 feet; thence northwesterly on a curve, concave to the southwest, having a central angle of 33 degrees 22 minutes 55 seconds and a radius of 334.21 feet for a distance of 194.72 feet (chord bearing North 69 degrees 02 minutes 29 seconds West); thence North 85 degrees 43 minutes 57 seconds West 114.57 feet; thence northerly on a curve, concave to the east, having a central angle of 02 degrees 42 minutes 59 seconds and a radius of 770.98 feet for a distance of 36.44 feet (chord bearing North 02 degrees 24 minutes 09 seconds East); thence North 87 degrees 14 minutes 12 seconds West 302.86 feet, more or less, to the waters edge of Little Cormorant Lake; thence in a northwesterly direction and a northeasterly direction along the waters edge of said Little Cormorant Lake to the most northerly point or promontory of said Government Lot 1; thence in a southerly direction along the waters edge of said Little Cormorant Lake to the intersection with a line which bears North 31 degrees 42 minutes 52 seconds East from the point of beginning; thence South 31 degrees 42 minutes 52 seconds West 309.85 feet, more or less, to the point of beginning;

and have caused the said Land to be surveyed and platted as SHERMAN SHORES and do hereby donate and dedicate to the public for public use forever, VICTORIA LANE and SCOTTSDALE DRIVE as shown on the herein plat. Lots 1 through 15, inclusive, all in Block 1; extend to the waters edge of Little Cormorant Lake. SUBJECT to easements and reservations of record, if any.

IN WITNESS WHEREOF said Donald D. Busker and Mariya J. Busker, husband and wife, have hereunto set their hands and seals this 15th day of June, 1972.

IN PRESENCE OF:
Donald D. Busker
Mariya J. Busker

OWNERS:
Donald D. Busker
 Donald D. Busker
Mariya J. Busker
 Mariya J. Busker

State of Minnesota } ss
 County of Becker }
 On this 15th day of June, 1972, before me, a Notary Public, personally appeared Donald D. Busker and Mariya J. Busker, husband and wife, do so known to be the persons described in and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

Wayne H. Benson
 Notary Public, Becker County, Minn.
 My Commission Expires June 13, 1977

I, Donald D. Busker, a Registered Land Surveyor, do hereby certify that I have made the survey and plat of SHERMAN SHORES; that this is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been correctly placed in the ground as shown; that the public boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated other than as shown thereon.

Donald D. Busker
 Minnesota Registration No. 7201

State of Minnesota } ss
 County of Becker }
 Above certificate, subscribed and sworn to before me, a Notary Public this 15th day of June, 1972.

Wayne H. Benson
 Wayne H. Benson
 Notary Public, Becker County, Minnesota
 My Commission Expires June 15, 1977

This plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 15th day of June, 1972.

ATTN:
Paul C. Fandolph
 County Auditor
John R. Pethick
 Chairman of County Board

This plat is hereby approved by the Becker County Planning Commission, this 6 day of June, 1972.

Paul C. Fandolph
 Chairman
Carl A. Fandolph
 Secretary

262741
 OFFICE OF REGISTER OF DEEDS
 COUNTY OF BECKER, MINN.
 I hereby certify that the within plat was filed in this office for record on the day of June 1972
 and was duly recorded in Book 262741
 of Deeds Page 54
 S. P. MILLER
 Register of Deeds
 County of Becker

MEANDER CORNER NO. 45
 GOV'T LOT 1, SEC. 33-139-42
 GOV'T LOT 3, SEC. 4-138-42
 MEANDER CORNER NO. 44

LEGEND
 ○ = MONUMENTS IN PLACE
 □ = MONUMENTS SET
 BEARINGS BASED ON AN ASSUMED DATUM
 SCALE 1 INCH = 100 FEET
 PLATTED ACREAGE:
 In Gov't Lots 2 & 3, Sec. 4-138-42 1.23 Acres
 In Gov't Lot 1, Sec. 33-139-42 18.53 Acres

REQUEST TO COMBINE PARCELS

Requirements to combine property:

1. Parcels must be in the same school district, township and the same section.
2. Parcels must be owned by the same party.
3. All taxes must be paid in full, current and prior.

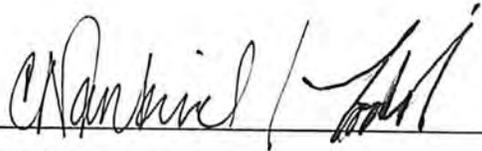
I/We request that the County Auditor-Treasurer combine the following parcels for the next tax year.

Parcel # 020318000

Parcel # 020319000

Parcel # _____

Signature of Owner(s)



Phone contact

701-361-3309

Email

Cinkival@icloud.com

Date of Request

10/04/2021

Becker County Parcel Information

Values & Taxes Zoning Info Land Info Sales Info

New Search

Summary	
Parcel Number:	020319000 GIS Map 
Property Address:	19120 SHERMAN SHORES RD AUDUBON
Owner Name:	TODD A NANKIVEL & CINDY D NANKIVEL
Owner Address:	667 WYNDEMERE DR WEST FARGO ND 58078
Legal Description:	Section 33 Township 139 Range 042 SHERMAN SHORES LOT 13

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$222,400	\$185,000	\$205,500
Estimated Machinery Value			
Total Estimated Value	\$222,400	\$185,000	\$205,500
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$185,000		\$205,500
Tax Details - <i>please see statement</i>	📄 2021 Statement	📄 2020 Statement	
Total Tax Levied	\$1,478.00		\$1,706.00
Total Payments	-\$739.00		-\$1,706.00

Unpaid Balance	\$739.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$222,400

Zoning Information		top ▲
Zoning District		
Township	Audubon	
Zoning District	Agricultural	
Other Descriptions	Plat of Sherman Shores	

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	205			
Description	Flags		Size	
020103 LITTLE CORM SITE			1 UT	
020105 FF-L CORMOR AVG			105 FF	
020105 FF-L CORMOR AVG			100 FF	

Sales Information				top ▲
Sale Date: 3/13/2019 - Property Type: Season Rec. - bare land				
Buyer	NANKIVEL TODD A & CINDY D	Seller	DIFFERDING REAL ESTATE INVESTMENTS LLLP	

Sale Price	\$126,000	Ins Type	Warranty Deed
Adj Sale Price	\$126,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 4/1/2014 - Property Type: Season Rec. - bare land			
Buyer	DIFFERDING REAL ESTATE INVESTMENTS LLP	Seller	FAUS, MARY
Sale Price	\$78,500	Ins Type	Warranty Deed
Adj Sale Price	\$78,500	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 5/22/1998 - Property Type: Season Rec. - bare land			
Buyer	BORN, RICHARD J. & MARY FAUS	Seller	LUNDE, ALAN S. & CHRISTINE A.
Sale Price	\$24,000	Ins Type	Warranty Deed
Adj Sale Price	\$24,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale

657606

CERTIFICATE OF REAL ESTATE VALUE FILED # 016637

No delinquent taxes and transfer entered this 18th day of March 20 19
Mary E Hendrickson
Becker County Auditor/Treasurer
By _____ Deputy
02-0319-000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 657606

March 18, 2019 at 11:40 AM
I hereby certify that the within instrument was recorded in this office.
Patricia Swenson, County Recorder
By _SKS_ Deputy

BECKER COUNTY DEED TAX
AMT. PD. \$ 415.80
Receipt # 705112
Becker County Auditor/Treasurer

WARRANTY DEED

Dated: March 13, 2019

eCRV No.: 929113

FOR VALUABLE CONSIDERATION, Differding Real Estate Investments, LLLP, Grantor, hereby conveys and warrants to Todd A. Nankivel and Cindy D. Nankivel, Grantees, as joint tenants and not as tenants in common with right of survivorship, real property in Becker County, Minnesota, described as follows:

Lot 13, in Block 1, Sherman Shores, 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: easements, rights-of-way and other encumbrances of record.

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

- 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.

N1902008

Northern Title

chg
paid
well

Differding Real Estate Investments, LLLP

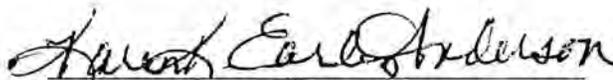
By: 

Its: Managing Partner

STATE OF NORTH DAKOTA

COUNTY OF CASS

The foregoing instrument was acknowledged before me this 13th day of March, 2019, by Scott Differding the General Manager of Differding Real Estate Investments, LLLP, on behalf of the partnership.



Notary Public

KAREN K. EARLES ANDERSON
Notary Public
State of North Dakota
My Commission Expires Nov. 18, 2022

THIS INSTRUMENT WAS DRAFTED BY:

NILLES LAW FIRM
1800 Radisson Tower
201 North Fifth Street
P.O. Box 2626
Fargo, North Dakota 58108

Tax Statements for the Real Property described in this instrument should be sent to:

NAME AND ADDRESS:

Todd and Cindy Nankivel
667 Wyndemere Drive
West Fargo, ND 58078

STATE DEED TAX
DUE HEREON: \$ 415.80



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.

1:845

Date: 10/7/2021

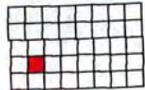
Becker County

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



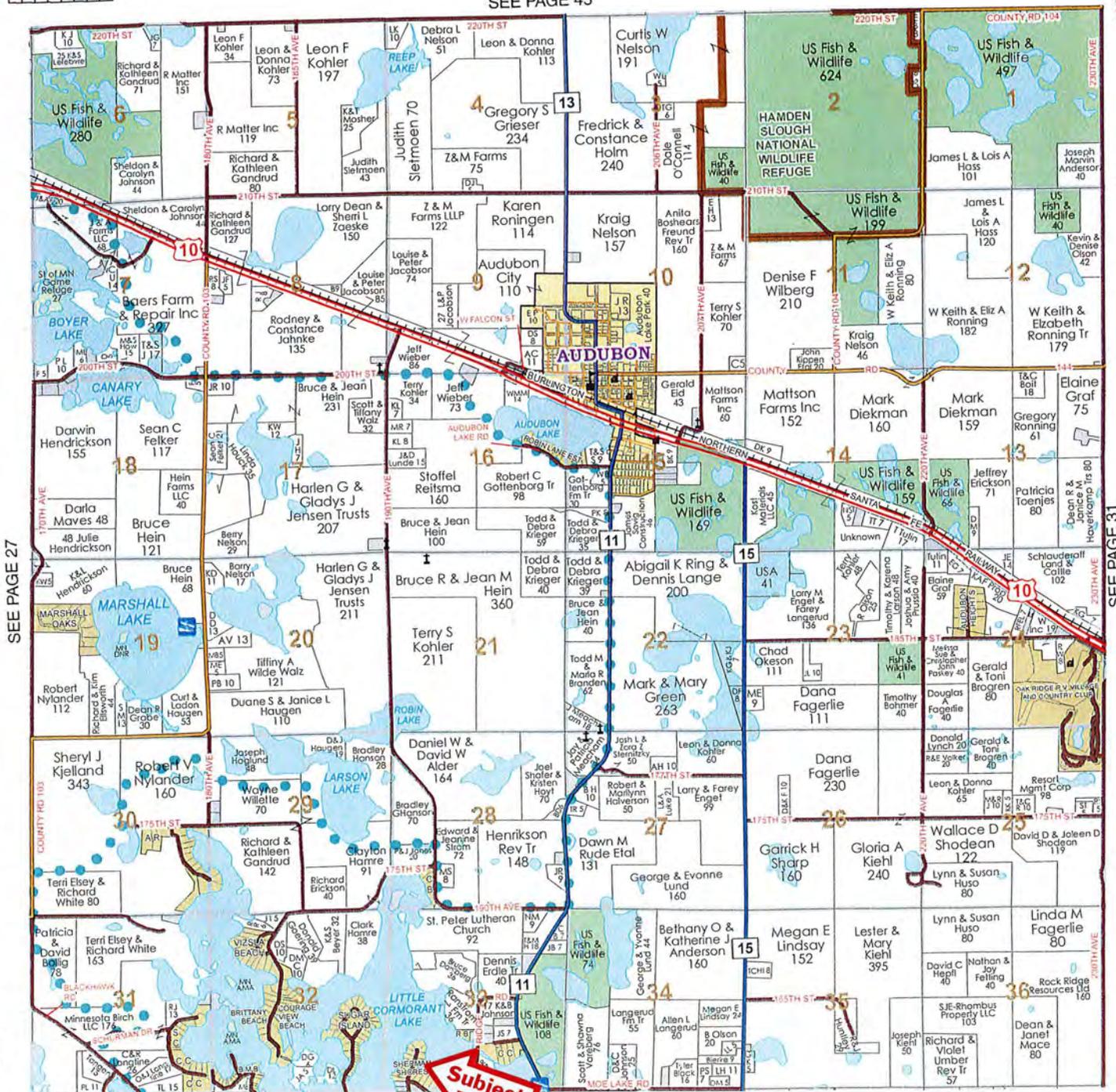
Township 139N - Range 42W

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Audubon

SEE PAGE 45



SEE PAGE 27

SEE PAGE 31

SEE PAGE 13



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

Applicant: Thomas & Bonnie Higgins
31896 Co Hwy 50
Park Rapids, MN 56470

Project Location: 31896 Co Hwy 50 Park Rapids, MN 56470

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment which would create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 34.0100.000; Two Inlets Lake
Section 14 Township 141 Range 036; PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.; Two Inlets Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-224

Property and Owner Review

Parcel Number(s): 340100000

Owner: THOMAS S HIGGINS

Township-S/T/R: TWO INLETS-14/141/036

Mailing Address:
THOMAS S HIGGINS
31896 CO HWY 50
PARK RAPIDS MN 56470

Site Address: 31896 CO HWY 50

Lot Recording Date: Prior to 1971

Original Permit Nbr: No permit has been applied for at this time.

Legal Descr: PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: Request a variance to support a boundary line adjustment which would create a side lot setback of two (2) feet from two existing non-conforming sheds, due to setback issues. There are 3 sheds located along the north property line of the lot. These sheds were constructed well before we purchase the property in 1993. Per assessor records we believe the dates of construction were 1900/1968/1980. We recently located out property boundaries and were surprised to realize all three sheds were constructed across the property line a varying degrees. We have spoken with the neighbor to the north and they have agreed to resolve the matter by allowing a boundary line adjustment.

OHW Setback:

Side Lot Line Setback: Two sheds 2' from the side lot line

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: 15%

Proposed Imp. Surface Coverage: 15%- No Change

Existing Structure Sq Ft:

Proposed Structure Sq Ft: no change

Existing Structure Height:

Proposed Structure Height: no change

Existing Basement Sq Ft:

Proposed Basement Sq Ft: NA

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, we are bringing the property into compliance. Currently all three structures are located across the north property line. We were told by Becker County Zoning Office that we need to get a variance before they could approve a survey to have the structures not meeting the required setbacks. The boundary line adjustment will bring one shed completely into compliance. The other two other sheds will now be completely within the property boundaries, instead of encroaching on the neighbors lot.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: **Yes, these buildings have been standing for the last 40+ years and have not caused any hardship or hazard to any neighbor or the public. They are meeting all other setback requirements and are well away from the lake and the road. The request will make the lot more compliant.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes this is a residential lot and we will continue to use it for residential purposes.**

4. Are there circumstances unique to the property? **Yes**

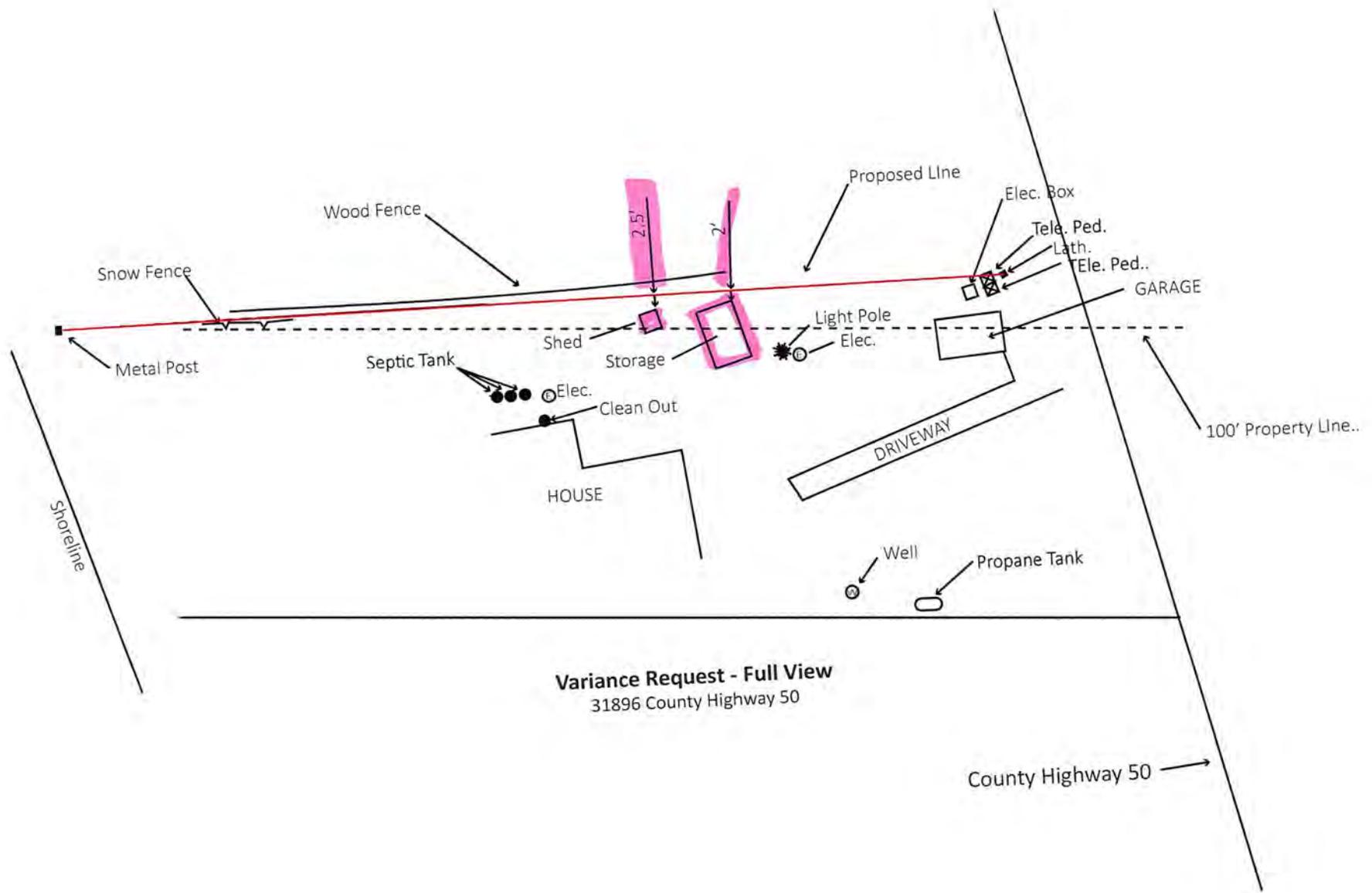
Explain: **The hardship is not due to the plight of the homeowner. These buildings have been in place prior to the current owner buying the lot. The sheds have foundations therefore we cannot pull them over without tearing down and rebuilding. The neighbor is in favor of the project.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**

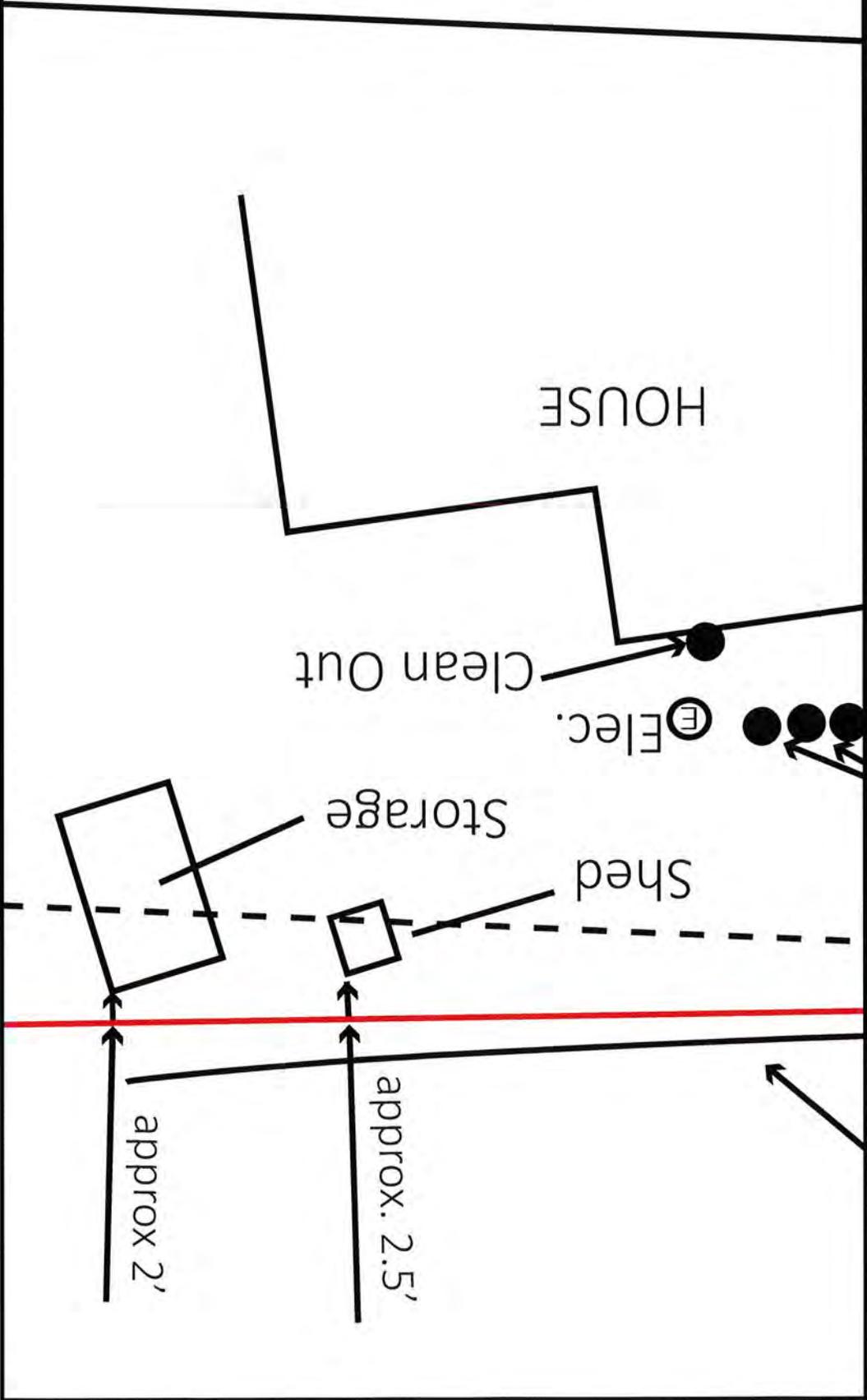
Higgins PARCELS 34.0100.000

TOTAL LOT AREA .75Ac	32,670		
ALLOWABLE IMPERVIOUS @ 25%	8,168		
		EXISTING	PROPOSED
Dwelling (480+1360)		1840	1840
Porch	9x34	306	306
Attached Garage	28x28	784	784
Asphalt		1614	1614
Shed	14x22	308	308
Shed	6x6	36	36
Shed	12x20	240	240
		5128	5128
		15.70%	15.70%



Variance Request - Full View
31896 County Highway 50

Closure 31896 County Highway 50





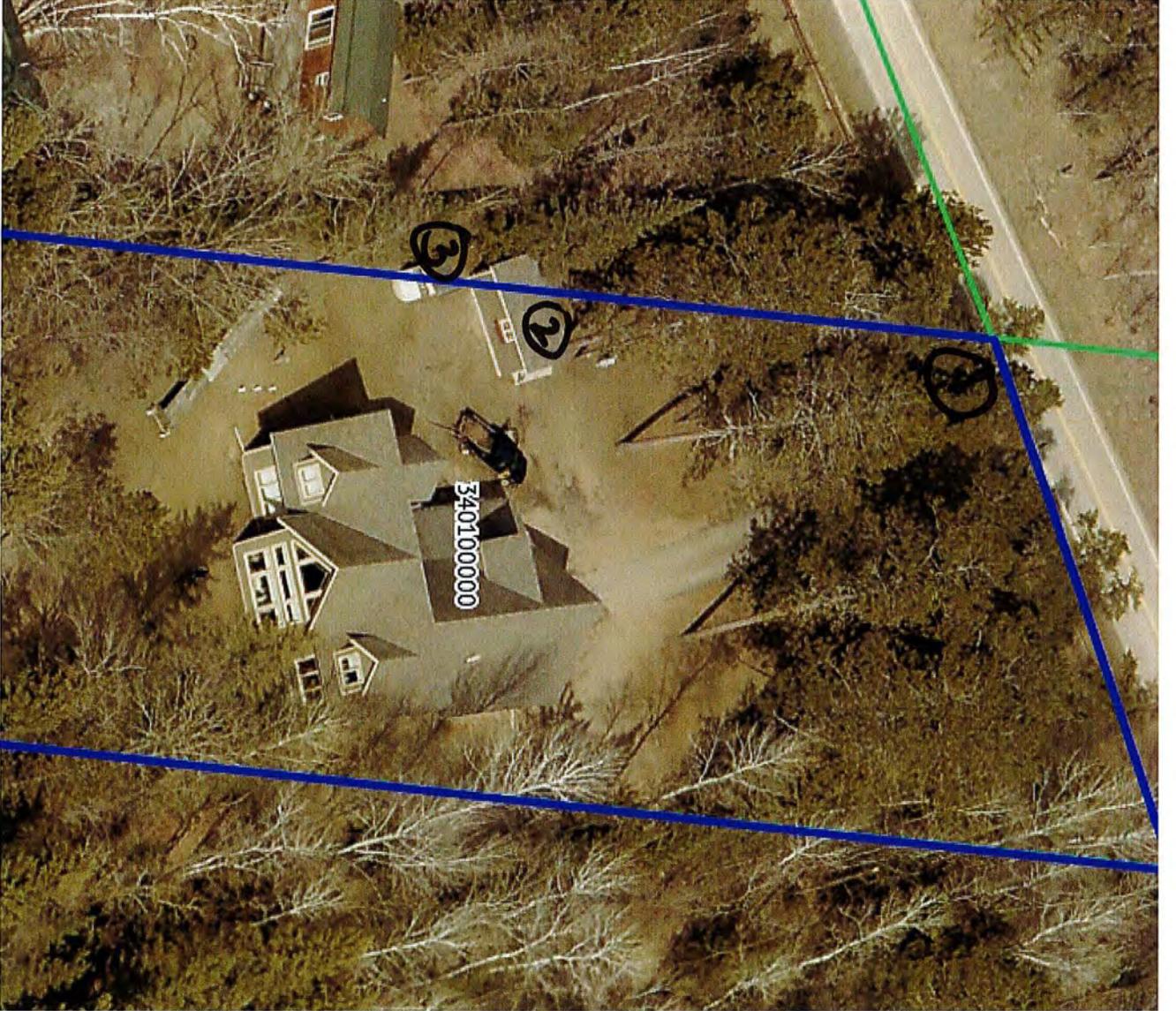
Search

Search by Tax Parcels ▾

34010000

Search results (1)

▶ PIN: 34010000





Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [New Search](#)

Summary	
Parcel Number:	340100000 GIS Map 
Property Address:	31896 CO HWY 50 PARK RAPIDS
Owner Name:	THOMAS HIGGINS & BONNIE HIGGINS
Owner Address:	31896 CO HWY 50 PARK RAPIDS MN 56470
Legal Description:	Section 14 Township 141 Range 036 PT GOVT LOT 1: COMM SEC COR BETW 11,12,13,14, S 600' TO POB; S 100', W TO TWO INLETS LK, N AL LK TO PT W OF POB; W TO POB. LESS PT E OF RD.

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$304,800	\$269,300	\$272,200
Estimated Land Value	\$129,200	\$118,600	\$118,600
Estimated Machinery Value			
Total Estimated Value	\$434,000	\$387,900	\$390,800
Tax Payable Year	2021 Payable	2020 Payable	
Taxable Market Value	\$385,600	\$388,700	
Tax Details - <i>please see statement</i>	 2021 Statement	 2020 Statement	
Total Tax Levied	\$2,912.00	\$2,986.00	

Total Payments	-\$2,912.00	-\$2,986.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	Res 1 unit - Full Homestead	\$434,000

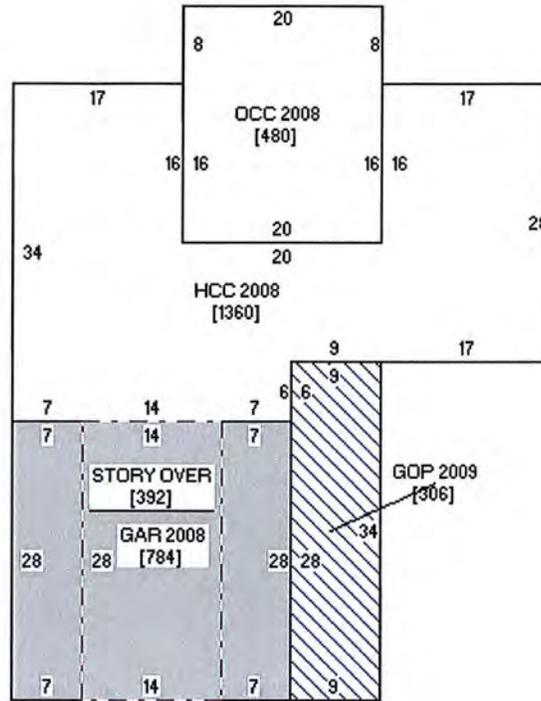
Zoning Information		top ▲
Zoning District		
Township	Two Inlets	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
0.75	100		0.75	
Description		Flags	Size	
340203 TWO INLETS LAKE SITE			1 UT	
601420 WATER/SEWER/ELEC			1 UT	
340205 FF-TWO INLETS-AVG			54 FF	

340204 FF-TWO INLETS-GOOD		26 FF
340205 FF-TWO INLETS-AVG		20 FF
999997 LAKE SHORE NO VALUE		0.613 AC
999999 ROAD		0.137 AC

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	2008	
Bldg Style	1 1/2 Story Frame	
Arch Style	1.25 Story	
Area	3184 SqFt	
Condition	Normal	
Basement	Slab	
Heating	Elec - Radiant	
AC	No	
Attic	None	
Foundation	Poured Concrete	
Roof	Gable/Asph	
Ext Walls	Fiber Cement	
Int Walls	Drywall	
Floor	Hardwood	
Rms Above Ground	0	
Rms Below Ground	0	
Bedrms Above	3	
Bedrms Below	0	

Building sketch:



Addition # 1	
Year Built	2008
Style	1 Story Frame
Area SF	480
Condition	Normal
Bsmnt SF	0
Heat	Elec - Radiant
AC	No
Attic SF	0

Garage # 1	
Year Built	2008
Style	Att Frame
Area SF	784

Condition	Excellent
Bsmnt SF	0
Qtrs Over Style	Frame
Qtrs Over SF	392
Qtrs Over AC	0

Porch # 1	
Area SF	306
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Plumbing	
Style	Count
Full Bath	2

Fireplace		
Descr	Story Ht	Count
Masonry	1 1/2 Story	1

Yard Items top ▲

Yard Item # 1 details:	
Descr	Paving - Asphalt
Year Built	1980
Item Count	1
Condition	Normal
Paving Type	Asphalt Road

Quantity	1,614 Square Feet
Pricing	Average
Lighting	None
Yard Item # 2 details:	
Descr	Shed
Year Built	1968
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	14.00
Length	22.00
Area	308 Square Feet
Yard Item # 3 details:	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal
Type	Metal
Pricing	Average
Width	6.00
Length	6.00
Area	36 Square Feet
Yard Item # 4 details:	
Descr	Shed
Year Built	1900
Item Count	1
Condition	Normal

Type	Metal
Pricing	Average
Width	12.00
Length	20.00
Area	240 Square Feet

381205

No delinquent taxes and transfer entered; Certificate of Real Estate Value (✓) filed () not required
Certificate of Real Estate Value No. 132
July 24, 19 91

Karl H. Brekken
County Auditor
by JK Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Microfilm No. 381205
Date JUL 25 1991 11:00 A.M.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M.M. Martinson
Dpty Becker Co. Recorder

BECKER COUNTY RECORDER
This Certificate Received JUL 25 1991
M.M. Martinson
Dpty Becker Co. Recorder
(reserved for recording data)

STATE DEED TAX DUE HEREON: \$ 130.35

Date: 26 June, 19 91

FOR VALUABLE CONSIDERATION, LeRoy V. Anderson, single, Cyril V. Anderson and Yvonne Anderson, husband and wife, and Norma Wood, single, Grantor(s),

(inital status)

herely convey (s) and warrant (s) to Thomas S. Higgins, Grantee (s),
real property in Becker County, Minnesota, described as follows:

See legal description on reverse.

(if more space is needed, continue on back)

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

The last one-half of the real estate taxes due and payable in 1991.

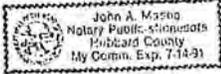
JUL 24 1991
364
HOTA A. THOMPSON, CO. TREAS.
13035

Cyril V. Anderson ✓
LeRoy V. Anderson, by Cyril V. Anderson, atty-in-fact
Cyril V. Anderson
Yvonne Anderson
Norma Wood

STATE OF MINNESOTA }
COUNTY OF Huebard } ss.

✓ The foregoing instrument was acknowledged before me this 26 day of June, 19 91,
by LeRoy V. Anderson, a single person, by Cyril V. Anderson, his attorney-in-fact (OVER)
Thomas S. Higgins, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



John A. Masog 7/14/91

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

John A. Masog
Attorney at Law
201 South Main St.
Park Rapids, MN 56470
218-732-9771
Atty Reg #68299

Thomas S. Higgins
SIGNATURE OF PERSON MAKING ACKNOWLEDGMENT

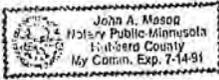
Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

To: Thomas S. Higgins
c/o Fred Higgins
HC05, Box 337
Park Rapids, MN 56470

Charge ✓
Paid ✓
Numerical ✓
Tract ✓
Grantor ✓
Grantee ✓
Compared ✓

STATE OF Minnesota)
COUNTY OF Hustad) ss.

The foregoing instrument was acknowledged before me this 26 day of June, 1991,
by Cyril V. Anderson and Yvonne Anderson, husband and wife, Grantors.



John A. Masog
Notary Public

John A. Masog 7-14-91

STATE OF California)
COUNTY OF Riverside) ss.

The foregoing instrument was acknowledged before me this 1st day of July, 1991,
by Norma Wood, a single person, Grantor.



Mary Nugent
Notary Public

Mary Nugent 12/17/93

LEGAL DESCRIPTION:

All that part of Government Lot Numbered One (1), Section Fourteen (14), in Township 141 North, of Range 36, West of the Fifth (5th) Principal Meridian, containing approximately 0.75 acre, more or less, bounded and described as follows:
Commencing at a point on the east section line of said Section 14 a distance of 600 feet from the Section corner between Sections 11, 12, 13 and 14; thence running south on and along the east section line of said Section 14 a distance of 100 feet; thence west parallel with the north section line of said Section 14 to the water's edge of Two Inlets Lake, thence northwesterly direction on and along the water's edge to a point west of the point of beginning, thence east parallel with the north section line to the point of beginning, excepting therefrom all that part lying east of the Public road as now located over and across said premises.
Subject to mineral reservations, restrictions, easements and assessments of record, if any.

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

PIN: 34.0100.000
BILL NUMBER: 183338
LENDER: CORELOGIC UNKNOWN ESCROW
OWNER NAME: HIGGINS THOMAS S

TAXPAYER(S):

THOMAS HIGGINS & BONNIE HIGGINS
31896 CO HWY 50
PARK RAPIDS MN 56470

\$\$\$

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
31896 CO HWY 50
PARK RAPIDS, MN 56470

DESCRIPTION
Acres: 0.75 Section 14 Township 141 Range 036
PT GOV'T LOT 1 COMM SEC COR
Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT		2021
2020 Values for taxes payable in		
Step 1	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2020 2021
	Estimated Market Value:	390,800 387,900
	Homestead Exclusion:	2,100 2,300
	Taxable Market Value:	388,700 385,600
Step 2	New Improvements:	
	Property Classification:	Res Hstd Res Hstd
<i>Sent in March 2020</i>		
Step 3	PROPOSED TAX	
<i>Sent in November 2020</i>		
PROPERTY TAX STATEMENT		
First half taxes due 05/15/2021		\$1,456.00
Second half taxes due 10/15/2021		\$1,456.00
Total taxes due in 2021		\$2,912.00

Tax Detail for Your Property:			
Taxes Payable Year:		2020	2021
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"/>	\$2,872.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,946.00
	3. Property taxes before credits		\$2,946.00
	4. Credits that reduce property taxes	A. Agricultural and rural land credits B. Other credits	\$0.00 \$0.00
	5. Property taxes after credits		\$2,946.00
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,428.69
	7. TWO INLETS		\$372.07
	8. State General Tax		\$0.00
	9. SCHOOL DISTRICT 0309	A. Voter approved levies	\$363.54
		B. Other local levies	\$773.65
		C. TIF	\$0.00
	10. Special Taxing Districts	A. BC EDA B. Others C. TIF	\$8.05 \$0.00 \$0.00
	11. Non-school voter approved referenda levies		\$0.00
	12. Total property tax before special assessments		\$2,946.00
	13. Special assessments		\$40.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,986.00
		Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 34.0100.000
AIN: _____
BILL NUMBER: 183338
TAXPAYER(S):

Paid By _____

THOMAS HIGGINS & BONNIE HIGGINS
31896 CO HWY 50
PARK RAPIDS MN 56470

Total Property Tax for 2021	\$2,912.00
2nd Half Tax Amount	\$1,456.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,456.00
Balance Good Through	10/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 34.0100.000
AIN: _____
BILL NUMBER: 183338
TAXPAYER(S):

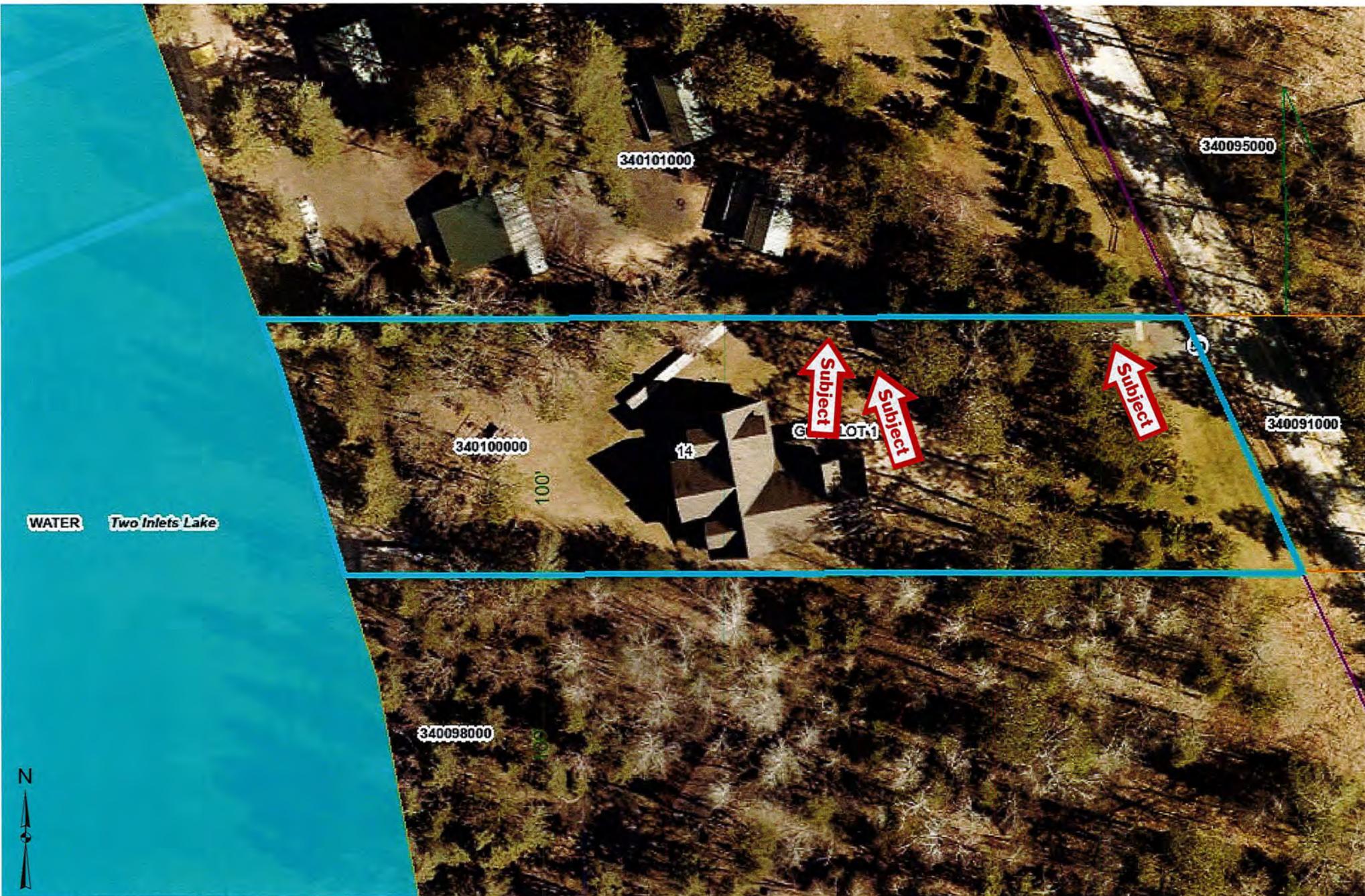
Paid By _____

THOMAS HIGGINS & BONNIE HIGGINS
31896 CO HWY 50
PARK RAPIDS MN 56470

Total Property Tax for 2021	\$2,912.00
1st Half Tax Amount	\$1,456.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,456.00
Balance Good Through	05/15/2021
	Res Hstd

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of payment.



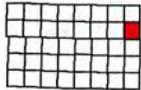
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:880

Date: 10/28/2021

Becker County

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

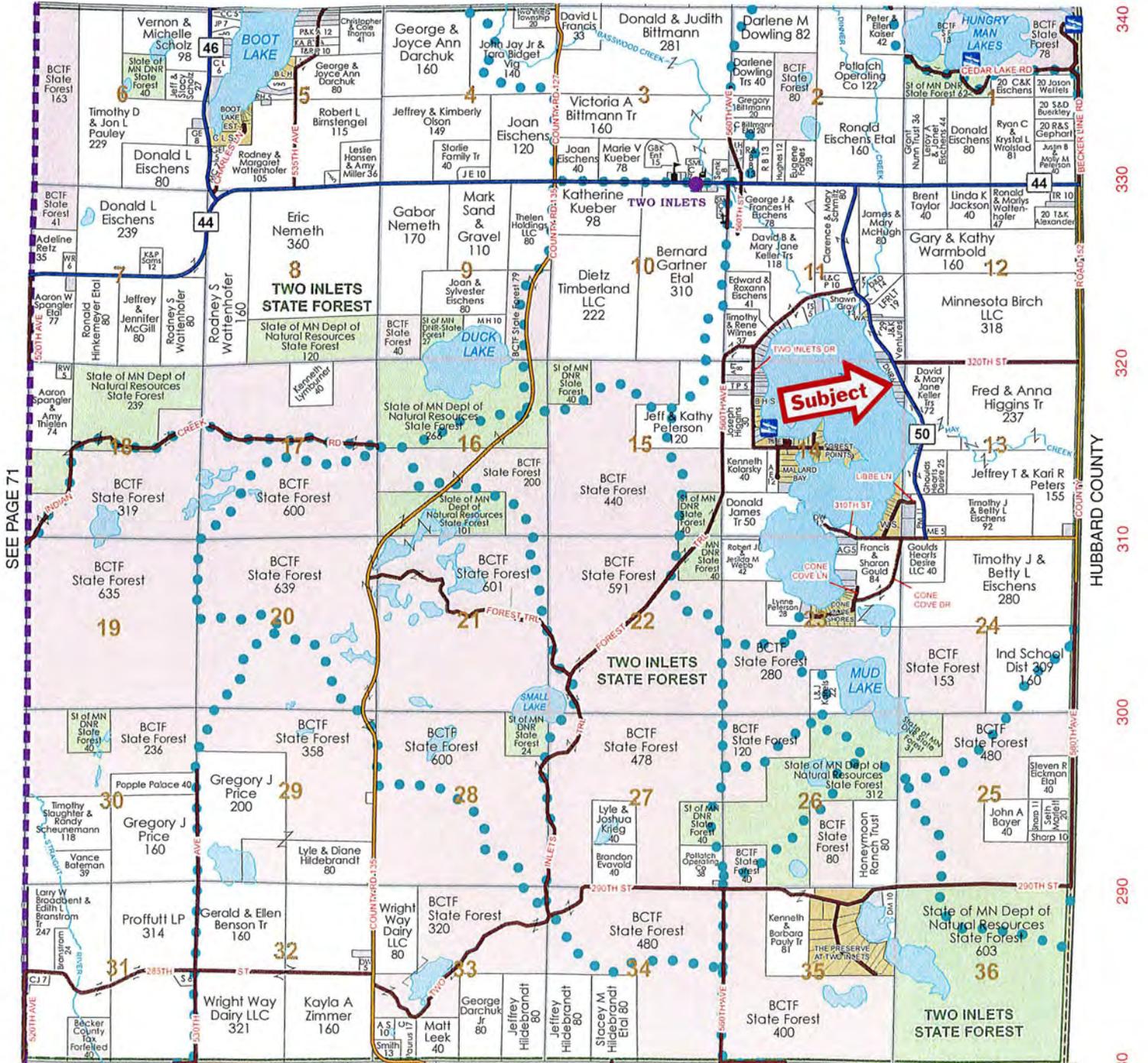


Two Inlets

Township 141N - Range 36W

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SEE PAGE 89



SEE PAGE 71

SEE PAGE 55

SEE PAGE 57

HUBBARD COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

915 Lake Ave Detroit Lakes, MN 56501

Applicant: Ronald L. Ketcher **Project Location:** 54809 Pearl St Osage, MN 56570
515 Elm St W
Norwood Young America, MN 55368

APPLICATION AND DESCRIPTION OF PROJECT:

- 1.) Request a variance to construct a dwelling and attached garage to be located at eighty-four (84) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake.
- 2.) Request a variance to construct dwelling to be located at eight (8) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot.
- 3.) Request a variance to have guest cottage on a lot, deviating from the duplex lot size requirements.
- 4.) Request a variance to relocate a guest cottage to be located at twenty (20) feet from the rear lot line, deviating from the required setback of forty (40) feet from a rear lot line.
- 5.) Request a variance to relocate a guest cottage to be located at nine (9) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. All due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 21.0475.000; Straight Lake

Section 20 Township 140 Range 036; VAN NICE SHORES; 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).; Osage Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-225

Property and Owner Review

Parcel Number(s): 210475000

Owner: RONALD KETCHER

Township-S/T/R: OSAGE-20/140/036

Mailing Address:

RONALD KETCHER

515 ELM ST W

NORWOOD YOUNG AMERICA MN 55368

Site Address: 54809 PEARL ST

Lot Recording Date: After 1992

Original Permit Nbr: SITE2021-1512

Legal Descr: VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: 1.) Request a variance to construct a dwelling and attached garage to be located at eighty-four (84) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet on a recreational development lake. 2.) Request a variance to construct dwelling and attached garage to be located at eight (8) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. 3.) Request a variance to have guest cottage on a lot, deviating from the duplex lot size requirements. 4.) Request a variance to place a guest cottage to be located at twenty (20) feet from the rear lot line, deviating from the required setback of forty (40) feet from the rear lot line. 5.) Request a variance to place a guest cottage to be located at nine (9) feet from the township road ROW, deviating from the required setback of twenty (20) feet from a platted township road ROW on a riparian lot. All due to setback issues and lot size.

OHW Setback: 84' to dwelling

Side Lot Line Setback:

Rear Setback (non-lake): 20' to Guest Cottage

Bluff Setback:

Road Setback: 9' to Guest Cottage & 8' to attached garage & Dwelling

Road Type: Township

Existing Imp. Surface Coverage: 14.96%

Proposed Imp. Surface Coverage: 14.96%

Existing Structure Sq Ft: 24x28 to be relocate on lot across the street as a guest cottage

Proposed Structure Sq Ft: Dwelling 28x60; 24x26 Attached Garage; 12x60 Deck;

Existing Structure Height:

Proposed Structure Height: 24'

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, we are varying very minimally from the Ordinance requirements. We recently acquired the portion of land on the other side of the road to place the septic drainfield and existing dwelling on. We are contracted through Thelens to install/design a new septic to service the lots.

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, we are not negatively impacting anyone's views or enjoyment of the lake. The building locations meets or exceeds the required lake setback of one hundred (100) feet. We are respecting the setbacks from the OHW with all structures as best we can. All structures meet the 100' setback except for a minimal request of 8' on the dwelling that is across the road from the pond. The location is also well away from the neighbors road easement so it would not create any road hazards. This is a dead end road, our request would not negatively impact any traffic.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Our goal is to make this our year round retirement home. We need a larger updated space to accommodate a year round residence. Our request is very minimal one level dwelling. We also need a garage on the lot to keep our cars out of the elements and store lake toys and yard equipment. We are removing the existing storage shed and lean too. This will be an improvement to the lot and the neighborhood. We would like to keep the guest cottage. It has been in the Ketcher family for 80 years. There have been a lot of memories made here. My husbands grandfathers sister originally owned it. We would like to repurpose the existing cabin as a guest cottage. Although we do not meet the lot size requirement for a guest cottage we do meet all of the other criteria for a guest cottage. We meet the size and height limit of a guest cottage (less than 700 sq ft and 15' in height), it is designed to reduce its visibility from public waters and it is not a storage structure. We would never plan to sell these lots separately, they are deeded together as one tax parcel.**

4. Are there circumstances unique to the property? **Yes**

Explain: **This is a very unique shaped lot. The two portions are connected by about 1' wide point at then end of a dead end road. There is also a 33' wide easement that runs through the main portion of the lot to service the 3 back lots. Another hardship is that we have to meet two lake setbacks. There is a pond on the west side of the upper lot. It has been determined by the DNR to be a part of Straight Lake due to the fact that the channel connects them. Even though we are meeting the one hundred (100) foot setback from the main part of the lake, for the proposed dwelling we are 16 feet short of meeting the setback from the pond portion. The guest cottage would meet all lakeside setbacks. Van Nice Shores Plat was established and developed in 1948, well before Becker County Zoning lot size standards and setbacks were established.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses.**

Field Review Form (Pre-Insp)

Permit # SITE2021-1512

Property and Owner Review

Parcel Number: 210475000	Inspector Notes:
Owner: RONALD KETCHER	
Township-S/T/R: OSAGE-20/140/036	
Site Address: 54809 PEARL ST	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **New Home-Onsite Construction**
- Existing Dimensions: **24' x 28'**
- Proposed Dimensions: **New 28' x 60'=1,680 sq ft; Relocating Existing elsewhere on lot 24' x 28'=672 sq ft**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **New Attached Garage**
- Existing Dimensions: **na**
- Proposed Dimensions: **26' x 24'**
- Proposed Roof Changes? **No**

Other dwelling related improvements (1C): **Driveway**
- Existing Dimensions: **12 x 10**
- Proposed Dimensions: **325 sq ft**
- Proposed Roof Changes? **N/A**

Other dwelling related improvements (1D): **Home Patio**
- Existing Dimensions: **na**
- Proposed Dimensions: **12' x 60'**
- Proposed Roof Changes? **No**

Additional dwelling related projects/info:

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): **N/A**
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2B): **N/A**
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Non-dwelling related project (2C): **N/A**
- Existing Dimensions:
- Proposed Dimensions:
- If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met

Additional non-dwelling related projects/info:

Inspector Notes:

Setback Review

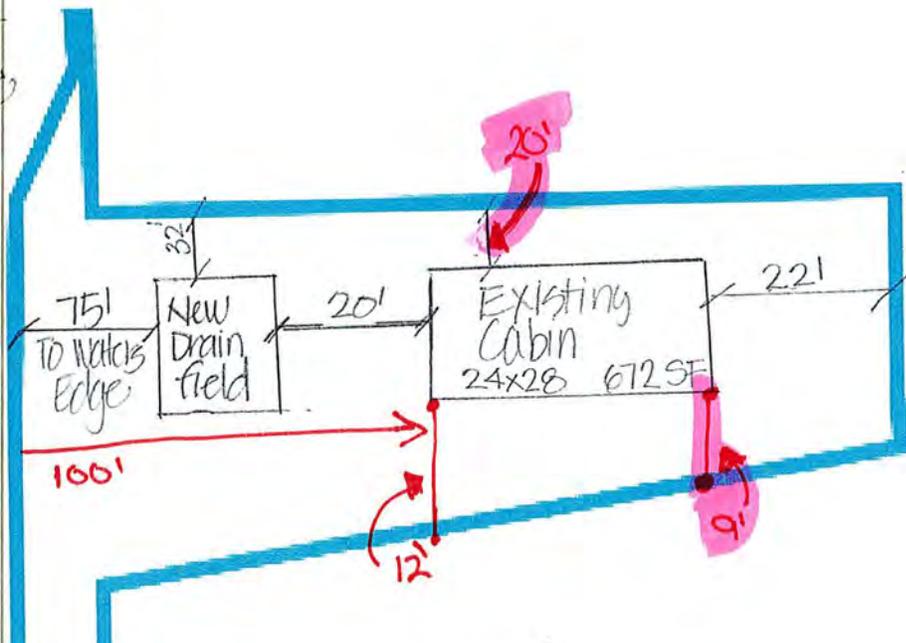
Road Type/Measurement From: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 8 to dwelligen and attached garage - Variance needed - Non-dwelling: 9' to Guest cottage- Variance Needed	Pre-Inspection: - Dwell: - Non:	Lake Name: Straight (Osage) [RD] River Name:	
Side setback: - Dwelling: 10 - Non-dwelling: 10	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? Yes Bluff? No	
Rear setback: - Dwelling: - Non-dwelling: 20' Guest Cottage- Variance Needed	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 84' to Dwelling- Varinace needed - Non-dwelling: 100+ to guest cottage	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ Proposed new - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ proposed new - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling: 3+	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

Ketcher PARCELS 21.0475.000

TOTAL LOT AREA: (+/-) & 17,100	Tract A: 14,261 Van Nice Shores Lot 9:	31,361		
ALLOWABLE IMPERVIOUS @ 25%		7,840		
			EXISTING	PROPOSED
New Dwelling	28x60			1680
Proposed Patio	12x60			720
Existing Dwelling to be relocated as a Guest Cottage	24x28		672	672
Concrete Patio			120	120
Shed- To be removed	12x16		192	
Shed(Lean to on 12x16)- To be removed	4x16		64	
Shed (to remain)	8x22		176	176
Driveway			120	325
Easement			1000	1000
			2344	4693
			7.47%	14.96%

Ronald & Susan Ketcher
Parcel # 210475000
54809 Pearl St
05006

Straight Lake
(Pond)



Pearl Street

33' wide easement

84' TO Waters edge

New Septic

Drive

24x26 Garage
624 SF

New House
28x60 1680 SF

12x40 Patio 720 SF

Existing Paver Patio
10x12 120 SF

Existing Shed
8x22 176 SF

Well

148.91

100

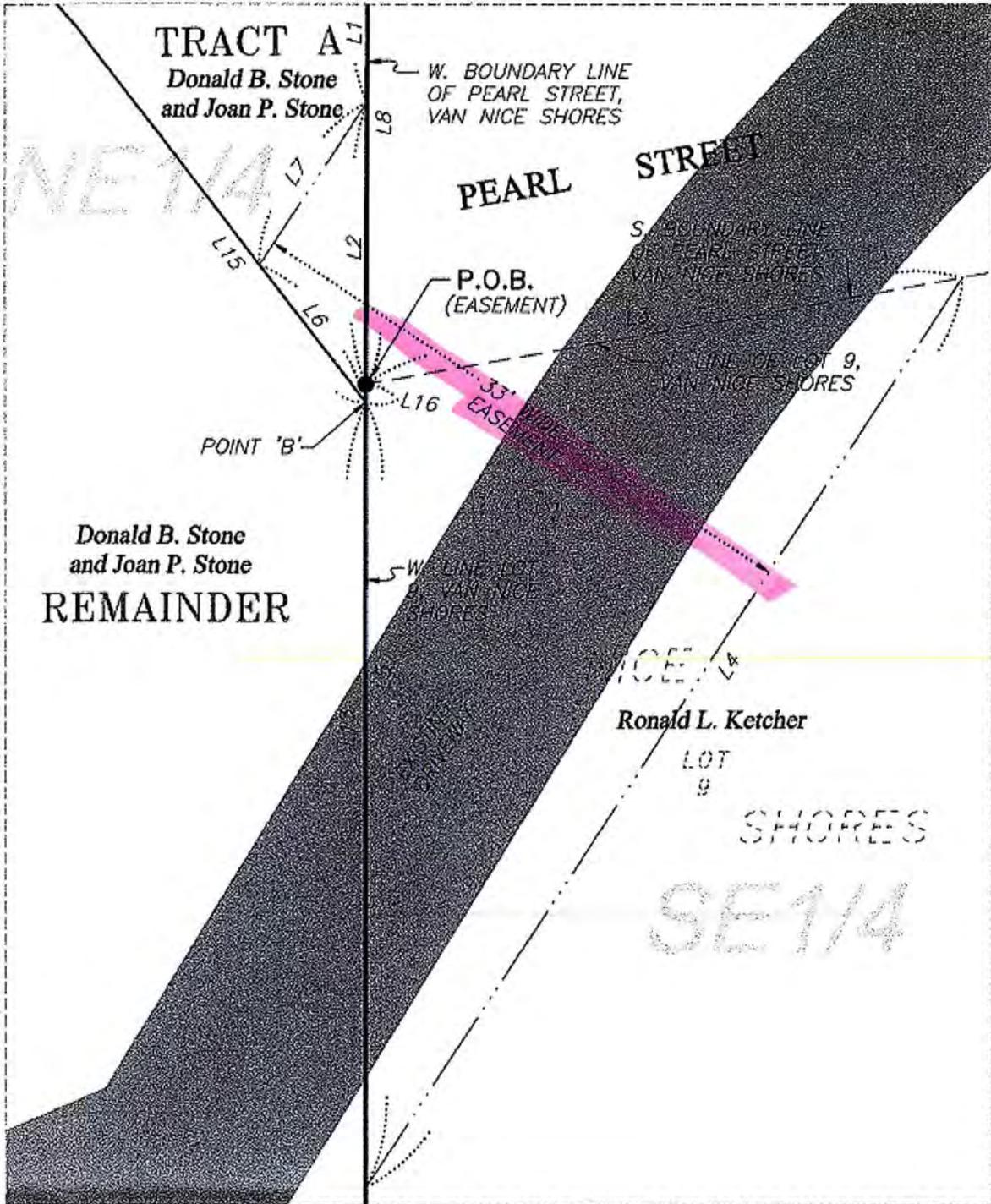
150

105

Straight Lake

(±) 18

DETAIL 'A'
(NOT TO SCALE)



VAN NICE SHORES

BE IT KNOWN THAT MR. E. C. Van Nice and Pearl A. Van Nice, husband and wife, owners and proprietors of that certain land in the Precinct, Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of

Section Twenty (20), Township One Hundred forty (140) North, Range thirty-six (36) West of the Fifth (5th) Principal Meridian in Becker County, Minnesota, more particularly described as follows:
Beginning at a point which bears West thirty-three (33.0) feet and North four hundred (400.0) feet parallel to the Section line from the Southeast Corner of the said NE 1/4 of the SE 1/4 of Section 20; thence running North 21° 00' West 104.0 feet; thence North 30° 57' West 244.0 feet; thence North 42° 10' West 132.0 feet; thence North 47° 20' West 125.0 feet; thence North 50° 50' West 121.0 feet; thence North 72° 50' West 151.0 feet; thence South 78° 50' West 102.0 feet; thence South 70° 45' West 102.0 feet; thence South 60° 00' West 159.0 feet, more or less, to the water's edge of Straight Lake; thence along and following the said Water's edge of said lake 905.0 feet, more or less, in an Easterly and a South-easterly direction to a point which bears South 80° 30' West 140.0 feet, more or less, from the point of beginning; thence North 89° 30' West 140.0 feet, more or less, to the point of beginning;

have caused the said land to be surveyed and platted into Nine (9) Lots to be known as VAN NICE SHORES and have dedicated a strip of land four (4) rods in width, beginning on an extension of the west line of the above described tract and running Westerly and Southeasterly along the rear line of the above described tract of Lots and joining with the existing public road at the rear of Lot Numbered One of the herein described tract, to the public forever for road purposes.

IN WITNESS WHEREOF, we have caused this plat to be signed this 20th day of August A. D. 1940.

Witness:
[Signature]
Witnessed by [Signature]
E. C. Van Nice
Pearl A. Van Nice

IOWA
STATE OF MINNESOTA
COUNTY OF BECKER
BLACK HAWK
On this 20th day of August A. D. 1940, before me H. W. Roslip,
a Notary Public in and for said County, personally appeared E. C. Van Nice and Pearl A. Van Nice, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

H. W. Roslip
Notary Public

I HEREBY CERTIFY that I made the survey of VAN NICE SHORES in accordance with the provisions of the statute pertaining to such surveys, that this plat is a correct representation of that survey, that all distances are correctly shown, that the monuments for guidance of future surveys have been correctly placed as shown, that the outside boundary lines are correctly designated, that the topography of the land is correctly shown and that there are no wet lands.

[Signature]
County Surveyor

183210

THE ABOVE PLAT IS HEREBY APPROVED BY THE BOARD OF COMMISSIONERS OF BECKER COUNTY, MINNESOTA, THIS 20th DAY OF August A. D. 1940.

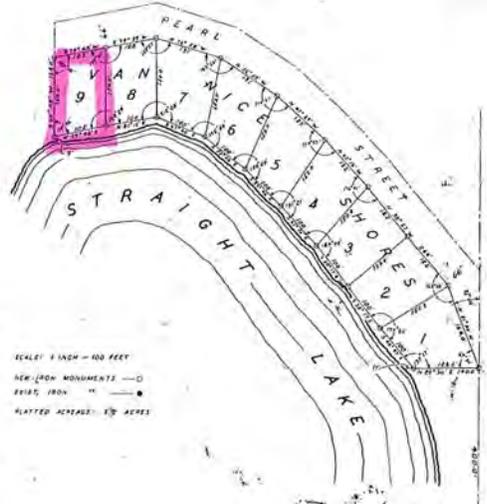
[Signature]
CHAIRMAN OF COUNTY BOARD
COUNTY AUDITOR

I hereby certify that taxes for the year 1942 on the land described herein are \$7.48
[Signature]
County
This entry expires on 11/1/41
[Signature]
County Auditor

Subscribed and sworn to before me this 20th day of August A. D. 1940.

[Signature]
COUNTY AUDITOR

OFFICE OF REGISTER OF DEEDS
COUNTY OF BECKER, MINN.
I hereby certify that the within instrument was duly and legally recorded in the County of Becker, Minnesota, on the 20th day of August A. D. 1940, and is duly recorded in Book 62 at Page 11
[Signature]
Register of Deeds



Or filed

Jeff D. Rusness

From: Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Sent: Wednesday, August 25, 2021 11:02 AM
To: Jeff D. Rusness
Subject: [EXTERNAL]RE: Wetland, Pond Or Lake?

BECKER COUNTY SECURITY NOTICE:

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

Yes, The channel connects what they are calling the pond to Straight Lake below the OHWL so it is part of Straight lake now.

Rodger Hemphill

Area Hydrologist | Ecological & Water Resources

Minnesota Department of Natural Resources

14583 County Highway 19

Detroit Lakes, MN 56501

Phone: 218-846-8484

Cell: 218-849-8464

Email: Rodger.Hemphill@state.mn.us

mndnr.gov



From: Jeff D. Rusness <jeff.rusness@co.becker.mn.us>
Sent: Wednesday, August 25, 2021 10:49 AM
To: Hemphill, Rodger (DNR) <rodger.hemphill@state.mn.us>
Subject: Wetland, Pond Or Lake?

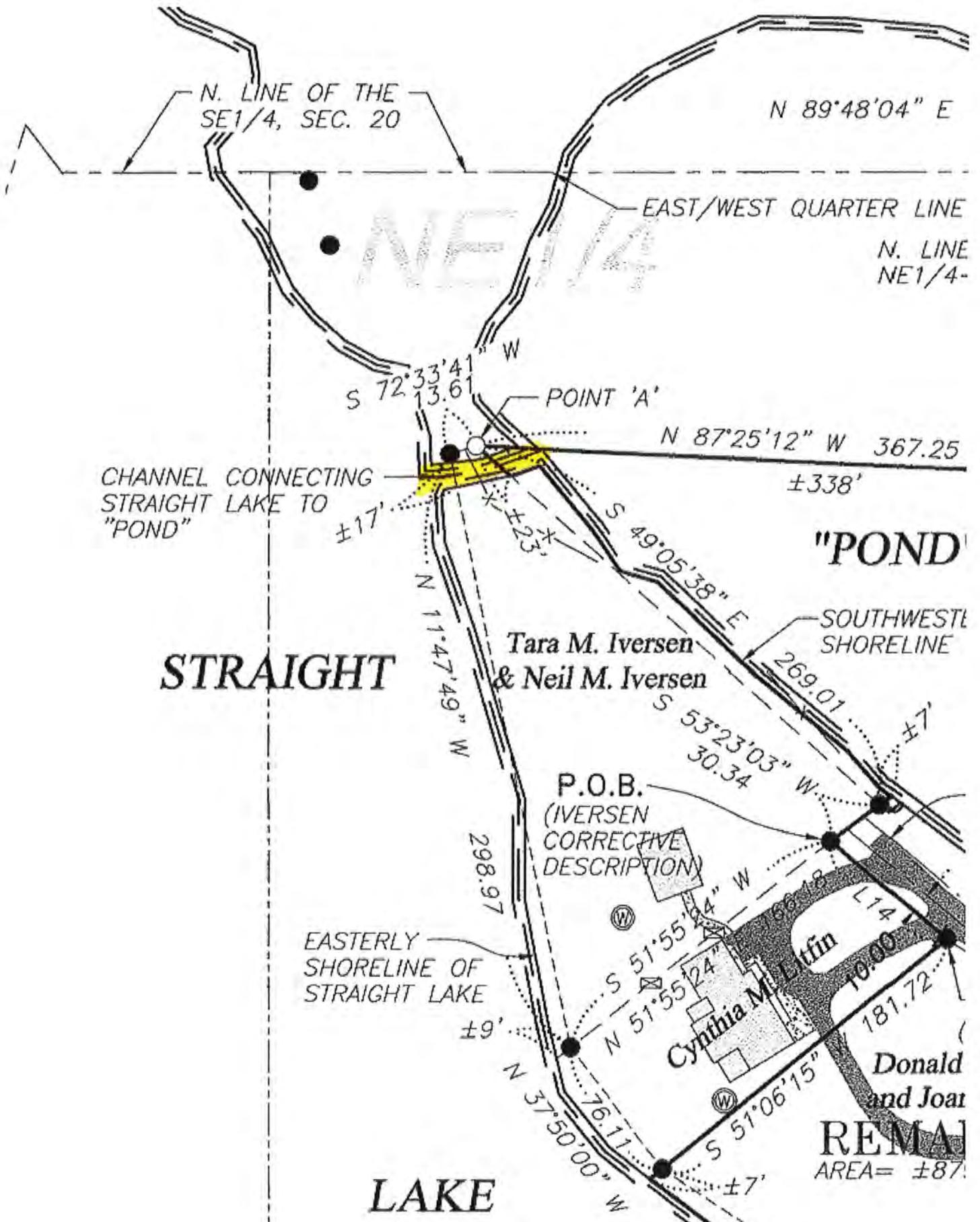
This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Good Morning Roger,

Can you tell me if this would be considered part of Straight Lake, it is listed on the PWI map as part of straight lake but this Cert. of Survey and the national wetland map considers it a fresh water pond. Notice the "CHANNEL CONNECTING STRAIGHT LAKE TO POND".

Thank You,
Jeff D. Rusness
Becker County Planning and Zoning



Guest Cottage Info

DEFINITION:

Guest cottage. A structure having floor space equipped with cooking/kitchen facilities, water supply and/or sanitary disposal facilities, sleeping accommodations with any other amenities capable of providing independent human habitation. A structure that is capable of being used as a dwelling unit in addition to the primary dwelling on a lot.

CHAPTER 5: LAND USE DISTRICT ALLOWED USES AND DIMENSIONAL REQUIREMENTS:

M. Guest cottages. One guest cottage may be located on a lot, which meets or exceeds the duplex lot area and width dimensions presented in Table 5-5, below, provided the following standards are met:

1. **Cottage located with smallest duplex building envelope possible.** If the lot exceeds the minimum lot dimensions for duplex lot, the guest cottage shall be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;
2. **Size and height limits.** A guest cottage shall not cover more than seven hundred (700) square feet of land surface and shall not exceed fifteen feet (15') in height; and
3. **Screening.** A guest cottage shall be located or designed to reduce its visibility from public waters and adjacent shorelands by use of vegetation, topography, increased setbacks, or color, assuming summer leaf-on conditions.
4. **Storage structures are not a guest cabin.** A storage structure, such as a garage, shall not be used as a guest cabin capable of providing independent human habitation.

NOTES:

Duplex side lot on Straight Lake: 80,000 sq ft & 225' wide

Minimum lot area and minimum lot width standards for Lakes - Lake Lots	Minimum area in square feet and minimum lot width standards for Lakes - Lake Lots	
	Lake Classification – S	
	RD Recreational Development	
	Riparian lots	
	Area	Width
Single	40,000	150
Duplex	80,000	225



APPLICATION FOR SEWAGE SYSTEM CERTIFICATE OF COMPLIANCE With The Becker County Zoning Ordinance



210475000

Number

Tax Parcel Number
21,047,5000
Fire Number of Project Location

A. GENERAL INFORMATION

1. Applicant's Name (Last, First, M.I.) Kitchener Ruth		2. Authorized Agent (if applicable)	
3. Mailing Address (Street, RFD, Box Number, City, State, Zip Code) 4200 Shady Oak Road Minnetonka, MN 55343			
4. Day Phone 612-933-1440	5. Evening Phone	6. Section 20	7. Township Osage

B. PROPERTY DESCRIPTION

1. Lot(s), Block, Subdivision Name
Van Nieu Shows Lot 9

SEWAGE SYSTEM DATA

Anticipated Use

a. Single Family

b. Multiple Family

c. Commercial

d. Other (specify)

Type of Installation

a. Septic Tank Only

b. Drainfield Only

c. Septic Tank & Drainfield

d. Holding Tank

e. Septic Tank/Drainfield Lift Station

Type of Drainfield

a. Standard System

b. Mound (pressure distribution)

Well Data

a. Depth **10' lined**

b. Diameter **10"**

Type of Well

a. Drilled

b. Sand Point

1 Inch Equals DESIGN

There is to install New septic 2021/22

Show Distance Between Sewage System And Buildings, Property Lines, Lake, Road And All Wells Within 125 Feet.

Distances to Well:	= $\frac{\text{Tank } 65}{\text{Drainfield } 50^+}$	Distance to Pressure Line:	= $\frac{\text{Tank } 10'}{\text{Drainfield } 10^+}$
Distance to Building:	= $\frac{10}{20}$	Tank Capacity (gal. & Area of Drainfield (ft ²)):	= $\frac{1000}{480}$
Distance to Property Line:	= $\frac{20}{10}$	Distance to Ordinary High Water Level:	= $\frac{75^+}{75^+}$
Drainfield separation from Highest Known Ground Water Level, Impervious Lens or Soil Mottling:		= 3^+	

I hereby certify with my signature that all data on my application forms, plans and specifications are true and correct:

Signature of Applicant _____ Date _____

TO BE COMPLETED BY PLANNING AND ZONING

CERTIFICATE IS HEREBY DENIED: (See back For Reasons)

CERTIFICATE IS HEREBY GRANTED: Based upon the application, addendum from, plans, specifications and all other supporting data. With proper maintenance this system can be expected to function satisfactory, however this is not a guarantee.

BECKER COUNTY PLANNING AND ZONING

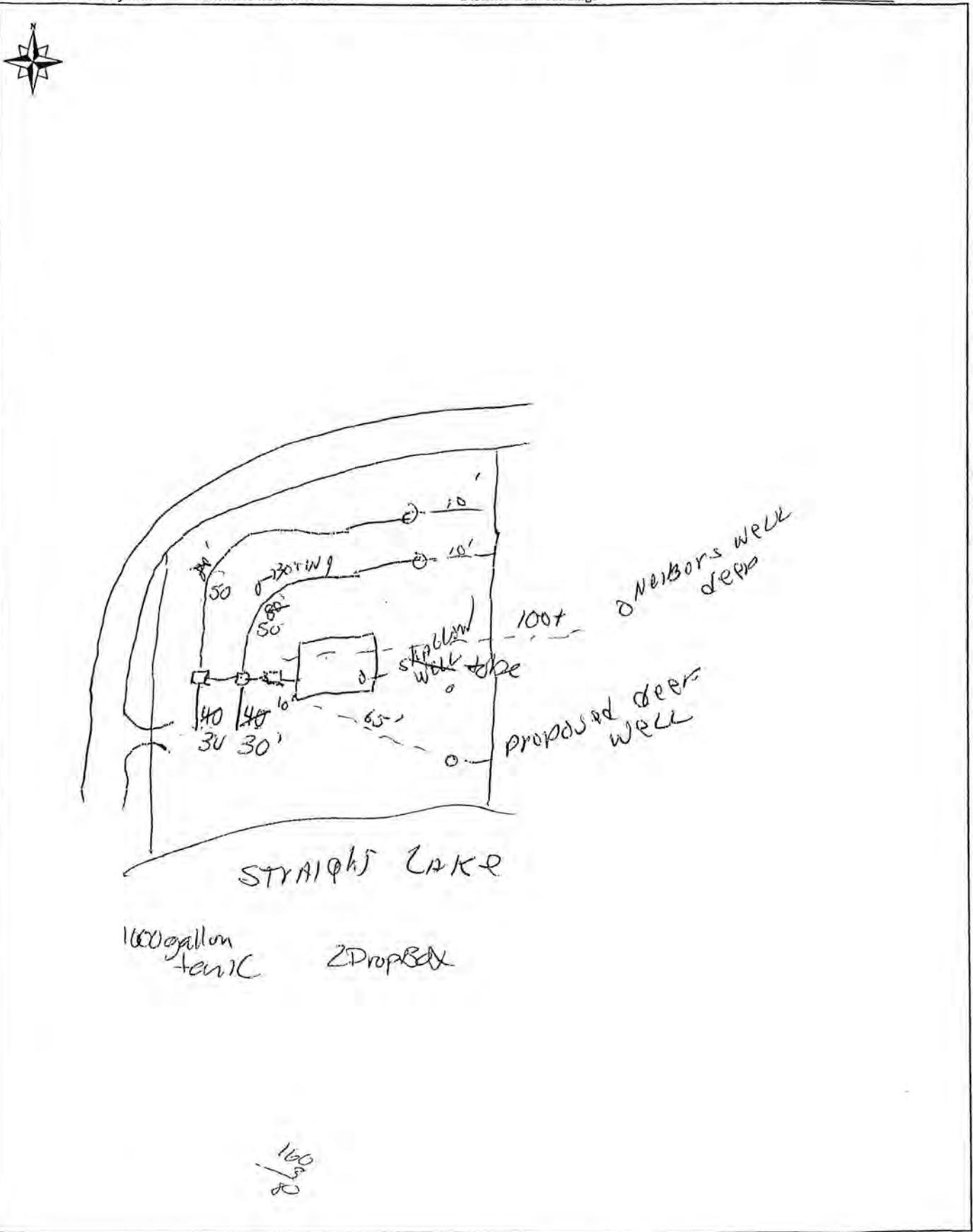
Patricia A. ...
Signature

Chief Inspector 5-19-98
Title Date

Septic System Design/Site Evaluation

The site plan must be drawn to dimension or to scale:

- | | | | |
|--|--------------------------------|--------------------------|------------------------------------|
| *Dimensions of Lot | *Existing & Proposed Buildings | *Easements & setbacks | *Location of any Unsuitable Soil |
| *Well & Water Line Locations within 100 ft of System | *Distance from Property Lines | *Tank Access Route | *Soil Borings & Per Test Locations |
| | *Distance from OHWM | *Distance from buildings | *Scale - One inch = _____ ft |



Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	210475000 GIS Map 
Property Address:	54809 PEARL ST OSAGE
Owner Name:	RONALD L KETCHER
Owner Address:	515 ELM ST W NORWOOD YOUNG AMERICA MN 55368
Legal Description:	Section 20 Township 140 Range 036 VAN NICE SHORES 20-140-36 LOT 9 VAN NICE SHRS. PT NE1/4 SE1/4: COMM SW COR SE1/4 SEC 20, N 2643.41', E 2641.12', W 797.78', SLY 163.2' TO POB; S 39.74', E 149.63', S 49.41', SWLY 151.77', S 67.72', NW 57' TO POND, NLY AL POND TO PT W OF POB, E 29' TO POB. TRACT A (.33AC).

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$39,000	\$32,200	\$33,600
Estimated Land Value	\$85,200	\$89,500	\$88,800
Estimated Machinery Value			
Total Estimated Value	\$124,200	\$121,700	\$122,400
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$121,700		\$122,400

Tax Details - <i>please see statement</i>	2021 Statement	2020 Statement
Total Tax Levied	\$1,026.00	\$1,046.00
Total Payments	-\$513.00	-\$1,046.00
Unpaid Balance	\$513.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$124,200

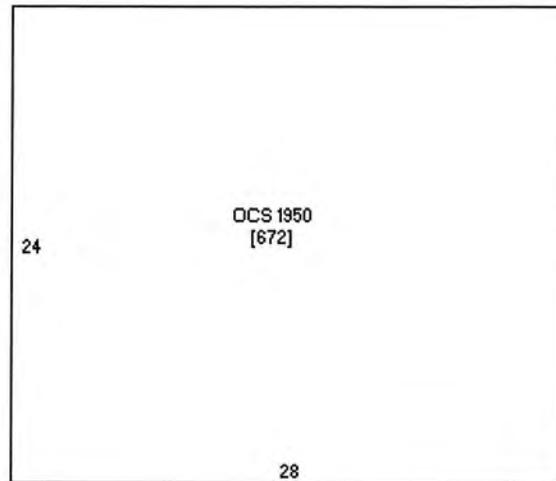
Zoning Information		top ▲
Zoning District		
Township	Osage	
Zoning District	Residential	
Other Descriptions	Plat of Van Nice Shores	
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	100		0.33	
Description		Flags	Size	
210121 STRAIGHT-MILL LK SITE			1 UT	

601420 WATER/SEWER/ELEC		1 UT
210125 FF-STRAI-MILLPOND-A		100 FF
219501 BLDG SITE ACRE		0.33 AC

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1950	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	672 SqFt	
Condition	Normal	
Basement	Crawl	
Heating	Elec - Radiant	
AC	No	
Attic	None	
Foundation	Concrete Blk	
Roof	Gable/Asph	
Ext Walls	Wood Shake/Shingle	
Int Walls	Drywall	
Floor	Carpet	
Rms Above Ground	5	
Rms Below Ground	0	
Bedrms Above	2	
Bedrms Below	0	

Building sketch:



Plumbing	
Style	Count
Full Bath	1

Decks & Patios	
Style	Area SF
Wood Deck-Low	200
Concrete Patio-Med	350

Yard Items top ▲

Yard Item # 1 details:	
Descr	Shed
Year Built	1940
Item Count	1
Condition	Normal
Type	Frame

Pricing	Average
Width	12.00
Length	16.00
Area	192 Square Feet

Yard Item # 2 details:	
Descr	Shed
Year Built	1940
Item Count	1
Condition	Normal
Type	Metal
Pricing	Low
Width	8.00
Length	22.00
Area	176 Square Feet

Yard Item # 3 details:	
Descr	Shed
Year Built	2006
Item Count	1
Condition	Normal
Type	Frame
Pricing	Low
Width	4.00
Length	16.00
Area	64 Square Feet

Sales Information	top ▲
Sale Date: 12/30/2016 - Property Type: Seasonal Rec. Residential	

Buyer	KETCHER RONALD L & SUSAN C	Seller	KETCHER KEITH A & DIANE L
Sale Price	\$141,000	Ins Type	Warranty Deed
Adj Sale Price	\$141,000	Q/U	U
Adj Reason		Q/U Reason	Relative sale

639395

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 639395

January 6, 2017 at 2:02 PM
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 # 013963

No delinquent taxes and transfer entered
this 6th day of Jan, 2017
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy
21-0475-000

Becker County Recorder
Well Certificate Received 1-6-2017
Patricia Swenson
Deputy [Signature] Becker County Recorder

CA 29212 A (2)

eCRV # 609518

WARRANTY DEED Form No. 5-M Minnesota Uniform
Individual(s) to Joint Tenants (Top 3 Inches Reserved for Recording Data) Conveyancing Blanks (6/17/97)

DEED TAX DUE: \$ 465.30 Total consideration is less than
Date: 12-30-16

FOR VALUABLE CONSIDERATION, Keith A. Ketcher and Diane L. Ketcher, husband and wife, Grantor,

hereby conveys and warrants to Ronald L. Ketcher and Susan C. Ketcher, Grantees,

as joint tenants, real property in Becker County, Minnesota, described as follows:
Lot 9, Plat of Van Nice Shores, Becker County, Minnesota.

BECKER COUNTY DEED TAX
AMT. PD. \$ 465.30
Receipt # 639829
Becker County Auditor/Treasurer

chg
paid
well

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Restrictions, declarations, covenants, reservations and easements 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.

[Signature]
Keith A. Ketcher
[Signature]
Diane L. Ketcher

Affix Deed Tax Stamp Here

STATE OF MINNESOTA }
COUNTY OF BECKER Carver } ss

This instrument was acknowledged before me 12-30-16 (Date)

by Keith A. Ketcher and Diane L. Ketcher, husband and wife

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

675090

No delinquent taxes and transfer entered this 17th day of Dec, 2020
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 675090

December 17, 2020 at 11:57 AM

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

Patricia Swenson, County Recorder

By SKS Deputy

SURVEYORS SKETCH () NOT REQUIRED

() FILED SURVEY BOOK 30 PAGE 103D

21,0193.000 - Split

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

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

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

~~BECKER COUNTY DEED TAX~~

AMT. PD. \$ 1.65

Receipt # 758025
Becker County Auditor/Treasurer

DEED TAX DUE: \$1.65

DATE: October 29, 2020

FOR VALUABLE CONSIDERATION, Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019 ("Grantor"), hereby conveys and quitclaims to Ronald L. Ketcher and Susan C. Ketcher ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

That part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Becker County Recorder; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument and the POINT OF BEGINNING of the tract of land to be described; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West 151.77 feet, along said northerly boundary line of PEARL STREET to an iron monument at the northwest corner of said PEARL STREET; thence South 00°10'10" West, along the west boundary line of said PEARL STREET 66.72 feet to an iron monument at the southwest corner of said PEARL STREET and the northwest corner of Lot 9, VAN NICE SHORES; thence South 00°01'17" West, along the west line of said Lot 9, a distance of 1.00 feet; thence departing said west line of Lot 9, North 37°45'42" West 57 feet, more or less, to the shoreline of a pond which is connected by a channel to Straight Lake; thence northerly, along the shoreline of said pond to the intersection with a line which bears North 87°25'12"

West from the point of beginning; thence South 87°25'12" East 29 feet, more or less, to an iron monument and the point of beginning.

SUBJECT TO AND RESERVING unto Grantors, their heirs, successors and assigns, the following described easement:

A 33.00 foot wide appurtenant easement for ingress, egress and utility purposes, over, under and across that part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota, described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Recorder in and for said County and State; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West, along said northerly boundary line of said PEARL STREET a distance of 151.77 feet to an iron monument; thence South 00°10'10" West, along the west boundary line of said PEARL STREET a distance of 66.72 feet to an iron monument and the POINT OF BEGINNING of said 33.00 foot wide easement to be described; thence North 79°53'32" East, along the southerly boundary line of said PEARL STREET, a distance of 33.71 feet; thence South 33°25'13" West 60.28 feet to the west line of Lot 9, of said plat of VAN NICE SHORES; thence North 00°01'17" East, along said west line of Lot 9, a distance of 43.40 feet; thence North 37°45'42" West 9.63 feet; thence North 33°25'13" East 10.79 feet to said west boundary line of PEARL STREET; thence South 00°10'10" West, along said west boundary line of PEARL STREET, 15.61 feet to the point of beginning.

Subject to, and/or together with, easements, restrictions and reservations of record, if any.

Check here if all or part of the described real property is Registered (Torrens) together with all hereditaments and appurtenances belonging thereto.

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.

Grantor

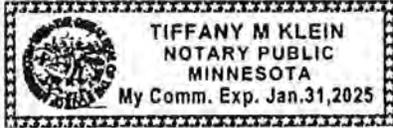
Donald Stone
Donald Stone

Joan Stone
Joan Stone

State of Minnesota, County of Hubbard

This instrument was acknowledged before me on October 29, 2020, by Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019.

(Stamp)



Tiffany M Klein
 (signature of notarial officer)

Title (and Rank): _____

My commission expires: _____ (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
 THOMASON, SWANSON & ZAHN, PLLC
 Roger A. Zahn, Attorney ID#0119659
 120 N. Main Avenue, P.O. Box 87
 Park Rapids, MN 56470
 (218) 732-7236

To:

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Ronald L. & Susan C. Ketcher
 515 Elm Street W.
 Norwood Young America, MN 55368

The total consideration for the transfer of this real property is \$3,000 or less.

675089

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 675089

December 17, 2020 at 11:57 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 17th day of Dec, 2020
Mary E Hendrickson
Becker County Auditor/Treasurer
By SKS Deputy

21.0475.000 Eas across

SURVEYORS SKETCH / NOT REQUIRED
 FILED SURVEY BOOK 30 PAGE 103-1

21.0193.000 Easment Top 3 inches reserved for recording data)

BECKER COUNTY DEED TAX

QUIT CLAIM DEED

Individual(s) to Individual(s)

AMT. PD. \$ Exempt

Receipt # N/A

Becker County Auditor/Treasurer

DEED TAX DUE: \$1.65

chg
paid
we!!

DATE: October 29, 2020

FOR VALUABLE CONSIDERATION, Ronald L. Ketcher and Susan C. Ketcher, married to each other ("Grantor"), hereby conveys and quitclaims to Donald Stone and Joan Stone, as Trustees of the Donald Stone and Joan Stone Revocable Trust under Agreement dated July 3, 2019, their heirs, successor and assigns, real property in Becker County, Minnesota, legally described as follows:

A 33.00 foot wide appurtenant easement for ingress, egress and utility purposes, over, under and across that part of the Northeast Quarter of the Southeast Quarter, Section 20, Township 140, Range 36, Becker County, Minnesota, described as follows:

Commencing at an iron rod monument at the southwest corner of the Southeast Quarter of said Section 20 as described in that Certificate of Location of Government Corner on file and of record as Document Number 619483 in the Office of the Recorder in and for said County and State; thence North 00°04'10" West, bearings based upon the Becker County Coordinate System (NAD83-1996 adjustment), along the west line of said Southeast Quarter, 2643.41 feet to a cast iron county surveyor monument at the northwest corner of said Southeast Quarter as described in that Certificate of Location of Government Corner on file and of record as Document Number 253760 in said Office; thence North 89°48'04" East, along the north line of said Southeast Quarter, 2641.12 feet to a 3/4 inch (outside diameter) iron pipe monument at the east quarter corner of said Section 20; thence returning South 89°48'04" West, along the north line of said Northeast Quarter of the Southeast Quarter, 797.78 feet; thence South 18°40'29" West 163.20 feet to an iron monument; thence South 01°42'13" West 39.74 feet to an iron monument; thence South 88°13'38" East 149.63 feet to an iron monument; thence South 02°07'38" West 49.41 feet to an iron monument on the northerly boundary line of PEARL STREET, a public road in the plat of VAN NICE SHORES, according to the recorded plat thereof on file in said Office; thence South 80°17'54" West, along said northerly boundary line of said PEARL STREET a distance of 151.77 feet to an iron monument; thence South 00°10'10" West, along the west boundary line of said PEARL STREET a distance of 66.72 feet to an iron monument and the POINT OF BEGINNING of said 33.00 foot wide easement to be described; thence North 79°53'32" East, along the southerly boundary line of said PEARL STREET, a distance of 33.71 feet; thence South 33°25'13" West 60.28 feet to the west line of Lot 9, of said plat of VAN NICE SHORES; thence

North 00°01'17" East, along said west line of Lot 9, a distance of 43.40 feet; thence North 37°45'42" West 9.63 feet; thence North 33°25'13" East 10.79 feet to said west boundary line of PEARL STREET; thence South 00°10'10" West, along said west boundary line of PEARL STREET, 15.61 feet to the point of beginning.

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

together with all hereditaments and appurtenances belonging thereto.

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.

Grantor

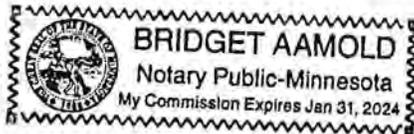
Ronald L. Ketcher
Ronald L. Ketcher

Susan C. Ketcher
Susan C. Ketcher

State of Minnesota, County of Carver

This instrument was acknowledged before me on October 29th, 2020, by Ronald L. Ketcher and Susan C. Ketcher, married to each other.

(Stamp)



Bridget Aamold
(signature of notarial officer)

Title (and Rank): notary public

My commission expires: 01.31.2024
(month/day/year)

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

THIS INSTRUMENT WAS DRAFTED BY:
THOMASON, SWANSON & ZAHN, PLLC
Roger A. Zahn, Attorney ID#0119659
120 N. Main Avenue, P.O. Box 87
Park Rapids, MN 56470
(218) 732-7236

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

NO CHANGE – EASEMENT CONVEYANCE ONLY
Ronald L. & Susan C. Ketcher
515 Elm Street W.
Norwood Young America, MN 55368

The total consideration for the transfer of
this real property is \$3,000 or less.

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

PIN: 21.0475.000
BILL NUMBER: 179184
LENDER:
OWNER NAME: KETCHER RONALD L

AIN:

TAXPAYER(S):

RONALD L KETCHER
515 ELM ST W
NORWOOD YOUNG AMERICA MN 55368

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	122,400 121,700
	Homestead Exclusion:	0 0
	Taxable Market Value:	122,400 121,700
	New Improvements:	
Property Classification:	Seasonal	Seasonal
	<i>Sent in March 2020</i>	
2	PROPOSED TAX	
	<i>Sent in November 2020</i> 984.00	
3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$513.00
	Second half taxes due 10/15/2021	\$513.00
	Total taxes due in 2021	\$1,026.00

\$\$\$

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

54899 PEARL ST
OSAGE, MN 56570

DESCRIPTION

Section 20 Township 140 Range 036
SubdivisionName VAN NICE SHORES
SubdivisionCd 21013

Line 13 Detail

S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

Tax Detail for Your Property:		2020	2021	
Taxes Payable Year:		2020	2021	
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	\$1,006.00	\$986.00	
	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	\$1,006.00	\$986.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	\$449.64	\$440.72	
	7. OSAGE	\$212.24	\$212.47	
	8. State General Tax	\$138.16	\$131.60	
	9. SCHOOL DISTRICT 0309	A. Voter approved levies	\$114.42	\$109.67
		B. Other local levies	\$89.01	\$89.12
		C. TIF	\$0.00	\$0.00
	10. Special Taxing Districts	A. BC EDA	\$2.53	\$2.42
		B. Others	\$0.00	\$0.00
		C. Others	\$0.00	\$0.00
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
	12. Total property tax before special assessments	\$1,006.00	\$986.00	
13. Special assessments	\$40.00	\$40.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,046.00	\$1,026.00		
	Tax Amount Paid	\$0.00		

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$1,026.00
2nd Half Tax Amount	\$513.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$513.00
Balance Good Through	10/15/2021
	Seasonal

PIN: 21.0475.000

AIN:

BILL NUMBER: 179184

TAXPAYER(S):

RONALD L KETCHER
515 ELM ST W
NORWOOD YOUNG AMERICA MN 55368

Paid By _____

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$1,026.00
1st Half Tax Amount	\$513.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$513.00
Balance Good Through	05/15/2021
	Seasonal

PIN: 21.0475.000

AIN:

BILL NUMBER: 179184

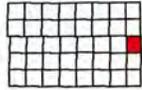
TAXPAYER(S):

RONALD L KETCHER
515 ELM ST W
NORWOOD YOUNG AMERICA MN 55368

Paid By _____

MAKE CHECKS PAYABLE TO:

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

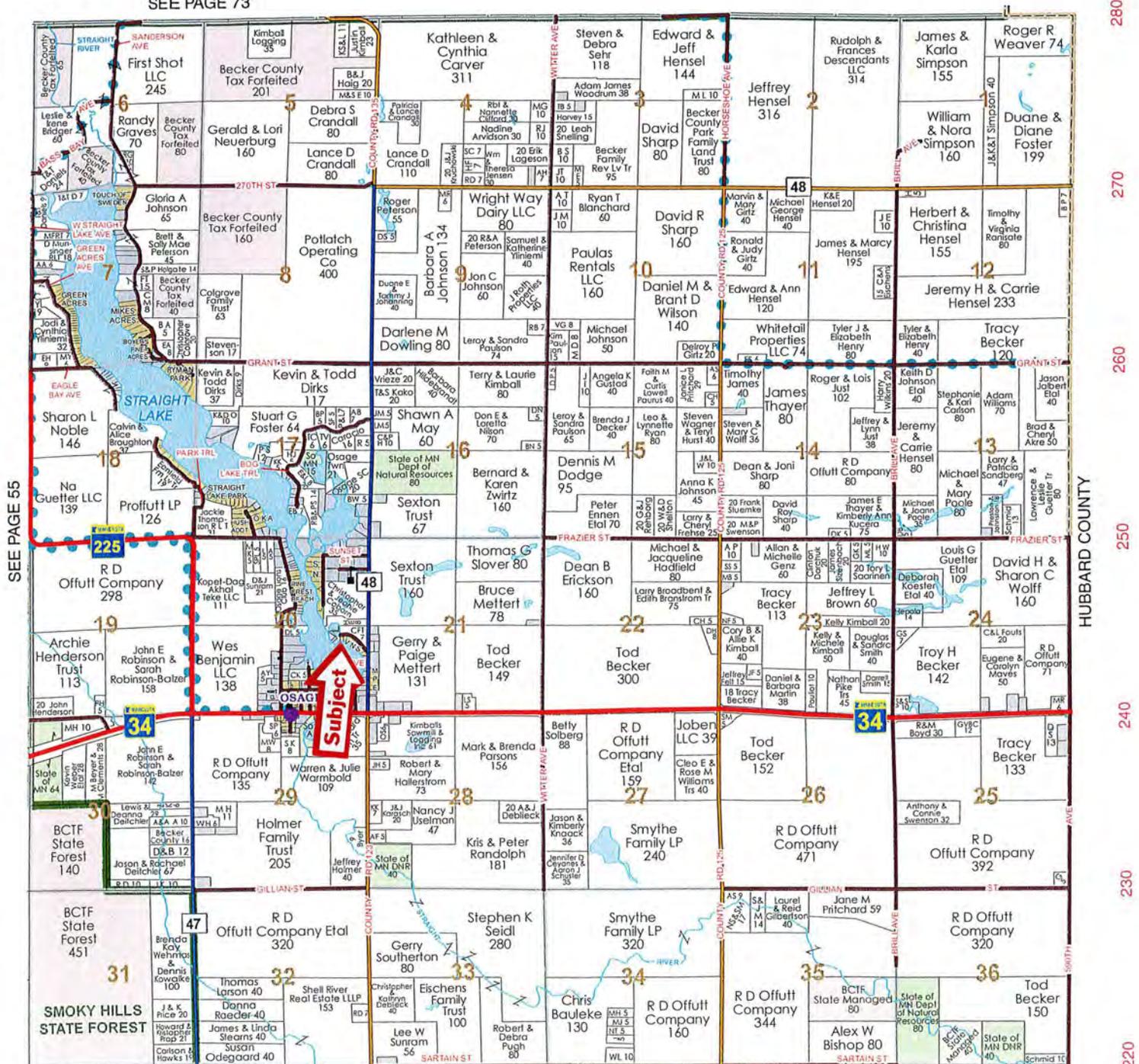


Osage

Township 140N - Range 36W

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SEE PAGE 73



SEE PAGE 41



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

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

Applicant: Matthew & Charlotte Lachowitz
16492 42nd St SE
Mapleton, ND 58059

Project Location: 15432 Summer Island Rd Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT:

1. Request a variance to construct a shed to be located at fifty-five (55) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from the OHW of a recreational development lake.
2. Request a variance to construct a shed to be located at two (2) feet from a restricted drive, deviating from the required setback of ten feet, all due to setback issues and lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 17.1148.000; Leif Lake
Section 06 Township 138 Range 042; SUMMER ISLAND 138 42 Block 001; LOTS 2 AND 3 & RESTRICTED DRIVE; Lake Eunice Township

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.**

Variance Application Review

Permit # VAR2021-215

Property and Owner Review

Parcel Number(s): 171148000

Owner: MATTHEW LACHOWITZER

Township-S/T/R: LAKE EUNICE-06/138/042

Mailing Address:
MATTHEW LACHOWITZER
16492 42ND ST SE
MAPLETON ND 58059

Site Address: 15432 SUMMER ISLAND RD

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2021-1650

Legal Descr: Block 001 of SUMMER ISLAND 138 42 LOTS 2 AND 3 & RESTRICTED DRIVE

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Want to place storage shed directly next to garage on road side of property. We are very close to the allowance, requesting vairance for placement of shed.

Description of Variance Request: **Want to place storage shed directly next to garage on road side of property. We are very close to the allowance, requesting vairance for placement of shed**

OHW Setback: 55'

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 2' from a private drive

Road Type: Township

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 216

Existing Structure Height:

Proposed Structure Height: 8

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **other lots have sheds in this manner and set back on all sides of property lines The shed will be sitting on wood blocks, so it will be raised off the ground, so there will be no loss to groundwater collection on the property. It will be sitting at least 2 inches above the ground on 4 wood blocks, not creating any loss to impervious coverage on the property.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Other lots have sheds in this manner and set back on all sides of property lines We are under 25% coverage.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Allows the structure to sit in conjunction with existing structure, making lot look more presentable, and allowing more yard for use by family**

4. Are there circumstances unique to the property? **Yes**

Explain: **yard is very hilly in most areas that would also be suitable for shed, which would result in tree removal and distrupction of current lawn**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **it completely matches existing building in construction type and materials, along with color**

Field Review Form (Pre-Insp)

Permit # SITE2021-1650

Property and Owner Review

Parcel Number: 171148000	Inspector Notes:
Owner: MATTHEW LACHOWITZER	
Township-S/T/R: LAKE EUNICE-06/138/042	
Site Address: 15432 SUMMER ISLAND RD	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Attached Garage (1B): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info:
Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): Storage Shed - Existing Dimensions: - Proposed Dimensions: 10x16x8 - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2C): N/A - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Additional non-dwelling related projects/info:
Inspector Notes:

Setback Review

Road Type/Measurement From: Private Easement - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 2'- Variance Needed	Pre-Inspection: - Dwell: - Non:	Lake Name: Leif (Lake Eunice, Cormorant, & Audubon) [RD]	River Name:
Side setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 55' Variance needed - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 10+	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 20+	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 3+	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: - Setback of LEFT like structure: - Setback of RIGHT like structure:			
Any other impervious surface coverage not noted on application?			

Image printed on 10/27/2021 at 4:05 PM

Parcel: 17.1148.000, Photo 5 of 5

Taken: 09/07/2016, Last edit: 09/07/2016

Notes:



New shed location

Lachowitzer- PARCEL 17.1148.000

TOTAL LOT AREA	11,500		
ALLOWABLE IMPERVIOUS @ 25%	2,875		
		EXISTING	PROPOSED
Existing Dwelling		704	704
Detached Garage	10x24	240	240
Bunk House attached to garage	10x24	240	240
Deck (pervious) 456 sq ft			
Asphalt		1290	1290
Proposed Shed	10x16		160
Impervious Surface Sum		2474	2634
Impervious Percent		21.51%	22.90%

DETERMINING THE IMPERVIOUS SURFACE

On substandard size lots, surface coverage over 15% must be offset with mitigation. Impervious surface is not allowed to exceed 25% of any lot. Impervious surface includes structures or anything that reduces or prevents the infiltration of water, such as: driveways (asphalt / class 5); parking areas; concrete; impervious pavers; walks; decks; patios; houses; garages, etc.

Proposed Coverage: 23 %

Threshold Coverage: 15 %

Difference: = (8) x (5) = **40 Credit Units Required for Mitigation**

MITIGATING THE DIFFERENCE IN IMPERVIOUS SURFACE COVERAGE

Reduce Impervious Surface Coverage: 5 credit units is allowed for each percentage point reduction in coverage between 15 and 25 percent.

(_____ % coverage reduced) x (5) = *Credit Units Gained* _____

Stormwater Management: If water runoff is diverted into an approved onsite stormwater management system, 10 credit units may be gained for each 350 sq ft of surface area from which the runoff is contained on the property.

Example 350 Sq Ft of Surface Area Diverted = 10 Credit Units Gained

700 Sq Ft of Surface Area Diverted = 20 Credit Units Gained

Divert a min of 1400 sq ft into water retention areas

Credit Units Gained _____ 40

Berm: If a berm is established that is not less than 12 inches above grade and parallel to the shoreline to contain / control stormwater runoff, 10 Credit Units is allowed for every 25 feet of protected shoreline. This option is only available to properties of less than 8% grade to the lake.

Example 25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

Credit Units Gained _____

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 40

SHORE IMPACT ZONE OPTION

Structures and other impervious surfaces are not allowed in the Shore Impact Zone, with the exception of landings, stairs and miscellaneous structures that are limited to a total of 32 square ft. Existing structures and impervious surfaces must be removed as a precondition to obtaining a site permit.

Mitigation credit is allowed for Shore Impact Zone removals. 5 Credit Units will be allotted for each 50 square feet of removal. *These Credit Units may be used in mitigating either the structure setback or the impervious surface coverage, but may only be used once.*

Credit Units Gained through Shore Impact Zone Removal = _____ credits

**Please
Sign**

The mitigation options selected above are documented by an approved site and / or stormwater management plan filed with this agreement. The mitigations will be installed and maintained as a condition of occupancy and the property is subject to inspection as necessary by the governing authority of Becker County. These mitigations will be deed recorded to remain with the property through subsequent ownerships. _____ Owner(s) _____ Date



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

17.1148.000
Compliance Inspection Form



171148000

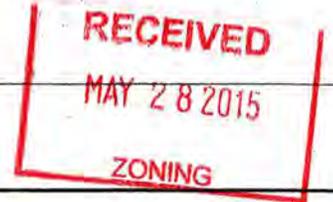
Treatment Systems (SSTS)

Loc Type: Compliance and Enforcement

Instructions: Inspection results based on Minnesota Pollution Control Agency (MPCA) requirements and attached forms – additional local requirements may also apply.

Submit completed form to Local Unit of Government (LUG) and system owner within 15 days

For local tracking purposes:



System Status

System status on date (mm/dd/yyyy): 5/28/2015

Compliant – Certificate of Compliance

(Valid for 3 years from report date, unless shorter time frame outlined in Local Ordinance.)

Noncompliant – Notice of Noncompliance

(See Upgrade Requirements on page 3)

Reason(s) for noncompliance (check all applicable)

- Impact on Public Health (Compliance Component #1) – Imminent threat to public health and safety
- Other Compliance Conditions (Compliance Component #3) – Imminent threat to public health and safety
- Tank Integrity (Compliance Component #2) – Failing to protect groundwater
- Other Compliance Conditions (Compliance Component #3) – Failing to protect groundwater
- Soil Separation (Compliance Component #4) – Failing to protect groundwater
- Operating permit/monitoring plan requirements (Compliance Component #5) – Noncompliant

Property Information

Parcel ID# or Sec/Twp/Range: 171148000

Property address: 15432 Sunrise Island Reason for inspection: mandate

Property owner: Curt Burdick Owner's phone:

or
Owner's representative: Representative phone:

Local regulatory authority: Regulatory authority phone:

Brief system description: 1000 gal holding tank

Comments or recommendations: 187 Prairie Wood Dr S.
Fargo, ND 58103

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

Inspector name: Kay Fayst Certification number:

Business name: License number: 475

Inspector signature: Kay Fayst Phone number:

Necessary or Locally Required Attachments

- Soil boring logs
- System/As-built drawing
- Forms per local ordinance

Other information (list):

1. Impact on Public Health – Compliance component #1 of 5

Compliance criteria:

System discharge sewage to the ground surface.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System discharge sewage to drain tile or surface waters.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
System cause sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Any "yes" answer above indicates the system is an Imminent Threat to Public Health and Safety.

Comments/Explanation:

Verification method(s):

- Searched for surface outlet
- Searched for seeping in yard/backup in home
- Excessive ponding in soil system/D-boxes
- Homeowner testimony (See Comments/Explanation)
- "Black soil" above soil dispersal system
- System requires "emergency" pumping
- Performed dye test
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

2. Tank Integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit. <i>Seepage pits meeting 7080.2550 may be compliant if allowed in local ordinance.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

Any "yes" answer above indicates the system is Failing to Protect Groundwater.

Comments/Explanation:

Verification method(s):

- Probed tank(s) bottom
- Examined construction records
- Examined Tank Integrity Form (Attach)
- Observed liquid level below operating depth
- Examined empty (pumped) tanks(s)
- Probed outside tank(s) for "black soil"
- Unable to verify (See Comments/Explanation)
- Other methods not listed (See Comments/Explanation)

3. Other Compliance Conditions – Compliance component #3 of 5

- a. Maintenance hole covers are damaged, cracked, unsecured, or appear to structurally unsound. Yes* No Unknown
 - b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety. Yes* No Unknown
- *System is an imminent threat to public health and safety**

Explain:

- c. System is non-protective of ground water for other conditions as determined by inspector Yes* No
- *System is failing to protect groundwater**

Explain:

Property address: _____

Inspector initials/Date: _____

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____ Unknown
Shoreland/Wellhead protection/Food Beverage Lodging? Yes No

Compliance criteria:
For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Yes No

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Yes No

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)) Yes No

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

Any "no" answer above indicates the system is Failing to Protect Groundwater.

Verification method(s):

Soil observation does not expire. Previous soil observations by two independent parties are sufficient, unless site conditions have been altered or local requirements differ.

- Conducted soil observation(s) (Attach boring logs)
- Two previous verifications (Attach boring logs)
- Not applicable (Holding tank(s), no drainfield)
- Unable to verify (See Comments/Explanation)
- Other (See Comments/Explanation)

Comments/Explanation: _____

Indicate depths of elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

*May be reduced up to 15 percent if allowed by Local Ordinance.

5. Operating Permit and Nitrogen BMP* – Compliance component #5 of 5 Not applicable

Is the system operated under an Operating Permit? Yes No **If "yes", A below is required**

Is the system required to employ a Nitrogen BMP? Yes No **If "yes", B below is required**

BMP=Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria

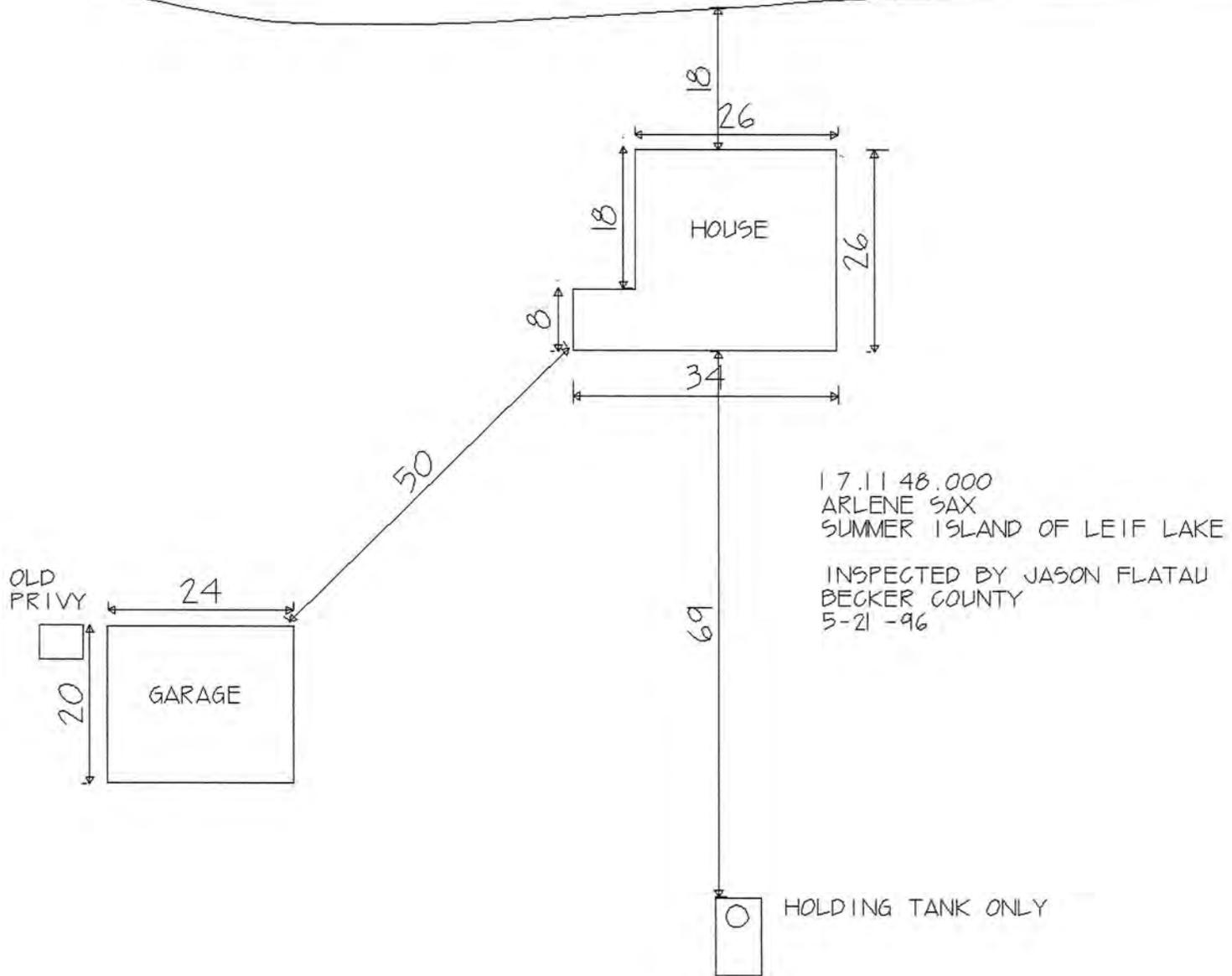
a. Operating Permit number: _____
Have the Operating Permit requirements been met? Yes No

b. Is the required nitrogen BMP in place and properly functioning? Yes No

Any "no" answer indicates Noncompliance.

Upgrade Requirements (Minn. Stat. § 115.55) *An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.*

LEIF LAKE



Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	171148000 GIS Map 
Property Address:	15432 SUMMER ISLAND RD LAKE PARK
Owner Name:	MATTHEW LACHOWITZER & CHARLOTTE LACHOWITZER
Owner Address:	16492 42ND ST SE MAPLETON ND 58059
Legal Description:	Section 06 Township 138 Range 042 SUMMER ISLAND 138 42 Block 001 LOTS 2 AND 3 & RESTRICTED DRIVE

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$81,800	\$74,500	\$69,100
Estimated Land Value	\$158,000	\$151,000	\$151,000
Estimated Machinery Value			
Total Estimated Value	\$239,800	\$225,500	\$220,100
Tax Payable Year		2021 Payable	2020 Payable
Taxable Market Value		\$225,500	\$220,100
Tax Details - <i>please see statement</i>		📄 2021 Statement	📄 2020 Statement
Total Tax Levied		\$1,712.00	\$1,706.00
Total Payments		-\$1,712.00	-\$1,706.00

Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$239,800

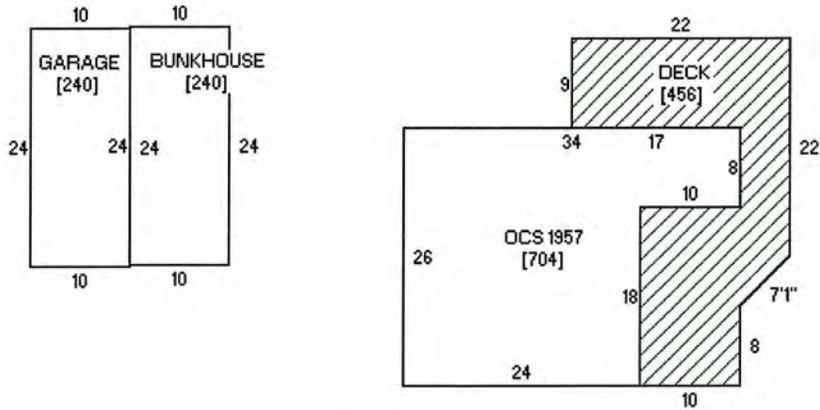
Zoning Information			top ▲
Zoning District			
Township	Lake Eunice		
Zoning District	Agricultural		
Other Descriptions	Plat of Summer Island		
Zoning Permits			
Type	Status	Details	
Site	Approved: 04/19/21	• Deck - Pervious	
Imaged Files			
Document Type	Available Years		
Septic	2020*		
<i>*A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>			

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
	100			
Description	Flags		Size	
170303 LEAF LAKE SITE			1 UT	

170304 FF-LEAF LAKE-GOOD		50 FF
601420 WATER/SEWER/ELEC		1 UT
170304 FF-LEAF LAKE-GOOD		50 FF

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1957	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	704 SqFt	
Condition	Very Good	
Basement	Crawl	
Heating	Yes	
AC	No	
Attic	None	
Foundation	Concrete Blk	
Roof	Gable/Asph	
Ext Walls	Vinyl	
Int Walls	Knotty Pine	
Floor	Carpet	
Rms Above Ground	0	
Rms Below Ground	0	
Bedrms Above	1	
Bedrms Below	0	

Building sketch:



GARAGE WITH A BUNKHOUSE CONVERSION

Plumbing	
Style	Count
Full Bath	1

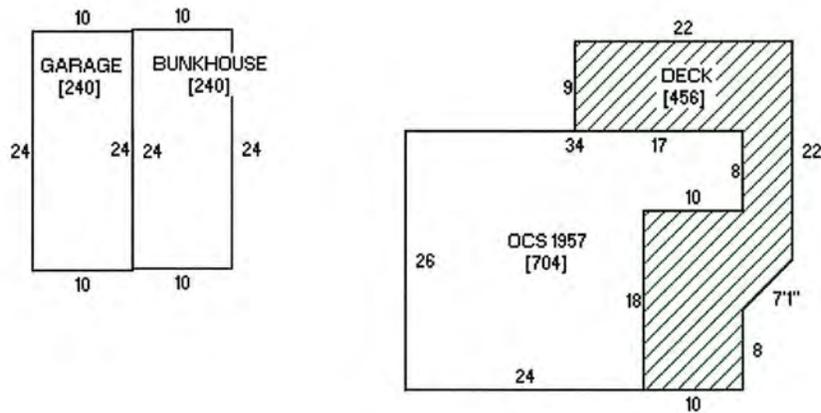
Decks & Patios	
Style	Area SF
Wood Deck-Med	456
Concrete Patio-Med	144

Res Bldg # 2 details:

Occupancy	Single-Family / Owner Occupied
Year Built	1964
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	240 SqFt
Condition	Normal

Basement	None
Heating	No
AC	No
Attic	None
Foundation	Conc Slab
Roof	Gable
Ext Walls	Cedar
Int Walls	Softwood
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	1
Bedrms Below	0

Building sketch:



GARAGE WITH A BUNKHOUSE CONVERSION

Garage # 1	
Year Built	1964

Style	Att Frame
Area SF	240
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
No Plumbing	1

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1900	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	1,290 Square Feet	
Pricing	Average	
Lighting	None	

Sales Information				top ▲
Sale Date: 8/26/2016 - Property Type: Seasonal Rec. Residential				
Buyer	LACHOWITZER, MATTHEW & CHARLOTTE	Seller	BURDICK CURT J & LINDA C	

Sale Price	\$278,000	Ins Type	Warranty Deed
Adj Sale Price	\$258,000	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 5/15/2001 - Property Type: Seasonal Rec. Residential			
Buyer	BURDICK, CURT & LINDA	Seller	ELLINGSON, HOWARD BONNIE
Sale Price	\$70,000	Ins Type	Warranty Deed
Adj Sale Price	\$68,700	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale
Sale Date: 8/26/1997 - Property Type: Seasonal Rec. Residential			
Buyer	SAX, ARLENE J.	Seller	ELLINGSON, HOWARD & BONNIE
Sale Price	\$32,900	Ins Type	Warranty Deed
Adj Sale Price	\$31,700	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Good sale

635901

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 635901

August 29, 2016 at 12:58 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By MN Deputy

CERTIFICATE OF REAL ESTATE VALUE FILED 013451

No delinquent taxes and transfer entered
this 29th day of Aug, 2016

Mary E Hendrickson
Becker County Auditor/Treasurer

By Deputy

17-1148-000

*NOT a lot of Record
NOT combined until Oct 1971.*

Becker County Recorder

Well Certificate Received August 29, 2016

Patricia Swenson
Deputy Becker County Recorder

5-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$ 917.40

eCRV # 553781

Date: August 26, 2016

Parcel # 17.1148.000

FOR VALUABLE CONSIDERATION, **Curt J. Burdick and Linda C. Burdick**, married to each other, Grantors, hereby convey and warrant to **Matthew Lachowitz and Charlotte Lachowitz**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

Lots Numbered Two (2) and Three (3), Block Numbered One (1), Summer Island, 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.

BECKER COUNTY DEED TAX
AMT. PD. \$ 917.40
Receipt # 1228038
Becker County Auditor/Treasurer

Curt J. Burdick
Curt J. Burdick
Linda C. Burdick
Linda C. Burdick

chg
paid
well

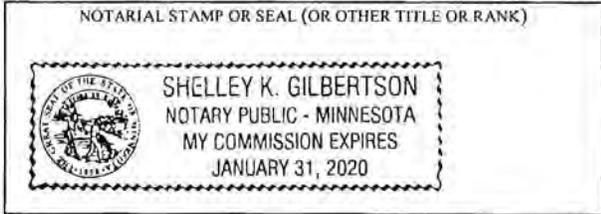
Bcts # 31959

5-M WARRANTY DEED

Individual(s) to Joint Tenants

STATE OF MINNESOTA)
)ss.
COUNTY OF BECKER)

The foregoing instrument was acknowledged before me on this 26th day of August, 2016, by Curt J. Burdick and Linda C. Burdick, married to each other, Grantors.



Shelley K. Gilbertson
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
Detroit Lakes, MN 56501
Order No.: 31959 - sg/ sc

Matthew Lachowitz
Charlotte Lachowitz

16492 42nd St. SE
Mapleton, ND 58059



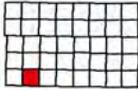
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:423

Date: 10/6/2021

Becker County

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

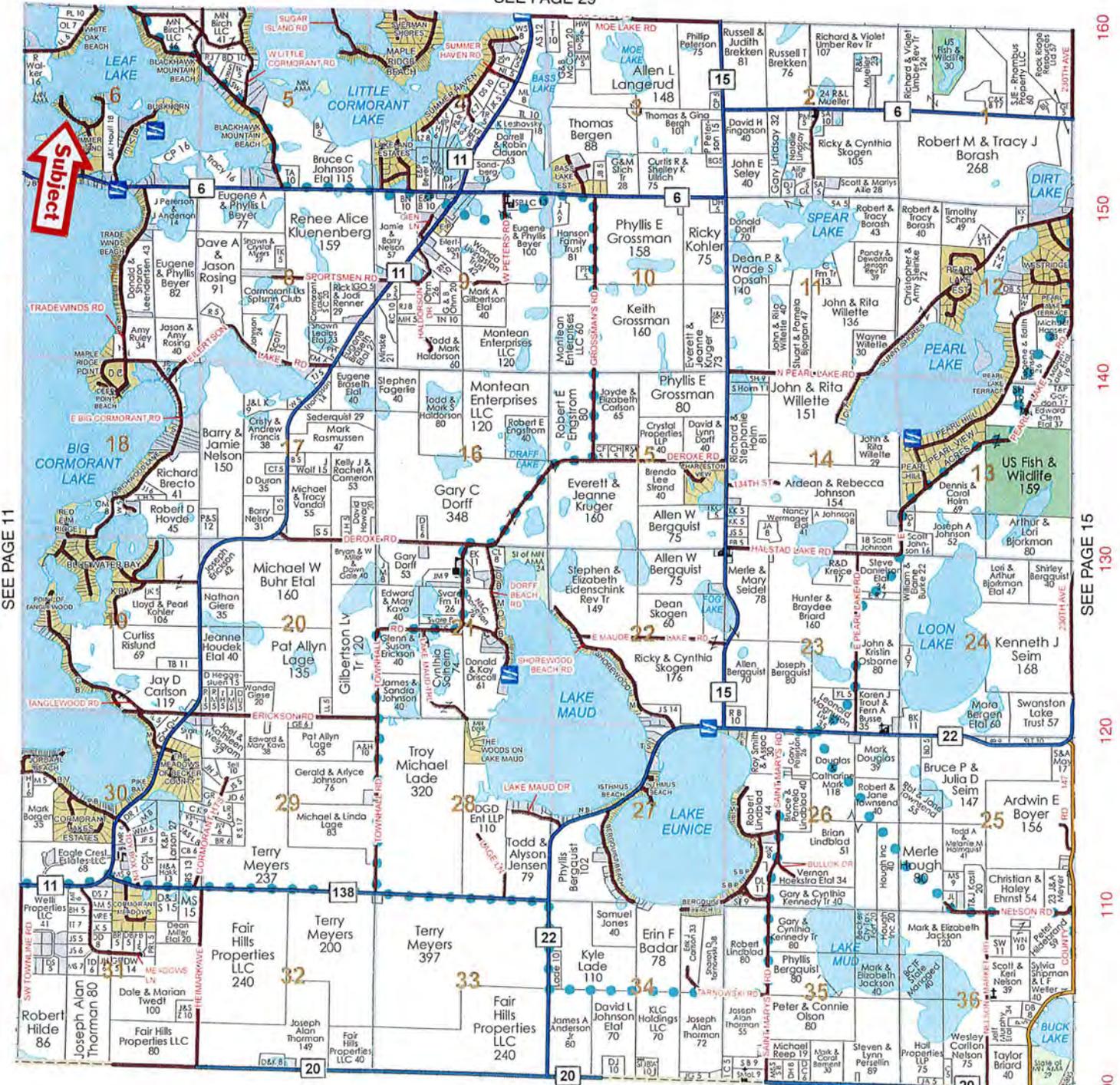


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



SEE PAGE 11

160
150
140
130
120
110
100

SEE PAGE 15



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse
915 Lake Ave, Detroit Lakes, MN 56501

Applicant: 3 Boyz LLP
818 Main Ave Suite 1
Fargo, ND 58102

Project Location: 26121 Co Rd 149 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0028.001; Floyd Lake
Section 03 Township 139 Range 041; PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.; Detroit Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.

Variance Application Review

Permit # VAR2021-226

Property and Owner Review

Parcel Number(s): 080028001 080028000

Owner: 3 BOYZ LLP

Township-S/T/R: DETROIT-03/139/041

Mailing Address:
3 BOYZ LLP
818 MAIN AVE SUITE 1
FARGO ND 58103

Site Address: 26121 CO RD 149

Lot Recording Date: After 1992

Original Permit Nbr: Unknown

Legal Descr: PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: A variance is being requested to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues. There are two garages located on Parcel No. 080028000. The garage closest to the property line of Parcel No. 080028001 issue is a garage built and used wholly by the property owner of Parcel No. 080028001. The owners of Parcel No. 080028000 are in complete agreement to the boundary line adjustment going between these two garages to ensure the most westerly garage is included in Parcel No. 080028001.

OHW Setback:

Side Lot Line Setback: 2

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft:

Proposed Structure Sq Ft:

Existing Structure Height:

Proposed Structure Height:

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline?

Change to main structural framework?

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? **Yes**

Explain: **Yes, this will bring the property into compliance and match how the property is currently being used.**

2. Is the Variance consistent with the Becker County Comprehensive Plan? **Yes**

Explain: **Yes, the two garages have been in place since roughly 2005 and have not caused any hardship or hazard to any neighbor or the public. The lots meet all other setback requirements and are well away from the lake and road. The request will make the lot more compliant.**

3. Does the proposal put the property to use in a reasonable manner? **Yes**

Explain: **Yes, this is a residential lot. It will continue to be used for residential purposes and ensure the**

way the lot is being used matches the lot description. All lot owners affected are in agreement with the proposed lot lines.

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, this lot is unique in that the garage used is not within the lot and the garage is extremely close to the neighboring parcels garage.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this lot is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. All lot owners affected are in agreement with the proposed lot lines.**



00.0028.000

08.0028.001



080028000



080028001

PCX

Becker County Planning & Zoning
835 Lake Ave, P O Box 787
Detroit Lakes, MN 56502-0787
Phone (218)-846-7314; Fax (218)-846-7266

Onsite Septic System Site Evaluation/Design

1. PROPERTY DATA (as it appears on the tax statement)

Parcel Number(s) of property system will be installed R080028001
(if parcel is a new split and a parcel number has not yet been issued, indicate the main parcel number from which the new parcel has been split from)

Section 3 Township 139 Range 41 Township Name Detroit

Lake Name Upper Floyd Lake Classification GD

Legal Description: - Pt Court lot 4 5.02 acres mud flake

Project Address: 26121
26133 Co Rd 149

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

Owner's First Name Jay Owner's Last Name Matthews

Mailing Address 4107 17th st. S. City, State, Zip Fargo, ND 58104

Phone Number 701-371-4111

3. DESIGNER/INSTALLER INFORMATION

Designer Name Rick Renner Company Name Renner Excavating License # 2567

Address 14306 Co Hwy 11 Phone Number 439-3514 849-0239

Installer Name Same Company Name _____ License # _____

Address _____ Phone Number _____

4. SYSTEM DESIGN INFORMATION

Date of Site Evaluation 6-9-06

EXISTING SYSTEM STATUS - Check One

- No existing system-new structure
- Cesspool/Seepage
- Failing (other than cesspool)
- Undersized
- Replacement or repair to existing

What will new system serve? Check one

- Dwelling
- Resort/Commercial
- Commercial (non resort)
- Other - explain below

Design Flow 600 Gallons Per Day
Number of Bedrooms 4
Garbage Disposal Yes No
Grinder Pump in House Yes No
Lift station in House Yes No

Well Depth >50'
Depth of other wells within
100 ft of system None

Original Soil Compacted Soil _____
Type of Soil Observation
 Pit Probe Boring
Depth to Restricting Layer >84"
Maximum Depth of System 78"

✓ In Ditch
✓ In Access
Rd gave to Renner

Size of All Tanks to Be installed
 1500 gal Septic Tank 2 comp
 _____ gal Lift Station
 _____ gal Holding Tank
 _____ gal Other Tanks

Type of Drainfield Medium to be used
 _____ Chamber
X H10 EQ36 Q4
 _____ Drainfield Rock
 _____ Rock Depth
 _____ Gravelless
 _____ Experimental
 _____ No Drainfield

Type of Alarm None
 Size of Lift Pump _____
 Size of Lift Line _____

Type of Drainfield to be installed Size of Drainfield sq ft to be installed
X Trench 1320 sq ft
 _____ At-grade _____ sq ft
 _____ Pressure Bed _____ sq ft
 _____ Seepage Bed _____ sq ft
 _____ Mound _____ sq ft

SETBACKS
 TANK DRAINFIELD
 Distance to Well > 70' > 80'
 Distance to Building > 30' > 50'
 Distance to Property Line > 30' 10'
 Distance to OHW > 84" > 84"
 Distance to Pressure Line > 70' > 80'

Perc Rate _____ Soil Sizing Factor 2.20 *If SSF other than .83, attach Perc Test Data

Depth	Texture	Color	Structure	Depth	Texture	Color	Structure
0-10"	Top Soil	10YR 2/2	Blocky	0-13"	Top Soil	10YR 2/2	Blocky
10-23"	Clay loam	10YR 3/4	Blocky	13"-26"	Clay loam	10YR 3/4	Blocky
23"-47"	Clay loam	10YR 5/6	Blocky	26"-42"	Clay loam	10YR 5/6	Blocky
47"-84"	Clay loam	10YR 5/6	Blocky	42"-84"	Clay loam	10YR 5/6	Blocky

5. DESIGNER'S CERTIFIED STATEMENT

I, Rick Renner certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Rick Renner Signature of Designer 6-12-06 Date

***** FOR OFFICE USE ONLY *****
 Application Approved by: Jail A. Stoll Date: 6/14/06
 Amount Paid: 100.00 Receipt Number: 107822-331948 Permit Number: _____

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied
 (X) Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

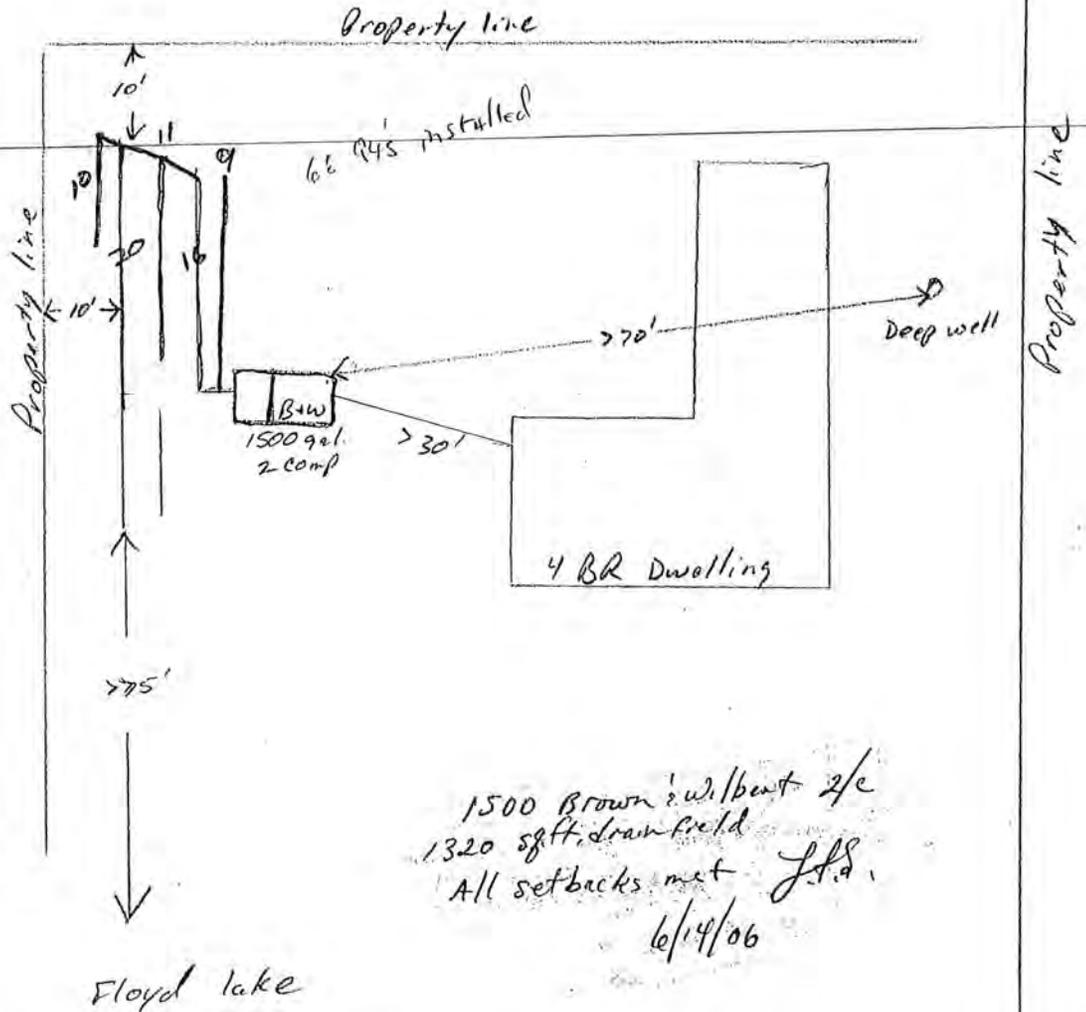
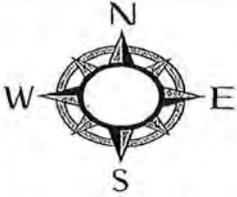
Jail A. Stoll Signature ITS Inspector Title 6/14/06 Date
 (Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)
 Date System Installed 6/14/06 Inspected by Jail A. Stoll

SITE PLAN

I hereby agree to have flags, lathes, or ribbons in place for inspection by date: _____

I understand that Becker County will not issue the permit until staking has been approved.

Signature _____

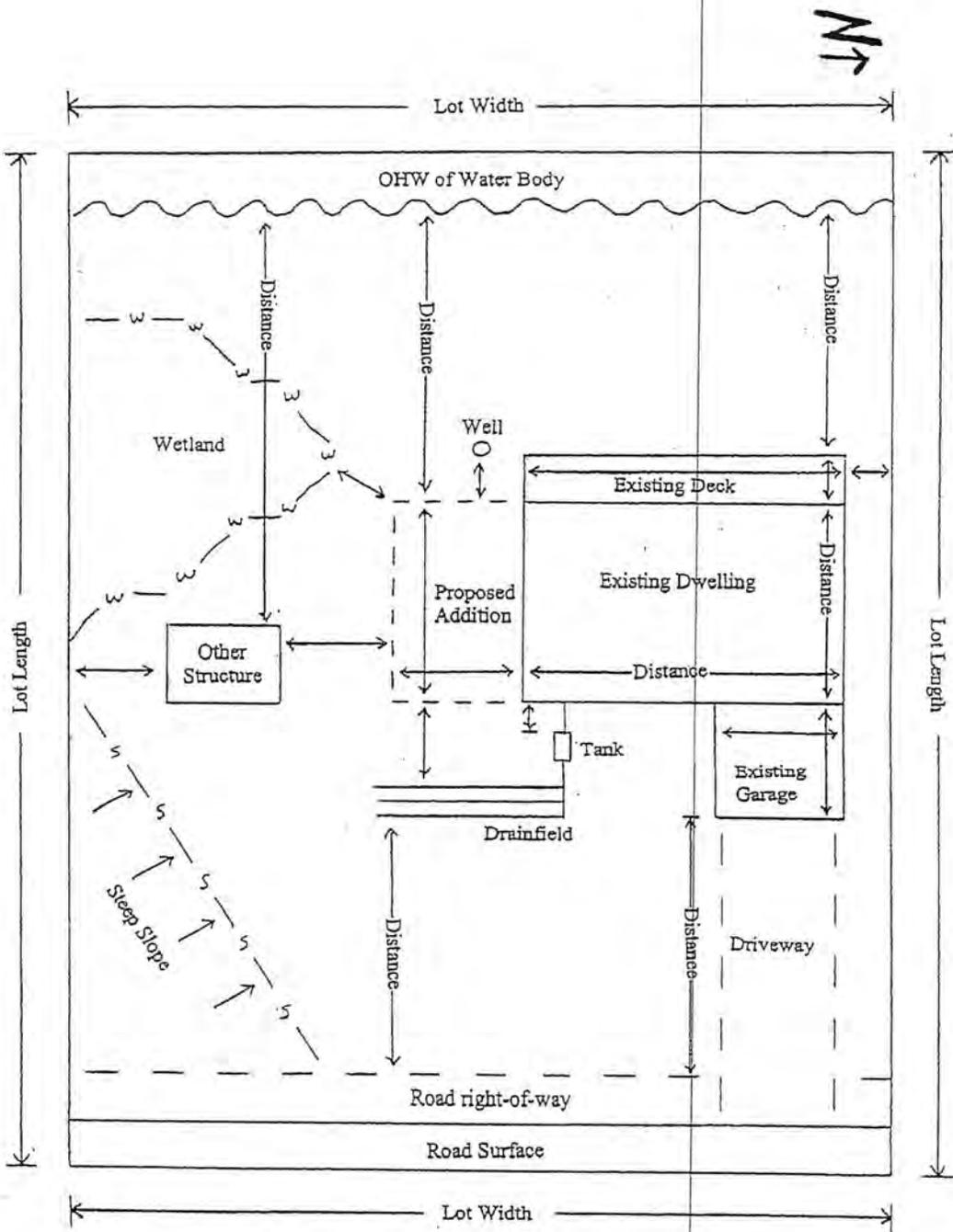


I hereby certify and agree that the above sketch accurately represents the work to be done in conjunction with this permit.

Chris Renner

Date 6-12-06

Applicant or Agent



SITE PLAN EXAMPLE

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Yard Items](#)
 [Sales Info](#)
 [New Search](#)

Summary	
Parcel Number:	080028001 GIS Map 
Property Address:	26121 CO RD 149 DETROIT LAKES
Owner Name:	3 BOYZ LLP
Owner Address:	818 MAIN AVE SUITE 1 FARGO ND 58103
Legal Description:	Section 03 Township 139 Range 041 PT GOVT LOT 4: COMM NW COR SEC 3, E 1322.71', S 1508.61', SW 910.67' TO POB; NE 836', NW 198.22', S 1096' TO FLOYD LK, SELY AL LK 198.05', NE 274' TO POB.

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$584,800	\$561,800	\$567,900
Estimated Land Value	\$164,200	\$169,200	\$155,100
Estimated Machinery Value			
Total Estimated Value	\$749,000	\$731,000	\$723,000
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$731,000		\$723,000
Tax Details - <i>please see statement</i>	📄 2021 Statement		📄 2020 Statement
Total Tax Levied	\$6,656.00		\$6,752.00

Total Payments	-\$6,656.00	-\$6,752.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$749,000

Zoning Information		top ▲
Zoning District		
Township	Detroit	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

Land Information				top ▲
NOTICE Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
5.02	198		4.961	
Description	Flags		Size	
080785 FF-MUD LAKE-AVG			88 FF	
080784 FF-MUD LAKE-GOOD			40 FF	
080781 MUD LAKE SITE			1 AC	

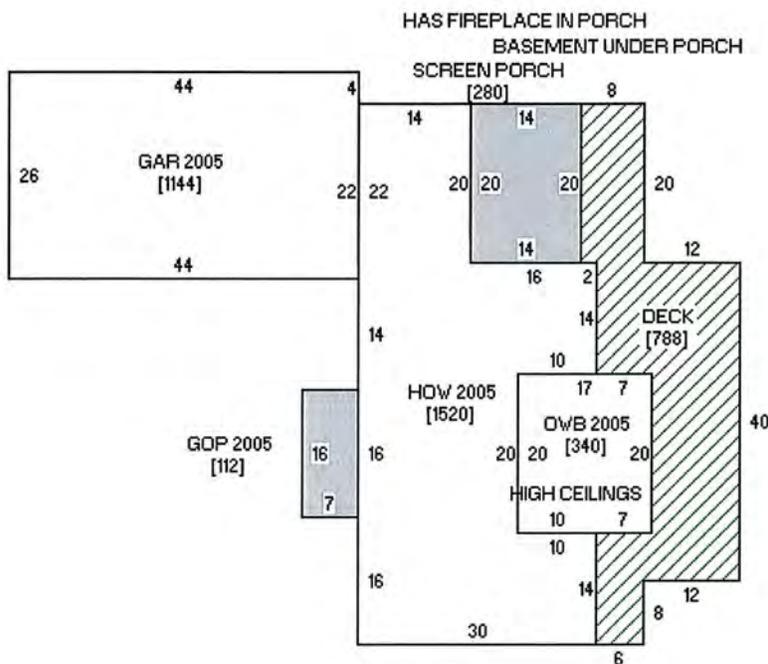
601420 WATER/SEWER/ELEC		1 UT
089501 BLDG SITE ACRE		2.751 AC
999997 LAKE SHORE NO VALUE		1.21 AC
080786 FF-MUD LAKE-FAIR		70 FF

Residential Buildings top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2005
Bldg Style	1 1/2 Story Frame
Arch Style	1.50 Story
Area	2924 SqFt
Condition	Normal
Basement	Full
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Cedar
Int Walls	Drywall
Floor	Carpet/tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	4
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	2005
Style	High Ceiling-Frame
Area SF	340
Condition	Normal
Bsmnt SF	340
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

Garage # 1	
Year Built	2005
Style	Att Frame
Area SF	1144
Condition	Excellent

Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Porch # 1	
Area SF	112
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No

Porch # 2	
Area SF	280
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	Yes

Plumbing	
Style	Count
Full Bath	4
Extra Fixture	1

Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	High	1500

Fireplace		
Descr	Story Ht	Count

Masonry w/Gas Insert	1 1/2 Story	1
Masonry w/Gas Insert	1 Story	1
Decks & Patios		
Style		Area SF
Vinyl/CompoDeck-High		788
Concrete Patio-High		400
Concrete Patio-High		1008
Concrete Patio-High		260
Concrete Patio-High		676

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Concrete	
Year Built	2006	
Item Count	1	
Condition	Normal	
Paving Type	Concrete Road	
Quantity	1,872 Square Feet	
Pricing	Average	
Lighting	None	
Yard Item # 2 details:		
Descr	Paving - Concrete	
Year Built	2006	
Item Count	1	
Condition	Normal	
Paving Type	Concrete Road	
Quantity	896 Square Feet	

Pricing	Average
Lighting	None
Yard Item # 3 details:	
Descr	Paving - Concrete
Year Built	2005
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	36 Square Feet
Pricing	Average
Lighting	None

Sales Information		top ▲	
Sale Date: 9/15/2005 - Property Type: Season Rec. - bare land			
Buyer	MATTHEWS, JAY & JENNIFER E.	Seller	PAULSRUD, GARY A & JENNIFER E
Sale Price	\$42,000	Ins Type	Warranty Deed
Adj Sale Price	\$42,000	Q/U	U
Adj Reason		Q/U Reason	Trade, gift, or estate sale

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

PIN: 08.0028.001
 BILL NUMBER: 193185
 LENDER:
 OWNER NAME: 3 BOYZ LLP

TAXPAYER(S):

C/O MARILYN MATTHEWS
 3 BOYZ LLP
 818 MAIN AVE SUITE 1
 FARGO ND 58103

\$\$\$

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
 26121 CO RD 149
 DETROIT LAKES, MN 56501

DESCRIPTION
 Acres: 5.02 Section 03 Township 139 Range 041
 PT GOVT LOT 4: COMM NW COR
 Line 13 Detail
 S-1010/15 SOLIC 40.00
 S-7301/21 STORM 33.62
 Principal 73.62
 Interest 0.00

TAX STATEMENT		2021	
2020 Values for taxes payable in			
	Taxes Payable Year:	VALUES AND CLASSIFICATION	
		2020	2021
Step 1	Estimated Market Value:	723,000	731,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	723,000	731,000
	New Improvements:		
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2020</i>			
Step 2	PROPOSED TAX		6,690.00
<i>Sent in November 2020</i>			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2021		\$3,328.00
	Second half taxes due 10/15/2021		\$3,328.00
	Total taxes due in 2021		\$6,656.00

Tax Detail for Your Property:				
Taxes Payable Year:		2020	2021	
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	\$6,677.61	\$6,582.38	
	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		\$6,677.61	\$6,582.38	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$2,862.44	\$2,858.60
	7. DETROIT		\$722.51	\$692.85
	8. State General Tax		\$1,319.64	\$1,286.08
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$896.67	\$861.86
		B. Other local levies	\$776.29	\$786.40
		A. BC EDA	\$16.13	\$15.67
	10. Special Taxing Districts	B. Others	\$83.93	\$80.92
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$6,677.61	\$6,582.38
	13. Special assessments		\$74.39	\$73.62
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$6,752.00	\$6,656.00
Tax Amount Paid			\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2021.

Total Property Tax for 2021	\$6,656.00
2nd Half Tax Amount	\$3,328.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$3,328.00
Balance Good Through	10/15/2021
	Seasonal

PIN: 08.0028.001
 AIN:
 BILL NUMBER: 193185
 TAXPAYER(S):

Paid By _____

C/O MARILYN MATTHEWS
 3 BOYZ LLP
 818 MAIN AVE SUITE 1
 FARGO ND 58103

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2021.
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

Total Property Tax for 2021	\$6,656.00
1st Half Tax Amount	\$3,328.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$3,328.00
Balance Good Through	05/15/2021
	Seasonal

PIN: 08.0028.001
 AIN:
 BILL NUMBER: 193185
 TAXPAYER(S):

Paid By _____

C/O MARILYN MATTHEWS
 3 BOYZ LLP
 818 MAIN AVE SUITE 1
 FARGO ND 58103

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

598145

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 598145

June 12, 2012 at 1:54 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 12th day of June, 2012

Ryan L. Tangen
Becker County Auditor/Treasurer

By [Signature] Deputy

08-0028-001

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

Receipt # 5010914
Becker County Auditor/Treasurer

QUIT CLAIM DEED

State Deed Tax Due is \$1.65.

Date: June 11, 2012

#

FOR VALUABLE CONSIDERATION, Jay C. Matthews and Marilyn M .Matthews,
husband and wife, Grantor, whether one or more, hereby convey and quit claims the property to 3
Boyz, LLP, real property in Becker County, Minnesota, described as follows:

That part of Government Lot 4, in Section 3, Township 139 North, Range 41 West of the Fifth
Principal Meridian, Becker County, Minnesota, described as follows: Commencing at an iron
monument which designates the northwest corner of said Section 3; thence South 89°26'25" East
837.18 feet on an assumed bearing along the north line of said Section 3 to a point hereinafter
referred to as Point A; thence continuing South 89°26'25" East 485.53 feet along the north line
of said Section 3 to an iron monument at the northeast corner of said Government Lot 4; thence
South 01°45'50" West 33.09 feet along the East line of said Government Lot 4 to an iron
monument; thence continuing South 01°45'50" West 1475.52 feet to an iron monument; thence
South 67°15'06" West 910.67 feet to an iron monument, said point is the point of beginning;
thence North 30°09'23" East 836.00 feet; thence North 56°06'50" West 198.22 feet; thence
South 30°08'51" West 836.00 feet to an iron monument; thence continuing South 30°08'51"
West 250.00 feet to an iron monument; thence continuing South 30°08'51" West 10 feet, more or
less, to the water's edge of Floyd Lake; thence easterly along the water's edge of said Floyd Lake
to the intersection with a line which bears South 30°09'23" West from the point of beginning;
thence North 30°09'23" East 24 feet, more or less, to an iron monument; thence continuing North
30°09'23" East 250.00 feet to the point of beginning. ALSO HEREIN INCLUDED is a 20.00
foot wide easement for driveway purposes over, under and across part of said Government Lot 4.

The centerline of said driveway easement is described as follows: Beginning at the
aforementioned Point A; thence South 11°58'58" West 341.48 feet; thence South 13°46'37"
West 317.20 feet; thence South 04°17'21" West 164.65 feet; thence South 09°43'05" West
181.24 feet; thence southerly on a curve concave to the east, having a central angle of 22°28'44"
and a radius of 300.00 feet, for a distance of 117.70 feet (chord bearing South 01°31'17" East) to

chg
paid
well
non/std
extra

To: FM TITLE

101201823

the westerly line of the above described tract and said centerline there terminates. At the northerly terminus of said centerline the sidelines of said 20.00 foot wide driveway easement shall be shortened to terminate on the southerly right of way line of County Road No. 149. At the southerly terminus of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the westerly line of the above described tract.

Check applicable line:

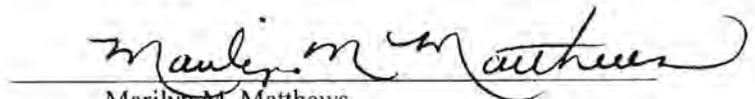
The Seller certifies that the Seller does not know of any wells on the described real property.

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.

WITNESS, The hand of the Grantor:


Jay C. Matthews

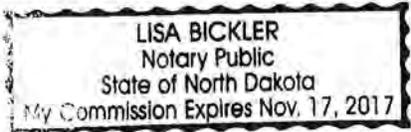

Marilyn M. Matthews

Total consideration for this transfer is \$500.00 or less.

STATE OF ND)

COUNTY Cass) ss:
)

On this 11th day of June, 2012, before me, a notary public within and for said county and state, personally appeared Jay C. Matthews and Marilyn M. Matthews, husband and wife, to be known to the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same.



Lisa Bickler
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Kennelly & O'Keeffe, Ltd.
313 NP Avenue
P.O. Box 2105
Fargo, ND 58102
(701) 235-8000

Tax statements for the real property described in this instrument should be sent to:

Jay and Marilyn Matthews
4107 17th Street South
Fargo, ND 58104



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.

1:3,521

Date: 10/29/2021

Becker County

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



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.

1:7,042

Date: 10/29/2021

Becker County

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

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

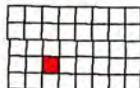
For all your land survey needs, contact our friendly staff at:
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
frontdesk@meadowlandsurveying.com

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!

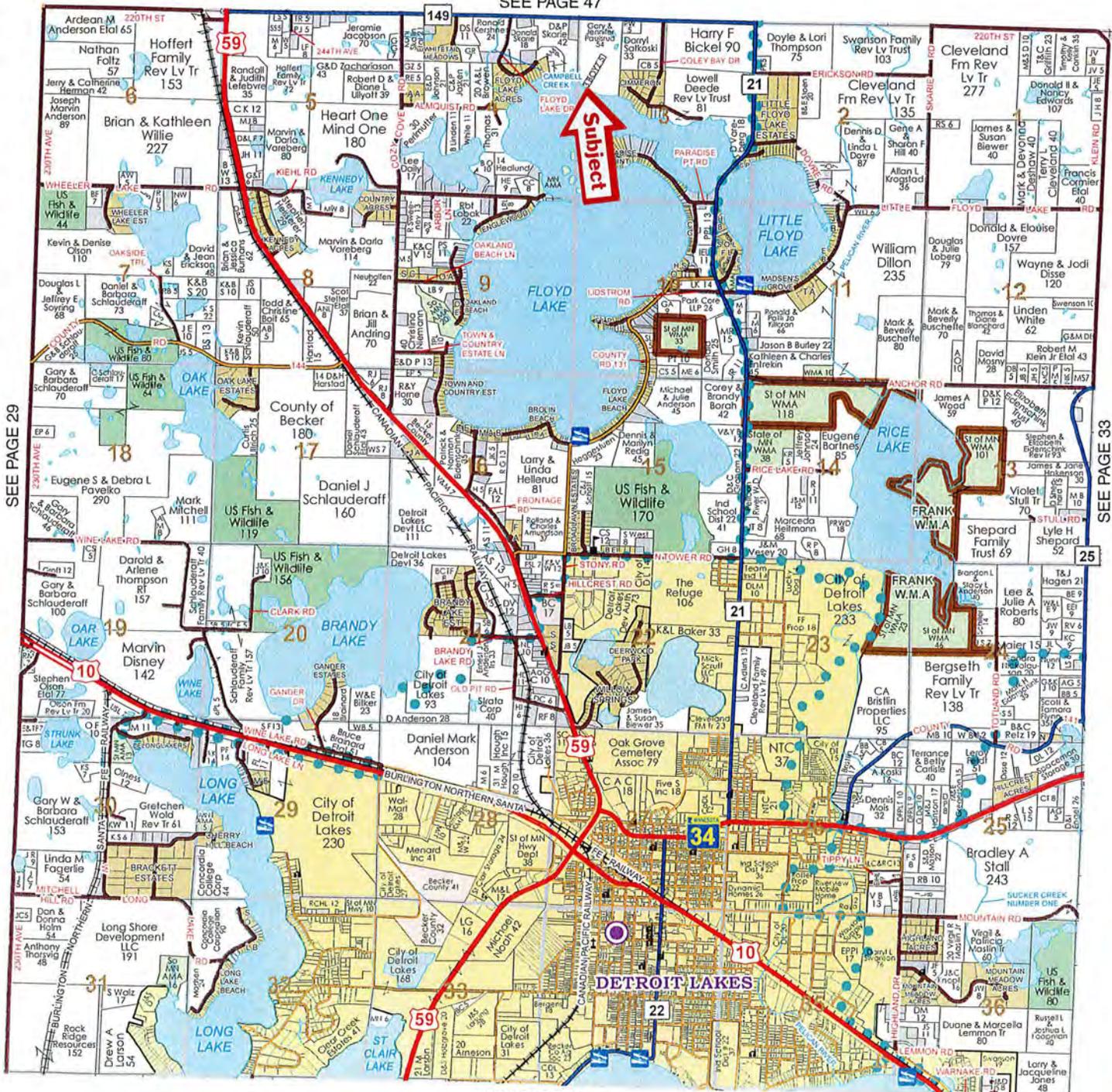


Detroit

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

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 18th, 2021 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse
915 Lake Ave, Detroit Lakes, MN 56501

Applicant: Gary & Jennifer Paulsrud
2536 University Dr S Unit J
Fargo, ND 58103

Project Location: 26133 Co Rd 149 Detroit Lakes, MN 56501

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 08.0028.000; Floyd Lake
Section 03 Township 139 Range 041; GOVT LOT 4 LESS 5.02AC; Detroit Township.

Replies/Comments: Interested parties are invited to submit to the Becker County Department of Planning, Zoning, 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

EMAIL: rachel.bartee@co.becker.mn.us

To view all application information on this project please visit:

http://www.co.becker.mn.us/government/meetings/planning_zoning/board_adjustments/

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.**

Variance Application Review

Permit # VAR2021-227

Property and Owner Review

Parcel Number(s): 080028000 080028001

Owner: JENNIFER PAULSRUD REVOCABLE TRUST

Township-S/T/R: DETROIT-03/139/041

Mailing Address:

JENNIFER PAULSRUD REVOCABLE TRUST
2536 UNIVERSITY DR S UNIT J
FARGO ND 58103

Site Address: 26133 CO RD 149

Lot Recording Date: After 1992

Original Permit Nbr: N/A BUILDINGS ARE EXISTING

Legal Descr: GOVT LOT 4 LESS 5.02AC

Variance Details Review

Variance Request Reason(s):

- Setback Issues
- Alteration to non-conforming structure
- Lot size not in compliance
- Topographical Issues (slopes, bluffs, wetlands)
- Other

If 'Other', description:

Description of Variance Request: A variance is being requested to support a boundary line adjustment that will create a side lot setback of two (2) feet from two existing non-confirming sheds, due to setback issues. There are two garages located on Parcel No. 080028000. The garage closest to the property line of Parcel No. 080028001 issue is a garage built and used wholly by the property owner of Parcel No. 080028001. The owners of Parcel No. 080028000 are in complete agreement to the boundary line adjustment going between these two garages to ensure the most westerly garage is included in Parcel No. 080028001.

OHW Setback:

Side Lot Line Setback: 2

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage:

Proposed Imp. Surface Coverage:

Existing Structure Sq Ft: NA

Proposed Structure Sq Ft: NA

Existing Structure Height: NA

Proposed Structure Height: NA

Existing Basement Sq Ft: NA

Proposed Basement Sq Ft: NA

Change to roofline? N/A

Change to main structural framework? N/A

Other Questions Review

1. Is the variance in harmony with the purposes and intent of the ordinance? Yes

Explain: Yes, this will bring the property into compliance and match how the property is currently being used.

2. Is the Variance consistent with the Becker County Comprehensive Plan? Yes

Explain: Yes, the two garages have been in place since roughly 2005 and have not caused any hardship or hazard to any neighbor or the public. The lots meet all other setback requirements and are well away from the lake and road. The request will make the lot more compliant.

3. Does the proposal put the property to use in a reasonable manner? Yes

Explain: Yes, this is a residential lot. It will continue to be used for residential purposes and ensure the way the lot is being used matches the lot description. All lot owners affected are in agreement with the

proposed lot lines.

4. Are there circumstances unique to the property? **Yes**

Explain: **Yes, this lot is unique in that the garage used is not within the lot and the garage is extremely close to the neighboring parcels garage.**

5. Will the variance maintain the essential character of the locality? **Yes**

Explain: **Yes, this lot is located in a seasonal/residential neighborhood and will continue to be used for seasonal/residential uses. All lot owners affected are in agreement with the proposed lot lines.**



08.0028.000

08.0028.001



080028000

PERMIT MUST BE
POSTED AT THE
CONSTRUCTION SITE

Becker County Planning
835 Lake Ave, P O Box 787
Detroit Lakes, MN 56502-0787
Phone (218)-846-7314; Fax (218)-846-7266



080028000

Onsite Septic System Site Evaluation/Design

Tax Parcel Number 08.0028.000

Legal Description: 58.5Ae-1ot4 Section 3 TWP L39 Range 41W

Lake Name Mud Lake Classification NE Township Name Detroit

Owner's Name Gary Paulsrud Address Rt. 3

City Detroit Lakes Mn State/Zip 56501 Phone Number 847-4320

Number of Bedrooms 3
Design Flow 450 GPD

Well Casing Depth > 50'
Depth of other Wells within
100 ft of system NONE

Garbage Disposal (Yes) (No)
Grinder Pump/Lift Station
In House (Yes) (No)

Type of Observation: Probe Pit Boring
Original Soil (Yes) (No) Compacted Soil (Yes) (No)
Depth to Restricting Layer > 82"
Maximum of Depth of System 46"
Perc Rate 1 Soil Sizing Factor 83

Proposed Design
 Replace Septic Tank
 Septic Tank/Drainfield
 Drainfield Only
 Holding Tank
 Lift Station

Type of Drainfield
 Standard (gravelless/chamber)
 Standard (rock depth)
 Standard Bed
 Mound At Grade
 Pressurized Bed

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
0"-10"	Sandy Loam	10YR 2/2 Very Dark Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input type="checkbox"/> NONE
10"-32"	Sand	10YR 4/3 Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE
32"-49"	Sand	10YR 5/4 Yellowish Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE
49"-82"	Sand	10YR 3/3 Dark Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE

SOIL BORING LOG

DEPTH (INCHES)	TEXTURE	COLOR & MUNSELL NO.	STRUCTURE
0"-1"	Sandy	10YR 2/2 Very Dark Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input type="checkbox"/> NONE
1"-27"	Loam	10YR 4/3 Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE
27"-56"	Sand	10YR 4/3 Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE
56"-62"	Sandy Loam	10YR 5/4 Yellowish Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE
62"-82"	Sand	10YR 5/6 Yellowish Brown	<input checked="" type="checkbox"/> BLOCKY PLATY <input type="checkbox"/> PRISMATIC <input checked="" type="checkbox"/> NONE

Attach Perc Test Information If Required

Name and Address of Designer Richard Vareberg Detroit Lakes Phone 847-7372

MPCA Number 1910 Date of Site Evaluation 9-19-99 Signature of Designer [Signature]

Name of Installer (if different from Designer) _____ MPCA Number _____

FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

*** Any changes to the permit must first be approved by Becker County Planning & Zoning. No system shall be covered up without inspection by Becker County Planning & Zoning.

*** Inspections must be scheduled at least 24 hours prior to time requested.

Date Received 24 Sept. 99 Application Fee 75.00 State Surcharge .50 Total 75.50

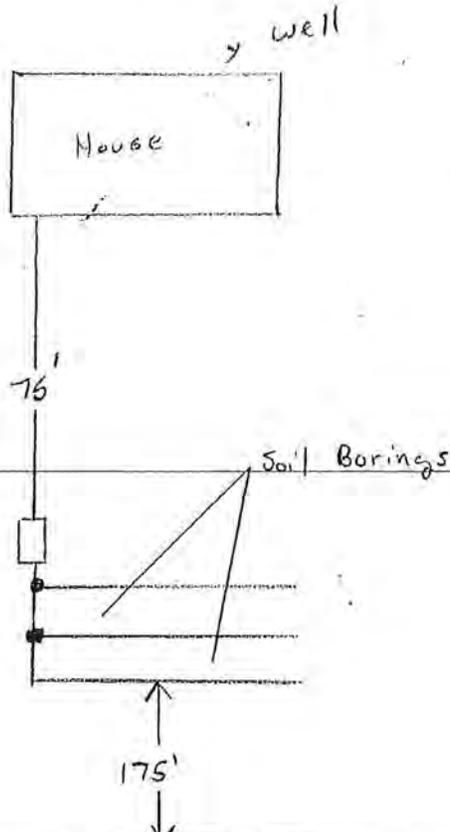
Application is hereby denied
 Application is hereby granted to Gary Paulsrud to install an individual septic system according to the specifications of the site evaluation and design submitted to the Becker County Environmental Services Office. By Order of: [Signature]

Signature of Becker County Qualified Employee _____ Date Permit Issued 24 Sept. 99 Permit Number _____
This permit expires on 24 March 2000

The site plan must be drawn to dimension or to scale

- *Dimensions of Lot
- *Existing & Proposed Buildings
- *Easements & setbacks
- *Well & Water Line Locations within 100 ft of System
- *Distance from Property Lines
- *Distance from OHWM
- *Tank Access Route
- *Distance from buildings

- *Scale - One inch = 50 ft
- *Location of any Unsuitable Soil
- *Soil Borings & Per Test Locations
- *Alternate Drainfield Location



	Tank (estimated)	Tank (actual)	Mud Lake Drainfield (estimated)	Mud Lake Drainfield (actual)	
Distances to Well		>100		>100	Tank size <u>1500</u>
Distance to Building		75		75	Lift station size _____
Distance to Property Line		2100		2100	Drainfield size <u>371</u>
Distance to Pressure Line		275		2100	Pump HP _____
Distance to Ordinary High Water		282		282	Date Installed _____

FOR USE BY BECKER COUNTY ENVIRONMENTAL SERVICES DEPARTMENT ONLY

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied
 () Certificate is Hereby Granted Based upon the Application, addendum from, plans, specifications and all other supporting data. With property maintenance, this system can be expected to function satisfactory, however, this is not a guarantee.

Signature [Handwritten Signature] Title Inspector Date 27 Oct, 99

(Certificate of Compliance is not valid unless signed by a Registered Qualified Employee)

Becker County Parcel Information

[Values & Taxes](#)
 [Zoning Info](#)
 [Land Info](#)
 [Res. Bldg.](#)
 [Ag. Bldg.](#)
 [Yard Items](#)
 [New Search](#)

Summary	
Parcel Number:	080028000 GIS Map 
Property Address:	26133 CO RD 149 DETROIT LAKES
Owner Name:	GARY & JENNIFER PAULSRUD
Owner Address:	2536 UNIVERSITY DR S UNIT J FARGO ND 58103
Legal Description:	Section 03 Township 139 Range 041 GOVT LOT 4 LESS 5.02AC

Valuation & Taxation top 			
Tax Assessment Year	2021 Values	2020 Values	2019 Values
Estimated Building & Improvements Value	\$352,300	\$337,000	\$339,800
Estimated Land Value	\$701,200	\$706,200	\$643,300
Estimated Machinery Value			
Total Estimated Value	\$1,053,500	\$1,043,200	\$983,100
Tax Payable Year	2021 Payable		2020 Payable
Taxable Market Value	\$1,043,200		\$983,100
Tax Details - <i>please see statement</i>	📄 2021 Statement	📄 2020 Statement	
Total Tax Levied	\$9,616.00		\$9,262.00
Total Payments	-\$9,616.00		-\$9,262.00
Unpaid Balance	\$0.00		\$0.00

No prior years unpaid.

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$979,600
2	Rural Vacant Land - Non-Homestead	\$73,900

Zoning Information		top ▲
Zoning District		
Township	Detroit	
Zoning District	Agricultural	
Other Descriptions		
Imaged Files		
Document Type	Available Years	
Septic	2020*	
<i>* A '2020' PDF will contain ALL the septic documentation available from the earliest years on file up through and including the year 2020.</i>		

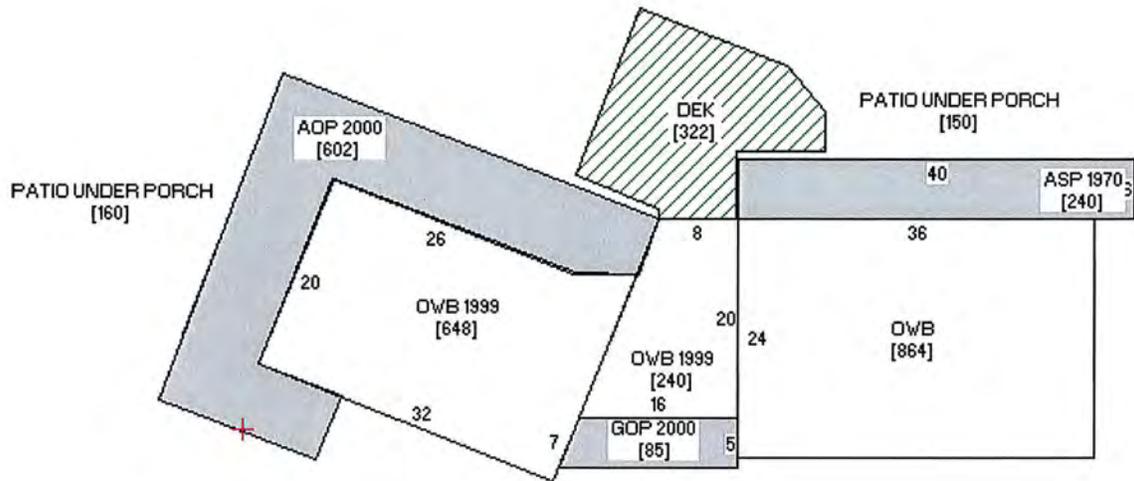
Land Information				top ▲
<p>*NOTICE* Sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to plat maps, or legal documents.</p>				
Deed Acres	Front Ft.	Sq. Ft.	Est. Acres	
53.93	1215		53.904	
Description		Flags	Size	
080785 FF-MUD LAKE-AVG			920 FF	
080781 MUD LAKE SITE			1 UT	
601420 WATER/SEWER/ELEC			1 UT	
080785 FF-MUD LAKE-AVG			50 FF	

080784 FF-MUD LAKE-GOOD		30 FF
999997 LAKE SHORE NO VALUE		6.75 AC
080786 FF-MUD LAKE-FAIR		215 FF
080040 WASTE		4 AC
080025 WOODLOT		36.854 AC
080015 PASTURE		2.1 AC
080015 PASTURE		3.25 AC
999999 ROAD		0.95 AC

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1970	
Bldg Style	1 Story Frame	
Arch Style	Rambler	
Area	1752 SqFt	
Condition	Normal	
Basement	Full	
Heating	FHA-Propane Gas	
AC	Yes	
Attic	None	
Foundation	Concrete Blk	
Roof	Gable/Asph	
Ext Walls	Wood Lap	
Int Walls	Drywall	
Floor	Clay Tile	
Rms Above Ground	0	
Rms Below Ground	0	

Bedrms Above	0
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1999
Style	High Ceiling-Frame
Area SF	240
Condition	Normal
Bsmnt SF	240
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

Addition # 2	
Year Built	1999
Style	1 Story Frame
Area SF	648
Condition	Normal
Bsmnt SF	648

Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Garage # 1	
Year Built	1950
Style	Det Frame
Area SF	288
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Porch # 1	
Area SF	240
Style	1S Frame Screen
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No
Porch # 2	
Area SF	602
Style	1S Frame Open
Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No
Porch # 3	

Area SF	160	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	No	
Porch # 4		
Area SF	524	
Style	Frame 3 Seasons	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	Yes	
Porch # 5		
Area SF	150	
Style	1S Frame Open	
Bsmnt SF	0	
Qtrs Style	Frame	
Qtrs SF	0	
Qtrs AC	Yes	
Plumbing		
Style		Count
Full Bath		4
Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	High	1550
Fireplace		

Descr	Story Ht	Count
Masonry	1 Story	1
Masonry	1 Story	1
Decks & Patios		
Style		Area SF
Wood Deck-Med		322
Concrete Patio-Med		412
Wood Deck-Med		528
Wood Deck-Med		168

Ag Buildings		top ▲
Ag Bldg # 1 details:		
Bldg Type	Steel Utility Building	
Descr		
Year Built	1995	
Bldg Count	1	
Width	28	
Length	72	
Height	0	
Area	2,016 Square Feet	
Frame Type	Post Frame	
Wall Type	Galvanized	
Ag Bldg # 2 details:		
Bldg Type	Steel Utility Building	
Descr		
Year Built	2010	
Bldg Count	1	

Width	32
Length	72
Height	0
Area	2,304 Square Feet
Frame Type	Post Frame
Wall Type	Galvanized

Yard Items top ▲	
Yard Item # 1 details:	
Descr	Paving - Concrete
Year Built	2010
Item Count	1
Condition	Normal
Paving Type	Concrete Road
Quantity	132 Square Feet
Pricing	Average
Lighting	None

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

PIN: 08.0028.000
BILL NUMBER: 170661
LENDER:
OWNER NAME: JENNIFER PAULSRUD REVOCABLE TRI

TAXPAYER(S):
GARY & JENNIFER PAULSRUD
2536 UNIVERSITY DR S UNIT J
FARGO ND 58103

TAX STATEMENT

2021

2020 Values for taxes payable in

Step	VALUES AND CLASSIFICATION	
	2020	2021
1	Taxes Payable Year:	
	Estimated Market Value:	983,100 1,043,200
	Homestead Exclusion:	0 0
	Taxable Market Value:	983,100 1,043,200
	New Improvements:	
Property Classification:	Seasonal	Seasonal
	NH Rur Vac Land	NH Rur Vac Land
<i>Sent in March 2020</i>		
2	PROPOSED TAX	
<i>Sent in November 2020</i>		
3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2021	\$4,808.00
	Second half taxes due 10/15/2021	\$4,808.00
	Total taxes due in 2021	\$9,616.00

\$\$\$

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
26133 CO RD 149
DETROIT LAKES, MN 56501

DESCRIPTION
Acres: 53.93 Section 03 Township 139 Range 041
GOVT LOT 4 LESS 5.02AC

Line 13 Detail
S-1010/15 SOLIC 40.00
S-7301/21 STORM 33.62
Principal 73.62
Interest 0.00

Tax Detail for Your Property:		2020	2021
Taxes Payable Year:		2020	2021
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	\$9,231.31	\$9,593.78
	4. Credits that reduce property taxes		\$51.40
	A. Agricultural and rural land credits B. Other credits	\$43.70 \$0.00	\$51.40 \$0.00
Property Tax by Jurisdiction	5. Property taxes after credits	\$9,187.61	\$9,542.38
	6. BECKER COUNTY	\$3,994.96	\$4,205.78
	7. DETROIT	\$1,008.38	\$1,019.36
	8. State General Tax	\$1,753.48	\$1,801.46
	9. SCHOOL DISTRICT 0022	\$1,212.81	\$1,223.63
	A. Voter approved levies		
	B. Other local levies	\$1,078.34	\$1,150.02
	10. Special Taxing Districts		\$23.06
	A. BC EDA	\$22.51	\$119.07
	B. Others	\$117.13	\$119.07
	C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referendum levies	\$0.00	\$0.00
12. Total property tax before special assessments	\$9,187.61	\$9,542.38	
13. Special assessments	\$74.39	\$73.62	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$9,262.00	\$9,616.00	
	Tax Amount Paid	\$0.00	

2

2nd Half Payment Stub - Payable 2021

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2021.

PIN: 08.0028.000
AIN:
BILL NUMBER: 170661
TAXPAYER(S):

GARY & JENNIFER PAULSRUD
2536 UNIVERSITY DR S UNIT J
FARGO ND 58103

Paid By _____

Total Property Tax for 2021	\$9,616.00
2nd Half Tax Amount	\$4,808.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$4,808.00
Balance Good Through	10/15/2021
	Seasonal NH Rur Vac Land

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2021

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2021.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2021.

PIN: 08.0028.000
AIN:
BILL NUMBER: 170661
TAXPAYER(S):

GARY & JENNIFER PAULSRUD
2536 UNIVERSITY DR S UNIT J
FARGO ND 58103

Paid By _____

Total Property Tax for 2021	\$9,616.00
1st Half Tax Amount	\$4,808.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$4,808.00
Balance Good Through	05/15/2021
	Seasonal NH Rur Vac Land

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

645024

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 645024

September 7, 2017 at 12:52 PM

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 Sept. 20 17

Marya Hendrickson

Becker County Auditor/Treasurer

By [Signature] Deputy

08.0028.000

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Business Entity

#

eCRV number: _____

DEED TAX DUE: \$1.65

DATE: January 23, 2017

FOR VALUABLE CONSIDERATION, Gary Paulsrud and Jennifer Paulsrud, husband and wife ("Grantors"), hereby convey and quitclaim to Jennifer Paulsrud and Gary Paulsrud, as Trustees of the Jennifer Paulsrud Revocable Trust dated January 23, 2017, ("Grantees"), real property in Becker County, Minnesota, legally described as follows:

**See attached Exhibit A

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

together with all hereditaments and appurtenances belonging thereto.

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.

Grantor

[Signature]
Gary Paulsrud

[Signature]
Jennifer Paulsrud

The total consideration for this transfer of property is \$500 or less.

chg
paid
well

BECKER COUNTY DEED TAX

AMT. PD. \$ 1.65

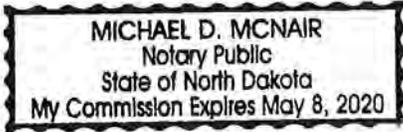
Receipt # 659458

Becker County Auditor/Treasurer

State of North Dakota, County of Cass

This instrument was acknowledged before me on January 23, 2017, by Gary Paulsrud and Jennifer Paulsrud, husband and wife.

(Stamp)



Michael D. McNair

Michael D. McNair, Notary Public

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

To: Michael D. McNair
McNair, Larson & Carlson, Ltd.
P.O. Box 2189
Fargo, ND 58108-2189
701-293-9190
G:\MDM misc\Paulsrud\MN Quit Claim Deed.docx

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Gary and Jennifer Paulsrud
2536 University Drive South, Unit J
Fargo, ND 58103

EXHIBIT A

Government Lot Numbered Four (4), less that portion of Government Lot Numbered Four(4) contained within the Plat of Cimмерon, Section Three (3), Township 139 North of Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota.

LESS:

That part of Government Lot 4 in Section 3, Township 139 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northwest corner of said Section 3; thence South 89 degrees 26 minutes 25 seconds East 837.18 feet on an assumed bearing along the north line of said Section 3 to a point hereinafter referred to as Point A; thence continuing South 89 degrees 26 minutes 25 seconds East 485.53 feet along the north line of said Section 3 to an iron monument at the northeast corner of said Government Lot 4; thence South 01 degree 45 minutes 50 seconds West 33.09 feet along the east line of said Government Lot 4 to an iron monument; thence continuing South 01 degree 45 minutes 50 seconds West 1475.52 feet to an iron monument; thence South 67 degrees 15 minutes 06 seconds West 910.67 feet to an iron monument, said point is the point of beginning; thence North 30 degrees 09 minutes 23 seconds East 836.00 feet; thence North 56 degrees 06 minutes 50 seconds West 198.22 feet; thence South 30 degrees 08 minutes 51 seconds West 836.00 feet to an iron monument; thence continuing South 30 degrees 08 minutes 51 seconds West 250.00 feet to an iron monument; thence continuing South 30 degrees 08 minutes 51 seconds West 10 feet, more or less, to the water's edge of Floyd Lake; thence easterly along the water's edge of said Floyd Lake to the intersection with a line which bears South 30 degrees 09 minutes 23 seconds West from the point of beginning; thence North 30 degrees 09 minutes 23 seconds East 24 feet, more or less, to an iron monument; thence continuing North 30 degrees 09 minutes 23 seconds East 250.00 feet to the point of beginning. The above described tract contains 5.02 acres, more or less.

ALSO HEREIN INCLUDED is a 20.00 foot wide easement for driveway purposes over, under and across part of said Government Lot 4. The centerline of said driveway easement is described as follows:

Beginning at the aforementioned Point A; thence South 11 degrees 58 minutes 58 seconds West 341.48 feet; thence South 13 degrees 46 minutes 37 seconds West 317.20 feet; thence South 04 degrees 17 minutes 21 seconds West 164.65 feet; thence South 09 degrees 43 minutes 05 seconds West 181.24 feet; thence southerly on a curve concave to the east, having a central angle of 22 degrees 28 minutes 44 seconds and a radius of 300.00 feet, for a distance of 117.70 feet (chord bearing South 01 degree 31 minutes 17 seconds East) to the westerly line of the above described tract and said centerline there terminates. At the northerly terminus of said centerline the sidelines of said 20.00 foot wide driveway easement shall be shortened to terminate on the southerly right of way line of County Road No. 149. At the southerly terminus of said centerline the sidelines of said easement shall be prolonged or shortened to terminate on the westerly line of the above described tract.

MEADOWLAND SURVEYING INC

Surveying the Lakes Area Since 1946

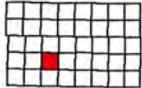
For all your land survey needs, contact our friendly staff at:
 1118 Highway 59 South • Detroit Lakes, Minnesota 56501
 frontdesk@meadowlandsurveying.com

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!

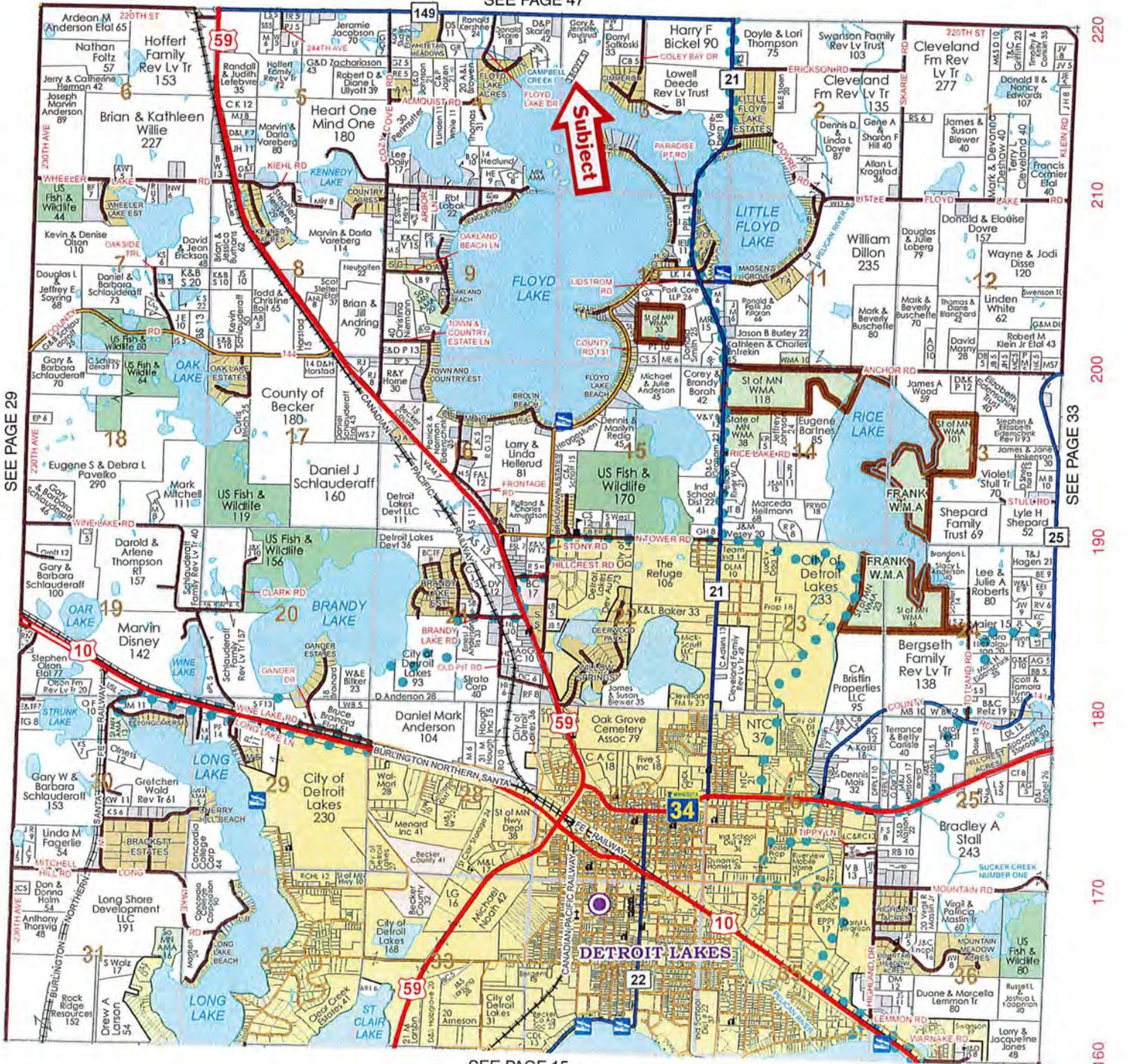


Detroit

Township 139N - Range 41W

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SEE PAGE 29

SEE PAGE 33

SEE PAGE 15