



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

June 9, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:

Rick Jacobson on behalf of Buck Stop Inn, LLC
231 North Shore Drive
Underwood, MN 56586

Project Location: 20259 Co Rd 121

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a family oriented private campground consisting of up to five (5) cabin/RV sites in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 370049003

Wolf Lake Township

Non-shoreland

N 19 acres of the SW 1/4 of the NW 1/4, Section 09, TWP 139, Range 37

REFER TO BECKER COUNTY ZONING ORDINANCE

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

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN. 56501

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

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

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

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

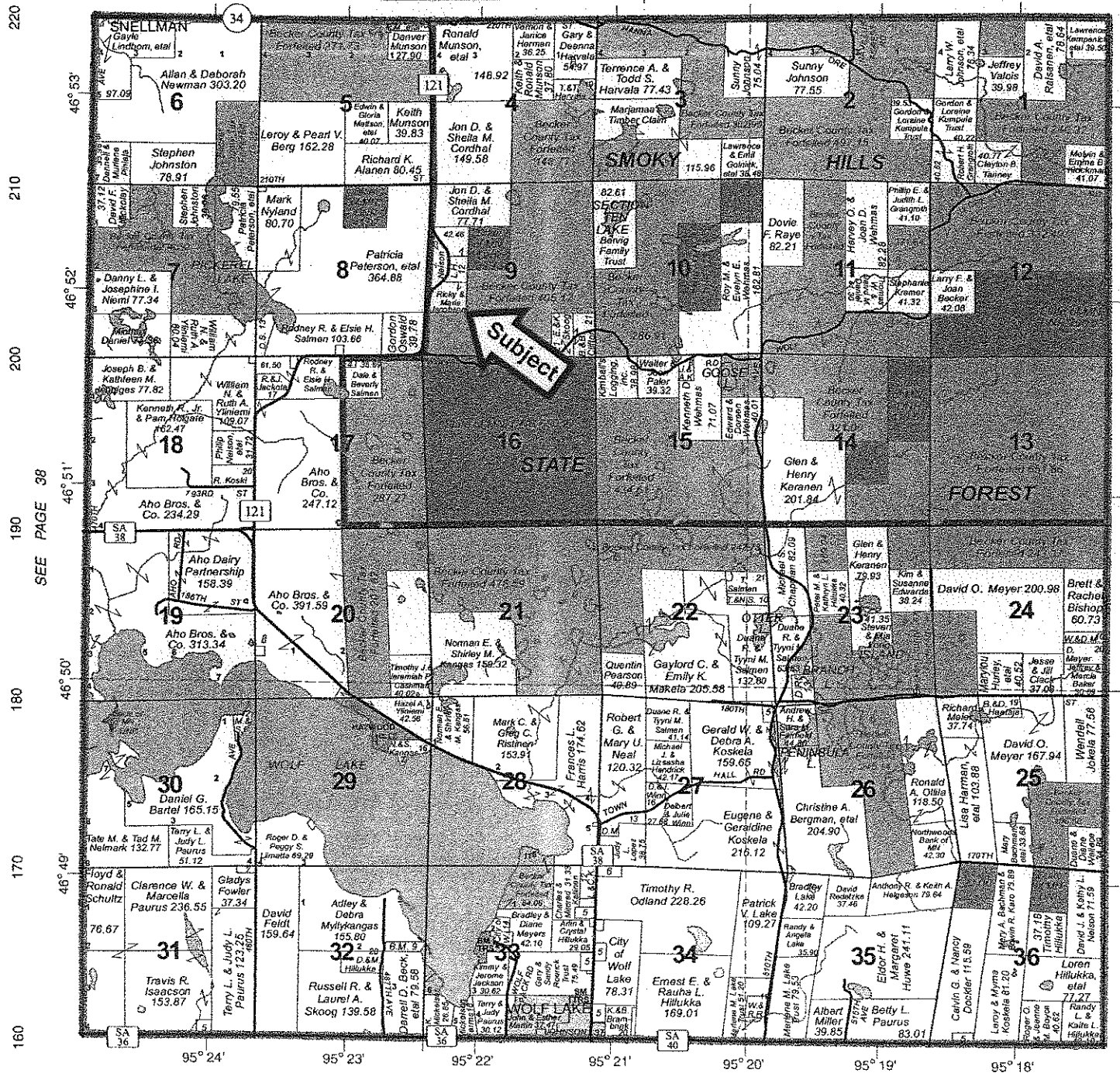
The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will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

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

WOLF LAKE

T.139N.-R.37W.

SEE PAGE 56



© 2009 Rockford Map Pubs., Inc.

SEE PAGE 24

Becker County, MN

470 480 490 500 510 520 530

SEE PAGE 42



~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	CUP
YEAR	RECEIVED
SCANNED	APR 30 2015
ZONING	

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

First name(s): Back Stop Inn LLC Last name: JACOBSON Rick
Mailing Address: 231 North Shore Drive City, State, Zip Underwood MN 56586
Phone Number(s): (218) 826-6817 Project Address: 20259 Co Rd 121 Osage MN 56576
(Cell) 218-770-5965
Parcel number(s) of property: 370049003 Sect - Twp - Range: 9-139-37
Township Name: Sec 9 Twp 139 R 037 Legal Description: PT NW 1/4 SW 1/4 S 24 ac of Hwy
Wolf Lake Twp

REASON FOR CONDITIONAL USE REQUEST: To improve site for usability
during fall hunting and camping seasons. To allow each owner
to have their own sleeping quarters and to allow safe secure
storage for personal property stored at site.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

SIGNATURE OF APPLICANT

4-27-15
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. Is the conditional use permit request after the fact? ☐ Yes ☒ No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

SIGNATURE - ZONING ADMINISTRATOR

5-14-2015
DATE

Julene Hodge
Zoning Technician

This is in response to your request for more information on our permit request for a conditional use permit on property # 37.0049.003 located at 20259 Co Rd 121 Osage

The property is a 24 acre parcel that has approximately 1,100 feet of frontage on Co Rd 121.

As per our original application we are requesting up to five cabin/RV sites. As of now we have three buildings (one cabin, one storage shed and one fish house) which will all be converted to hunting cabins. We also have two outhouses and another storage shed on the property. When it is all said and done we would like to end up with a total of five cabins and or RV spots, two storage sheds and three outhouses to accommodate the 5 owners and family.

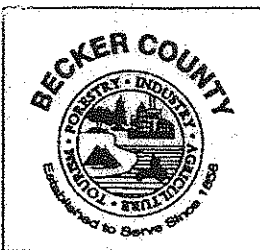
We do not have water or sewer on the property and do not intend to add that in the near future do to our limited seasonal use of the property.

There are three wetlands on the property (see map) totaling less than 3 acres. All current and future buildings meet and exceed zoning setbacks.

As far as the RV sites are we need two sites which will be seasonal use Sept. thru Dec. and are removed yearly.

Thank you for you consideration on this matter

Buck Stop Inn LLC



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

PARCEL	
APP	SITE
YEAR	
SCANNED	

Property will be staked by _____
Date: _____

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
37 0049 003	20259 Carl 121 Osage MN		Sec 9 Twp 139 Range 037 PT NW 1/4 S 24 ACES of Hwy

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range

Property Owner	Last Name	First Name	Mailing Address	Phone
BUCK STOP Inn LLC	RICK	JACOBSON	231 N Shore Drive Underwood MN 56586	218-770-5965
Contractor Name Lic #	SELF			

Proposed Project (Check those that apply)

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

*Existing Dwelling to be removed prior to _____

Onsite Water Supply () Deep Well () Shallow Well Well Depth NO well
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System NO Treatment System
Type of System _____ Date of Installation _____ Last Date Certified _____
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland () Riparian () Non Riparian Non Shoreland ☒

Lot Area 1,045,440 sq ft or 24 acres Water Frontage 0 ft Bluff () Yes (X) No

Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

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

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		
Ex: Patio	10 x 12	120			
DRIVEWAY	12 x 1106	13,200			13,200
Total Buildings	70 x 24 x 24	4,032			4,032
Outhouses	30 x 5 x 6	90			90
			Total Impervious Material		17,322

Impervious Lot Coverage $\frac{17,322}{1,045,440} \times 100 = 1.66\%$
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

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

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

Cost of Project

Not exceeding (5) Dwelling 24 ft by 24 ft () Attached Garage _____ ft x _____ ft

\$?

Outside Dimension () Deck/Patio _____ ft x _____ ft () Addition to existing _____ ft x _____ ft

Setback to Side Lot Line 300' ⁺ ft & Rear Lot Line 300' ⁺ ftSetback to Road Right of Way 300' ⁺ ft

Setback to Bluff N/A

Type of road Gravel

Setback to Wetland 75' ⁺ ft

Is wetland protected (X) Yes () No

Setback to OHW (straight horizontal distance) 5' ⁺ ftElevation above OHW (Straight vertical distance) over 5' ⁺ ft

Setback to septic tank N/A

Setback to drainfield N/A

Total No. Bedrooms 0

Maximum height proposed 22' # of Stories 1

Roof Change () Yes (X) No

Basement () Yes (X) No Walkout Basement () Yes (X) No

Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds() Garage _____ ft by _____ ft (2) Storage Shed 24 ft x 24 ft () Fence _____ ft long x _____ high () other 30' ⁺ x 6 ft x 4 ft
Outhouses

Outside Dimension () Addition to existing structure _____ ft x _____ ft () Fence _____ ft x _____ ft

Setback to Lot Line 300' ⁺ ft & Rear Lot Line 300' ⁺ ftSetback to Road Right of Way 500' ⁺ ftCost of Project
\$?

Setback to Bluff N/A

Type of road Gravel

Setback to Wetland 75' ⁺ ft

Is wetland protected (X) Yes () No

Setback to OHW (straight horizontal distance) 75' ⁺ ftElevation above OHW (Straight vertical distance) 5' ⁺ ft

Setback to septic tank N/A

Setback to drainfield N/A

Roof Change () Yes (X) No

Maximum height proposed 22' # of Stories 1

Bathroom proposed () Yes (X) No

Sleeping Quarters proposed () Yes (X) No

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

Characteristics of Proposed Water Oriented Structure*

Cost of Project \$

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

Outside Dimension _____ ft by _____ ft

Sq ft _____

Setback to Lot Line _____ ft & _____ ft

Setback to Bluff _____

Setback to OHW (straight horizontal distance) _____

Elevation above OHW (Straight vertical distance) _____

Setback to septic tank _____

Setback to drainfield _____

Maximum height proposed _____

*Sleeping facilities or water supplies are not permitted in these structures

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

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

Signature

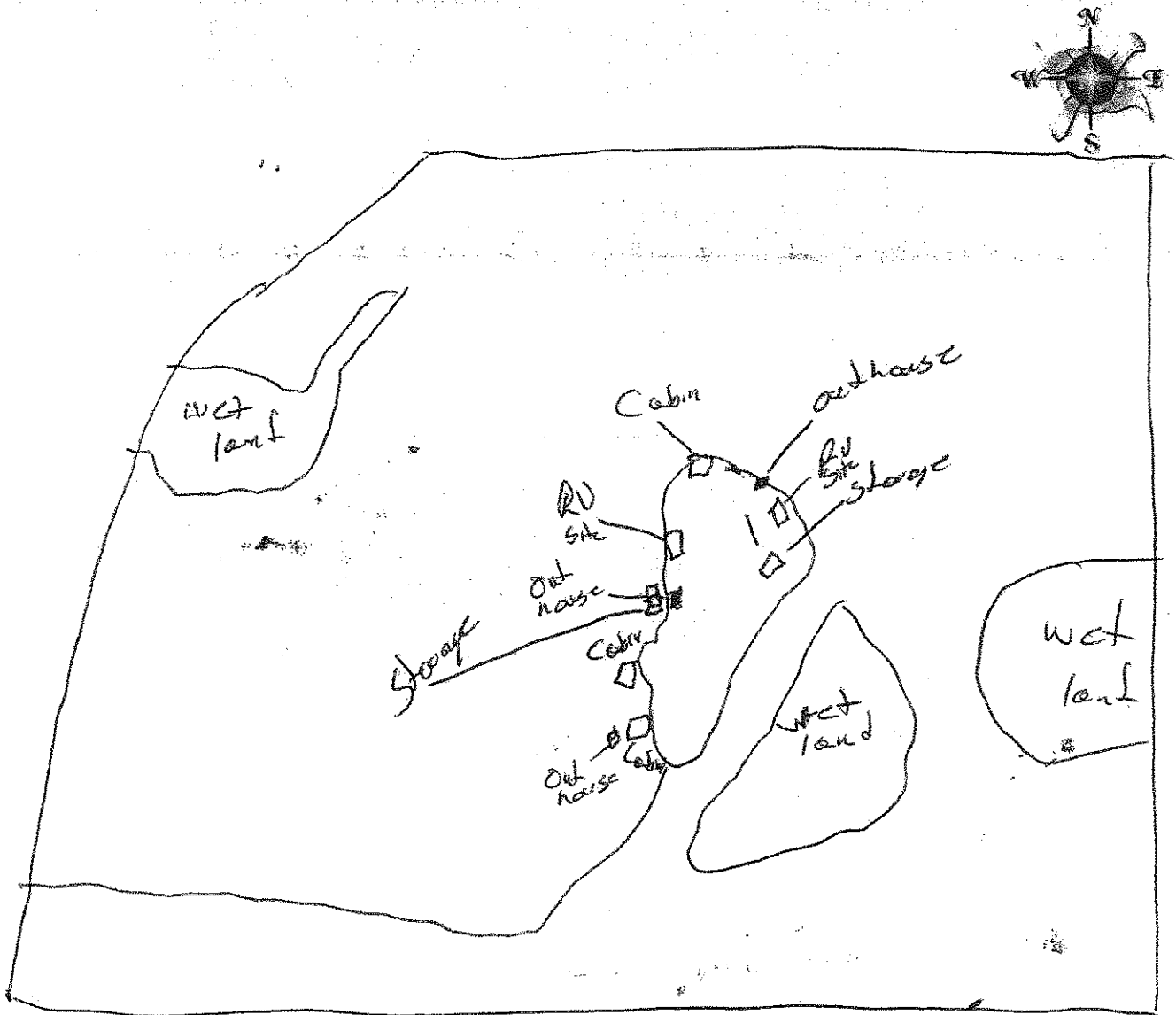
Date

5/14/15

SKETCH OF PROPERTY

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

PARCEL	
APP	SITE
YEAR	



Cabins + Storage sites Not exceeding 24'x24'
Out houses 5'x6'
Storage sheds Not exceeding 24'x24'
RV Sites 30'x20'

Remember EROSION CONTROL!

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

RV Site

Cabin

☐ Zoom In

☐ Zoom Out

☐ Pan

☐ Zoom Prev

☐ Zoom Extent

☐ Search

☐ Identify

☐ Links

☐ Legend

☐ Results

☐ View

☐ XY

☐ Map Tips

☐ Draw

☐ Measure

☐ Tools



Scale 1: 2400

X: 2344017.6146

Y: 1010890.5305

Open area storage shed
wetland



Scale 1: 2400

X: 2344017.6146

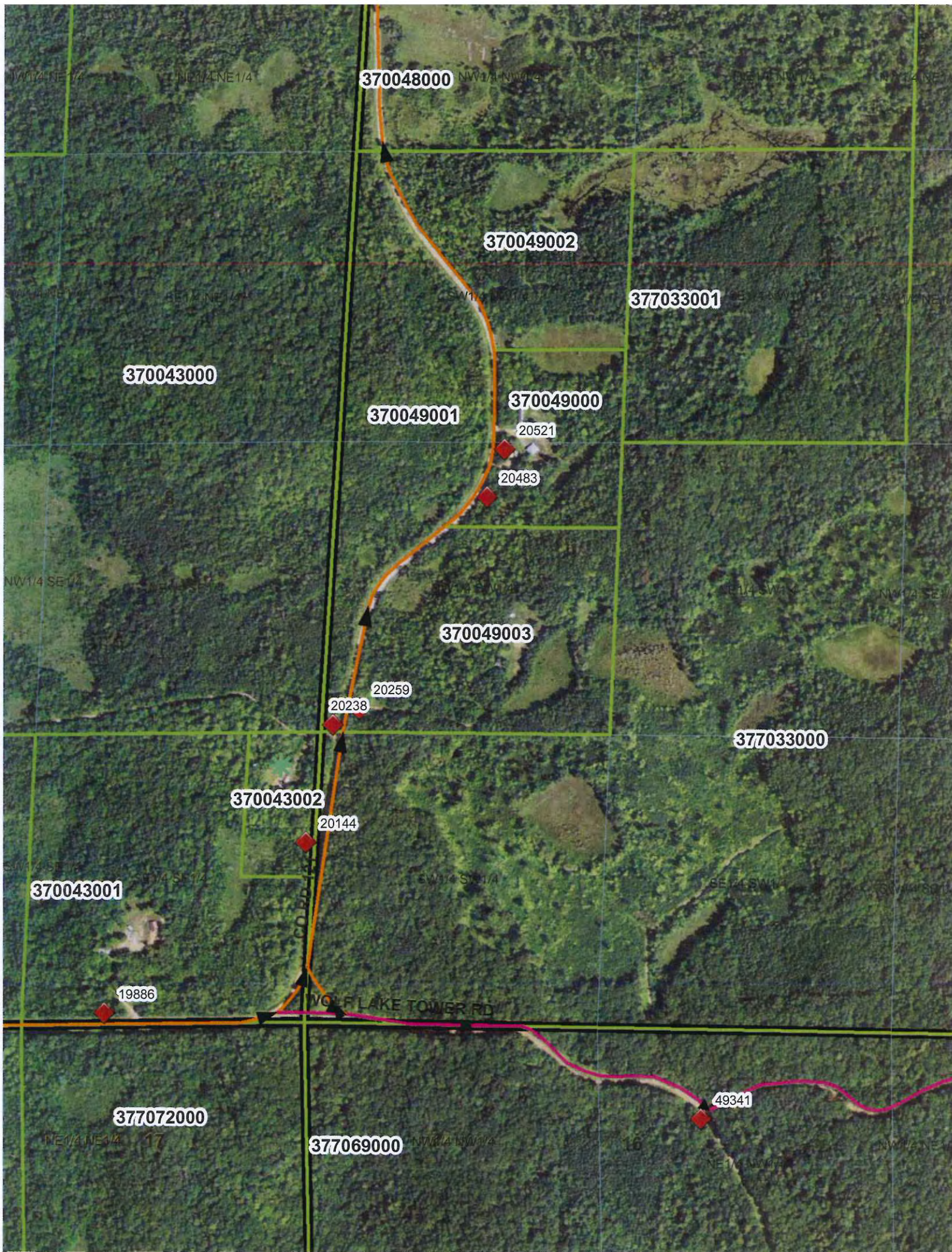
Y: 1010890.5305

Wetlands

Existing Driveway

<http://gis-server.co.becker.mn.us/link/jsfe/index.aspx?pin=370049003>

5/13/2015





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

June 9, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:

Gary Hanson on behalf of Stafne Property LLC
PO Box 9135
Fargo, ND 58106

Project Location: 12787 Nels Erickson Ln

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for two tracts of land with Tract B consisting of 61,800 sq ft and Tract C consisting of 61,900 sq ft. The request includes a change of zone from Agricultural to Residential for both tracts. The remnant tract A will be attached to a neighboring parcel.

LEGAL LAND DESCRIPTION: 060968000 Cormorant Township Big Cormorant Lake
POINTE DES ISLES SubdivisionCd 06048, Lot 3, Section 24, TWP 138, Range 43

REFER TO BECKER COUNTY ZONING ORDINANCE

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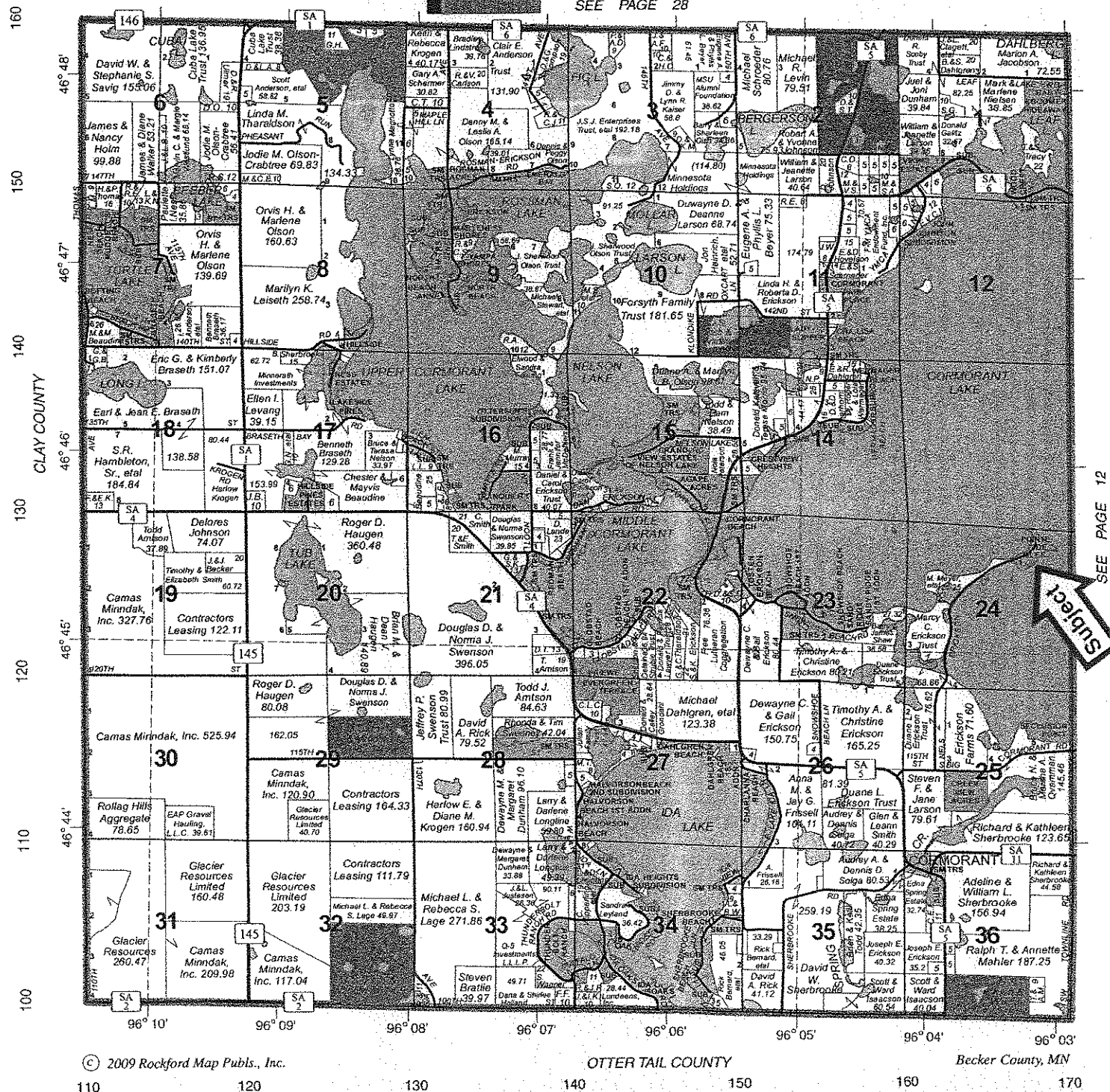
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CORMORANT

T.138N.-R.43W.

SEE PAGE 28



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SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: ☒ Zone Change ☒ Certificate of Survey ☐ Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Philip D Stofne Estate

Applicant's Address: 410 Heartland Tract Company, P.R.
PO Box 9135, Fargo ND 58106

Telephone(s): 701/235-2002 Date of Application: 5-4-15

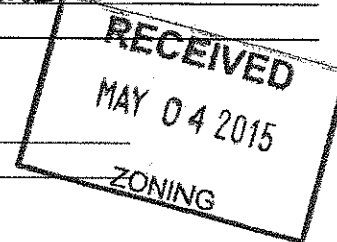
Signature of Applicant: Philip D Stofne Estate Heartland Tract Company (Authorized)

Parcel ID Number: 06.0968.000 Project Address: 12787 Nels Erickson Ln.

Legal Description of Project: Lot 3 Pointe des Isles See attached
24-138-43

SECTION 1

*Zone Change For Existing Parcel Number 06.0968.000
Current Zoning AG Requested Zoning RES



SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) AG Nonshoreland _____
Current Zoning of property AG
Is a change of zone required? X yes _____ no _____
If yes, change from AG Zone to RES Zone.
Total acreage of parcel to be subdivided 3.5 AC
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots _____
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no _____
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted 5-14-2015 Authorized Signature [Signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____



ENVIRONMENTAL REVIEW
TECHNICAL PANEL (ERTP) APPLICATION

BECKER COUNTY PLANNING & ZONING

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants for Preliminary Plats, Certificates of Survey, Planned Unit Developments and Controlled Access Lots that are riparian (bordering a waterbody) to any Lake, River or Stream to review project plans prior to submitting a formal application to the Planning & Zoning Department.

Prior to the pre-application meeting, an applicant should provide the following information about the project:

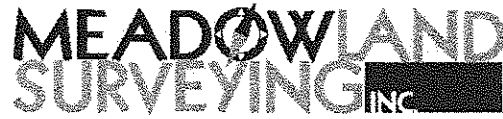
1. Contact Name and Phone Number: Marianne Meyer 336-7689453
2. Property Owners Name: " "
3. Parcel Number: 06.0968.000
4. Legal Description: Lot 3 Pointe des Isles
5. Section 24 Township 138 Range 43
6. Lake Name: Big Cormorant Lake Lake Classification RD
7. Number of Acres in Project: 0.812 ac - northerly of road / 2.69 ac - southerly of road (3.5)[±]
8. Length of shoreline in Project: Southerly shore 395' [±] / northerly shore = 375' [±]
9. Number of housing units: 1 existing
10. Other structures (list) BUNK HOUSE
11. Number of marina slips: n/a
12. Lakeshore, approximate depth of water from shore at... See map attached
50 feet _____, 100 feet _____, 200 feet _____
13. Are emergent aquatic plants found along shoreline? Y
14. Are significant historic sites or endangered habitats present? NO
15. Is project area suitable for sewage disposal systems? YES
16. Does the site have any wetlands? YES
17. Does the site contain any low areas? YES
18. Are any springs or seeps present? NO
19. Does the site contain any steep slopes? YES, NW 1/4 OF RD. Are there any bluffs present? NO
20. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? YES

Brief description of request:

Split Lot 3 into 2 lots

(more information on back)

get
cabin #
from
folder



Office of the County Surveyor for Becker County
1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Stafne Properties, LLC- Tract A - 11,000 square foot tract to be attached to Lot 4, Block One

Land description:

That part of Lot 3, Block One, of POINTE des ISLES, said plat is on file and of record in the office of the Recorder in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the most northerly corner of that part of said Lot 3 lying southeasterly of Shady Lane (now known as Nels Erickson Lane) as dedicated in said POINTE des ISLES; thence South 48 degrees 04 minutes 51 seconds West 231.48 feet on an assumed bearing along the southeasterly line of said Nels Erickson Lane to an iron monument; thence continuing South 48 degrees 04 minutes 51 seconds West 115.87 feet along the southeasterly line of said Nels Erickson Lane to an iron monument; thence South 70 degrees 42 minutes 48 seconds West 2.44 feet continuing along the southeasterly line of said Nels Erickson Lane to an iron monument, said point is the point of beginning; thence continuing South 70 degrees 42 minutes 48 seconds West 15.69 feet along the southeasterly line of said Nels Erickson Lane to an iron monument on the southwesterly line of said Lot 3; thence South 32 degrees 45 minutes 58 seconds East 292.50 feet along the southwesterly line of said Lot 3 to an iron monument; thence continuing South 32 degrees 45 minutes 58 seconds East 39 feet, more or less, along the southwesterly line of said Lot 3 to the water's edge of Big Cormorant Lake; thence northeasterly along the water's edge said Big Cormorant Lake to the intersection with a line which bears South 39 degrees 08 minutes 42 seconds East from the point of beginning; thence North 39 degrees 08 minutes 42 seconds West 42 feet, more or less, to an iron monument; thence continuing North 39 degrees 08 minutes 42 seconds West 276.93 feet to the point of beginning.

AND

That part of said Lot 3, described as follows:

Commencing at the aforementioned point of beginning; thence South 70 degrees 42 minutes 48 seconds West 15.69 feet along the southeasterly line of said Nels Erickson Lane to an iron monument on the southwesterly line of said Lot 3; thence North 32 degrees 45 minutes 58 seconds West 67.88 feet to an iron monument on the northwesterly line of said Nels Erickson Lane and on the southwesterly line of said Lot 3, said point is the point of beginning; thence North 70 degrees 42 minutes 48 seconds East 7.67 feet along the northwesterly line of said Nels Erickson Lane to an iron monument; thence North 39 degrees 08 minutes 42 seconds West 67.18 feet to the southwesterly line of said Lot 3; thence South 32 degrees 45 minutes 58 seconds East 58.92 feet along the southwesterly line of said Lot 3 to an iron monument; thence continuing South 32 degrees 45 minutes 58 seconds East 6.05 feet along the southwesterly line of said Lot 3 to the point of beginning. The above described tracts contains 11,000 square feet, more or less.



Office of the County Surveyor for Becker County
1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Stafne Properties, LLC- Tract B - 61,800 square foot cabin tract on Big Cormorant Lake

Land description:

That part of Lot 3, Block One, of POINTE des ISLES, said plat is on file and of record in the office of the Recorder in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the most northerly corner of that part of said Lot 3 lying southeasterly of Shady Lane (now known as Nels Erickson Lane) as dedicated in said POINTE des ISLES; thence South 48 degrees 04 minutes 51 seconds West 231.48 feet on an assumed bearing along the southeasterly line of said Nels Erickson Lane to an iron monument; thence continuing South 48 degrees 04 minutes 51 seconds West 115.87 feet along the southeasterly line of said Nels Erickson Lane to an iron monument; thence South 70 degrees 42 minutes 48 seconds West 2.44 feet continuing along the southeasterly line of said Nels Erickson Lane to an iron monument, said point is the point of beginning; thence North 70 degrees 42 minutes 48 seconds East 2.44 feet along the southeasterly line of said Nels Erickson Lane to an iron monument; thence North 48 degrees 04 minutes 51 seconds East 115.87 feet to an iron monument; thence South 35 degrees 34 minutes 41 seconds East 129.73 feet to an iron monument; thence North 49 degrees 21 minutes 32 seconds East 120.00 feet to an iron monument; thence South 37 degrees 42 minutes 51 seconds East 114.92 feet to an iron monument; thence continuing South 37 degrees 42 minutes 51 seconds East 30 feet, more or less, to the water's edge of Big Cormorant Lake; thence southwesterly along the water's edge of said Big Cormorant Lake to the intersection with a line which bears South 39 degrees 08 minutes 42 seconds East from the point of beginning; thence North 39 degrees 08 minutes 42 seconds West 42 feet, more or less, to an iron monument; thence continuing North 39 degrees 08 minutes 42 seconds West 276.93 feet to the point of beginning.

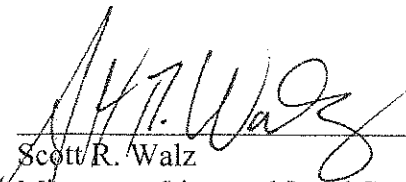
AND

That part of said Lot 3, described as follows:

Commencing at the aforementioned point of beginning; thence South 70 degrees 42 minutes 48 seconds West 15.69 feet along the southeasterly line of said Nels Erickson Lane to an iron monument on the southwesterly line of said Lot 3; thence North 32 degrees 45 minutes 58 seconds West 67.88 feet to an iron monument on the northwesterly line of said Nels Erickson Lane; thence North 70 degrees 42 minutes 48 seconds East 7.67 feet along the northwesterly line of said Nels Erickson Lane to an iron monument, said point is the point of beginning; thence continuing North 70 degrees 42 minutes 48 seconds East 13.07 feet along the northwesterly line of said Nels Erickson Lane to an iron monument; thence North 48 degrees 04 minutes 51 seconds East 110.00 feet continuing along the northwesterly line of said Nels Erickson Lane to an iron monument; thence North 35 degrees 34 minutes 41 seconds West 58.48 feet, more or less, to the water's edge of said Big Cormorant Lake; thence southwesterly along the water's edge of said Big Cormorant Lake to the southwesterly line of said Lot 3; thence South 32

degrees 45 minutes 58 seconds East 2 feet, more or less, along the southwesterly line of said Lot 3 to the intersection with a line which bears North 39 degrees 08 minutes 42 seconds West from the point of beginning; thence South 39 degrees 08 minutes 42 seconds East 67.18 feet to the point of beginning. The above described tracts contain 61,800 square feet.

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 and that the above legal description was prepared from information on Certificate of Survey T8704-15 dated May 4, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz
Minnesota Licensed Land Surveyor No. 50320



Office of the County Surveyor for Becker County
1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

Stafne Properties, LLC- Tract C - 61,900 square foot Big Cormorant Lake tract

Land description:

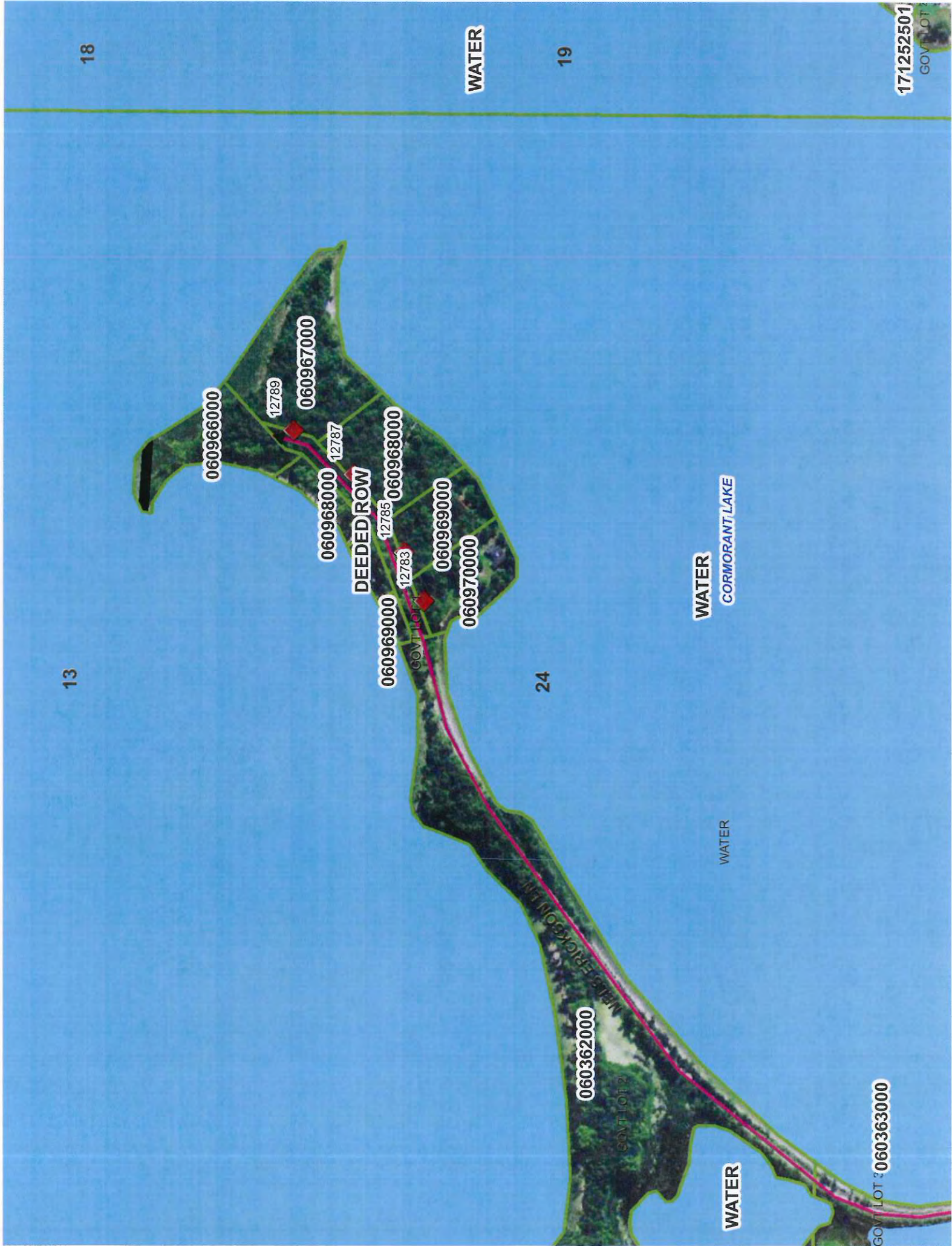
That part of Lot 3, Block One, of POINTE des ISLES, said plat is on file and of record in the office of the Recorder in Becker County, Minnesota, described as follows:

Beginning at an iron monument which designates the most northerly corner of that part of said Lot 3 lying southeasterly of Shady Lane (now known as Nels Erickson Lane) as dedicated in said POINTE des ISLES; thence South 48 degrees 04 minutes 51 seconds West 231.48 feet on an assumed bearing along the southeasterly line of said Nels Erickson Lane to an iron monument; thence South 35 degrees 34 minutes 41 seconds East 129.73 feet to an iron monument; thence North 49 degrees 21 minutes 32 seconds East 120.00 feet to an iron monument; thence South 37 degrees 42 minutes 51 seconds East 114.92 feet to an iron monument; thence continuing South 37 degrees 42 minutes 51 seconds East 30 feet, more or less, to the water's edge of Big Cormorant Lake; thence northeasterly along the water's edge of said Big Cormorant Lake to the northeasterly line of said Lot 3; thence North 36 degrees 07 minutes 27 seconds West 19 feet, more or less, along the northeasterly line of said Lot 3 to an iron monument; thence continuing North 36 degrees 07 minutes 27 seconds West 242.16 feet along the northeasterly line of said Lot 3 to the point of beginning.

AND

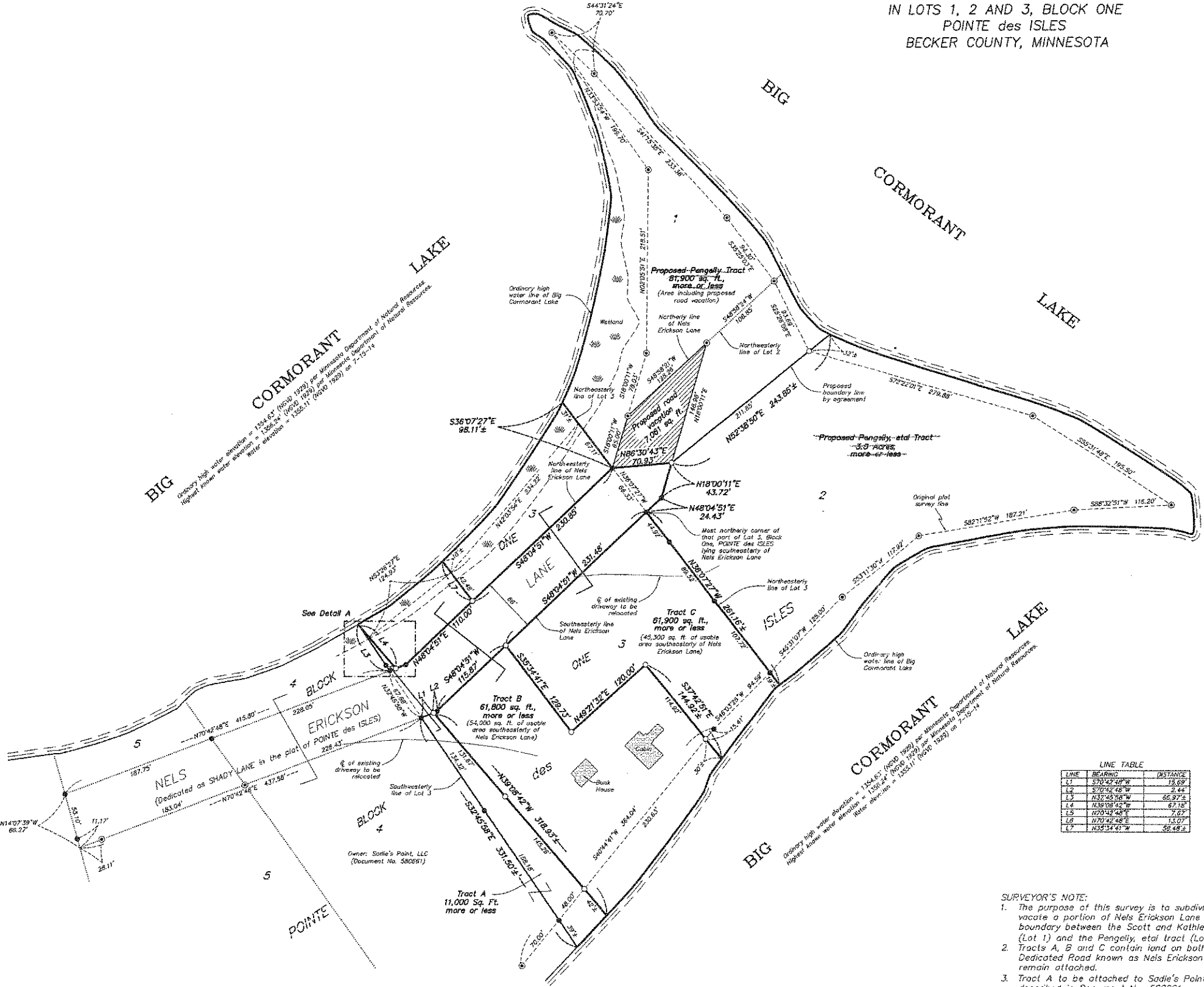
That part of said Lot 3, described as follows:

Commencing at the aforementioned point of beginning; thence North 36 degrees 07 minutes 27 seconds West 66.33 feet to an iron monument on the northwesterly line of said Nels Erickson Lane and on the northeasterly line of said Lot 3, said point is the point of beginning; thence South 48 degrees 04 minutes 51 seconds West 230.85 feet along the northwesterly line of said Nels Erickson Lane to an iron monument; thence North 35 degrees 34 minutes 41 seconds West 58.48 feet, more or less, to the water's edge of said Big Cormorant Lake; thence northeasterly along the water's edge of said Big Cormorant Lake to the northeasterly line of said Lot 3; thence South 36 degrees 07 minutes 27 seconds East 98.11 feet, more or less, along the northeasterly line of said Lot 3 to the point of beginning. The above described tracts contain 61,900 square feet, more or less.



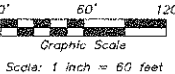
CERTIFICATE OF SURVEY

IN LOTS 1, 2 AND 3, BLOCK ONE
POINTE des ISLES
BECKER COUNTY, MINNESOTA



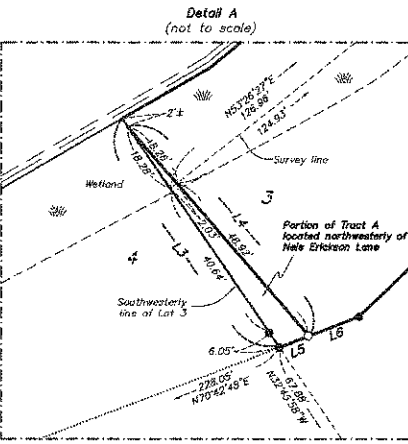
LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.
- ⊙ = Denotes iron monument previously found and verified.



BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure building setbacks for land zoned residential are as follows:
Big Cormorant Lake (Recreational Development Lake) - 100'
Side yard - 10'
Nels Erickson Lane - 20' from right of way



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°42'48\"E	13.69'
L2	S70°42'48\"E	2.44'
L3	N32°45'58\"W	66.97'±
L4	N39°08'42\"W	67.18'
L5	N70°42'48\"E	7.83'
L6	N70°42'48\"E	15.07'
L7	N35°34'41\"W	58.48'±

- SURVEYOR'S NOTE:
- The purpose of this survey is to subdivide Lot 3 as shown, vacate a portion of Nels Erickson Lane and to adjust the boundary between the Scott and Kothleen Pengelly tract (Lot 1) and the Pengelly, et al tract (Lot 2).
 - Tracts A, B and C contain land on both sides of the Dedicated Road known as Nels Erickson Lane and must remain attached.
 - Tract A to be attached to Sadie's Point, LLC's land as described in Document No. 580661.

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.

Scott R. Wanz
Print Name:
Signature:
Date: 10/14/2015
License # 50320

Rollered seal indicates official copy

MEADOWLAND SURVEYING, INC.

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

OWNER OF LOT 3:

STAFNE PROPERTIES, LLC
C/O MARIANNE MEYER
12785 NELS ERICKSON RD
PELICAN RAPIDS, MN 56572

OWNER OF LOT 1:

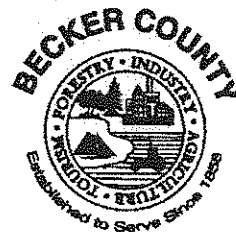
SCOTT L. AND KATHLEEN E. PENGELLY
2205 BROOK LANE
HASTINGS, MN 55033

OWNER OF LOT 2:

SCOTT PENGELLY, ET AL
2205 BROOK LANE
HASTINGS, MN 55033

COMP FILE:	24POINTEDESISLES(COCORDS)
CRD FILE:	24POINTEDESISLES(COCORDS)
DWG FILE:	24MEYER_2014_COS1
COMP BY:	JPP
DRAWN BY:	WJD/JPP

DRAWING NUMBER: T8704-15



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

June 9, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:
David Simley
96 Prairiewood Dr SW
Fargo, ND 58103

Project Location: 25586 E Island Lake Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Certificate of Survey for three tracts of land with Tract A consisting of 2.54 useable acres, Tract B consisting of 2.5 useable acres and Tract C consisting of 2.79 useable acres in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 280101002 Shell Lake Township Island Lake
PT GOVT LOTS 3 & 4, Section 18, TWP 140, Range 38

REFER TO BECKER COUNTY ZONING ORDINANCE

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

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

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

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

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

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

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

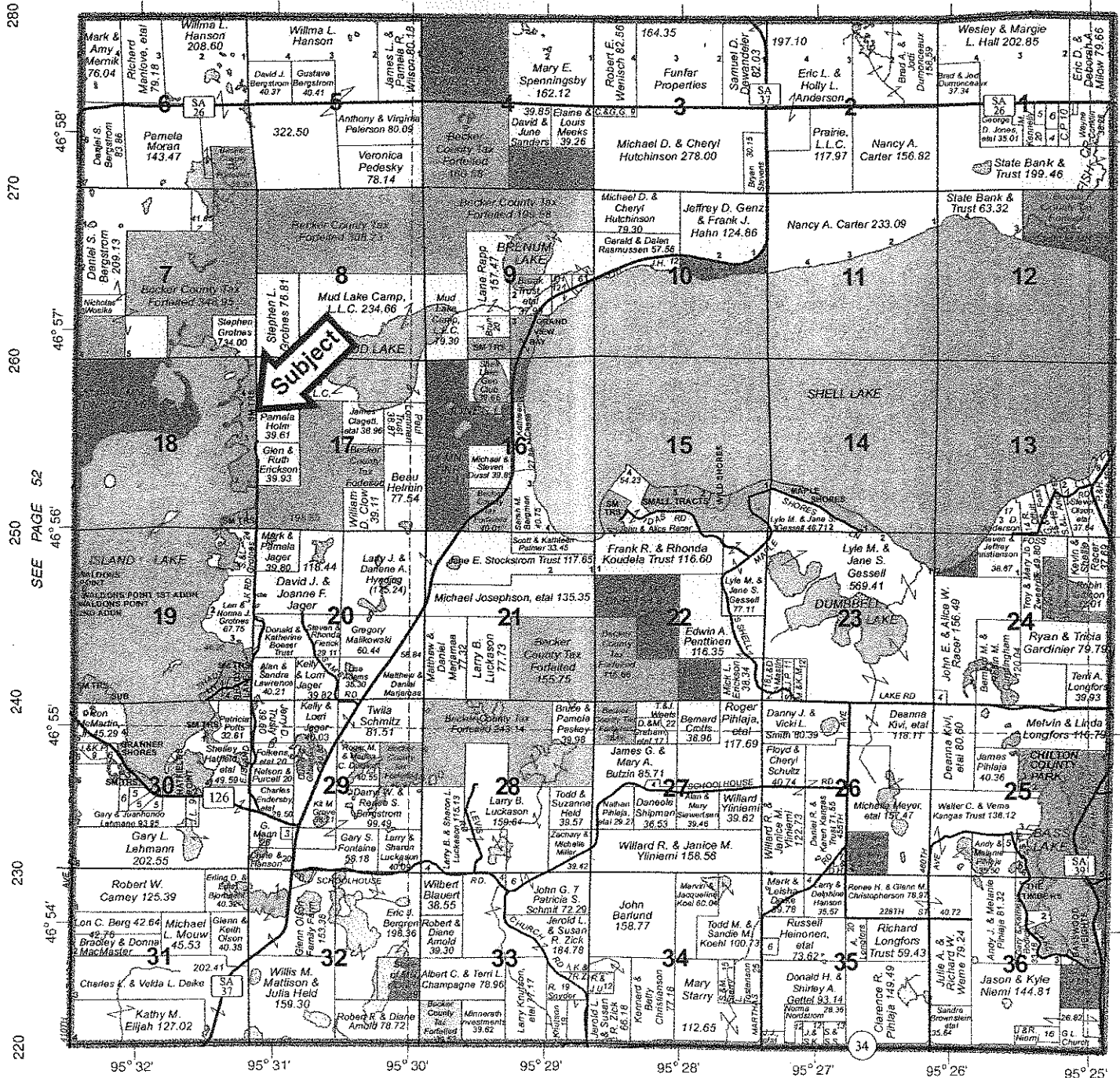
** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.

SHELL LAKE

T.140N.-R.38W.

SEE PAGE 70

SEE PAGE 72



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SEE PAGE 38

Becker County, MN



SUBDIVISION / ZONE CHANGE
BECKER COUNTY
PLANNING & ZONING

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

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: Zone Change X Certificate of Survey Preliminary Plat
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: David Simley

Applicant's Address: 96 Prairiewood Dr. SW.
Fargo, ND 58103

Telephone(s): 701-799-5608 Date of Application: May 4, 2015

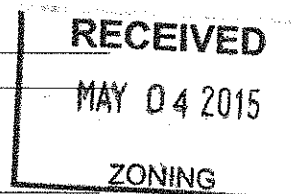
Signature of Applicant: _____

Parcel ID Number: 28.0101.002 Project Address: 25586 E. Island Lake Rd
Det. Lakes

Legal Description of Project: See attached

SECTION 1

*Zone Change For Existing Parcel Number _____
Current Zoning _____ Requested Zoning _____



SECTION 2

*Certificate Of Survey: Number of Lots 3
Shoreland (within 1000 ft of lake) X Nonshoreland _____
Current Zoning of property AG
Is a change of zone required? 1 yes X no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided 11.8 AC ±
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots 1
Name of Subdivision _____
Name of Proposed Roads _____
Shoreland (within 1000 ft of lake) _____ Non-shoreland _____
Current Zoning of property _____
Is a change of zone required? _____ yes _____ no
If yes, change from _____ Zone to _____ Zone.
Total acreage of parcel to be subdivided _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted 5-14-2015 Authorized Signature [Signature]
Application Fee _____ Notice Fee _____ Recording Fee _____
Date Paid _____ Receipt Number _____



ENVIRONMENTAL REVIEW
TECHNICAL PANEL (ERTP) APPLICATION
BECKER COUNTY PLANNING & ZONING

915 LAKE AVE, DETROIT LAKES, MN 56502-0787
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants for Preliminary Plats, Certificates of Survey, Planned Unit Developments and Controlled Access Lots that are riparian (bordering a waterbody) to any Lake, River or Stream to review project plans prior to submitting a formal application to the Planning & Zoning Department.

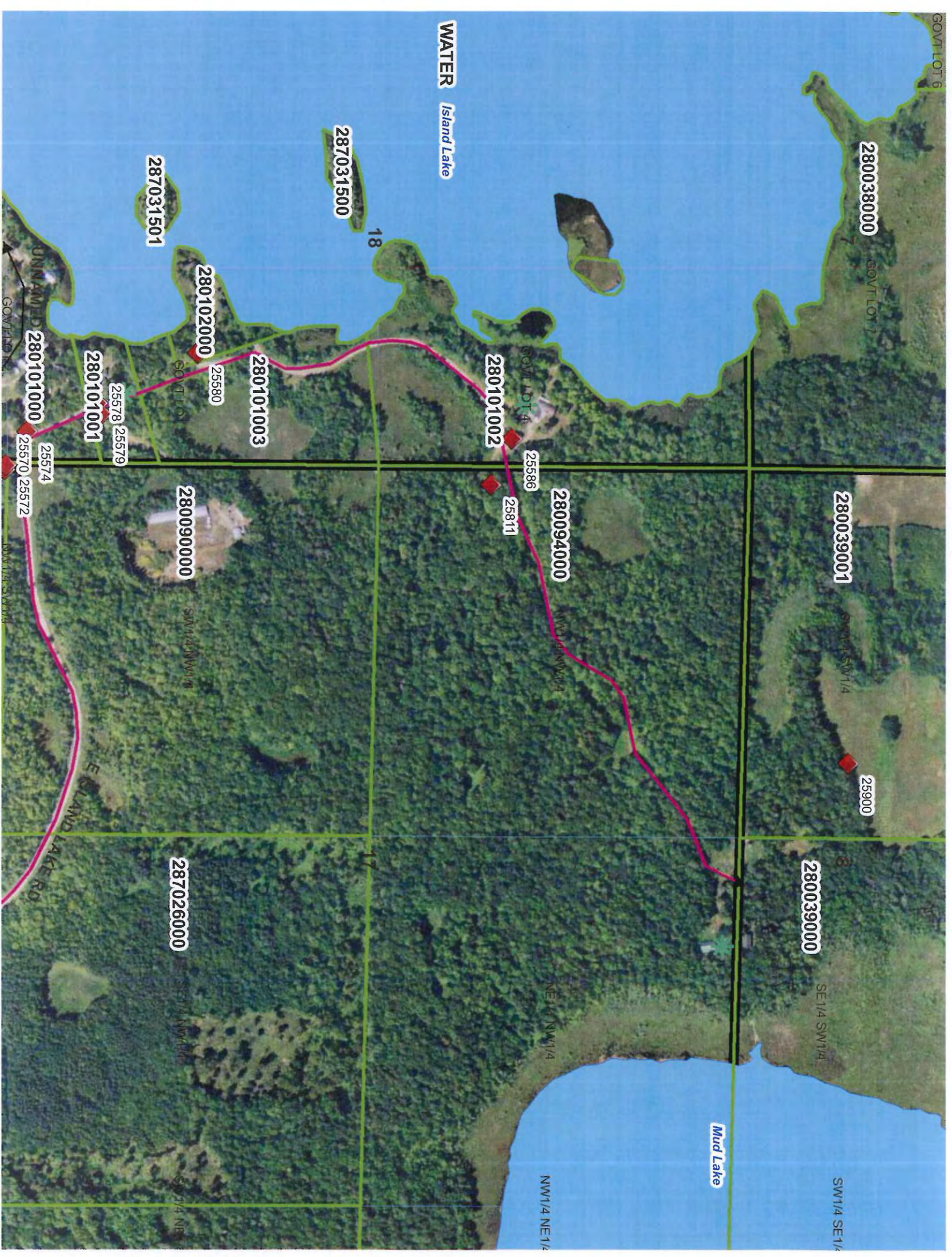
Prior to the pre-application meeting, an applicant should provide the following information about the project:

1. Contact Name and Phone Number: DAVID SIMLEY 701-799-5608
2. Property Owners Name: David Simley
3. Parcel Number: 28-0101.002
4. Legal Description: _____
5. Section 18 Township 140 Range 38
6. Lake Name: Island Lake Classification RD
7. Number of Acres in Project: 11.8
8. Length of shoreline in Project: 1650'±
9. Number of housing units: _____
10. Other structures (list) _____
11. Number of marina slips: N/A
12. Lakeshore, approximate depth of water from shore at... SEE MAP
50 feet _____, 100 feet _____, 200 feet _____
13. Are emergent aquatic plants found along shoreline? Y
14. Are significant historic sites or endangered habitats present? N
15. Is project area suitable for sewage disposal systems? Y
16. Does the site have any wetlands? Y
17. Does the site contain any low areas? Y
18. Are any springs or seeps present? N
19. Does the site contain any steep slopes? N Are there any bluffs present? N
20. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? NO

Brief description of request:

SPLIT INTO 5 TRACTS

(more information on back)





1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

David Simley- Tract A-northerly 3.2 acre, more or less, tract on Island Lake

Land description:

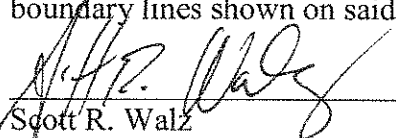
That part of Government Lot 4 in Section 18, Township 140 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at an iron monument which designates the northeast corner of said Section 18; thence South 00 degrees 01 minute 33 seconds West 815.30 feet on an assumed bearing along the east line of said Section 18 to an iron monument; thence North 25 degrees 51 minutes 51 seconds West 415.98 feet to an iron monument; thence continuing North 25 degrees 51 minutes 51 seconds West 59 feet, more or less, to the water's edge of Island Lake; thence northerly along the water's edge of said Island Lake to the north line of said Section 18; thence North 89 degrees 17 minutes 41 seconds East 6 feet, more or less, along the north line of said Section 18 to an iron monument at Meander Corner No. 18; thence continuing North 89 degrees 17 minutes 41 seconds East 330.00 feet along the north line of said Section 18 to the point of beginning. The above described tract contains 3.2 acres, more or less.

TOGETHER WITH a 33.00 foot wide easement for ingress and egress purposes over, under and across part of said Government Lot 4. The easterly sideline of said 33.00 foot wide easement is described as follows:

Beginning at an iron monument at the northeast corner of said Section 18; thence South 00 degrees 01 minute 33 seconds West 815.30 feet along the east line of said Section 18 to an iron monument, said point is the point of beginning of the easterly sideline to be described; thence continuing South 00 degrees 01 minute 33 seconds West 122.81 feet along the east line of said Section 18 and said easterly sideline there terminates. At the point of beginning, the westerly sideline of said 33.00 foot wide easement shall be prolonged to terminate on a line which bears North 25 degrees 51 minutes 51 seconds West from said point of beginning of the easterly sideline. At the point of termination, the westerly sideline of said 33.00 foot wide easement shall be shortened to terminate on a line which bears North 63 degrees 32 minutes 17 seconds West from said point of termination of the easterly sideline.

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 and that the above legal description was prepared from information on Certificate of Survey T8796-15 dated May 4, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz

Minnesota Licensed Land Surveyor No. 50320



1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

David Simley- Tract B - 2.6 acre, more or less, house tract on Island Lake

Land description:

That part of Government Lot 4 in Section 18, Township 140 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeast corner of said Section 18; thence South 00 degrees 01 minute 33 seconds West 815.30 feet on an assumed bearing along the east line of said Section 18 to an iron monument, said point is the point of beginning; thence continuing South 00 degrees 01 minute 33 seconds West 122.81 feet along the east line of said Section 18; thence northwesterly on a curve concave to the northeast, having a central angle of 16 degrees 30 minutes 53 seconds and a radius of 100.00 feet, for a distance of 28.82 feet (chord bearing North 63 degrees 32 minutes 17 seconds West); thence westerly on a curve concave to the south, having a central angle of 42 degrees 42 minutes 42 seconds and a radius of 220.00 feet, for a distance of 164.00 feet (chord bearing North 76 degrees 38 minutes 13 seconds West); thence North 39 degrees 18 minutes 53 seconds West 19.07 feet to an iron monument; thence continuing North 39 degrees 18 minutes 53 seconds West 98.27 feet to an iron monument hereinafter referred to as Point C; thence North 80 degrees 08 minutes 23 seconds West 155.90 feet to an iron monument; thence continuing North 80 degrees 08 minutes 23 seconds West 28 feet, more or less, to the water's edge of Island Lake; thence northeasterly along the water's edge of said Island Lake to the intersection with a line which bears North 25 degrees 51 minutes 51 seconds West from the point of beginning; thence South 25 degrees 51 minutes 51 seconds East 59 feet, more or less, to an iron monument; thence continuing South 25 degrees 51 minutes 51 seconds East 415.98 feet to the point of beginning. The above described tract contains 2.6 acres, more or less.

SUBJECT TO an easement for public road purposes for East Island Lake Road over, under and across that part of the above tract which lies within 16.50 feet of the following described southerly sideline:

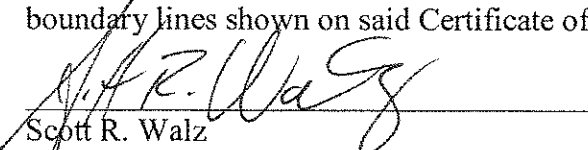
Commencing at an iron monument at the aforementioned point of beginning; thence South 00 degrees 01 minute 33 seconds West 122.81 feet along the east line of said Section 18 to the point of beginning of said southerly sideline; thence northwesterly on a curve concave to the northeast, having a central angle of 16 degrees 30 minutes 53 seconds and a radius of 100.00 feet, for a distance of 28.82 feet (chord bearing North 63 degrees 32 minutes 17 seconds West); thence westerly on a curve concave to the south, having a central angle of 42 degrees 42 minutes 42 seconds and a radius of 220.00 feet, for a distance of 164.00 feet (chord bearing North 76 degrees 38 minutes 13 seconds West) and said southerly sideline there terminates. The northerly sideline of said 16.50 foot wide public road easement shall be prolonged or shortened to terminate on the east line of said Section 18 and on the westerly line of the above tract.

FURTHER SUBJECT TO a 33.00 foot wide easement for ingress and egress purposes over, under and across that part of the above tract which lies within 33.00 feet of the east line of said Section 18.

TOGETHER WITH an easement for well and well maintenance purposes over, under and across that part of said Government Lot 4 described as follows:

Commencing at an iron monument at the aforementioned Point C; thence North 80 degrees 08 minutes 23 seconds West 18.94 feet to the point of beginning of the easement to be described; thence continuing North 80 degrees 08 minutes 23 seconds West 32.39 feet; South 09 degrees 51 minutes 37 seconds West 16.43 feet; thence South 80 degrees 08 minutes 23 seconds East 10.00 feet; thence North 63 degrees 35 minutes 18 seconds East 27.78 feet to the point of beginning of said well and well maintenance easement.

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 and that the above legal description was prepared from information on Certificate of Survey T8796-15 dated May 4, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz

Minnesota Licensed Land Surveyor No. 50320



1118 Hwy 59 South, Detroit Lakes, Minnesota 56501
(office) 218-847-4289 (fax) 218-846-1945
www.meadowlandsurveying.com

David Simley- Tract C - 6.0 acre, more or less, tract on Island Lake

Land description:

That part of Government Lot 4 and that part of Government Lot 3 in Section 18, Township 140 North, Range 38 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeast corner of said Section 18; thence South 00 degrees 01 minute 33 seconds West 815.30 feet on an assumed bearing along the east line of said Section 18 to an iron monument; thence continuing South 00 degrees 01 minute 33 seconds West 122.81 feet along the east line of said Section 18; thence northwesterly on a curve concave to the northeast, having a central angle of 16 degrees 30 minutes 53 seconds and a radius of 100.00 feet, for a distance of 28.82 feet (chord bearing North 63 degrees 32 minutes 17 seconds West); thence westerly on a curve concave to the south, having a central angle of 42 degrees 42 minutes 42 seconds and a radius of 220.00 feet, for a distance of 164.00 feet (chord bearing North 76 degrees 38 minutes 13 seconds West); thence North 39 degrees 18 minutes 53 seconds West 19.07 feet to an iron monument; thence continuing North 39 degrees 18 minutes 53 seconds West 98.27 feet to an iron monument hereinafter referred to as Point C, said point is the point of beginning; thence South 39 degrees 18 minutes 53 seconds East 98.27 feet to an iron monument; thence continuing South 39 degrees 18 minutes 53 seconds East 19.07 feet; thence easterly on a curve concave to the south, having a central angle of 42 degrees 42 minutes 42 seconds and a radius of 220.00 feet, for a distance of 164.00 feet (chord bearing South 76 degrees 38 minutes 13 seconds East); thence easterly on a curve concave to the south, having a central angle of 16 degrees 30 minutes 53 seconds and a radius of 100.00 feet, for a distance of 28.82 feet (chord bearing South 63 degrees 32 minutes 17 seconds East) to the east line of said Section 18; thence South 00 degrees 01 minute 33 seconds West 370.00 feet along the east line of said Section 18 to an iron monument at the northeast corner of said Government Lot 3; thence South 84 degrees 27 minutes 11 seconds West 458.12 feet along the northerly line of Gary J. and Maryanne E. Vitt's land as described in Document No. 604414, on file and of record in the office of the Recorder in said County, to an iron monument hereinafter referred to as Point B; thence continuing South 84 degrees 27 minutes 11 seconds West 304.65 feet along the northerly line of said Vitt's land and its westerly extension; thence North 06 degrees 38 minutes 00 seconds East 65.01 feet to an iron monument; thence continuing North 06 degrees 38 minutes 00 seconds East 121.72 feet to an iron monument; thence continuing North 06 degrees 38 minutes 00 seconds East 476.24 feet to the intersection with a line which bears North 80 degrees 08 minutes 23 seconds West from the point of beginning; thence South 80 degrees 08 minutes 23 seconds East 277.34 feet to an iron monument; thence continuing South 80 degrees 08 minutes 23 seconds East 155.90 feet to the point of beginning. The above described tract contains 6.0 acres, more or less, excluding that portion of the above described tract inundated by the waters of said Island Lake.

SUBJECT TO a 33.00 foot wide easement for public road purposes for East Island Lake

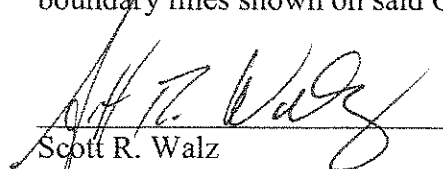
Road over, under and across part of the above tract. The centerline of said public road easement is described as follows:

Commencing at an iron monument at the aforementioned Point B; thence South 84 degrees 27 minutes 11 seconds West 17.11 feet to the point of beginning of the centerline to be described; thence northerly on a curve concave to the east, having a central angle of 61 degrees 11 minutes 00 seconds and a radius of 280.00 feet, for a distance of 299.00 feet (chord bearing North 10 degrees 08 minutes 09 seconds East); thence North 40 degrees 43 minutes 38 seconds East 97.27 feet; thence North 47 degrees 00 minutes 25 seconds East 80.01 feet; thence easterly on a curve concave to the south, having a central angle of 77 degrees 42 minutes 44 seconds and a radius of 220.00 feet, for a distance of 298.39 feet (chord bearing North 85 degrees 51 minutes 47 seconds East) to a point of reverse curvature; thence easterly on a curve concave to the north, having a central angle of 16 degrees 30 minutes 53 seconds and a radius of 100.00 feet, for a distance of 28.82 feet (chord bearing South 63 degrees 32 minutes 17 seconds East) to the east line of said Section 18 and said centerline there terminates. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the east line of said Section 18 and the southerly line of the above described tract.

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

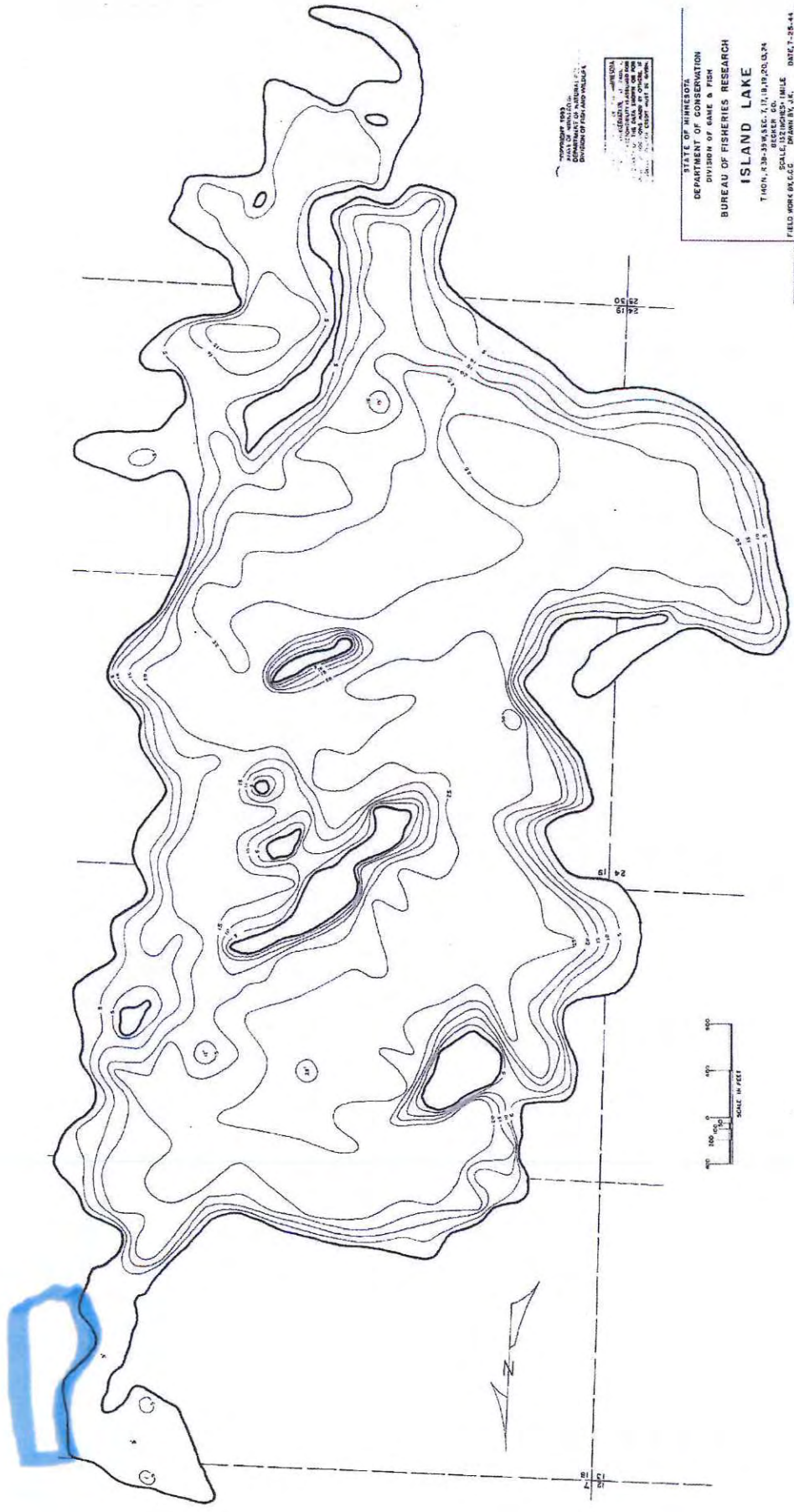
Commencing at an iron monument at the aforementioned Point C; thence North 80 degrees 08 minutes 23 seconds West 18.94 feet to the point of beginning of the easement to be described; thence continuing North 80 degrees 08 minutes 23 seconds West 32.39 feet; South 09 degrees 51 minutes 37 seconds West 16.43 feet; thence South 80 degrees 08 minutes 23 seconds East 10.00 feet; thence North 63 degrees 35 minutes 18 seconds East 27.78 feet to the point of beginning of said well and well maintenance easement.

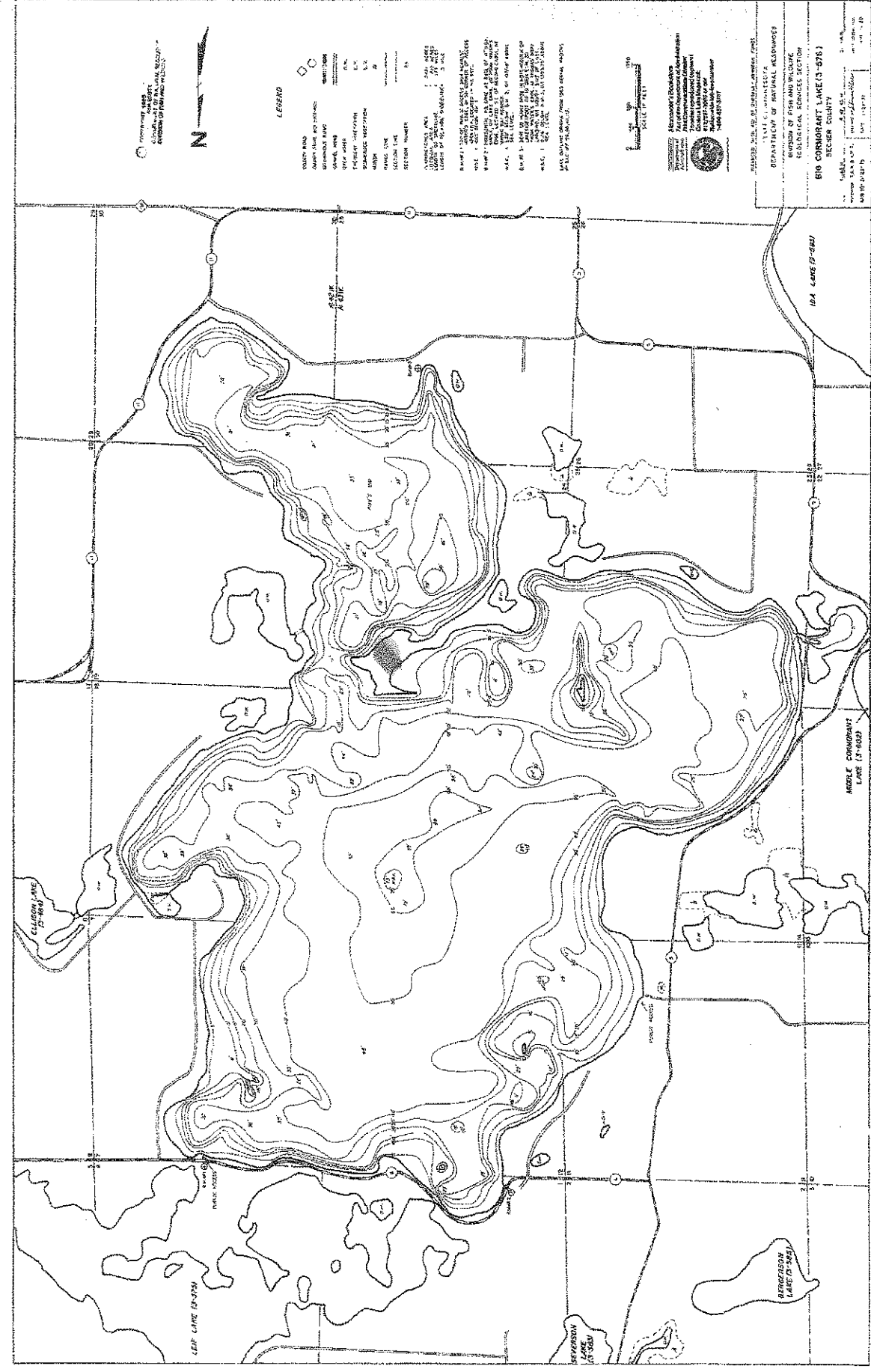
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T8796-15 dated May 4, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz

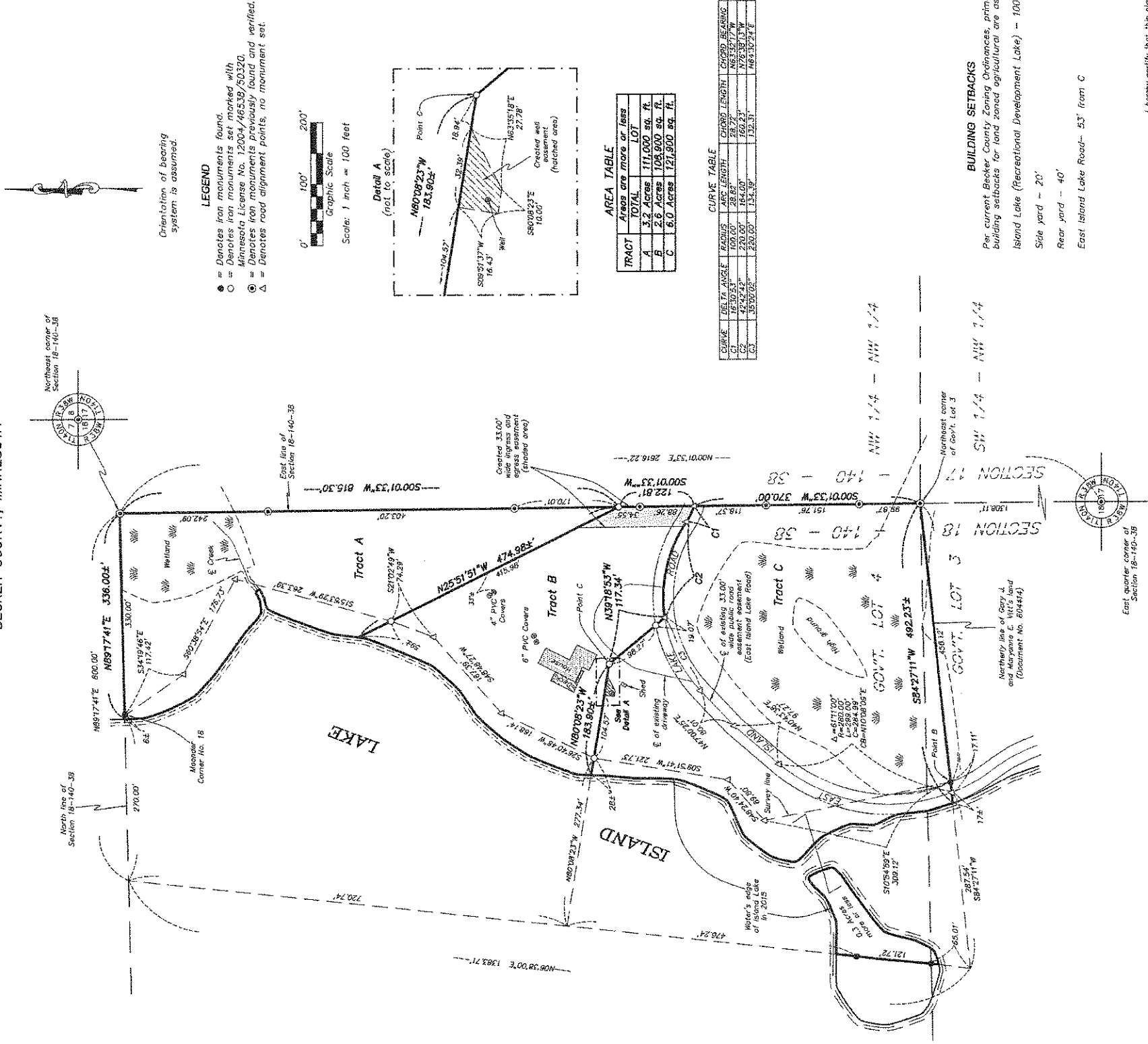
Minnesota Licensed Land Surveyor No. 50320





CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 3 AND 4
SECTION 18-140-38
BECKER COUNTY, MINNESOTA



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

CLIENT:
DAVID SMILEY
86 FRANKWOOD DR SW
FARGO, ND 58103

COMP FILE: MEADOWS-SMITH(20200903)
CRD FILE: MEADOWS-SMITH(20200903)
DWG FILE: LSWALEY_LCS
COMP BY: JPP
DRAWN BY: JAD

Revised and indicates official copy

I hereby certify that this plan, specification, and map were 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 E. Wulfsberg
Signature: [Signature]
Date: May 14, 2015
License #: 03379

DRAWING NUMBER: T8796-15



COUNTY OF BECKER

Planning and Zoning

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING **HEARING DATE AND LOCATION**

June 9, 2015 @7:00 PM

3rd Floor Jury Assembly Room New Addition-Becker County Courthouse
Detroit Lakes, MN. 56501

APPLICANT:
Michael Witt
23824 E Island Lake Rd
Detroit Lakes, MN 56501

Project Location: 23824 E Island Lake Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to sell ice, pop and fishing bait from existing garage. Request will include signs on property in an Agricultural Zone.

LEGAL LAND DESCRIPTION: 280199002 Shell Lake Township Island Lake
PT GOVT LOT 1: COMM NE COR SEC 30, W 653.65', S 266.84', E 271.48', S 271.25' TO POB; S 736.48', ELY 315.34', N 744.27', W 303.34' TO POB. PARCEL B., Section 30, TWP 140, Range 38

REFER TO BECKER COUNTY ZONING ORDINANCE

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

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

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

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

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

Regulatory Authority: This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

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

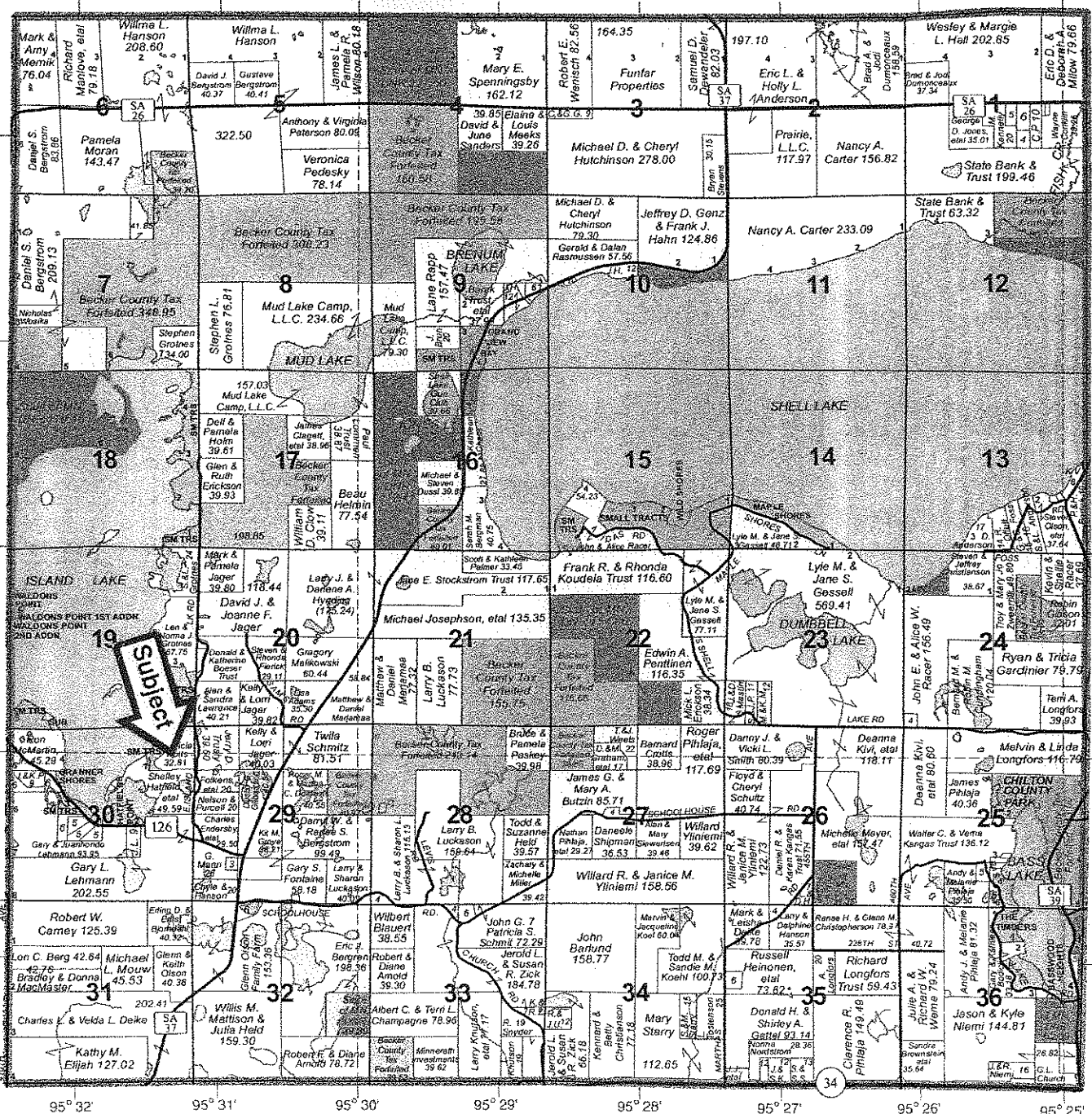
** Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.

SHELL LAKE

T.140N.-R.38W.

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SEE PAGE 38

Becker County, MN



~ CONDITIONAL USE APPLICATION ~
BECKER COUNTY PLANNING & ZONING
915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

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

First name(s): Michael Last name: Witt
Mailing Address: 23824 East Island Lake Rd City, State, Zip Detroit Lakes MN 56501
Phone Number(s): 218 234 3377 Project Address: 23824 East Island Lake Road
Parcel number(s) of property: 080199002 Sect - Twp - Range: 30 140 038
Township Name: Shell Lake Legal Description: Pt Govt Lot 1: COMM NE
Cor

REASON FOR CONDITIONAL USE REQUEST: To sell But From
Garage. I would have had this a long time ago but
was under the impression from miss information
that I needed nothing from County.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

[Signature]
SIGNATURE OF APPLICANT

May 4 2015
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** ☐ Yes ☒ No
If yes, after the fact application fee is an additional \$600.00.

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

[Signature]
SIGNATURE - ZONING ADMINISTRATOR

May 14 2015
DATE

RECEIVED

MAY 04 2015

ZONING

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: ~~Witt's Island Lake Bait Shop~~ "Witt's Island Lake Bait Shop"

Owners of Business: Michael Witt

Type of Business: ~~Retail Sales~~ Service Other

Type of Merchandise: Bait and Pop

Type of Service: Bait Shop

Hours of Operation: 6am to 6pm Monday - Sunday

Number of Employees: only Family Wife and children

Off-street Parking Plan: I have a drive through driveway with Room for

Size of Structure to be used for Business: 15' X 24' one half of Garage
15 Trucks (EXISTING)

New Structure: NO Existing Structure: Yes

Signage Plan: put signs at 37+34 and 106+37 on private property

Exterior Lighting Plan: I already have Flood light on large and House

Environmental Hazards: I do not see any at present time

Other Comments: I would as already went through this process but due to mis information I am now applying. I planned on opening today May 6 and unfortunately someone has injured about it this very day. If I cannot be open I will most likely lose all I have worked for. All I am trying to do is provide a valuable service to a already Resort and Camp community. As you could see from all my other permits and licensing I have followed exactly. I would as done same for Backer Candy had I known to do so. Thank
STATE LICENSE OBTAINED/TAX ID/FEDERAL OBTAINED Mike Witt



