



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****

Monday, August 13th, 2018 @ 7:00 P.M.

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

APPLICANT: Thomas Tveter
647 Prescott Lane
West Fargo, ND 58078

Project Location: 13189 & 13209 Cormorant Beach Rd; Lake Park

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to repair and extend a retaining wall. Tabled from the July 10, 2018 Hearing.

LEGAL LAND DESCRIPTION: Tax ID number: 060601000

SubdivisionName CORMORANT BEACH Block 002 SubdivisionCd 06009 LOTS 2 & 3; Section 22, TWP 138, Range 43, Callaway Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ 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	

MAY 25 2018

ZONING

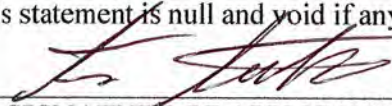
PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s): THOMAS & TAMMY Last name: TVETER
Mailing Address: 647 PRESCOTT LANE City, State, Zip WEST FARGO ND 58078
Phone Number(s): 701 680 0542 Project Address: 13209 CORMORANT BEACH ROAD
Parcel number(s) of property: 13209 Sect - Twp - Range: 22-138-043 LAKE PARK MN 56554
Township Name: CORMORANT Legal Description: LOT 2 & 3, BLOCK 2, CORMORANT BEACH

REASON FOR CONDITIONAL USE REQUEST:

REPAIR FAILING RETAINING WALLS (TERRACE). AN APPLICATION FOR
SITE PERMIT HAS ALSO BEEN SUBMITTED TO DEMO SHEDS 9 & 10 AND
REPLACE SHED 9 ON ITS EXISTING FOUNDATION

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

5/24/18
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 (\$426.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. **Make check payable to Becker County Zoning.**
4. **Is the 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

DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: PERMIT REQUEST IS NOT BUSINESS RELATED

Owners of Business: _____

Type of Business: Retail Sales Service Other

Type of Merchandise: _____

Type of Service: _____

Hours of Operation: _____

Number of Employees: _____

Off – street Parking Plan: _____

Size of Structure to be used for Business: _____

New Structure: _____ Existing Structure: _____

Signage Plan: _____

Exterior Lighting Plan: _____

Environmental Hazards: _____

Other Comments: REPAIR FAILING RETAINING WALLS, DEMO SHEDS
9 & 10 AND REPLACE SHED 9 ON IT'S EXISTING
FOUNDATION.

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

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

NO EFFECT.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

NO EFFECT.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

YES

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

YES

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

NOT A NUISANCE

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

YES, SOO.

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

N/A

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

YES

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

N/A

Rachel D. Bartee

From: Thomas Tveter <Tom.Tveter@doosan.com>
Sent: Tuesday, July 17, 2018 2:12 PM
To: Jeff D. Rusness; Joseph P. Doll; 7314VoiceMail
Subject: FW: 13209 Cormorant Beach Road, Lake park MN

Becker County Zoning Office,

Please see the response below from Erik Jones of Houston Engineering per my retaining wall proposal presented to the Board and tabled on July 10th.

Can we revisit during the August meeting?

Please advise.

Thanks,

Tom



From: Erik Jones [mailto:ejones@houstoneng.com]
Sent: Tuesday, July 17, 2018 10:26 AM
To: Thomas Tveter <Tom.Tveter@doosan.com>
Cc: pete2@loretel.net; jmmoritz@loretel.net
Subject: RE: 13209 Cormorant Beach Road, Lake park MN

Tom,

Thanks for sending over this information. Ellis and I field reviewed your lot on July 12th. From your plan, it looks like you want to rebuild the slope at a 2H:1V through the use of retaining wall steps 4 feet wide and 2 feet tall. Couple comments that I have regarding the proposed work follow below. In general, this could work.

Observations from the field review. There are probably a couple trees you might want to take out (anything leaning or dying). There's the one leaning on the shed which you identified and Ellis noted that the oak tree on the south edge of the lot looked like it wasn't doing well. In general, on slopes we want to preserve as many of the trees as possible as they tend to stabilize steep slopes by 1. Their roots adding strength and 2. They help to dewater the slope during wet periods which helps to prevent overloading of the slope. The existing walls on the property are in the process of failing (although they've probably lasted a long time), they are tipping out and much of the substructure is rotting. I think what you have planned is probably Phase 1 of a multi-phase repair of the entire slope.

From talking with some of our staff that do retaining walls, we have the following suggestions:

1. Slope the top of the step 1-2 inches back to front to ensure water sheds and doesn't pond on top of the steps.
 2. The drain pipe and pea rock you show on the backside of the wall is critical to the longevity of the wall. Over time due to freeze-thaw and soil movement, walls like what you have proposed tend to slowly tip out without drainage.
 3. Tie the stacked 6x6 timbers together. Also stagger the ends of the timbers (The ends of the timbers should not line up with each other). This "staggering" of the timbers will help to add strength to the overall wall.
 4. Stake in the timbers at 2-3 foot intervals.
- So long as the steps are limited to 2 foot of height and the 4 foot (or wider) width each, this should work.

Let me know if you have questions.

Hope this is helpful,

Erik Jones, PE LSI

Principal / Project Manager

Houston Engineering, Inc.

1401 21st Ave N, Fargo, ND 58102

O 701.237.5065 | D 701.499.2055 | F 701.237.5101

www.houstoneng.com

This entire message (including all forwards and replies) and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential, trade secret, work-product, attorney-client or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message

From: Thomas Tveter <Tom.Tveter@doosan.com>

Sent: Wednesday, July 11, 2018 8:52 PM

To: jmmoritz@loretel.net

Cc: pete2@loretel.net; Erik Jones <ejones@houstoneng.com>

Subject: 13209 Cormorant Beach Road, Lake park MN

[External Email]

Hello Jeff,

Please see the attached Cormorant Watershed permit and other supporting documents.

I did speak to Eric today and it sounds like he and Ellis would be in the area tomorrow.

Let me know if there is anything else needed. I appreciate all the help so far in this process.

Kind regards,

Tom



~ LAND ALTERATION PERMIT ~

BECKER COUNTY PLANNING & ZONING

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

PARCEL	
APP	Land Alt
YEAR	
SCANNED	

PARCEL NUMBER 06.0601.000

PROJECT ADDRESS LAKE PARK MAN 56554
13209 CORMORANT BEACH RD

DIRECTIONS TO PROPERTY: FROM DETROIT LAKES: TAKE HWY 10 WEST TO LAKE PARK, TURN
SOUTH ON COUNTY HWY 5, TAKE LEFT TURN ONTO CORMORANT BEACH ROAD, FOLLOW
TO 13209.

LEGAL DESCRIPTION

LOT 2 & 3, BLOCK 2, CORMORANT BEACH

RECEIVED
MAY 25 2018

LAKE/WETLAND/RIVER NAME	LK/WETL/RIV CLASS	SECTION	TWP	RANGE	TOWNSHIP NAME
<u>BIG CORMORANT</u>		<u>22</u>	<u>13B</u>	<u>043</u>	<u>CORMORANT</u>

PROPERTY OWNER

ADDRESS

PHONE NO

THOMAS & TAMMY TVETER

647 PRESCOTT LANE
WEST FARGO ND 58078

701 680 0542

CONTRACTOR

LICENSE NO

PHONE NO

SELF

701 680 0542

Type of Project

Project Purpose

Project Scope

- () Vegetation Removal
() Fill Only
() Grading Only
() Grading & Filling
(x) Other (specify)

- () Clear Land
() Road or Driveway
() Elevate Building Site
() Improve Lawn
(x) Other (specify)

Project Start Date JULY 2018

Project Completion Date NOV 2018

Project is adjacent to (x) Lake () Stream () non shoreland

Name of water body BIG CORMORANT

Distance work will be from Ordinary High Water Mark

36 ft

Type of Erosion Control

- (x) sod () stake-sod
() seed only () seed & mulch
() mulch only () other

Alterations:

Area to be cut/excavated 30 ft 13 ft 8 ft

Length Width Depth

Area to be filled/leveled 30 ft 13 ft 8 ft

Length Width Depth

Type of Soils and/or fill material SAND, PEET ROCK

Total Cubic Yards of Earthmoving Requested 110

Brief description of the work to be done:

REPAIR & EXTEND FAILING RETAINING WALL (TERRACED)

WITHIN THE SHORE IMPACT ZONE. AN APPLICATION FOR SITE

PERMIT HAS ALSO BEEN SUBMITTED TO DEMO SHEDS 9 & 10

AND REBUILD 9 IN THE SAME LOCATION AS EXISTING SHED 9.

To complete this application, a detailed site plan must be attached.
The site plan must include the following information:

PARCEL	
APP	Land Alt
YEAR	

1. Size of the property, showing the location of the lot lines;
2. Area that the work is to be done (width and length of project);
3. Final slopes of project;
4. Drainage plan showing direction of drainage and how the drainage will be contained;
5. Distance the project will be from lake; river; stream; property lines; wetlands and structures.

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, the permit will be valid for a period of six (6) months. I also understand that bare ground shall be covered temporarily with mulches or similar materials and permanent vegetation cover shall be established as soon as excavation is completed. I also understand that I am responsible for securing any other local, state, or federal permits that may be required, including but not limited to watershed districts, MN Department of Natural Resources, Soil and Water Conservation, MN Pollution Control Agency or US Army Corps of Engineers.

[Signature]
Signature

5/24/18
Date

Additional notes: WOULD LIKE TO EXTEND THE LOWEST WALL ANOTHER 16' OR SO
TO TOTAL 30' FROM STAIRWELL. I BELIEVE IT EXISTED AND DETERIORATED
OVER TIME. I'M OPEN TO ANY LENGTH THAT WOULD PREVENT SOIL EROSION.

Application Fee:

100

+

Fines

+

Total Fees

\$100

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

_____ as of this date _____

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

by order of: _____ as of this date _____

Receipt Number _____ Date Paid _____

Additional Receipt Number _____ Date of Additional Receipt _____

Date of Final Inspection: _____

SKETCH OF PROPERTY

1. Please list all impervious coverage on your property and include dimensions.
2. Show roadways adjacent to property - **Include driveway location.**
3. If you have a STANDARD size lot and will be exceeding 15% impervious coverage, include a copy of your stormwater management plan.
4. LAKESHORE PROPERTY OWNERS: Property lines/road right of ways and proposed land alteration area **must be well marked/staked** or application will be **DENIED**.

Date project will be marked/staked: EXISTING MONUMENT 50 FEET
NORTH OF NW PROPERTY LINE
INTERSECTION.

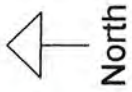
SEE ATTACHMENTS

PARCEL	
APP	Land Alt
YEAR	

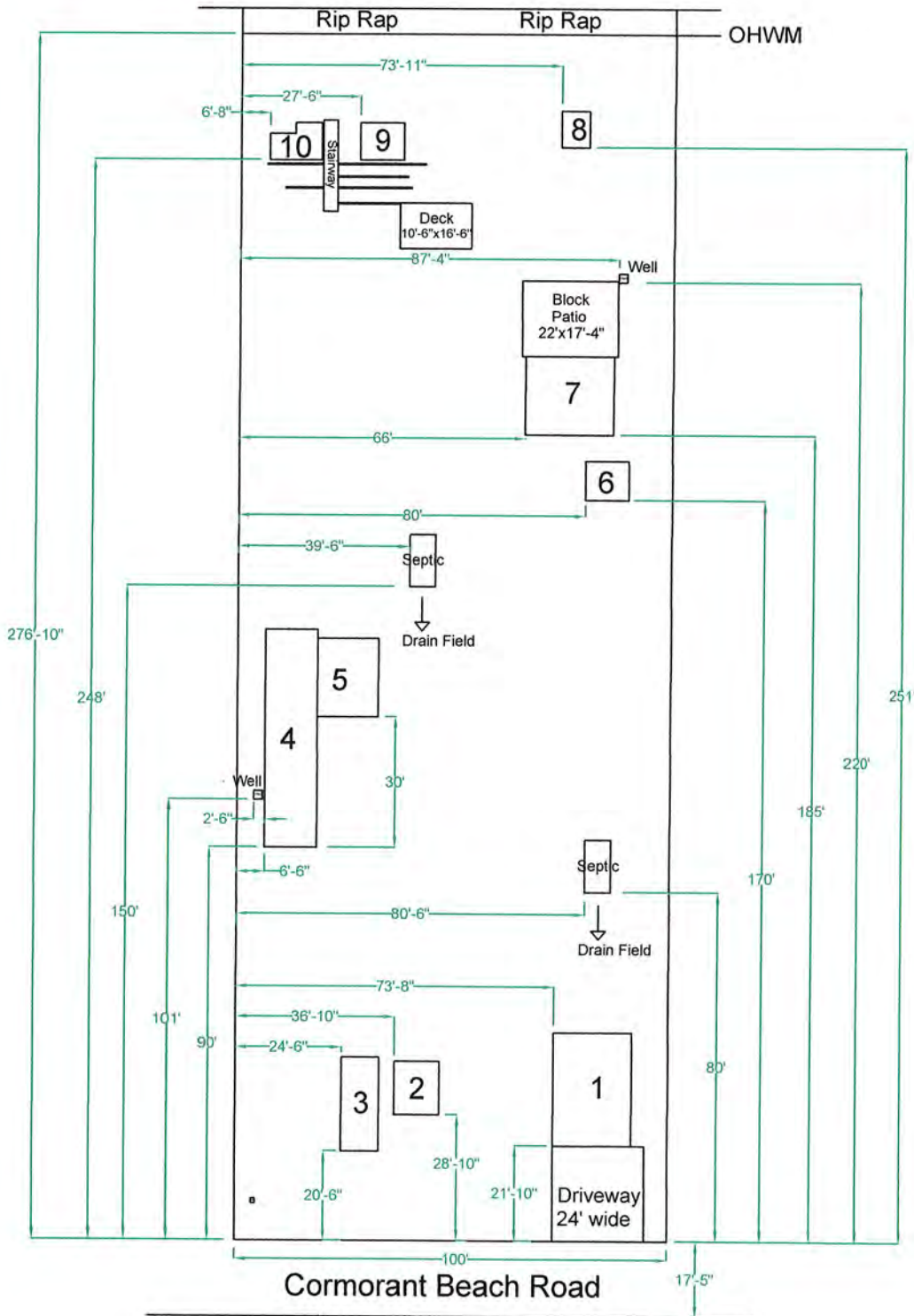


Current

13209 Cormorant Beach Road



Big Cormorant Lake

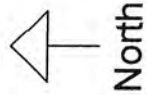


Structures

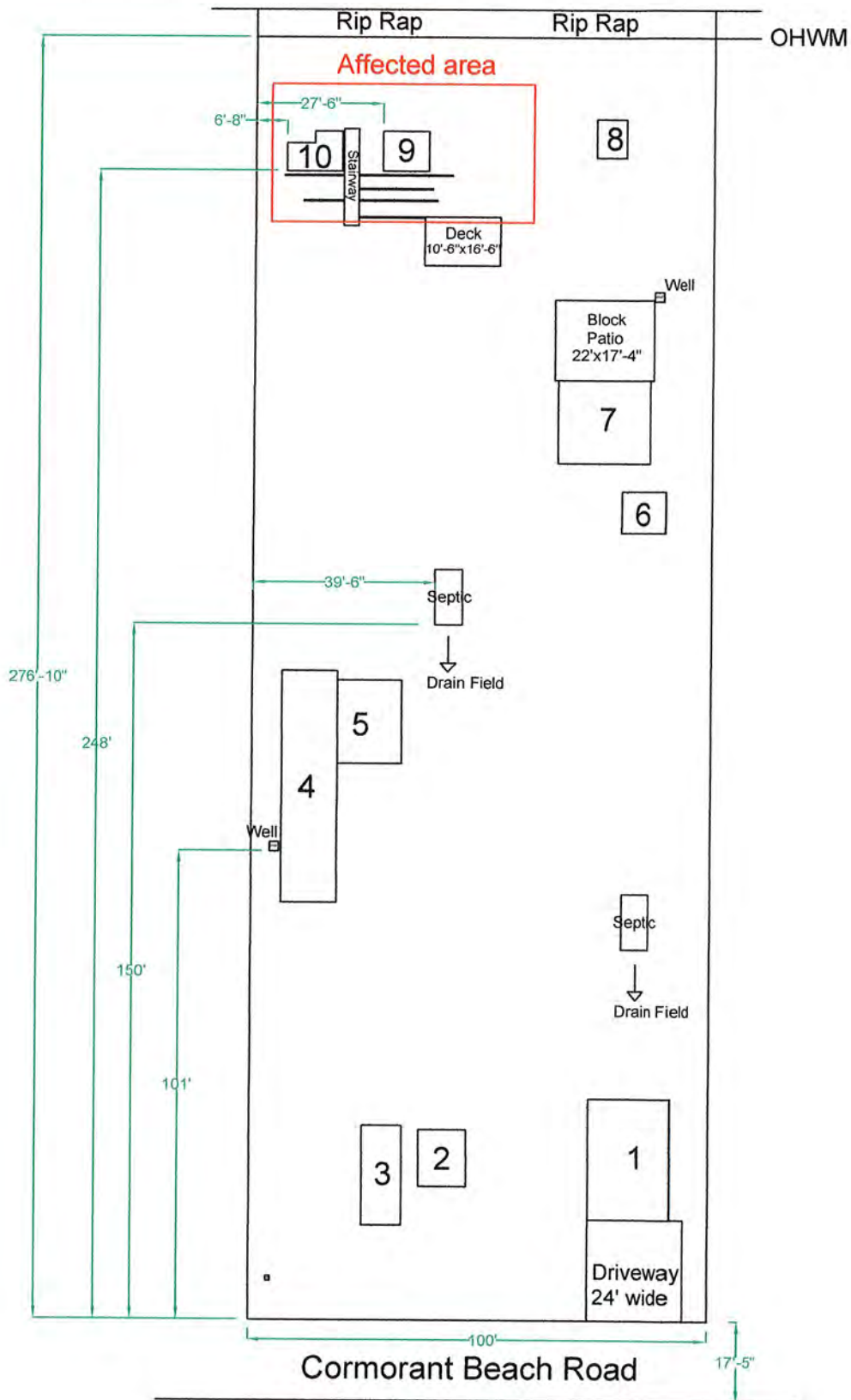
1. 26' x 18' Garage 486 sqft
2. 12'-3" x 10'-4" Shed 126 sqft
3. 21'-6" x 9'-6" Shed 204 sqft
4. 50' x 12' Mobile Home 600 sqft
5. 18' x 14' Deck 252 sqft
6. 9' x 10' Shed 90 sqft
7. 18' x 20' Cabin 360 sqft
8. 8'-3" x 6'-6" Shed 53 sqft
9. 8'-6" x 10' Shed 85 sqft
10. 8'-6" x 6' and 6' x 6' Shed 123 sq ft

Current - Affected Area

13209 Cormorant Beach Road



Big Cormorant Lake



Current Affected Area - Zoomed In

13209 Cormorant Beach Road



Big Cormorant Lake

OHWM

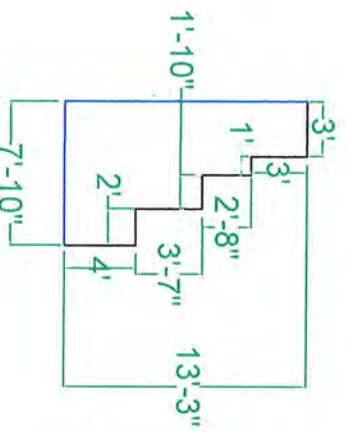
Rip Rap

Rip Rap

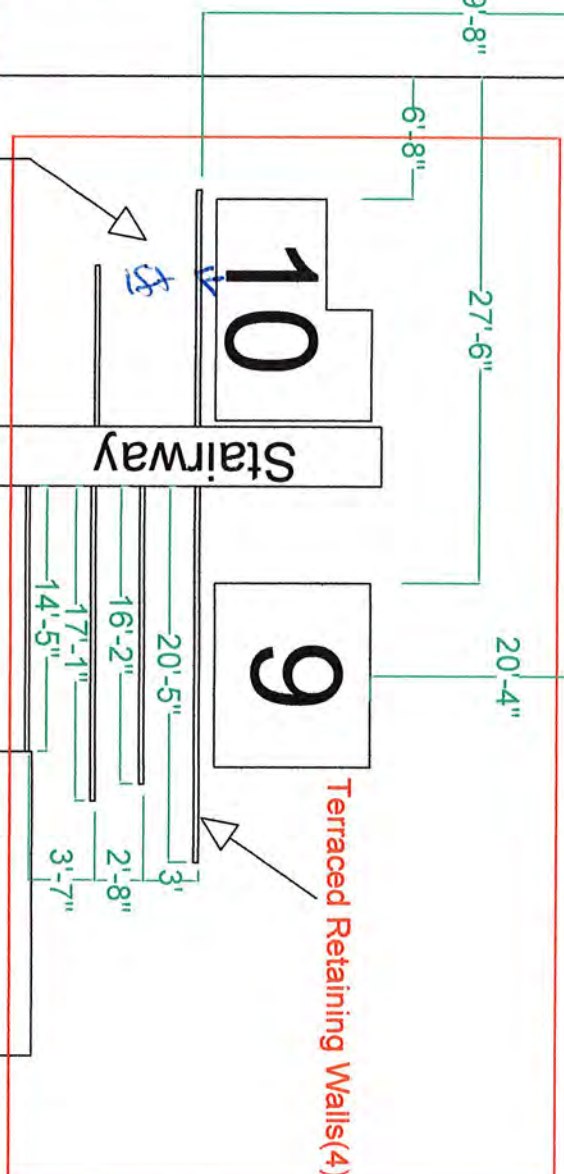
Affected area

8

Current Side View



Terraced Retaining Walls(2)
Not affected



Rip Rap

Rip Rap

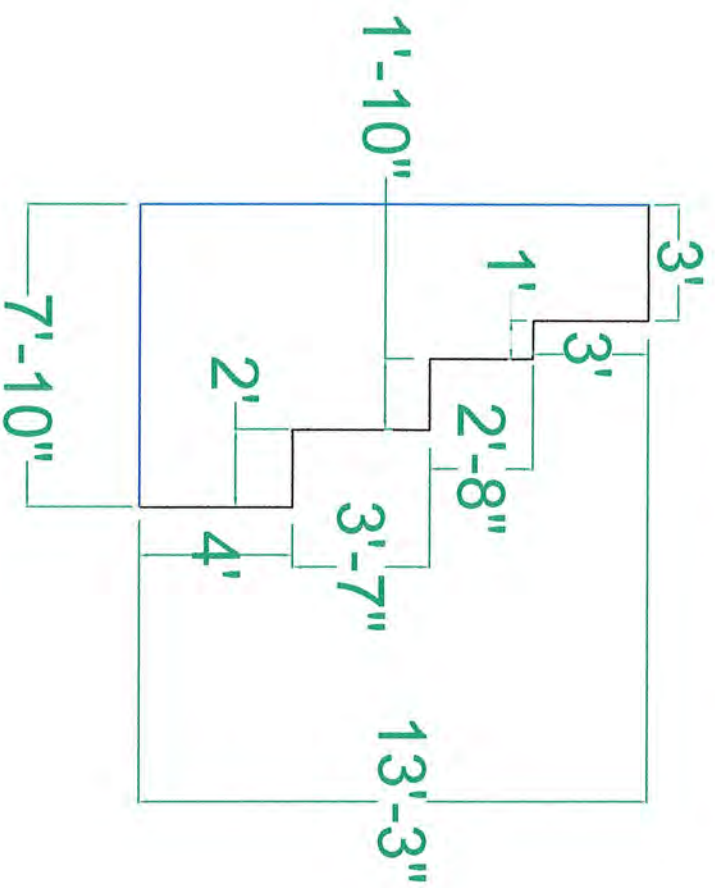


Diagram illustrating the cross-section of a foundation wall with the following components and dimensions:

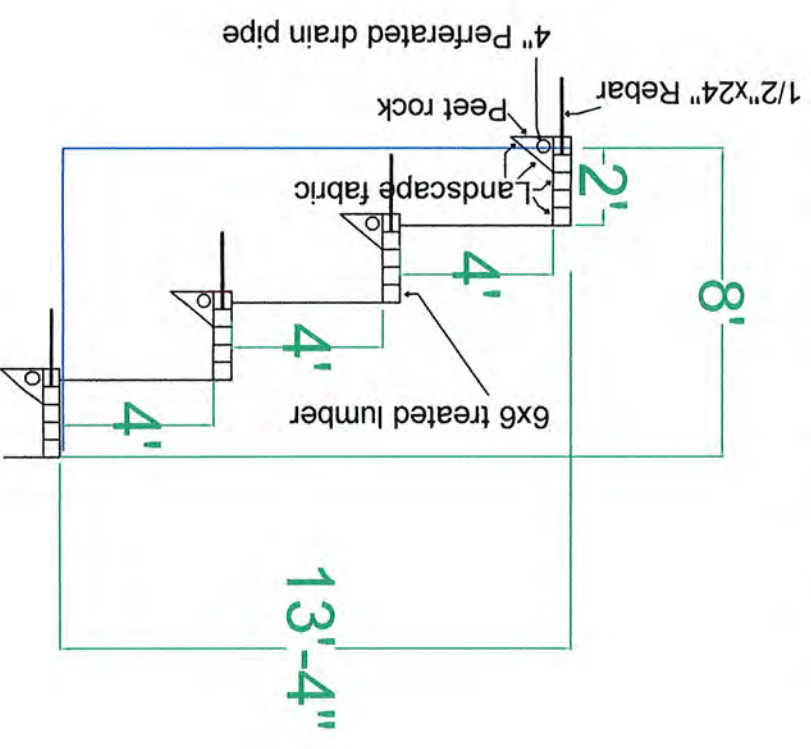
- 1/2" x 24" Rebar
- Peel rock
- Landscaping fabric
- 6x6 treated lumber
- 4" Perforated drain pipe
- Overall wall width: 13'-4"
- Overall wall height: 8'
- Individual layer thicknesses: 2" (rebar), 4" (peel rock), 4" (landscaping fabric), 4" (treated lumber), 4" (drain pipe).

Terraced Retaining Walls

Current Side View



Proposed Side View





Sheds 9 & 10.
View looking
ENE.



Sheds 9 & 10.
View looking
NE.



Sheds 9 & 10.
View looking
N.



Shed 9.
View looking
NW.



Shed 9.
View looking
N.



Sheds 9.
View looking
W.



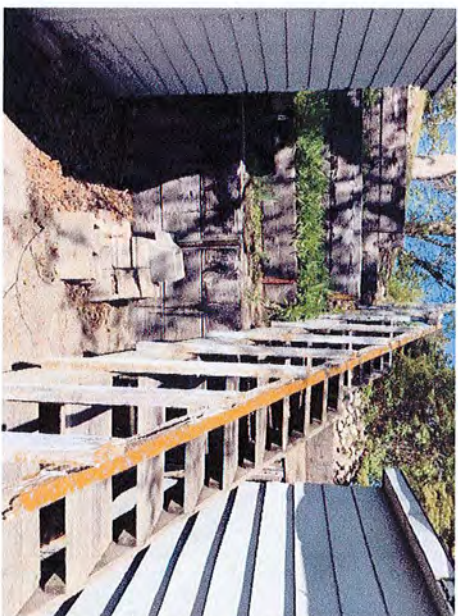
Sheds 9 & 10.
View looking
NW.



Sheds 9 & 10.
View looking
WSW.



Sheds 9 & 10.
View looking
WSW.



Sheds 9 & 10.
View looking
W.



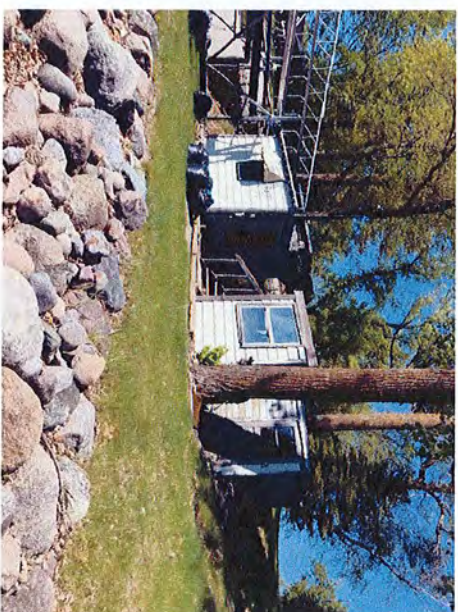
Sheds 9 & 10.
View looking
S.



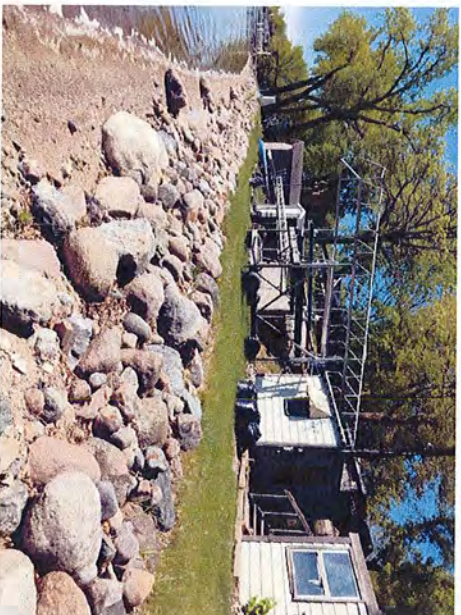
Sheds 9 & 10.
View looking
SSE.



Sheds 9 & 10.
View looking
E.



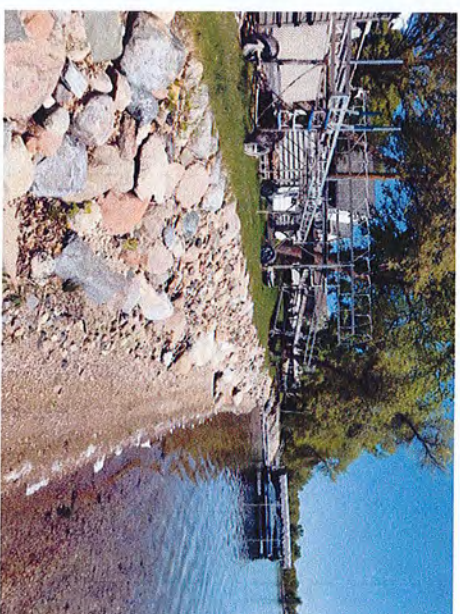
Sheds 9 & 10.
View looking
WSW.



Shoreline view.
Looking S.



Sheds 9 & 10.
View looking
W.



Shoreline view.
Looking N.



Sheds 9 & 10.
View looking
N.

13209 Cormorant Beach Road, Lake Park MN

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

PIN: 06.0601.000

AIN:

BILL NUMBER: 1210048

LENDER: BECKER COUNTY & AUTOMATIC PAYMENT

OWNER NAME: TVETER THOMAS N

TAXPAYER(S):

THOMAS N TVETER & TAMMY L TVETER
647 PRESCOTT LN
WEST FARGO ND 58078

\$\$\$

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

13209 CORMORANT BEACH RD
LAKE PARK, MN 55554

DESCRIPTION

Section 22 Township 138 Range 043
SubdivisionName CORMORANT
BEACH Block 002 SubdivisionCd 06009

Line 13 Detail

S-1010/15 SOLIC 80.00
Principal 80.00
Interest 0.00

TAX STATEMENT

2018

2017 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2017	2018
Step 1	Taxes Payable Year:	
	Estimated Market Value:	357,500 358,500
	Homestead Exclusion:	0 0
	Taxable Market Value:	357,500 358,500
	New Improvements	
	Expired Exclusions:	
	Property Classification:	Seasonal Seasonal
	Sent in March 2017	
Step 2	PROPOSED TAX	
	Sent in November 2017	
		2,980.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2018	\$1,529.00
	Second half taxes due 10/15/2018	\$1,529.00
	Total taxes due in 2018	\$3,058.00

Tax Detail for Your Property:				
Taxes Payable Year:		2017	2018	
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.	☐	\$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	\$3,080.00	\$2,978.00	
	4. Credits that reduce property taxes	A. Agricultural and rural land credits B. Other credits	\$0.00 \$0.00	\$0.00 \$0.00
	5. Property taxes after credits	\$3,080.00	\$2,978.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,424.79	\$1,380.47
	7. CORMORANT		\$398.45	\$376.81
	8. State General Tax		\$650.03	\$650.02
	9. SCHOOL DISTRICT 2889	A. Voter approved levies B. Other local levies	\$407.00 \$111.73	\$372.31 \$119.97
	10. Special Taxing Districts	A. BC EDA B. Others C. TIF	\$8.55 \$79.45 \$0.00	\$8.00 \$70.42 \$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$3,080.00	\$2,978.00
	13. Special assessments		\$80.00	\$80.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$3,160.00	\$3,058.00
	Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2018

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2018.

PIN: 06.0601.000

AIN:

BILL NUMBER: 1210048

TAXPAYER(S):

THOMAS N TVETER & TAMMY L TVETER
647 PRESCOTT LN
WEST FARGO ND 58078

Paid By _____

Total Property Tax for 2018 \$3,058.00
2nd Half Tax Amount \$1,529.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
2nd Half Total Amount Due \$1,529.00
Balance Good Through 10/15/2018
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 your

1

1st Half Payment Stub - Payable 2018

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2018.

If your tax is \$100.00 or less, pay the entire tax by May 15, 2018.

PIN: 06.0601.000

AIN:

BILL NUMBER: 1210048

TAXPAYER(S):

THOMAS N TVETER & TAMMY L TVETER
647 PRESCOTT LN
WEST FARGO ND 58078

Paid By _____

Total Property Tax for 2018 \$3,058.00
1st Half Tax Amount \$1,529.00
Penalty, Interest, Fee Amount \$0.00
Amount Paid \$0.00
1st Half Total Amount Due \$1,529.00
Balance Good Through 05/15/2018
Seasonal

MAKE CHECKS PAYABLE TO:

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

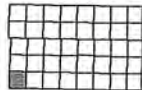
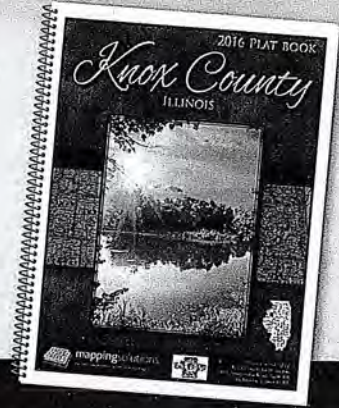
The tax information shown above has been sent to an escrow agent. Pay from this copy only if an escrow agent is not responsible to pay. Your canceled check is proof of your

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- Pennsylvania
- Wisconsin



mappingsolutionsGIS.com

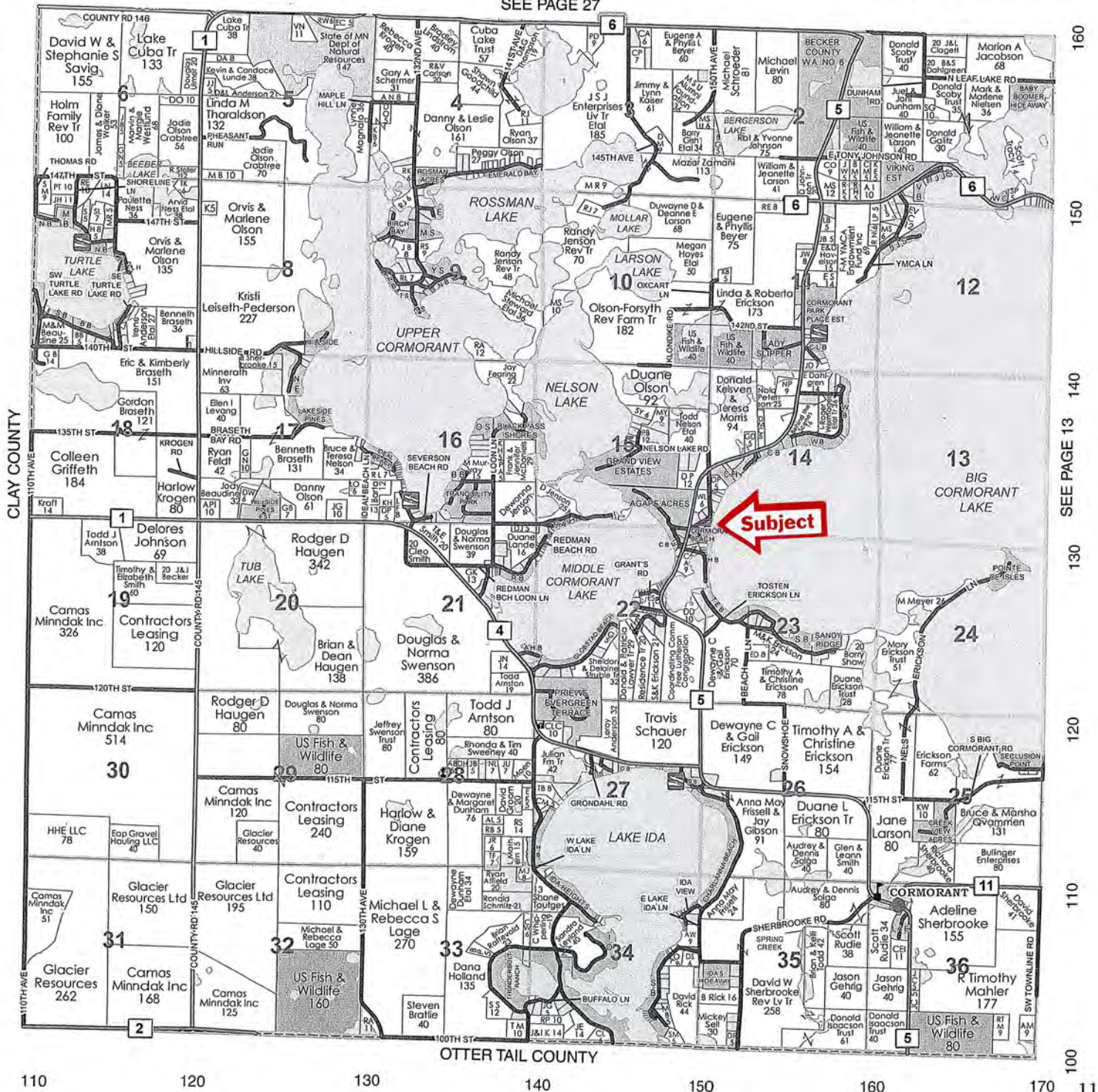


Cormorant

Township 138N - Range 43W

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SEE PAGE 27





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****

Monday, August 13, 2018 @ 7:00 P.M.

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

APPLICANT: Marty and Mary Solmon
12044 CO HWY 17
Detroit Lakes, MN 56501

Project Location: 12044 CO HWY 17

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Zone Change from agricultural to residential and for a subdivision into 2 lots.

LEGAL LAND DESCRIPTION: Tax ID number: 190447000

PT GOVT LOT 4 W OF HWY 17 & S OF LN A & N OF LN B. LN A: COMM S QTR COR SEC 21, W 1925.37', N AL W ROW HWY 17 319.75' TO POB; W 283.04', N 24.99', W 261' TO LK MELISSA & TERM. LINE B: COMM SE COR LOT 2 1ST ADDN RAVENSWOOD, E 66', E 43.16', SLY 251.65', E 220.53 N AL ROW HWY 17 363.22' TO POB W 488.12' TO LK MELISSA & TERM; Section 21, TWP 138, Range 41, Lake View Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**



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

Applicant's Name: Marty & Mary Solmon

Applicant's Address: 12044 Co Hwy 17
Detroit Lakes, MN 56501

Telephone(s): 218-850-8715 Date of Application: 7-9-18

Signature of Applicant: [Signature] (MEADOWLAND SURVEYING, INC.)

Parcel ID Number: 190447000 Project Address: 12044 Co Hwy 17

Legal Description of Project:

See attached

SECTION 1

*Zone Change For Existing Parcel Number 190447000
Current Zoning Agricultural Requested Zoning Residential
Is the change within 2 miles of any city limits? No

SECTION 2

*Certificate Of Survey: Number of Lots 2
Shoreland (within 1000 ft of lake) X Nonshoreland _____
Current Zoning of property 190447000
Is a change of zone required? X yes _____ no _____
If yes, change from Agricultural Zone to Residential Zone.
Total acreage of parcel to be subdivided 3.20 acres, more or less
Is the change within 2 miles of any city limits? No
**Include a copy of the purchase agreement if applicant is not the owner of the

SECTION 3 property.

*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 _____
Is the change within 2 miles of any city limits? _____
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____



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

Marty and Mary Solmon – Tract A – Northerly Tract to be retained

Land description:

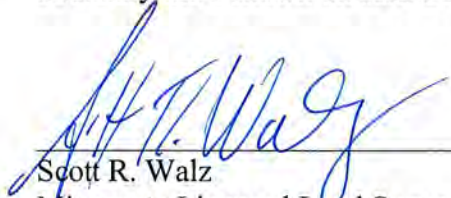
That part of Government Lot 4 in Section 21, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the south quarter corner of said Section 21; thence South 89 degrees 45 minutes 14 seconds West 1924.78 feet on an assumed bearing along the south line of said Section 21 to the westerly right of way line of County State Aid Highway No. 17; thence North 00 degrees 13 minutes 36 seconds East 59.73 feet along the westerly right of way line of said County State Aid Highway No. 17 to an iron monument on "Line B" as described in Judgment Document No. 532450, on file and of record in the office of the Recorder in said County; thence continuing North 00 degrees 13 minutes 36 seconds East 138.91 feet along the westerly right of way line of said County State Aid Highway No. 17 to a PK nail; thence North 87 degrees 46 minutes 28 seconds West 257.74 feet to a PK nail; thence North 77 degrees 34 minutes 10 seconds West 89.07 feet to a point hereinafter referred to as Point A; thence continuing North 77 degrees 34 minutes 10 seconds West 10.44 feet to an iron monument, said point is the point of beginning; South 77 degrees 34 minutes 10 seconds East 99.51 feet to a PK nail; thence South 87 degrees 46 minutes 28 seconds East 257.74 feet to a PK nail on the westerly right of way line of said County State Aid Highway No. 17; thence North 00 degrees 13 minutes 36 seconds East 121.11 feet along the westerly right of way line of said County State Aid Highway No. 17 to an iron monument on "Line A" as described in said Judgment Document No. 532450; thence South 88 degrees 31 minutes 00 seconds West 283.04 feet along said "Line A" to an iron monument; thence North 01 degree 14 minutes 31 seconds West 24.99 feet continuing along said "Line A" to an iron monument; thence South 88 degrees 33 minutes 57 seconds West 227.43 feet continuing along said "Line A" to an iron monument; thence continuing South 88 degrees 33 minutes 57 seconds West 32 feet, more or less, along said "Line A" to the water's edge of Lake Melissa; thence southerly along the water's edge of said Lake Melissa to the intersection with a line which bears South 87 degrees 08 minutes 49 seconds West from the point of beginning; thence North 87 degrees 08 minutes 49 seconds East 17 feet, more or less, to an iron monument; thence continuing North 87 degrees 08 minutes 49 seconds East 151.25 feet to the point of beginning. The above described tract contains 59,200 square feet, more or less.

SUBJECT TO AND TOGETHER WITH a 33.00 foot wide easement for ingress and egress purposes over, under and across part of the above tract and over, under and across part of said Government Lot 4. The centerline of said 33.00 foot wide ingress and egress easement is described as follows:

Beginning at the aforementioned Point A; thence South 77 degrees 34 minutes 10 seconds East 89.07 feet to a PK nail; thence South 87 degrees 46 minutes 28 seconds East 257.74 feet to a PK nail on the westerly right of way line of said County State Aid Highway No. 17 and said easement centerline there terminates. The sidelines of said 33.00 foot wide ingress and egress easement shall be prolonged or shortened to terminate on the westerly right of way line of said County State Aid Highway No. 17 and on a line which bears North 12 degrees 25 minutes 50 seconds East and South 12 degrees 25 minutes 50 seconds West from the aforementioned Point A.

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 T9366-15 dated July 9, 2018, 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

Marty and Mary Solmon – Tract B – Southerly, house tract to be sold

Land description:

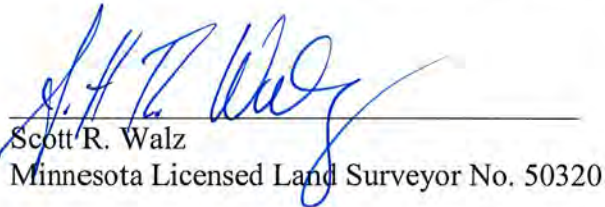
That part of Government Lot 4 in Section 21, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the south quarter corner of said Section 21; thence South 89 degrees 45 minutes 14 seconds West 1924.78 feet on an assumed bearing along the south line of said Section 21 to the westerly right of way line of County State Aid Highway No. 17; thence North 00 degrees 13 minutes 36 seconds East 59.73 feet along the westerly right of way line of said County State Aid Highway No. 17 to "Line B" as described in Judgment Document No. 532450, on file and of record in the office of the Recorder in said County, said point is the point of beginning; thence continuing North 00 degrees 13 minutes 36 seconds East 138.91 feet along the westerly right of way line of said County State Aid Highway No. 17 to a PK nail; thence North 87 degrees 46 minutes 28 seconds West 257.74 feet to a PK nail; thence North 77 degrees 34 minutes 10 seconds West 89.07 feet to a point hereinafter referred to as Point A; thence continuing North 77 degrees 34 minutes 10 seconds West 10.44 feet to an iron monument; thence South 87 degrees 08 minutes 49 seconds West 151.25 feet to an iron monument; thence continuing South 87 degrees 08 minutes 49 seconds West 17 feet, more or less, to the water's edge of Lake Melissa; thence southerly along the water's edge of said Lake Melissa to the intersection with said "Line B" which bears South 88 degrees 46 minutes 47 seconds West from the point of beginning; thence North 88 degrees 46 minutes 47 seconds East 28 feet, more or less, along said "Line B" to an iron monument; thence continuing North 88 degrees 46 minutes 47 seconds East 467.12 feet along said "Line B" to the point of beginning. The above described tract contains 80,400 square feet, more or less.

SUBJECT TO AND TOGETHER WITH a 33.00 foot wide easement for ingress and egress purposes over, under and across part of the above tract and over, under and across part of said Government Lot 4. The centerline of said 33.00 foot wide ingress and egress easement is described as follows:

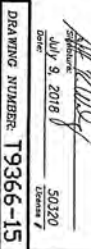
Beginning at the aforementioned Point A; thence South 77 degrees 34 minutes 10 seconds East 89.07 feet to a PK nail; thence South 87 degrees 46 minutes 28 seconds East 257.74 feet to a PK nail on the westerly right of way line of said County State Aid Highway No. 17 and said easement centerline there terminates. The sidelines of said 33.00 foot wide ingress and egress easement shall be prolonged or shortened to terminate on the westerly right of way line of said County State Aid Highway No. 17 and on a line which bears North 12 degrees 25 minutes 50 seconds East and South 12 degrees 25 minutes 50 seconds West from the aforementioned Point A.

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 T9366-15 dated July 9, 2018, 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

IN GOVERNMENT LOT 4
SECTION 21-138-41
BECKER COUNTY, MINNESOTA



540911

CERTIFICATE OF REAL
ESTATE VALUE FILED. #2732

No delinquent taxes and transfer entered
this 28th day of Sept 2006
Ryan L. Tangen

By JB Deputy

19-0446-000

19-0447-000

FORM NO. 5-M-WARRANTY DEED

STATE DEED TAX DUE HEREON: \$1,815.00

Dated: September 21st, 2006

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 540911

September 28, 2006 at 03:01 PM

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

Darlene Maneval, County Recorder

By JB Deputy

RECEIPT # 339974

BECKER COUNTY

1,815.00

BECKER COUNTY RECORDER

FOR VALUABLE CONSIDERATION, Elizabeth Taves, Trustee of the William C. Dodds
Trust Pursuant to the Provisions of a Written Trust Agreement dated May 23, 2002,
Grantor, hereby conveys and warrants to Marty Solmon and Mary Solmon, as joint tenants,
Grantees, real property in Becker County, Minnesota, described as follows:

All that part of Government Lot Four (4), Section Twenty-one (21), Township
One Hundred Thirty-eight (138) North, Range Forty-one (41) West of the Fifth
Principal Meridian in Becker County, Minnesota lying west of the westerly right
of way line of County State Aid Highway No. 17 (Old Trunk Highway No. 59),
and lying southerly of Line A described below and northerly of Line B described
below.

Line A

Commencing at the South Quarter corner of Section 21, Township 138 North,
Range 41 West; thence on an assumed bearing of North 89 degrees 20 minutes 33
seconds West along the south line of said Section 21 a distance of 1,925.37 feet to
the westerly right of way line of County State Aid Highway No. 17; thence North
01 degree 12 minutes 55 seconds East along said westerly right of way line a
distance of 319.75 feet, said point being the point of beginning of the line
described herein; thence South 89 degrees 25 minutes 13 seconds West a distance
of 283.04 feet; thence North 00 degrees 20 minutes 18 seconds West a distance of
24.99 feet; thence South 89 degrees 28 minutes 10 seconds West 261 feet, more or
less, to the shoreline of Lake Melissa and there terminating.

Line B

Commencing at an iron monument which designates the Southeasterly corner of
Lot 2 of H.D. Blanding First Addition to Ravenswood Revised, said Plat is on file

MC

Ch
✓
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THIS INSTRUMENT DRAFTED BY:
Carl E. Malmstrom
THORWALDSEN, MALMSTROM, SORUM & MAJORS
Attorneys at Law
1105 E. Hwy 10/P. O. Box 1599
Detroit Lakes, MN 56502-1599
(218) 847-5646

Send Tax Statements to:

Marty and Mary Solmon
787 South Shore Drive
Detroit Lakes, MN 56501



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.

1:1,200	Date: 7/9/2018
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

Becker County



Your Community Full Service Bank

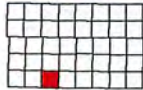


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Ogema, MN 56569

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

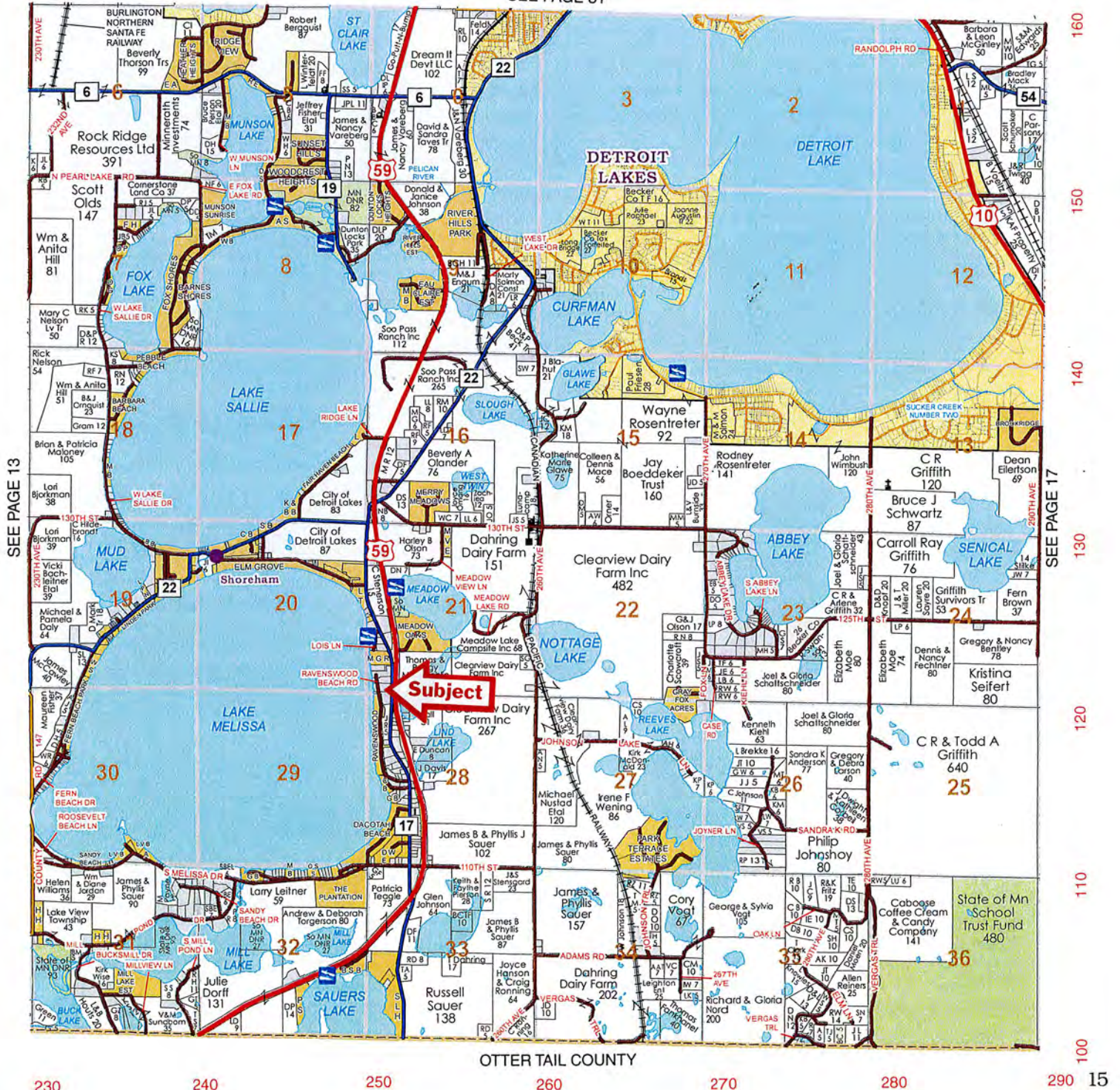


Lake View

Township 138N - Range 41W

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SEE PAGE 31





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

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

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Monday, August 13, 2018 @ 7:00 P.M.

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

APPLICANT: Roy Smith
1074 Villa Ln
Detroit Lakes, MN 56501

Project Location: Co Hwy 22 & Saint Marys Rd

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Zone Change from Agricultural to Residential and a Preliminary Plat for a Subdivision (Eunice Windsong) consisting of 8 lots.

LEGAL LAND DESCRIPTION: Tax ID number: 170290000; NE1/4 OF NW1/4 LESS PT E OF TWP RD & LOT 1 LESS 5.80 AC; AND 170291000 PT LOT 1 BEG 128' W & 1015' N OF MOST ELY COR LOT 1 WOODLAND PARK TH NW 70' AL LK NE 125' SE 70' & SW 125' TO BEG Section 26, TWP 138, Range 42, Lake Eunice Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**



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 (Complete Section 1) ☐ Certificate of Survey (Complete Section 2) ☒ Preliminary Plat (Complete Section 3)

Applicant's Name: Roy A. Smith Trust

Applicant's Address: 1074 Villa Lane
Detroit Lakes, Minn 56501

Telephone(s): 218-847-5818 Home 218-849-9639 Cell Date of Application: July 9, 2018

Signature of Applicant: Roy A. Smith

Parcel ID Number: 170290000 170291000 Project Address: Adjacent & East of Miller 1st

Legal Description of Project: Part of Govt Lot 1, Section 26 & 138-42 21117 Co. Hwy 22 Detroit Lakes, Minn 56501

SECTION 1

*Zone Change For Existing Parcel Number 170291000 & Part 170290000
Current Zoning Ag Requested Zoning Residential

SECTION 2

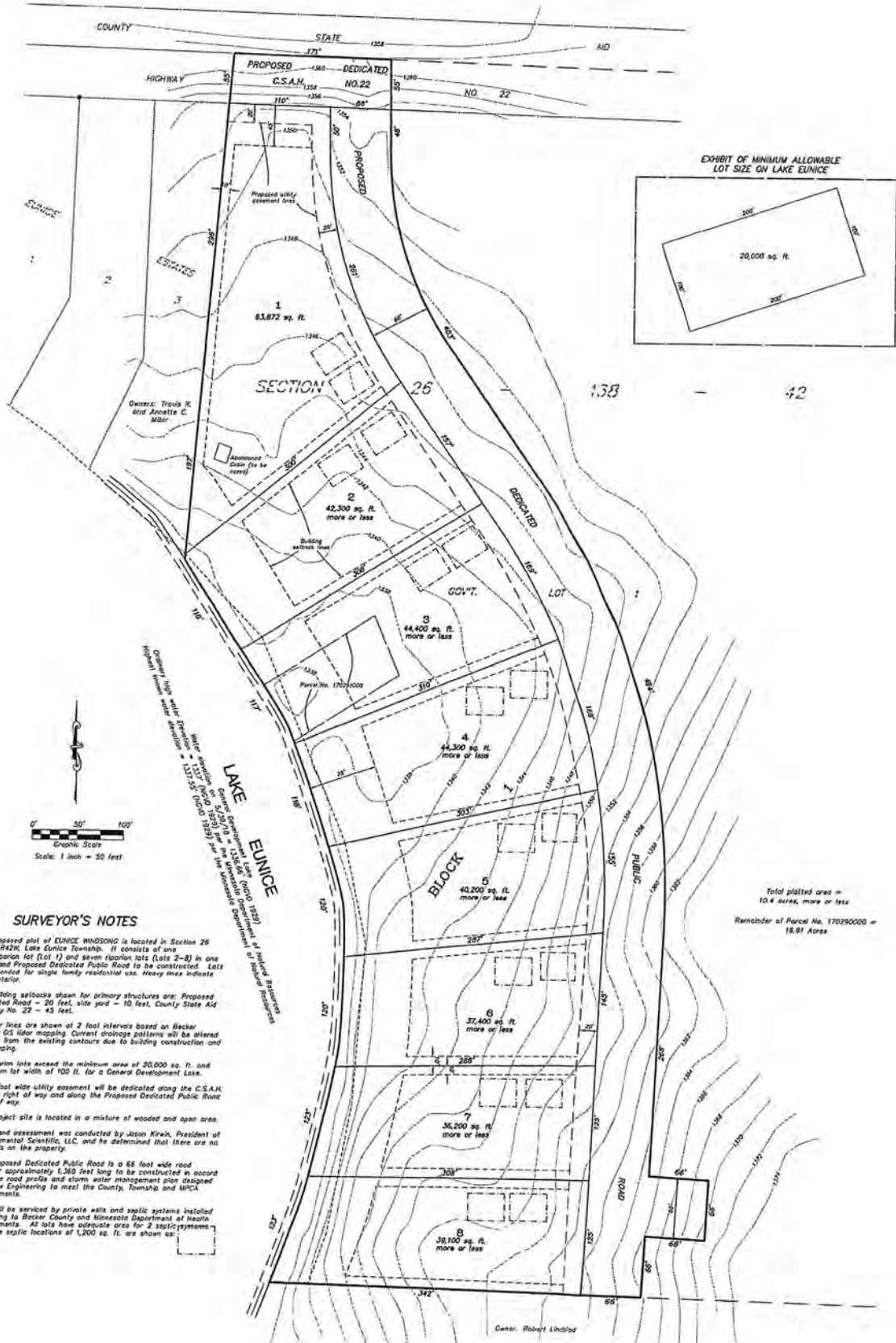
*Certificate Of Survey: Number of Lots 8
Shoreland (within 1000 ft of lake) 7 Nonshoreland 1
Current Zoning of property Ag
Is a change of zone required? yes no
If yes, change from Ag Zone to Residential Zone.
Total acreage of parcel to be subdivided 10.4 ± Ac.
**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:
Number of Lots 8
Name of Subdivision Eunice Windson
Name of Proposed Roads will dedicate part of CSAH #22 & Dedicated Public Road
Shoreland (within 1000 ft of lake) 7 Non-shoreland 1
Current Zoning of property Ag
Is a change of zone required? yes no
If yes, change from Ag Zone to Residential Zone.
Total acreage of parcel to be subdivided 10.4 ± Ac.
**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received _____ Date Accepted _____ Authorized Signature _____
Application Fee _____ Notice Fee _____ Recording Fee _____ Date Paid _____
Receipt Number _____

PRELIMINARY PLAT OF EUNICE WINDSONG



WARRANTY DEED
Individual(s) to Individuals

396196

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

Certificate of Real Estate Value No. 372

May 3, 1993

Keith H. Brekken

County Auditor

BY

MH

Parcel #'s 17-0290-000 +

Deputy 17-0291-000

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Microfilm No. 396196

Date MAY 03 1993 10:00 P.M.

I hereby certify that the within instrument
was recorded in the office of Becker
County Recorder

M. M. Martinson

Dpty. Co. Recorder

STATE DEED TAX HEREON: \$ 214.50

Date: April 13, 19 93

*

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Terry Maul and Karen Maul, husband and wife

Grantors,

hereby convey and Warranty to Roy A. Smith & Associates, Inc., Profit Sharing Plan & Trust,
Roy A. Smith, Trustee
real property in Becker County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) lying West of County
Road and Government Lot One (1), of Section Twenty Six (26), Township One Hundred Thirty-
Eight (138) North, Range Forty-Two (42) West of the Fifth Principal Meridian, lying easterly
of a common boundary line described as follows: Commencing at found iron monument which
designates the Northwest corner of Section 26; thence South 88° 23' 35" East 721.23 feet on
an assumed bearing along the North line of said Section 26 to the point of beginning of the
boundary line to be described; thence South 04° 48' 37" West 350.89 feet; thence South 05°
03' 33" West 214.98 feet, more or less, to the water's edge of Lake Eunice and said boundary
line there terminates.

(if more space if needed, continue on back)

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

Terry Maul

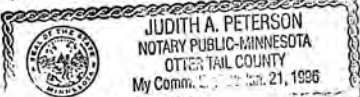
Karen Maul

STATE OF MINNESOTA)

COUNTY OF Becker) ss.

The foregoing instrument was acknowledged before me this 13th day of
April, 19 93, by Terry Maul and Karen Maul, husband and wife
Grantors.

Notarial Stamp or Seal
(or other title or rank)



Judith A. Peterson 1/21/96

THIS INSTRUMENT WAS DRAFTED BY:
(Name and Address)

Becker County Title Services
P.O. Box 376
Detroit Lakes, MN 56502

Signature of person taking acknowledgment

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

Roy A. Smith Trustee
910 Lincoln Professional Center
Detroit Lakes, MN 56501

*The seller certifies there are no known wells on the above described real property.

RECEIPT # 1791-3 1993

BECKER COUNTY

DEED TAX

AMT. PD. \$ 214.50

Charge

Paid ✓

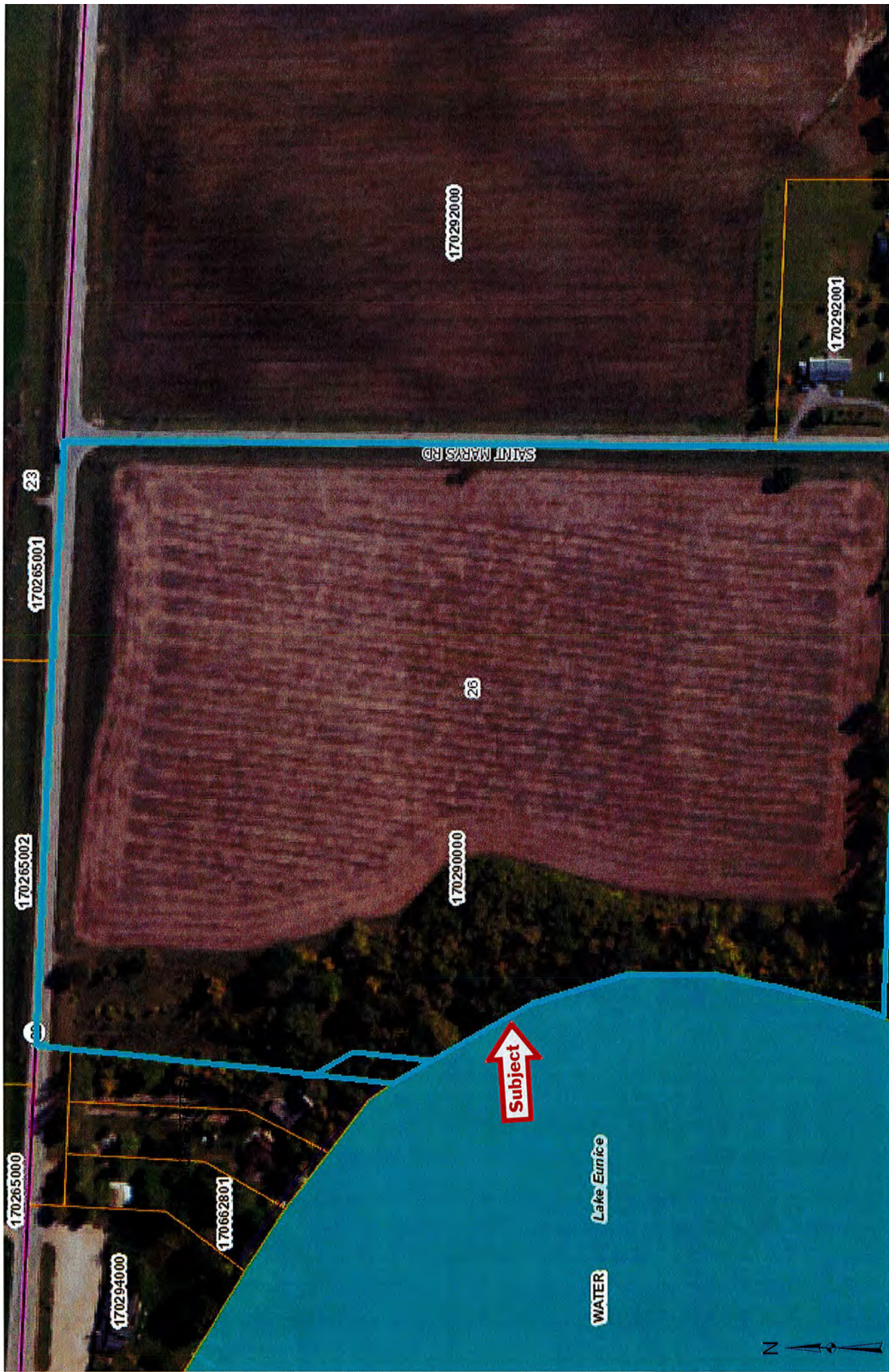
Numerical X

Tract ✓

Grantor

Grantee

01-1836 BCT



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.

		Date: 7/9/2018
1:2,400		

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

Becker County





AM 1340
93.1 FM
"The Station You Can Count On"

Leighton broadcasting



The Lakes Hit Music!



A Marketing Company

"Serve, Connect and Celebrate

Our Community"

1340 Richwood Rd.

Detroit Lakes, MN 56501

Phone: 218-847-5624

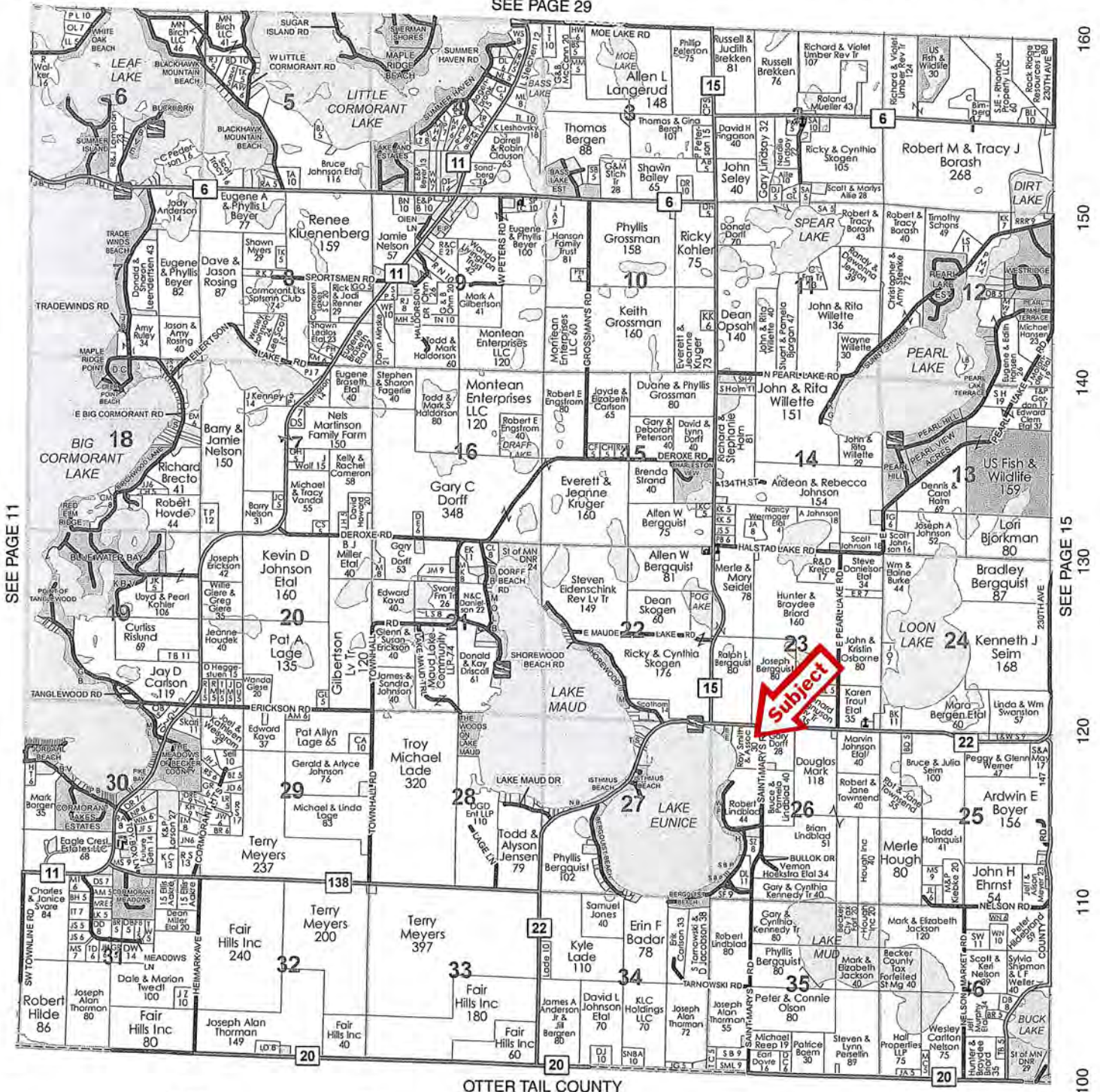


Lake Eunice

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 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

Monday, August 13, 2018 @ 7:00 P.M.

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

APPLICANT: Mark Sand and Gravel
PO BOX 458
Fergus Falls, MN 56538

Project Location: Co Hwy 44

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a new gravel pit with a temporary portable screening/crushing plant and a temporary portable bituminous hot mix plant.

LEGAL LAND DESCRIPTION: Tax ID number: 340050002

9-141-36 W1/2 NE1/4, E1/2 NW1/4 LESS W 760', & LESS N 580' OF W 805' (10.71AC); Section 09, TWP 141, Range 36, Two Inlets Township.

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.

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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.**



~ **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): Mark Sand & Gravel Co. Last name: _____
Mailing Address: PO Box 458 City, State, Zip Fergus Falls, MN 56538
Phone Number(s): 218-736-7523 or 218-766-6977 Project Address: 54513 Co Hwy 44, Park Rapids, MN 56470
Parcel number(s) of property: 340050002 Sect - Twp - Range: 09 - 141 - 036
Township Name: Two Inlets Legal Description: West 1/2 of the NE 1/4 and East 1/2 of the NW 1/4 less the West 760 feet, in Section 9, Township 141, Range 36

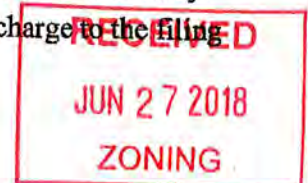
REASON FOR CONDITIONAL USE REQUEST: To open a new gravel pit in an area with proven resources to serve the surrounding area with aggregate materials. This request is for the operation of a temporary portable screening/crushing plant and a temporary portable bituminous hot mix plant.

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.

Jeff Hadowich, Vice President of Mark Sand & Gravel Co 6-27-18
SIGNATURE OF APPLICANT 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

DATE

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

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

The adjacent property has a current existing gravel pit operation. There is also a gravel pit across the highway from this location. This operation would be setback from the highway behind the existing farmstead and buildings.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

This area is predominantly agricultural acreage with existing gravel pits in the immediate area.

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

There are currently utilities that serve this property along with an access road that has been built to hold heavy milk tanker trucks.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

There is a large pasture area to the south of the farmstead that will serve as the pit area and will also provide a level area for parking of employee vehicles, trucks and equipment.

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

The plant site will be set back behind the existing farmstead which will serve as a buffer to the only home in the area.

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

NA

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

NA

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

NA

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

NA

Operations Plan for Aggregate Mining Activities

Tax Parcel ID: 340050002

1. Name of Applicant: Mark Sand & Gravel Co.
Street Address: 525 Kennedy Park Rd
City, State, Zip Code: Fergus Falls, MN 56537
Phone Number: (218)736-7523
2. Name of Landowner: Mark Sand & Gravel Co.
3. Legal Description: West 1/2 of the NE 1/4 and East 1/2 of the NW 1/4 less the West 760 ft 99.29 acres, all in Section 9, Township 141, Range 36, Becker County, Minnesota
4. Attachments (warranty deed, tax statement, several maps showing parcel location, topography, surrounding plat property owners and aggregate mining plan)
5. Currently the land is zoned for agricultural use. Two surrounding parcels have active aggregate mines. Haul roads to be used in the county would include County Highway 44.
6. Estimated ground water depth in the project area is greater than 35 feet.
7. Timetable for commencement and cessation of mining operations:

Months: March through December
Days: Monday through Saturday
Hours: Daylight hours are the primary hours of operation – 6 am to 8 pm
8. Top Soil Management:

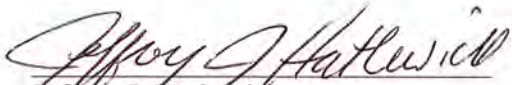
The topsoil will be stripped and stockpiled for future reclamation. The vegetative clay will be pushed up to be used to build berms around the pit perimeter and seeded where necessary to reduce storm water erosion.
9. We would continue in the area of previous excavations on the property. Up to 39 acres of land may be mined at a depth to be determined by the presence of aggregate at the time of mining. The primary activity at this site will be the processing and taking of aggregate products by use of Dozers, Loaders, Crusher, a portable Wash Plant and a Hot Mix plant. The additional machinery involved will include Trucks and Conveyers. All contractors hired to work at this location must provide proof of an Air Emission Registration Permit and a National Pollutant Discharge Elimination System (NPDES) Permit.
10. The operation should not need additional screening from the view of the surrounding land uses since the surrounding parcels also contain active aggregate mining operations and the one house that is across the highway is screened by the existing farmstead shelterbelt and buildings.
11. The MPCA has established rules and regulations which strictly control and manage the emissions of noise. The noise generated from the operation should not affect surrounding land uses which are all similar in nature.

12. The MPCA has established rules and regulations which strictly control and manage the emissions of dust. The dust from the operation can be controlled by applying a water mist to the conveyor line and spreading water within the pit area.
13. Any erosion from the exposed earth will be confined to the area of the proposed pit. The operation will comply with MPCA regulations as they apply to pollution prevention by implementing Best Management Practices.
14. Post mining reclamation plan:

Upon completion of the removal of aggregate materials the pit edges will be sloped (3-1), stockpiled vegetative clay and topsoil will be spread over the unused portion of the pit bottom area and planted with grass. The pit restoration will be ongoing with the depletion of the material.
15. Environmental Impact and Setback:

There are no wetlands or lakes in the pit area.
16. Access to pit area:

The pit area has an existing approach off of County Highway 44.
17. Please advise if a bond is required by the Board of County Commissioners for this operation.


Jeffrey J. Hatlewick
Mark Sand & Gravel Co.

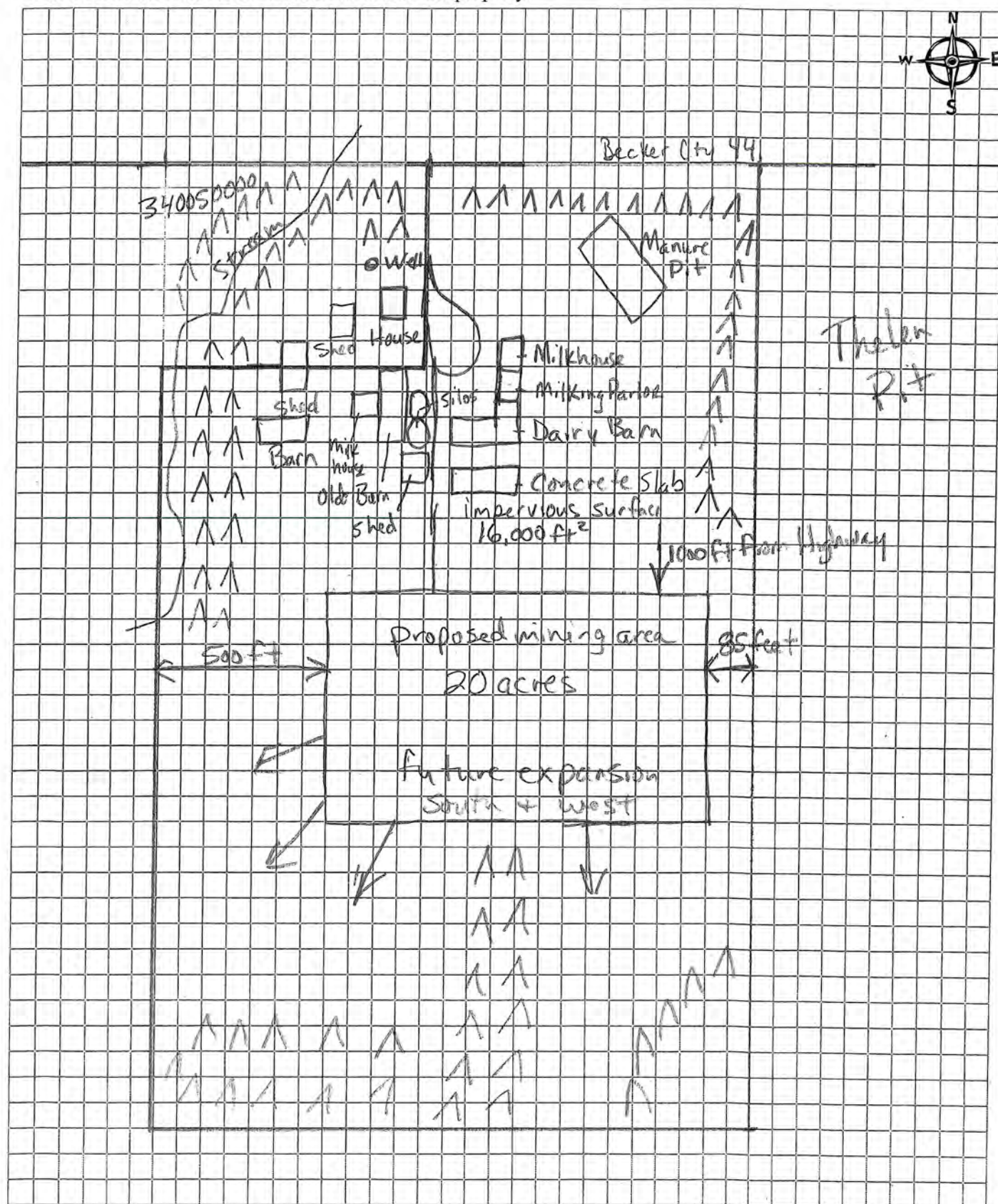
6-27-18
Date

Mark Sand + Gravel Co.

SKETCH OF PROPERTY

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

PARCEL	340050002
APP	SEPTIC
YEAR	2018



☐ Zoom
Prev

☐ Zoom
Select

☐ Zoom
Extent

☐ Clear

☐ Search
Commands

☐ Identify

☐ Links

☐ Legend
View

☐ X/Y

☐ Map
Tips

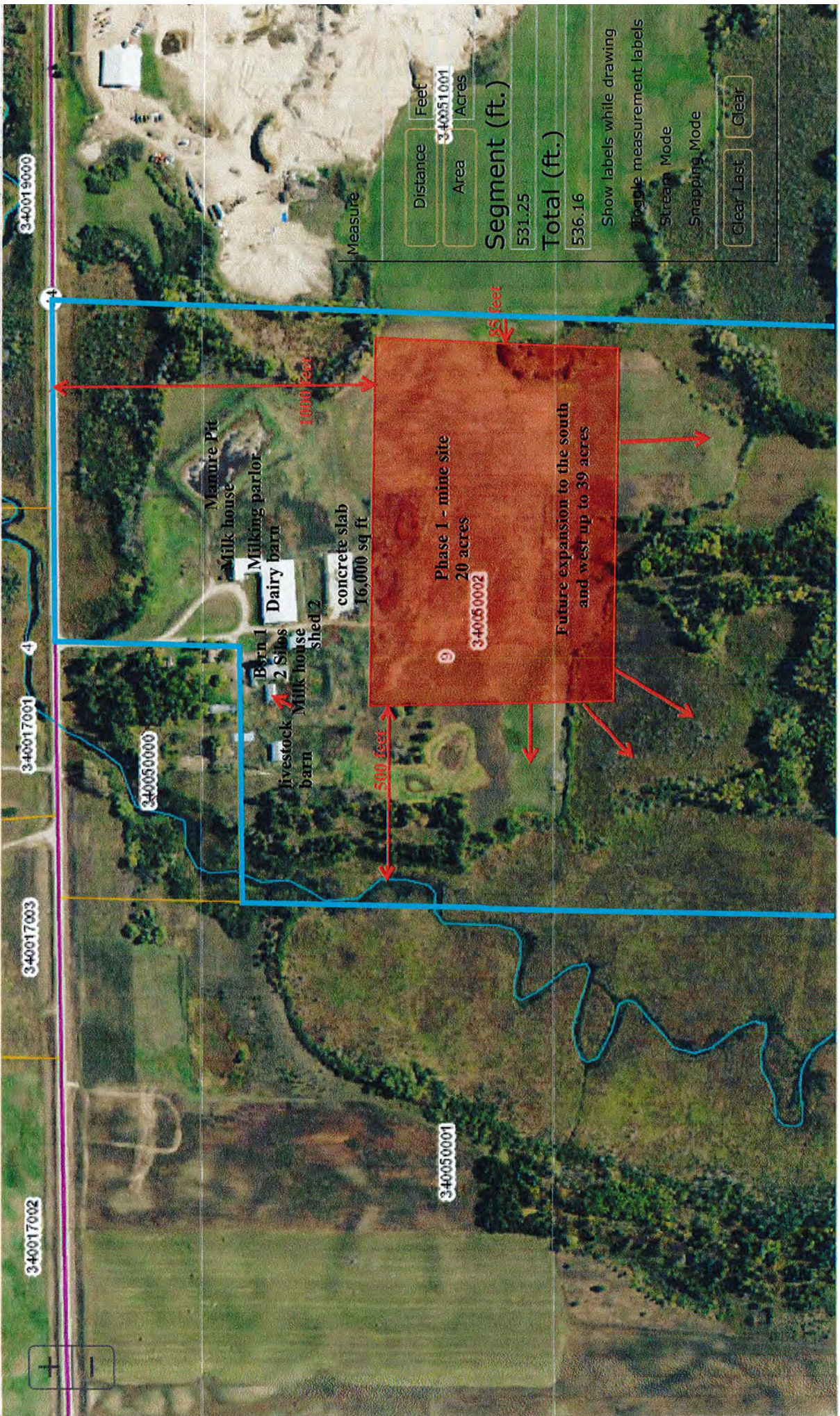
☐ Draw

☐ Measure

☐ Print
Map
Reports

Navigation

Tools



Measure

Distance	Feet
Area	Acres

Segment (ft.)
531.25

Total (ft.)
536.16

Show labels while drawing
Toggle measurement labels
Stream Mode
Snapping Mode
Clear Last
Clear

Becker County Parcel Information

Values & Zoning Land Ag. Yard Sales
Taxes Info Info Bldg. Items Info

New
Search

Summary

Parcel Number:	340050002	GIS Map 
Property Address:		
Owner Name:	MARK SAND & GRAVEL	
Owner Address:	PO BOX 458 FERGUS FALLS MN 56537	
Legal Description:	Section 09 Township 141 Range 036 9-141-36 W1/2 NE1/4, E1/2 NW1/4 LESS W 760', & LESS N 580' OF W 805' (10.71AC)	

Valuation & Taxation

top ▲

Tax Assessment Year	2018 Values	2017 Values	2016 Values
Estimated Building & Improvements Value	\$95,100	\$117,600	\$125,900
Estimated Land Value	\$90,100	\$93,100	\$93,100
Estimated Machinery Value			
Total Estimated Value	\$185,200	\$210,700	\$219,000
Tax Payable Year	2018 Payable	2017 Payable	
Taxable Market Value	\$210,700	\$219,000	
Tax Details - <i>please see statement</i>	 2018 Statement	 2017 Statement	
Total Tax Levied	\$1,292.00	\$1,524.00	
Total Payments	-\$646.00	-\$1,524.00	
Unpaid Balance	\$646.00	\$0.00	

No prior years unpaid.

MN Allocation Information

top ▲

Rec #	Allocation Description	Alloc. Value
1	Agricultural - Non-Homestead	\$160,400
2	Rural Vacant Land - Non-Homestead	\$24,800

Zoning District

top ▲

Township	TWO INLETS
Zoning District	AGRICULTURAL
Other Descriptions	

650809

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 650809

May 25, 2018 at 12:24 PM

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

Patricia Swenson, County Recorder

By JD Deputy

CERTIFICATE OF REAL
ESTATE VALUE FILED # 015623No delinquent taxes and transfer entered
this 25th day of May, 2018

Mary E. Hendrickson

Becker County Auditor/Treasurer

By JD Deputy

34.0050.002 + 0050.000

Becker County Recorder

Well Certificate Received May 25, 2018

Patricia Swenson

Deputy Klu Becker County Recorder

(Top 3 inches reserved for recording data)

M/D 1891 Miller/Davis Company - millerdavis.com

LIMITED WARRANTY DEED

Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks

Form 10.2.9 (2013)

eCRV number: 807770

DEED TAX DUE: \$ 775.50

DATE: May 11, 2018
(month/day/year)

FOR VALUABLE CONSIDERATION, Northview Bank, formerly known as State Bank of Park Rapids

(insert name of Grantor)

a corporation under the laws of the State of Minnesota ("Grantor"),

hereby conveys and quitclaims to Mark Sand & Gravel Co.

(insert name of Grantee)

a corporation under the laws of the State of Minnesota ("Grantee"),

real property in Becker County, Minnesota, legally described as follows:

West Half of the Northeast Quarter (W1/2 NE1/4) and East Half of the Northwest Quarter (E1/2 NW1/4)
less the West 760 feet, in Section Nine (9), Township One Hundred Forty-one (141), Range Thirty-six (36).Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

Check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on
the described real property.☒ A well disclosure certificate accompanies this document or has
been electronically filed. (If electronically filed, insert WDC
number: .)☐ I am familiar with the property described in this instrument and
I certify that the status and number of wells on the described
real property have not changed since the last previously filed
well disclosure certificate.

BECKER COUNTY DEED TAX

AMT. PD. \$ 775.50

Receipt # 083111

Becker County Auditor/Treasurer

Grantor

chg
paid
well

(name of Grantor)

Northview Bank fka State Bank of Park Rapids

By: Rose Higgins

(signature)

Its: Vice President

(type of authority)

By: Murrel M. Murrel

(signature)

Its: Market President

(type of authority)



PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2017 Minnesota Association of REALTORS®, Edina, MN

1. Date 2/26/2018

2. Page 1

3. BUYER (S): Mark T Thorson

4. _____

5. Buyer's earnest money in the amount of _____

6. Five Thousand Dollars (\$ 5,000.00)

7. shall be delivered to listing broker, or, if checked, to ☐ _____ no later than two (2) Business Days after Final Acceptance Date of this Purchase Agreement. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase Agreement, whichever is later.

8. Said earnest money is part payment for the purchase of the property located at _____

9. Street Address: 54513 County Highway 44

10. City of Park Rapids, County of Becker

11. State of Minnesota, legally described as _____

12. **TWO PARCELS, LENGTHY, SEE FILE. Becker County PID #'s 340050000 & 340050002**

13. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system; shed; storm sash, storm doors, screens, and awnings; window shades, blinds; traverse, curtain, and drapery rods, valances, drapes, curtains, window coverings, and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems; air exchange system; environmental remediation system (e.g., radon, vapor intrusion); sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts; wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors; fireplace screens, door, and heatilators; **BUILT-INS:** dishwashers; refrigerators; wine/beverage refrigerators; trash compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms; speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls); pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

14. None Noted

15. Notwithstanding the foregoing, leased fixtures are not included.

16. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

17. None Noted

PURCHASE PRICE:

18. Seller has agreed to sell the Property to Buyer for the sum of (\$ 225,000.00)

19. Two Hundred Twenty-Five Thousand Dollars,

20. which Buyer agrees to pay in the following manner:

21. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, which includes the earnest money;

22. 2. _____ percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)

23. 3. _____ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to Purchase Agreement: Assumption Financing*.)

24. 4. _____ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase Agreement: Contract for Deed Financing*.)

CLOSING DATE:

25. The date of closing shall be May 4, 20 18

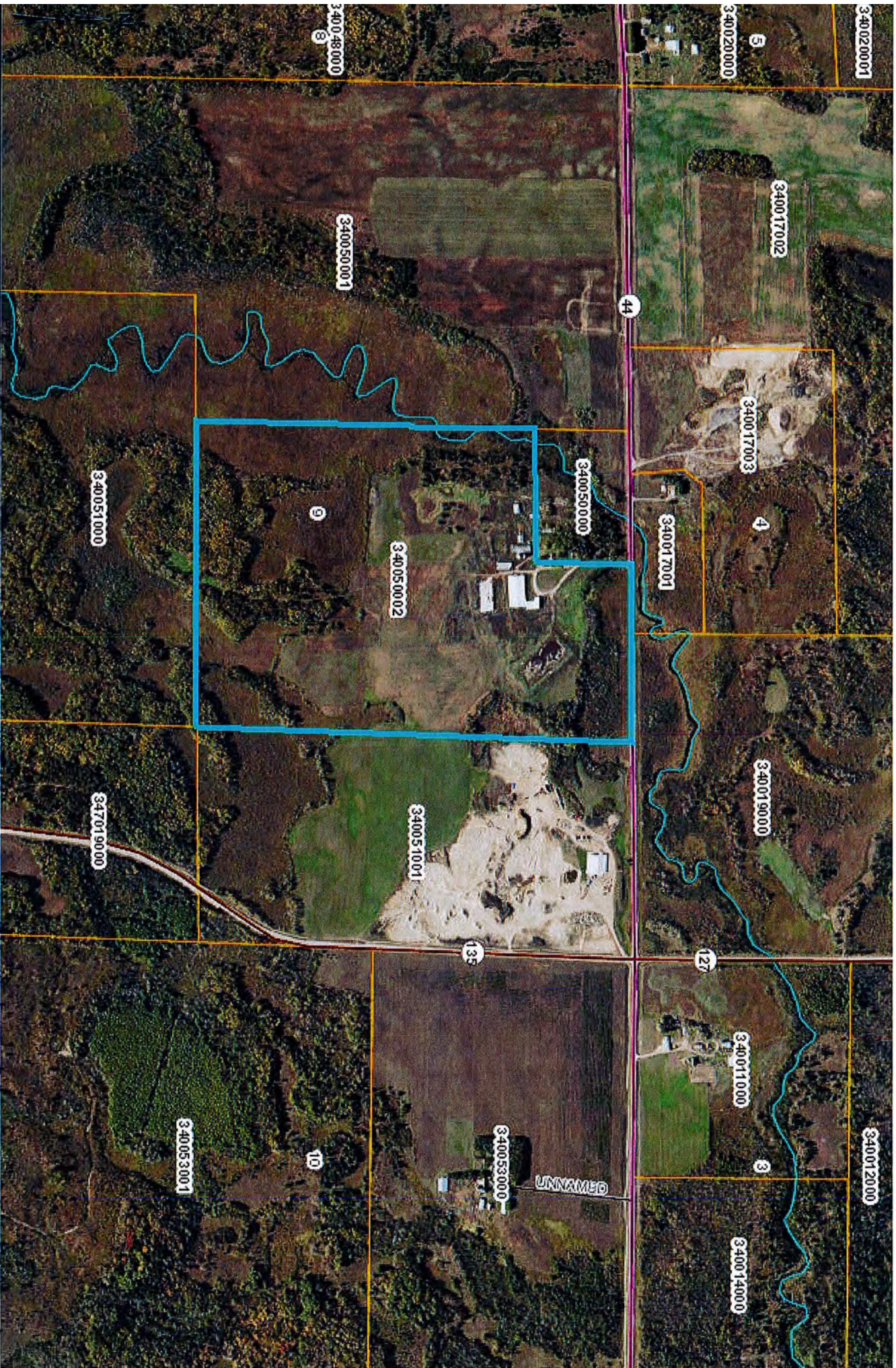
Abstract of Title

*To the following described Real Estate situated in
the County of Becker and State of Minnesota, to-wit:*

CAPTION AMENDED DECEMBER 1, 2006 AT 7:00 A.M. TO COVER:

The West Half of the Northeast Quarter ($W\frac{1}{2} NE\frac{1}{4}$) and The East Half of the Northwest Quarter ($E\frac{1}{2} NW\frac{1}{4}$) less the West 760 feet all in Section Nine (9), Township One Hundred Forty-one (141) North of Range Thirty-six (36) West of the Fifth Principal Meridian in Becker County, Minnesota.

PREPARED BY
CONSOLIDATED ABSTRACT COMPANY OF BECKER COUNTY
BECKER COUNTY
Detroit Lakes, Minnesota



These data are provided on
in "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.

1:9,360

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

Date: 6/27/2018

Becker County

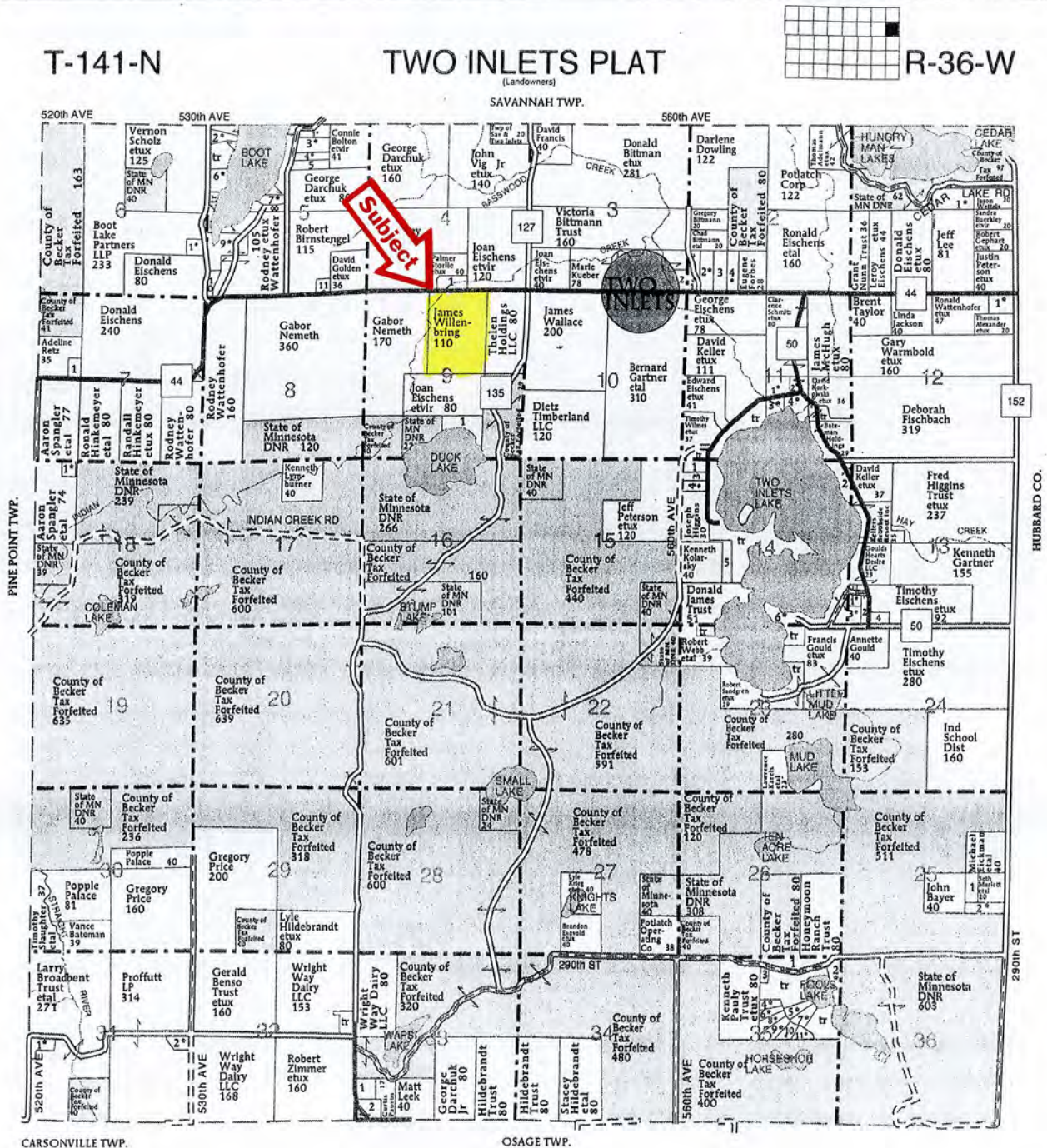


Thank You

www.farmandhomepublishers.com

Farm & Home Publishers

Extends Its Thanks To All The Businesses Who Have Made This Plat & Directory Possible Through Their Advertisements. These Advertisers Are Community-Minded Individuals Who Are Willing To Support This Plat & Directory. Support These Fine Businesses!



TWO INLETS TOWNSHIP

SECTION 1

1. Eischens, Chad 20

SECTION 2

1. Holte, Lois 10
2. Bittmann, Raymond 13
3. Bittmann, Raymond 13
4. Hughes, Patrick 12

SECTION 3

1. GBK Enterprises 15
2. Christina Trust 8

SECTION 4

1. Eischens, Jeffrey 10

SECTION 5

1. Kavolak Trust, Carl 14

SECTION 7

1. Retz, William 6

SECTION 9

1. Herlitz, Martha 10

SECTION 11

1. Pederson, Lyle 10
2. Vanderwal, Thomas 5
3. Stueber, Thomas 5
4. Gray, Shawn 14

SECTION 12

1. Roberts, Troy 10

SECTION 13

1. Eischens, James 6
2. Meyer, Patricia 11
3. Eischens, Stephen 6

SECTION 14

1. Affeldt, Shirley 9
2. Ajs Dream Realty LLC 6

SECTION 16

3. Berg, Donald 6
4. Pachucki, Thomas 5
5. Eischens, Audrey 12
6. Wheller, Donald 13

SECTION 18

1. Woster, Robert 5

SECTION 25

1. Cooper, Paul 11
2. Sharp, Michael 9

SECTION 31

1. Jordan, Charles 7
2. Sharp, Ryan 6

SECTION 33

1. Branstrom, James 10

SECTION 35

1. Bowen, Brett 16
2. Hass, Benjamin 10
3. Donnelly, Peter 6
4. Schluender, Ronald 5
5. Habiger, Duane 5
6. Pearson, Joseph 6
7. Pollard, Todd 5
8. Anderson, Edward 6

SECTION 36

1. Musgjer, Thomas 8
10. Howie, Guy 8
11. Evanson, Wallace 7



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****

Monday, August 13, 2018 @ 7:00 P.M.

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

APPLICANT: Montie Beyer & Inger Clements
46788 Foss Rd
Osage, MN 56570

Project Location: 53351 St Hwy 34

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit for a Flea Market.

LEGAL LAND DESCRIPTION: Tax ID number: 210303000

PT NE1/4 NW1/4 & PT SE1/4 NW1/4 COMM N QTR COR, S 673.58' TO POB; SW 659.81', S 1842', E 633.88', N 2009.27' TO POB. TRACT B.; Section 30, TWP 140, Range 36, Osage Township.

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 on day of Hearing, for possible rescheduling of the Hearing.**



~ 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): Montie Last name: Beyer
Mailing Address: 46788 Foss Road City, State, Zip Osage MN 56570
Phone Number(s): (701) 809-8133 Project Address: 53351 Hwy 34 Osage
Parcel number(s) of property: 21030 3000 Sect - Twp - Range: 30 140 036
Township Name: Osage Legal Description: Section 30 Township 140
Range 036

REASON FOR CONDITIONAL USE REQUEST: Flea market 2x
per month Memorial Day Through
Labor Day.

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.

Montie Beyer
SIGNATURE OF APPLICANT

7/6/18
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

DATE

PARCEL	
APP	CUP
YEAR	

BUSINESS PLAN

Name of Business: Second Change flea

Owners of Business: Montre Beyer / Igor Marguete Clemet

Type of Business: Retail Sales Service Other

Type of Merchandise: flea market booths ~~house~~ rental

Type of Service: flea market booths rental

Hours of Operation: 9-5 Fri - Sun 2 x month

Number of Employees: - 0 -

Off - street Parking Plan: Yes own lot 2 acres +

Size of Structure to be used for Business: 60 x 48 (outside tents) var

New Structure: ~~yes~~ Existing Structure: yes

Signage Plan: only during sales (removed between sales)

Exterior Lighting Plan: on building (no after dark sales)

Environmental Hazards: none

Other Comments:

Have a porta potty + bathroom in main building. Porta potty is cleaned out every other week. Have holding tank to be pumped as needed. Open 24 days per year season. Food vendor serves only grilled and crock pot hot food and soft drinks and water, chips and candy. No ~~cooked~~ alcohol or fried food served

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

1. **Effect on surrounding property.** That the conditional use will not harm the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

Large parcel and limited use.

2. **Effect on orderly, consistent development.** That establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

none

3. **Adequate facilities.** That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

yes - have restrooms and parking.

4. **Adequate parking.** That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

yes - can add more if needed.

5. **Not a nuisance.** That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

we are not a nuisance

6. **Additional criteria for shoreland areas.** In Shoreland areas, it shall be found that adequate measures have been or will be taken to assure that:

- a. **Pollution.** Soil erosion or other possible pollution of public waters will be prevented, both during and after construction;

- b. **View from public waters.** That the visibility of structures and other facilities as viewed from public waters will be limited;

- c. **Adequate utilities.** That the site is adequate for water supply and on-site sewage treatment; and

- d. **Watercraft.** That the types, uses, and number of watercrafts that the project will generate can be safely accommodated.

641536

**CERTIFICATE OF REAL
ESTATE VALUE FILED**

No delinquent taxes and transfer entered
this 24th day of April, 2017

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

21-0303-000

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 641536

April 24, 2017 at 10:40 AM

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

Patricia Swenson, County Recorder
By SKS Deputy

5-M WARRANTY DEED

Individual(s) to Joint Tenants

BECKER COUNTY DEED TAX

AMT. PD. \$ 214.50

Receipt # 644688
Becker County Auditor/Treasurer

STATE DEED TAX DUE HEREON: \$ 214.50

eCRV # 643601

Date: April 19, 2017

Parcel # 21.0303.000

FOR VALUABLE CONSIDERATION, **Sylvia Dymowski**, a single person, and **Wayne Steven Dymowski**, a single person, Grantor(s), hereby convey(s) and warrant(s) to **Montie J. Beyer and Inger Margrethe W. Clements**, Grantees, as joint tenants, real property in Becker County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northwest Quarter and that part of the Southeast Quarter of the Northwest Quarter in Section 30, Township 140 North, Range 36 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the north quarter corner of said Section 30; thence South 00 degrees 23 minutes 05 seconds West on an assumed bearing along the east line of said Northeast Quarter of the Northwest Quarter for a distance of 673.58 feet to an iron monument on the southerly right of way line of Trunk Highway No. 34; said point is the point of beginning; thence South 74 degrees 01 minute 14 seconds West along the southerly right of way line of said Trunk Highway No. 34 for a distance of 659.81 feet to an iron monument; thence South 00 degrees 24 minutes 04 seconds West for a distance of 654.67 feet to an iron monument; thence continuing South 00 degrees 24 minutes 04 seconds West for a distance of 1,196.33 feet to an iron monument on the south line of said Southeast Quarter of the Northwest Quarter; thence North 88 degrees 42 minutes 03 seconds East along the south line of said Southeast Quarter of the Northwest Quarter for a distance of 633.88 feet to an iron monument at the southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 00 degrees 23 minutes 05 seconds East along the east line of said Southeast Quarter of the Northwest Quarter and along the east line of said Northeast Quarter of the Northwest Quarter for a distance of 2,009.27 feet to the point of beginning.

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

Covenants, Easements and Restrictions of Record, if any.

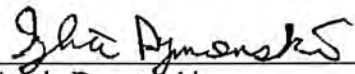
chg
paid
well

5-M WARRANTY DEED

Individual(s) to Joint Tenants

Check Box if Applicable:

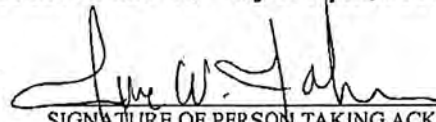
- ☐ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property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


Sylvia Dymowski

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me on this 18 day of April, 2017, by Sylvia Dymowski, a single person, Grantor(s).




SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

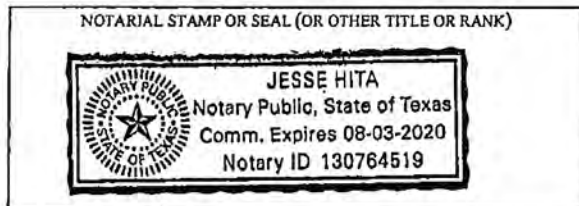
5-M WARRANTY DEED

Individual(s) to Joint Tenants


Wayne Steven Dymowski

STATE OF TEXAS)
)ss.
COUNTY OF Travis)

The foregoing instrument was acknowledged before me on this day of April, 2017, by Wayne Steven Dymowski, a single person, Grantor(s).




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.: DL17-0012 klw/pjw

Montie J. Beyer
Inger Margrethe W. Clements
19890 490th St.
Pelican Rapids, MN 56572

"Everybody needs beauty as well as bread, places to play in and pray in, where Nature may heal and cheer and give strength to body and soul alike." ~ John Muir



Osage

Township 140N - Range 36W

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