

Becker County
Natural Resources Management

**Instructions for Completing
*Application for Private Easement Across Tax-Forfeited Land***

Easements are granted under Minn. Stat. 282.04, Subd. 4a.

- Easements for private access will be granted only if (1) there are no reasonable alternatives to obtain access to the applicant's property, and (2) granting the easement will not cause significant adverse environmental or natural resource management impacts.
- Easements for private access will revert to the State in favor of the taxing districts in the event the easement is not used for a period of five (5) years.
- Timber rights are retained by Becker County. Any timber removal within the easement right-of-way will be charged at the current stumpage rate and must be approved by the Natural Resources Management Office.
- The easement is a non-exclusive easement and the County retains the right to grant additional easements or to allow the general public to use the easement.
- The application review process may be expedited by making preliminary contact with the *Natural Resources Management Office* concerning land ownership, planned routes, and other matters affecting the desired easement.
- If access across other land is required, copies of signed easement agreements to cross that land shall be submitted with the application.
- This easement may, or may not, provide sufficient "legal access" to fulfill all Zoning Ordinance requirements. **Becker County strongly urges applicants to check with the County Zoning Office prior to making application for easement.**
- Mail the completed application and attachments (in triplicate), along with the application fee to:

County of Becker- Natural Resources Management
200 State Street, East
Detroit Lakes, MN 56501

Name and Address: Fill in the exact name(s) to which the easement should be issued, and recorded by, at the Becker County Recorder's Office. Provide the mailing address and phone number of the same.

Contact Person: When the applicant is represented by another person in obtaining the easement, that party should be identified by name, address and/or phone number. Otherwise indicate a specific individual applicant, or officer, as contact.

Section 1. *Legal Description of Easement:* Applicant shall provide a legal description that sufficiently locates the easement so that a registered land surveyor could determine the boundaries. A land survey is not always necessary, but will usually be required.

Section 2. *Legal Description of Property Benefiting from Easement:* Applicant shall provide a copy of the deed for the parcel being serviced by the easement.

Section 3. *Additional Easement Requirements:* If additional easements from other landowners are required to access the benefiting property, a copy of all signed easement(s) must be attached to the application.

Section 4. *Application Fee:* The application fee for an easement is \$346. If the easement application is denied or canceled prior to a field review and appraisal, the application fee will be fully refunded.

The easement application process may take several months. An acknowledgement letter will be sent to the applicant indicating receipt of the application. A copy of the application is sent to the County Auditor's Office for land ownership review, to the County Zoning Office for zoning ordinance review, and to the Natural Resources Management Office for field review and appraisal. Once the land appraisal is completed the application will be presented to the county board for final approval. If the county board approves the application, the easement document will be prepared by the NRM Office and sent to the County Attorney's Office for review and signature. The applicant will then receive an invoice for the appraised value of the easement. Once the NRM Office receives the easement fee the completed easement will be sent to the applicant. The county will have the easement recorded at the Becker County Recorder's Office.

COUNTY OF BECKER
APPLICATION FOR EASEMENT ACROSS TAX-FORFEITED LAND

Name of Applicant (Print or Type)		
Address (Mailing)		
City	State	Phone No.
Contact Person		Phone No.

The applicant herein applies pursuant to Minnesota Statute 282.04 Subd. 4a and other applicable statutes for a Private Easement to Cross Tax-Forfeited Land as described below, in accordance with all maps, plans, specifications and other supporting data submitted with this application and made a part thereof.

Section 1. *Legal Description of Easement:* (attach survey, if required)

Section 2. *Legal Description of Property Benefiting From Easement:*(Attach copy of deed)

Section 3. *Additional Easement Requirements:* (Are additional easements required to access property? Yes No) If yes, attach copies of signed easement agreements.

Section 4. *Application Fee:*

\$346.00 Attached.

If easement is denied or canceled prior to field review and appraisal, application fee will be fully refunded.

The Easement Application Fee covers the cost of the land appraisal and the recording fee. The cost of the actual easement will be in addition to the application fee.

**No action will be taken on this application until the application fee is submitted.
 Make checks payable to Becker County.**

NOTE: Becker County strongly urges applicants to check with the County Zoning Office prior to making application for easement.