



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

July 10, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Jaroslav & Jarmila Solc
1514 Kings View Dr
Grand Forks, ND 58201

Project Location: 37129 Red Top Rd
Ponsford, MN 56575

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling to be located fifty-nine (59) feet from the Ordinary High Water (OHW) mark, and a deck to be located at fifty-three (53) feet from the OHW deviating from the required setback of one hundred (100) feet on a recreational development lake due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 12.0118.000 **Legal Land Description:** Section 18 Township 142 Range 037; PT LOT 5; BEG 1059.02' E & 497.95' NE ALONG SELV LN OF PUBLIC RD OF SW SEC COR, TH CONT NE 180', SE 189.99' TO WTR EDGE, TH SWLY TO PT SE OF POB & NW 279.67' TO POB, Bad Medicine Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

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

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

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 436

Property and Owner Review

Parcel Number(s): **120118000**

Owner: **JAROSLAV & JARMILA SOLC**

Township-S/T/R: **FOREST-18/142/037**

Mailing Address:
1514 KINGS VIEW DR GRAND FORKS ND 58201

Site Address: **37129 RED TOP RD PONSFORD MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE 2025-3529**

Legal Descr: **PT LOT 5; BEG 1059.02' E & 497.95' NE ALONG SELV LN OF PUBLIC RD OF SW SEC COR, TH CONT NE 180', SE 189.99' TO WTR EDGE, TH SWLY TO PT SE OF POB & NW 279.67' TO POB**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request to construct an addition an to existing nonconforming structure at 59' from OHW and a deck at 53' from the OHW**

OHW Setback: **53 deck and 59 addition**

Side Lot Line Setback: **na**

Rear Setback (non-lake): **na**

Bluff Setback: **na**

Road Setback: **150+**

Road Type: **Township**

Existing Imp. Surface Coverage: **4.1**

Proposed Imp. Surface Coverage: **5.1**

Existing Structure Sq Ft: **896**

Proposed Structure Sq Ft: **1400**

Existing Structure Height: **18**

Proposed Structure Height: **18**

Existing Basement Sq Ft: **no**

Proposed Basement Sq Ft: **no**

Change to roofline? **No**

Change to main structural framework? **Yes**

Other Questions Review

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

Explain: **Yes. The structure will be the same as it has been . The extra Sq. footage is being added to the back and side not getting any closer to the lake**

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

Explain: **The variance is consistent with the policies of the Becker County Comprehensive Plan as stated applicable to District 2.**

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

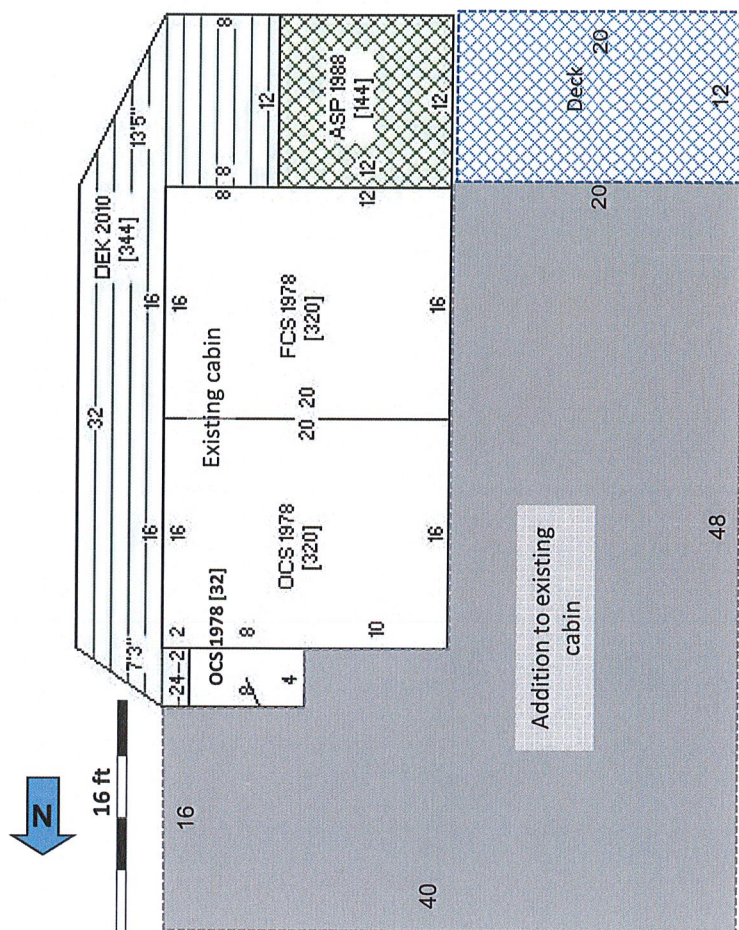
Explain: **It will continue to be used in the same manner as the existing property - family occupancy, recreational and housing use.**

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

Explain: **The existing structure is 59' from the OHW.**

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

Explain: **The character of the locality will remain the same.**





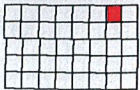
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Becker County

1:1,056

Date: 6/2/2025

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

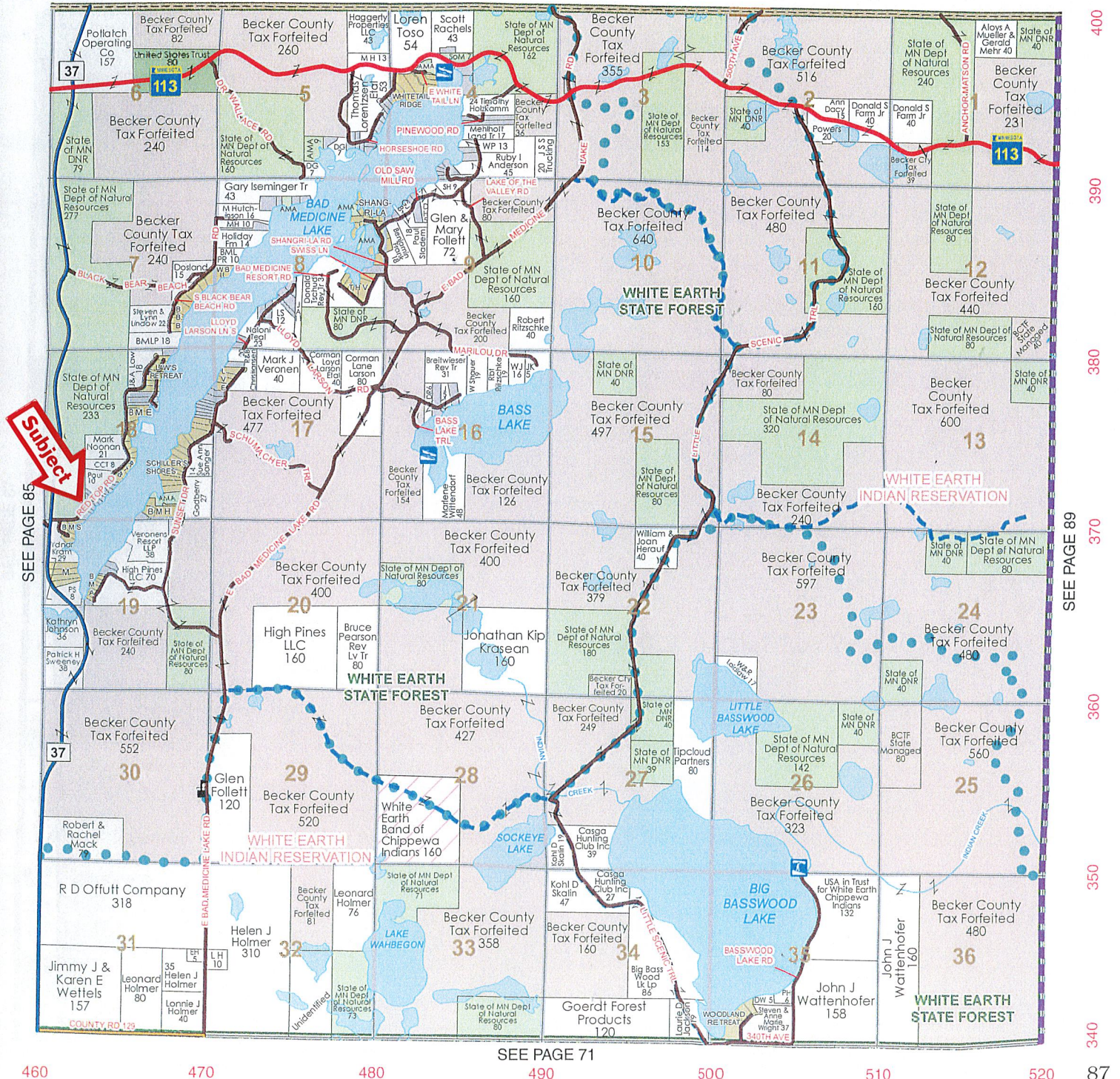


Forest

Township 142N - Range 37W

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CLEARWATER COUNTY





COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

July 10, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Shotwell Lake Properties
3200 11th St S #206
Fargo, ND 58104

Project Location: 24079 Shotwell Pt
Detroit Lakes, MN

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing detached garage to be located ninety-four (94) feet from the Ordinary High Water (OHW) mark deviating from the required setback of one hundred (100) feet from a tributary.

LEGAL LAND DESCRIPTION: Tax ID Number: 19.1812.000 **Legal Land Description:** Section 20 Township 138 Range 041; Shotwell Point, Lot 1 & Private Drive Rights, Lake Melissa.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

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

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

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 442

Property and Owner Review

Parcel Number(s): **191812000**

Owner: **SHOTWELL LAKE PROPERTIES**

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

Mailing Address:
**3200 11TH ST S #206
FARGO ND 58104**

Site Address: **LOT 1 & PRIVATE DRIVE RIGHTS
DETROIT LAKES MN**

Lot Recording Date: **Prior to 1971**

Original Permit Nbr: **SITE2025-3688**

Legal Descr: **SHOTWELL POINT|LOT 1 & PRIVATE DRIVE RIGHTS**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request to construct a 12x34 addition to existing detached garage to be located 94 feet from the OHW of the Pelican River deviating from the required setback of 100 feet.**

OHW Setback: **94**

Side Lot Line Setback: **69**

Rear Setback (non-lake): **211**

Bluff Setback: **N/A**

Road Setback: **282**

Road Type: **County**

Existing Imp. Surface Coverage: **14%**

Proposed Imp. Surface Coverage: **15%**

Existing Structure Sq Ft: **864**

Proposed Structure Sq Ft: **1272**

Existing Structure Height: **15**

Proposed Structure Height: **15**

Existing Basement Sq Ft: **N/A**

Proposed Basement Sq Ft: **N/A**

Change to roofline? **Yes**

Change to main structural framework? **No**

Other Questions Review

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

Explain: **Yes, the current garage and the proposed addition are both outside of the shore impact zone. The property will also remain at a low impervious lot coverage of 15 percent.**

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

Explain: **Yes, the proposed addition will add storage space without effecting neighboring views of the lake or river.**

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

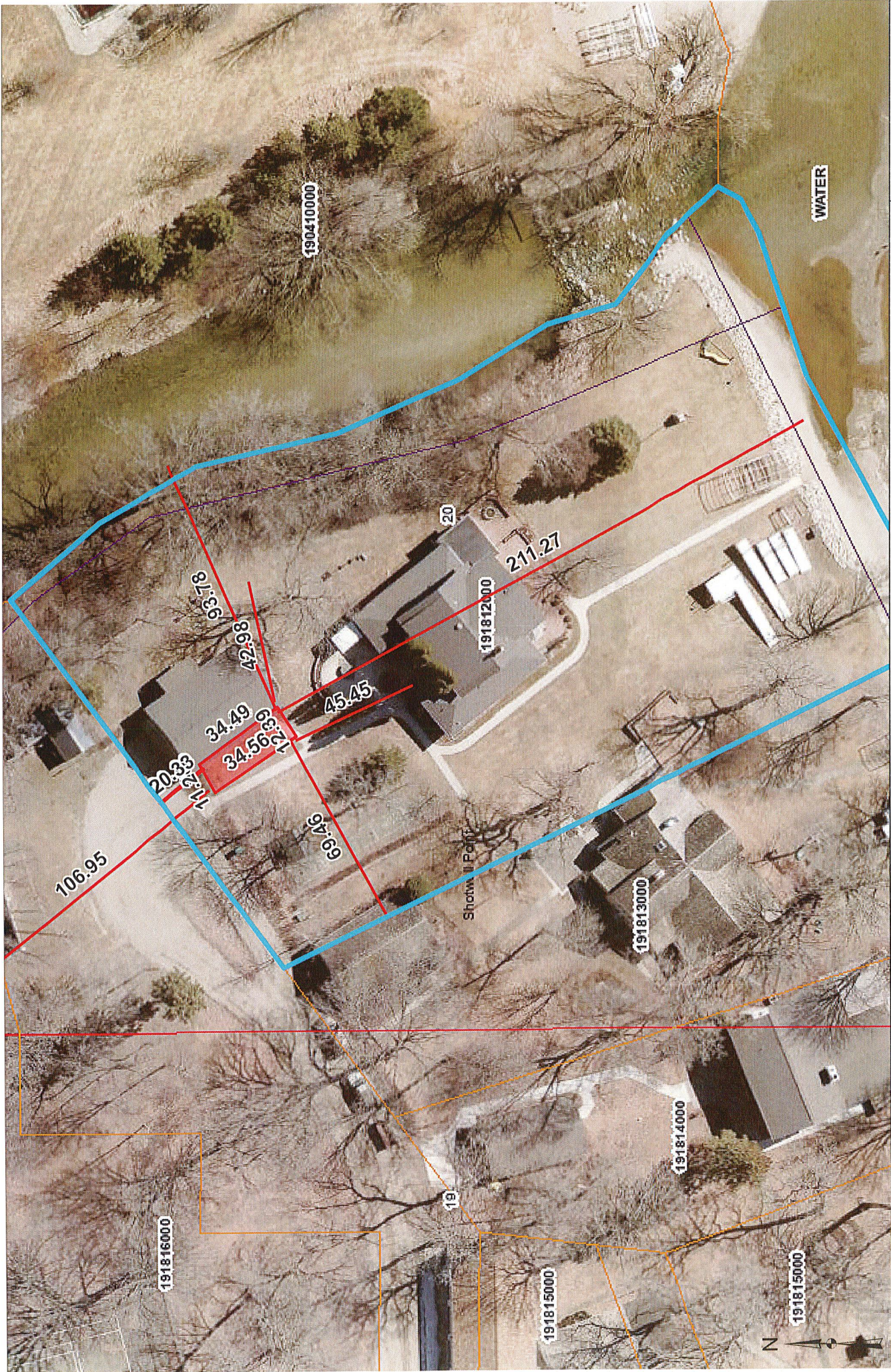
Explain: **The use of the property will not change.**

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

Explain: **Yes, this lot is bordered by Lake Melissa on the south and the Pelican River on the east side. The setbacks of these two bodies of water restrict the building location access of the lot.**

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

Explain: **The proposed addition will match the existing buildings in the area.**



Becker County	
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.	1:782
	Date: 6/12/2025

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Becker County

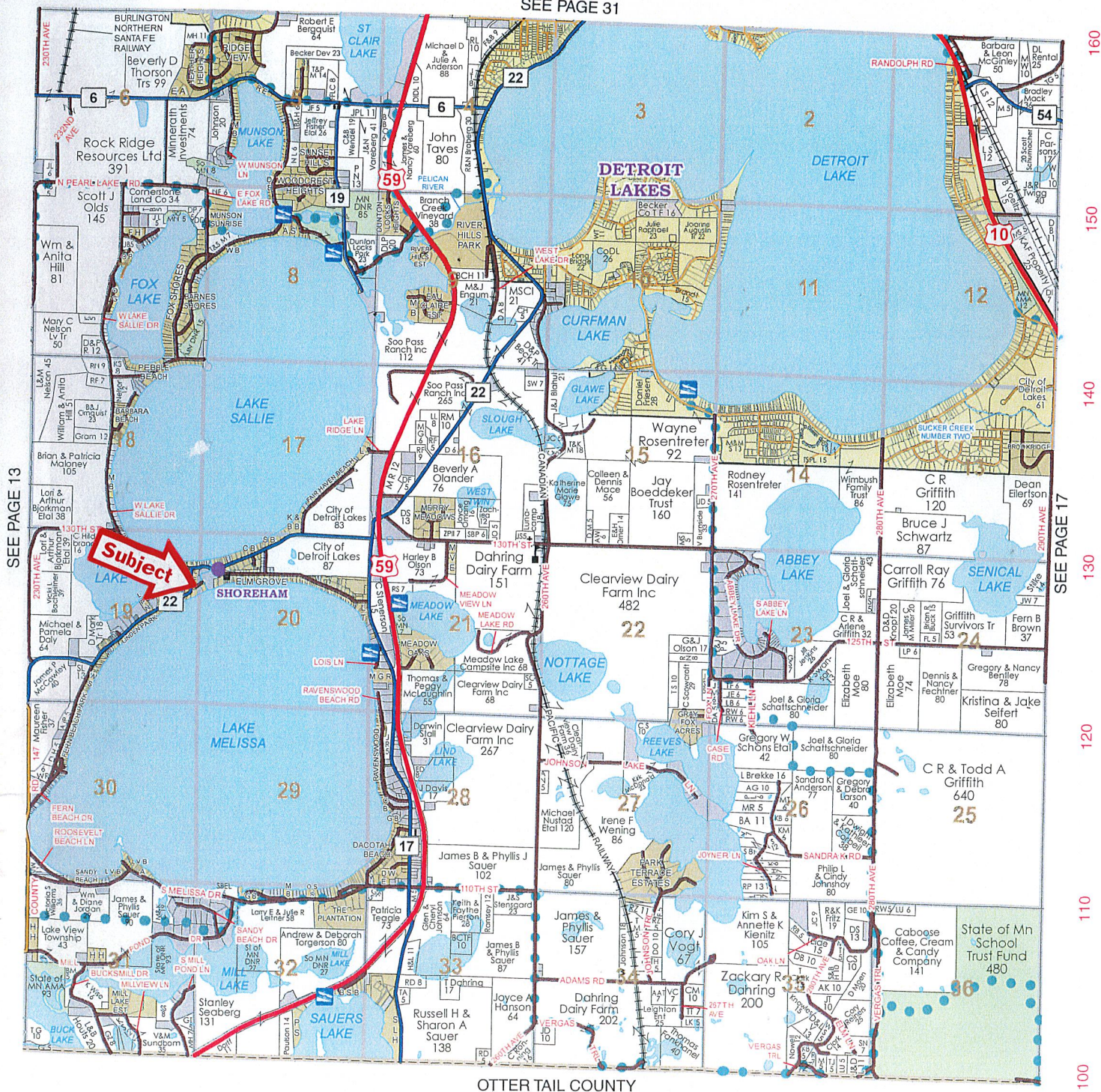
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Lake View

Township 138N - Range 41W

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OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

July 10, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANT: Robert & Bridget Marsh
15480 Buckhorn Rd
Lake Park, MN 56554

Project Location: 15480 Buckhorn Rd
Lake Park, MN 56554

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a non-dwelling related structure to be located eighty- one (81) feet from the ordinary high-water (OHW) mark on a Recreational Development Lake, deviating from the required setback of one hundred (100) feet due to topographical and setback issues.

LEGAL LAND DESCRIPTION: Tax ID Number: 17.0638.800 **Legal Land Description:** Section 06 Township 138 Range 042; Buckhorn 138 42, Lot 1, Leaf Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

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

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

Regulatory Authority: this application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, and in general, the needs and welfare of the people.

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Variance Application Review

Permit # 443

Property and Owner Review

Parcel Number(s): **170638800**

Owner: **ROBERT MARSH**

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

Mailing Address:
15480 Buckhorn Rd, Lake Park, MN 56554

Site Address: **15480 Buckhorn Rd, Lake Park, MN 56554**

Lot Recording Date: **Between 1971 and 1992**

Original Permit Nbr: **Site2025-438810**

Legal Descr: **BUCKHORN 138 42|LOT 1**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

This property is surrounded on two sides with lake and a bluff. Also the placement of the existing septic.

Description of Variance Request: **Requesting a variance to construct a storage shed to be located at eighty one (81) feet from the ordinary high-water (OHW) mark of a Recreational Development (RD) Lake, deviating from the required setback of one hundred (100) feet due to topographical setback issues.**

OHW Setback: **81'**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **10%**

Proposed Imp. Surface Coverage: **16.6%**

Existing Structure Sq Ft:

Proposed Structure Sq Ft: **2,400sf Storage shed + 720sf awning/open porch on the storage shed**

Existing Structure Height:

Proposed Structure Height: **24'**

Existing Basement Sq Ft:

Proposed Basement Sq Ft: **No**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **'We want to construct a storage shed but because of topographical issues we need to ask for a variance from the OHW.**

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

Explain: **Proposed storage shed is in compliance with some of the storage sheds in the surrounding neighborhood.**

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

Explain: **We purchased this property one year ago and now our other house sold, so more storage space is definitely needed as this is now our year-round home. Adding this size storage shed still only increases our impervious lot coverage to 16.6%, so impervious lot coverage is not an issue.**

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

Explain: **This property is great in square-footage size, but having water surrounding two sides of it, and the placement of the existing septic tank and drain field, makes it difficult to meet the OHW setback with our storage shed no matter what side we try and put it on. Also, there is a bluff going down to the lake on our property, but fortunately, we are able to meet that required setback of 30'.**

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

Explain: **This is a residential neighborhood in character and constructing this storage shed for personal use, would not be changing that character at all.**

17.0638.800

Leif Lake

TOP OF BLUFF

House 2,140
Attached garage 720
detached Porch 100
Sidewalks 253
Proposed storage Shed 2,400
Proposed Awning 1,600
Proposed Apron 400
8,333/50,191
= 16.6%

170638801

30' OFF TOP
BLUFF TO
SHED

40' New
Proposed
Shed
(2,400)
New Awning
10' Apron

existing
House
(2,140)
Garage
(720)

170638800

Shed
Area

20'

10' Apron

Disposal
(1,000)

Buckhorn Road

BUCKHORN RD

170638806

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.

Robert + Bridget Marsh
15480 Buckhorn Rd, Lake Park

Becker County

1:744

Date: 6/12/2025

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Becker County

1:2,113

Date: 6/23/2025

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COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

July 10, 2025 @ 6:00 P.M.

****Commissioner's Room – Becker County Courthouse****

APPLICANTS: Linda M. Lee & Michael L Sand
200 4th Ave N #409
Fargo, ND 58102

Clifford R & Donalene Moore Trusts
13170 Red Elm Ridge
Audubon, MN 56511

Project Locations: 13134 Red Elm Ridge
Audubon, MN 56511

13170 Red Elm Ridge
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance from chapter 8, section 8 - controlled access, of the Becker County Zoning Ordinance or any other applicable Becker County requirements to allow an easement for lake access.

LEGAL LAND DESCRIPTIONS: Tax ID Numbers: 17.0197.003 & 17.0197.002 **Legal Land Descriptions:** Section 18 Township 138 Range 042; 18-138-42 PT GOVT LOT 6: BEG SE COR LOT 11 BLK 1 RED ELM RIDGE, E 224.76', NE AL W LN RD 937.85' TO BIG CORM LK, SLY & WLY 1025.93' AL LK TO E LN LOT 11 RED ELM RIDGE, SW 175.63' TO POB. (PARCEL B) & 18-138-42 PT GOVT LOT 6: COMM SE COR LOT 11 BLK 1 RED ELM RIDGE, N AL N ROW RD 1328.73' TO POB; N81.63', NW 138.69', NLY 132.61' TO BIG CORM LK, WLY, SLY, ELY, SELY AND ELY AL LK 1487' TO POB. (PARCEL A); Big Cormorant Lake.

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the 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.

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PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: nicole.bradbury@co.becker.mn.us

To view all application information on this project please visit:

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

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Variance Application Review

Permit # 444

Property and Owner Review

Parcel Number(s): **170197003 170197002**

Owner: **LINDA M LEE & MICHAEL L SAND**

Township-S/T/R: **LAKE EUNICE-18/138/042**

Mailing Address:
200 4TH AVE N # 409 FARGO ND 58102

Site Address: **13134 RED ELM RIDGE AUDUBON, MN 56511**

Lot Recording Date: **After 1992**

Original Permit Nbr: -

Legal Descr: **18-138-42 PT GOVT LOT 6: BEG SE COR LOT 11 BLK 1 RED ELM RIDGE, E 224.76', NE AL W LN RD 937.85' TO BIG CORM LK, SLY & WLY 1025.93' AL LK TO E LN LOT 11 RED ELM RIDGE, SW 175.63' TO POB. (PARCEL B)**

Variance Details Review

Variance Request Reason(s):

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

If 'Other', description:

Description of Variance Request: **Request a variance from chapter 8, section 8 - controlled access, of the Becker County Zoning Ordinance or any other applicable Becker County requirements to allow an easement for lake access.**

OHW Setback: **n/a**

Side Lot Line Setback: **n/a**

Rear Setback (non-lake): **n/a**

Bluff Setback: **n/a**

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **n/a**

Proposed Imp. Surface Coverage: **n/a**

Existing Structure Sq Ft: **n/a**

Proposed Structure Sq Ft: **n/a**

Existing Structure Height: **n/a**

Proposed Structure Height: **n/a**

Existing Basement Sq Ft: **n/a**

Proposed Basement Sq Ft: **n/a**

Change to roofline? **N/A**

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

Other Questions Review

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

Explain: **Current property has water frontage, however water depth can be restrictive to navigate.**

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

Explain: **Yes. This will avoid travel in shallow water.**

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

Explain: **Variance request would not change the current property use.**

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

Explain: **Water depth is shallow.**

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

Explain: **Yes, this will provide lake access.**

CERTIFICATE OF SURVEY

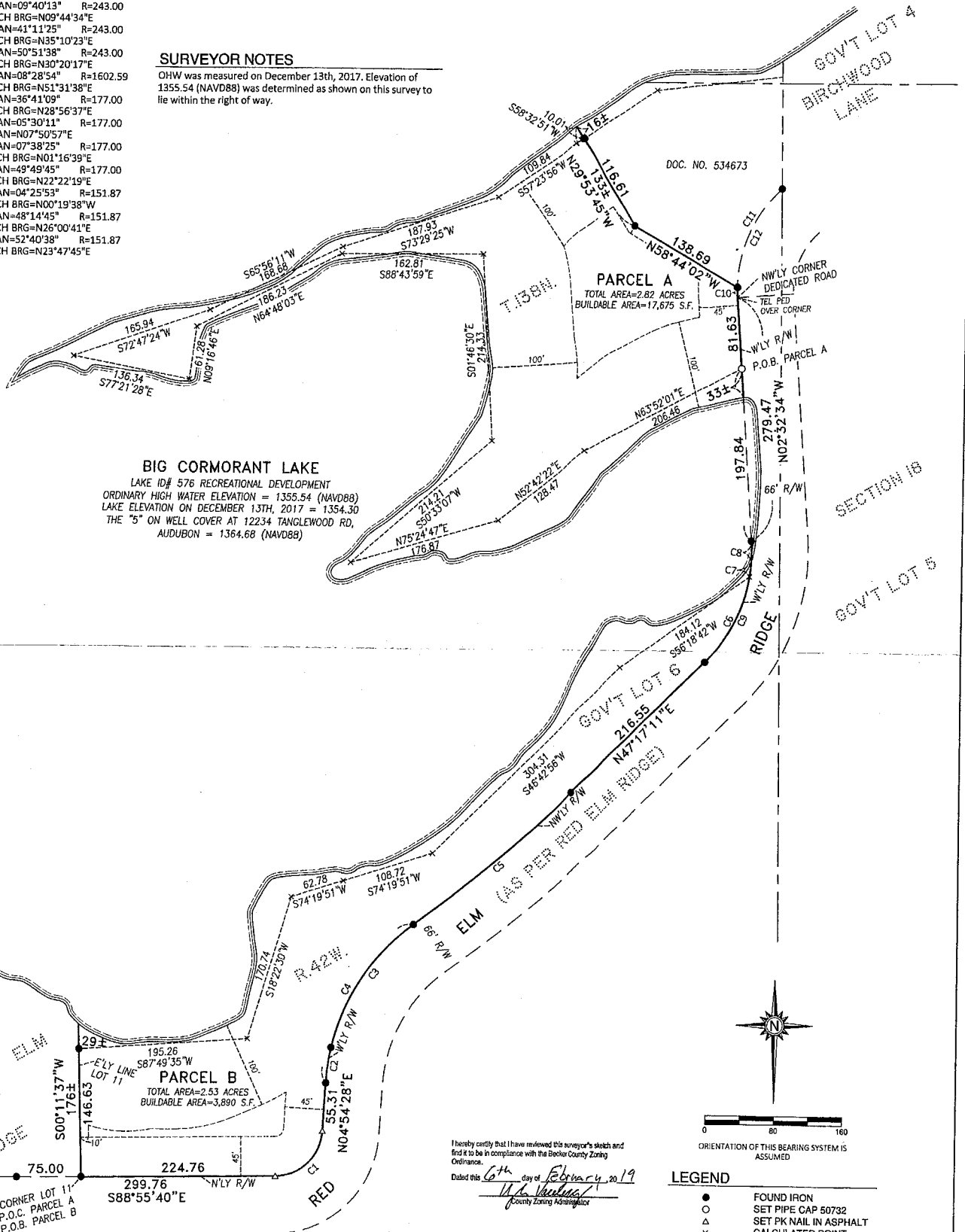
PART OF GOV'T LOT 6,
SECTION 18, T.138N., R.42W.,
BECKER COUNTY, MN

CURVE TABLE

C1	L=82.71	AN=86°09'52"	R=55.00
	CH=75.14	CH BRG=N47°59'24"E	
C2	L=41.01	AN=09°40'13"	R=243.00
	CH=40.96	CH BRG=N09°44'34"E	
C3	L=174.69	AN=41°11'25"	R=243.00
	CH=170.96	CH BRG=N35°10'23"E	
C4	L=215.70	AN=50°51'38"	R=243.00
	CH=208.69	CH BRG=N30°20'17"E	
C5	L=237.24	AN=08°28'54"	R=1602.59
	CH=237.02	CH BRG=N51°31'38"E	
C6	L=113.33	AN=36°41'09"	R=177.00
	CH=111.41	CH BRG=N28°56'37"E	
C7	L=17.00	AN=05°30'11"	R=177.00
	CH=16.99	AN=N07°50'57"E	
C8	L=23.60	AN=07°38'25"	R=177.00
	CH=23.59	CH BRG=N01°16'39"E	
C9	L=153.93	AN=49°49'45"	R=177.00
	CH=149.13	CH BRG=N22°22'19"E	
C10	L=11.75	AN=04°25'53"	R=151.87
	CH=11.75	CH BRG=N00°19'38"W	
C11	L=127.88	AN=48°14'45"	R=151.87
	CH=124.13	CH BRG=N26°00'41"E	
C12	L=139.63	AN=52°40'38"	R=151.87
	CH=134.76	CH BRG=N23°47'45"E	

SURVEYOR NOTES

OHW was measured on December 13th, 2017. Elevation of 1355.54 (NAVD88) was determined as shown on this survey to lie within the right of way.



EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, is made this 19th day of April, 2024, by and between Clifford R. Moore as trustee of the Clifford R. Moore Revocable Living Trust under agreement dated August 21, 2013, and Donalene Moore as trustee of the Donalene Moore Revocable Living Trust under agreement dated August 21, 2013 ("Moore"), and Michael L. Sand and Linda M Sand ("Sand").

RECITALS

- A. Moore is the owner of the following described real property located in Becker County, State of Minnesota, to wit:

That part of Government Lot Six of Section Eighteen, Township One Hundred Thirty-eight North, Range Forty-Two West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the southeasterly corner of Lot 11, Block One, of Red Elm Ridge, said plat is on file and of record in the office of the Recorder in said County, said point also being on the northerly line of a Dedicated Public Road according to said Red Elm Ridge; thence South 88 degrees 55 minutes 40 seconds East 224.76 feet on an assumed bearing along the northerly line of said Dedicated Public Road to an iron monument; thence northeasterly along the westerly line of said Dedicated Public Road on a curve to the northwest, having a central angle of 86 degrees 09 minutes 52 seconds and a radius of 55.00 feet, for a distance of 82.71 feet (chord bearing North 47 degrees 59 minutes 24 seconds East) to an iron monument; thence North 04 degrees 54 minutes 28 seconds East 55.31 feet continuing along the westerly line of said Dedicated Public Road to an iron monument; thence northerly continuing along the westerly line of said Dedicated Public Road on a curve concave to the east, having a central angle of 09 degrees 40 minutes 13 seconds and radius of 243.00 feet, for a distance of 41.01 feet (chord bearing North 09 degrees 44 minutes 34 seconds East) to an iron monument; thence northeasterly continuing along the westerly line of said Dedicated Public Road on a curve concave to the southeast, having a central angle of 41 degrees 11 minutes 25 seconds and a radius of 243.00 feet, for a distance of 174.69 feet (chord bearing North 35 degrees 10

minutes 23 seconds East) to an iron monument at a point of reverse curvature; thence northeasterly along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest, having a central angle of 08 degrees 28 minutes 54 seconds and radius of 1602.59 feet, for a distance of 237.24 feet (chord bearing North 51 degrees 31 minutes 38 seconds East) to an iron monument; thence North 47 degrees 17 minutes 11 seconds East 216.55 feet continuing along the northwesterly line of said Dedicated Public Road to an iron monument; thence northeasterly continuing along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest, having a central angle of 36 degrees 41 minutes 09 seconds and a radius of 177.00 feet, for a distance of 113.33 feet (chord bearing North 28 degrees 56 minutes 37 seconds East); thence northerly along the westerly line of said Dedicated Public Road on a curve concave to the west, having a central angle of 13 degrees 08 minutes 36 seconds and a radius of 177.00 feet, for a distance of 40.60 feet (chord bearing North 04 degrees 01 minutes 44 seconds East) to an iron monument; thence North 02 degrees 32 minutes 34 seconds West 197.84 feet continuing along said westerly line of said Dedicated Public Road to an iron monument, said point is also the point of beginning; thence North 02 degrees 32 minutes 34 seconds West 81.63 feet continuing along the westerly line of said Dedicated Public Road to an iron monument at the northwesterly corner of said Dedicated Public Road; thence northerly on a curve concave to the east, having a central angle of 04 degrees 25 minutes 53 seconds and a radius of 151.87 feet, for a distance of 11.75 feet (chord bearing North 00 degrees 19 minutes 38 seconds West) to an iron monument; thence North 58 degrees 44 minutes 02 seconds West 138.69 feet to an iron monument; thence North 29 degrees 53 minutes 45 seconds West 116.61 feet to an iron monument; thence North 29 degrees 53 minutes 45 seconds West 16 feet, more or less, to the water's edge of Big Cormorant Lake; thence southwesterly, southeasterly, northeasterly, southwesterly and northeasterly along said water's edge to the intersection of said westerly line of said Dedicated Public Road; thence North 02 degrees 32 minutes 34 seconds West 33 feet, more or less, to the point of beginning.

("Moore Property")

- B. Sand is the owner of the following described real property located in Becker County, State of Minnesota, to wit:

That part of Government Lot Six of Section Eighteen, Township One Hundred Thirty-eight North, Range Forty-Two West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Beginning at an iron monument which designates the southeasterly corner of Lot 11, Block One, of Red Elm Ridge, said plat is on file and of record in the office of the Recorder in said County, said point also being on the northerly line of a Dedicated Public Road according to said Red Elm. Ridge; thence South 88 degrees 55 minutes 40 seconds East 224.76 feet on an assumed bearing along the northerly line of said Dedicated Public Road to an iron monument; thence northeasterly along the westerly line of said Dedicated Public Road on a curve to the northwest, having a central angle of 86 degrees 09 minutes 52 seconds and a radius of 55.00 feet, for a distance of 82.71 feet (chord bearing North 47 degrees

59 minutes 24 seconds East) to an iron monument; thence North 04 degrees 54 minutes 28 seconds East 55.31 feet continuing along the westerly line of said Dedicated Public Road to an iron monument; thence northerly continuing along the westerly line of said Dedicated Public Road on a curve concave to the east; having a central angle of 09 degrees 40 minutes 13 seconds and radius of 243.00 feet, for a distance of 41.01 feet (chord bearing North 09 degrees 44 minutes 34 seconds East) to an iron monument; thence northeasterly continuing along the westerly line of said Dedicated Public Road on a curve concave to the southeast; having a central angle of 41 degrees 11 minutes 25 seconds and a radius of 243.00 feet, for a distance of 174.69 feet (chord bearing North 35 degrees 10 minutes 23 seconds East) to an iron monument at a point of reverse curvature; thence northeasterly along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest having a central angle of 08 degrees 28 minutes 54 seconds and radius of 1602.59 feet, for a distance of 237.24 feet (chord bearing North 51 degrees 31 minutes 38 seconds East) to an iron monument; thence North 47 degrees 17 minutes 11 seconds East 216.55 feet continuing along the northwesterly line of said Dedicated Public Road to an iron monument; thence northeasterly continuing along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest, having a central angle of 36 degrees 41 minutes 09 seconds and a radius of 177.00 feet, for a distance of 113.33 feet (chord bearing North 28 degrees 56 minutes 37 seconds East); thence northerly along the westerly line of said Dedicated Public Road on a curve concave to the west, having a central angle of 05 degrees 30 minutes 11 seconds and a radius of 177.00 feet, for a distance of 17.00 feet (chord bearing North 07 degrees 50 minutes 57 seconds East) to the water's edge of Big Cormorant Lake; thence southwesterly, southerly, and westerly along said water's edge to the easterly line of said Lot 11; thence South 00 degrees 11 minutes 37 seconds West 29 feet, more or less, along the easterly line of said Lot 11 to an iron monument; thence continuing South 00 degrees 11 minutes 37 seconds West 146.63 feet along the easterly line of said Lot 11 to the point of beginning.

("Sand Property")

- C. The parties desire to create a perpetual and non-exclusive easement across a portion of the Moore Property for the placement of a non-permanent docks to access Big Cormorant Lake from the bay side.
- D. The lake access and dock area is more fully illustrated on the attached Exhibit A.
- E. The parties desire to set forth this Easement Agreement for the benefit of the Sand Property.

NOW, THEREFORE, the parties agree as follows:

1. Lake Access and Dock Easement. Moore hereby grants to Sand a 20.00-foot-wide lake access easement over, under and across that part of Government Lot 6 of Section 18, Township 138 North, Range 42 West Becker County, Minnesota, lying 20.00 feet east of and parallel to the following described line:

Commencing at an iron monument which designates the southeasterly corner of Lot 11, Block One, of RED ELM RIDGE, said plat is on file and of record in the office of the Recorder in said County, said point also being on the northerly line of a Dedicated Public Road according to said RED ELM RIDGE; thence South 88 degrees 55 minutes 40 seconds East 224.76 feet on an assumed bearing along the northerly line of said Dedicated Public Road to an iron monument; thence northeasterly along the westerly line of said Dedicated Public Road on a curve to the northwest, having a central angle of 86 degrees 09 minutes 52 seconds and a radius of 55.00 feet, for a distance of 82.71 feet (chord bearing North 47 degrees 59 minutes 24 seconds East) to an iron monument; thence North 04 degrees 54 minutes 28 seconds East 55.31 feet continuing along the westerly line of said Dedicated Public Road to an iron monument; thence northerly continuing along the westerly line of said Dedicated Public Road on a curve concave to the east, having a central angle of 09 degrees 40 minutes 13 seconds and radius of 243.00 feet, for a distance of 41.01 feet (chord bearing North 09 degrees 44 minutes 34 seconds East) to an iron monument; thence northeasterly continuing along the westerly line of said Dedicated Public Road on a curve concave to the southeast, having a central angle of 41 degrees 11 minutes 25 seconds and a radius of 243.00 feet, for a distance of 174.69 feet (chord bearing North 35 degrees 10 minutes 23 seconds East) to an iron monument at a point of reverse curvature; thence northeasterly along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest, having a central angle of 08 degrees 28 minutes 54 seconds and radius of 1602.59 feet, for a distance of 237.24 feet (chord bearing North 51 degrees 31 minutes 38 seconds East) to an iron monument; thence North 47 degrees 17 minutes 11 seconds East 216.55 feet continuing along the northwesterly line of said Dedicated Public Road to an iron monument; thence northeasterly continuing along the northwesterly line of said Dedicated Public Road on a curve concave to the northwest, having a central angle of 36 degrees 41 minutes 09 seconds and a radius of 177.00 feet, for a distance of 113.33 feet (chord bearing North 28 degrees 56 minutes 37 seconds East); thence northerly along the westerly line of said Dedicated Public Road on a curve concave to the west, having a central angle of 13 degrees 08 minutes 36 seconds and a radius of 177.00 feet, for a distance of 40.60 feet (chord bearing North 04 degrees 01 minutes 44 seconds East) to an iron monument; thence North 02 degrees 32 minutes 34 seconds West 197.84 feet continuing along said westerly line of said Dedicated Public Road to an iron monument; thence North 02 degrees 32 minutes 34 seconds West 81.63 feet continuing along the westerly line of said Dedicated Public Road to an iron monument at the northwesterly corner of said Dedicated Public Road; thence northerly on a curve concave to the east, having a central angle of 04 degrees 25 minutes 53 seconds and a radius of 151.87 feet, for a distance of 11.75 feet (chord bearing North 00 degrees 19 minutes 38 seconds West) to an iron monument; thence North 58 degrees 44 minutes 02 seconds West 138.69 feet to an iron monument; thence North 29 degrees 53 minutes 45 seconds West 116.61 feet to an iron monument; thence South 58 degrees 32 minutes 51 seconds West 10.01 feet; thence South 57 degrees 23 minutes 56 seconds West 109.84 feet; thence South 73 degrees 29 minutes 25 seconds West 187.93 feet; thence South 65 degrees 56 minutes 11 seconds West 168.68 feet; thence South 72 degrees 47 minutes 24 seconds West 134.93 feet, to the point of beginning; thence North 17 degrees 12 minutes 36 seconds West 18 feet more or less to the

water's edge of Big Cormorant Lake; thence South 17 degrees 12 minutes 36 seconds East 42 feet more or less to the water's edge of Big Cormorant Lake and there terminating.

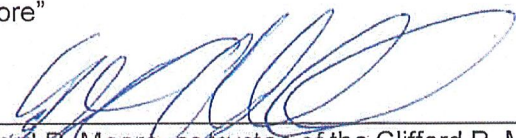
Side lines shall be prolonged or shortened to terminate at the water's edge of Big Cormorant Lake.

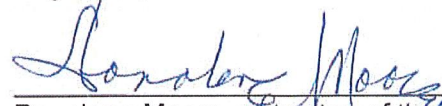
Said easement is for access across and through the Moore Property for purposes of access to the lakeshore for the placement of non-permanent docks as more fully illustrated on the attached Exhibit A as the "Lake Access Easement".

- a. Access. Neither party, nor their successors or assigns, shall obstruct or hinder access to the Lake Access Easement Area.
- b. Non-permanent Docks. Sand may install docks along the shore on both sides (both bay side and lake side) of the peninsula within the Lake Access Easement Area, but the docks must be of a non-permanent design that must be moved in and out annually.
- c. Storage. Sand may store the docks on the property within the Lake Access Easement Area.
- c. Maintenance and Repair. Sand, their successors and assigns, shall be responsible for the cost of any maintenance and repair to the Lake Access Easement Area. Sand shall not permit the Lake Access Easement to become wider than as described herein.
- d. Limited Use. Sand may use the Lake Access Easement only for the purposes set forth herein. The Lake Access Easement Area may not be developed, paved, clear cut, or disturbed in any way.

3. Survival. This Easement shall run with the land and shall be binding upon the heirs, successors, transferees and assigns of the parties hereto.

"Moore"


Clifford R. Moore, as trustee of the Clifford R. Moore Revocable Living Trust under agreement dated August 21, 2013


Donalene Moore, as trustee of the Donalene Moore Revocable Living Trust under agreement dated August 21, 2013

"Sand"

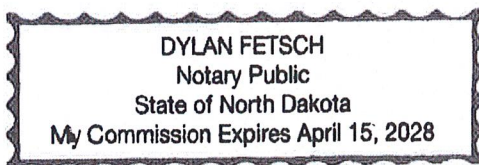
Michael L. Sand
Michael L. Sand

Linda M. Sand
Linda M. Sand

STATE OF North Dakota)
)ss
COUNTY OF Cass)

On this 19 day of April, 2024, before me, the undersigned officer, personally appeared Clifford R. Moore, as trustee of the Clifford R. Moore Revocable Living Trust under agreement dated August 21, 2013, and Donalene Moore, as trustee of the Donalene Moore Revocable Living Trust under agreement dated August 21, 2013, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

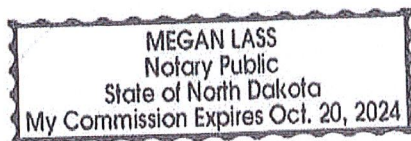


[Signature]
NOTARY PUBLIC
My Commission Expires:

STATE OF NORTH DAKOTA)
)ss
COUNTY OF CASS)

On this 15 day of April, 2024, before me, the undersigned officer, personally appeared Michael L. Sand and Linda M. Sand, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Megan Lass
NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS DRAFTED BY:

David J. Hauff

ABST Law

4132 30th Avenue South

Suite 100

P.O. Box 10247

Fargo, ND 58106-0247

f:\11841\seasement sand rev2

Exhibit A

CERTIFICATE OF SURVEY

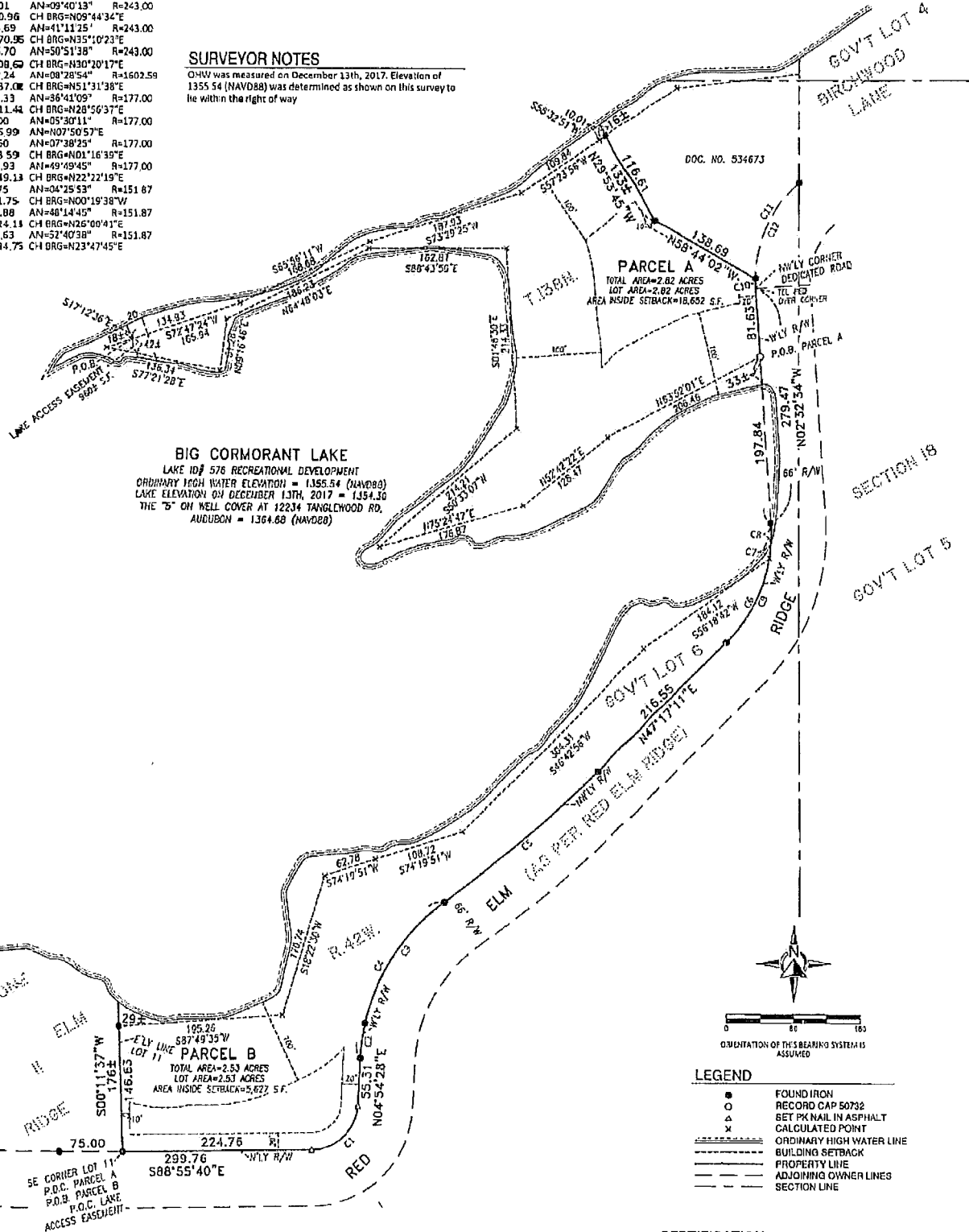
PART OF GOVT LOT 8,
SECTION 18, T.188N., R.42W.,
BECKER COUNTY, MN.

CURVE TABLE

C1	L=82.71	AN=86°09'52"	R=55.00
	CH=75.14	CH BRG=N47°59'24"E	
C2	L=41.01	AN=09°40'13"	R=243.00
	CH=40.96	CH BRG=N09°44'34"E	
C3	L=174.69	AN=41°11'25"	R=243.00
	CH=170.95	CH BRG=N35°10'23"E	
C4	L=215.70	AN=50°51'38"	R=243.00
	CH=208.69	CH BRG=N30°20'17"E	
C5	L=237.24	AN=08°28'54"	R=1602.58
	CH=237.00	CH BRG=N51°31'38"E	
C6	L=113.33	AN=36°41'09"	R=177.00
	CH=111.44	CH BRG=N28°56'37"E	
C7	L=17.00	AN=05°30'11"	R=177.00
	CH=16.99	AN=N07°50'57"E	
C8	L=23.50	AN=07°38'25"	R=177.00
	CH=23.59	CH BRG=N01°16'39"E	
C9	L=153.93	AN=49°49'45"	R=177.00
	CH=149.13	CH BRG=N22°22'19"E	
C10	L=11.75	AN=04°25'53"	R=151.87
	CH=11.75	CH BRG=N00°19'38"W	
C11	L=127.88	AN=48°14'45"	R=151.87
	CH=124.18	CH BRG=N26°00'41"E	
C12	L=139.63	AN=52°40'38"	R=151.87
	CH=134.75	CH BRG=N23°47'45"E	

SURVEYOR NOTES

OHW was measured on December 13th, 2017. Elevation of 1355.54 (NAVD88) was determined as shown on this survey to be within the right of way





155 2nd St SW | Perham, MN 56573 | 218.347.3620

Lake Access Easement Description

A 20.00-foot-wide lake access easement over, under and across that part of Government Lot 6 of Section 18, Township 138 North, Range 42 West Becker County, Minnesota, lying 20.00 feet east of and parallel to the following described line:

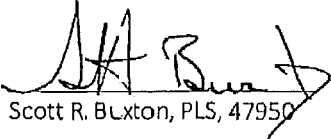
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Side lines shall be prolonged or shortened to terminate at the water's edge of Big Cormorant Lake.

Certification

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


Scott R. Blaxton, PLS, 47950

7/26/23
Date

The descriptions shown herein are shown on Compass Consultants Certificate of Survey SRV-23-0094 signed on July 26th, 2023.



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

Becker County

1:4,225

Date: 6/16/2025

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



Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29

