



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****

Tuesday, July 9, 2019 @ 7:00 P.M.

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

APPLICANT: James Van Raden TTEE
525 Caddy Ave
Moorhead, MN 56560

Project Location: 30030 130th St

APPLICATION AND DESCRIPTION OF PROJECT:

Request a change of zone from the present zone of Agricultural, for the current parcel, minus five (5) acres, to be rezoned as Commercial, with the remaining five (5) acres to stay Agricultural. Also, requesting a Conditional Use Permit for a satellite bulk propane refueling facility.

LEGAL LAND DESCRIPTION: Tax ID number: 030196000

NW1/4 OF NW1/4 SW OF HWY #10 & N OF TWP ROAD; Section 20, TWP 138, Range 40, Burlington 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 5691
 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: Farmers Union Oil Company of Moorhead MN

Applicant's Address: 1772 West Main Ave
West Fargo, ND 58078

Telephone(s): 701-282-3201 Date of Application: 6-10-19

Signature of Applicant: Kent Satoony CEO

Parcel ID Number: 030196000 Project Address: 30030 130th St

Legal Description of Project:

Section 20 Township 138 Range 040
NW 1/4 of NW 1/4 of SW of Hwy 10 + N of TWP Road

SECTION 1

*Zone Change For Existing Parcel Number 030196000
 Current Zoning agriculture Requested Zoning Commercial

** For 03.0 acre.000 * minus 5 ac to remain ag*

SECTION 2

*Certificate Of Survey: Number of Lots _____
 Shoreland (within 1000 ft of lake) _____ Nonshoreland _____
 Current Zoning of property _____
 Is a change of zone required? _____ yes _____ no
 If yes, change from _____ Zone to _____ Zone.
 Total acreage of parcel to be subdivided _____

**Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

*For Preliminary Plat:

Number of Lots 3 - Survey Approved through city
 Name of Subdivision only Approving zone change
 Name of Proposed Roads _____
 Shoreland (within 1000 ft of lake) no Non-shoreland yes
 Current Zoning of property agriculture
 Is a change of zone required? yes no
 If yes, change from agriculture Zone to Commercial Zone.
 Total acreage of parcel to be subdivided 20 acres

**Include a copy of the purchase agreement if applicant is not the property owner.

Date Received 6/10/19 Date Accepted _____ Authorized Signature _____
 Application Fee _____ Notice Fee, Recording Fee _____ Date Paid _____
 Receipt Number _____





~ 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)

Are you the property owner or the Authorized Agent? Owner Authorized Agent

*Authorized Agents must attach a completed Authorized Agent Form

Parcel number(s) of property: 030196000

Property Owner Name(s): Farmers Union Oil Company of Moorhead, MN

Mailing Address: 1772 Main Ave W City, State, Zip West Fargo, ND 58078

Phone Number(s): 701-282-3201 Owner Email Address kent@petroserviceusa.com

Project Address: 30030 130m St City, State, Zip Frazee, MN 56544

Watershed Management District: 234-9734 - Conder Reach Pelican Cormorant Other

Township Name: Burlington Sect - Twp - Range: Sect. 20 - Twp 138 - Range 040

Legal Description: Section 20 Township 138 Range 040 NW 1/4 of NW 1/4 SW of HWY #10 + N of TWP Road

Property Size 1488 sq ft Is there a pond or wetland on the property? Yes No

Is any part of the property within 1,000 feet of a like lake or within 300 feet of a river/stream? Yes No

REASON FOR CONDITIONAL USE REQUEST:

Change from agriculture to commercial zoning to set up a satellite bulk propane refueling facility for Tract 1 with remaining 5 ac to remain Ag

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.

Kent Sotony CEO
SIGNATURE OF APPLICANT

6-10-2019
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. Is the request in relation to some sort of business endeavor or commercial activity (home business, campground) Yes No
4. Non-refundable filing fee of \$280 (\$380.00 if Commercial). If in Cormorant Township add \$25.00 surcharge to the filing fee. Make check payable to Becker County Zoning. A second check to record the document of \$46 made payable to Becker County Recorder.
5. Is the conditional use permit request after the fact? Is the request in the application already in place or operation? 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: Farmers Union Oil Company of Moorhead, MN

Business Owners: Cooperative (customer-owned company)

Owners of Business: customers, Kent Satrang CEO

Type of Business: Retail Sales Service Other

If other type of business please describe: _____

Type of Merchandise: propane gas

Type of Service: N/A

Hours and Days of Operation: not open for retail business

Number of Employees: 1

Off-street Parking Plan: 1

Size of Structure to be used for Business: 1 - 30,000^{gallon} propane tank

New Structure: N/A Existing Structure: N/A

Signage Plan: propane tank will be lettered with company logo/phone #

Exterior Lighting Plan: will install a yard/night light

Any known Environmental Hazards: [] Yes [X] No

If yes please Explain: _____

Any Additional Business Plan Information: _____

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.

plan to ~~put~~ put in an access road on back of the lot off 130th st.

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.

no 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;

adequate measures will be taken if needed

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

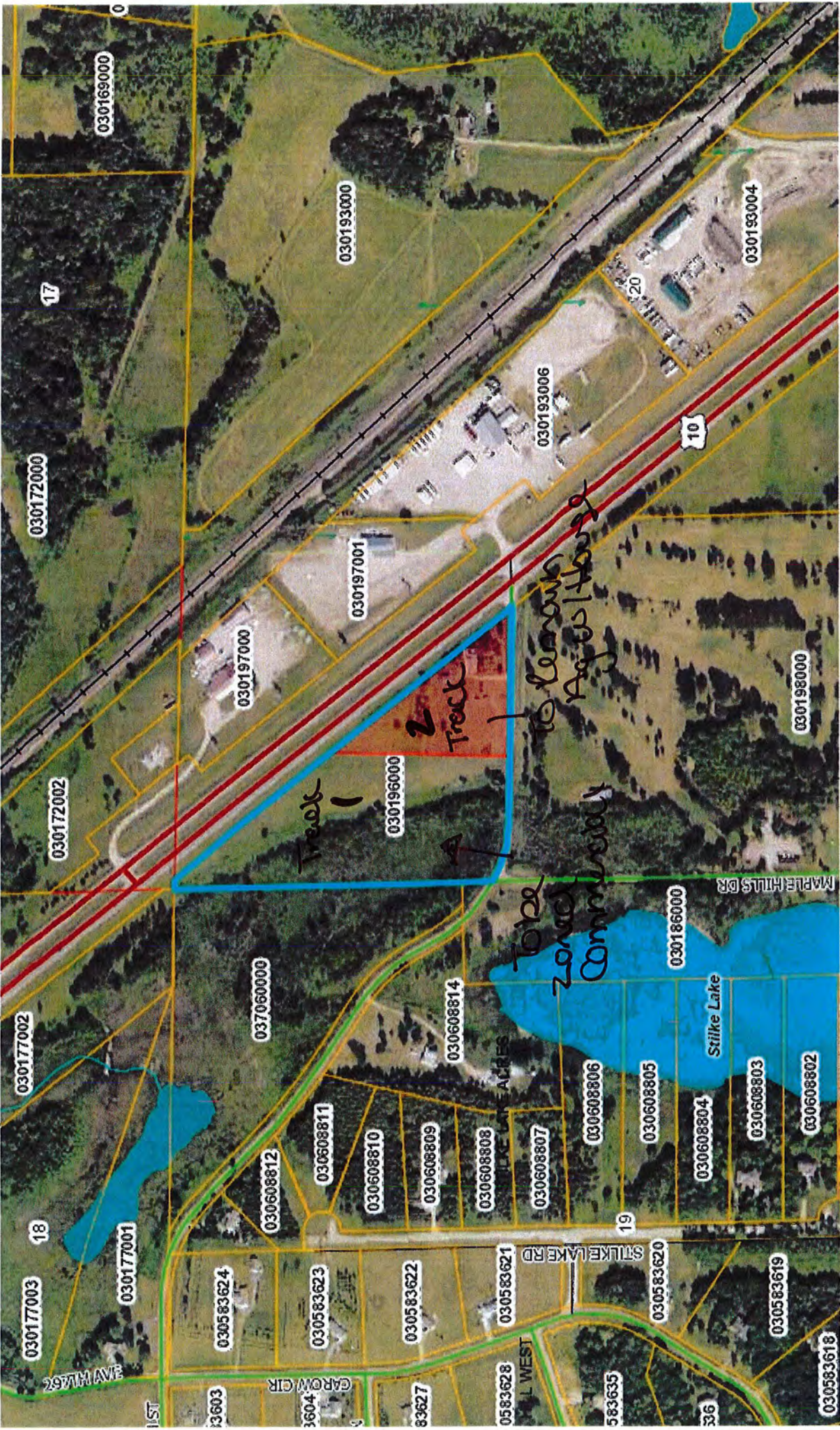
not visible from public waters

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

adequate water supply is available

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

no watercrafts



TW
Call Client: Before/After

Date: 6.10.19
Job #:
Called/Emailed
Received:



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

WORK ORDER REQUEST AND AUTHORIZATION

CUSTOMER NAME: Kent Santrang, Farmers Union Oil Co., c/o Petro Serve, Buyer James Van Raden Trust, Seller		PHONE #/EMAIL/DATE: Mike Ring, 234-9734, mikering@arvig.net	
MAILING ADDRESS: 525 Caddy Avenue (VanRaden)		CITY/STATE/ZIP: Moorhead, Minnesota 56560	
LEGAL DESCRIPTION: Tract in		S/T/R/COUNTY: 20-138-40 Becker	FILE NAME: 20VanRaden
PROPERTY FIRE #: 30030 130 th Street		PARCEL ID/DEED/ABSTRACT INFO: 030196000 QCD649863	

SUMMARY OF WORK:
This estimate is to provide surveying services to create two tracts, hold the house tract at 5 acres. Our work includes marking the property corners, preparing a Certificate of Survey and drafting two legal descriptions.

Note: We highly encourage our clients to contact neighbors prior to our field work and inform them that you will be having your land surveyed.

ESTIMATE AMOUNT/DEPOSIT DUE: Budgetary \$3,000/\$1,500	ANTICIPATED COMPLETION: 4-6 weeks from authorization to proceed.
Estimates are valid for 60 days from date on form.	*Timelines are valid for 30 days from date on form

Please understand that due to circumstances beyond our control, the anticipated completion date is not a guaranteed completion date.

Deposit Received _____ Amount _____ Check# _____

Change in scope of work to include: _____ Communicated: _____

Work Authorization

To ensure payment, we can only accept work authorization from the property owner. If the property is being sold, the owner can make whatever necessary payment arrangements with the buyer. However, the property owner is ultimately responsible for work-related expenses.

Payment Terms: I agree to pay in full the invoice amount upon completion of the survey work. No paperwork will be released until payment is received, unless other payment terms have been agreed to by Meadowland Surveying, Inc. Late payments are subject to a 1.5% per month interest charge. Payment of our services is due upon completion and not contingent on any resulting legal/title work that may need to be completed.

Cancellation Terms: I agree to reimburse Meadowland Surveying, Inc. within 30 days from notice of cancellation of the survey request, for any actual expenses incurred in connection with the processing of our survey request.

Pre-Lien Notice: Any person or company supplying labor or material for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

AUTHORIZATION OF SERVICES

I understand that it is my responsibility to provide and/or assure Meadowland Surveying, Inc. has the correct legal description(s) for the property being



Minnesota Pollution Control Agency

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

Compliance Inspection Form
Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

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

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

For local tracking purposes:

System Status

System status on date (mm/dd/yyyy): 5/14/2019

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

[] Noncompliant - Notice of Noncompliance
(See Upgrade Requirements on page 3.)

Reason(s) for noncompliance (check all applicable)

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

Property Information

Parcel ID# or Sec/Twp/Range: 030196000

Property address: 30030 130th St, Frazee MN 56544

Reason for inspection: sale

Property owner: James Van Raden, Rick Van Raden

Owner's phone: 701-238-8314

Owner's representative:

Representative phone:

Local regulatory authority: Becker County Environmental

Regulatory authority phone: 218-846-7314

Brief system description: 1500 gallon tank, chamber trench treatment area

Comments or recommendations:

Certification

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

Inspector name: Wayne Johnson

Certification number: C2520

Business name: Super Septic & Excavation

License number: 901

Inspector signature: [Handwritten Signature]

Phone number: 218-863-3373

Necessary or Locally Required Attachments

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

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

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

Verification method(s):

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

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

Comments/Explanation:

no ponding in the trenches, system hadn't been used for a while

2. Tank Integrity – Compliance component #2 of 5

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

Verification method(s):

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

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

Comments/Explanation:

tank is good,

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

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

Explain:

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

Explain:

4. Soil Separation – Compliance component #4 of 5

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

Shoreland/Wellhead protection/Food beverage lodging? Yes No

Compliance criteria:

For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
"Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required) Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Verification method(s):

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

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

Comments/Explanation:

Boring Log
0-24 Sandy loam 10yr 3/2
24-30 sandy loam 10yr4/4
30-72 gravel 2.5y5/3

Indicate depths or elevations

A. Bottom of distribution media	36
B. Periodically saturated soil/bedrock	+72
C. System separation	+36
D. Required compliance separation*	36

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

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

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

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

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

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

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

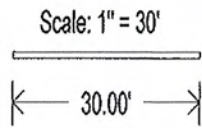
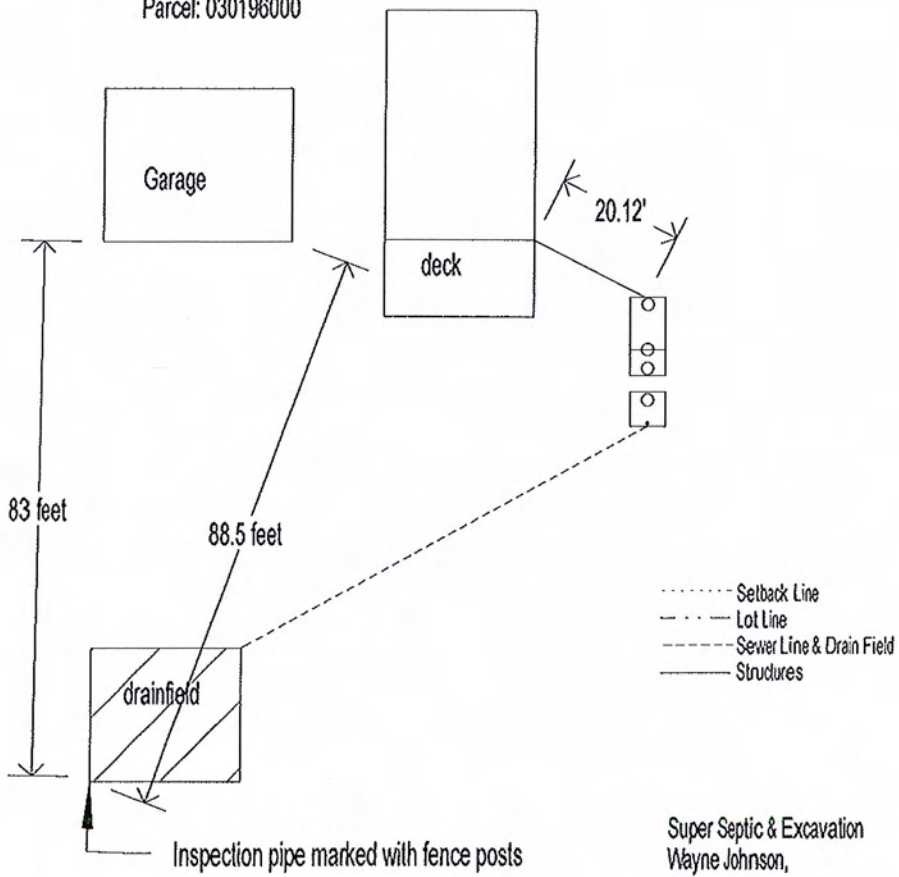
Compliance criteria

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

Any "no" answer indicates Noncompliance.

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

James VanRaden Tst
30030 130th S
Frazee, MN 56544
Parcel: 030196000



Super Septic & Excavation
Wayne Johnson,
Advanced Designer/ Inspector
38992 183rd Ave
Pelican Rapids, MN 56572
License # 901
218-863-3373

649863

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 649863

April 16, 2018 at 12:39 PM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

No delinquent taxes and transfer entered
this 14th day of April, 2018
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

QUIT CLAIM DEED

(Individual to Trust)

DEED TAX DUE HEREON: \$1.65

Date: March 23, 2018

FOR VALUABLE CONSIDERATION, James Van Raden, a single person, GRANTOR, hereby conveys and quitclaims to James Van Raden, as Trustee of the James Van Raden REVOCABLE LIVING TRUST under agreement dated March 21, 2018, GRANTEE, real property in Becker County, Minnesota, described as follows:

All that part of Government Lot No. 5 in Section 31, Township 138 North, Range 40 West of the 5th p.m. in Becker Co., Minn. lying North of the following described line: Commencing at a found iron monument which designates the southwest corner of said Government Lot No. 5; thence N. 00°30'13" W. 529.00 ft. on an assumed bearing along the west line of said Government Lot No. 5 to an iron monument, said point is the point of beginning of the line to be described; thence S. 89°30'00" E. to the shoreline of Lake Six and there terminating.
LESS THE FOLLOWING DESCRIBED TRACT:
That part of Gov't. Lot 5, Section 31, Twp. 138 N., Range 40 W. of the 5th P.M. in Becker Co., Minn., described as follows: Commencing at a found iron monument which designates the SW corner of said Gov't. Lot 5; thence N. 00°30'13" W. 529.00 ft. on an assumed bearing along the west line of said Gov't. Lot 5 to an iron monument, said point is the point of beginning; thence continuing N. 00°30'13" W. 802.50 ft. along the west line of said Gov't. Lot 5 to the NW corner of said Gov't. Lot 5; thence S. 89°30'00" E. 1322.23 ft. along the north line of said Gov't. Lot 5 to the NE corner of said Gov't. Lot 5; thence S. 00°39'58" E. 435.09 ft. along the east line of said Gov't. Lot 5; thence S. 52°01'23" W. 99.64 ft. to an iron monument; thence S. 32°51'23" W. 195.83 ft. to an iron monument; thence S. 53°02'17" E. 48.60 ft. to an iron monument; thence continuing S. 53°02'17" E. 23 ft., more or less, to the water's edge of Lake Six; thence SW'ly along the water's edge of said Lake Six to the intersection with a line which bears S. 89°30'00" E. from the point of beginning; thence N. 89°30'00" W. 17.00 ft., more or less, to an iron monument; thence continuing N. 89°30'00" W. 55.16 ft. to an iron monument; thence continuing N. 89°30'00" W. 79.20 ft. to an iron monument; thence continuing N. 89°30'00" W. 938.14 ft. to the point of beginning.

P.N. 03.0313.000

AND

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 477901
Becker County Auditor/Treasurer

chg
paid
well

That part of Government Lot 6, Section 32, Township 138 North, Range 40 West, Becker County, Minnesota described as follows:

Commencing at the Northwest corner of said Government Lot 6, thence on a bearing of S 0°39'58" E on the Westerly line of said Government Lot 6 for a distance of 456.52 feet to a point of beginning of area to be described; thence N 53°35'08" E 123.68 feet; thence S 10°48'59" E 30.07 feet; thence S 2°11'57" W 241 feet more or less to the shoreline of LAKE SIX; thence Northwesterly on said shoreline 100 feet more or less to the Westerly line of said Government Lot 6; thence N 0°39'58" W on said Westerly line 165 feet more or less to point of beginning;

P.N. 03.0324.002

AND

That part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) in Section 20, Township 138 North, Range 40 West of the Fifth Principal Meridian in Becker County, Minnesota lying South of U.S. Highway No. 10 and North of township road crossing said Northwest Quarter of Northwest Quarter, Becker County, Minnesota.

P. N. 03.0196.000

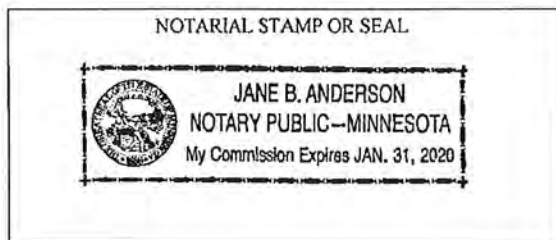
together with all hereditaments and appurtenances belonging thereto.

The total consideration for this transfer is under \$500.

James Van Raden
James Van Raden

STATE OF MINNESOTA)
) ss.
COUNTY OF CLAY)

The foregoing instrument was acknowledged before me this 23rd day of March, 2018 by **James Van Raden**, a single person, Grantor.



Jane B. Anderson
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Check here if part or all of the land is Registered (Torrens)

THIS INSTRUMENT WAS DRAFTED BY:

TAX STATEMENTS TO:

NH
TO
STEFANSON LAW
403 Center Avenue, Ste 302
P.O. Box 1287
Moorhead, MN 56561-1287
(218) 236-1925

James Van Raden, Trustee
525 Caddy Avenue
Moorhead, MN 56560



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.

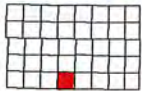
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Date: 6/11/2019

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



"Take nothing but memories, leave nothing but footprints!" ~ Chief Seattle

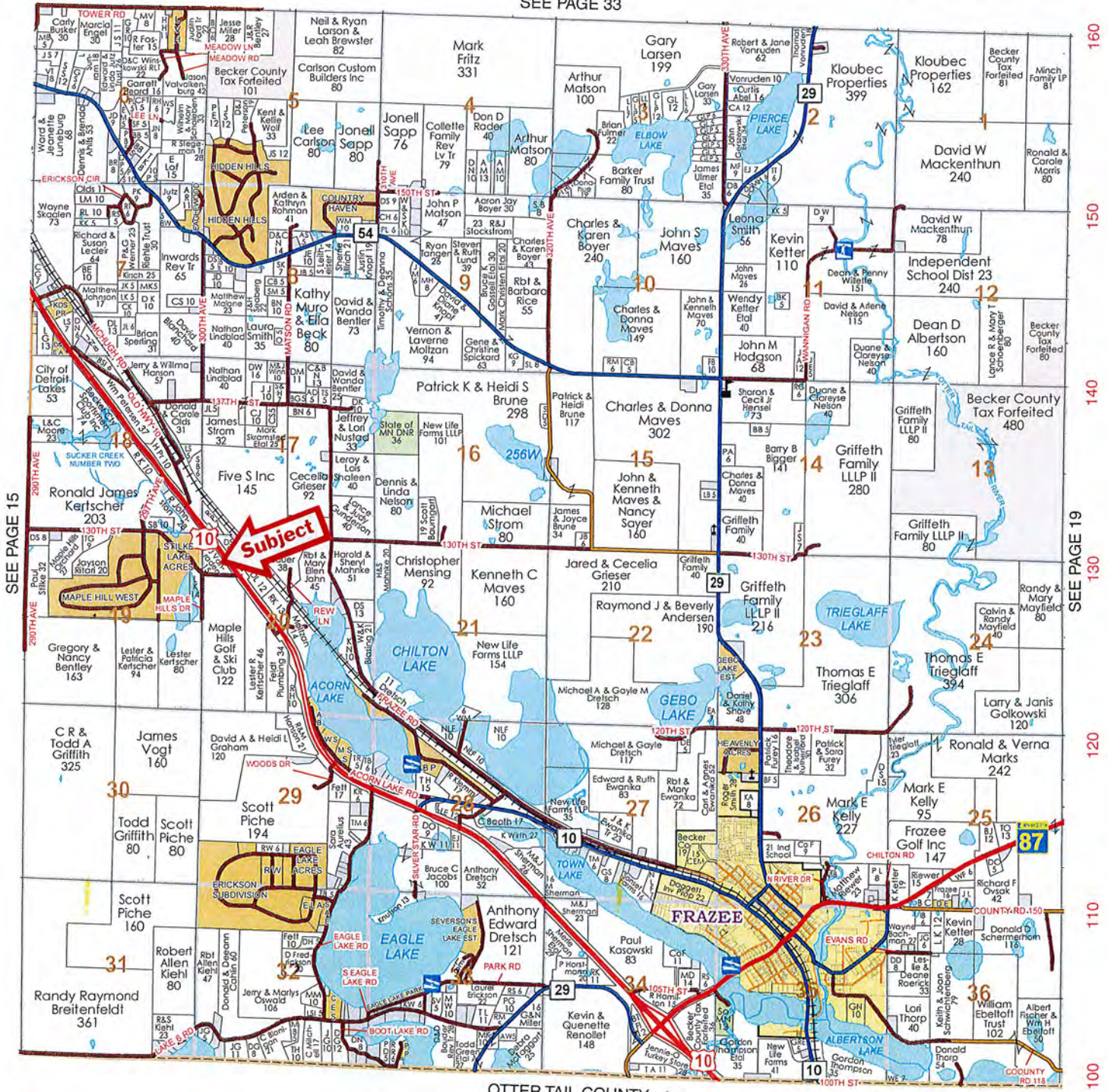


Burlington

Township 138N - Range 40W

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SEE PAGE 33



OTTER TAIL COUNTY