



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email address: toddplan.zone@co.todd.mn.us

The following is the agenda for **Thursday, April 23, 2026 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is again being held in-person, and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either (320) 732-4420 or toddplan.zone@co.todd.mn.us. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
 - Pledge of Allegiance
 - Introduction of Board of Adjustment Members and process review
 - Approval of agenda
 - Approval of March 26th, 2026, Board of Adjustments meeting minutes
 - The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Site Visit Review
 - Public comment
 - Board review with applicant, staff, and public
1. **Paul Hartmann:** Section 08, Little Sauk Township, Maple Lake
Site Address: 19129 181st Ave., Long Prairie, MN 56347
PID: 17-0050300
 1. Request to reduce the lake setback from 100' to 87' for the construction of an attached garage in Recreational Development Shoreland Zoning District.
 2. **Brian & Tamara Grafsgaard:** Section 20, Kandota Township, Fairy Lake
Site Address: 11377 Admiral Lane, Sauk Centre, MN 56378
PID: 14-0037400
 1. Request to reduce the lake setback from 150' to 106' for the replacement of cabin and to expand/convert from three season to four season in Natural Environment Shoreland Zoning District.
 3. **Tom Evans & Coleen Taylor:** Section 22, Kandota Township, Sauk Lake
Site Address: 20598 Alabama Drive, Sauk Centre, MN 56378
PID: 14-0034600
 1. Request to reduce the lake setback from 100' to 94' for proposed replacement of deck in Recreational Development Shoreland Zoning District.

Adjournment.

Next meeting: **May 28, 2026**

Minutes of the Todd County Board of Adjustment Meeting

March 26th, 2026

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Ken Hovet on March 24th, 2026.

Meeting attended by board members: Chair Russ Vandenheuvell, Vice Chair Bill Berscheit, Mike Soukup, Danny Payton, alternate Larry Bebus and Planning Commission Liaison Ken Hovet.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Russ called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. Each board member introduced themselves and Russ explained the process for those attending.

Danny motioned to have agenda approved as amended with Hartmann tabled to next month. Ken seconded voice vote, no dissent heard. Motion carried.

Ken motioned to have the February 26th, 2026 meeting minutes approved. Larry seconded, voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Mathew Parker – PID 03-0072000 – Birchdale Township

Request(s):

1. Request to reduce the lake setback from 150' to 90.3' for a dwelling addition
2. Request to reduce the lake setback from 150' to 90.3' for the addition of an attached garage
3. Request to increase the height limit from 18' to 28' for non-conforming dwelling addition all in Natural Environment Shoreland Zoning District.

Mathew and Jessica were present as the applicants.

Staff Findings: Adam reminded the board, from the last meeting, the applicants were informed to complete the EARTH assessment, which they did with Deja Anton and Josh Votruba, which he read the new information for the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Updated Conditions:

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Implementation of recommendations cited by the Soil and Water Conservation District.
3. Applicant shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District.

Mathew confirmed the staff report was accurate, and stated they plan to maintain everything they have going on and adding what is recommended by Soil and Water.

Correspondence received: Nothing new.

Public comment: None

Board discussion:

Danny was trying to determine what all is being added to the structure, and why the 28' height increase when this is a single family?

Adam showed on overhead the survey with the drawn in portion in red.

Mathew explained currently the house is 21 feet tall and they want to get rid of one level that drops down from the garage, so they have just one level and not walking up and down steps all over the house, so they want to raise that level up and they will need 5-7 feet, to do it.

Jessica stated the twenty eight feet is to match the addition to the current level of the garage and it will be one "main level" living.

Jessica reviewed plan in detail. Raising the entire lower level up, leaving the garage the same level.

Danny, so, garage is the second level and you are raising the whole house up.

Russ asked if there were any questions with the addition of the EARTH report. He asked the Parkers if they were okay with all of the proposed conditions.

Mathew, yes, and explained what is currently in place already. He also described the entire areas that help contain water and a culvert allowing west water to drain through a driveway culvert into the east side of the yard where it is contained. Planning on adding shrubs back in. He also explained the water flow and the elevations around the lot.

Adam showed photos of both sides of the driveway.

Russ asked how far from the property line was the garage addition?

Mathew, 11'.

Bill noticed the buildable area is currently being used as a water retention area, however, logically he agrees not to move the house back into the water retention area, however, he is not convinced if there was a total rebuild, it cannot be moved back 10 – 15 feet and at least gain some distance from the lake and still have the retention area.

Russ agreed.

Mike asked if the total foundation would have to be torn out anyway?

Mathew, yes, it is a wood foundation.

Mike agreed with the board pushing it back a little closer to the road.
Jessica mentioned the driveway is already steep, and to shorten that is not ideal. We will lose any place to put a vehicle as it will all be on a hill.

Russ, in his opinion, ten feet would be from him to applicants away and put the house at the 100' mark and if they agree with the stipulations, he would have no problem with this.

Bill made the motion to grant the two variances at 105' from the lake, the peak height variance request as is, with conditions, and to include recommendations put together by staff.

Adam repeated to clarify.

Ken stated he is having trouble with the effort needed to move the entire house back 15' and is it worth any gain? They already have a good water management plan put together by good, qualified people.

Jessica, this is what we wanted to do, but if we do not get approved for this, we have to pivot.

Mike seconded the motion.

Proposed conditions:

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Implementation of recommendations cited by the Soil and Water Conservation District.
3. Applicant shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	Yes
Bill Berscheit	Yes
Dan Peyton	Abstained as he is not familiar enough with the application and previous discussions.
Ken Hovet	No
Larry Bebus	Yes
Russell Vandenheuvel	Yes

AGENDA ITEM 2: Paul Hartmann: – PID 17-0050300 – Little Sauk Township
This item is tabled until the April 23rd, 2026 meeting.

AGENDA ITEM 3: Vertical Bridge: – PID 13-0025100 – Iona Township

Request: to decrease the required setback from 230' to 82' 6" for proposed construction of a communications tower in AF-1 Zoning District.

Alex Trumann was present as the applicant on behalf of Vertical Bridge.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition:

1. Applicant shall abide by all other applicable federal, state, and local standards.

Alex agreed with the staff report.

Ken went over his site visit report. This report may be viewed, in full, upon request at the Planning and Zoning office.

Alex added the tower is engineered and designed with a fail point, should a catastrophic event happen. It will not topple over like a tree, it is designed to collapse within a footprint that will not reach the right of way.

Correspondence received: None

Public comment: None.

Board discussion:

Bill asked to see any neighboring housing, population density and possible traffic.

Danny asked who lives the closest to this structure?

Alex, south property, but property is only used recreationally, no body resides there according to the township.

Adam showed on GIS the surrounding properties and explained the nearest building site is approximately 800 plus feet away.

Mike asked if this means they are going to go from 2G to 3G or 3G to 5G?

Alex, it is really about coverage and capacity, overall. It is just very limited in that area. It is driven by customer demand since more people are using their phones not to make phone calls but it is more data driven applications that are using up the band width, and it has been really hard on the network. That capacity has been decreasing, so we have been having to build these other cell phone sites in between other towers to improve that coverage and capacity. This area has been struggling for quite a while. He met with the township on this, and the clerk is dispatch for the area ambulance as first responder and will attest this is a very difficult area for ambulance and emergency response coverage. The primary goal here is to provide that necessity to the community.

Mike asked where they would be targeting your antennas.

Alex stated there will be three sectors going completely around at the top.

Dan asked if there were fiber optic cables coming in or is it transmitted right back out to another location? Alex stated he would have to double check but usually, in this area, fiber optics would be brought in along the right of way.

Mike asked if there was some other company bringing in the fiber optic cable or does Vertical provide that?

Alex stated Vertical Bridge just builds and manages the tower and manages the lease premises and the access drive. The carriers themselves are responsible for the cable. Verizon, T-Mobile or AT&T would contract out with their service provider, and they bring it into the right of way.

Mike, so you don't have a say on who uses the fiber, in case the community would like to tie into that, Vertical Bridge has nothing to say about that?

Alex, correct. If they are going to bring it out this far, Vertical would like to provide it to as many customers as possible, and we are strictly about the steel, the ground and the management of that leased space. Everything with the utility side and service is between the carrier and their provider. It has been his experience that when they bring fiber out there, they have been capable of providing services to other homes and businesses in the area.

Larry, the variance is 82'6" and should it fall, it requires 90', that will reach the right of way then.

Alex stated the "fall zone" is engineered and structurally designed from the center of the tower structure, 90'. The measurement to the right of way is from the nearest leg of the tower, so no, it will not reach the right of way or property lines and poses no risk to either.

Bill made the motion to grant with the condition set forth by staff and Dan seconded.

1. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	Yes
Dan Peyton	Yes
Bill Berscheit	Yes
Larry Bubus	Yes
Ken Hovet	Yes
Russ	Yes

Motion carried.

Ken motioned to adjourn and Dan seconded. Voice vote, no dissention heard. Motion carried and the meeting adjourned at 6:43 PM.



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Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 20260033

Appeal for a Variance

Applicant Paul Hartmann Accepted 2/18/2026

Mailing Address P.O. Box 477, OSAKIS, MN 56366 KLM

Site Address 19129 181 ST AVE, LONG PRAIRIE, MN 56347

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) _____

Paul Hartmann Properties LLC

Parcel Number(s) 17-0050300

Section: 8 Township 128

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Maple Lake

Full and Current Legal Description(s): SEE Survey
(attach if necessary)

Do you own land adjacent to this parcel(s) Yes No

Septic System: Date installed 8-2-'05 Date of Compliance Inspection 2-6-'26

Is a new system needed: yes no STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variations Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width 210' Lot area .66 acre Lake or River setback Bluff setback _____

Road right-of-way setback _____ Side Yard setback _____ Buildable area _____

Impervious surface coverage _____ Building/Structure Height 14' Other _____

Did you meet with the Township Board to present the Application for Variance?

Yes No Date of the meeting 2/2/26

[Signature]
Optional Township Board Signature

[Signature]
Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

- 1.) Reduce the 100' Setback from the HW Lakeshore to 87' for the construction of an attached garage
- 2.)
- 3.)
- 4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

No where on the lot meets setbacks to construct a garage. And its nice to have a garage in the winter.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

SKETCH DRAWING

SEE Attached
Survey

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

 Applicant Name Printed	 Signature	_____
 Property Owner Name Printed	_____ Signature (If different than applicant)	_____

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name PAVE Hartmann Site Address 19129 SW 181st Ave
 Phone (320) 760 - 3377 City OSAKA State NV Zip 52360
 Mailing Address PO Box 477 Parcel Number 17 - 0050300
 Lake/River Name Maple

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 28,750 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. <u>12x20 storage shed - 240 sq'</u>	<u>24x24 - 576 sq'</u>
2.	
3. <u>House Irregular - 1984</u>	
4.	
5.	
6.	<u>9.7%</u>
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. <u>Driveway 1056 sq'</u>	<u>Reduction of 576 sq' (driveway)</u>
2.	
3. <u>Rear Deck 10x44 440 sq'</u>	
4.	
5. <u>Front Deck 10x20 200 sq'</u>	<u>13.6%</u>
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone
Eliminate Part of DN	24x24 576 sq'	C

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.



642 Lincoln Road
Sauk Centre MN 56378
Phone: (320)-352-2231
Fax: (320)-352-6455
Web: www.srwdmn.org

Adam Ossefoort
Todd County Planning and Zoning
215 1st Ave. S., Suite 103
Long Prairie, MN 56347

March 13, 2026

Dear Adam:

I am writing to express my concerns about the upcoming requests for variances on Thursday, March 26, 2026 regarding setbacks and impervious surface coverage for two lakeshore properties within the Sauk River Watershed District. As you may know, the Sauk River Watershed District has administrative rules pertaining to stormwater which intend to improve the quality of the surface waters within the watershed district.

I have reviewed the requests for variances for the two properties in question (PID 03-0072000 and PID 17-0050300) and I believe that setbacks exist for a reason. While I do not know the criteria which the Todd County Board of Adjustment uses to make their decision, if the Board of Adjustment decides to grant the variances, I ask the Board to do so on the special condition that both properties include the installation of stormwater BMPs to treat their stormwater before it runs off their properties and into the lakes, in accordance with Sauk River Watershed District administrative rules.

Attached are a copy of Sauk River Watershed District administrative rules Section 7 – Stormwater and Section 8 – Erosion Control.

Thank you for your consideration.

Sincerely,

Scott Wittkop

Scott Wittkop

Drainage Ditch and Permit Manager
Sauk River Watershed District
Direct Office: 320-527-1047
scottw@srwdmn.org

BOARD OF MANAGERS

Bill Becker, Russell Miller, Donavon McKigney, Kevin Lahr, David Zerr, Scott Klatt, Paul Hartmann, Eugene Mensen, Jon Folkedah

STAFF

Melissa Roelike, Allison Schugel, Jon Roeschlein, Abigail Borgerding, Steve Zeece III, Scott Wittkop, Kory Klebe

- b. Because of the unique conditions of the property involved, undue hardship to the applicant will result, as distinguished from mere inconvenience, if the strict letter of the rules is carried out. Economic considerations alone shall not constitute undue hardship if any reasonable use of the property exists under the terms of the District's rules.
- c. The proposed activity for which the exception is sought will not adversely affect the public health, safety, and welfare; will not create extraordinary public expense; and will not adversely affect water quality, water control, or drainage in the District.
- d. The intent of the District's rules is met.

An exception expires when the permit it is associated with expires. A violation of any condition for a permit where an exception has been granted shall automatically terminate the exception.

Subd. 13. Coordination with Adjacent Jurisdictions. The Board may, by Joint Powers or other agreement, coordinate with an adjacent jurisdiction to allow single permitting of an activity lying in both jurisdictions. In evaluating the propriety of such an agreement, the Board shall evaluate the consistency of regulatory standards between the District and the adjacent jurisdiction, the efficiency of allowing a single permit, and the proportion of the total project lying within the boundary of the District as compared to that lying within the adjacent jurisdiction.

SECTION 6. APPEALS/DISPUTE RESOLUTION

Any person aggrieved by the adoption or enforcement of these rules or the denial of a permit by the District may appeal under the appeal and dispute resolution procedures provided in Minnesota Statutes Sections 103D.537 and 103D.539 or successor statutes.

SECTION 7. STORMWATER

Subd. 1. Purpose. The District intends to manage stormwater runoff within the watershed to promote infiltration, encourage pretreatment, and minimize peak flows after storm events and spring snow melt.

Subd. 2. Permit Required for Certain Development and Redevelopment. A District permit is required for any development or redevelopment of the following properties:

- a. The development or redevelopment of property resulting in the creation of one acre or more of impervious surface.
- b. The development of any new Resort or PUD, which includes resort conversions.

- c. The expansion or replacement of a structure at an existing resort or PUD.
- d. The redevelopment of a parcel that currently exceeds impervious surface limits imposed upon property within shoreland by Minnesota Rules Chapter 6120 or by any political subdivision within the watershed. For the purposes of this subdivision the impervious surface limits imposed on property within shoreland shall apply to all property, whether in or out of shoreland, that discharged to any waterbody or wetland.

Subd. 3. Standards. A storm water permit application under this Section must meet the following standards:

- a. The runoff rate for the property after development shall not exceed runoff rates for the 2-year, 10-year, and 100-year 24-hour, and 7.2 inch 100-yr, 10-day snow melt runoff event for the predominant land use over the last 10 years.
- b. All development or redevelopment of property shall treat 0.5 inch of runoff from all newly created or redeveloped impervious surface on the property. Treatment methods, such as storm water BMPs, shall achieve removal of 80 percent of total suspended solids and 50 percent of total phosphorus prior to any runoff leaving the property.
- c. If the development or redevelopment drains to a discharge point within one mile of a special or impaired water, as defined by the MPCA NPDES General Permit, the property shall treat 1.0 inch of runoff from all newly created or redeveloped impervious surface on the property such that implemented storm water BMPs; meet the requirements of MPCA NPDES General Permit; achieve removal of 80 percent of total suspended solids and 50 percent of total phosphorus prior to any runoff leaving the property; and infiltrate 50 percent of the volume if possible. Treatment standards shall be based upon the predominant, existing pre-project conditions in the ten year period immediately preceding the activity.
- d. A site plan must be submitted with the permit application in accordance with **Appendix A**. The applicant must submit runoff calculations for 2-year, 10-year, and 100-year critical storm events. The applicant must also submit water quality calculations demonstrating that the total suspended solids and phosphorus standards will be met. Approved models are noted in **Appendix A**.

SECTION 8. EROSION CONTROL

Subd. 1. Purpose. The District intends to prevent erosion and sedimentation into surface waters within the watershed by regulating land disturbing activities. The District

requires that erosion and sediment control measures be in place for all land disturbing activities above specific thresholds. The erosion control measures must minimize erosion and sedimentation to the greatest extent reasonably possible.

Subd. 2. Permit and Plan Required for Certain Land Disturbing Activity. A District permit is required for any person or political subdivision undertaking a land disturbing activity that is (a) greater than 200 square feet in area; **AND** (b) within 500 feet of any waterbody- or wetland.

Subd. 3. Agricultural/Horticultural Exemption. The ordinary agricultural practices of cultivating and planting, or activities required as part of an agricultural conservation program, performed as part of an ongoing farming operation on agricultural property, are exempt from this Section. Similarly, Horticultural practices (such as household gardens) disturbing up to 1,200 square feet, on any property, are exempt from this section. This exemption shall not include agricultural activities that disturb land in the right of way of any public road or in any road ditch adjacent to any public road.

Subd. 4. Standards. An erosion and sediment control plan must be submitted and approved before a permit may be issued. The plan must minimize erosion and sedimentation to the greatest extent reasonably possible. The plan must include the following standards:

- a. The project must be phased to the greatest extent possible to minimize the area of disturbed land at any given time.
- b. Site specific topography and soil conditions must be specifically addressed.
- c. Work in or near water bodies and wetlands shall be conducted so as to minimize increases in suspended solids in discharging run-off or receiving waters.
- d. Materials used in erosion prevention, such as riprap and bio-fabrics, shall be non-polluting under foreseeable conditions and shall be installed consistent with good engineering practices and in such a way to assure effectiveness and longevity of erosion control.
- e. Fill material shall be non-polluting. Spoils shall be prevented from entering public waters or drainage ways.
- f. BMPs must be utilized in a manner consistent with MPCA guidance documents.
- g. A site drawing must be submitted with the permit application in accordance with **Appendix A**.

CERTIFICATE OF SURVEY

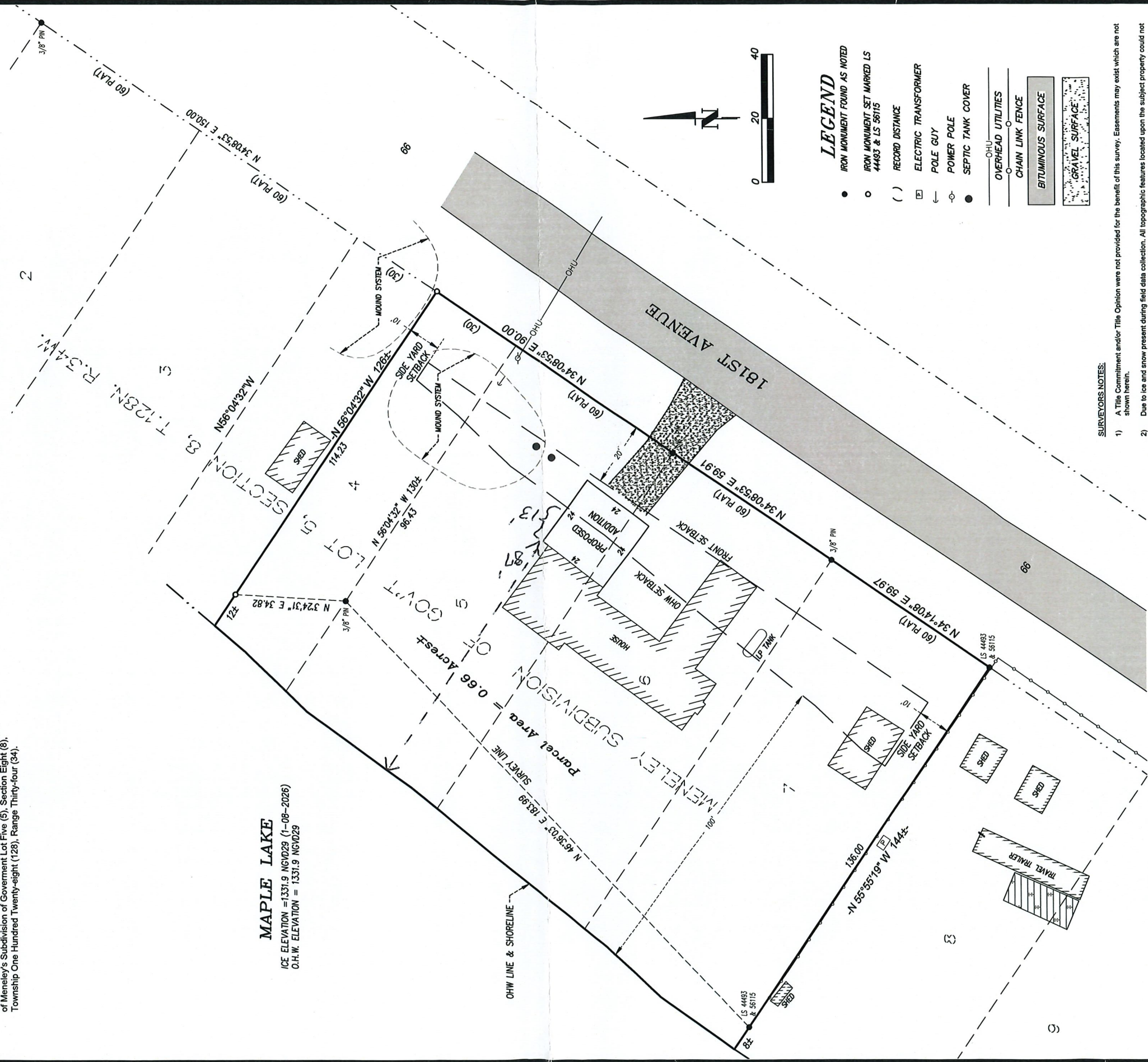
STOECKEL-JAHNER SURVEYING FILE NO. 26-17007

LEGAL DESCRIPTION (per Warranty Deed Document No. A534935:

South Half (S/2) of Lot Four (4) and Lots Five (5), Six (6), and Seven (7) of Meneley's Subdivision of Government Lot Five (5), Section Eight (8), Township One Hundred Twenty-eight (128), Range Thirty-four (34).

MAPLE LAKE

(ICE ELEVATION = 1331.9 NGVD29 (1-08-2026)
O.H.W. ELEVATION = 1331.9 NGVD29



LEGEND

- IRON MONUMENT FOUND AS NOTED
- IRON MONUMENT SET MARKED LS 44483 & LS 56115
- () RECORD DISTANCE
- ⊞ ELECTRIC TRANSFORMER
- ← POLE GUY
- ⊖ POWER POLE
- SEPTIC TANK COVER
- OHW
- OVERHEAD UTILITIES
- CHAIN LINK FENCE
- ▭ BITUMINOUS SURFACE
- ▨ GRAVEL SURFACE



SURVEYOR'S NOTES:

- 1) A Title Commitment and/or Title Opinion were not provided for the benefit of this survey. Easements may exist which are not shown herein.
- 2) Due to ice and snow present during field data collection, all topographic features located upon the subject property could not be located and may have been inadvertently omitted.

I hereby certify that this survey, plan, 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.

John H. Dahlke
 License No. LS 56115 Date 01-20-2026

STOECKEL-JAHNER
LAND SURVEYING
 ...a division of **JSD**

PREPARED FOR: **PAUL HARTMANN**

1206 3rd Avenue East Alexandria, MN 56308
 Phone 320-763-6855
 Website: mmsurveying.com Email: jhler@mmsurveying.com

SEC. TWP. RING: 8-128-34
 DATE: 01-20-2026
 DRAWN BY: JMB/THD
 CHECKED BY: MFJ
 FILE NUMBER: 26-17007



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

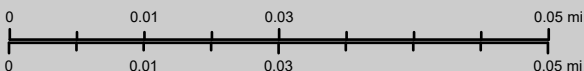
Todd County

MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Thursday, February 19, 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received
MAR 30 2026
Todd County Planning
& Zoning

Receipt# 2026-0082

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Accepted 3/30/2026

KLM

Appeal for a Variance

Applicant BRIAN + TAMARA GRAFSGAARD
Mailing Address 5645 OAKVIEW LN / MINNETONKA, MN 55345
Site Address 11377 ADMIRAL LN / SAUK CENTRE, MN 56378
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 14-0037400
Section: 20 Township KANDOTA

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): FAIRY LAKE

Full and Current Legal Description(s): SEE ATTACHED
(attach if necessary)

Do you own land adjacent to this parcel(s) ___ Yes No

Septic System: Date installed OCT. 2019 Date of Compliance Inspection MAY 5, 2025

Is a new system needed: ___ yes no ___ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variations Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width ___ Lot area ___ Lake or River setback Bluff setback ___
Road right-of-way setback ___ Side Yard setback ___ Buildable area ___
Impervious surface coverage ___ Building/Structure Height ___ Other ___

Did you meet with the Township Board to present the Application for Variance?

Yes No ___ Date of the meeting 4 / 13 / 2026 (PLANNING TO ATTEND)

Optional Township Board Signature

Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. For example: "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

1.) REQUEST TO REDUCE 150' SETBACK FROM OHW TO 206' TO REBUILD SEASONAL CABIN DUE TO EXISTING FOUNDATION FAILURE AND EXPAND/CONVERT TO YEAR-ROUND CABIN TO PREVENT FROZEN PIPES AND PROVIDE MORE SPACE FOR GROWING FAMILY. CABIN IS CURRENTLY 208' FROM OHW.

4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

EXISTING CABIN BUILT IN 1961 HAS STRUCTURAL ISSUES, INCL. FAILURE OF MONOSLAB FOUNDATION. REQUIRES COMPLETE REBUILD + NEW FOUNDATION, WHICH PROVIDES OPPORTUNITY TO MODESTLY EXPAND + CONVERT TO YEAR-ROUND HOUSE. EXISTING CABIN IS 70' FROM DRAINFIELD (EAST) + W/IN 3' OF BUNKHOUSE (NW). ONLY OPTIONS ARE TO EXPAND SOUTH + WEST (TOWARD LAKE) TO NOT ENCRDACH ON DRAIN FIELD OR BUNKHOUSE. EXISTING PORCH WILL BE REPLACED (SOUTH) "SQUARING OFF" + EXTENDING CABIN TO ACCOMMODATE NEW UTILITY ROOM + EXPAND BATHROOM. ALSO PROPOSING TO EXTEND 7' TOWARD LAKE TO PROVIDE MORE LIVING AREA + MAKE MORE COMFORTABLE FROM GROWING FAMILY/ GRANDKIDS.

Have you flagged your lot? (Y) (N)

SKETCH DRAWING

SEE ATTACHED

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

BREAN GRAFSGAARD
Applicant Name Printed

Brean Grafsgaard
Signature

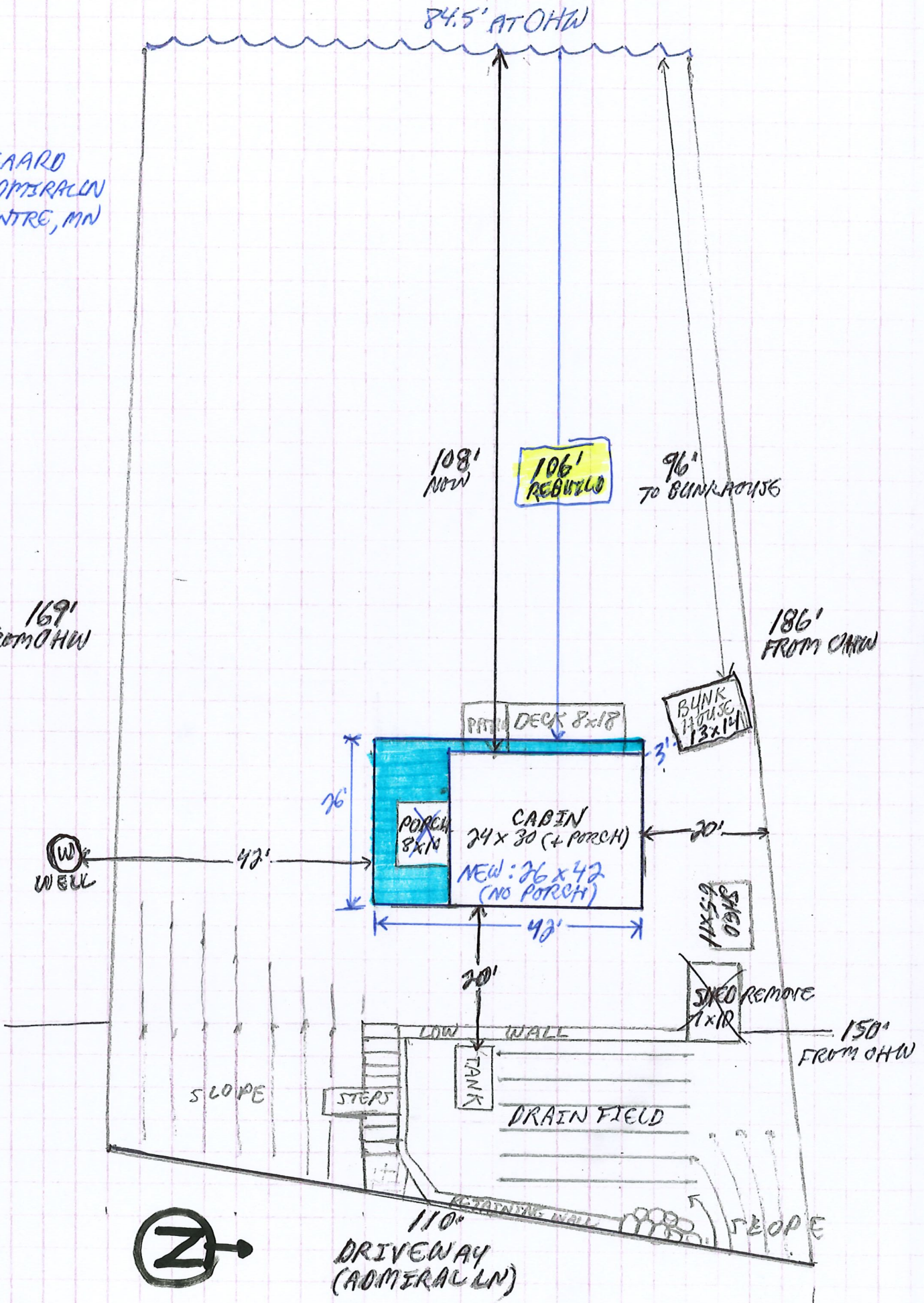
3/28/2026
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

GRAFSGAARD
11377 ADMIRAL LN
JAYK CENTRE, MN



IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name BRIAN + TAMARA GRAFSGAARD Site Address 11377 ADMIRAL LN
 Phone [REDACTED] City SAYK CENTRE State MN Zip 56378
 Mailing Address 5645 OAKVIEW LN Parcel Number 14 - 0037400
MINNETONKA, MN 55345 Lake/River Name FAIRY LAKE

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 19,674 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

	Existing		Proposed
1. CABIN:	24x30' = 720 SQ FT	CABIN:	26x48' = 1,092 SQ FT
2. CABIN PORCH:	8x10' = 80 SQ FT	—	—
3. BUNKHOUSE:	13x14' = 182 SQ FT	BUNKHOUSE:	13x14' = 182 SQ FT
4. SHED (PORTABLE):	6.5x11' = ~72 SQ FT	SHED (PORTABLE):	6.5x11' = ~72 SQ FT
5. SHED:	7x10' = 70 SQ FT	—	—
6.			
7.	(5.7%) 1,174 SQ FT		(6.8%) 1,346 SQ FT
8.			NET: + 222 SQ FT

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

	Existing		Proposed
1. DECK (PORTABLE):	8x18 = 144 SQ FT	SAME	
2. PATIO:	8x12 = 96 SQ FT		
3. STEPS (10):	2x3 = 60 SQ FT		
4. LANDINGS (2):	6x7 = 84 SQ FT		
5.			
6.	(2.0%) 384 SQ FT		(2.0%) 384 SQ FT
7.			Total: 8.7% 1730 SQ FT
8.			

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone
REMOVE SHED	7x10 = 70 SQ FT	(B)

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

RAIN GUTTERS TO DIVERT + PROMOTE ABSORPTION OF RUNOFF

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

To the following described Real Estate situated in Todd County, Minnesota.

CAPTION

Lot Eleven (11) of Perkinson's Second Subdivision of a portion of Government Lot Three (3), of Section Twenty (20), Township One Hundred Twenty Seven (127) North, of Range Thirty-four (34) West, of the Fifth Principal Meridian.

LEGAL DESCRIPTION

COMPILED BY:

Home Town Abstract & Title, L.L.C.

221 Lake Street South, P.O. Box 150

Long Prairie, MN 56347

Web Site: htabstract.com

Phone (320) 732-9036

Fax (320) 732-9038



+ 11377 ADMIRAL LN X Q

Show search results for 11377 ...

Layer List



60ft

-94.978 45.796 Degrees

Zoom In

Find address or place



Fairy
77015400

18681

14-0037500
ROSALIND
K GILBERT

14-0037400
BRIAN L & TAMARA
K GRAFSGAARD

11377

14-0037300
MICHAEL J &
KIM GOETZ

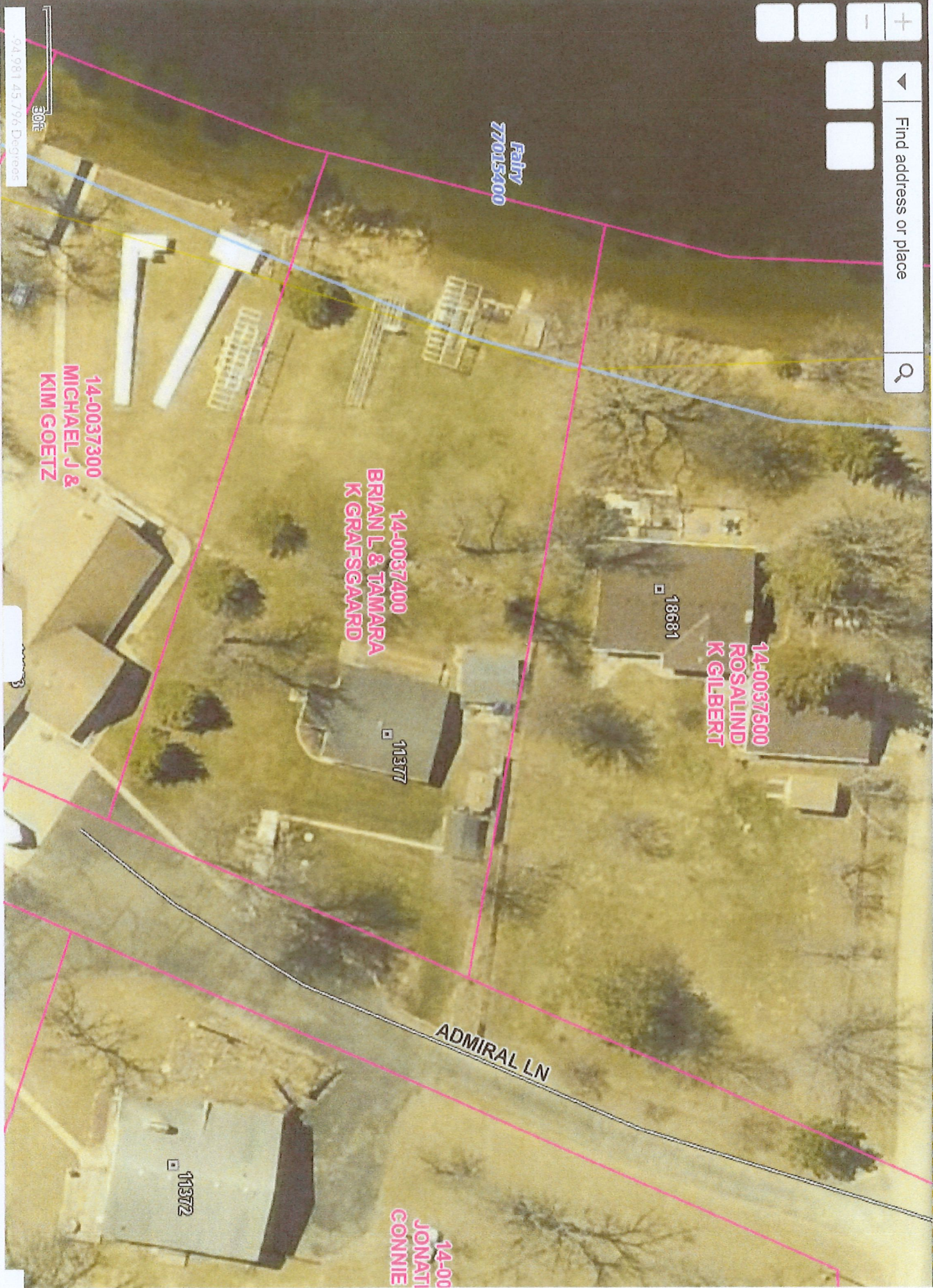
ADMIRAL LN

11372

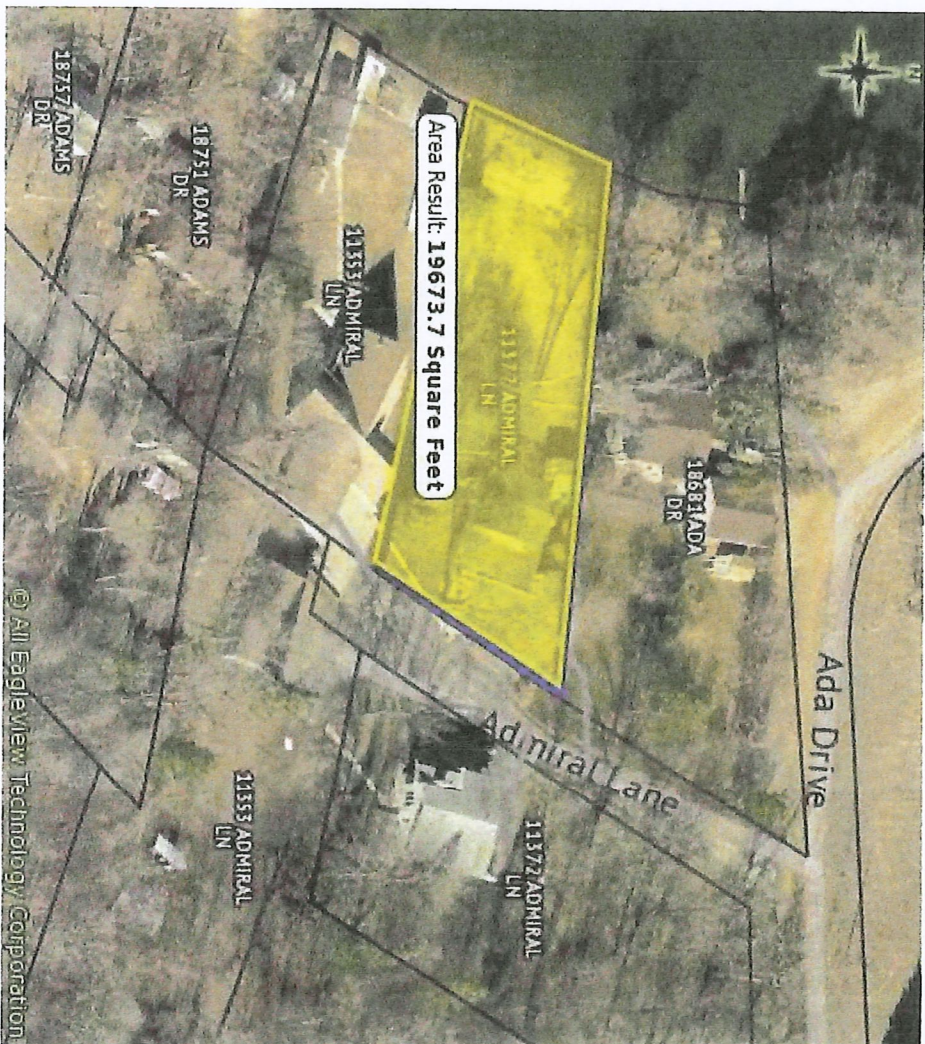
14-00
JONATHAN
CONNIE

94.981 45.796 Degrees

30ft



11377 Admiral Ln Aerial View

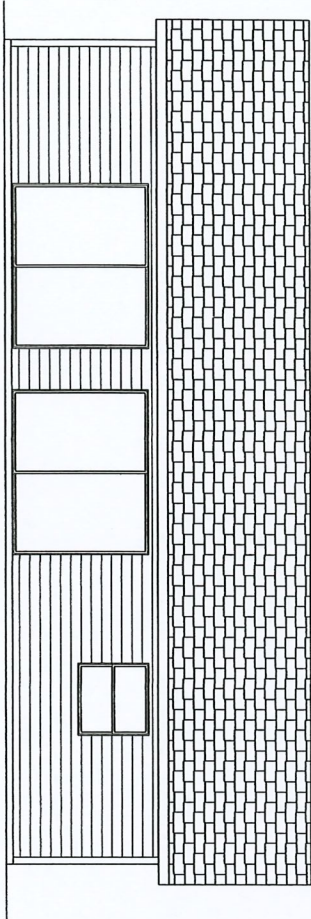


© All EagleView Technology Corporation

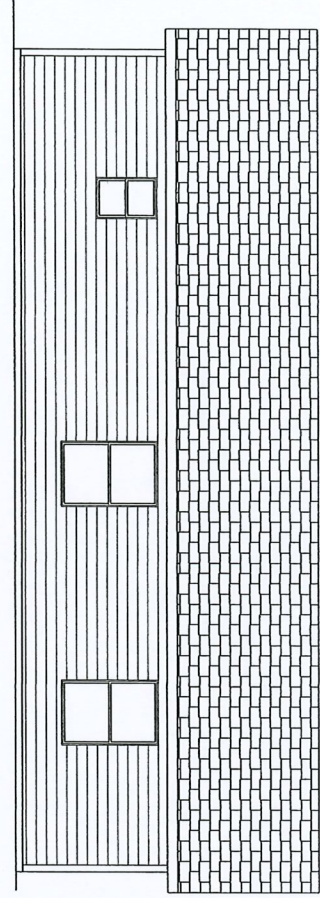
Aerial View of Existing Cabin with Porch



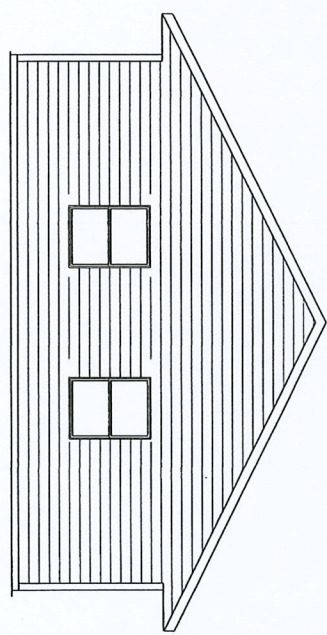
Grafsgaard | 11377 Admiral Ln | Sauk Centre, MN



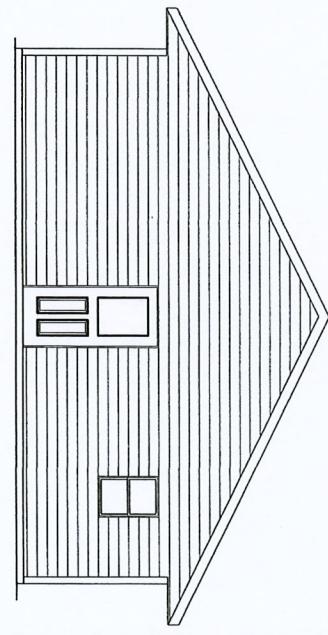
LAKE SIDE ELEVATION



ROAD SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION

ELEVATIONS

SCALE: 1/4"=1'-0"

The plans furnished were prepared by qualified draftsperson who are not registered architects or professional engineers and are for informational purposes only. The selection of correct materials is the responsibility of each contractor, the owner or user of these plans.



KRAEMER LUMBER CO.
MELROSE SAUK CENTRE
 P: 320-256-4275 P: 320-392-2255
 F: 320-256-4411 F: 320-392-6288

Client: Brian & Tammy Grafsgaard

DRAWN BY: VH

REVISIONS:

SCALE: 1/8"=1'-0"

DATE: 2-25-26

PAGE 1 OF 1



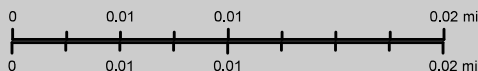
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Monday, March 30, 2026



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

MINNESOTA • EST. 1855 •

Received

MAR 30 2026

Todd County Planning & Zoning

Receipt #2026-0086

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Accepted 3/30/2026

KLM

Appeal for a Variance

Applicant TOM EVANS Coleen Taylor

Mailing Address 20598 ALABAMA DR.

Site Address 20598 ALABAMA DR.

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 14-0034600

Section: 22 Township KANDOTA

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): SAUK (RD)

Full and Current Legal Description(s): SEE DEED
(attach if necessary)

Do you own land adjacent to this parcel(s) ___ Yes ___ X No

Septic System: Date installed 1998 Date of Compliance Inspection 2/19/2026

Is a new system needed: ___ yes ___ X no N/A STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variations Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width ___ Lot area ___ Lake or River setback X Bluff setback ___
Road right-of-way setback ___ Side Yard setback ___ Buildable area ___
Impervious surface coverage ___ Building/Structure Height ___ Other ___

X Did you meet with the Township Board to present the Application for Variance?

Yes X No ___ Date of the meeting 3/9/26

X Allen Walter

Optional Township Board Signature

Allen Walter

Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

1.) REQUEST TO REDUCE THE REQUIRED 100' SETBACK FROM LAKE TO 94'

2.)

3.)

4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

AREA PLATTED 1938 BEFORE ZONING
HOUSE SITS TIGHTLY BETWEEN SETBACKS
THIS IS A MINIMUM REQUEST AND WILL STILL
BE FURTHER AWAY FROM THE LAKE THAN MY
NEIGHBORS DECKS

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y)

pl

SKETCH DRAWING

SEE ATTACHED

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

COLEEN TAYLOR
Applicant Name Printed

Coleen Taylor
Signature

3/7/26
Date

TOM EVANS
Property Owner Name Printed

Tom Evans
Signature (If different than applicant)

3/7/26
Date

AUTHORIZED AGENT FORM

I hereby authorize COLEEN TAYLOR to act as my authorized agent for all public hearing(s) and legal relations with this application on property located at:

Site address 20598 ALABAMA DR SAUK CENTRE

Section # 23 Township Name KANDOTA

Parcel Number(s) 14-0034600

Property Owner(s) name (print) TOM EVANS

Property Owner(s) Signature(s) TAE Date _____

Authorized Agent(s) name (print) COLEEN TAYLOR

Authorized Agent(s) Signature(s) Coleen Taylor Date 3/7/26

Authorized Agent Phone Number [REDACTED]

NOWHERE NEAR OVER IMPERVIOUS

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name _____ Site Address _____
 Phone (____) ____-____ City _____ State ____ Zip _____
 Mailing Address _____ Parcel Number ____-____
 _____ Lake/River Name _____

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 23,377 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. House - 960	/
2. Porch - 30	
3. Boathouse - 160	
4. Garage - 336	
5. $\frac{1486}{23377} = 6.3\%$	
6.	
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. Deck - 126	Deck replacement - 250
2. Driveway - 700	
3. $826 =$	
4. $+1486$	Total = 10.5%
5. $\frac{2312}{23377} = 9.9\%$	
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)		
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone		
Existing deck	6 x 21 = 126 sqft	B		
Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams	
A. Outside shoreland building setback	75'+	100'+	150' +	
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'	
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'	

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.



ALABAMA DR

20580

14-0034500
JAMES &
VALERIE KLUMER

20594

14-0034400
THOMAS &
CHERYL AHLERS

20598

14-003400
TOM EVANS

⑧

①

14-0025100
LACEY M COTE

Sauk (North Bay)
77015002

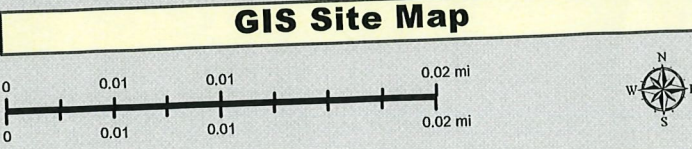
Proposed Park

14x20'
94'0" from OHW

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248



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Printed on:
Wednesday, February 11, 2026

2

5853

TODD COUNTY, MINNESOTA

OFFICE OF THE REGISTRAR OF TITLES Fee: \$96.00

TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: September 20, 2016 12:48 PM

Cheryl Perish, Registrar of Titles

CERTIFICATE WELL: \$50.00
COUNTY COMPLIANCE FUND: \$11.00
RECORDER TECHNOLOGY FUND: \$18.00
STATE TREASURY GEN FUND: \$10.50
TORRENS ASSURANCE FUND: \$1.50
GENERAL TORRENS: \$13.00
STATE DEED TAX: \$594.00

Well Certificate () Received

Received from: MAIN STREET TITLE & CLOSING LLC

Returned To: MAIN STREET TITLE & CLOSING LLC
1062 MAIN ST S
56378

Cert. 950

No Delinquent Taxes
 Transfer Entered
Certificate of Real Estate value (received () not required
CRV # 160582 E 563656
Date 9.20.16 Deed Tax Amount \$ 594.00

Todd County Property Records & Taxpayer Services Division
4P

E-CRV 563656

Form No. 37-M
TRUSTEE'S DEED

by Individual(s)

Date: September 16, 2016

DEED TAX DUE: \$ 594.00

FOR VALUABLE CONSIDERATION, Douglas F. Schmid and Nancy M. Schmid as Trustee(s) of Douglas F. Schmid Revocable Trust, Grantor(s), hereby convey(s) to Tom Evans, Grantee(s), real property in Todd County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto.

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.

14-0034600

950 → #1105

EXHIBIT 'A'

Lots Nine (9) and Ten (10) of Block One (1) of Enblom's Resort, platted out of Government Lot One (1) of Section Twenty-Two (22), Township One Hundred Twenty-seven (127), Range Thirty-four West according to the plat thereof on file and of record in the office of the Registrar of Title, in and for the County of Todd and State of Minnesota.

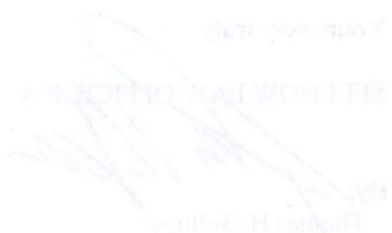
I hereby certify in this deed that the Trustee's Deed executed by Douglas F. Schmidt and Nancy M. Schmidt as Trustees of the Douglas F. Schmidt Revocable Trust, Dated to Tom Bruce Grant is legally sufficient to register to the Grant for the land described as follows:

Lot Nine (9) and Ten (10) of Block One (1) of Enblom's Resort, platted out of Government Lot One (1) of Section Twenty-Two (22), Township One Hundred Twenty-seven (127), Range Thirty-four West according to the plat thereof on file and of record in the office of the Registrar of Title, in and for the County of Todd and State of Minnesota.

The land is subject to being with the Todd Camp Register of Title. The Register of Title is subject to the Trustee's Deed executed by Douglas F. Schmidt and Nancy M. Schmidt as Trustees of the Douglas F. Schmidt Revocable Trust upon Certificate of Title No. 155.

The Trustee is subject to all current mortgages upon the land. The Trustee is not responsible for any mortgages or other encumbrances on the land which are not shown on the plat of the land or on the Register of Title. The Trustee is not responsible for any encumbrances on the land which are not shown on the plat of the land or on the Register of Title. The Trustee is not responsible for any encumbrances on the land which are not shown on the plat of the land or on the Register of Title.

Not. Copy of the signed document shall be filed in the office of the Registrar of Title. This is not an intention to recording. We are aware that this is a common property tax matter.

Yours very truly,

Douglas F. Schmidt

SELLNOW LAW OFFICE, P.A.

Attorney at Law

Thomas H. Sellnow*

Associate

Jason R. Sellnow

Legal Assistants

Tamera Byland

Beth Nelson

*Real Property Law Specialist

Certified by the Real Property

Section of the Minnesota

State Bar Association

September 20, 2016

Cheryl Perish

Registrar of Titles

Todd County Recorder's Office

215 1st Ave. S, Suite 203

Long Prairie, MN 56347

RE: Certificate of Title No. 950
Our File No. 16-

Dear Ms. Perish:

I hereby certify in this letter that the Trustee's Deed executed by Douglas F. Schmid and Nancy M. Schmid, as Trustee of the Douglas F. Schmid Revocable Trust, Grantor to Tom Evans, Grantee is legally sufficient to transfer to the Grantee for the land described as follows:

Lots Nine (9) and Ten (10) of Block One (1) of Enblom's Resort, platted out of Government Lot One (1) of Section Twenty-two (22), Township One Hundred Twenty-seven (127), Range Thirty-four West according to the plat thereof on file and of record in the office of the Registrar of Title, in and for the County of Todd and State of Minnesota.

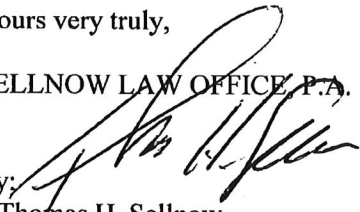
The transfer is subject to filing with the Todd County Registrar of Titles. The September 16, 2016 Affidavit of Trustee executed by Douglas F. Schmid and the September 16, 2016 Certificate of Trust also executed by Douglas F. Schmid to be memorialized upon Certificate of Title No. 950.

The transfer is subject to all current memorials upon Certificate of Title No. 950, unless appropriate releases, deeds, satisfactions or other evidence is provided to you and also subject to any documents filed contemporaneously with the September 16, 2016 deed. Please contact the undersigned if you have questions or concerns.

Note: Copies of the signed documents emailed to my office are attached. I note that the box designating torrens property has not been checked on page 2 of the Trustee's Deed. This is not an impediment to recording. We are aware that this is torrens property not abstract property.

Yours very truly,

SELLNOW LAW OFFICE, P.A.

By: 
Thomas H. Sellnow

THS:tb

Enclosures (as stated)

cc: Main Street Title & Closings, LLC. - via email only

229 Central Avenue, Long Prairie, MN 56347 (320) 732-1919 (320) 732-1922 (FAX)

Staples (218) 894-4618

KANDOTA TOWNSHIP
AGENDA
MARCH 9, 2026

1. Pledge/ Call to Order/ Approve Agenda
2. February Minutes
3. Treasurer's Report
4. Colleen Taylor [REDACTED] to discuss a building permit to add a deck to their house near Rainbow Lodge.
5. Roads
 - Contract with Craig Tschida Excavating, Inc.
 - Request for township to cover 100% of cost for dust control for Bayview Dr every year.
 - Contract award for 2026 pavement improvement project.
 - Message from Nick Koos at Widseth: We know the Kandota portion came in above budget by about 6.8%, however we feel the bid is still very good and recommend awarding.

Engr Est	\$163,940
Bid	\$175,240
6. Bills
7. Financial reports from Sonja.
8. Go over agenda and road report for annual meeting. Sonja has some numbers for proposed levy.
9. Spring short courses. St. Cloud, Tuesday, March 24th; Willmar, Thursday, March 26th; Alexandria, Friday, March 27th. Cost is \$75 each. Registration begins at 8:00, session from 9:00 am to 3:00 pm.
10. Todd County Officers Assoc meeting Tuesday, April 7th, at the Clarissa Ballroom. Registration at 5:00 pm.
11. Other
 - Minnesota Association of Townships membership cards.
12. Adjourn



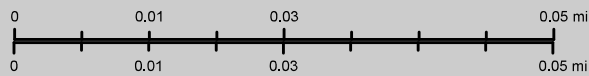
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Todd County
MINNESOTA



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GIS Site Map



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

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