

# APPLICATION FOR ZONING APPEAL

City of Crosslake

City Hall, 13888 Daggett Bay Rd, Crosslake, MN 56442 218-692-2689

Version: 1/2024

The Board of Adjustment shall act upon all questions as they may arise in the administration of this Ordinance, and it shall hear and decide appeals from and review any order, requirements, decision, or determination made by the Planning & Zoning Administrator official charged with enforcing the Zoning Ordinance.

OFFICE USE: Fee \$	Hearing Date	Application Number
Received By	Date Received	Receipt #
		Zone

Applicant James Haertzen Phone 612-751-2000

First

MI

Last

Mailing Address 10652 Brookside Trail City: Champlin State: MN Zip 55316

Property Address 35765 West Shore Drive, Crosslake, MN 56442

Lake Pleasant Lake Township 137 Range 27 Section 19

Tax Parcel Number of the property affected by the appeal: 14190595, 14190594, 14190596, 14190597, 14190598, 14190599

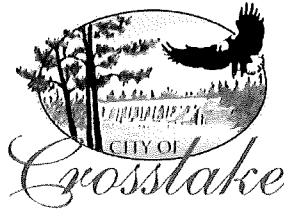
Legal Description of the property affected by the appeal: Lots 1, 2, 3, 4, 5 and 6, Block One, Cross Lake Park, Crow Wing County, Minnesota.

Explain the order, requirement, decision, or determination, which is being appealed, the requested remedy, and the reason for appeal: See attached Exhibit A.

I hereby certify with my signature that all data on my application/permit forms, plans and specifications are true and correct to the best of my knowledge. NOTICE: Pursuant to Minnesota Statutes, Chapter 462.361, all decisions by the Planning Commission/ Board of Adjustment in granting variances or in hearing appeals from any administrative order, requirement, decision, or determination shall be final, except that any aggrieved person or persons, or any department, board, or commission of the jurisdiction or of the State shall have the right to appeal within 30 days after receipt of notice of the decision, to District Court on questions of law and fact.

Signature of Applicant(legal name) [Signature] Date Jun 16, 2025

City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Sam Clausen  
302 South 6<sup>th</sup> Street  
Brainerd, Mn 56401

For PID # 14190596, 14190597, 14190598, and 14190599

Dear Mr Clausen,

The purpose of this letter is to inform you that our office is denying permit request # 250064A Received May 2<sup>nd</sup>, 2025 by mail.

The reason for denial is as quoted from our city attorney "Lots 1-6 are shoreland lots of record that do not meet the current requirements for lot width or lot size. As such, they fall under Zoning Code § 26-137, which is derived from Minn. Stat. § 462.357, subd. 1e. One lot of a group of lots cannot be sold or developed unless it meets certain criteria. I believe it is undisputed that the proposed split does not meet the criteria under Code § 26-137(6).

Paragraph (7) states that "A lot subject to paragraph (6) not meeting the requirements of paragraph (6) must be combined with the (sic) one or more contiguous lots so they equal one or more conforming lots as much as possible."

The lots at issue are subject to paragraph (6) but do not meet the requirements of paragraph (6), so in order for a lot to be considered as a separate parcel for the purpose of sale or development, it must be combined with one or more contiguous lots. Combining a nonconforming lot with a *portion* of another nonconforming lot, as proposed in the survey your client provided, does not suffice. There must be a combination of *lots*. The idea is to reduce the nonconformities of the subject lots by combining them into a bigger lot. Simply moving the lot line north into Lot 5 does not constitute a combination of *lots* and it actually *increases* the nonconformity of that lot by making it smaller."

Our office will refund your application fee less the \$75.00 administrative review fee.

Thank you for your cooperation. If you have any questions, please don't hesitate to contact me.

Sincerely,

Paul Satterlund  
Planning and Zoning Administrator  
13888 Daggett Bay Road  
Crosslake, MN 56442  
Phone: (218) 692-9805  
E-Mail: [psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)



**Consolidation/Lot Line Adjustment Application**  
 Planning and Zoning Department  
 13888 Daggett Bay Rd, Crosslake, MN 56442  
 218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

**250064A**

Property Owner(s): James Haerten

Receipt Number: 244403

Mailing Address: 10652 Brookside Trl, Champlin, MN 55316

Site Address: 35765 West Shore Drive Crosslake, MN

Phone Number: 612-751-200

E-Mail Address: jhaerten@comcast.net

Parcel Number(s): See Exhibit A

Legal Description: See Exhibit B

Sec 19 Twp 137 Rge ☒ 27 / ☐ 28

Land Involved: Acres: 5

Lake/River Name: Pleasant Lake

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

If yes, list Parcel Number(s) 14190595, 14190594,

14190596, 14190597, 14190598, 14190599

Authorized Agent: Samuel Clausen

Agent Address: 302 South 6th Street, Brainerd, MN 56401

Agent Phone Number: 2188291451

Signed by: [Signature]  
 Signature of Property Owner(s)

Date 4/30/2025

Signature of Authorized Agent(s)

Date

For Office Use:

Application accepted by PS Date 5/2/25 Land Use District SN Lake Class NE

Stamped/Approval Date **DENIED** 5/21/25

**Type**  
 (Check applicable request)

☐ Consolidation

☒ Lot Line Adjustment

**Notification**  
 (Initial)

☐ City of Crosslake does not make the final decision for the recording process. All stamped/approved documents must be submitted to the Crow Wing County Recorder's office within 90 days of approval date.

**For Office Use**

☐ All applications must be accompanied by signed Certificate of Survey if applicable (see survey checklist).

☐ Consolidation Fee: \$200.00 Payable to "City of Crosslake"

☐ Lot Line Adjustment Fee: \$200.00 Payable to "City of Crosslake"

---

Re: Permit 250064A

---

From Paul Satterlund <psatterlund@cityofcrosslake.org>  
Date Thu 5/29/2025 11:18 AM  
To Sam Clausen <sclausen@brainerdlaw.com>

Sam,

Sorry about that, I thought it was posted on the application.

Appeals to the Planning Commission/BOA is \$750.00.

Thanks

---

**From:** Sam Clausen <sclausen@brainerdlaw.com>  
**Sent:** Thursday, May 29, 2025 11:16 AM  
**To:** Paul Satterlund <psatterlund@cityofcrosslake.org>  
**Subject:** RE: Permit 250064A

Hi Paul,

Thank you for responding to my letter. What is the fee for the appeal?

Thanks,  
Sam

---

**From:** Paul Satterlund <psatterlund@cityofcrosslake.org>  
**Sent:** Thursday, May 29, 2025 10:41 AM  
**To:** Sam Clausen <sclausen@brainerdlaw.com>  
**Subject:** Re: Permit 250064A

Hello Mr Clausen,

Permit #250064a was determined to have enough information to be denied based on the reasonings given and not because the application was deemed incomplete.

The appeal process per the Crosslake Land Use Ordinance **Sec. 26-228** can be seen as follows:

**Sec. 26-228 Appeals of Administrative Actions to the Planning Commission/Board of Adjustment**

(1) Acting in its capacity as the Board of Adjustment, the Planning Commission/Board of Adjustment shall hear all appeals of final administrative orders, requirements, decisions, or determinations. Appeals to the Planning Commission/Board of Adjustment shall be filed with the Department within 30 days of the date the order, action, or determination was made. The appeal shall be filed in writing specifying the grounds thereof, together with a fee according to the most recent City Council approved fee schedule. The Administrator shall notify the Planning

Commission/Board of Adjustment of the appeal within 5 working days. The Administrator shall, within 30 days of such notice call a properly noticed public hearing to hear such appeal. The appellant may appear in person at the hearing and/or be represented by an agent or attorney. (2) Determination of appeal. The Planning Commission/Board of Adjustment shall review the information submitted by the appellant, a report from the Administrator, and the provisions of this Chapter, and affirm the original decision unless the Planning Commission/Board of Adjustment determines that: a) The decision was arbitrary and capricious, or; b) The decision did not comply with the standards in this Chapter.

(3) The Planning Commission/Board of Adjustment shall decide the matter appealed within 30 days after the date of the hearing. The Planning Commission/Board of Adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed, and to that end shall have all the powers of the officer whose decision was appealed, and may direct the issuance of a permit. The reasons for the Planning Commission/Board of Adjustment decision shall be stated in writing and provided to the appellant and the City Council.

**Sec. 26-229 Appeals of Planning Commission/Board of Adjustment Decisions**

Pursuant to Minnesota Statutes, Chapter 462.361, all decisions by the Planning Commission/Board of Adjustment in granting variances or in hearing appeals from any administrative order, requirement, decision, or determination shall be final, except that any aggrieved person or persons, or any department, board, or commission of the jurisdiction or of the State shall have the right to appeal within 30 days after receipt of notice of the decision, to District Court on questions of law and fact.

I've attached an appeal form if you'd like to pursue "Appeal of an administrative action" to the planning Commission/board of adjustment.

Thanks and let me know if you have any other questions or concerns,

---

**From:** Sam Clausen <[sclausen@brainerdlaw.com](mailto:sclausen@brainerdlaw.com)>  
**Sent:** Friday, May 23, 2025 1:27 PM  
**To:** Paul Satterlund <[psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)>  
**Subject:** RE: Permit 250064A

Good afternoon Paul,

Please see attached.

Thanks,  
Sam

---

**From:** Paul Satterlund <[psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)>  
**Sent:** Wednesday, May 21, 2025 4:30 PM  
**To:** Sam Clausen <[sclausen@brainerdlaw.com](mailto:sclausen@brainerdlaw.com)>  
**Subject:** Permit 250064A

Mr. Clausen,

Please see the attached letter of Denial for Permit # 250064A

This application was also missing a signed certificate of survey making it incomplete.

Please reach out if you have any questions,

**Paul Satterlund**  
**Planning & Zoning Administrator**

Crosslake Planning and Zoning Department  
13888 Daggett Bay Rd  
Crosslake, MN 56442

Office: (218) 692-2689

Direct: (218) 692-9805

Email: [psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)

Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)



LEAP Email Reference [F:f20f0782-7317-46f8-8a51-86e44de1aeef|M:e1d78457-eb44-074b-a0bc-daf8e6f8a199|O:cd6c920e-6e29-403e-b293-25119b62dec2] (Please do not delete)



**From:** [Paul Satterlund](#)  
**To:** [Sam Clausen](#); [jim.haerten@lutherbrookdalehonda.com](mailto:jim.haerten@lutherbrookdalehonda.com)  
**Cc:** [Cheryl Stuckmayer](#)  
**Subject:** Application for Zoning Appeal  
**Date:** Wednesday, June 25, 2025 8:24:20 AM  
**Attachments:** [Outlook-yrineqop.png](#)

---

Hello Mr Clausen and Mr Haerten,

We have received your application for a Zoning Appeal. I'll be contacting our planning commission/board of adjustment today to let them know we have received an application and we will start to try and find a date that works to call a meeting. We'll be in touch shortly to let you know when a meeting is able to be held within the next 30 days.

Thanks,

**Paul Satterlund**  
**Planning & Zoning Administrator**  
Crosslake Planning and Zoning Department  
13888 Daggett Bay Rd  
Crosslake, MN 56442

Office: (218) 692-2689  
Direct: (218) 692-9805  
Email: [psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)  
Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)



**From:** [Paul Satterlund](#)  
**To:** [DAVID FUHS](#)  
**Cc:** [Cheryl Stuckmayer](#)  
**Bcc:** [Joel O'Leary](#); [Joel Knippel](#); [Kristin Graham](#); [Jeremy Johnson](#); [Cooper Hanning](#); [Jeff Mcgrath](#)  
**Subject:** Zoning Appeal to  
**Date:** Wednesday, June 25, 2025 10:21:59 AM  
**Attachments:** [Outlook-aa4o4b32.png](#)

---

Hello Planning Commissioners,

The Planning and Zoning Department has received an application for a zoning appeal to an administrative decision that I made, denying a lot adjustment.

We need to schedule a special meeting/hearing for the appeal process and needs to be within the next 30 days. My first thought is that the July 25<sup>th</sup> Planning Commission meeting falls within the 30 days so we could add the appeal to the meeting. May make for a long day, otherwise we could schedule it for the week prior, July 15<sup>th</sup> - 18th.

Does the group have an opinion on adding an additional meeting or would you like to commit to a longer day on the 25th?

Thanks

**Paul Satterlund**  
**Planning & Zoning Administrator**  
Crosslake Planning and Zoning Department  
13888 Daggett Bay Rd  
Crosslake, MN 56442

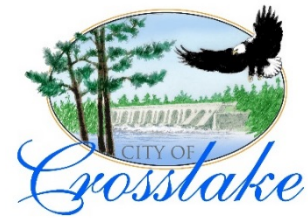
Office: (218) 692-2689  
Direct: (218) 692-9805  
Email: [psatterlund@cityofcrosslake.org](mailto:psatterlund@cityofcrosslake.org)  
Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)





# LOT SIZE REQUIREMENTS

After the effective date of this Chapter, all new lots in a Shoreland District created by plat, minor subdivision, or metes and bounds shall meet the minimum lot area, buildable area, and lot width requirements in the tables below. Only land above the ordinary high water level of public waters can be used to meet lot area and buildable area standards.



## Shoreland District Lot Size Requirements

Lake Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )
General Development -Riparian	30,000	100	12,000	40,000	200	27,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	40,000
Recreational Development- Riparian	40,000	150	16,000	60,000	225	30,000
Recreational Development-Non-Riparian	60,000	150	25,000	80,000	265	40,000
Natural Environment-Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment-Non-Riparian	120,000	200	60,000	160,000	400	80,000
Sensitive Shoreland Districts-Riparian--all lake classes	80,000	200	40,000	120,000	300	60,000
Sensitive Shoreland Districts-Non-riparian--all lake classes	80,000	200	40,000	160,000	400	80,000

\*-- Duplex lots are not allowed within natural environment - special shallow lake shorelands.

River Classification	SINGLE FAMILY RESIDENTIAL			DUPLEX RESIDENTIAL LOT		
	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Min. Buildable Area (ft <sup>2</sup> )**
General Development -Riparian	30,000	100	12,000	40,000	200	20,000
General Development -Non-Riparian	40,000	150	20,000	60,000	265	30,000
Natural Environment –Riparian	80,000	200	40,000	120,000	400	60,000
Natural Environment -Non-Riparian	120,000	200	60,000	160,000	400	80,000

## Rural Residential District Lot Size Requirements

Rural Residential Classification	Min. Lot Area	Min. Lot Width
Rural Residential 2 (RR2)	2 Acres	100'
Rural Residential 5 (RR5)	5 Acres	300'

## Commercial Lot Size Requirements

Waterfront Commercial District	Min. Lot Area	Min. Lot Width
GD Lake	5 Acres	400'
RD Lake	5 Acres	400'
NE Lake (Existing Only)	10 Acres	800'
	Min. Lot Area	Min. Lot Width
Downtown Commercial District	15,000 sq ft	50'
Limited Commercial District	20,000 sq ft	100'
Commercial/Light Industrial District	20,000 sq ft	100'

**LOT**

A parcel of land designated by plat, metes and bounds, registered land survey, auditors plat, or other accepted means and separated from other parcels or portions by said description for the purpose of use, occupancy, sale, lease, or separation.

**LOT AREA**

Square footage or acreage included within the boundaries of a parcel or platted lot. For riparian lots, land above the Ordinary High Water Level.

**LOT, NON-RIPARIAN**

A lot that does not abut public waters.

**LOT, RIPARIAN**

A lot that abuts public waters.

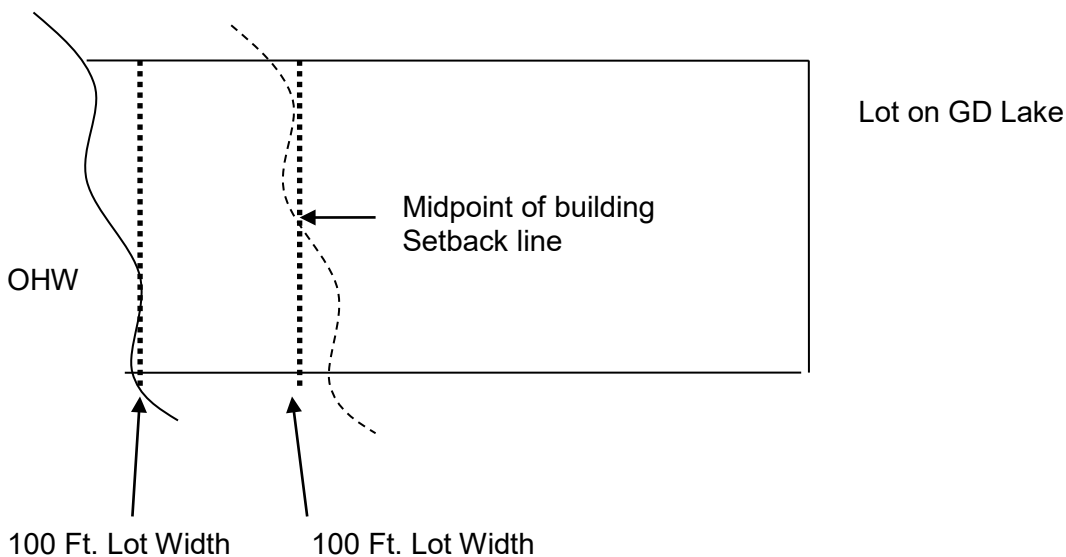
**LOT WIDTH, NON-RIPARIAN**

On a lot that does not abut public waters, the shortest distance between side lot lines as measured at the midpoint of the longest axis of the lot.

**LOT WIDTH, RIPARIAN**

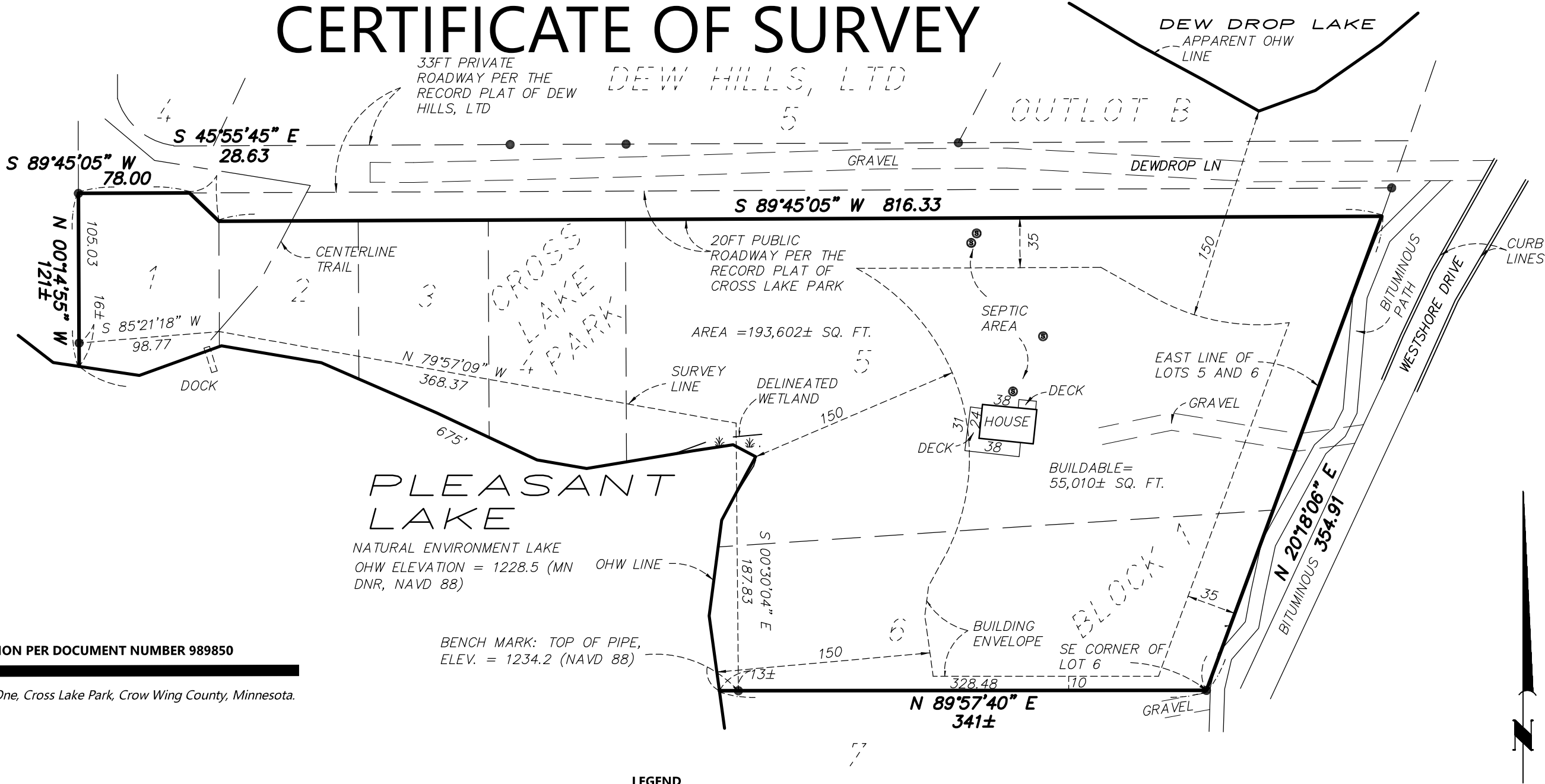
On a lot that abuts public waters, the minimum distance between:

- (1) Side lot lines measured at the midpoint of the building setback line; and
- (2) The minimum distance between side lot lines at the ordinary high water level.

**NOTE:**

*The above is meant to be a brief reference of lot size requirements. See the entire Code of Ordinances for the City of Crosslake, Minnesota, Chapter 26 Land Use for additional and complete requirements that need to be met.*

# CERTIFICATE OF SURVEY



EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 989850

Lots 1, 2, 3, 4, 5 and 6, Block One, Cross Lake Park, Crow Wing County, Minnesota.

## GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System. Elevations based on Lidar Data.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- Wetlands shown hereon are based on Wetland Delineation done by Mitch Brinks in April of 2025.
- Impervious coverage on Parcel A is 2608 sq. ft. (1% of the overall parcel)
- Lot 6, Block 1 ( AREA = 41,641± SQ. FT.) (BUILDABLE = 17,231± SQ. FT) (LAKE FRONTAGE = 101±')

## LEGEND

- DENOTES FOUND MONUMENT
- Ⓢ DENOTES SEPTIC INSPECTION PIPE

I hereby certify that this survey 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.

Paul Herkenhoff

2-7-25

Paul Herkenhoff, R.L.S.  
License No. 45875  
revised 4-8-25  
revised 4-17-25

Date

revised 7-9-25

80 0 80 160 240  
Scale in feet

REQUESTED BY:

HAERTZEN

Lakes Area  
SURVEYING LLC.

4962 COMMONS DR. UNIT E-2  
NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by:

PDH

Date:

2/7/25

Job No:

23-273



# BSKK

BORDEN | STEINBAUER | KRUEGER | KNUDSON  
Our Business is the Law

Charles P. Steinbauer | Patrick M. Krueger\* | Virginia J. Knudson | David V. Hurt

June 16, 2025

Crosslake Planning and Zoning  
13888 Daggett Bay Rd  
Crosslake, MN 56442

Re: Haertzen - Zoning Appeal  
Our File: 34647

Dear Sir/Madam:

Enclosed please find Mr. Haertzen's Application for Zoning Appeal, along with a check in the amount of \$750.00 for the application fee.

Your consideration in this regard is appreciated.

Sincerely,

Samuel D. Clausen  
SDC/jak

Enclosures

## EXHIBIT A

Mr. Haerten's proposal falls within the nonconforming lot exception to the Crosslake City Ordinance. The Crosslake City Ordinance allows for the sale and development of contiguous lots of land if it meets the following requirements: "a) the lot must be at least 66 percent of the dimensional standard for lot width and lot size for the shoreland classification consistent with Minnesota Rules, chapter 6120; b) The lot must be connected to a public sewer, if available, or must be suitable for the installation of a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, and this Chapter; c) Impervious surface coverage must not exceed 25 percent of each lot; and d) Development of the lot must be consistent with the Crosslake Comprehensive Plan." Crosslake City Ordinance § 26-137(6).

Here, Mr. Haerten's property fulfills the requirements to create a parcel eligible for sale and development. Mr. Haerten's property sits on Pleasant Lake, an environmental lake. The minimum lot width of an environmental lake is 200 feet of shoreline. Crosslake City Ordinance § 307. The minimum lot area requirement is 80,000 square feet. *Id.* However, for the nonconforming lot exception in the city ordinance, the minimum lot width requirement is 132 feet of shoreline, and the minimum lot area requirement is 52,800 square feet. Mr. Haerten's proposed parcel B meets this requirement as he has 132 feet of shoreline, and the lot area is 55,188 square feet. Proposed parcel A meets these requirements as it has 543 feet of shoreline, and its area is 138,414 square feet. Therefore, Mr. Haerten's proposed parcel meets the first requirement of the lot nonconforming section.

Additionally, both lots are suitable for installing a Type 1 sewage treatment system per the attached sewage report.

The impervious coverage does not exceed 25% on either parcel and therefore complies with this requirement in Crosslake City Ordinance § 26-137(6).

The development of the lot is part of the comprehensive plan because Mr. Haerten's proposed development would meet Crosslake's land use goals of creating a range of housing opportunities and choices and fostering a walkable neighborhood. Therefore, Mr. Haerten's proposed parcels fulfill the Crosslake City Ordinance § 26-137(6) requirements.

Although Mr. Haerten's proposed parcels meet the specific dimensional and development requirements of § 26-137(6), the City Administrator did not deny Mr. Haerten's lot line adjustment application because of § 26-137(6). Instead, he denied the lot line adjustment based on § 26-137(7). That provision addresses lots that do not meet the standards of paragraph (6) and directs landowners to reduce nonconformity by combining lots "as much as possible." The proposed adjustment complies with that directive.

Paragraph (7) states:

"A lot subject to paragraph (6) not meeting the requirements of paragraph (6) must be combined with one or more contiguous lots so they equal one or more conforming lots as much as possible."

The ordinance does not require a full consolidation of entire legal lots. Instead, it directs landowners to reduce nonconformity "as much as possible" through combinations with contiguous lots. Mr. Haertzen's proposal follows that directive by combining Lot 6 with a portion of Lot 5. Proposed Parcel B, as a result, satisfies the dimensional requirements under § 26-137(6). Proposed Parcel A, which contains the remainder of Lot 5, retains a shoreline width and square footage far exceeding the minimum thresholds for nonconforming and conforming shoreland lots.

By incorporating land from Lot 5 into Lot 6, Mr. Haertzen increases the conformity of Lot 6 to the extent feasible without rendering Lot 5 non-compliant. If a group of two or more contiguous lots are under the same ownership, they shall be combined to equal one or more parcels of land. *In re Holzgrove*, No. A05-1017, 2006 WL 920950, at \*1 (Minn. Ct. App. Apr. 11, 2006). Lot 5 complies with the city ordinance because it is part of Parcel A, a larger contiguous parcel. The Administrator's conclusion that Proposed Parcel A becomes "more nonconforming" misstates the effect of the adjustment. Parcel A remains significantly above the 66% nonconforming thresholds and the base zoning requirements for environmental lakes because it is a contiguous lot.

The ordinance anticipates situations in which full conformance remains unattainable and instead sets a standard of "as much as possible." Mr. Haertzen's lot line adjustment reflects a good-faith effort to meet that standard. The proposed configuration moves the properties toward compliance, discourages future fragmentation, and furthers the ordinance's intent. Mr. Haertzen does not request approval to develop undersized or isolated lots. He seeks approval to adjust boundaries to reduce nonconformity and support appropriate development. The Planning and Zoning Commission should interpret § 26-137(7) in a manner that gives effect to its purpose rather than applying a rigid interpretation that defeats a reasonable attempt at compliance.

For those reasons, Mr. Haertzen respectfully requests that the Planning and Zoning Commission reverse the denial and approve the proposed lot line adjustment.







# Application for Zoning Appeal 06.13.25

Final Audit Report

2025-06-16

Created:	2025-06-16
By:	Joy Krueger (jakrueger@brainerdlaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6Im9pVxKAkeQXzMRLTSFBK2QvpZRKMMY

## "Application for Zoning Appeal 06.13.25" History

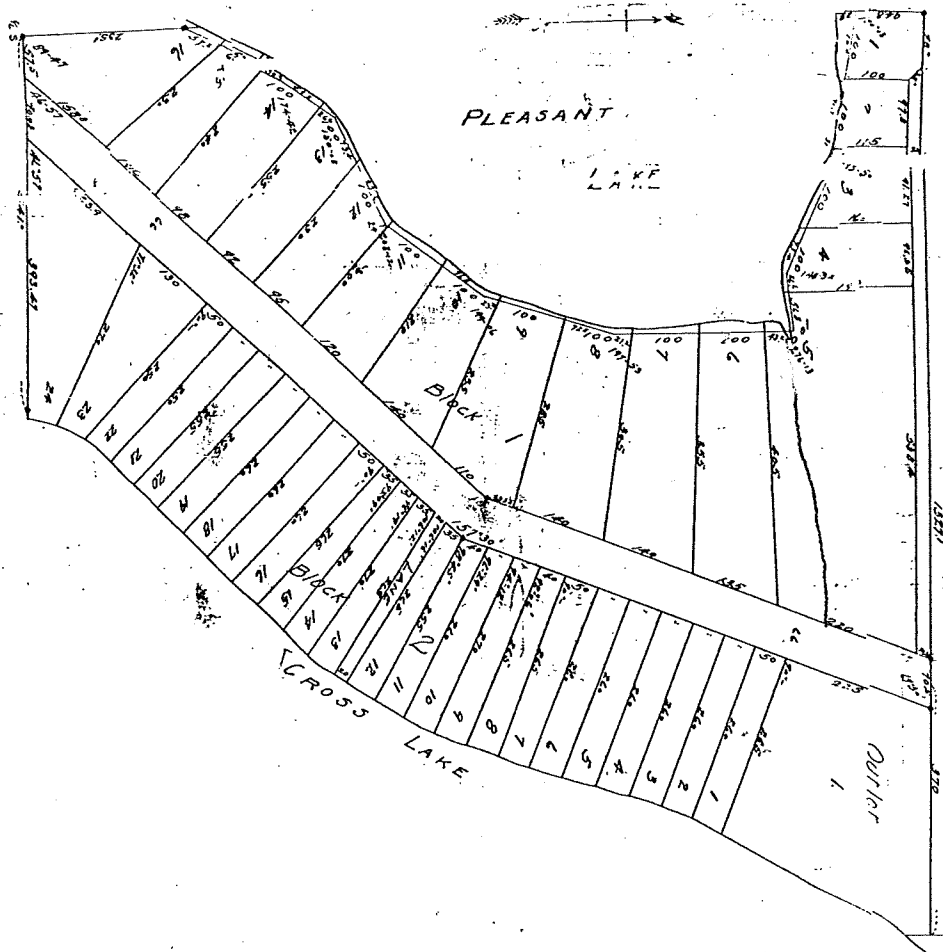
-  Document created by Joy Krueger (jakrueger@brainerdlaw.com)  
2025-06-16 - 8:16:44 PM GMT
-  Document emailed to jim.haerten@lutherbrookdalehonda.com for signature  
2025-06-16 - 8:17:38 PM GMT
-  Email viewed by jim.haerten@lutherbrookdalehonda.com  
2025-06-16 - 8:20:26 PM GMT
-  Signer jim.haerten@lutherbrookdalehonda.com entered name at signing as Jim Haerten  
2025-06-16 - 8:22:53 PM GMT
-  Document e-signed by Jim Haerten (jim.haerten@lutherbrookdalehonda.com)  
Signature Date: 2025-06-16 - 8:22:55 PM GMT - Time Source: server
-  Agreement completed.  
2025-06-16 - 8:22:55 PM GMT



Adobe Acrobat Sign



CROSS LAKE PARK



Witness  
of this deed

Caroline O. Day

*Editha Wickard*

*My Commission expires October 1931*

County Surveyor.

State of Minnesota } ss.  
County of Crow Wing }

On this 1<sup>st</sup> Day of July, 1927 before me personally appeared howe Anderson to me well known to be the person described in and who executed the prior certificate and acknowledged the same as his free act and deed.

Therese

I, A. M. Mahlum do hereby certify that the Taxes are paid on the above described years prior to 1926.

I, S. R. Haire, Treasurer, for Crow Wing County, Minnesota, do hereby certify  
that  
paid on the above described lands for the year 192

This Plot of "Crow Lake Park" was approved this 11<sup>th</sup> day of July  
Board of County Commissioners for Crow Wing County Minnesota.

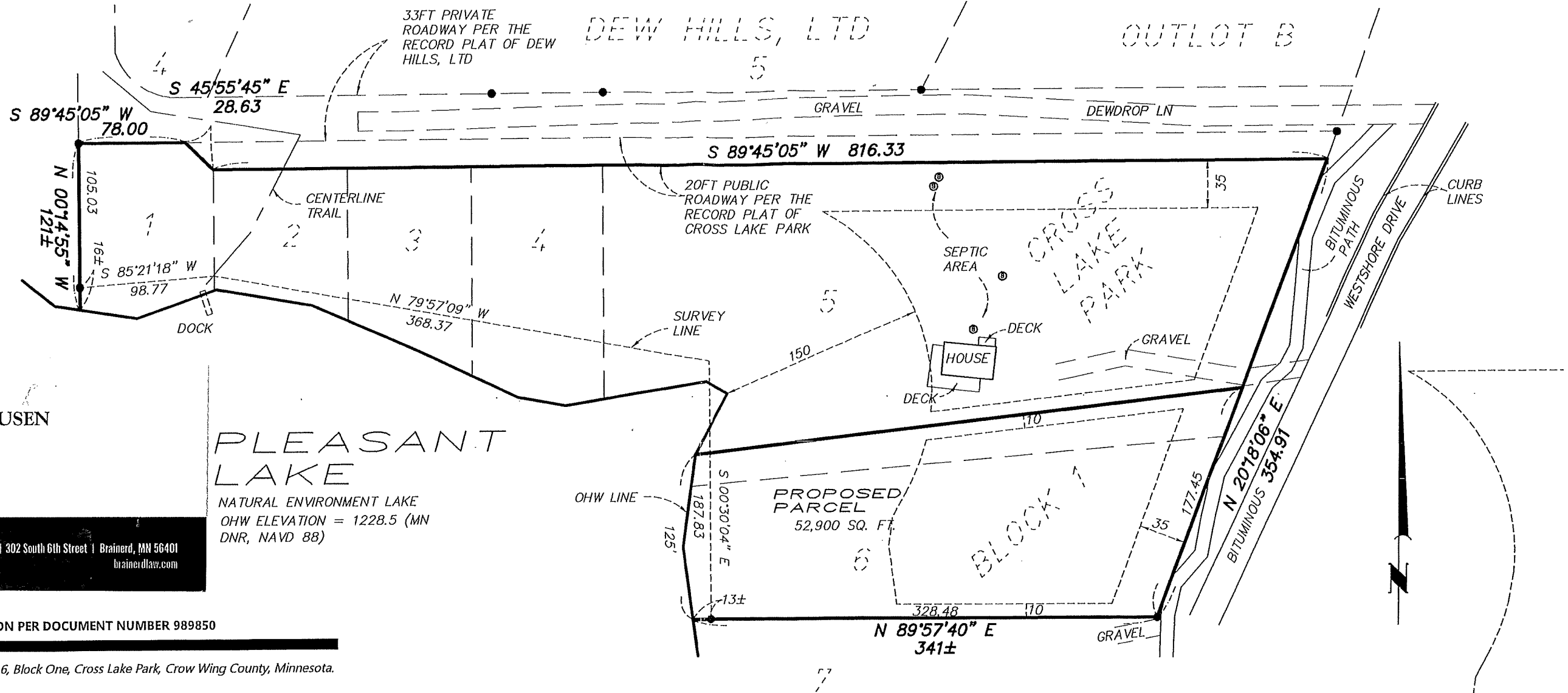
89343

This Plot of Cross Lake Park was filed in my office at 11 o'clock A.M. of July 1927

759

Reyis  
Crown

# CERTIFICATE OF SURVEY



**SAMUEL D. CLAUSEN**  
Attorney at Law

218.829.1451  
218.829.2946  
sclausen@brainerdlaw.com

PO Box 411 | 302 South 6th Street | Brainerd, MN 56401  
brainerdlaw.com

**PLEASANT LAKE**

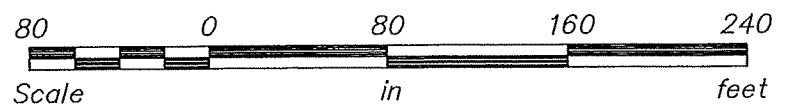
NATURAL ENVIRONMENT LAKE  
OHW ELEVATION = 1228.5 (MN DNR, NAVD 88)

## LEGAL DESCRIPTION PER DOCUMENT NUMBER 989850

Lots 1, 2, 3, 4, 5 and 6, Block One, Cross Lake Park, Crow Wing County, Minnesota.

## GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- No wetlands were delineated as a part of this survey.
- Total area of subject property: 4.44± Acres.



## LEGEND

- DENOTES FOUND MONUMENT
- Ⓢ DENOTES SEPTIC INSPECTION PIPE

I hereby certify that this survey 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.

Paul Herkenhoff, R.L.S. Date  
License No. 45875

REQUESTED BY:

**HAERTZEN**

*Lakes Area*  
**SURVEYING**  
LLC

24314 SMILEY ROAD, SUITE C  
NISSWA, MN 56468  
OFFICE (218) 961-0090

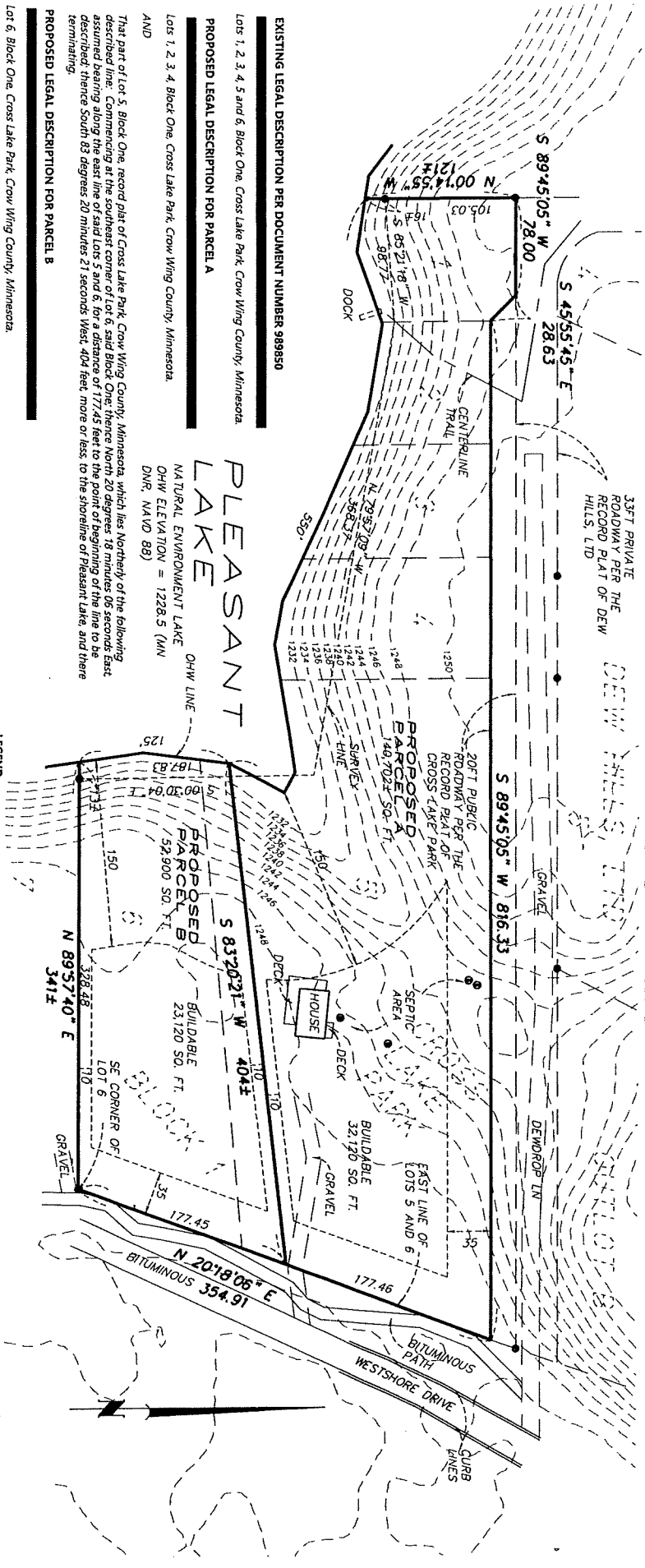


Drawn by: PDH

Date: 11/17/23

Job No: 23-273

# CERTIFICATE OF SURVEY



EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 989850

Lots 1, 2, 3, 4, 5 and 6, Block One, Cross Lake Park, Crow Wing County, Minnesota.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

Lots 1, 2, 3, 4, Block One, Cross Lake Park, Crow Wing County, Minnesota.

AND

That part of Lot 5, Block One, record plat of Cross Lake Park, Crow Wing County, Minnesota, which lies Northernly of the following described line: Commencing at the southeast corner of Lot 6, said Block One, thence North 20 degrees 18 minutes 06 seconds East, assumed bearing along the east line of said Lots 5 and 6, for a distance of 177.45 feet to the point of beginning of the line to be described, thence South 83 degrees 20 minutes 21 seconds West, 404 feet, more or less, to the shoreline of Pleasant Lake, and there terminating.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

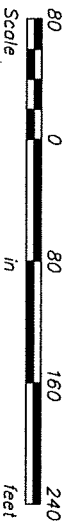
Lot 6, Block One, Cross Lake Park, Crow Wing County, Minnesota.

AND

That part of Lot 5, Block One, record plat of Cross Lake Park, Crow Wing County, Minnesota, which lies Southernly of the following described line: Commencing at the southeast corner of Lot 6, said Block One, thence North 20 degrees 18 minutes 06 seconds East, assumed bearing along the east line of said Lots 5 and 6, for a distance of 177.45 feet to the point of beginning of the line to be described, thence South 83 degrees 20 minutes 21 seconds West, 404 feet, more or less, to the shoreline of Pleasant Lake, and there terminating.

## GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Crow Wing County Coordinate System. Elevations based on LIDAR Data.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.



- DENOTES FOUND MONUMENT
- DENOTES SEPTIC INSPECTION PIPE

I hereby certify that this survey 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.

*Paul Herkenhoff*

2-7-25

Paul Herkenhoff, R.L.S. Date  
License No. 45875

REQUESTED BY:

**HAERTZEN**

**Lakes Area**  
**SURVEYING**

2431 SWALEY ROAD, SUITE C  
MINNEAPOLIS, MN 55406  
OFFICE (612) 761-0700



Drawn by: POH Date: 2/7/25 Job No: 23-273