Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

AGENDA

Crow Wing County Board of Commissioners
Regular Meeting

09/08/2026
9:00 AM
County Board Room, 3rd Floor, Historic Courthouse, Brainerd MN

*Note: Times are approximate

The agenda has been published as shown below but is subject to change to include such business as may come before the Board.

ATTEND IN-PERSON OR BY MICROSOFT TEAMS (CALL 218-302-1725, CONFERENCE ID: 235 601 745#); LIVESTREAM AVAILABLE AT WWW.CROWWING.GOV OR ON THE CROW WING COUNTY YOUTUBE CHANNEL

ONE OR MORE MEMBERS OF THE COUNTY BOARD MAY ATTEND REMOTELY

1. **9:00 AM Call to Order and Pledge of Allegiance**

2. **Open Forum**

3. **Review and Approve Minutes**

   3.1. 08/25/26 Regular County Board Meeting Minutes

4. **Review and Approve Agenda**

5. **Consent Agenda - Items are generally defined as items of routine business, not requiring discussion, and approved in one vote. Commissioners may elect to pull a Consent Agenda item(s) for discussion and/or separate action.**

   5.1. Bills
   5.2. Personnel Actions
   5.3. Exempt Gambling Permit - Smiles for Jake
   5.4. MN State College and Universities Facilities Use Agreement - Gun Range
   5.5. Establish a portion of Bonnie Road as a Rural Residential District in the First Assessment District (FAD)

6. **Land Services**

6.1. Kendra & Jeffrey Jantzen – “Rabbit Lake Ridge” – Preliminary Plat

6.2. Richard Zak – Land Use Map Amendment

7. **County Sheriff**

8. **County Attorney**

9. **County Administrator**

9.1. Schedule a Public Hearing for discussion regarding the Nelson Preserve Cartway

10. **Additional Business**

11. **Adjournment**

County Board Correspondence

09/08/26 Correspondence

For more information, call 218-824-1067
Crow Wing County Board of Commissioners meeting agendas are available online at
www.crowwing.gov

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Admin Services	Amber Berent
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: 08/25/26 Regular County Board Meeting Minutes

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:
Approve the minutes of the 08/25/26 Regular County Board Meeting.

Approximate length of presentation:

Crow Wing County
Board of Commissioners

Regular Meeting Minutes

08/25/2026
9:00 AM

County Board Room, 3rd Floor, Historic Courthouse,
Brainerd MN

1. **9:00 AM Call to Order and Pledge of Allegiance**

Chair Franzen called the meeting to order at 9:00 AM and called for participation in the Pledge of Allegiance followed by a moment of silence.

Present: Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

Also Present: County Administrator Deborah A. Erickson, County Attorney Kelsey Hopps, Administrative Coordinator Amber Berent

2. **Open Forum**

3. **Review and Approve Minutes**

3.1 08/11/26 Regular County Board Meeting Minutes

Approved the minutes of the August 11, 2026, regular County Board meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Koering
SECONDER:	Jon Lubke
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

4. **Review and Approve Agenda**

Approved the agenda of the August 25, 2026, regular County Board meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steve Barrows
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

5. **Consent Agenda - Items are generally defined as items of routine business, not requiring discussion, and approved in one vote. Commissioners may elect to pull a Consent Agenda item(s) for discussion and/or separate action.**

Approved the following consent agenda.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Koering
SECONDER:	Steve Barrows
AYES:	Steve Barrows, Rosemary Franzen, Jamie Lee, Paul Koering, Jon Lubke

5.1 Bills

Approved the following expenditure listing for August 25, 2026, with the full listing available on file in the Office of the Administrative Services Director:

General Fund	$223,146.63
Restricted & Committed Funds	77,103.29
Highway Fund	995,814.62
Community Services Fund	39,846.27
Solid Waste (Non-Landfill) Fund	79,264.46
Land Management Fund	37,338.38
Unorganized Territories Fund	16,084.42
Capital Projects Fund	53,501.76
Landfill Fund	156,589.70
State of Emergency	5,083.00
Opioid	2,272.80
	$1,686,045.33

5.2 Personnel Actions

Approved the Human Resource Report for Personnel Actions dated August 25, 2026, as on file.

5.3 2026 Temporary On-Sale Liquor Licenses - HDM Brainerd

Approved the 2026 Temporary On-Sale Liquor License application of the HDM Brainerd for the temporary on sale of liquor at the Brainerd International Raceway, Unorganized Territory, on the dates of January 25 - January 28, 2027, subject to recommendation by the County Attorney and County Sheriff, subject to all State requirements and any delinquent taxes being paid, and to authorize the Administrative Services Director to issue said License.

Approved the 2026 Temporary On-Sale Liquor License application of the HDM Brainerd for the temporary on sale of liquor at the Brainerd International Raceway, Unorganized Territory, on the dates of January 29 - January 30, 2027, subject to recommendation by the County Attorney and County Sheriff, subject to all State requirements and any delinquent taxes being paid, and to authorize the Administrative Services Director to issue said License.

5.4 Donation to Mounted Patrol

Accepted a $500.00 donation from Lexington Manufacturing to the Crow Wing County Mounted Patrol.

5.5 Out of State Travel for Training/Conference for Community Corrections staff in Domestic Violence Unit

Approved out of state travel for one Community Correction's staff to attend the 2026 Conference on Crimes Against Women Summit: Beyond the Bounds. Crow Wing County was selected to participate in the Institute for Coordinated Community Response (ICCR) yearly cohort, which focuses on strengthening coordinated community responses to domestic violence. As part of the cohort, member counties attend conferences/trainings with ICCR covering the conference registration, lodging, all travel expenses and meals to attend the conference. There is no cost to the county.

5.6 Minnesota Department of Public Safety Grant - Community Services

Authorized entering into a Grant Contract Agreement between the Minnesota Department of Public Safety, Office of Justice Programs, and Crow Wing County for the Crisis Response Grants 2027 Program, for a grant in the amount of $300,000, effective July 1, 2026, through June 30, 2028, and the Community Services Director is authorized to sign said agreement on behalf of Crow Wing County.

5.7 Kurt & Samantha Chenier Easement - Irondale 6

Granted a 40.00-foot ingress, egress and utility easement over, under and across that part of Government Lot 1, Section 6, Township 46 North, Range 29 West, Crow Wing County, Minnesota.

5.8 Final Payment Request, Contract No. 26011 for Project CP-018-200-163. (Bit Spot Patching)

Approved final payment to Anderson Brothers Construction Company LLC for Contract No. 26011 for the total contract amount of $343,875.74 for project CP-018-200-163 and authorized the County Engineer to approve the Certificate of Final Contract Acceptance.

6. **Community Services**

6.1 BLADE Opioid Funding - Lighthouse Beginnings

Approved opioid funding for Lighthouse Beginnings in the amount of $14,400.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steve Barrows
SECONDER:	Jon Lubke
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7. **Land Services**

7.1 Luke Spalj – “Second Addition to Eagle View Estates” – Final Plat

Approved the final plat of “Second Addition to Eagle View Estates”, consisting of 11 lots.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jamie Lee
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

7.2 Linda & Philip Tidd – “Oak Ridge Terrace” – Final Plat

Approved the final plat of “Oak Ridge Terrace”, consisting of 5 lots.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jon Lubke
SECONDER:	Jamie Lee
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

8. **County Sheriff**

8.1 365Labs Update

Authorized entering into a Joint Powers Agreement between Crow Wing County, Crow Wing

County Sheriff's Office and each police department within Crow Wing County, for 365Labs computer-aided dispatching services (CAD), records management services (RMS), mobile systems and related services, effective August 1, 2026, through December 1, 2036, and the Chair and County Administrator are authorized to sign said agreement.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul Koering
SECONDER:	Jamie Lee
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

9. **County Attorney**

10. **County Administrator**

10.1 Senior Management Team Report

County Administrator Deborah Erickson provided an update on behalf of the Senior Management Team.

11. **Additional Business**

12. **Adjournment**

Adjourned the meeting at 9:59 AM.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steve Barrows
SECONDER:	Paul Koering
AYES:	Paul Koering, Jon Lubke, Steve Barrows, Rosemary Franzen, Jamie Lee

_____
Rosemary Franzen, Chair
Board of County Commissioners

_____
Deborah A. Erickson
County Administrator

Prepared by Amber Berent

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Human Resources	Amy Barstad
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: Personnel Actions

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:
To approve the Human Resource Report for Personnel Actions dated September 8, 2026, as on file.

Approximate length of presentation:

Human Resource Report
Personnel Actions
September 8, 2026

Replacement Staffing

Classification Title: Deputy (2)
Department: Sheriff's Office
Reason for Vacancy: Departure of Colton Odash August 25, 2026, and Movement of Brandon Burgau August 29, 2026
Personnel Committee: Yes

Classification Title: Correctional Officer
Department: Sheriff's Office - Jail
Reason for Vacancy: Departure of Jessica Reid September 15, 2026
Personnel Committee: No

Hires

Name: Allison Ahonen
Classification Title: Social Worker
Department: Community Services
Start Date: August 31, 2026
Reason for Vacancy: Departure of Pat Einarson December 31, 2026

Name: Kendra Patras
Classification Title: Probation Agent
Department: Community Services
Start Date: September 21, 2026
Reason for Vacancy: Departure of Garett Griffin August 12, 2026

Name: Travis Lauer
Classification Title: Probation Agent
Department: Community Services
Start Date: October 26, 2026
Reason for Vacancy: Board approved reclassification July 28, 2026

Promotions/Movement

Name: Matthew Donley
Classification Title: Business Manager
Department: Highway
Start Date: August 31, 2026

Name: Brandon Burgau
Classification Title: Correctional Officer
Department: Sheriff's Office - Jail
Start Date: August 29, 2026

Departures
Name: Pamela Dorion
Classification Title: Customer Service Specialist
Department: Land Services
Date of Departure: September 8, 2026

Name: Silke Jager
Classification Title: Customer Service Specialist
Department: Land Services
Date of Departure: September 11, 2026

Name: Britny McCuskey
Classification Title: Accounting Technician
Department: Administrative Services - Finance
Date of Departure: August 27, 2026

Name: Colton Odash
Classification Title: Deputy
Department: Sheriff's Office
Date of Departure: August 25, 2026

Name: Jessica Reid
Classification Title: Correctional Officer
Department: Sheriff's Office - Jail
Date of Departure: September 15, 2026

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Admin Services	Jory Danielson
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: Exempt Gambling Permit - Smiles for Jake

PREVIOUS ACTION:

COMMENTS:

RECOMMENDED BOARD ACTION:
To support the Minnesota Lawful Gambling Application for an Exempt Permit for the Smiles for Jake to be held on the date of January 30, 2027, at the Brainerd International Raceway, Unorganized Township, subject to all State Laws and upon approval of said date, the applicant submitting a copy of reports required by the State.

Approximate length of presentation:

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Sheriff	NA
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: MN State College and Universities Facilities Use Agreement - Gun Range

PREVIOUS ACTION:

COMMENTS:
For the year of 2026, Central Lakes College will pay a fee of $3,000 to use the gun range. For the years of 2027 and 2028, the fee will be $3,500.

RECOMMENDED BOARD ACTION:
Authorize entering into a facilities use agreement between Crow Wing County, Crow Wing County Sheriff's Office and the State of Minnesota, by and through the Board of Trustees of Minnesota State Colleges and Universities on behalf of Central Lakes College for Central Lakes College's use of the Sheriff's Office's gun range facilities, effective January 1, 2026, through December 31, 2028, and the Chair and County Administrator are authorized to sign said grant contract, subject to review as to form and execution by the County Attorney.

Approximate length of presentation:

F.Y.	CostCenter	Obj. Code	Amount	Vendor#	P.O #

Minnesota
STATE COLLEGES
& UNIVERSITIES

FACILITIES USE AGREEMENT
OFF-CAMPUS FACILITIES ONLY

THIS FACILITIES USE AGREEMENT is between the **CROW WING COUNTY SHERIFF'S OFFICE**, **CROW WING COUNTY,** located at located at 304 Laurel Street, Brainerd, MN 56401 ("Licensor"), and the **STATE OF MINNESOTA, BY AND THROUGH THE BOARD OF TRUSTEES OF MINNESOTA STATE COLLEGES AND UNIVERSITIES ON BEHALF OF CENTRAL LAKES COLLEGE**, located at 501 West College Drive, Brainerd, MN 56401-3900, ("MnSCU").

1. **PERMITTED USE**. Licensor agrees to allow MnSCU use of the following (hereinafter defined as the "Space"):

Location: **Crow Wing County gun range facilities**, located on Theisse Road, (Highway 210 to 13th St. S. to S. end of Brainerd side), which is an outdoor gun range, classroom building/range house, and temporary storage area. The classroom is adjacent to the outdoor gun range and parking area. The parking area is outside of the fenced area.

*See **Exhibit A** for sketch/map identifying location*

Date and Time: Exclusive use on the dates and times as follows:

Date (to be determined for 2023, and 2024	Time
01/01/2026-12/31/2026	0700-2100
01/01/2027-12/31/2027	0700-2100
01/01/2028-12/31/2028	0700-2100

Dates and times for 2026, 2027 and 2028 shall be set forth by mutual agreement of Licensor and MnSCU in an Amendment to this Agreement. The Parties shall use best efforts to schedule at least six months in advance of the facilities use date annually.

Description of Activity or Event: Exclusive use of gun range and classroom, during mutually agreed to, pre-arranged dates, unless emergency situations arise that would take priority over work together to find alternate dates. Central Lakes College students will receive skills training on gun range and in classroom as required by POST Board for certification.

It is expressly understood that all rights granted to MnSCU under this Agreement are irrevocable until this Agreement expires or sooner terminates as provided herein.

2. **FEE**. For its use of the Space, MnSCU agrees to pay to Licensor a fee of Three Thousand and no/100 ($3,000.00) for the year of 2026. For its use of the Space, MnSCU agrees to pay to Licensor a fee of Three Thousand Five Hundred and no/100 ($3,500.00) each year for the years of 2027 and 2028. This shall be payable in arrears annually within thirty (30) days of MNSCU"s receipt of Licensor's invoice (immediately following the Space use), in the amount of $3,000.00 for 2026 year and $3,500 for 2027 and 2028. Fees are payable to Crow Wing County Sheriff's Office. *Prepayment by MnSCU is prohibited by Minnesota Statute.*

3. **TERM OF AGREEMENT; CANCELLATION**. This agreement shall be effective as of the date when the final required signature is obtained by MnSCU, and shall remain in effect until December 31, 2028. This agreement may be canceled by either party at any time, for any reason, upon 90 (ninety) days written notice to the other party. Licensor expressly understands and agrees that this agreement is not intended to and does not create a landlord-tenant relationship between the parties.

4. **AUTHORIZED REPRESENTATIVES**.
All notices, requests, and other communications between Licensor and MnSCU that are required or that Licensor or MnSCU elect to deliver shall be deemed sufficiently given or rendered if in writing and delivered to either party personally, by a recognized overnight courier service or by United States mail, first-class, certified or registered, postage prepaid, (return receipt required) addressed as follows:

MnSCU's authorized agent:

Name:	Central Lakes College ATTN: Kari Christiansen
Address:	501 W. College Drive Brainerd, MN 56401
Telephone:	(218) 855-8060

With a copy to:	Minnesota State Colleges and Universities ATTN: Real Estate Services 30 E. 7th Street, Suite 350

St. Paul, MN 55101

Licensor's authorized agent:

Name: Sheriff Eric Klang
Address: Crow Wing County Sheriff's Office
304 Laurel Street
Brainerd, MN 56401
Telephone: (218) 829-4749

5. **MAINTENANCE OF SPACE**. MnSCU agrees to maintain the Space in a reasonably clean and sanitary condition including emptying garbage and picking up brass following shooting exercises and placing the brass in the Licensor recycling containers. Licensor shall provide the following:

a. all utilities reasonably required to use the Space, including heating, cooling, and electricity;
b. parking
c. building security customarily provided by Licensor; MnSCU may provide additional security at its own expense;
d. janitorial services;
e. any necessary keys or access codes;
f. other: none

If applicable, Licensor shall allow MnSCU to place temporary signs directing students and other attendees to its event.

6. **BUILDING HOURS**. Currently the building hours are 0700 to 2100 hours, with shooting hours being 0900 to 2100. MnSCU may access the space during the specified hours.

7. **RULES AND REGULATIONS**. MnSCU agrees to comply with the building rules and regulations, as posted at the Range House during its use of the space which are not inconsistent with this agreement, MnSCU board policies and applicable laws .

8. **LIABILITY**. Each party shall be responsible for its own acts and omissions and the results thereof to the extent authorized by law and shall not be responsible for the other party's acts and omissions and the results thereof. The State's and MnSCU's liability under this Agreement is governed by the Minnesota Tort Claims Act, Minnesota Statutes §3.736 and other applicable laws.

9. **INSURANCE**. MnSCU maintains commercial general liability insurance in compliance with the Tort Claims limits set forth in Minn. Stat. §3.736, subd. 4, as amended. MnSCU shall name Licensor as an additional insured upon request. MnSCU shall maintain this coverage at its sole expense during its use of the Space. For purposes of this Agreement, Licensor shall also maintain applicable insurance coverage in compliance with the Tort Claims limits set forth in Minn. Stat. §3.736, subd. 4, as amended. Licensor shall maintain coverages at its sole expense during the term of this Agreement. MnSCU and Licensor

shall provide each other with certificates of insurance, upon request. Coverage afforded under these policies shall not be cancelled without at least thirty (30) days advance written notice to the certificate holder.

10. **MINNESOTA DATA PRACTICES ACT**. MnSCU and Licensor agree to comply with the terms of the Minnesota Data Practices Act, Minnesota Statutes, Chapter 13, with regard to data related to this Agreement.

11. **AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE**. Licensor is responsible for complying with the Americans with Disabilities Act, 42 U.S.C. section 12101, et seq., and any regulations promulgated pursuant to the Act.

12. **AUDIT**. The books, records, documents, and accounting procedures and practices of the Licensor relevant to this contract shall be subject to examination by MnSCU and the Legislative Auditor for a minimum of six (6) years from the end of the agreement.

13. **ASSIGNMENT; AMENDMENTS**. Neither party shall assign nor transfer any rights or obligations under this agreement without the prior written consent of the other party. All amendments to this agreement shall be in writing and executed by a duly authorized representative of each party.

14. **BREACH.** In the event that Licensor breaches this Agreement, MnSCU shall have the right to immediately terminate this Agreement, as well as any other remedy available at law or equity.

15. **GOVERNING LAW; VENUE.** This Agreement, including all exhibits, amendments and supplements thereto, shall be governed by the laws of the State of Minnesota. Venue for all legal proceedings arising out of this contract, or breach thereof, shall be in the state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. **ENTIRE AGREEMENT.** This Agreement (including all exhibits, as shown below) is intended by the parties as the final and binding expression of their agreement and as the complete and exclusive statement of its terms. This Agreement supersedes all prior negotiations, representations and agreements between the parties, whether oral or written, relating to the subject matter of this Agreement.
    - Agreement
    - **EXHIBIT A**, Facilities sketch/map identifying Location
    - **Any Subsequent amendments, addendum properly executed by the parties.**

17. **SPECIAL PROVISIONS**. MnSCU's staff will be responsible for setting up and taking down the gun range. MnSCU will pick up and place brass, paper targets, and debris in the proper disposal bins provided by Licensor. All brass will be collected and placed in Licensor's containers for recycling. MnSCU to supply and transport all firearms (9mm handguns, .223 caliber rifles, and 12-gauge shotguns) and ammunition utilized by MnSCU on each facility use date. During the yearly training days, MnSCU may use the temporary storage area located in the Crow Wing County Range House for temporary ammunition

storage. MNSCU will be responsible for basic cleanup (basic pickup, sweeping, and emptying for garbage) of range building to include classroom and storage areas, cleaning supplies will be provided by Licensor. All shooting range maintenance and clean-up other than routine cleanup will be the responsibility of the Licensor and MnSCU's portion of all costs associated with shooting range maintenance and clean-up shall be deemed incorporated in Licensor's facilities use fees set forth in Paragraph 2, above. MnSCU will be responsible for damages, beyond normal wear and tear (i.e. damages causing structural failure, shortening useful life)

Signature Page for Facilities Use Agreement – Off-Campus Facilities Only

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed intending to be bound thereby.

APPROVED:

1. LICENSOR: Crow Wing County Sheriff's Office

Licensor certifies that the appropriate person(s) have executed the Agreement on behalf of Licensor as required by applicable articles, bylaws, resolutions, or ordinances.

By (authorized signature)
Title Crow Wing County Sheriff
Date

2. MNSCU: STATE OF MINNESOTA BY AND THROUGH THE BOARD OF TRUSTEES OF MINNESOTA STATE COLLEGES AND UNIVERSITIES, ON BEHALF OF CENTRAL LAKES COLLEGE

By (authorized signature)
Title CLC Dean of Career & Technical Programs
Date

3. AS TO ENCUMBRANCE:

By (authorized signature)
Title CLC Procurement & Receivables Specialist
Date

4. AS TO FORM AND EXECUTION:

By (authorized signature)
Title CLC VP Administrative Services
Date

Approved as to form and execution

Kelsey Hopps, Crow Wing County Attorney

Approved by the Crow Wing County Board of Commissioners

Rosemary Franzen, Chair

Deborah Erickson, Administrator

Page 1 of 2

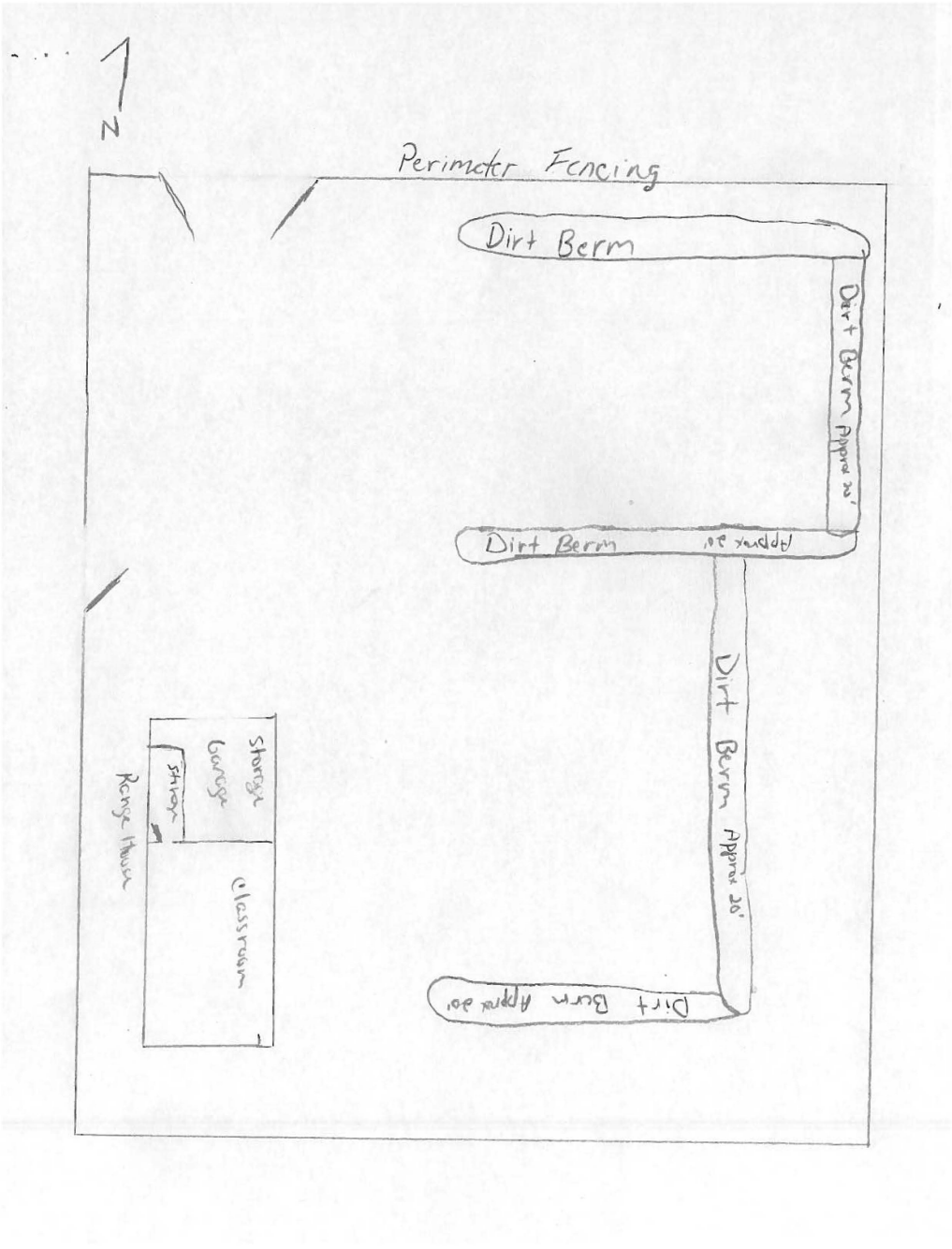
EXHIBIT A

Facilities Map

CROW WING COUNTY FACILITY AND CLASSROOMS



EXHIBIT B
RULES, IF APPLICABLE


N
Perimeter Fencing
Dirt Berm
Dirt Berm Approx 30'
Dirt Berm Approx 30'
Dirt Berm Approx 30'
Dirt Berm Approx 30'
Storage
Garage
Shop
Range Tower
Classroom

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Highway and Engineering	Tim Bray
ORIGINATING DEPARTMENT	PRESENTER

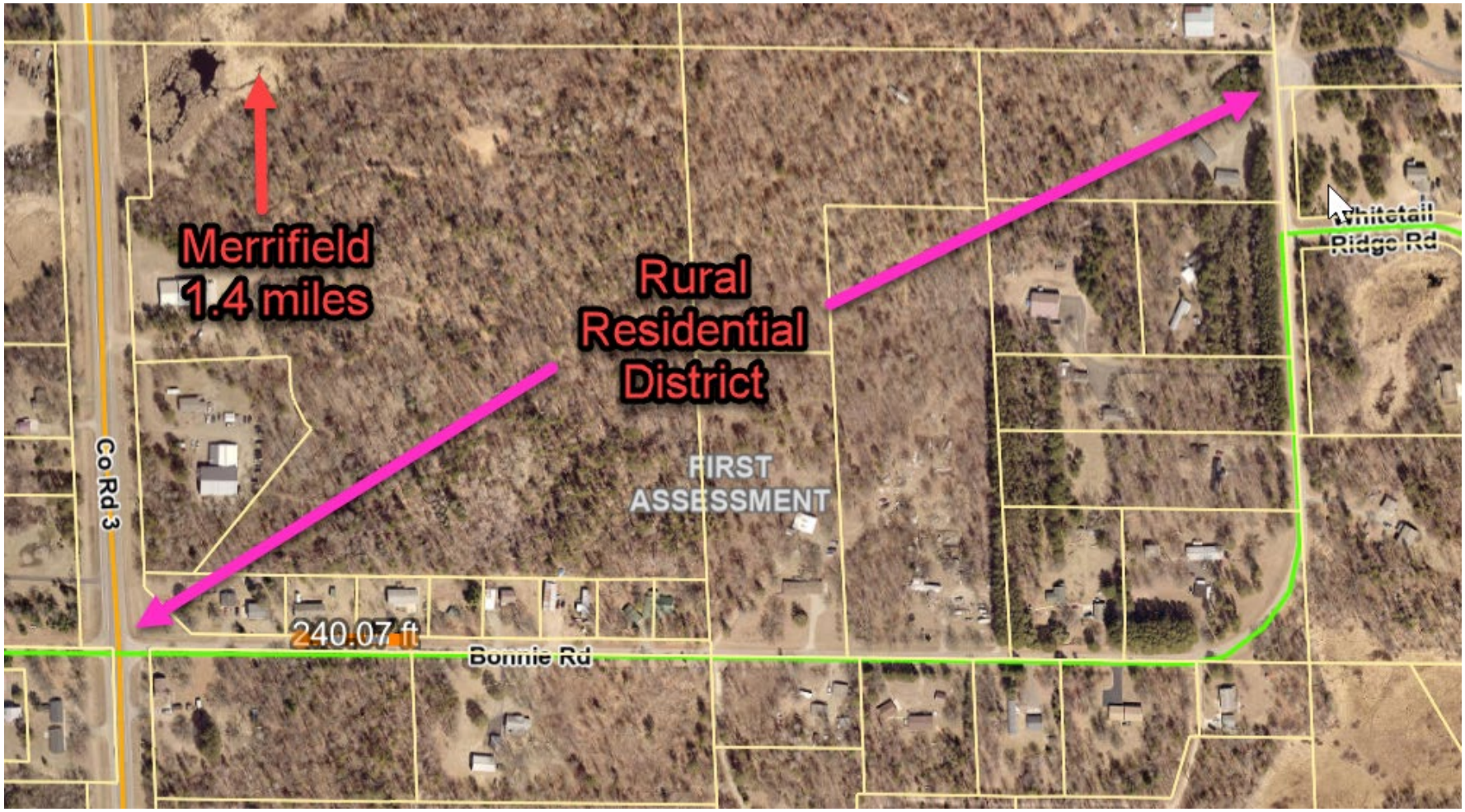
AGENDA ITEM: Establish a portion of Bonnie Road as a Rural Residential District in the First Assessment District (FAD).

PREVIOUS ACTION:

COMMENTS:
When certain requirements are met, a town road may be identified as a Rural Residential District per MN State Statute 169.14. Bonnie Road east of County State Aid Highway (CSAH) 3 meets those requirements, which further allows for the establishment of a 35-mph speed zone on the roadway.

RECOMMENDED BOARD ACTION:
Adopt a resolution identifying the portion of Bonnie Road lying east of CSAH 3, a town road in the FAD, as a Rural Residential District.

Approximate length of presentation:


Merrifield
1.4 miles
Rural
Residential
District
FIRST
ASSESSMENT
Co Rd 3
240.07 ft
Bonnie Rd
Whitetail
Ridge Rd

STATUTE 169.14

§ Subd. 2. **Speed limits.** (a) Where no special hazard exists the following speeds shall be lawful, but any speeds in excess of such limits shall be prima facie evidence that the speed is not reasonable or prudent and that it is unlawful; except that the speed limit within any municipality shall be a maximum limit and any speed in excess thereof shall be unlawful:

(1) 30 miles per hour in an urban district;

(2) 65 miles per hour on noninterstate expressways, as defined in section 160.02, subdivision 18b, and noninterstate freeways, as defined in section 160.02, subdivision 19;

(3) 55 miles per hour in locations other than those specified in this section;

(4) 70 miles per hour on interstate highways outside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(5) 65 miles per hour on interstate highways inside the limits of any urbanized area with a population of greater than 50,000 as defined by order of the commissioner of transportation;

(6) ten miles per hour in alleys;

(7) 25 miles per hour in residential roadways if adopted by the road authority having jurisdiction over the residential roadway; and

(8) 35 miles per hour in a rural residential district if adopted by the road authority having jurisdiction over the rural residential district.

(b) A speed limit adopted under paragraph (a), clause (7), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the residential roadway on which the speed limit applies.

(c) A speed limit adopted under paragraph (a), clause (8), is not effective unless the road authority has erected signs designating the speed limit and indicating the beginning and end of the rural residential district for the roadway on which the speed limit applies.

(d) Notwithstanding section 609.0331 or 609.101 or other law to the contrary, a person who violates a speed limit established in this subdivision, or a speed limit designated on an appropriate sign under subdivision 4, 5, 5b, 5c, or 5e, by driving 20 miles per hour or more in excess of the applicable speed limit, is assessed an additional surcharge equal to the amount of the fine imposed for the speed violation, but not less than $25.

STATUTE 169.011

Subd. 69a. **Rural residential district.** (a) "Rural residential district" means the territory contiguous to and including any city street or town road that is built up with visible dwelling houses situated at intervals averaging 300 feet or less for a distance of a quarter of a mile or more.

(b) For purposes of this subdivision, "interval" means the distance, measured along the centerline of the roadway, between the primary access points for adjacent dwelling houses, regardless of whether the dwelling houses are located on the same side of the road.

BOARD OF COUNTY COMMISSIONERS
Crow Wing County, Minnesota

DATE: **Resolution:**
OFFERED BY COMMISSIONERS: and
AYES: NA YS:

RESOLUTION ESTABLISHING A RURAL RESIDENTIAL DISTRICT ON BONNIE ROAD EAST OF COUNTY STATE AID HIGHWAY (CSAH) 3 IN THE FIRST ASSESSMENT DISTRICT (FAD)

WHEREAS, Bonnie Road is a town road in the FAD and is under jurisdiction of the Crow Wing County Board acting as the Town Board for the FAD, and

WHEREAS, Minnesota Statute 169.011 defines a Rural Residential District as a city street or town road that is built up with visible dwelling houses situated at intervals averaging 300 feet or less for a distance of a quarter mile or more, and

WHEREAS, the entire length of Bonnie Road east of CSAH 3 (0.72 miles) meets the definition of a Rural Residential District, and

WHEREAS, Minnesota Statute 169.14 allows for the creation of a 35-mph speed zone in a Rural Residential District if adopted by the road authority having jurisdiction over the roadway.

NOW, THEREFORE BE IT RESOLVED that the Crow Wing County Board of Commissioners, acting as the Town Board of the FAD, does hereby establish the entire length of Bonnie Road east of CSAH 3 as a Rural Residential District.

BE IT FURTHER RESOVLED that the Crow Wing County Board of Commissioners directs the County Engineer to proceed with establishing a 35-mph speed zone on Bonnie Road east of CSAH 3, including the installation of appropriate signage designating the aforementioned speed zone.

STATE OF MINNESOTA)
COUNTY OF CROW WING) ***ss***

I, Deborah A. Erickson, County Administrator, Crow Wing County, Minnesota, hereby certify that I have compared the foregoing copy of the resolution of the county board of said county with the original record thereof on file in the Administration Office, Crow Wing County, Minnesota, as stated in the minutes of the proceedings of said board at a meeting duly held on < >, 2026, and that the same is a true and correct copy of said original record and of the whole thereof, and that said resolution was duly passed by said board at said meeting.

Witness my hand and seal this < > day of < > 2026.

_____
DEBORAH A. ERICKSON
COUNTY ADMINISTRATOR

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

PCBOA — ORIGINATING DEPARTMENT

Chris Pence — PRESENTER

AGENDA ITEM: Kendra & Jeffrey Jantzen – “Rabbit Lake Ridge” – Preliminary Plat

PREVIOUS ACTION:

August 20, 2026– The Planning Commission/Board of Adjustment made a motion to recommend approval of the preliminary plat of “Rabbit Lake Ridge” to the County Board of Commissioners.

COMMENTS:

One comment from Highway

No comments from Rabbit Lake Township

No comments from the public

A variance was approved to allow a type 3 septic system where a type 1 septic system is allowed on lots 1, 2, 5, 6, 7, 8, 9, 10 and 12

Legal Description: Part of Gov Lot 5 (SE ¼ of SE ¼) & Part of Gov Lot 4, Section 20 Township 47 Range 28, Rabbit Lake Township, PID: 87200540 & 87200550

RECOMMENDED BOARD ACTION:
Approve the preliminary plat of “Rabbit Lake Ridge”, consisting of 15 lots.

Approximate length of presentation: 5 minutes

Property Owner: Kendra & Jeffrey Jantzen

Authorized Agent: Matthew Pavek

Parcel Number: 87200540 & 87200550

Physical Address: 26135 Eagle Drive, Aitkin, MN 56431

Township: Rabbit Lake

Legal Description: Part of Government Lot 5 (SE ¼ of SE ¼) & Part of Government Lot 4
Section 20 Township 47 Range 28

Rabbit Lake – General Development
Riparian:
- Minimum lot size: 30,000 sq ft
- Minimum buildable area: 12,000 sq ft
- Minimum lot width: 100 ft

Non-Riparian
- Minimum lot size: 40,000 sq ft
- Minimum buildable area: 20,000 sq ft
- Minimum lot width: 150 ft

Development Review Team Meeting: 6/08/2026
Application Submitted: 07/08/26
60 Day Action Deadline: 09/06/26
60 Day Waiver: 11/05/2026
Wetland: 06/17/26
Septic: Site Suitability: 07/02/26
County Board Meeting: 09/15/26

Land Use District: Shoreland & Rural Residential 2.5

Adjacent Land Use:
North: Rural Residential 5
South: Rabbit Lake
East: Shoreland & Rural Residential 2.5
West: Shoreland & Rural Residential 2.5

Request:
Variance:
- Type 3 septic system where type 1 septic system are required for a preliminary plat
  - Lots 1, 2, 5, 6, 7, 8, 9, 10 and 12

Preliminary Plat
- “Rabbit Lake Ridge” with 14 residential lots
  - 9 riparian lots
  - 5 non-riparian lots
  - 2 outlots

Potential Conditions:
Variance:

- None

Plat:

1. Final plat must be submitted within 12 months of Preliminary Plat approval by the County Board
2. All applicable required improvements (Article 9.8) shall be effectively implemented. Lot 14 shall not be permitted direct access to CSAH 30 and must obtain access through the proposed new private road.
3. Applicant is required to submit a name for the private road and pay the appropriate road sign fees.
4. If this plat proposes to disturb 1 acre or more of soil, a Stormwater Pollution Prevention Plan (SWPPP) must be approved by the MPCA for their records prior to construction, tree clearing, and/or land grading and implemented on-site.
5. Documentation of plat monuments completed
6. Title Commitment (Before Final Plat)

8/06/2026 On-Site Comments: Pence, Dunlap, Westhoff, Auge, Maske, Larson

- Notification published in the Brainerd Dispatch on 7/25/2026
- No comments

Permit History:
87200540:

- 9/25/1985 – Public Hearing: Dirt fill - Approved
- 9/15/2011 – Wetland delineation
- 10/17/2011 – Site Suitability
- 8/29/2015 – Site Suitability
- 9/08/2015 – Wetland delineation
- 3/07/2000 – Land use permit for 28x59 dwelling with 6x30 deck, 12x15 porch, 6c6 porch, 36x24 garage, and septic system
- 3/10/2000 – Public Hearing: Amend zoning from Agricultural to Residential; Or Conditional Use to allow a tract of lesser sized, 1.8 acres under Ag rather than required 15 acres to support plat. – CUP approved
- 5/31/2000 – Compliance inspection
- 2/05/2002 – Compliance inspection
- 7/16/2007 – Land use permit for 30x48 pole building
- 3/10/2021 – Compliance inspection

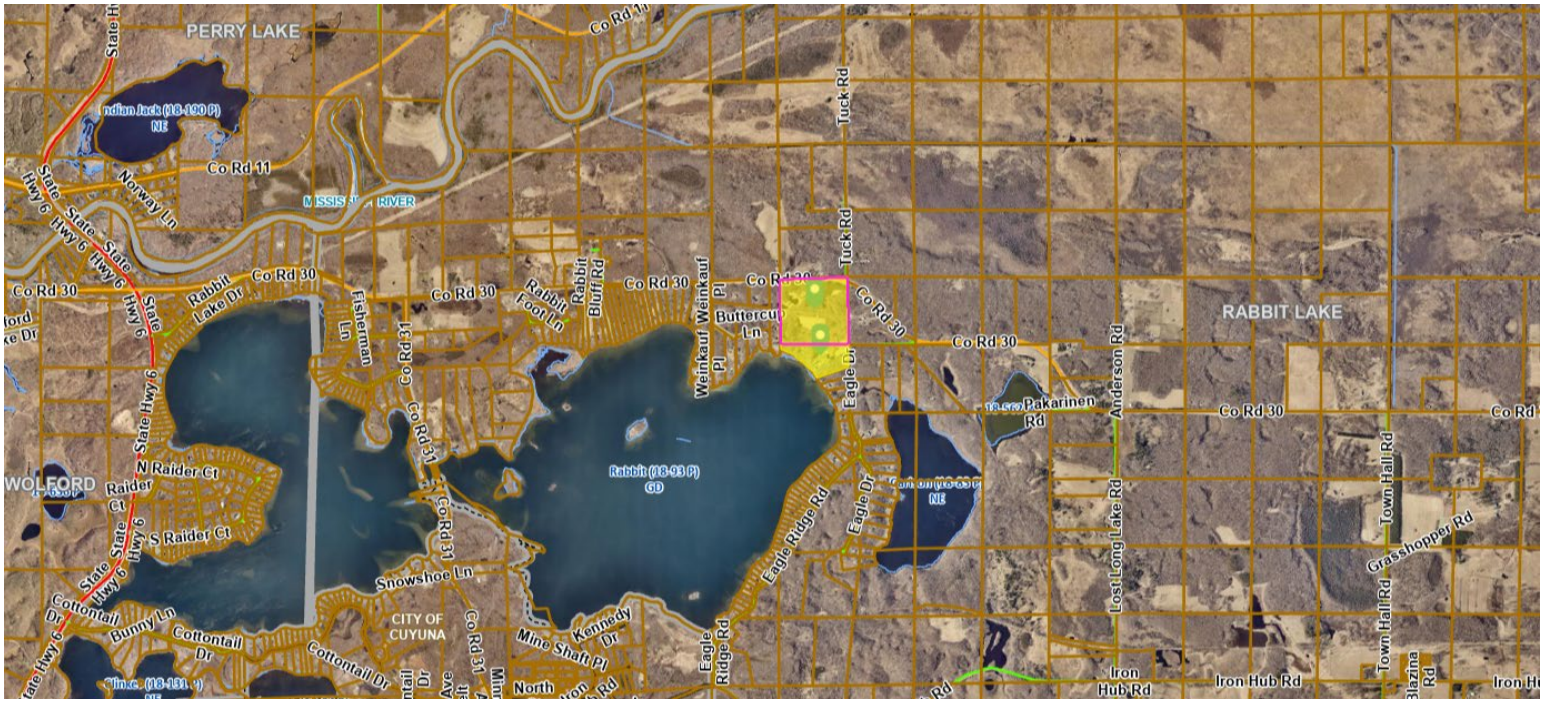
87200550

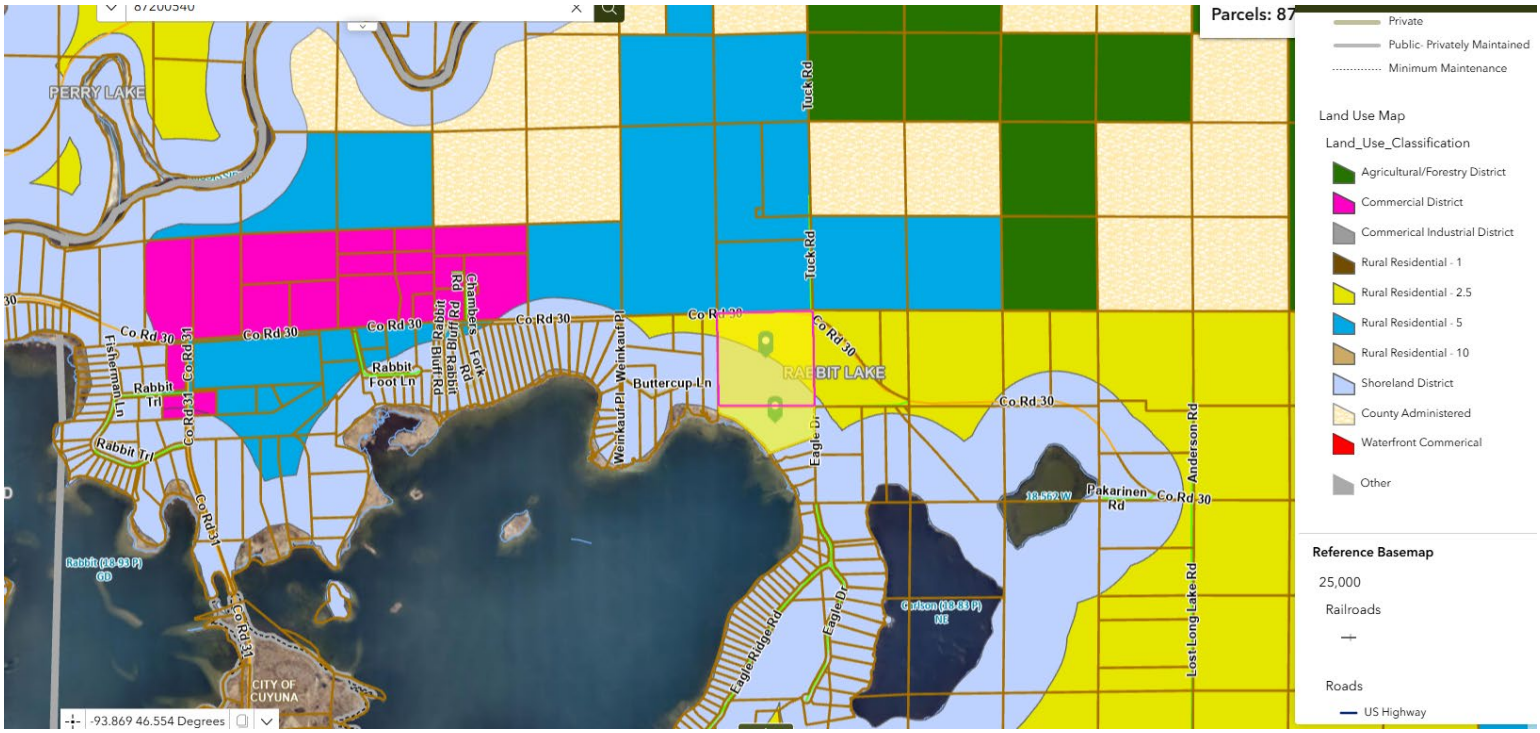
- 09/04/1990 – Land use permit for 24x11 storage building

Agencies Notified and Responses Received:
CWC Highway Department: Comment received 8/12/2026
MN DNR: No comment received as of 8/13/2026
SWCD: No comment received as of 8/13/2026
Rabbit Lake Township: No comment received as of 8/13/2026

Public Hearing notifications:
Mailing notification sent on 8/07/2026 to owners in a ½ mile radius of parcel.
Published in the Brainerd Dispatch on 8/08/2026

Per findings of fact discussed 8/20/2026, the application submitted 7/08/2026, the staff report, on-site conducted 8/06/2026, public testimony, and as shown on the Certificate of Survey dated 7/08/2026; Located in Rabbit Lake Township, Crow Wing County, Minnesota


PERRY LAKE
Co Rd 11
Norway Ln
State Hwy 6
Co Rd 30
Rabbit Lake Dr
Fisherman Ln
Co Rd 31
Rabbit Foot Ln
Rabbit Bluff Rd
Weinkauf Pl
Buttercup Ln
Tuck Rd
Eagle Dr
Eagle Ridge Rd
Pakarinen Rd
Anderson Rd
RABBIT LAKE
Lost Long Lake Rd
Town Hall Rd
Grasshopper Rd
Iron Hub Rd
WOLFORD
N Raider Ct
Raider Ct
S Raider Ct
Snowshoe Ln
Cottontail Dr
Bunny Ln
CITY OF CUYUNA
Kennedy Dr
Mine Shaft Pl
North
Rabbit (18-93 P) GD


Parcels: 87
Private
Public- Privately Maintained
Minimum Maintenance
Land Use Map
Land_Use_Classification
Agricultural/Forestry District
Commercial District
Commerical Industrial District
Rural Residential - 1
Rural Residential - 2.5
Rural Residential - 5
Rural Residential - 10
Shoreland District
County Administered
Waterfront Commerical
Other
Reference Basemap
25,000
Railroads
Roads
US Highway
PERRY LAKE
Tuck Rd
Co Rd 30
Co Rd 31
Rabbit Foot Ln
Rabbit Bluff Rd
Weinkauf Pl
Buttercup Ln
Eagle Dr
RABBIT LAKE
Pakarinen Rd
Anderson Rd
Lost Long Lake Rd
Eagle Ridge Rd
CITY OF CUYUNA
-93.869 46.554 Degrees


Co Rd 30
Weinkauf Pl
87200548
87200565
87210515
87210531
87200510
87200501
87200549
87200550
RABBIT LAKE
Co Rd 30
87210514
87200509
87200543
Buttercup Ln
87200508
87200544
87200545
Eagle Dr
Weinkauf Pl
87200546
87200547
87200500
87200540
87210511
87210513
87210501
Rabbit (18-93 P)
GD
87200542
87200502
87200541


Co Rd 30
RABBIT LAKE


1200
1210
1220
1230
RABBIT LAKE
Eagle Dr


Co Rd 30
RABBIT LAKE
Co Rd 30
Buttercup Ln
Eagle Dr



CivilSite GROUP

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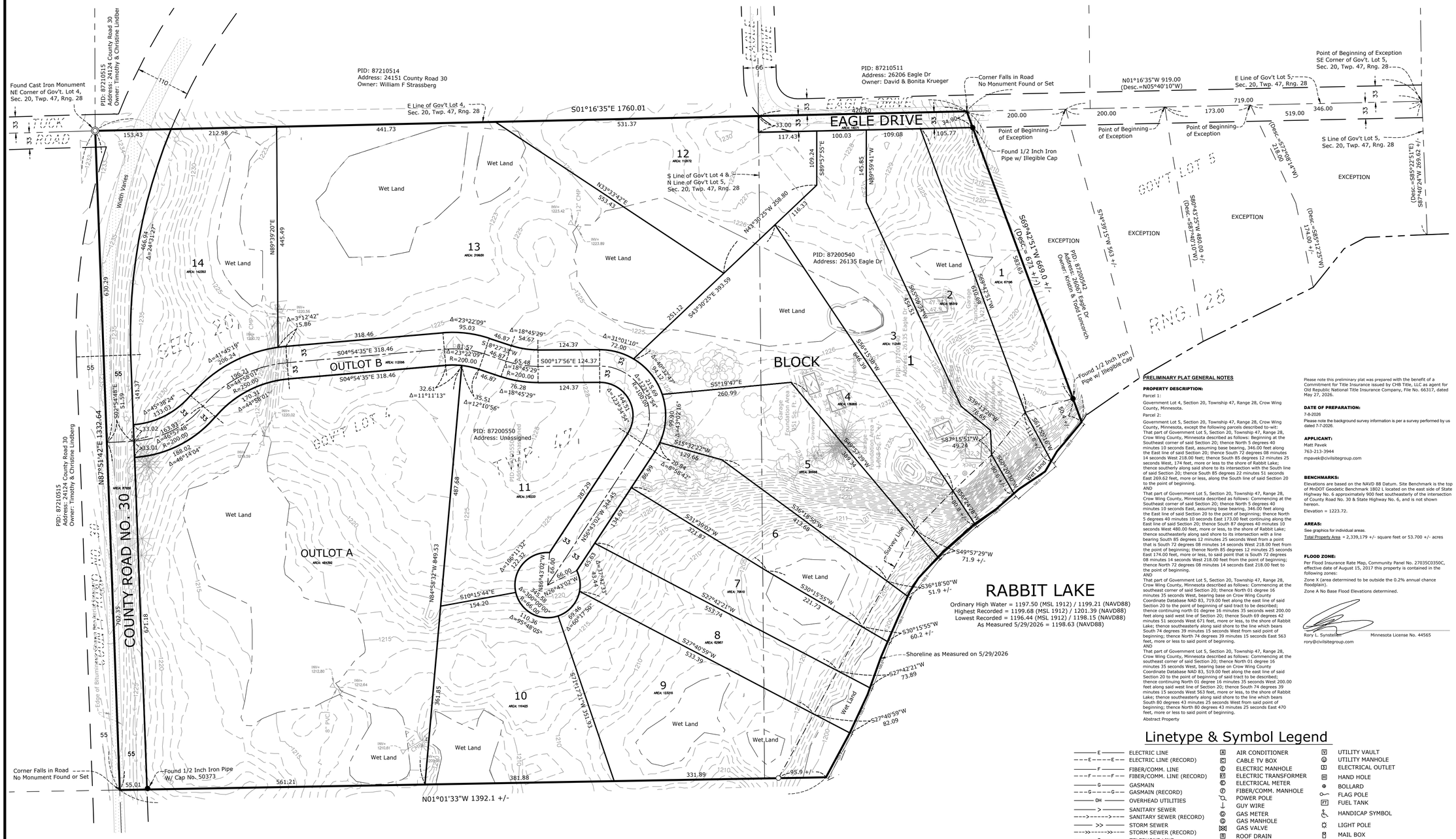
0 100 200 300

Rabbit Lake Ridge

PROJECT: RABBIT LAKE RIDGE

DATE:7/16/26

PRELIMINARY PLAT: RABBIT LAKE RIDGE



Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCE LINE
- WOODEN FENCE LINE
- IRON FENCE LINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- SATELLITE DISH
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1:

Government Lot 4, Section 20, Township 47, Range 28, Crow Wing County, Minnesota.

Parcel 2:

Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota, except the following parcels described to-wit:
That part of Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota described as follows: Beginning at the Southeast corner of said Section 20; thence North 5 degrees 40 minutes 10 seconds East, assuming base bearing, 346.00 feet along the East line of said Section 20; thence South 72 degrees 08 minutes 14 seconds West 218.00 feet; thence South 85 degrees 12 minutes 25 seconds West, 174 feet, more or less to the shore of Rabbit Lake; thence southerly along said shore to its intersection with the South line of said Section 20; thence South 85 degrees 22 minutes 51 seconds East 269.62 feet, more or less, along the South line of said Section 20 to the point of beginning.
AND
That part of Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota described as follows: Commencing at the Southeast corner of said Section 20; thence North 5 degrees 40 minutes 10 seconds East, assuming base bearing, 346.00 feet along the East line of said Section 20 to the point of beginning; thence North 5 degrees 40 minutes 10 seconds East 173.00 feet continuing along the East line of said Section 20; thence South 87 degrees 40 minutes 10 seconds West 480.00 feet, more or less, to the shore of Rabbit Lake; thence southeasterly along said shore to its intersection with a line bearing South 85 degrees 12 minutes 25 seconds West from a point that is South 72 degrees 08 minutes 14 seconds West 218.00 feet from the point of beginning; thence North 85 degrees 12 minutes 25 seconds East 174.00 feet, more or less, to said point that is South 72 degrees 08 minutes 14 seconds West 218.00 feet from the point of beginning; thence North 72 degrees 08 minutes 14 seconds East 218.00 feet to the point of beginning.
AND
That part of Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota described as follows: Commencing at the southeast corner of said Section 20; thence North 01 degree 16 minutes 35 seconds West, bearing base on Crow Wing County Coordinate Database NAD 83, 719.00 feet along the east line of said Section 20 to the point of beginning of said tract to be described; thence continuing north 01 degree 16 minutes 35 seconds west 200.00 feet along said west line of Section 20; thence South 69 degrees 42 minutes 51 seconds West 671 feet, more or less, to the shore of Rabbit Lake; thence southeasterly along said shore to the line which bears South 74 degrees 39 minutes 15 seconds West from said point of beginning; thence North 74 degrees 39 minutes 15 seconds East 563 feet, more or less to said point of beginning.
AND
That part of Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota described as follows: Commencing at the southeast corner of said Section 20; thence North 01 degree 16 minutes 35 seconds West, bearing base on Crow Wing County Coordinate Database NAD 83, 519.00 feet along the east line of said Section 20 to the point of beginning of said tract to be described; thence continuing North 01 degree 16 minutes 35 seconds West 200.00 feet along said west line of Section 20; thence South 74 degrees 39 minutes 15 seconds West 563 feet, more or less, to the shore of Rabbit Lake; thence southeasterly along said shore to the line which bears South 80 degrees 43 minutes 25 seconds West from said point of beginning; thence North 80 degrees 43 minutes 25 seconds East 470 feet, more or less to said point of beginning.
Abstract Property

Please note this preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as agent for Old Republic National Title Insurance Company, File No. 66317, dated May 27, 2026.

DATE OF PREPARATION:

7-8-2026

Please note the background survey information is per a survey performed by us dated 7-7-2026.

APPLICANT:

Matt Pavek
763-213-3944
mpavek@civilsitegroup.com

BENCHMARKS:

Elevations are based on the NAVD 88 Datum. Site Benchmark is the top of MnDOT Geodetic Benchmark 1802 L located on the east side of State Highway No. 6 approximately 900 feet southeasterly of the intersection of County Road No. 30 & State Highway No. 6, and is not shown hereon.

Elevation = 1223.72.

AREAS:

See graphics for individual areas.
Total Property Area = 2,339,179 +/- square feet or 53.700 +/- acres

FLOOD ZONE:

Per Flood Insurance Rate Map, Community Panel No. 27035C0350C, effective date of August 15, 2017 this property is contained in the following zones:

Zone X (area determined to be outside the 0.2% annual chance floodplain).

Zone A No Base Flood Elevations determined.

Rory L. Synstelien
rory@civilsitegroup.com
Minnesota License No. 44565

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
26135 Eagle Drive
Rabbit Lake Township, Crow Wing County, Minnesota

CLIENT
Matt Pavek

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.

RORY L. SYNSTELIEN
DATE 7-8-2026 LICENSE NO. 44565

QA/QC

FIELD CREW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

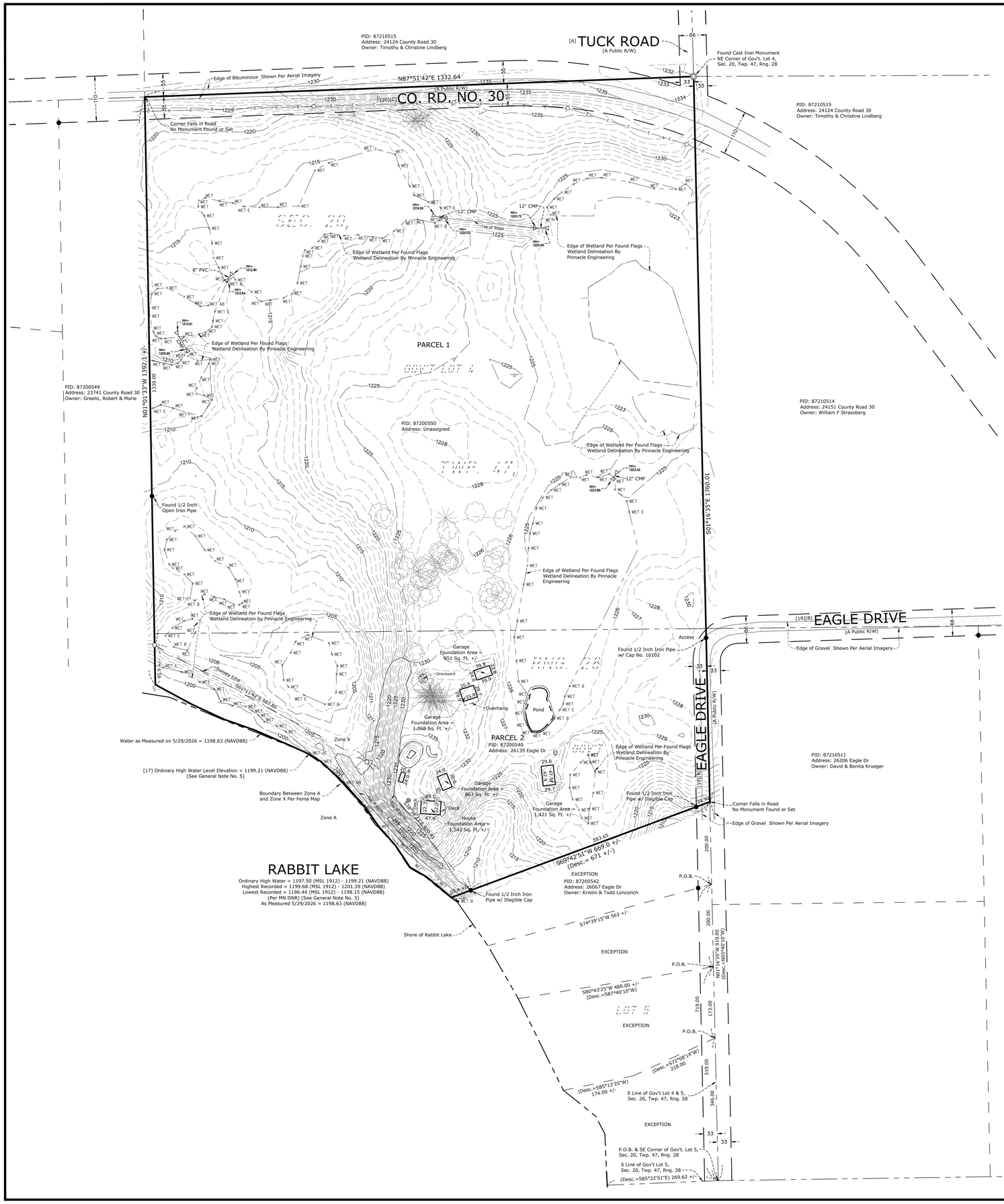
DATE	DESCRIPTION

PROJECT NO.: 26184.00

PRELIMINARY PLAT

V2.0

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DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:

Government Lot 4, Section 20, Township 47, Range 28, Crow Wing County, Minnesota.

Parcel 2:

Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota, except the following parcels described to-wit:
That part of Government Lot 5, Section 20, Township 47, Range 28, Crow Wing County, Minnesota described as follows: Beginning at the Southeast corner of said Section 20; thence North 5 degrees 40 minutes 10 seconds East, assuming base bearing, 346.00 feet along the East line of said Section 20; thence South 72 degrees 08 minutes 14 seconds West 218.00 feet; thence South 85 degrees 12 minutes 25 seconds West, 174 feet, more or less to the shore of Rabbit Lake; thence southerly along said shore to its intersection with the South line of said Section 20; thence South 85 degrees 22 minutes 51 seconds East 269.62 feet, more or less, along the South line of said Section 20 to the point of beginning.
AND
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AND
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Abstract Property

GENERAL SURVEY NOTES

1. Bearings are based on the Crow Wing County Coordinate System (94 Adjustment).
2. Elevations are based on the NAVD 88 Datum. Site Benchmark is the top of MnDOT Geodetic Benchmark 1802 L located on the east side of State Highway No. 6 approximately 900 feet southeasterly of the intersection of County Road No. 30 & State Highway No. 6, and is not shown hereon.
   Elevation = 1223.72.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
4. We have shown hereon wetlands located on the subject property per wetland flags located in the field. Wetland Delineation performed by Jacobson Environmental, PLLC.
5. Per the Minnesota Department of Natural Resources Lake Finder website, we have shown the Ordinary High Water Level elevation of Rabbit Lake to be 1197.5 (MSL1912 Datum). Utilizing Minnesota Department of Natural Resources benchmark located in the west face of the south bridge cap, on the southwest corner of County Road No. 31 bridge, add 1.71 feet to convert from MSL 1912 Datum to NAVD88 Datum. We have shown the converted Ordinary High Water Level elevation to be 1199.21 (NAVD88 Datum).

ALTA/NSPS LAND TITLE SURVEY NOTES
(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: 26135 Eagle Drive, Aitkin, Minnesota 56431.
3. Per Flood Insurance Rate Map, Community Panel No. 27035C0350C, effective date of August 15, 2017 this property is contained in the following zones:
   Zone X (area determined to be outside the 0.2% annual chance floodplain).
   Zone A No Base Flood Elevations determined.
4. The gross land area is 2,339,179 +/- square feet or 53.700 +/- acres.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
9. No striped parking stalls were observed on the subject property while conducting the fieldwork.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Crow Wing County Interactive Property Map.
15. Some site feature locations obtained per aerial mapping, as shown and labeled hereon.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC as agent for Old Republic National Title Insurance Company, File No. 66317, dated May 27, 2026.
   We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
   a. Item no.'s 1-11, 13, 15, and 16 are not survey related.
   b. The following are numbered per the referenced Title Commitment:
      12. Terms and conditions of Right-of-Way Easement, in favor of Crow Wing Cooperative Power & Light Company, as created in document filed September 22, 1982, as Document No. 329603.
      Document creates a right-of-way easement and right of access in favor of Crow Wing Cooperative Power & Light Company to maintain the electric distribution lines over the subject property. This item is blanket in nature and not plottable.
      14. Terms and conditions of Right-of-Way Easement, in favor of Crow Wing Cooperative Power & Light Company, as created in document filed July 17, 2002, as Document No. 614234.
      Document creates a right-of-way easement and right of access in favor of Crow Wing Cooperative Power & Light Company to maintain the electric distribution lines over the subject property. This item is blanket in nature and not plottable.
      [17]. Rights of the public and the State of Minnesota in and to that portion of the insured premises lying below the natural high water mark of Rabbit Lake.
      We have shown hereon the Ordinary High Water Level of Rabbit Lake, see General Note #5.
      [19]. Subject to Eagle Drive as laid out and traveled.
      We have shown hereon the location of Eagle Drive over a southeasterly portion of the subject property.
      [20]. Subject to County Road 30 as laid out and traveled.
      We have shown hereon the location of County Road No. 30 over a northerly portion of the subject property.
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
   [A]. We have shown hereon Tuck Road per available surveys and maps available on the Crow Wing County Interactive Property Map over a northeasterly portion of the subject property.
   [B]. We have shown hereon Eagle Drive per available surveys and maps available on the Crow Wing County Interactive Property Map over a southeasterly portion of the subject property.
   [C]. We have shown hereon County Road No. 30 per available surveys and maps available on the Crow Wing County Interactive Property Map over a northerly portion of the subject property.

ALTA CERTIFICATION

To: Kendra Jantzen and Jeffrey Jantzen, as joint tenants; Matthew R. Pavek; CHB Title, LLC; and Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13, and 15 of Table A thereof.
The fieldwork was completed on 07-02-2026.
Dated this 7th day of July, 2026.

Rory L. Synstelien — Minnesota License No. 44565
rory@civilsitegroup.com

N

100 50 0 50 100 200
SCALE IN FEET

Linetype & Symbol Legend

- E — ELECTRIC LINE
- E — ELECTRIC LINE (RECORD)
- F — FIBER/COMM. LINE
- F — FIBER/COMM. LINE (RECORD)
- G — GASMAIN
- G — GASMAIN (RECORD)
- OH — OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- SS — STORM SEWER
- STORM SEWER (RECORD)
- T — TELEPHONE LINE
- T — TELEPHONE LINE (RECORD)
- W — WATERMAIN
- W — WATERMAIN (RECORD)
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- WOODEN FENCE LINE
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- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- SATELLITE DISH
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH/SHRUB
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET OR TO BE SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
26135 Eagle Drive
Rabbit Lake Township, Crow Wing County, Minnesota

CLIENT
Matt Pavek

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.

RORY L. SYNSTELIEN
DATE 7-7-2026 LICENSE NO. 44565

QA/QC

FIELD CREW	MG
DRAWN BY	DD
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 26184.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

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RABBIT LAKE RIDGE

RABBIT LAKE TWP., MINNESOTA

ISSUED FOR: PRELIMINARY PLAT



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
DEVELOPER	MATT PAVEK	MATT PAVEK 763-213-3944
SEPTIC DESIGNER	MARTIN JOYCE JOYCEM@BRAINERD.NET 218-821-9014	
WETLAND CONSULTANT	PINNACLE ENGINEERING 11541 95TH AVENUE N, MAPLE GROVE, MN 55369	BRETT MOLLOY BMOLLOY@PINENG.COM 612-246-0630
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	TBD	TBD

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
6. PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C2.0	SITE PLAN
C3.0	GRADING, DRAINAGE AND UTILITY PLAN
C3.1	PRIVATE ROAD GRADING PLAN

Know what's **below.**
Call before you dig.

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: RABBIT LAKE RIDGE
26135 EAGLE DRIVE, RABBIT LAKE TWP

OWNER: MATT PAVEK

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/08/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/26/2026	CONCEPT PLAN DRT SUBMITTAL
07/08/2026	PRELIMINARY PLAT SUBMITTAL

PROJECT MANAGER	MATTHEW R PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	
REVIEWED BY	
PROJECT NUMBER	

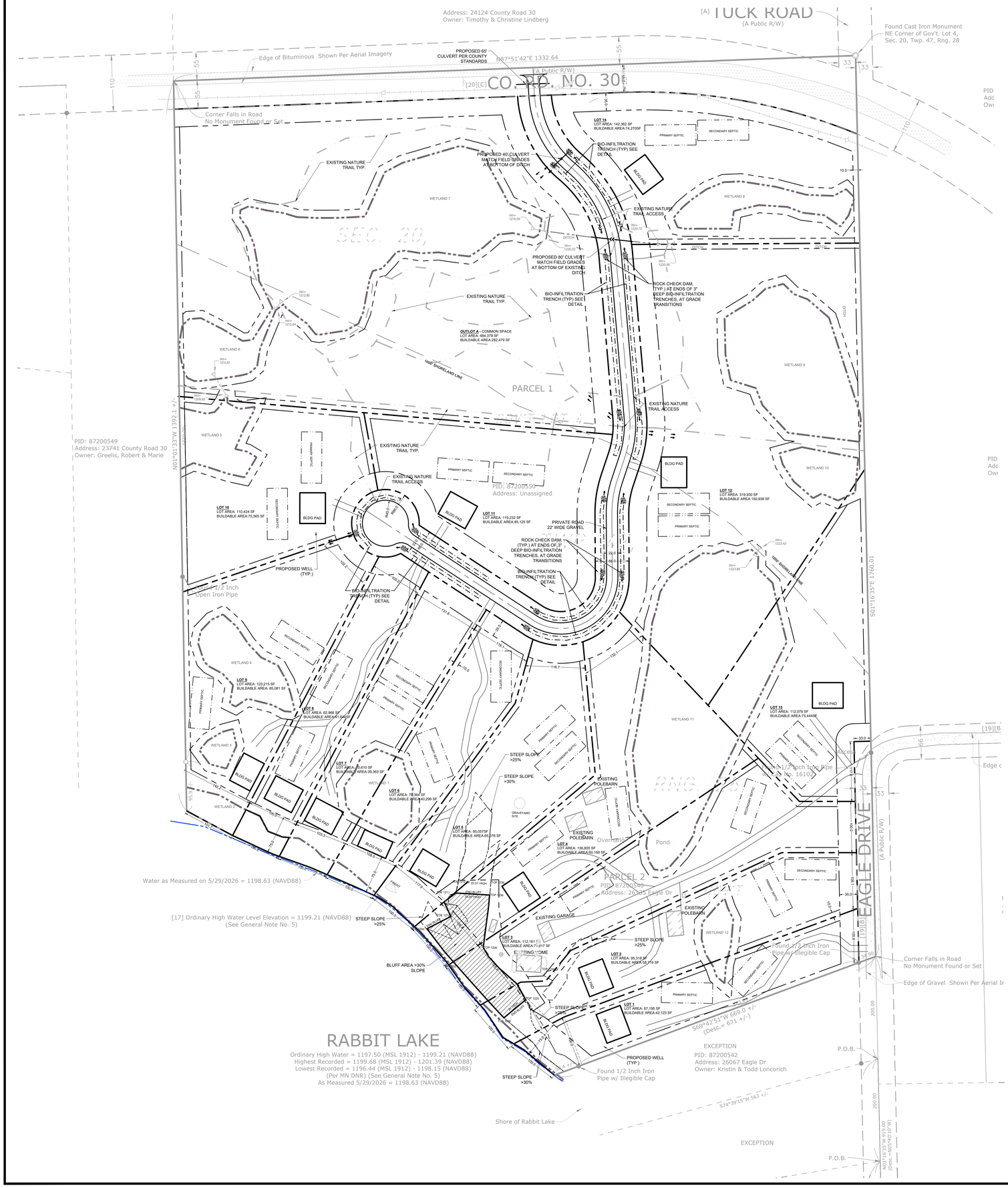
REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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RABBIT LAKE RIDGE LOT TABLE

LOT #	TOTAL AREA (SF)	TOTAL AREA (ACRES)	WETLAND AREA	SETBACK AREA (NOT INCLUDING SLOPES OR WETLANDS)	SLOPES OVER 25% INCL BLUFF	BUILDABLE AREA
1	67195	1.54	1413	20884	2775	42123
2	95318	2.19	6802	22009	8388	58119
3	112161	2.57	8645	24722	6977	71817
4	136805	3.14	42360	21791	12496	60168
5	95057	2.18	0	21764	7917	65376
6	73364	1.68	11019	22046	0	40299
7	70610	1.62	10652	20595	0	38963
8	62966	1.45	4600	16722	0	41644
9	123215	2.83	27005	31129	0	65081
10	110424	2.53	15635	19224	0	75565
11	119232	2.74	0	34107	0	85125
12	319930	7.34	109697	59295	0	150938
13	112078	2.57	15827	20807	0	75444
14	142362	3.27	17791	50301	0	74270
OUTLOT A	484379	11.12	110806	91094	0	282479
OUTLOT B (ROADWAY)	112055	2.57	N/A	N/A	N/A	N/A

RABBIT LAKE RIDGE STORMWATER CALCULATIONS

REQUIREMENTS
1" TREATMENT VOLUME FOR IMPERVIOUS SURFACE (ROADWAY)
SAFELY PASS THE 100 YEAR 24--HOUR STORM EVENT

PROPOSED FACILITIES, BIO-INFILTRATION SWALES ALONG ROADWAY

REQUIRED VOLUME
ROAD SURFACE AREA = 40,649 SF
1" * 40,649 = 3384 CF TREATMENT VOLUME REQUIRED

BIO-INFILTRATION TRENCH / DITCH LENGTH ON BOTH SIDES OF ROADWAY = 3400 LF, 4' WIDE = SURFACE AREA OF 13,600 SF
3384/13600 = 0.24" DEPTH = 2.88" INFILTRATION DEPTH
TYPE C/D SOILS INFILTRATE AT 0.06" PER HOUR, FOR 48 HOURS NEED DEPTH OF 2.88" FOR INFILTRATION.

DITCHES TO BE DESIGNED TO BE FLAT TO CONTAIN 3" OF INFILTRATION VOLUME
VOLUME PROVIDED IN BIOINFILTRATION TRENCH / DITCH = 13,600 SF * .3" = 3400 CF

3400 CF > 3384 = REQUIREMENT SATISFIED

SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	RURAL RESIDENTIAL 2.5 & SHORELAND DISTRICT	
PROPOSED ZONING	RURAL RESIDENTIAL 2.5 & SHORELAND DISTRICT	
	REQUIRED	PROVIDED
BUILDING SETBACKS (SHORELAND)		
FRONT	75' LAKE	
REAR	35' RIGHT OF WAY 10' PROPERTY LINE	
SIDE	10'	
WETLAND	15'	
BLUFF	30'	
BUILDING SETBACKS (RURAL 2.5)		
FRONT (RIGHT OF WAY)	35'	
SIDE / REAR PROPERTY LINE	10'	
	REQUIRED	PROVIDED
LOT DIMENSIONS / AREAS		
MIN LOT AREA RIPARIAN (SHORELAND)	30,000 SF	
MIN LOT AREA NON-RIPARIAN (SHORELAND)	40,000 SF	
MIN LOT WIDTH RIPARIAN (SHORELAND)	100 FT	
MIN LOT WIDTH NON- RIPARIAN (SHORELAND)	150 FT	
MINIMUM BUILDABLE RIPARIAN (SHORELAND) EXCLUDES SETBACKS, BLUFFS, SLOPES OVER 25% WETLANDS	12,000 SF	
MINIMUM BUILDABLE NON- RIPARIAN (SHORELAND) EXCLUDES SETBACKS, BLUFFS, SLOPES OVER 25% WETLANDS	20,000 SF	
MIN LOT AREA (RURAL 2.5)	2.5 ACRES	
MIN LOT WITH (RURAL 2.5)	165 FT	

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
9. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
10. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE.

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
RABBIT LAKE RIDGE
26135 EAGLE DRIVE, RABBIT LAKE TWP

OWNER
MATT PAVEK

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/08/2026 LICENSE NO. 44263

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05/29/2026	CONCEPT PLAN DRT SUBMITTAL
07/08/2026	PRELIMINARY PLAT SUBMITTAL

PROJECT MANAGER	MATTHEW R PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	
REVIEWED BY	
PROJECT NUMBER	

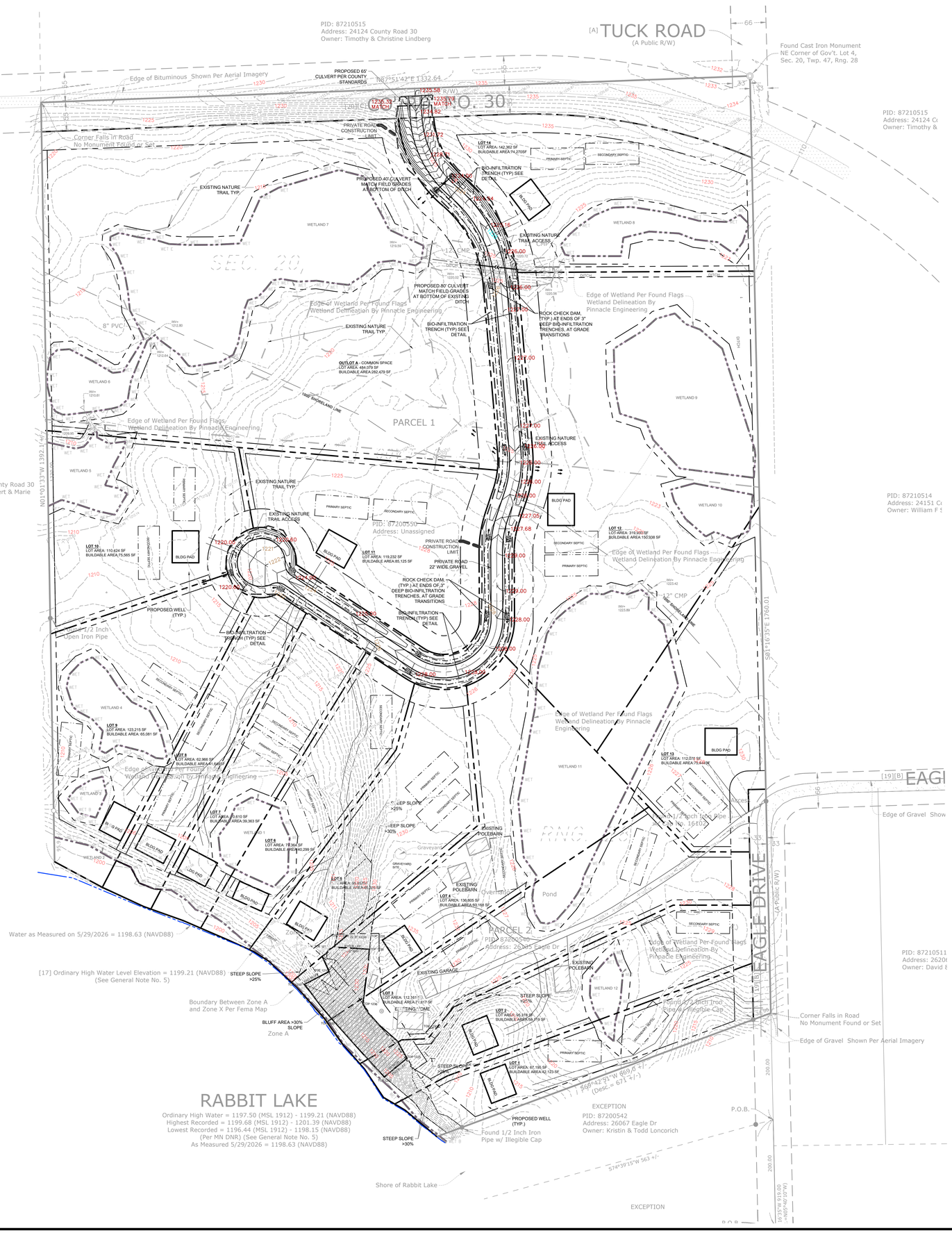
REVISION SUMMARY

DATE	DESCRIPTION

CONCEPT SITE PLAN

C2.0

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[A] TUCK ROAD
(A Public R/W)
66
Found Cast Iron Monument
NE Corner of Gov't. Lot 4,
Sec. 20, Twp. 47, Rng. 28
PID: 87210515
Address: 24124 County Road 30
Owner: Timothy & Christine Lindberg
N87°51'42"E 1322.64
Edge of Bituminous Shown Per Aerial Imagery
PROPOSED 65' CULVERT PER COUNTY STANDARDS
1235.58 R/W
1235.32 MATCH
1234.82
COUNTY ROAD NO. 30
Corner Falls in Road
No Monument Found or Set
PRIVATE ROAD CONSTRUCTION LIMIT
1234.72
1234.61
LOT 14
LOT AREA: 142,362 SF
BUILDABLE AREA:74,270SF
PRIMARY SEPTIC
SECONDARY SEPTIC
BIO-INFILTRATION TRENCH (TYP) SEE DETAIL
BLDG PAD
PROPOSED 40' CULVERT MATCH FIELD GRADES AT BOTTOM OF DITCH
EXISTING NATURE TRAIL TYP.
WETLAND 7
WETLAND 8
EXISTING NATURE TRAIL ACCESS
1226.00
12" CMP
SEC. 20
PROPOSED 80' CULVERT MATCH FIELD GRADES AT BOTTOM OF EXISTING DITCH
Edge of Wetland Per Found Flags Wetland Delineation By Pinnacle Engineering
ROCK CHECK DAM (TYP.) AT ENDS OF 3' DEEP BIO-INFILTRATION TRENCHES. AT GRADE TRANSITIONS
1227.00
8" PVC
EXISTING NATURE TRAIL TYP.
BIO-INFILTRATION TRENCH (TYP) SEE DETAIL
OUTLOT A - COMMON SPACE
LOT AREA: 464,379 SF
BUILDABLE AREA:282,479 SF
WETLAND 6
1000' SHORELAND LINE
PARCEL 1
EXISTING NATURE TRAIL ACCESS
1227.00
1227.05
1227.68
1228.00
1228.00
1228.00

PID: 87210515
Address: 24124 County Road 30
Owner: Timothy & Christine Lindberg

[A] TUCK ROAD
(A Public R/W)

[20] COUNTY RD. NO. 30
(A Public R/W)

Edge of Bituminous Shown Per Aerial Imagery

PROPOSED 65' CULVERT PER COUNTY STANDARDS

N87°51'42"E 1332.64

1235.58
1235.79 MATCH
1234.82
1235.32 MATCH

PRIVATE ROAD CONSTRUCTION LIMIT

er Falls in Road
onument Found or Set

EXISTING NATURE TRAIL TYP.

PROPOSED 40' CULVERT MATCH FIELD GRADES AT BOTTOM OF DITCH

WETLAND 7

SEC. 20

12" CMP

DITCH

8" PVC

Edge of Wetland Per Found Flags
Wetland Delineation By Pinnacle Engineering

PROPOSED 80' CULVERT MATCH FIELD GRADES AT BOTTOM OF EXISTING DITCH

BIO-INFILTRATION TRENCH (TYP) SEE DETAIL

EXISTING NATURE TRAIL TYP.

ROCK CHECK DAM, (TYP.) AT ENDS OF 3" DEEP BIO-INFILTRATION TRENCHES, AT GRADE TRANSITIONS

OUTLOT A - COMMON SPACE
LOT AREA: 484,379 SF
BUILDABLE AREA:282,479 SF

WETLAND 6

1000' SHORELAND LINE

PARCEL 1

EXISTING NATURE TRAIL ACCESS

LOT 14
LOT AREA: 142,362 SF
BUILDABLE AREA:74,270SF

PRIMARY SEPTIC
SECONDARY SEPTIC

BIO-INFILTRATION TRENCH (TYP) SEE DETAIL

BLDG PAD

1236.00
1235.16
1234.54
1234.02
1233.72
1232.71
1231.72
1230.72
1229.72
1229.00
1228.00
1227.00
1226.00
1225.00
1224.00
1227.05
1227.68

WETLAND 8

WETLAND 9

WETLAND 10

LOT 12
LOT AREA: 319,930 SF
BUILDABLE AREA:150,938 SF

Edge of Wetland Per Found Flags
Wetland Delineation By Pinnacle Engine

12" CMP

1000' SHORELAND LINE

PRIMARY SEPTIC

EXISTING NATURE TRAIL ACCESS

PID: 87200550
Address: Unassigned

LOT 11
LOT AREA: 119,232 SF
BUILDABLE AREA:85,125 SF

PRIVATE ROAD CONSTRUCTION LIMIT

PRIVATE ROAD
22' WIDE GRAVEL

ROCK CHECK DAM, (TYP.) AT ENDS OF 3" DEEP BIO-INFILTRATION TRENCHES, AT GRADE TRANSITIONS

BIO-INFILTRATION TRENCH (TYP) SEE DETAIL

LOT 10
LOT AREA: 110,424 SF
BUILDABLE AREA:75,565 SF

PROPOSED WELL (TYP.)

72 Inch
on Pipe

BIO-INFILTRATION TRENCH (TYP) SEE DETAIL

WETLAND 4

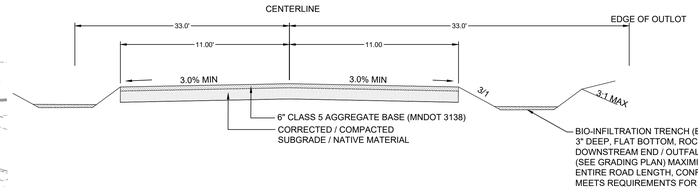
LOT 9
LOT AREA: 123,215 SF
BUILDABLE AREA: 65,081 SF

LOT 8
LOT AREA: 62,966 SF
BUILDABLE AREA:41,843SF

Edge of Wetland Per Found Flags
Wetland Delineation By Pinnacle Engineering

WETLAND 11

LOT 13
LOT AREA: 112,078 SF
BUILDABLE AREA:75,444SF



TYPICAL NOTES

1. DESIGN SHALL BE BASED ON SOIL BORINGS R-VALUE DETERMINED BY AN INDEPENDENT TESTING COMPANY.
2. STREET SECTION SHALL BE 7-TON DESIGN

GRADING NOTES

1. IN AREAS OF FILL, BACKFILL SHALL BE COMPACTED PER SOIL REPORT RECOMMENDATIONS AND STRUCTURALLY BUILT WITH A 1:1 SLOPE MAX EXTENDING FROM 2' BEYOND STREET ENDGE OUTWARDS FOR OVERSIZING.
2. ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY (PER GEOTECH RECOMMENDATIONS)

TYPICAL PRIVATE ROAD SECTION

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

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25'-0" 0 50'-0"

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REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN
PRIVATE ROAD

C3.1

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Stacy Westhoff

Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

From: Matt Pavek <[redacted]>
Sent: Wednesday, July 8, 2026 9:01 AM
To: Chris Pence [redacted]
Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

Chris,

FYI, I am submitting our preliminary plat plans today (officially through portal) and wanted to let you know my stormwater plan for the private roadway.

1. I have the calculations shown on the plan sheet itself that calculated the volume of stormwater needed to be treated (1" x new impervious area of gravel roadway).
2. The concept is the roadway ditches will be "bio-infiltration trenches" with a depth of 3". This is the depth needed to infiltrate within 48" for soils of this type (Type D)
3. The trenches will have a flat bottom and at the downstream end (where the ditch starts to drain downhill, we will install a rock check dam to regulate the 3" depth. We will install these through the entire ditch length to achieve the required volume. In some areas where the ditch has too much slope we will not be infiltrating there, but will make up for it in the flat areas with a wider bottom or something, but we will do that math and final dimensions with the final design.

Please let me know if you need any additional information to review the stormwater management.

Thanks!!

Matt Pavek P.E. | Principal Civil Engineer
e: [redacted]
c: [redacted]
5000 Glenwood Avenue, Golden Valley, MN 55422

CivilSite GROUP

From: Chris Pence <[redacted]>
Sent: Monday, June 22, 2026 2:34 PM
To: Matt Pavek <[redacted]>
Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

We will need a stormwater plan for the roadway that permanently treats a 1" rain event – even if the total disturbed area is less than 1 acre- Article 9.8 C Thanks Chris

---

From: Matt Pavek <[redacted]>
Sent: Monday, June 22, 2026 8:37 AM

To: Chris Pence <[redacted]>
Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

Chris, I have a question about stormwater management for this site.

I understood from the DRT meeting that we would need to provide stormwater management for the public road portion of the project.

Now that is looks like it will be a private road. Also the proposed road impervious surface (which will be gravel) is about 40,000 SF, so just under an acre of new impervious for the roadway. Can you please send me the requirements for this? And is it triggered with under an acre of new impervious surface?

Thanks!!

Matt Pavek P.E. | Principal Civil Engineer
[redacted]
5000 Glenwood Avenue, Golden Valley, MN 55422

CivilSite GROUP

From: Chris Pence <[redacted]>
Sent: Wednesday, June 17, 2026 2:18 PM
To: Matt Pavek <[redacted]>
Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

I am available until 4:30 today

From: Matt Pavek <[redacted]>
Sent: Wednesday, June 17, 2026 1:28 PM
To: Chris Pence <[redacted]>
Subject: RE: 16184 Eagle Drive - subdivision 100' lot width

> You don't often get email from [redacted]. Learn why this is important

Chris, following up on this, are you available for a quick virtual meeting?

Thanks.

Matt Pavek P.E. | Principal Civil Engineer
[redacted]
5000 Glenwood Avenue, Golden Valley, MN 55422

CivilSite GROUP

From: Matt Pavek
Sent: Monday, June 15, 2026 3:19 PM

To: [redacted]
Subject: 16184 Eagle Drive - subdivision 100' lot width

Chris,

I am working on the cleaned up lot layout with the required 100' dimensions and wondering if we could have a virtual meeting to go through it together? I think it will be more efficient than me just routing options through Stacy.

If that works can you send me a few times you are available and I can send a teams invite?

Thanks for your help!

Matt Pavek P.E. | Principal Civil Engineer
[redacted]
5000 Glenwood Avenue, Golden Valley, MN 55422



Martin Joyce Septic Service, Inc.
Septic Design Inspection
Merrifield, MN 56465
Cell (218) 820-2621

Jantzen Site Suitability Recap

PIN 87200540 & 87200550
26135 Eagle Dr
Aitkin, MN 56431

When onsite, discovered that proposed lots 3, 4, 11, 13 and 14 had adequate soils for Type I SSTS. Proposed lots 1, 2, 5, 6, 7, 8, 9, 10 and 12 had less than 12" to restrictive layer. These proposed lots will need a variance due to soils being inadequate for Type I SSTS. SSTS would be a Type III due to 3' sand mound.

Please feel free to contact me with any questions.
Martin Joyce 218-820-2621

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 1		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	9"	SB2		SB1	11"	SB2	
Slope % and Direction		4-6% SW				1-2% SE		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Sideslope				Shoulder Slope		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 9"	Loam	10YR 3/2
9" - 14"	Clay Loam dense w/redox	

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Loam	10YR 3/2
6" - 8"	Loam	10YR 4/4
8" - 11"	Loam	10YR 5/3
11" - 16"	Clay Loam dense w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 1

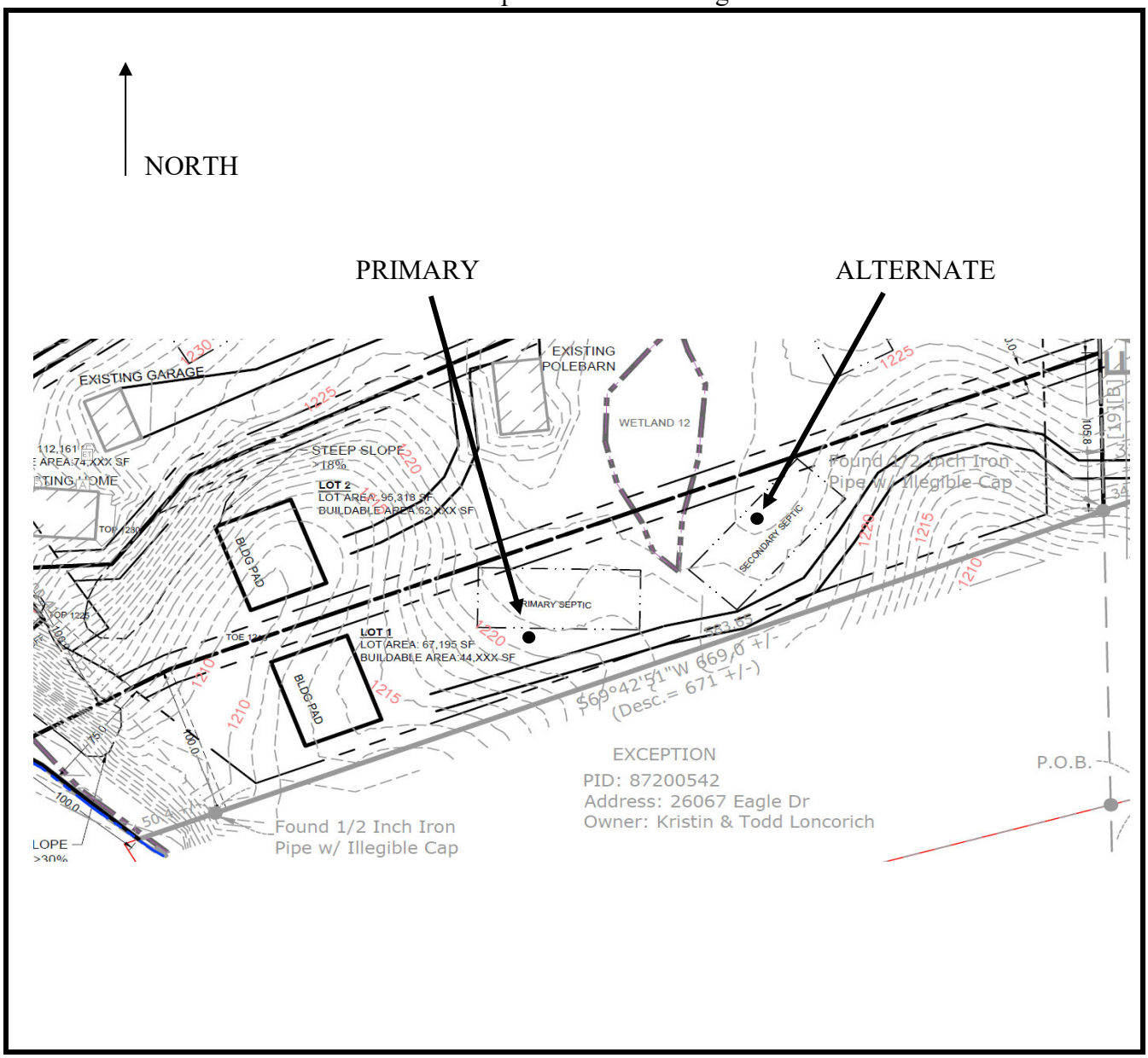
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 1
Parcel Number: 87200540 & 87200550

Designer Signature: _____ Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 2		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	6"	SB2		SB1	6"	SB2	
Slope % and Direction		1-2% W				1-2% S		
Soil Texture		Silt Loam				Silt Loam		
Soil Sizing Factor		2.0				2.0		
Landscape Position		Sideslope				Sideslope		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Silt Loam	10YR 3/2
6" - 14"	Clay Loam dense w/redox	

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Silt Loam	10YR 3/2
6" - 14"	Clay Loam dense w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 2

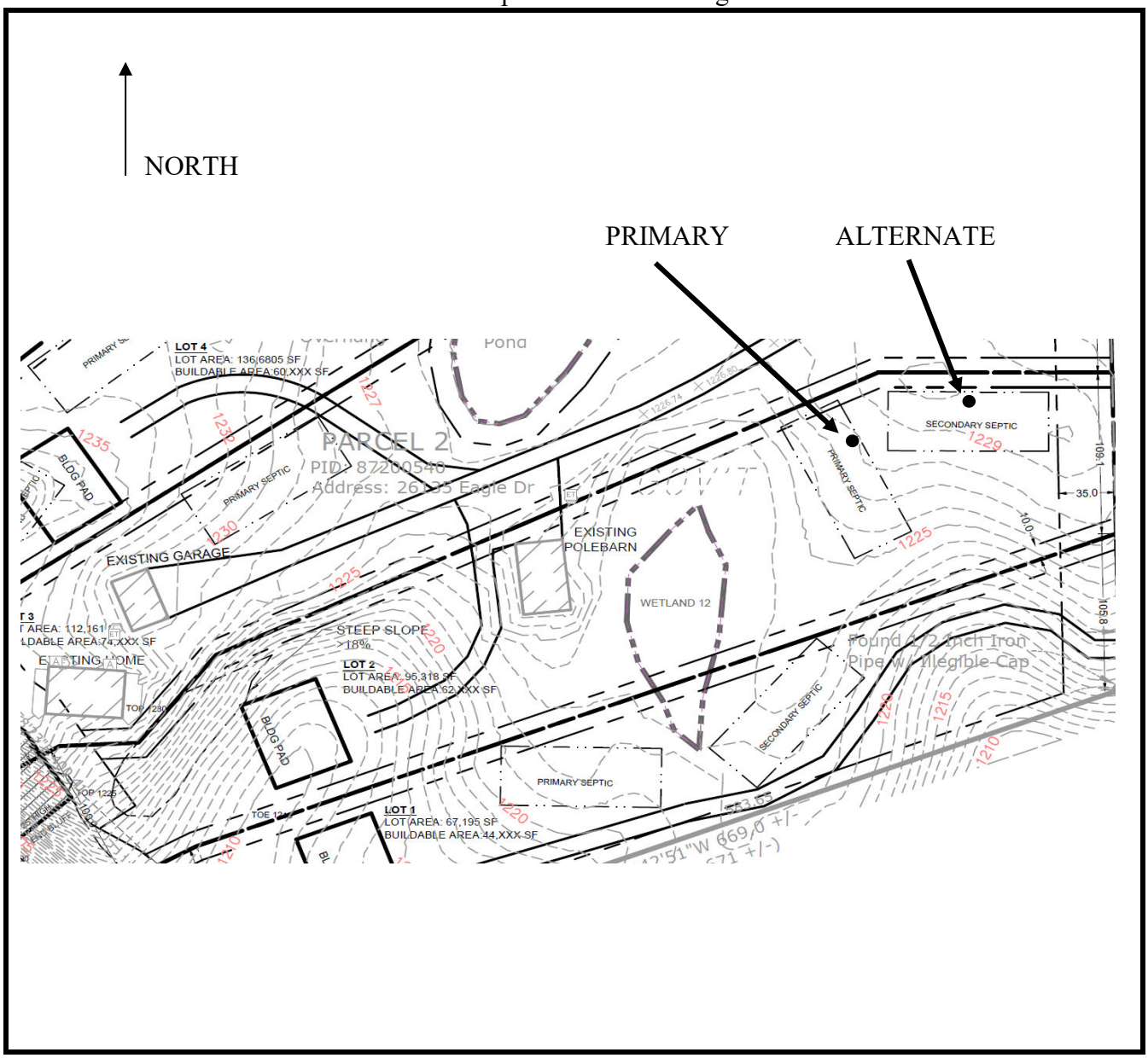
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 2
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 3		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	18"	SB2		SB1	12"	SB2	
Slope % and Direction		6-8% SE				1-2% NW		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Sideslope				Sideslope		
Vegetation Types		Lawn				Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.
This proposed lot has soils for a Type I SSTS.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Loam	10YR 3/2
10" - 18"	Fine Sand	10YR 4/4
18" stopped		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 12"	Loam	10YR 4/4
+12"	Clay Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 3

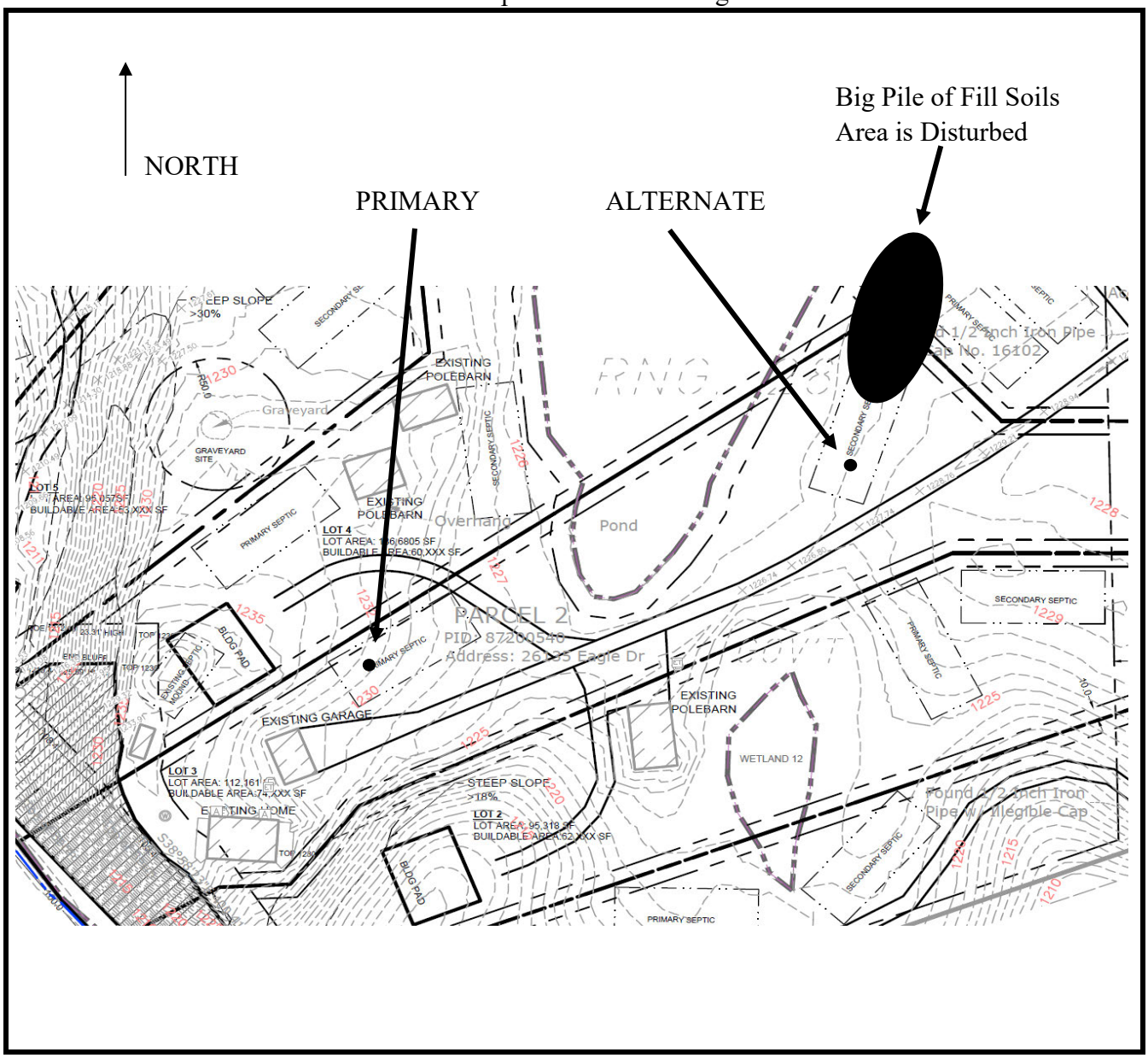
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 3
Parcel Number: 87200540 & 87200550

Designer Signature: _____ Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 4		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	12"	SB2		SB1	12"	SB2	
Slope % and Direction		1-2% S				6-8% E		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Summit				Sideslope		
Vegetation Types		Lawn				Grass Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.
This proposed lot has soils for a Type I SSTS.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 9"	Loam	10YR 3/2
9" - 12"	Loam	10YR 4/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Loam	10YR 3/2
10" - 12"	Loam	10YR 4/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 4

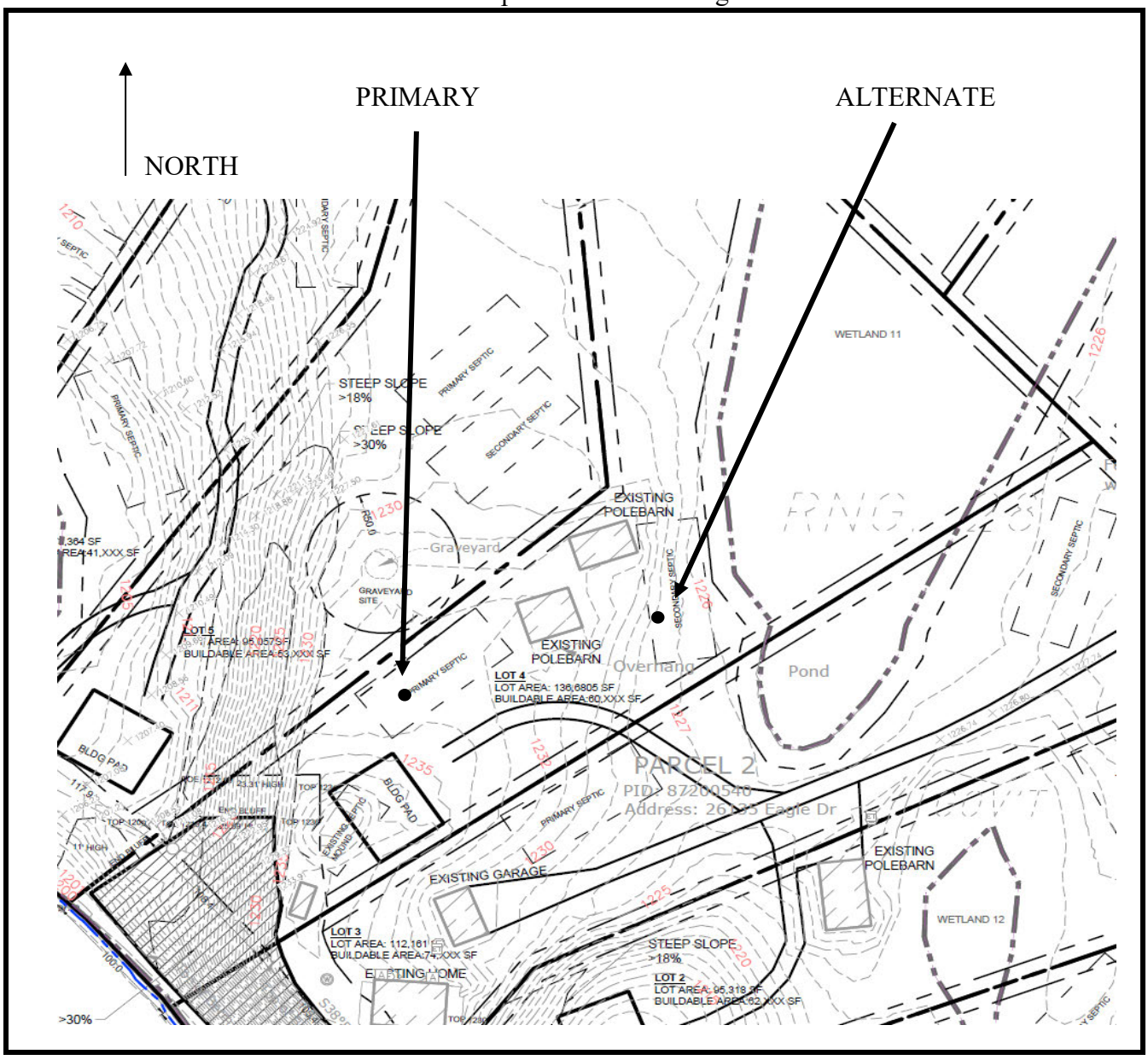
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 4
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 5		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	10"	SB2	9"	SB1	10"	SB2	
Slope % and Direction		1% N				1% N		
Soil Texture		Clay Loam				Clay Loam		
Soil Sizing Factor		2.2				2.2		
Landscape Position		Slight Slope				Slight Slope		
Vegetation Types		Grass Field				Grass Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Clay Loam	10YR 3/2
8" - 10"	Clay Loam	10YR 4/4
10" - 14"	Clay Loam w/redox	

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Clay Loam	10YR 3/2
8" - 9"	Clay Loam	10YR 4/4
9" - 14"	Clay Loam w/redox	

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Clay Loam	10YR 3/2
10" - 12"	Clay Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 5

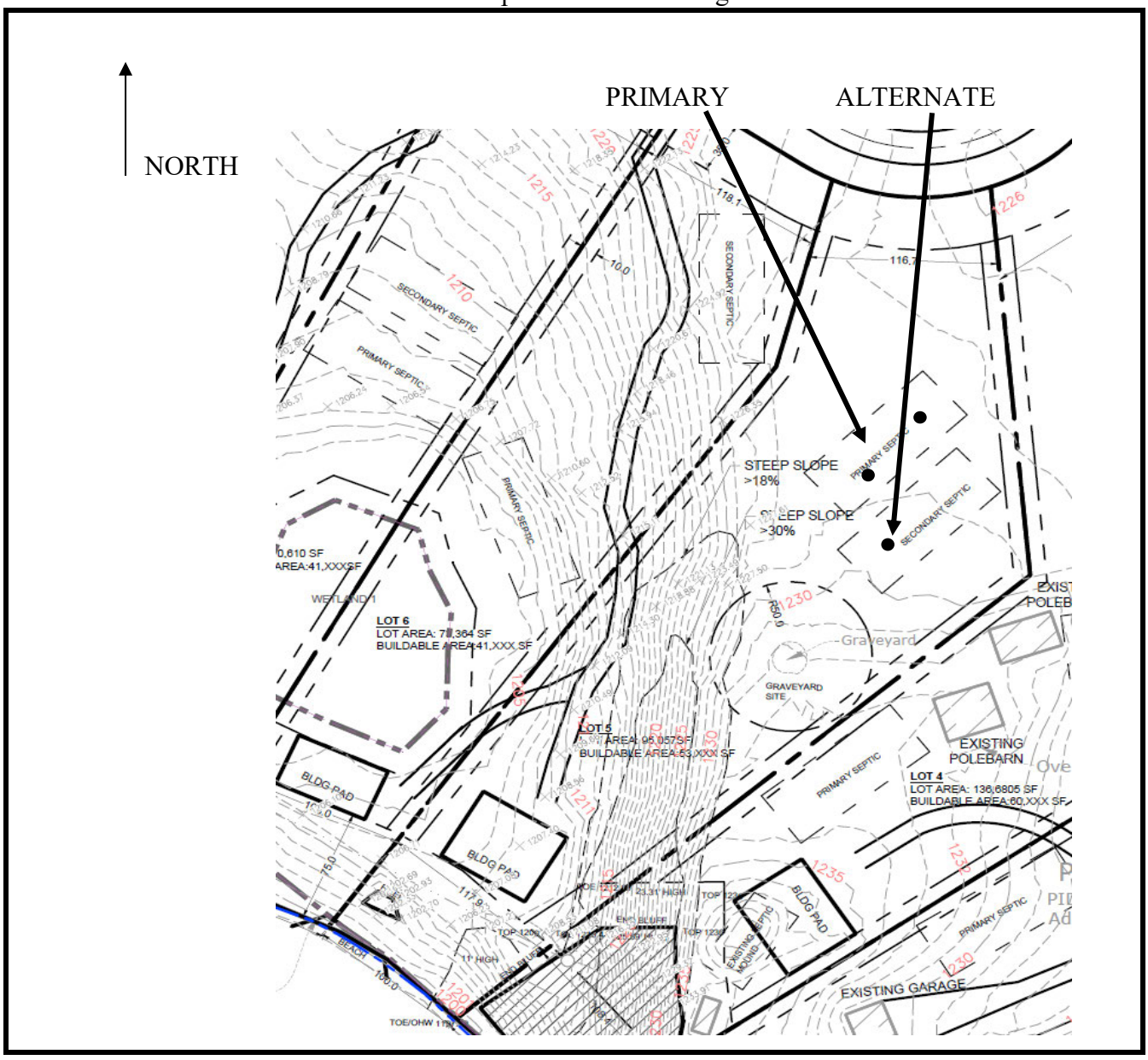
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 5
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 6		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	14"	SB2		SB1	10"	SB2	
Slope % and Direction		12% W				8-10% W		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Sideslope				Shoulder Slope		
Vegetation Types		Wooded				Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Loam	10YR 3/2
6" - 14"	Sandy Loam	10YR 5/3-6/3

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 10"	Loam	10YR 4/4
10" - 14"	Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 6

Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 6
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 7		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	9"	SB2		SB1	9"	SB2	
Slope % and Direction		4-6% SW				4-6% SW		
Soil Texture		Clay Loam				Clay Loam		
Soil Sizing Factor		2.2				2.2		
Landscape Position		Sideslope				Sideslope		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 9"	Clay Loam	10YR 3/2
9" - 13"	Clay Loam w/redox	
Soils were very wet		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 9"	Clay Loam	10YR 3/2
9" - 13"	Clay Loam w/redox	
Soils were very wet		

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 7

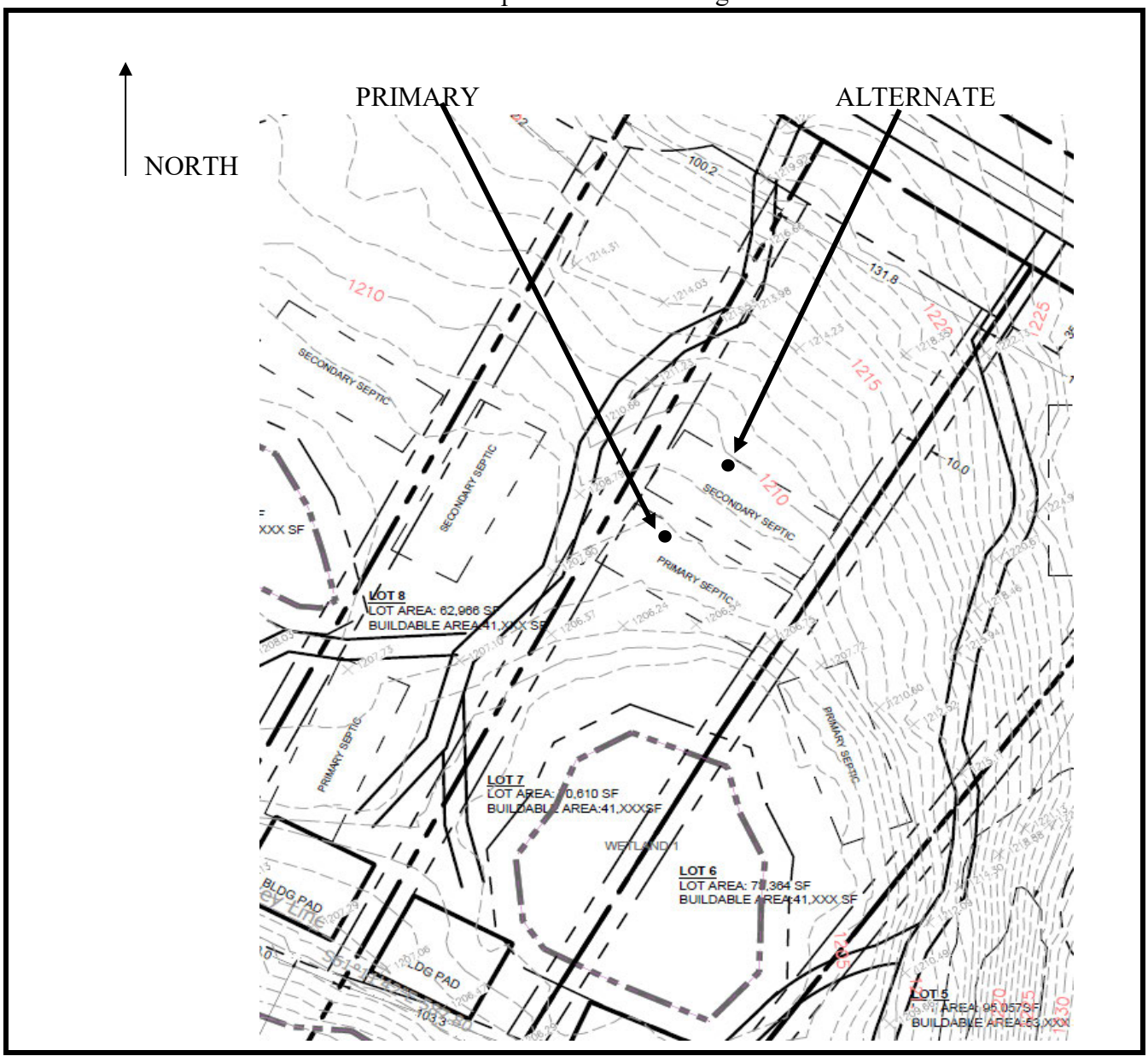
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 7
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 8		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	16"	SB2		SB1	10"	SB2	
Slope % and Direction		1-2% S				0%		
Soil Texture		Sandy Loam				Loam		
Soil Sizing Factor		1.27				1.67		
Landscape Position		Summit				Flat		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature: Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 16"	Sandy Loam	10YR 4/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 10"	Loam	10YR 4/4
10" - 16"	Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 8

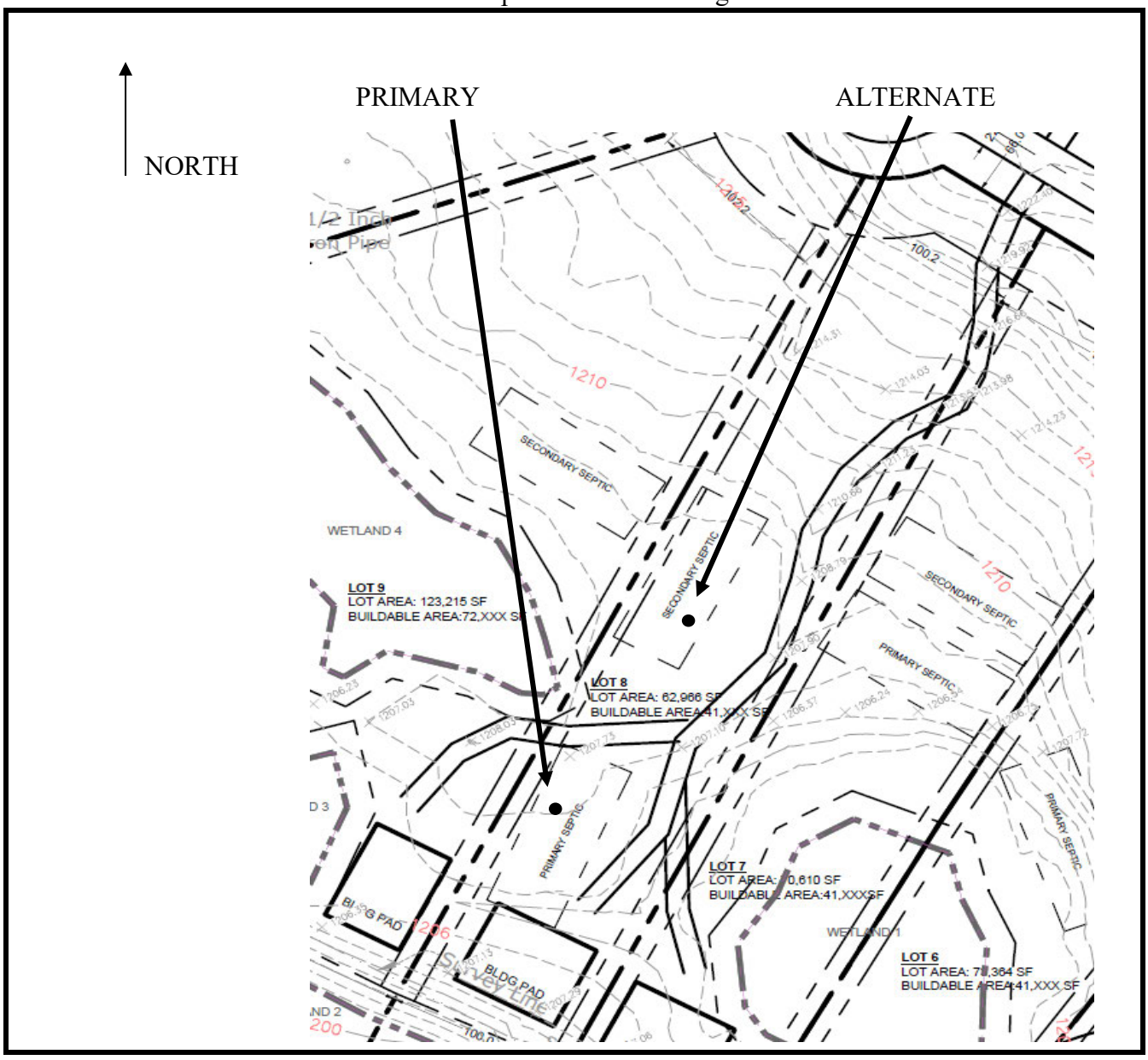
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 8
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Doyon Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 9		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:	Rabbit	Lake/River Classification:	GD

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	16"	SB2		SB1	8"	SB2	
Slope % and Direction		10% E				6-8% SW		
Soil Texture		SL				Loam		
Soil Sizing Factor		1.27				1.67		
Landscape Position		Sideslope				Sideslope		
Vegetation Types		Wooded				White Pines		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature: Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 16"	Sandy Loam	10YR 4/4-6/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 12"	Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 9

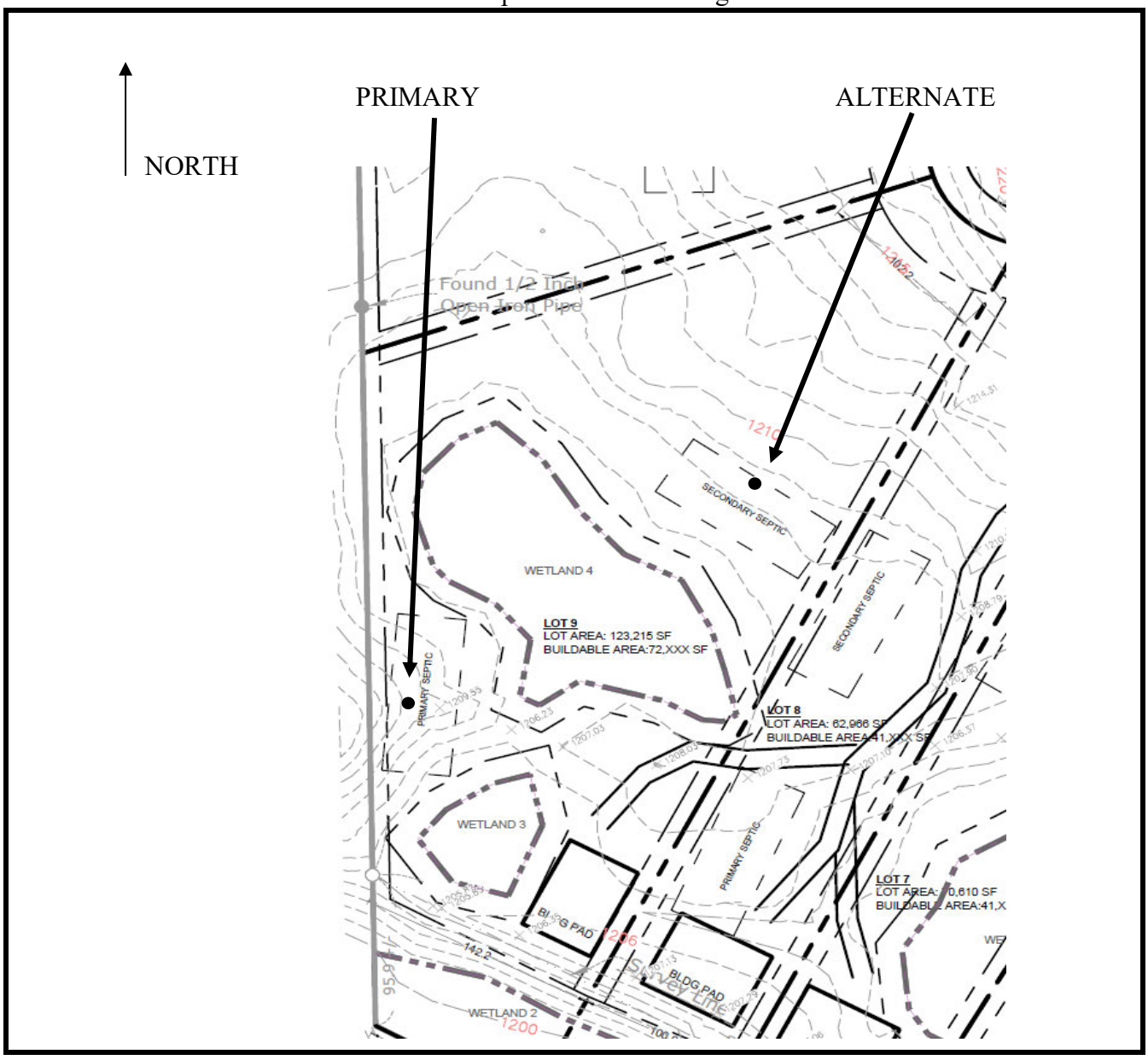
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 9
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 10		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	13"	SB2		SB1	8"	SB2	
Slope % and Direction		2-4% W				2-4% W		
Soil Texture		SL				SL		
Soil Sizing Factor		1.27				1.27		
Landscape Position		Summit				Sideslope		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature: Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 13"	Sandy Loam	10YR 4/4-6/4
13" - 16"	Sandy Loam w/redox	

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Sandy Loam	10YR 3/2
8" - 12"	Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 10

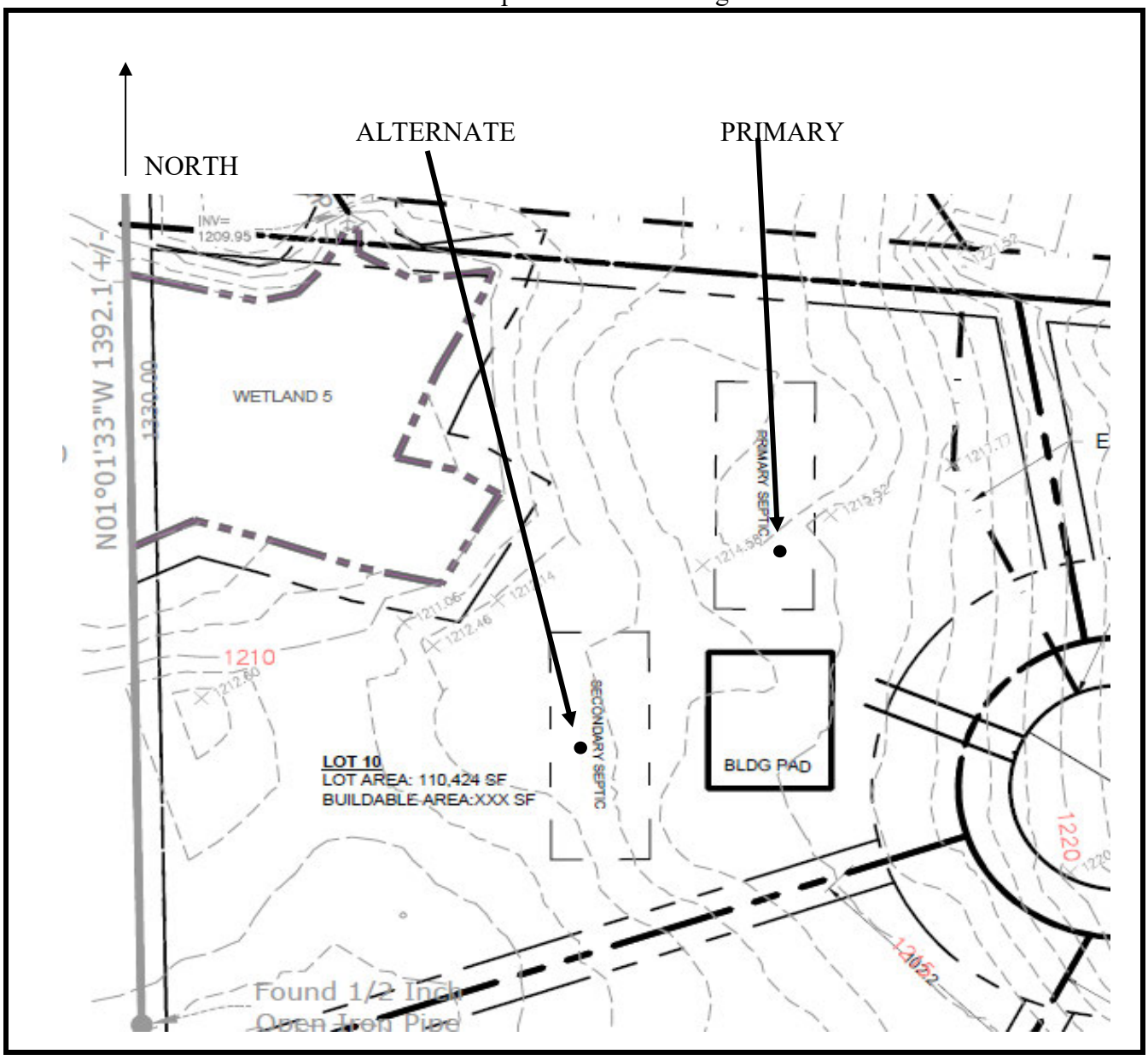
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 10
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 11		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	13"	SB2		SB1	13"	SB2	
Slope % and Direction		Rolling				Rolling		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Rolling				Rolling		
Vegetation Types		Grass Field				Grass Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.
This proposed lot has soils for a Type I SSTS.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Sandy Loam/Loam	10YR 3/2
10" - 13"	Sandy Loam	10YR 4/4

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Sandy Loam/Loam	10YR 3/2
10" - 13"	Sandy Loam	10YR 4/4

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 11

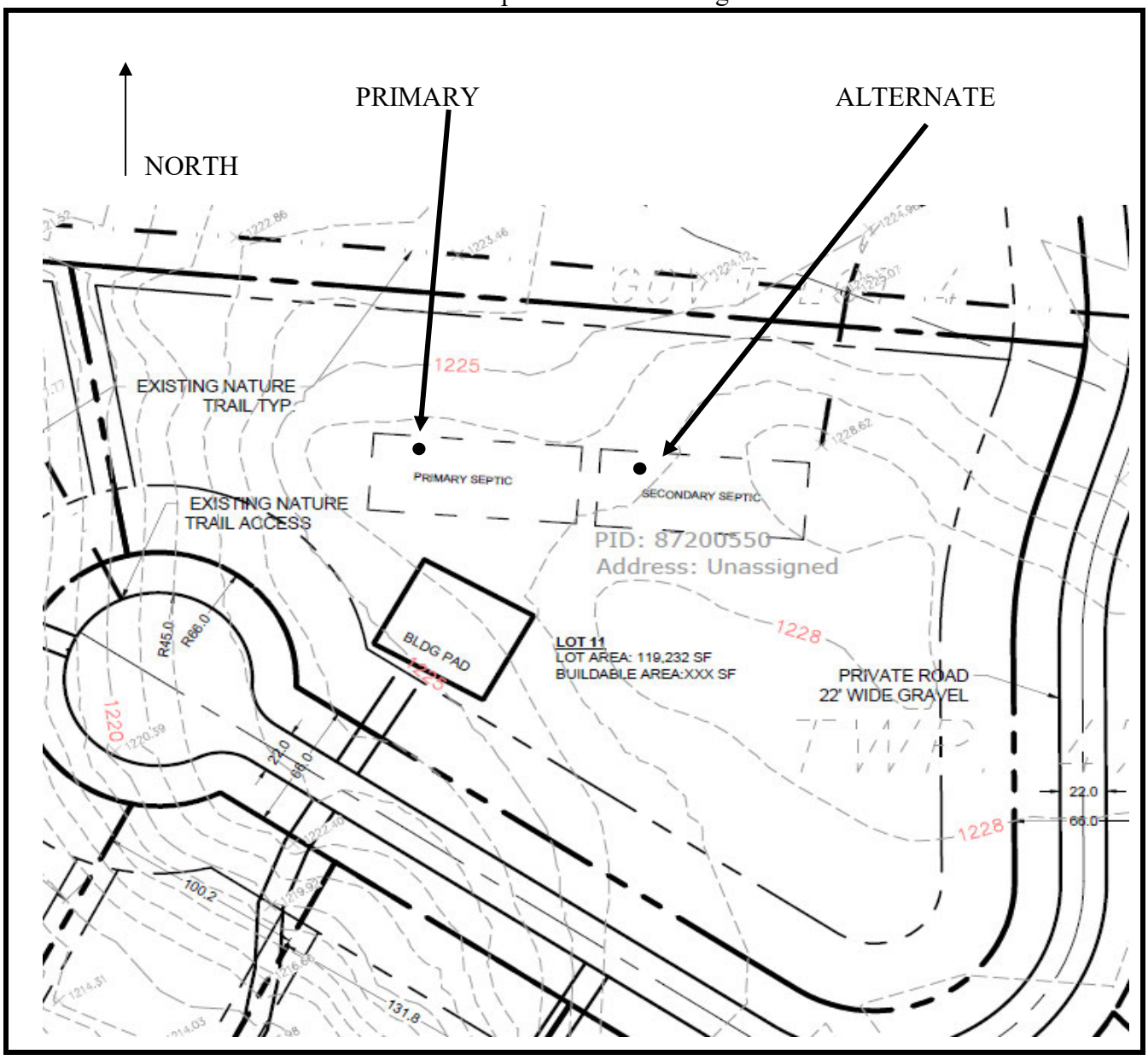
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 11
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 12		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	10"	SB2		SB1	10"	SB2	
Slope % and Direction		2% N				2% N		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Slight Sideslope				Slight Sideslope		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature: Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Multiple hand dug soil pits found less than 12" to restrictive layer, not Type I SSTS soils.
VARIANCE NEEDED, SSTS WOULD BE A TYPE III DUE TO 3' SAND MOUND.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Loam	10YR 3/2
10" - 14"	Loam w/redox	

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 10"	Loam	10YR 3/2
10" - 14"	Loam w/redox	

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 12

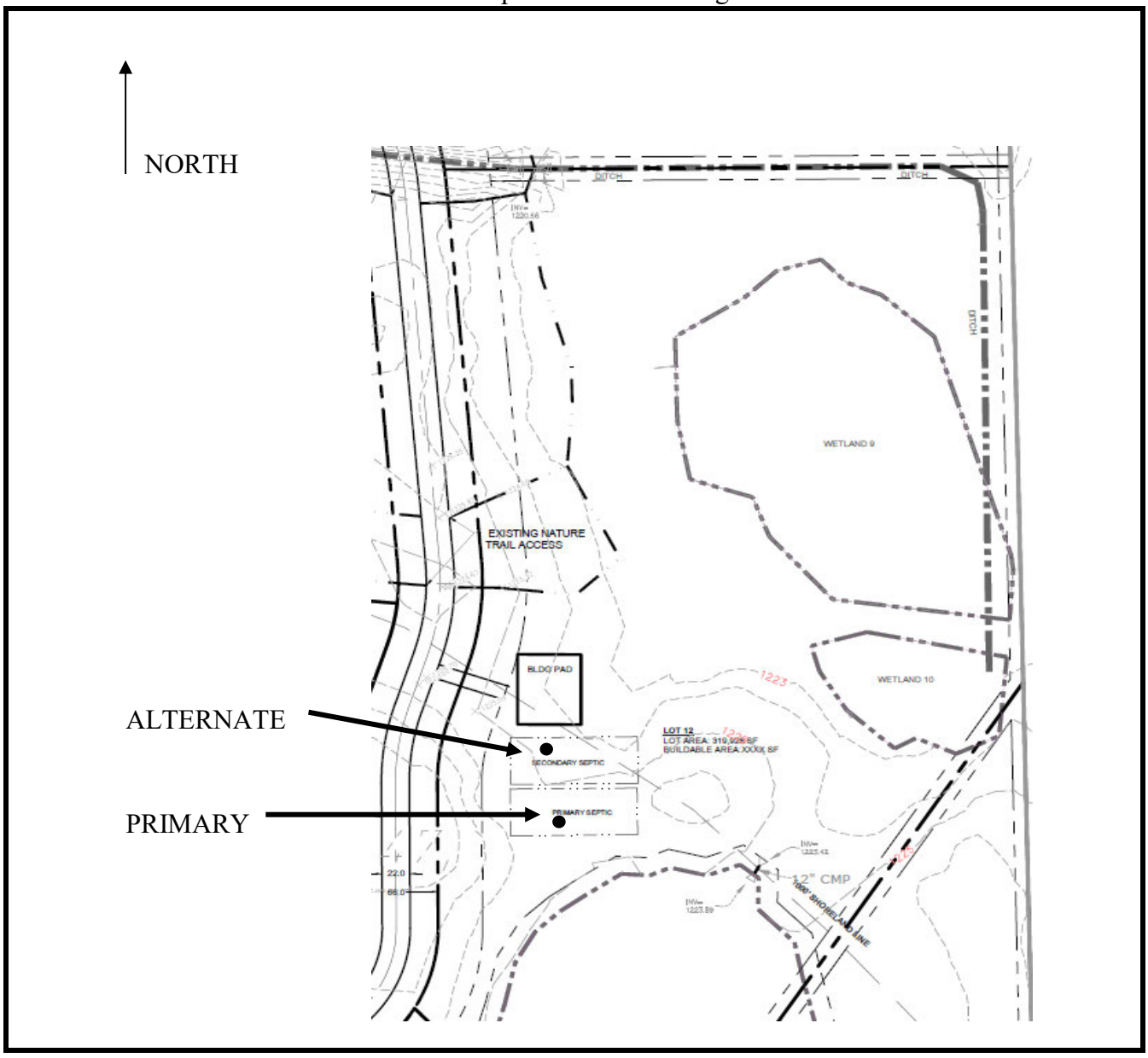
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 12
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 13		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	14"	SB2		SB1	16"	SB2	
Slope % and Direction		1-2%				1-2%		
Soil Texture		Loam				Loam		
Soil Sizing Factor		1.67				1.67		
Landscape Position		Summit				Summit		
Vegetation Types		Grass Field				Grass Field		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.
This proposed lot has soils for a Type I SSTS.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 14"	Sandy Loam	10YR 5/6-5/8

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loam	10YR 3/2
8" - 16"	Sandy Loam	10YR 5/6

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 13

Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

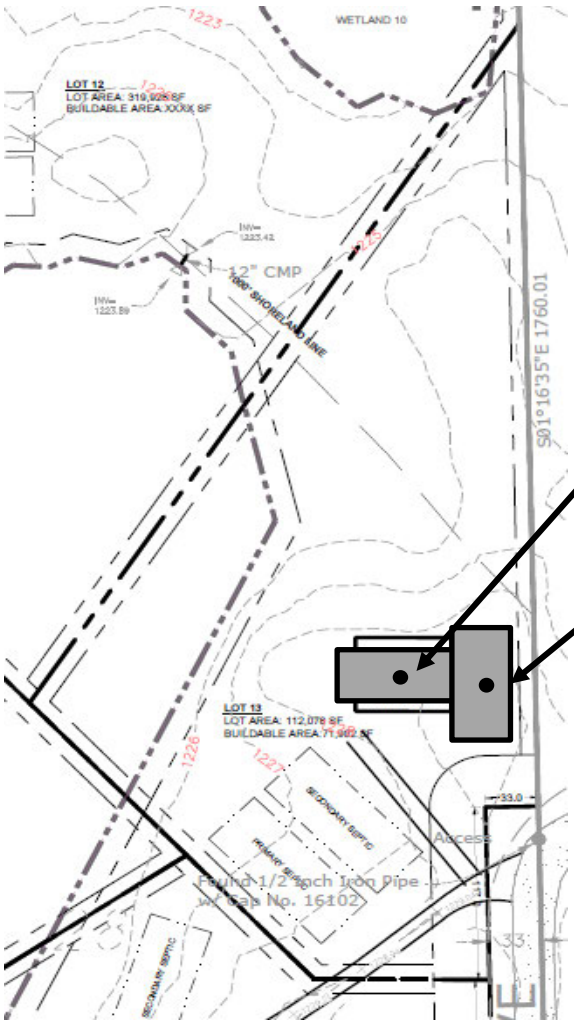
Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page

NORTH

***NOTE: Found suitable sites different than marked on survey.
Sites marked on survey have 6" to redox.



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 13
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

Property Owner	Kendra & Jeffrey Jantzen	Date	7/2/2026
Mailing Address:	18235 46th Ave N		
City/State/Zip:	Plymouth, MN 55446		
Home Phone Number:		Cell:	
Site Address:	TBD		
City/State/Zip:	Aitkin, MN 56431		
Legal Description:	LOT 14		
Sec. 20	Twp: 47	Range: 28	Township Name: Rabbit Lake
Parcel Number:	87200540 & 87200550		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	14"	SB2		SB1	13"	SB2	
Slope % and Direction		8-10% S				8-10% S		
Soil Texture		SL				SL		
Soil Sizing Factor		1.27				1.27		
Landscape Position		Sideslope				Sideslope		
Vegetation Types		Pines				Pines		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 7/2/2026

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.
This proposed lot has soils for a Type I SSTS.

Crow Wing County Environmental Services
Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 14"	Sandy Loam	10YR 4/3

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 13"	Sandy Loam	10YR 4/3

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: LOT 14

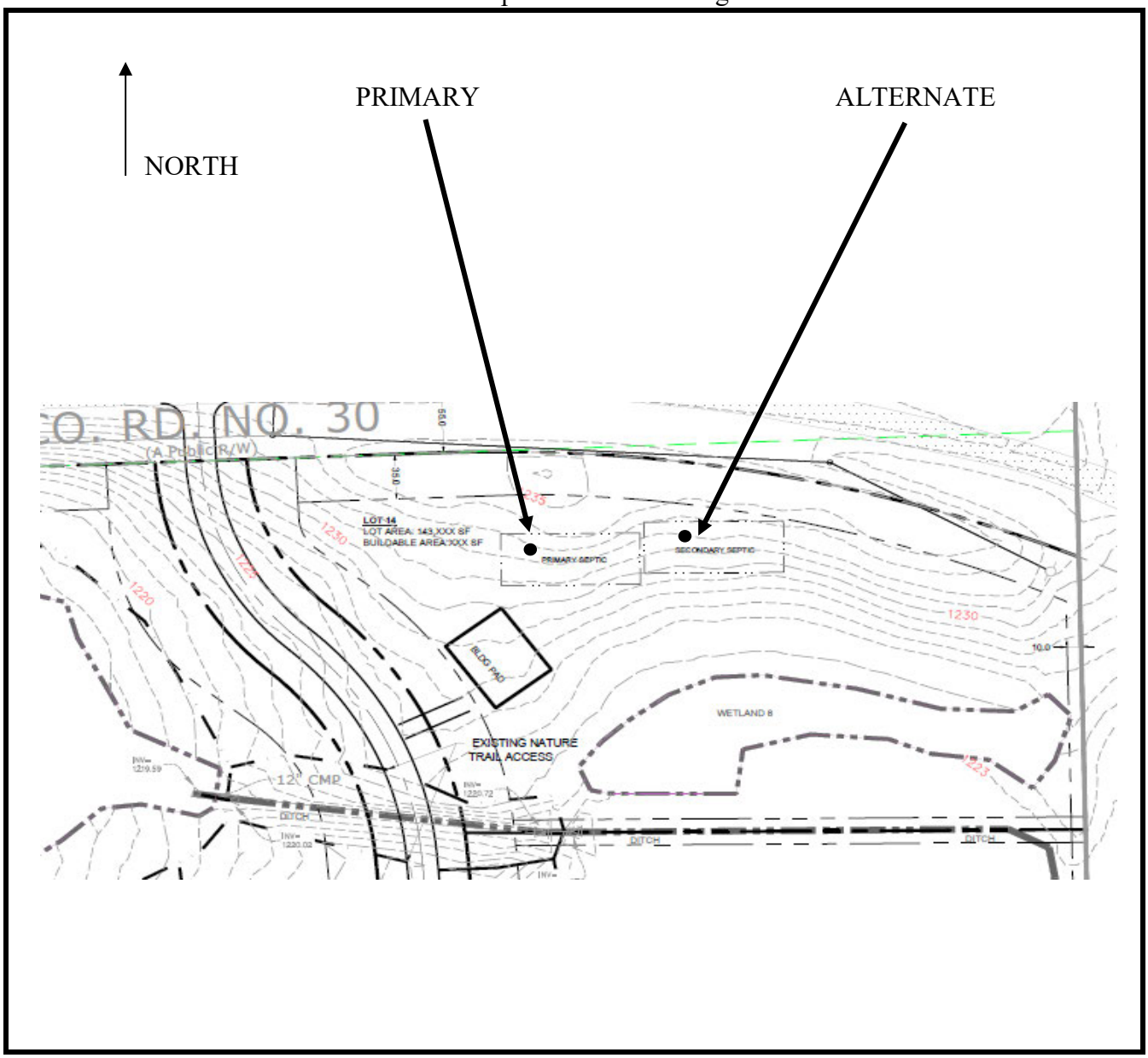
Parcel Number: 87200540 & 87200550

Designer Signature: Mark Joyce Date: 7/2/2026

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Kendra & Jeffrey Jantzen Date: 7/2/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: LOT 14
Parcel Number: 87200540 & 87200550

Designer Signature: Date: 7/2/2026
License Number: 2129

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

7-13B--Mooseline-Buhl complex, 0 to 6 percent slopes

Mooseline

Extent: 40 to 60 percent of the unit
Landform(s): flats on till plains
Slope gradient: 0 to 4 percent
Parent material: outwash over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: somewhat poorly drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 3
Wind erodibility index (WEI): 86
Kw factor (surface layer) .15
Land capability, nonirrigated 2w
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: moderate

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 3 in	Sandy loam	moderately rapid	0.41 to 0.47 in	4.5 to 6.0
E -- 3 to 8 in	Sandy loam	moderately rapid	0.47 to 0.90 in	4.5 to 6.0
Bw1 -- 8 to 23 in	Loamy sand	rapid	0.60 to 2.39 in	5.1 to 6.5
Bw2 -- 23 to 34 in	Sand	rapid	0.44 to 1.43 in	5.1 to 6.5
2B/E -- 34 to 39 in	Clay loam	moderately slow	0.41 to 0.97 in	5.1 to 6.5
2Bt -- 39 to 56 in	Clay	slow	1.35 to 2.71 in	5.1 to 6.5
2BCd -- 56 to 79 in	Clay	very slow	0.91 to 1.83 in	6.1 to 7.8

7-13B--Mooseline-Buhl complex, 0 to 6 percent slopes

Buhl

Extent: 35 to 45 percent of the unit
Landform(s): flats on till plains
Slope gradient: 0 to 6 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: somewhat poorly drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 2w
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 3 in	Loam	moderate	0.44 to 0.69 in	4.5 to 5.5
E -- 3 to 13 in	Loam	moderate	1.48 to 2.17 in	4.5 to 5.5
2B/E -- 13 to 18 in	Clay loam	slow	0.41 to 0.82 in	5.1 to 6.5
2Bt1 -- 18 to 32 in	Clay	slow	1.10 to 2.20 in	5.1 to 6.5
2Bt2 -- 32 to 58 in	Clay	slow	2.08 to 4.16 in	5.1 to 6.5
2BCd -- 58 to 79 in	Clay	very slow	0.83 to 1.67 in	6.1 to 7.8

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

7-1B--Buhl loam, 1 to 4 percent slopes

Buhl

Extent: 75 to 95 percent of the unit
Landform(s): rises, till plains
Slope gradient: 1 to 4 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: somewhat poorly drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 2w
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 3 in	Loam	moderate	0.44 to 0.69 in	4.5 to 5.5
E -- 3 to 13 in	Loam	moderate	1.48 to 2.17 in	4.5 to 5.5
2B/E -- 13 to 18 in	Clay loam	slow	0.41 to 0.82 in	5.1 to 6.5
2Bt1 -- 18 to 32 in	Clay	slow	1.10 to 2.20 in	5.1 to 6.5
2Bt2 -- 32 to 58 in	Clay	slow	2.08 to 4.16 in	5.1 to 6.5
2BCd -- 58 to 79 in	Clay	very slow	0.83 to 1.67 in	6.1 to 7.8

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

7-2D--Hibbing-Buhl complex, 1 to 18 percent slopes

Hibbing

Extent: 35 to 65 percent of the unit
Landform(s): rises on till plains
Slope gradient: 5 to 18 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: moderately well drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 4e
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: moderate

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 4 in	Loam	moderate	0.55 to 0.87 in	4.5 to 5.5
Bw -- 4 to 8 in	Loam	moderate	0.59 to 0.87 in	4.5 to 5.5
2E/B -- 8 to 12 in	Loam	moderate	0.55 to 0.75 in	5.1 to 6.0
2Bt1 -- 12 to 27 in	Clay	slow	1.23 to 2.46 in	5.1 to 6.5
2Bt2 -- 27 to 36 in	Clay	slow	0.69 to 1.39 in	5.1 to 6.5
2Bt3 -- 36 to 49 in	Clay	slow	1.04 to 2.08 in	5.1 to 6.5
2BCd -- 49 to 79 in	Clay	very slow	1.20 to 2.39 in	6.1 to 7.8

7-2D--Hibbing-Buhl complex, 1 to 18 percent slopes

Buhl

Extent: 20 to 30 percent of the unit
Landform(s): rises, till plains
Slope gradient: 1 to 5 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: somewhat poorly drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 2w
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 3 in	Loam	moderate	0.44 to 0.69 in	4.5 to 5.5
E -- 3 to 13 in	Loam	moderate	1.48 to 2.17 in	4.5 to 5.5
2B/E -- 13 to 18 in	Clay loam	slow	0.41 to 0.82 in	5.1 to 6.5
2Bt1 -- 18 to 32 in	Clay	slow	1.10 to 2.20 in	5.1 to 6.5
2Bt2 -- 32 to 58 in	Clay	slow	2.08 to 4.16 in	5.1 to 6.5
2BCd -- 58 to 79 in	Clay	very slow	0.83 to 1.67 in	6.1 to 7.8

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

7-2B--Hibbing-Buhl complex, 1 to 8 percent slopes

Hibbing

Extent: 30 to 70 percent of the unit
Landform(s): rises on till plains
Slope gradient: 3 to 8 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: moderately well drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 2e
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: moderate

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 4 in	Loam	moderate	0.55 to 0.87 in	4.5 to 5.5
Bw -- 4 to 8 in	Loam	moderate	0.59 to 0.87 in	4.5 to 5.5
2E/B -- 8 to 12 in	Loam	moderate	0.55 to 0.75 in	5.1 to 6.0
2Bt1 -- 12 to 27 in	Clay	slow	1.23 to 2.46 in	5.1 to 6.5
2Bt2 -- 27 to 36 in	Clay	slow	0.69 to 1.39 in	5.1 to 6.5
2Bt3 -- 36 to 49 in	Clay	slow	1.04 to 2.08 in	5.1 to 6.5
2BCd -- 49 to 79 in	Clay	very slow	1.20 to 2.39 in	6.1 to 7.8

7-2B--Hibbing-Buhl complex, 1 to 8 percent slopes

Buhl

Extent: 25 to 45 percent of the unit
Landform(s): rises, till plains
Slope gradient: 1 to 4 percent
Parent material: loess over till
Restrictive feature(s): densic material at 39 to 59 inches
Flooding: none
Ponding: none
Drainage class: somewhat poorly drained

Soil loss tolerance (T factor): 4
Wind erodibility group (WEG): 5
Wind erodibility index (WEI): 56
Kw factor (surface layer) .32
Land capability, nonirrigated 2w
Hydric soil: no
Hydrologic group: C/D
Potential for frost action: low

Representative soil profile:	*Texture*	*Permeability*	*Available water capacity*	*pH*
A -- 0 to 3 in	Loam	moderate	0.44 to 0.69 in	4.5 to 5.5
E -- 3 to 13 in	Loam	moderate	1.48 to 2.17 in	4.5 to 5.5
2B/E -- 13 to 18 in	Clay loam	slow	0.41 to 0.82 in	5.1 to 6.5
2Bt1 -- 18 to 32 in	Clay	slow	1.10 to 2.20 in	5.1 to 6.5
2Bt2 -- 32 to 58 in	Clay	slow	2.08 to 4.16 in	5.1 to 6.5
2BCd -- 58 to 79 in	Clay	very slow	0.83 to 1.67 in	6.1 to 7.8

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.



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

Jantzen

Date: 7/6/2026 Time: 7:40 PM

CROW WING COUNTY MINNESOTA

Address: 24124 County Road 30
Owner: Timothy & Christine Lindberg

[A] TUCK ROAD
(A Public R/W)

Found Cast Iron Monument
NE Corner of Gov't. Lot 4,
Sec. 20, Twp. 47, Rng. 28

Edge of Bituminous Shown Per Aerial Imagery

N87°51'42"E 1332.64

(200') CO. RD. NO. 30
(A Public R/W)

Corner Falls in Road
No Monument Found or Set

EXISTING NATURE TRAIL TYP.

WETLAND 7

WETLAND 8

SEC. 20

12" CMP

8" PVC

EXISTING NATURE TRAIL TYP.

OUTLOT A - COMMON SPACE
LOT AREA: 453,XXX SF
BUILDABLE AREA:XXX SF

1000' SHORELAND LINE

PARCEL 1

WETLAND 6

WETLAND 9

EXISTING NATURE TRAIL ACCESS

PID: 87200549
Address: 23741 County Road 30
Owner: Greelis, Robert & Marie

WETLAND 5

EXISTING NATURE TRAIL TYP.

EXISTING NATURE TRAIL ACCESS

PID: 87200550
Address: Unassigned

WETLAND 10

LOT 14
LOT AREA: 143,XXX SF
BUILDABLE AREA:XXX SF

PRIMARY SEPTIC

SECONDARY SEPTIC

BLDG PAD

LOT 10
LOT AREA: 110,424 SF
BUILDABLE AREA:XXX SF

BLDG PAD

LOT 11
LOT AREA: 119,232 SF
BUILDABLE AREA:XXX SF

PRIVATE ROAD
22' WIDE GRAVEL

LOT 12
LOT AREA: 319,3XX SF
BUILDABLE AREA:XXXX SF

Found 1/2 Inch Iron
Pipe w/ Illegible Cap

WETLAND 4

WETLAND 11

LOT 13
LOT AREA: 112,078 SF
BUILDABLE AREA:71,003 SF

LOT 9
LOT AREA: 123,215 SF
BUILDABLE AREA:72,XXX SF

LOT 8
LOT AREA: 62,966 SF
BUILDABLE AREA:41,XXX SF

LOT 7
LOT AREA: 63,810 SF
BUILDABLE AREA:41,XXX SF

LOT 6
LOT AREA: 78,364 SF
BUILDABLE AREA:41,XXX SF

WETLAND 3

STEEP SLOPE >18%

STEEP SLOPE >30%

EXISTING POLEBARN

DRIVEWAY SITE

LOT 5
LOT AREA: 99,857 SF
BUILDABLE AREA:XXX SF

LOT 4
LOT AREA: 136,680 SF
BUILDABLE AREA:60,XXX SF

Overflow

Pond

PARCEL 2
PID: 87200551
Address: 26067 Eagle Dr

EXISTING GARAGE

LOT 3
LOT AREA: 112,161 SF
BUILDABLE AREA:74,XXX SF

EXISTING POLEBARN

WETLAND 12

LOT 2
LOT AREA: 96,319 SF
BUILDABLE AREA:51,XXX SF

LOT 1
LOT AREA: 67,195 SF
BUILDABLE AREA:44,XXX SF

EAGLE DRIVE
(A Public R/W)

Edge of Gravel Shown Per Aerial Ir

Corner Falls in Road
No Monument Found or Set

Water as Measured on 5/29/2026 = 1198.63 (NAVD88)

[17] Ordinary High Water Level Elevation = 1199.21 (NAVD88)
(See General Note No. 5)

BLUFF AREA >30% SLOPE

RABBIT LAKE
Ordinary High Water = 1197.50 (MSL 1912) - 1199.21 (NAVD88)
Highest Recorded = 1199.68 (MSL 1912) - 1201.39 (NAVD88)
Lowest Recorded = 1196.44 (MSL 1912) - 1198.15 (NAVD88)
(Per MN DNR) (See General Note No. 5)
As Measured 5/29/2026 = 1198.63 (NAVD88)

EXCEPTION
PID: 87200542
Address: 26067 Eagle Dr
Owner: Kristin & Todd Loncorich

Found 1/2 Inch Iron
Pipe w/ Illegible Cap

P.O.B.

S74°39'15"W 563 +/-

Shore of Rabbit Lake

EXCEPTION

P.O.B.

N17°14'35"W 319.00
(Desc.: N05°40'10"W)

S60°42'57"W 669.0 +/-
(Desc.: 671 +/-)

S01°16'35"E 1760.01

200.00

200.00

SITE DATA		
ZONING SUMMARY		
EXISTING ZONING	RURAL RESIDENTIAL 2.5 & SHORELAND DISTRICT	
PROPOSED ZONING	RURAL RESIDENTIAL 2.5 & SHORELAND DISTRICT	
	REQUIRED	PROVIDED
BUILDING SETBACKS (SHORELAND)		
FRONT	75' LAKE	
REAR	35' RIGHT OF WAY 10' PROPERTY LINE	
SIDE	10'	
WETLAND	15'	
BLUFF	30'	
BUILDING SETBACKS (RURAL 2.5)		
FRONT (RIGHT OF WAY)	35'	
SIDE / REAR PROPERTY LINE	10'	
	REQUIRED	PROVIDED
LOT DIMENSIONS / AREAS		
MIN LOT AREA RIPARIAN (SHORELAND)	30,000 SF	
MIN LOT AREA NON-RIPARIAN (SHORELAND)	40,000 SF	
MIN LOT WIDTH RIPARIAN (SHORELAND)	100 FT	
MIN LOT WIDTH NON- RIPARIAN (SHORELAND)	150 FT	
MINIMUM BUILDABLE RIPARIAN (SHORELAND) EXCLUDES SETBACKS, BLUFFS, SLOPES OVER 25% WETLANDS	12,000 SF	
MINIMUM BUILDABLE NON- RIPARIAN (SHORELAND) EXCLUDES SETBACKS, BLUFFS, SLOPES OVER 25% WETLANDS	20,000 SF	
MIN LOT AREA (RURAL 2.5)	2.5 ACRES	
MIN LOT WITH (RURAL 2.5)	165 FT	

Know what's below.
Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
RABBIT LAKE RIDGE
26135 EAGLE DRIVE, RABBIT LAKE TWP

OWNER
MATT PAVEK

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 05/29/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/29/2026	CONCEPT PLAN DRT SUBMITTAL

PROJECT MANAGER	MATTHEW R PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	
REVIEWED BY	
PROJECT NUMBER	

REVISION SUMMARY

DATE	DESCRIPTION

CONCEPT SITE PLAN

C2.0

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DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Easements, Covenants, Conditions and Restrictions ("Declaration") is made effective as of August ____, 2026 (the "Effective Date"), by Rabbit Lake Ridge, LLC, a Minnesota limited liability company ("Declarant").

RECITALS:

A. Declarant is the owner of the following parcels of land in Rabbit Lake Township, Crow Wing County, Minnesota (collectively, the "Property"):

Lots 1 through 14, and Outlots A and B, Rabbit Lake Ridge, Crow Wing County, Minnesota.

Each of the above-referenced lots within the Property will sometimes be referred to individually in this Declaration as a "Parcel" and collectively as the "Parcels".

B. Declarant desires to establish for Declarant's benefit, and the mutual benefit of all other present and future Owners and Permittees (as such terms are hereinafter defined) mutually beneficial easements, covenants, conditions and restrictions with respect to access, use and maintenance of the Development and certain Common Areas (as such term is hereinafter defined) of the Development (as such term is hereinafter defined) which will promote the general welfare of all Owners and Permittees thereof.

NOW, THEREFORE, Declarant hereby declares that the Property shall be transferred, held, sold, conveyed, leased and accepted subject to this Declaration. Declarant does hereby further declare that the following covenants, restrictions, easements, conditions, burdens, uses, privileges, charges and liens shall: (1) exist at all times hereafter amongst all parties having or acquiring any right, title or interest in any portion of the Property; (2) be binding upon and inure to the benefit of each Owner and Permittee; and (3) run with the land subjected to this Declaration, to be held, sold, leased and conveyed subject thereto.

1. Definitions. or purposes hereof:

(a) The term "Claim" or "Claims" shall mean all claims, demands, liabilities, causes of action, suits, judgments, damages and expenses, including reasonable attorneys' fees, that may be available against any other Owner or Permittee arising from any injury to or death of any person or the damage to or theft, destruction, loss, or loss of use of any property or inconvenience.

(b) The term "Common Areas" shall mean those portions of the Development designated on Exhibit A, including without limitation, the following:

- The private roadway located over, across, through and upon all of Outlot B, Rabbit Lake Ridge, Crow Wing County, Minnesota;

- The private trail easements located over, across, through and upon Lot 10, Lot 11, Lot 12 and Lot 13, Rabbit Lake Ridge, Crow Wing County, Minnesota;

- The private open space area located over, across, through and upon all of Outlot A, Rabbit Lake Ridge, Crow Wing County, Minnesota.

(c) The term "Development" shall mean all of the lots within the Plat of Rabbit Lake Ridge, Crow Wing County, Minnesota, and the Common Areas within the Property.

(d) The term "Driveway and Cross Access Easements" shall mean those certain reciprocal driveway and cross access easements over, across, through and upon Lots 2, 3, and 4, and Lots 5 and 6, and Lots 7, 8 and 9, Rabbit Lake Ridge, Crow Wing County, Minnesota, as legally described and depicted on **Exhibit B** attached hereto and made a part hereof.

(e) The term "Open Space Easement" shall mean that certain open space easement over, across, through and upon all of Outlot A, Rabbit Lake Ridge, Crow Wing County, Minnesota, legally described and depicted on **Exhibit C** attached hereto and made a part hereof.

(f) The term "Owner" or "Owners" shall initially mean the Declarant and any and all of its respective successors or assigns as the owner or owners of fee simple title to all or any portion of the Property, whether by sale, assignment, operation of law, or otherwise.

(g) The term "Parcel" shall mean that portion of the Property owned by a particular Owner.

(h) The term "Permittees" shall mean the tenants or legal occupants of the Property or any portion thereof, and the respective employees, agents, contractors, customers, invitees, and licensees of (i) the Owner of such Property, and (ii) such tenants or legal occupants.

(i) The term "Private Road Easement" shall mean that certain private road easement for access, ingress and egress, over, across, through and upon all of Outlot B, Rabbit Lake Ridge, Crow Wing County, Minnesota, for the use and benefit of all Parcels except for Lots 1, 2, 3, 4 and 12, Rabbit Lake Ridge, Crow Wing County, Minnesota.

(j) The term "Trail Easements" shall mean collectively those certain private trail access easements located over, across, through and upon portions of Lots 10, 11, 12 and 13, Rabbit Lake Ridge, Crow Wing County, Minnesota, as legally described and depicted on **Exhibit D** attached hereto and made a part hereof.

2. Site Plan. The Site Plan attached hereto as **Exhibit A** and made a part hereof depicts the Development and the Private Road Easement and the Driveway and Cross Access Easements and the Open Space Easement and the Trail Easements located thereon.

3. Private Road Easement. Declarant hereby establishes, declares and grants for the perpetual benefit of all Parcels in the Development, except Lots 1, 2, 3, 4 and 12, Rabbit Lake Ridge, Crow Wing County, Minnesota, a non-exclusive, perpetual private road easement over, across, through and upon all of Outlot B, Rabbit Lake Ridge, Crow Wing County, Minnesota (the "Private Road") for the purpose of access, ingress and egress to and from County Road No. 3 (the "Private Road Easement"). The Private Road Easement granted herein is not intended nor shall it be construed as creating any rights in or for the benefit of the general public nor shall it affect any real property outside of the Property and it shall remain private and shall not be dedicated to or maintained by any governmental authority unless and until accepted by such authority in writing. The Private Road shall include all roadway improvements, drainage facilities, culverts, shoulders, ditches, signage and utilities located therein (to the extent not owned by a utility provider) and all appurtenances thereto. For purposes of this paragraph 3 only, the term "Owners" shall mean all Owners **except** Lots 1, 2, 3, 4 and 12, Rabbit Lake Ridge and the term "Parcel" shall mean all Parcels **except** Lots 1, 2, 3, 4 and 12, Rabbit Lake Ridge.

Title to the Private Road shall be held by all Owners as tenants in common, with each Parcel owning an undivided one-ninth (1/9) interest therein. The Private Road Easement shall be subject to the easements, covenants and restrictions contained herein, which shall run with the land and bind all present and future Owners.

Ownership of such undivided interest shall be appurtenant to ownership of a Parcel and shall automatically transfer with conveyance of the applicable Parcel. No Owner may separately convey, partition, encumber, or otherwise transfer its undivided interest in the Private Road Easement apart from ownership of the Parcel.

Notwithstanding anything to the contrary contained in this Declaration, with respect to the maintenance of the Private Road, all Parcels in the Development shall be responsible for maintenance of the Private Road, except for Lots 1, 2, 3, 4 and 12, Rabbit Lake Ridge, which shall not be responsible for any maintenance costs nor have any ownership interest in the Private Road.

Each Owner shall be responsible for an equal one-ninth (1/9) share of all maintenance, repair, replacement, operation, insurance, property taxes, and other expenses relating to the Private Road.

The Owners shall jointly maintain, repair, replace, reconstruct, improve, operate, and preserve the Private Road in a safe and usable condition at all times.

Maintenance shall include, without limitation:

(a) snow plowing and snow removal;
(b) grading;
(c) gravel replacement and resurfacing;
(d) pavement maintenance, repair, seal coating, overlays and reconstruction, if paved;
(e) dust control;
(f) mowing shoulders and ditches;
(g) drainage maintenance;
(h) culvert repair and replacement;
(i) tree and brush trimming or removal necessary to maintain safe travel;
(j) signage;
(k) erosion control;
(l) liability insurance for each Owners respective ownership of the Private Road;
(m) engineering and professional services;
(n) legal and accounting fees relating to maintenance and administration; and
(o) all other work reasonably necessary to maintain the Private Road.

The Owners shall hold not less than one (1) annual meeting during each calendar year for the purpose of administering the Private Road. The meeting shall occur during the first calendar quarter unless the Owners unanimously agree otherwise.

At each annual meeting, the Owners shall review and discuss:

(a) the condition of the Private Road;
(b) maintenance completed during the preceding year;
(c) anticipated maintenance and repairs;
(d) bids or proposals for future work;
(e) reserve funding needs;
(f) estimated costs for the upcoming year;
(g) the amount of annual assessments;
(h) any special assessments;
(i) contractors to perform maintenance; and
(j) any other matters relating to ownership, maintenance, repair, improvement, or administration of the Private Road.

Written notice of the annual meeting shall be provided to each Owner not less than fifteen (15) days before the meeting. Notice may be delivered personally, by U.S. Mail, or electronically if applicable.

Each Parcel shall be entitled to one (1) vote. Where multiple persons own a Parcel, they shall collectively exercise the single vote allocated to that Parcel. Unless otherwise provided herein, all decisions shall be approved by Owners holding a majority of the votes.

Any Owner may authorize emergency repairs reasonably necessary to prevent immediate damage to the Private Road or to protect public safety. Emergency costs shall constitute a common expense to be shared equally among all Parcels.

If any Owner fails to timely pay any assessment:
(a) interest shall accrue at the rate of ten percent (10%) per annum (or the highest lawful rate, if lower);
(b) the defaulting Owner shall reimburse all reasonable attorney's fees and collection costs incurred;
(c) the unpaid assessment, together with interest, costs, and attorney's fees, shall constitute a continuing lien against the Lot to the fullest extent permitted by Minnesota law after notice has been provided to the Owner; and
(d) the non-defaulting Owners may bring an action for money damages, specific performance, injunctive relief, foreclosure of the assessment lien (if applicable), or any other remedy available at law or in equity.

4. Grant of Driveway and Cross Access Easements. Declarant hereby establishes, declares and grants for the perpetual benefit of only those Parcels legally described and depicted on Exhibit B, a non-exclusive perpetual easement over, across, through and upon those portions of the Development legally described and depicted on Exhibit B, for the purposes of vehicular and pedestrian ingress, egress and access (the "Driveway and Cross Access Easements"). The Driveway and Cross Access Easements granted herein shall be for the benefit of the owners of those Parcels legally described in Exhibit B. The Driveway and Cross Access Easements granted herein are not intended nor shall they be construed as creating any rights in or for the benefit of the general public nor shall they affect any real property outside of the Property.

Notwithstanding anything to the contrary contained in this Declaration, with respect to the maintenance of the Driveway and Cross Access Easements, only those Parcels legally described on Exhibit B shall be responsible for maintenance of the Driveway and Cross Access Easements.

Each Owner of the Parcels legally described in Exhibit B shall be responsible for an equal share of all maintenance, repair, replacement, and other related expenses of the Driveway and Cross Access Easements.
The owners of the Parcels described in Exhibit B shall, at their equal sole cost and expense, maintain, repair, replace, reconstruct, improve, and keep the Driveway and Cross Access Easements in a safe and usable condition.

Such maintenance shall include, without limitation:
- snow plowing and removal;
- grading;
- gravel replacement;
- pavement maintenance and replacement, if paved;
- drainage improvements;

- culvert maintenance and replacement;
- shoulder maintenance;
- vegetation trimming and removal;
- dust control;
- erosion repair;
- restoration following utility work; and
- all other work reasonably necessary for the safe use and preservation of the Driveway and Cross Access Easement.

No Owner of any Parcel not listed in Exhibit B shall have any obligation to contribute toward maintenance, repair, replacement, or improvement of the Driveway and Cross Access Easements.

5. Grant of Open Space Easement. Declarant hereby establishes, declares and grants for the perpetual benefit of all the Parcels in the Development, a non-exclusive open space easement over, across, through and upon the real property legally described on Exhibit C attached hereto (the "Open Space").

Title to the Open Space shall be held by the Owners as tenants in common, with each Parcel owning an undivided one-fourteenth (1/14) interest therein. The Open Space shall be subject to the easements, covenants and restrictions contained herein, which shall run with the land and bind all present and future Owners.

The Open Space is intended solely for the preservation of the natural character of the property and for passive recreational use by the Owners and their permitted guests. The Open Space shall remain substantially in its natural condition, except as expressly permitted herein.

The Open Space may be used only for the following purposes:

(a) pedestrian access;
(b) mountain biking, hiking, walking, bird watching, nature observation, snowshoeing, cross-country skiing, and other similar passive recreational activities;
(c) operation of ATV's, UTV's (side by sides) and golf carts, which operation shall not exceed ten (10) miles per hour;
(d) maintenance of existing walking trails;
(e) ecological preservation and conservation; and
(f) such other passive uses as may be unanimously approved in writing by a majority of all Owners.

The following activities are expressly prohibited within the Open Space:

(a) hunting, trapping, or the discharge of firearms, bows, crossbows, or other weapons;
(b) operation of dirt bikes, snowmobiles, motorcycles, or similar equipment, except vehicles reasonably necessary for maintenance, emergency response, or utility purposes. Any permitted motorized vehicle shall not exceed a speed of ten (10) miles per hour;
(c) construction of buildings, sheds, garages, fences, retaining walls, docks, or other structures unless unanimously approved in writing by all Owners;

(d) storage of vehicles, trailers, boats, campers, equipment, machinery, firewood intended for commercial sale, building materials, refuse, debris, or personal property;
(e) dumping, burning, excavation, grading, filling, mining, or removal of soil, gravel, sand, rock, or vegetation except as reasonably necessary for trail maintenance, removal of hazardous or fallen trees, invasive species management, or restoration activities;
(f) commercial or agricultural activities;
(g) keeping livestock; and
(h) any use that materially disturbs or impairs the natural character of the Open Space.

The Open Space shall be maintained substantially in its natural condition. No Owner shall remove healthy trees, substantially alter vegetation, or otherwise modify the natural landscape except as reasonably necessary to:

(a) remove dead, diseased, damaged, or fallen trees;
(b) eliminate hazardous conditions;
(c) control invasive vegetation; or
(d) comply with applicable governmental requirements.

The Owners may jointly maintain the Open Space in a safe, clean, and natural condition. Maintenance may include, without limitation:

(a) clearing fallen trees and dead, diseased or damaged trees;
(b) removal of hazardous trees or limbs, if necessary;
(c) removal of litter and refuse; and
(d) such other maintenance as is reasonably necessary to preserve the Open Space.

Maintenance of the Open Space as described above shall not be required, but may be performed upon a majority vote of Owners. As for the costs associated with maintenance of the Open Space, a majority of Owners shall vote on such costs prior to the maintenance being performed.

Each Owner shall be responsible for an equal one-fourteenth (1/14) share of all maintenance and repairs, which costs must be approved by a majority of all Owners, together with equal payment of property taxes relating to the Open Space.

The easement granted herein is non-exclusive and shall benefit each Parcel equally. No Owner shall obstruct or interfere with another Owner's reasonable use and enjoyment of the Open Space.

The Owners acknowledge that the Open Space is intended to remain as a single, undivided tract for the common benefit of all Parcels. No Owner shall seek partition of the Open Space or convey less than the Owner's undivided interest together with the Parcel to which it is appurtenant.

The easements, covenants, restrictions and maintenance obligations contained in this Section are appurtenant to and shall run with the Parcels and the Open Space, binding upon and inuring to the benefit of all present and future Owners, their heirs, personal representatives, successors and assigns.

6. Grant of Trail Easements.

The Declarant hereby establishes, declares and grants perpetual, non-exclusive private trail easements over, across, through and upon those portions of the Parcels shown on Exhibit D attached hereto (collectively, the "Trail Easement Areas"), for the benefit of and appurtenant to every Parcel within the Development.

The Trail Easement Areas shall be used solely for pedestrian travel and other passive recreational uses customarily associated with mountain biking, walking, hiking, running, and similar non-motorized recreational activities by the Owners, occupants, tenants, guests, invitees, and successors and assigns of all Parcels within the Development.

No Owner shall obstruct, interfere with, fence across, alter, relocate, or otherwise impair the use of the Trail Easement Area.

The Trail Easement Areas shall not constitute public trails or public rights-of-way, and no rights are granted to the general public. The easements established herein are private easements exclusively for the benefit of the Owners and lawful occupants of Parcels within the Development and their respective family members, guests, invitees, tenants, contractors, and other persons authorized by an Owner.

The Owners shall have the perpetual right to enter upon the Trail Easement Areas for the purpose of constructing, inspecting, maintaining, repairing, replacing, clearing vegetation, removing fallen trees or other obstructions, improving drainage, installing signage, and otherwise maintaining the trails in a safe and usable condition. Such entry shall not constitute a trespass.

Each Owner shall be responsible for an equal one-fourteenth (1/14) share of all maintenance and repairs, which costs must be approved by a majority of all Owners, relating to the Trail Easement Areas.

The Trail Easement Areas shall be maintained in a natural condition to the greatest extent reasonably practicable. Except for trail improvements, bridges, boardwalks, culverts, signs, and similar improvements approved by a majority of all Owners, no structures, buildings, storage, landscaping, or other improvements shall be placed within the Trail Easement Areas.

No motorized vehicles shall be operated upon the Trail Easement Areas exceeding ten (10) miles per hour.

7. Architectural and Development Standards.

7.1. Construction Required.

Each Parcel shall be used solely for residential purposes. The Owner of each Parcel shall commence construction of a permitted single-family residence on the Parcel within twelve (12) months after acquiring title to the Parcel.

For purposes of this Section 7, "commence construction" means that:

(a) all required governmental permits have been obtained;
(b) excavation and foundation work have begun; and
(c) construction is being diligently pursued toward completion.

7.2. Completion of Improvements.

Once construction has commenced, the residence shall be substantially completed, including exterior finishes, roofing, windows, doors, and permanent siding, within twelve (12) months after commencement, unless delayed by weather, labor shortages, governmental action, or other causes beyond the Owner's reasonable control.

7.3. Temporary Occupancy.

No recreational vehicle, camper, travel trailer, fifth-wheel trailer, motorhome, tent, portable building, shipping container, or similar temporary structure shall be used as a permanent residence on any Parcel.

Temporary occupancy of a recreational vehicle or camper during active construction shall be permitted for a period not exceeding the first twelve months of ownership.

7.4. No Long-Term Vacant Parcels.

No Owner shall intentionally maintain a Parcel as undeveloped vacant land for the purpose of seasonal camping, long-term storage of recreational vehicles, or similar non-residential use after expiration of the twelve (12) month construction period required herein.

7.5. Parcel Maintenance.

Each Owner shall maintain their Parcel in a clean, safe, and orderly condition.

Without limitation, each Owner shall:
(a) regularly mow grass and weeds;
(b) prevent the accumulation of refuse, garbage, debris, or other waste materials.

7.6. Open Storage.

Except during active construction, no Parcel shall be used for the outdoor storage of:

discarded building materials;
scrap metal;
appliances;
machinery;
tires;
junk;
inoperable equipment and vehicles;

abandoned personal property; or
similar materials.

7.8. Commercial Storage.

No Parcel shall be used as a storage yard, contractor's yard, equipment yard, salvage yard, or similar commercial storage area.

Commercial construction equipment may remain on a Parcel only during active construction of improvements on that Parcel.

8. Insurance.

(a) Property Insurance. Each Owner shall carry, or cause to be carried, special form (all-risk) property insurance with fire and extended coverage endorsements, in the amount of one hundred percent (100%) of the full replacement value of all improvements on such Owner's Parcel (excluding footings, foundations or excavations), including alterations, furniture, equipment, trade fixtures and personal property. Each Owner shall also include their respective ownership interest percentage in Outlot A and Outlot B, Rabbit Lake Ridge, on their homeowner's insurance certificate in an amount not less than $1,000,000.00 per occurrence. The policy shall name all applicable Owners as named insureds or additional insureds, and the premiums shall be a common expense allocated equally among the applicable Owners for such Common Areas.

(b) Waiver of Claims; Waiver of Subrogation. Each Owner hereby waives, for itself and each person claiming by, through or under it, any Claims that may be available against any other Owner or Permittee, to the extent such Claim is insured against under any property insurance policy, or is required to be insured against under the terms of this Declaration, regardless of whether the negligence of such other Owner or Permittee caused the occurrence giving rise to the Claim. Each Owner shall require a waiver of subrogation clause to be included in any property insurance policy carried by such Owner or its Permittees relating to the Development or any portion thereof.

(c) Indemnity. Subject to Section 7(b) above, each Owner shall indemnify each other Owner and all Permittees from and against all Claims asserted or incurred in connection with or arising from the death of any person or damage to property or person which shall occur on the Parcel owned by the indemnifying party, except to the extent such Claims are caused by the negligence or the willful act or omission of the indemnified person or its agents or employees.

(d) General Insurance Provisions. All insurance to be provided under this Declaration shall be procured from insurance companies authorized to issue such insurance in Minnesota. No insurance policy required hereunder may be cancelled or materially reduced in amount or coverage below the requirements of this Declaration, without at least 30 days prior written notice by the insurer to each additional insured. All

insurance to be provided under this Declaration shall provide that an act or omission of one of the insureds or additional insureds which would void or otherwise reduce coverage, shall not reduce or void the coverage as to the other insureds. Each Owner shall cause its insurance to include contractual liability coverage with respect to the indemnity obligations set forth in this Declaration.

9. Term. Notwithstanding anything to the contrary contained herein, the obligations contained in this Declaration are perpetual covenants running with the land and shall bind each Parcel and every present and future Owner. The Private Road Easement, the Driveway and Cross Access Easements and the Open Space Easement and the Trail Easements established herein are perpetual, shall run with the land, shall be binding upon and inure to the benefit of all present and future Owners of Parcels within the Development, and may not be terminated, relocated, or materially modified except by an instrument executed by the Owners of at least sixty-seven percent (67%) of all Parcels within the Development and any governmental authority whose approval is required by law. The other covenants and conditions contained in this Declaration shall run for a term of forty (40) years from the date this Declaration is recorded in the land records of Crow Wing County, Minnesota, after which time it shall be automatically extended from year to year unless an instrument has been signed by all then current Owners, and subsequently recorded, agreeing to amend the term of this Declaration.

10. Default.

(a) Default. An Owner shall be in default under this Declaration if such Owner, or any of its Permittees, fails to observe or perform any of the covenants, conditions or obligations required under this Declaration within thirty (30) days after issuance of a notice to the defaulting Owner by another Owner specifying the nature of the default claimed; provided, however, that if the failure set forth in such notice is such that it requires more than thirty (30) days to correct, such Owner shall not be deemed to be in default hereunder if such Owner (i) promptly and diligently commences curing the failure within thirty (30) days after receipt of notice thereof; and (ii) diligently prosecutes the cure to completion following the expiration of the original thirty (30) day period set forth herein.

(b) Right to Cure and Lien Rights. With respect to any default under Section 9(a) that continues beyond the cure period, provided for therein, each other Owner shall have the right, but not the obligation, to cure such default by the payment of money or the performance of some other action for the account of and at the expense of the defaulting Owner following five (5) days' notice to the defaulting Owner of the other party's intention to so cure; provided, however, that if the default shall constitute an emergency condition, each other Owner, acting in good faith, shall have the right to cure such default upon such advance notice as is reasonably possible under the circumstances or, if necessary, without advance notice, so long as notice is given as soon as possible thereafter. To effectuate any such cure, the curing party shall have the right to enter upon the Parcel of the defaulting Owner and/or any Common Areas as reasonably required to perform any necessary work or furnish any necessary materials or services to cure the default.

If an Owner shall cure a default, the defaulting Owner shall reimburse the curing party for all costs and expenses incurred in connection with such curative action, plus interest at the prime rate as published from time to time by the Wall Street Journal within fifteen (15) days after receipt of demand therefor, together with reasonable documentation supporting the expenditures made. Further, the curing party shall have the right to file and enforce a lien against the Parcel of the defaulting Owner for the costs and expenses incurred plus reasonable attorneys' fees and interest at the prime rate as published from time to time by the Wall Street Journal.

(c) Costs of Enforcement. The prevailing party in any action at law or in equity to enforce or interpret this Declaration shall be entitled to recover reasonable attorneys' fees and court costs.

(d) No Waiver. The failure to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies hereunder, at law or in equity and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions. No waiver of any default under this Declaration shall be effective or binding unless made in writing and no such waiver shall be implied from any omission to take action in respect to such default. No express written waiver of any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One or more written waivers of any default under any provision of this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Declaration.

(e) Excusable Delays. If performance of any obligation required hereunder shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond the reasonable control of the performing party, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. The provisions of this section shall not operate to excuse any person from the prompt payment of any monies required by this Declaration.

11. Miscellaneous.

(a) Amendment. The parties agree that the provisions of this Declaration may be modified or amended, in whole or in part, only by the written consent of all record Owners, such amendment to be evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of Crow Wing County.

(b) Consents. Wherever in this Declaration the consent or approval of any party is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed.

(c) Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefitted thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective Owners, and their successors and assigns.

(d) Severability. If any of the covenants, conditions or terms of this Declaration shall be found void or unenforceable for whatever reason by any court of law or of equity, then every other covenant, condition or term herein set forth shall remain valid and binding, provided that in such event such covenant, condition or term shall be modified to the extent required to carry out the general intention of this Declaration and to impart validity to such covenant, condition or term to the extent possible.

(e) Captions. The title, headings and captions which have been used throughout this Declaration are for convenience only and are not to be used in construing this Declaration or any part thereof.

(f) Governing Law. This Declaration shall be construed and applied in accordance with the laws of the State of Minnesota.

(g) Notices. All notices and other communications given pursuant to this Declaration shall be in writing and shall be delivered by one of the following methods: (i) mailed by first-class, United States mail, postage prepaid; or (ii) hand delivered to the intended recipient; or (iii) sent via email, if applicable. All notices shall be effective upon delivery to the address of the recipient (even if such recipient refuses delivery thereof). Any Owner may change its notice address by giving notice thereof to all other then-current Owners in conformance with this notice provision. Notice shall be given to all other then-current Owners upon the transfer of fee simple title to any Parcel in the Development.

[remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the Effective Date.

DECLARANT:
Rabbit Lake Ridge, LLC, a Minnesota limited liability company

By:_____
Name: Matt Pavek
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Mat Pavek, the Manager of Rabbit Lake Ridge, LLC, a Minnesota limited liability company.

_____
Notary Public

This document was prepared by and
after recording should be returned to:
GDO Law
Attorneys at Law
4770 White Bear Parkway
White Bear Lake, MN 55110
(651) 426-3249

EXHIBIT A

SITE PLAN

EXHIBIT B

LEGAL DESCRIPTION OF DRIVEWAY AND CROSS ACCESS EASEMENTS

A non-exclusive perpetual easement over, across, through and upon those portions of Lots 2, 3, 4, 5, 6, 7, 8 and 9, Rabbit Lake Ridge, Crow Wing County, Minnesota legally described as follows for the purposes of vehicular and pedestrian ingress, egress and access:

EXHIBIT B (CONTINUED)

DEPICTION OF DRIVEWAY AND CROSS ACCESS EASEMENTS

EXHIBIT C

LEGAL DESCRIPTION OF OPEN SPACE EASEMENT

A non-exclusive open space easement over, across, through and upon all of Outlot A, Rabbit Lake Ridge, Crow Wing County, Minnesota.

EXHIBIT C (CONTINUED)

DEPICTION OF OPEN SPACE EASEMENT

EXHIBIT D

LEGAL DESCRIPTION AND DEPICTION OF TRAIL EASEMENTS

A non-exclusive private trail easement over, across, through and upon those portions of Lots 10, 11, 12 and 13, Rabbit Lake Ridge, Crow Wing County, Minnesota, legally described as follows:

EXHIBIT D (CONTINUED)

LEGAL DEPICTION OF TRAIL EASEMENTS

Stacy Westhoff

From: Maggie Young
Sent: Monday, July 13, 2026 3:33 PM
To: Stacy Westhoff
Subject: RE: Preliminary Plat - "Rabbit Lake Ridge"
Attachments: CWC LUO Article 19 Road Name Standards.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Stacy,

Please inform the developers that for E911 purposes under Article 19 of the Land Use Ordinance they will still need to name the private road that will run through Outlot B and will be responsible for the Street Name Sign fee for that new road sign.

Attached are our street name standards and some example names. They can submit three proposed road names and the $300.00 fee to me promptly following the recording of their final plat mylars.

Thank you,

Maggie Young
Senior Operations Specialist
Direct: (218) 454-7472

Excellent customer service is our top priority. Please let me know if I was helpful!
Customer Service Survey

From: Stacy Westhoff [redacted]
Sent: Monday, July 13, 2026 3:17 PM
[redacted]
Subject: Preliminary Plat - "Rabbit Lake Ridge"

Property Owner: Kendra & Jeffrey Jantzen

Authorized Agent: Matthew Pavek

Parcel Number: 87200540 & 87200550

Township: Rabbit Lake

Preliminary Plat for:
1. Preliminary Plat – "Rabbit Lake Ridge"

A hard copy of this information is available at the Land Service Office. If you would like to review a hard copy of this information, please let us know and a copy will be mailed to you.

Attached for your review is a copy of the preliminary plat information. This property is scheduled for consideration by the Planning Commission at the Meeting on Thursday August 20, 2026. The Crow Wing County Land Use Ordinance allows a 30-day review process for all agencies involved. We would sincerely appreciate your prompt review of the proposal. If you do have any comments, please submit them by 3:00 pm Wednesday, August 19, 2026.

If you have any questions or if you need additional information, please feel free to contact Land Services.

Attached: 26184 – Rabbit Lake Ridge – PRELIMINARY PLAT – 7-8-2026

To:
Crow Wing County Highway
Crow Wing County Land Services
Crow Wing County Soil and Water Conservation District
Minnesota Department of Natural Resource (DNR)
Commissioner Lee
Rabbit Lake Township
Wolford Township
Perry Lake Township
City of Cuyuna

Thank You,

Stacy Westhoff
Planning Coordinator
Office: (218) 824-1010
Direct: (218) 454-7481
www.crowwing.gov

Land Services
322 Laurel Street Suite 15
Brainerd, MN 56401

Excellent customer service is our top priority. Please let me know if I was helpful!
Customer Service Survey

Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

This e-mail and any attachment is intended to be read only by the intended recipient. This e-mail may be legally privileged or protected from disclosure by law. If you are not the intended recipient, any dissemination of this e-mail or any attachments is strictly prohibited, and you should refrain from reading this e-mail or examining any attachments. If you received this e-mail in error, please notify the sender immediately and delete this e-mail and any attachments. Thank you.

Crow Wing County Land Use Ordinance Article 19:

19.3 ROAD NAMING CRITERIA

A. A road name may not be duplicated with that of any presently represented street, avenue, road, drive, circle, court, etc. within the jurisdictional area of any fire department, community, or surrounding township. Exceptions may be made if the proposed road is in general alignment with a road, which in all probability will connect, or is a continuation of an existing named road. A separate road name may not be approved for a proposed road if it is a continuation, projection, or part of the alignment of an existing named road.
B. Any structure located on and using access to a Crow Wing County Road shall be addressed using the county road number unless local jurisdictional governments have chosen to use a historical name attached to the road and it has been approved by the Department.
C. All roads and private driveways shall be named and indicated on the Official County Map if they service more than two residential or commercial structures.
D. Names with similar spellings, pronunciations or meanings may be construed as being duplications.
E. Road names shall not exceed sixteen (16) characters in length in order to facilitate sign specifications.

19.4. SubC. When a new subdivision is recorded or whenever a new road is established by other means within a governmental jurisdiction where street name signs are maintained by the County, it shall be the responsibility of the subdivider or individual petitioning to establish the road(s) to pay the established fees to the County for the installation and cost of street name signs which comply with Crow Wing County current practices.

Available Road Names:

1. Blue Heron Bend
2. Hollow Fern Lane
3. Fern Gully
4. Frost Glen
5. Stony Brook
6. Riverbend Way
7. Mossy Lane
8. Ravenhill Rd
9. Ember Trl
10. Titan Trl
11. Old Lantern Ln
12. Crestline Rd
13. Gilded Rd
14. Mulberry Rd
15. Picket Trl
16. Sunleaf Way
17. Ironcreek Rd
18. Volt Point
19. Abbey Row
20. Westmark Rd
21. Puddle Pl
22. Soggy Bend
23. Thimble Ct
24. Honeybell Rd
25. Nova Ridge
26. Fogmoor Rd
27. Cinder Ln
28. Shade Hollow
29. Logrunner Ln
30. Pinecut Way
31. Pine Stump Dr
32. Sawdust St
33. Bucksaw Ln
34. Beanpot Loop
35. Logcamp Way
36. Owl Creek Trl
37. Logjam Rd
38. Treefall Rd
39. Roughcut Rd
40. Crossbuck Ln
41. Splitlog Ct
42. Milkcan Rd
43. Cattlewalk Rd
44. Tallgrass Rd
45. Pennywhistle Rd
46. Rustwood Rd
47. Bonfire Trl
48. Loon Call Way
49. Dockside Rd
50. Oarlock Ct

Stacy Westhoff

From: Matt Kallroos
Sent: Wednesday, August 12, 2026 8:32 AM
To: Stacy Westhoff; Nicholette Dunlap
Cc: Rob Hall
Subject: RE: Preliminary Plat - "Rabbit Lake Ridge"

The Crow Wing County Highway Department has the following comments regarding the Preliminary Plat – "Rabbit Lake Ridge"

As shown on the preliminary plat, nine lots are proposed to access CSAH 30 through the new private road connection. With nine lots utilizing this access, a right-turn lane on CSAH 30 will not be required at this time. If additional lots are created or additional properties are served by this access in the future, resulting in ten or more lots utilizing the private road connection, a right-turn lane may be required in accordance with the County's access management requirements in effect at that time.

The Highway Department also understands that Lot 4 will access Eagle Drive through a driveway easement and will not utilize the new private road connection to CSAH 30. The remaining lots shown with access to Eagle Drive will also utilize Eagle Drive for access.

Lot 14 shall not be permitted direct access to CSAH 30 and must obtain access through the proposed new private road. This requirement is intended to limit additional direct access points onto CSAH 30 and maintain appropriate access management along the County roadway.

Lastly, the private road connection to CSAH 30 is consistent with previous discussions between the Highway Department and Mr. Pavek and is appropriately shown on the preliminary plat.

Thanks!

Matt Kallroos
Transportation Planner
Office: (218)824-1110
Direct: (218)822-2694
www.crowwing.us

Crow Wing County Highway Department
16589 County Road 142
Brainerd, MN 56401

We value your opinion, please let us know how we are doing by taking our Customer Service Survey.

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From: Stacy Westhoff [redacted]
Sent: Monday, July 13, 2026 3:17 PM
[redacted]
Subject: Preliminary Plat - "Rabbit Lake Ridge"

Property Owner: Kendra & Jeffrey Jantzen

Authorized Agent: Matthew Pavek

Parcel Number: 87200540 & 87200550

Township: Rabbit Lake

Preliminary Plat for:
1. Preliminary Plat – "Rabbit Lake Ridge"

A hard copy of this information is available at the Land Service Office. If you would like to review a hard copy of this information, please let us know and a copy will be mailed to you.

Attached for your review is a copy of the preliminary plat information. This property is scheduled for consideration by the Planning Commission at the Meeting on Thursday August 20, 2026. The Crow Wing County Land Use Ordinance allows a 30-day review process for all agencies involved. We would sincerely appreciate your prompt review of the proposal. If you do have any comments, please submit them by 3:00 pm Wednesday, August 19, 2026.

If you have any questions or if you need additional information, please feel free to contact Land Services.

Attached: 26184 – Rabbit Lake Ridge – PRELIMINARY PLAT – 7-8-2026

To:
Crow Wing County Highway
Crow Wing County Land Services
Crow Wing County Soil and Water Conservation District
Minnesota Department of Natural Resource (DNR)
Commissioner Lee
Rabbit Lake Township
Wolford Township
Perry Lake Township
City of Cuyuna

Thank You,

Stacy Westhoff
Planning Coordinator
Office: (218) 824-1010
Direct: (218) 454-7481
www.crowwing.gov

Land Services
322 Laurel Street Suite 15
Brainerd, MN 56401

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Customer Service Survey

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DEVELOPMENT REVIEW TEAM (DRT) MEETING MINUTES

Meeting Date: June 8, 2026
Meeting Time: 12:00 PM

Attendees

Staff:
• Nicolette Dunlap – Senior Environmental Specialist
• Stacy Westhoff – Planning Coordinator
• Matt Keller – County Highway Department
• Chris Pence – Environmental Services Manager
• Jordan Chouinard – Contracted County Survey Coordinator
• Matt Pavek – Civil Engineer & Developer, Civil Site Group (Applicant)

Project Information

Location / PID: 26135 Eagle Drive, Aitkin, MN 56431 / 87200540 & 87200550
Proposal: Major Subdivision / Plat
Summary:
• Total 9 lake lots (8 new + 1 existing home lot)
• New public or private roadway to serve lots
• Several shared driveway segments
• Septic systems individually designed per lot
• Wetland delineation underway
• Graveyard identified on site (2–3 informal ash burials)

Key Discussion Points

1. Lake Frontage – 100-Foot Lot Width Requirement
Applicant asked for interpretation of how to measure the required 100 feet of lot width at OHW due to unusual shoreline angle on one lot.
Staff guidance:
• County prefers measuring from the midpoint of the shoreline and projecting a line perpendicular-ish to lot lines.
• Chris agreed applicant's method could work, but requested he "run the numbers and bring back a revised layout" to verify that all lots meet 100-ft width.

• Developer should send updated measurement to Nicolette/Stacy, who will bring it to Chris for final interpretation.

2. Road Construction, Specifications & Timing

Developer intends to:

1. Submit for Preliminary Plat,
2. Build the road,
3. Then apply for Final Plat.

County explained two paths:

• Option A: Preliminary → Build Road → Final
– No financial assurance required
– Must complete road within 12 months of Preliminary approval
• Option B: Preliminary + Final together (requires financial assurance at 125% of road + stormwater cost and developers' agreement).
– Staff *discouraged* this option due to compressed timeline.

Road Specs Notes:

• Road design must match Township acceptance standards (Rabbit Lake Township).
• County can provide "First Assessment District" standard cross-sections (30 mph minimum design speed).
• Township may require paved surface depending on level of acceptance.
• Developer must arrange a meeting with Rabbit Lake Township to determine maintenance expectations and road acceptance.

3. Access Location & Highway Department Input

Highway staff raised concerns about:

• Sightline issues at current east access due to curve.
• Suggested shifting access ~800 ft west for safety.
• If moved west → no turn lane required.
• If kept east → County might consider requiring turn lane/bypass lane because development exceeds 10 lots.
• New access permit needed; existing access must be removed / restored.

4. Driveways & Required Easements

Clarifications:

• Any driveway serving more than 2 parcels becomes a named road for addressing purposes.
• Not required to be a 66-ft ROW if internal and every lot connects to a primary 66-ft public road.
• Lot 9 lacks road frontage and therefore must:
– Touch the road, OR
– Have a 33-ft access easement leading to the public road.

Applicant indicated redesign will likely give Lot 9 direct frontage.

5. Septic Requirements

• Full septic site suitability required *before* Preliminary Plat submittal.
• Each lot requires:
– Site suitability
– Septic design (or preliminary sizing)
– Compliance inspection of existing septic on current home
• Existing mound system *may* be reused for future home on new lot if septic designer confirms sizing and compliance.

6. Stormwater Requirements
• For the road:
– Must design for 1-inch rainfall event (more stringent than the state's ½-inch standard).
– Clay soils → filtration system appropriate.
• For each lot:
– Stormwater plan required only when lot exceeds 15% impervious.
– Full compliance required by 25% maximum impervious coverage threshold.
• SWPPP (state construction stormwater permit) required because disturbance > 1 acre.

7. Wetland Delineation
• Delineation is underway.
• Wetland consultant must submit concurrence review directly to Crow Wing County, through Nicolette.
• County requires official concurrence due to project scale.

8. Informal Graveyard on Site
• Contains 2–3 ashes with small markers.
• Not a formal cemetery.
• County staff stated:
– It does not affect plat approval as long as it meets the 50-ft cemetery setback.
– Should still be disclosed on the plat so buyers understand what exists on the property.
• Developer intends to speak with the prior family regarding whether they prefer relocation.

9. Survey Requirements
County surveyor clarified:
• All section corners used to compute the plat must be shown on the final plat.
• Only missing monument appears to be the meander corner on the south section line; must be certified.

Required Submittals

☐ Updated lot-width measurements for 100-ft lakeshore requirement
☐ Preliminary Plat
☐ Septic site suitability reports for *each* lot

☐ Existing septic compliance inspection
☐ Wetland delineation + County concurrence
☐ Road design per Township/County specs
☐ Stormwater management plan (for road)
☐ Access permit (new), removal of old access
☐ Survey showing required section corners

Next Steps

• Revise OHW measurements and lot layout; submit to staff for review
• Meet with Rabbit Lake Township to discuss:
– Road standards
– Maintenance responsibility
– Paving vs. gravel
• Finalize wetland delineation and submit for concurrence
• Hire septic designer for full soils/design package
• Adjust Lot 9 to gain road frontage or add 33-ft easement
• Coordinate with Highway Department regarding access relocation
• Prepare Preliminary Plat by July 8 deadline for:
– August 20 PC hearing
– Sept. 15 County Board

Important Dates

• July 8 – Preliminary Plat Submittal Deadline
• August 20 – Planning Commission Hearing
• September 15 – County Board Meeting (if prelim passes)
• Road must be built within 12 months of preliminary approval
• Final Plat → 30-day review period before chosen County Board meeting

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Crow Wing County Land Services
Preliminary Plat Application

Crow Wing County Land Services Department • 322 Laurel Street Brainerd, MN 56401 • 218-824-1010 • landservices@crowwing.gov

Applicant Name: Matthew Pavek Date application submitted: 07-08-2026
Parcel Number(s): 87200550 87200540
Mailing Address: 18235 46th Ave N
City: Plymouth Zip: 55446

Property Owner Information:

Owner Name: JANTZEN, KENDRA L & JEFFREY C
Physical Address:
City: Zip:
Township: RABBIT LAKE TOWNSHIP Zoning: RR-5 Deeded Acres: 40.49 Riparian: No
Lake/River Name:

Project Specifics:

Did you attend a Development Review Team (DRT) meeting?: Yes

Date of Development Review Team (DRT) meeting?: 06-08-2026

Are you submitting preliminary plat & final plat together?: No

Is a survey on file following the requirements of Article 9 & 44 of the Land Use Ordinance?: Yes

Enter number of proposed lots: 14

Enter number of proposed out-lots: 2

Do all lots have access to a 66’ wide road?: Yes

Required septic information on file?: Yes

Wetland information on file?: Yes

APPLICANT FINDINGS OF FACT - PRELIMINARY PLAT

Name of owner: Kendra & Jeffrey Jantzen PID: 87200550

Name of applicant: Matthew Pavek

FINDINGS OF FACT:

Does the proposed plat conform to the County's Comprehensive Plan?

- Yes

Is the proposal consistent with the existing County Subdivision Ordinance? Specify applicable sections of the Ordinance.

- Yes

Are there any other standards, rules or requirements that this plat must meet? Specify other required standards.

- No

Is the proposed plat compatible with the present land uses in the area of the proposal? Zoning District:

- Yes

Does the plat conform to all applicable performance standards in Article 9 of the Subdivision Ordinance?

- Yes

How are the potential environmental impacts being resolved? (Does the plat meet County Standards?)

- Yes

Have the potential public health, safety or traffic generation impacts been addressed?

- bio-infiltration trenches, no wetland impacts, septic suitability, minimal shoreland impacts,

CROW WING COUNTY
MINNESOTA

NOTICE OF DECISION

Property Owner: Kendra & Jeffrey Jantzen

Authorized Agent: Matthew Pavek

Parcel Number: 87200540 & 87200550

Physical Address: 26135 Eagle Drive, Aitkin, MN 56431

Township: Rabbit Lake

Your application for the preliminary plat of "Rabbit Lake Ridge" has been recommended for approval to the County Board of Commissioners on August 20, 2026, by the Planning Commission/Board of Adjustment. Your application will be placed on the September 15, 2026, County Board Meeting Agenda.

Conditions:

1. **Final plat must be submitted within 12 months of Preliminary Plat approval by the County Board**
2. **All applicable required improvements (Article 9.8) shall be effectively implemented. Lot 14 shall not be permitted direct access to CSAH 30 and must obtain access through the proposed new private road.**
3. **Applicant is required to submit a name for the private road and pay the appropriate road sign fees.**
4. **If this plat proposes to disturb 1 acre or more of soil, a Stormwater Pollution Prevention Plan (SWPPP) must be approved by the MPCA for their records prior to construction, tree clearing, and/or land grading and implemented on-site.**
5. **Documentation of plat monuments completed**
6. **Title Commitment (Before Final Plat)**

Date 8/21/2026

Chris Pence

Chris Pence - Environmental Service Manager

Please contact Crow Wing County Land Services (218)-824-1010 with any questions you might have.

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT SUPPORTING/DENYING A PRELIMINARY PLAT

Name of Applicant: Kendra & Jeffrey Jantzen

Date: August 20, 2026

PID: 87200540 & 87200550

FINDINGS OF FACT:

1. ***Does the proposed plat conform to the County's Comprehensive Plan?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- Goal 1: Plan for residential development that meets the needs of residents of all ages and income levels, focusing on an aging population and moderately priced housing for area workers. Balance interests between short-term rentals and long-term housing needs. Support the development of housing that balances natural resources, creates a sense of community, and connects to recreational amenities and open space. (pg. 68)
  - Policy 1: Promote policies and development that make housing more attainable for all income levels and abilities, especially workers, seniors, and first-time homebuyers.
  - Policy 2: Pursue development opportunities that provide for all stages of life and are accessible to all residents.
  - Policy 3: Encourage mixed-use development to create neighborhoods and communities around existing and new housing.

2. ***Is the proposal consistent with the existing County Subdivision Ordinance? Specify applicable sections of the Ordinance.***
   Yes ☒ ***No*** ☐ ***Why or why not?***

- The proposed plat meets the minimum Shoreland District lot size standards for Rabbit Lake, a General Development (GD) Lake.
  - Riparian GD standards: (30,000 sq. ft. lot area, 12,000 sq. ft. buildable, 100 foot lot width).
  - Non-Riparian GD standards: (40,000 sq. ft. lot area, 20,000 sq. ft. buildable, 150 foot lot width).
- The proposed plat meets the requirements of Articles 11 and 33 of the Land Use Ordinance.
- With approval of the proposed variance to allow type 3 septic systems, the plat would meet all other requirements of Article 9 of the Land Use Ordinance.

3. ***Are there any other standards, rules or requirements that this plat must meet?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

- This plat meets the requirements of Article 9, 11 and 33 of the Land Use Ordinance.
- With the approval of the variance for type 3 septic systems on lots 1, 2, 5, 6, 7, 8, 9, 10 and 12, this preliminary plat meets all other requirements of Article 33 and 37.

4. ***Is the proposed plat compatible with the present land uses in the area of the proposal?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- This property is zoned Shoreland District and Rural Residential 2.5 is surrounded by shoreland, and residential uses.

5. ***Does the plat conform to all applicable performance standards in Article 9 of the Subdivision Ordinance?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- This plat meets the requirements of Article 9, 11 and 33 of the Land Use Ordinance.
- With the approval of the variance for type 3 septic systems on lots 1, 2, 5, 6, 7, 8, 9, 10 and 12, this preliminary plat meets all other requirements of Article 33 and 37.
- A compliance inspection was received for the existing system on 7/24/26, site suitabilities were received on 07/02/2026.
- A wetland delineation of the parcels was submitted to the Land Services Department on 06/17/2026 by Pinnacle Engineering.

6. ***How are the potential environmental impacts being resolved? (Does the plat meet County Standards?)***
Yes ☒ ***No*** ☐ ***Why or why not?***

- Stormwater: This will be administered through the land use permit process for each individual lot.
- Erosion/Sediment Control: This will be administered through the land use permit process for each individual lot.
- Wetlands: A wetland delineation of the parcels was submitted to the Land Services Department on 06/17/2026 by Pinnacle Engineering.
- Septic Systems: A compliance inspection was received for the existing system on 7/24/26, site suitabilities were received on 07/02/2026.

7. ***Have the potential public health, safety or traffic generation impacts been addressed?***
Yes ☒ ***No*** ☐ ***Why or why not?***

- There will be no public health, safety or significant traffic generated impacts from this plat.
- No environmental hazards or public safety concerns were identified during the on-site review conducted 8/6/2026.
- Per comment received from CWC Highway Department on 08/12/26, Lot 14 shall not be permitted direct access to CSAH 30 and must obtain access through the proposed new private road.
- CWC Highway Department comment sent on 08/12/26 supports the plat as proposed and is not requiring turn lanes at this time.

8. ***Other issues pertinent to this matter: None***

9. ***Township recommendation: None as of 08/13/2026***

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

PCBOA	Chris Pence
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: Richard Zak – Land Use Map Amendment

PREVIOUS ACTION:

August 20, 2026 - The Planning Commission/ Board of Adjustment made a motion to recommend approval of the following land use map amendment: Parcel number 76330514 from Agricultural/ Forestry to Rural Residential 10, involving 40 acres.

COMMENTS:

Maple Grove Township commented no issue with the request on 7/09/2026

Two public comments in favor of the request

Legal Description: NE ¼ of NW ¼ , Section 33 Township 44 Range 29, Maple Grove Township, PID: 7633051

RECOMMENDED BOARD ACTION:

Approve the application of Richard Zak for a land use map amendment for parcel number 76330514 from Agricultural/ Forestry to Rural Residential 10, involving 40 acres, per recommendation of the PC/BOA, findings of fact discussed 8/20/2026, the application submitted and the staff report.

Approximate length of presentation: 5 minutes

Property Owner: Richard Zak

Parcel Number: 76330514

Township: Maple Grove

Legal Description: NE ¼ of NW ¼ (40 acres)
Section 33 Township 44 Range 29

Development Review Team Meeting: 7/13/2026
Application Submitted: 7/15/2026
60 Day Action Deadline: 9/13/2026
60 Day Waiver: 11/12/2026
County Board Meeting: 9/15/2026

Land Use District: Agricultural/Forestry

Adjacent Land Use:
North: Agricultural/Forestry
South: Agricultural/Forestry
East: Agricultural/Forestry
West: Agricultural/Forestry

Request:
Land Use Map Amendment:
- Agricultural/Forestry to Rural Residential 10

Potential Conditions:
- None

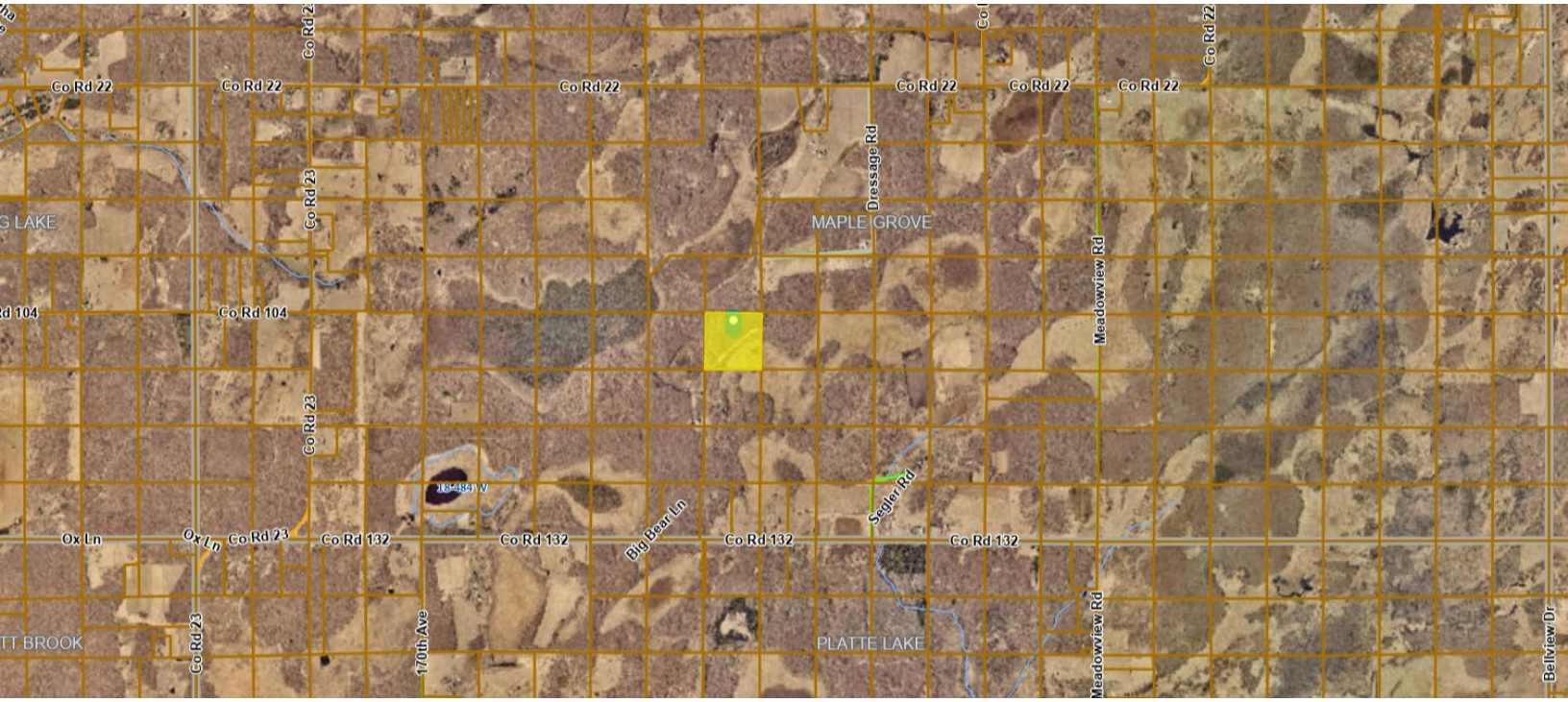
8/06/2026 On-Site Comments: Pence, Dunlap, Westhoff, Auge, Maske, Larson
- Notification published in the Brainerd Dispatch on 7/25/2026
- Surrounding property is undeveloped and heavily wooded.
- Proposed reclassification is not adjacent to any publicly accessible road.
- Concerns noted regarding public safety, specifically emergency access for ambulances, fire services and access for school buses.

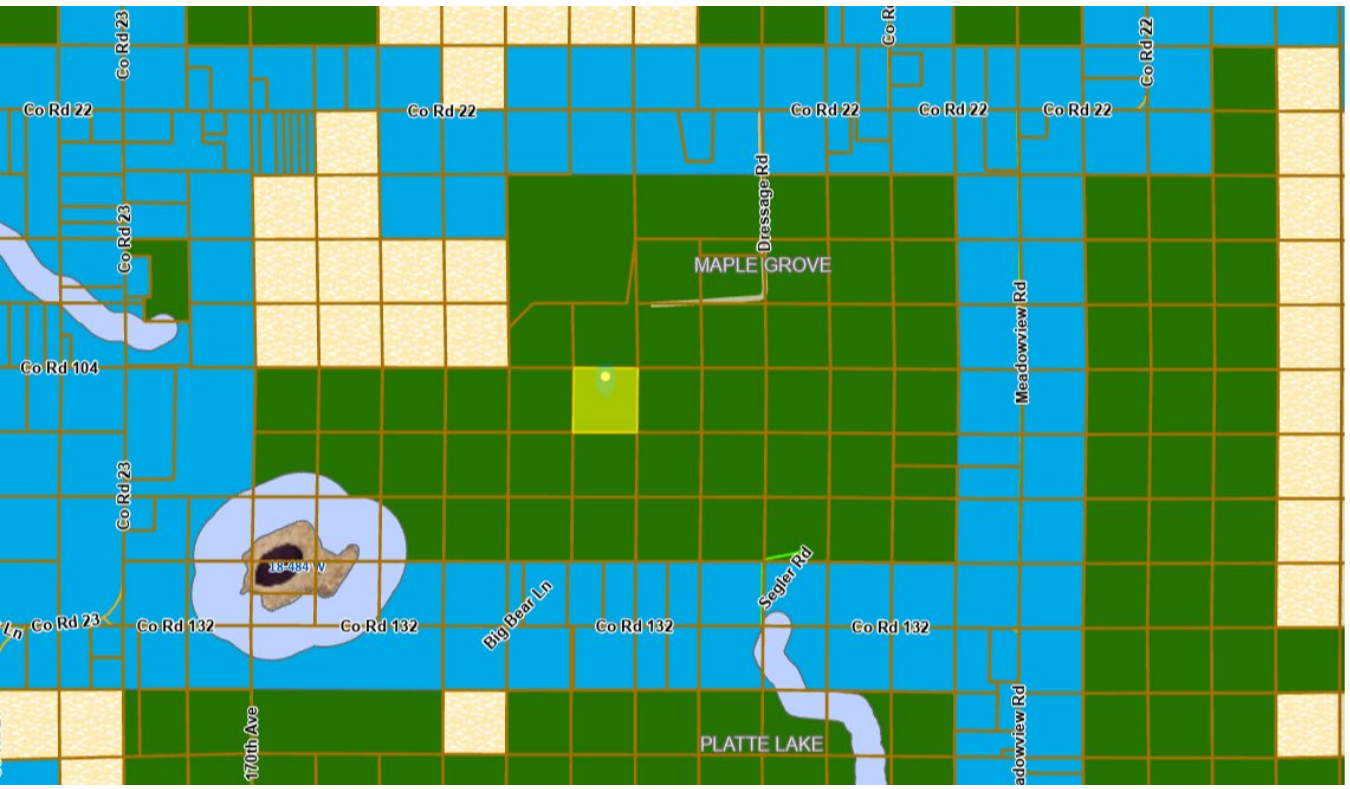
Permit History:
- None

Agencies Notified and Responses Received:
SWCD: No comment received as of 8/13/2026
Maple Grove Township: Comment received 7/09/2026

Public Hearing notifications:
Mailing notification sent on 8/07/2026 to owners in a ½ mile radius of parcel.
Published in the Brainerd Dispatch on 8/08/2026.

Per findings of fact discussed 8/20/2026, the application submitted 7/15/2026, the staff report, on-site conducted 8/06/2026, public testimony; Located in Maple Grove township, Crow Wing County, Minnesota





City
Private
Public- Privately Maintaine
Minimum Maintenance

Land Use Map

Land_Use_Classification

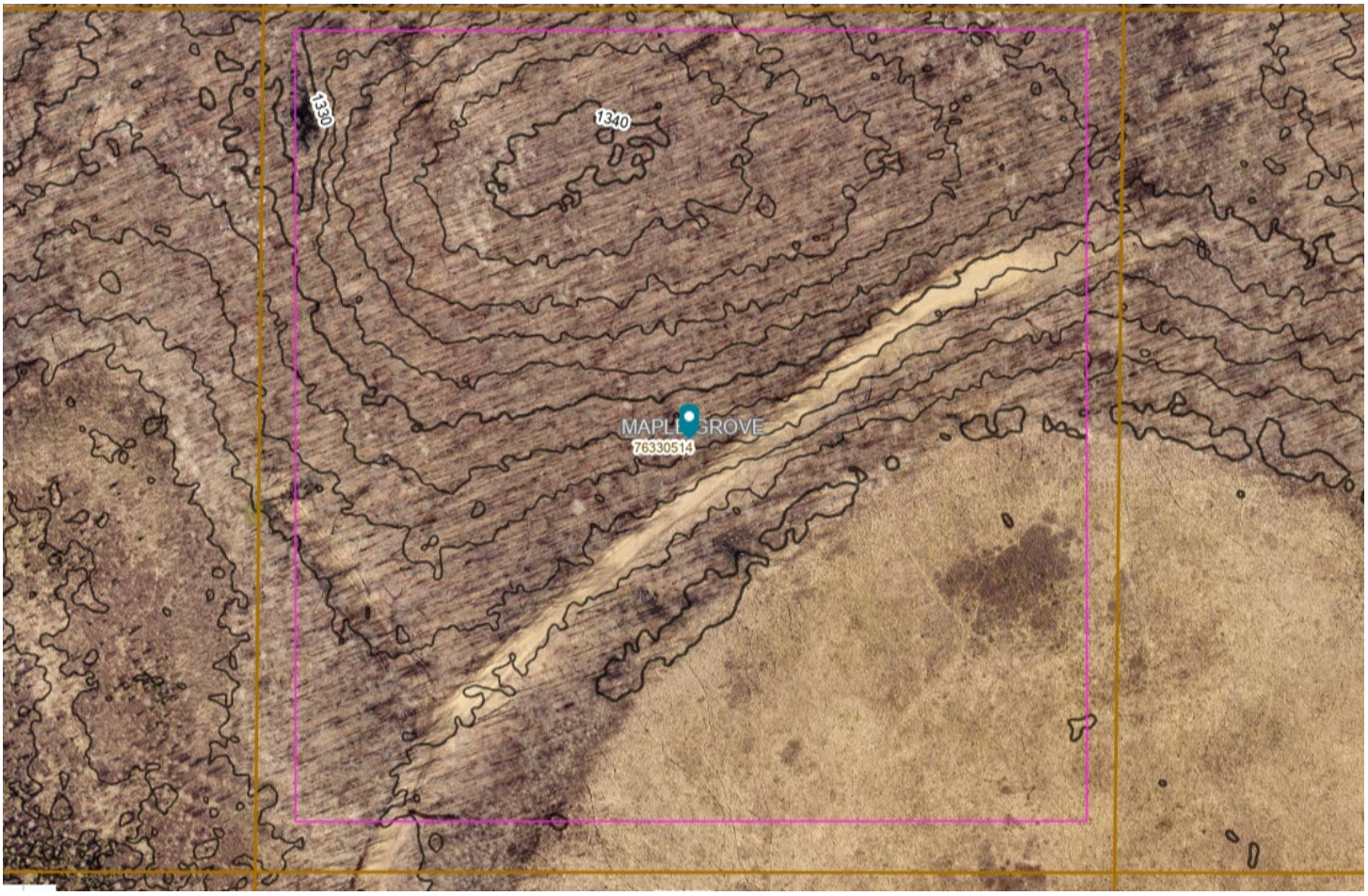
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- Commercial District
- Commerical Industrial District
- Rural Residential - 1
- Rural Residential - 2.5
- Rural Residential - 5
- Rural Residential - 10
- Shoreland District
- County Administered
- Waterfront Commerical
- Other

Reference Basemap

50,000

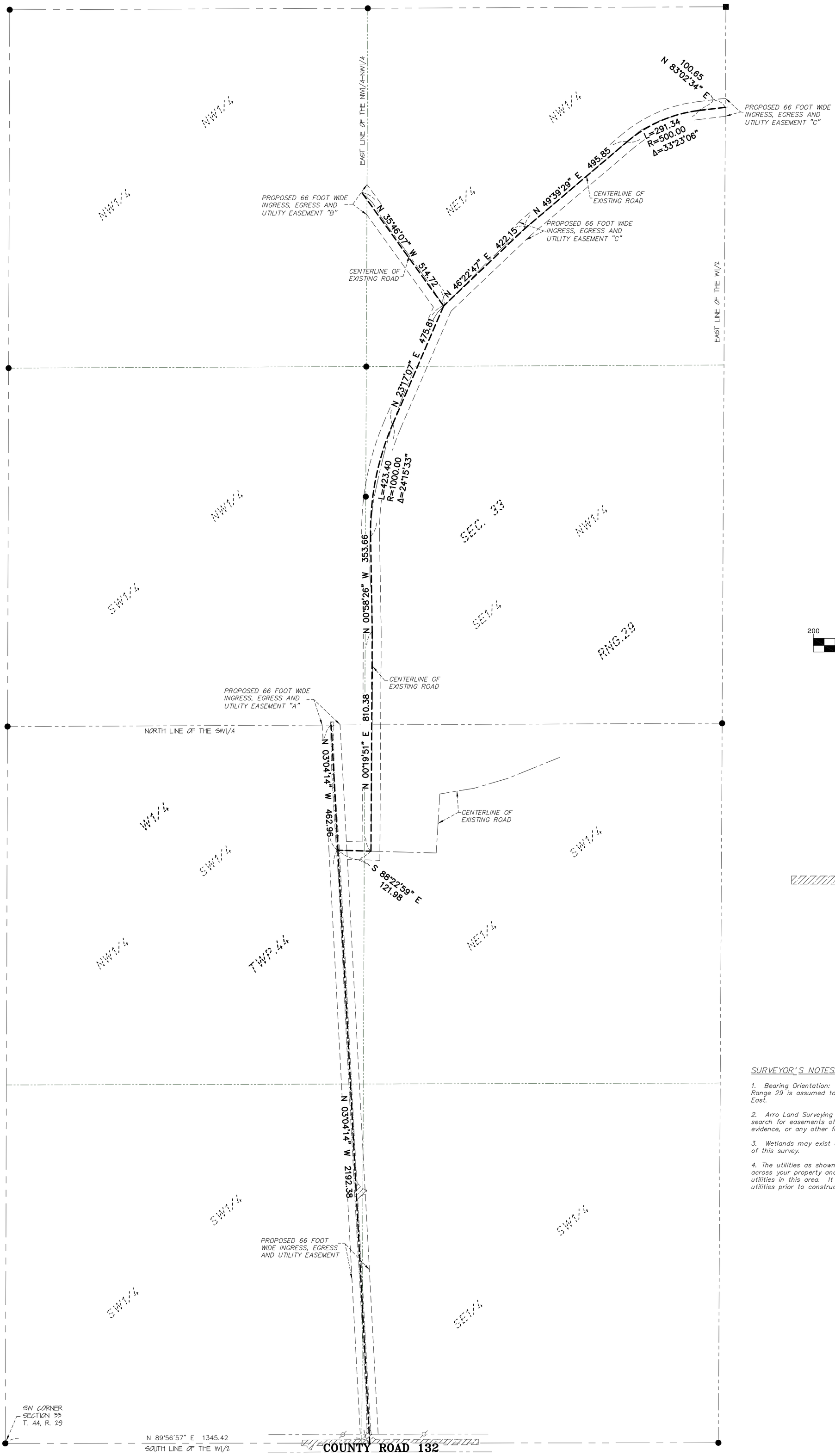
Hydrology


MAPLE GROVE
76330514
76330511


1330
1340
MAPLE GROVE
76330514



EASEMENT EXHIBIT



N
W E
S

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND CWC SQUARE TUBE
- DENOTES UTILITY POLE
- DENOTES GRAVEL SURFACE

SURVEYOR'S NOTES:

1. Bearing Orientation: The south line of the West Half of Section 33, Township 44, Range 29 is assumed to have a bearing of North 89 degrees 56 minutes 57 seconds East.

2. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3. Wetlands may exist on subject property but were not identified in the preparation of this survey.

4. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.

PROPOSED EASEMENT DESCRIPTION -(EASEMENT "A")

A 66.00 foot wide ingress, egress and utility easement over, under and across that part of the Southwest Quarter (SW1/4) of Section 33, Township 44, Range 29, Crow Wing County, the centerline of said easement is described as follows: Commencing at the Southwest corner of said SW1/4; thence North 89 degrees 56 minutes 57 seconds East, assumed bearing along the south line of said SW1/4 a distance of 1345.42 feet to the point of beginning; thence North 03 degrees 04 minutes 14 seconds West 2655.34 feet to the north line of said SW1/4 and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to begin at the northerly right of way of County Road 132 and to terminate at the north line of said SW1/4.

PROPOSED EASEMENT DESCRIPTION -(EASEMENT "B")

A 66.00 foot wide ingress, egress and utility easement over, under and across that part of the West Half (W1/2) of Section 33, Township 44, Range 29, Crow Wing County, the centerline of said easement is described as follows: Commencing at the Southwest corner of said W1/2; thence North 89 degrees 56 minutes 57 seconds East, assumed bearing along the south line of said W1/2 a distance of 1345.42 feet to the point of beginning; thence North 03 degrees 04 minutes 14 seconds West 2192.38 feet; thence South 88 degrees 22 minutes 59 seconds East 121.98 feet; thence North 00 degrees 19 minutes 51 seconds East 810.38 feet; thence North 00 degrees 58 minutes 26 seconds West 353.66 feet; thence northeasterly 423.40 feet along a tangential curve concave to the southeast having a radius of 1000.00 feet and a central angle of 24 degrees 15 minutes 33 seconds; thence North 23 degrees 17 minutes 07 seconds East tangent to said curve 475.81 feet; thence North 35 degrees 46 minutes 07 seconds West 514.72 feet to the east line of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of said Section 33 and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to begin at the northerly right of way of County Road 132 and to terminate at the east line of said NW1/4-NW1-4.

PROPOSED EASEMENT DESCRIPTION -(EASEMENT "C")

A 66.00 foot wide ingress, egress and utility easement over, under and across that part of the West Half (W1/2) of Section 33, Township 44, Range 29, Crow Wing County, the centerline of said easement is described as follows: Commencing at the Southwest corner of said W1/2; thence North 89 degrees 56 minutes 57 seconds East, assumed bearing along the south line of said W1/2 a distance of 1345.42 feet to the point of beginning; thence North 03 degrees 04 minutes 14 seconds West 2192.38 feet; thence South 88 degrees 22 minutes 59 seconds East 121.98 feet; thence North 00 degrees 19 minutes 51 seconds East 810.38 feet; thence North 00 degrees 58 minutes 26 seconds West 353.66 feet; thence northeasterly 423.40 feet along a tangential curve concave to the southeast having a radius of 1000.00 feet and a central angle of 24 degrees 15 minutes 33 seconds; thence North 23 degrees 17 minutes 07 seconds East tangent to said curve 475.81 feet; thence North 46 degrees 22 minutes 47 seconds East 422.15 feet; thence North 49 degrees 39 minutes 29 seconds East 495.85 feet; thence northeasterly 291.34 feet along a tangential curve concave to the southeast having a radius of 500.00 feet and a central angle of 33 degrees 23 minutes 06 seconds; thence North 83 degrees 02 minutes 34 seconds tangent to said curve 100.65 feet to the east line of said W1/2 and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to begin at the northerly right of way of County Road 132 and to terminate at the east line of said W1/2.

DRAWN BY: JAS CHECKED BY: EEL

APPROVED BY: JAS JOB NUMBER: 22-157B

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:

Richard Zak
18254 County Road 132
Brainerd, MN 56401

EASEMENT EXHIBIT

Part of the W1/2
Sec. 33, T.44, R.29
Crow Wing County, MN

ARRO
Land Surveying of Brainerd, INC.
20396 Division Rd.
Brainerd, MN 56401
(218)820-4437

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.

Dated this 3rd day of November, 2022

By: _____

Jared A. Spaid, Minnesota License No. 59285

The original road to the Zak residence

A. When the survey showed that the existing road to the Zak residence was not on the line as expected, action to mitigate was pursued.
    1. A piece of property that was owned by Barry and Shirley Toews had a fence line that was followed at the time when Ivan Kunkle gave us easement. That fence line skewed West of the surveyed line that Arro surveying did.
        a. I purchased 80 plus feet, a quarter mile North of county road 132 to remedy any encroachment situation.
    2. The next quarter of a mile North from County Road 132 is owned by the Zak Family Trust.
    3. With these corrections, a new easement was developed to the Zak residence of 18254 County Road 132.
    4. These easement corrections are being incorporated into the full easement access to parcel # 70330514.
    5. The easement will become nonexclusive to the landowners.
    6. The easements are meant to be designed at township dimensions.
    7. The original road to the Zak residence has been built to handle 80,000 lbs. semi tractor trailer for the honeybee farm operation.

July 17, 2026

Richard Zak

The rezoning of parcel # 763300514 in Crow Wing County Minnesota

Zak Family Living Trust

I. The road to parcel # 76330517 via through parcel # 76330514
   A. Before my retirement o 2005, a trail to collect wood and some fallen trees was used.
   B. After 2005
      1. A permit from the county was obtained to cross a low spot to build a road to parcel #76330517.
      2. Russ Dombovy, my neighbor, had a D8 caterpillar and blazed a crude road to the edge of parcel #76330514.
      3. The road was intended to create access for parcel #76330514 and parcel # 76330513 by extending a clear path Northwest to parcel # 7630513.
      4. The crude road started South of my residence and proceeded A little East, then North to allow the Zak residence privacy. Also, the beekeeping operation could have a couple thousand beehives staged in the front area of the farm.
      5. No gravel or hauled fill was used to accomplish access.

II. Building the new and existing road
   A. I received a letter from Crow Wing County land service that parcel # 76330517 was coming up for sale on a forfeiture public sale and it stated that I might be interested in purchasing it.
      1. The parcel # 76330517 was land locked and no access to it had been established from any direction.
         a. The parcel had been logged off shortly before, most probably via a timber sale auction by the county.

b. The price set was $61,700.00.

2. I was not going to be in Minnesota on the day of the sale.
   a. I left the money to purchase it with my brother Joe Zak of Positive Realty to bid on the property on the day of the sale.
   b. No one else bid on parcel # 76330517, and so the land was sold to me. The sale is dated 05/06/2021.

III. The next big step

A. The Zak Family Living Trust was finalized in February of 2021.

B. My wife Rose passed away May 2021

C. I made the decision to build a proper road to the newly acquired parcel # 76330517.

IV. Establishing a permanent well-built road.

A. Considerations

1.Survey

a. A well thought out plan to create access for future owners of the properties.

b. Contact a surveyor for advice.

2. Contact land services for a permit to cross a small low land area to straighten out the projected road for practical passage.

a. An onsite review of the crossing was done and permit granted to establish a crossing point.

3. A surveyor was hired to plot a line adjacent to parcel # 76330512, but to be built totally on parcel # 76330511 and in route North to skewer East to stay on high land to parcel # 76330514.

4. The road had to cross parcel # 76330514 to reach parcel # 76330517 and there to terminate the road access with easement access to the property.

V. Clearing of the woods for a road

A. I proposed to Bill Hettver Logging that he could have the logs to sell if he would clear cut the surveyed trail.

1. The project was small relative to his scale of business; thus, I offered the trees to the South of the road free. He was not to clear cut that area.

a. As a note, I need to mention that I've had serious blow-down of trees from storms which destroyed the value of good lumber logs. So, I found it prudent to have these prime logs harvested for use.

B. Bill Hettver logging did harvest the trees from parcel # 76330510 to parcel # 76330517 using the surveyed route the winter of 2021.

VI. Building of the road

A. In the spring and summer of 2022, I removed the soft soil from the short low land crossing to provide a firm and permanent base for the road.
B. In the early fall of 2022 Kowalczyk Gravel Inc. was hired.
   1.The stumps and topsoil were removed and moved out of the roadway.
   2. Once the stumps were dug out and removed, good road building soil was used to lift the road from ditching sides and provide a solid road base.
   3. The entire road extension used the same practical procedure to provide a permanent solid road for future use by inhabitants.

VII. Power and glass fiber communications cable.

A. In August of 2022 the road was finished enough to put in and run utilities.
   1. I applied for installation of power from Crow Wing Power.
   2. I received permission to bury fiber optics cable with the power crew at the same time.
   3. I ordered 3700 feet of 6 fiber single mode cable. This is a high-grade communications cable.
   4. The cables were put in with multiple access points on the route.
      a. The power transformer is live, and a camera is monitoring live communications to the site

VIII. Graveling the road.

A. Some loads of sand fill were used before gravel.
B. The entire new road has been covered with clasp 5 road surface gravel with a 4-inch base.

IX. Review, overview.

A. The road is built with high standards for ingress and egress for confident residential travel.
   1.The easement will contain cost sharing of future maintenance.
   2.The power is buried to avoid safety and reliability issues and removes the unsightly overhead power lines.
   3. Fiber optic cable is ready for top of communications needed for our now and future world.

4.The project is basically complete and is in lock step for the rural residential 10 zoning.

XI. Provision of enhanced living for aspiring working families and individuals.

The road is done.

A. The power and communications are in.
B. Water is available by well drilling.
C. There is plenty of room for septic systems.
D. The elevation is right for building.
E. The location provides a good wholesome place for families to live and enjoy growing up.
F. The acreage was specifically left unlogged for the discretion of the residence.

X. Reasoning of RR-10

A. Though the project was basically complete before the adopted comprehensive plan of Aug 2024, the project mirrors what rural residential 10 zoning provides.

July 17, 2026

Richard Zak

DEVELOPMENT REVIEW TEAM MEETING MINUTES

Meeting Date: July 13, 2026
Meeting Time: 10:30 AM

Attendees

- Nicholette Dunlap, Senior Environmental Specialist
- Stacy Westhoff, Planning Coordinator
- Chris Pence, Environmental Services Manager
- Applicant:
    - Richard Zak – Property Owner

Project Information
Property / PID: Maple Grove Township / 76330514
Proposed Project Summary:
Applicant seeks to divide an existing 40-acre parcel into four 10-acre parcels, citing existing road access, utilities, and prior survey work. The purpose is to prepare land for gifting/sale to family and future homeowners.

Project Overview

- Applicant explains background of the land: originally part of a 160-acre purchase with a historic easement and self-built road access.
- Parcel currently has:
    - A built road capable of handling heavy truck load
    - Electrical power extended to the parcel
    - Fiber optic communications installed
    - Survey history
- Proposal:
    - Split one main parcel into four 10-acre parcels (north–south division)
    - Utilize existing road and utilities for access
    - Maintain shared easement system for future owners
    - Preserve land quality and ensure no mobile/pre-fab homes
- Applicant intends to provide all necessary reasoning and findings in support of reclassification.

Key Discussion Points
Zoning and Reclassification

- Current zoning follows updated 2024–25 county zoning map.
- Surrounding parcels are 40-acre agricultural, making the applicant's proposed 10-acre parcels non-similar.
- Staff notes the county seeks to avoid spot zoning and maintain area consistency.
- Reclassification to Rural Residential 10 is possible but likely challenging due to mismatch with surrounding land use.

- Applicant understands difficulty but wishes to proceed, citing infrastructure investment and future housing needs.

Findings of Fact

Nicholette reviews and provides applicant the five Findings of Fact questions to include in the application:

1. Alignment with Comprehensive Plan
2. Land-use changes or need for additional parcels
3. Suitability of Rural Residential 10 zoning
4. Compatibility with surrounding uses
5. Whether practical difficulty exists

Application Process & Deadlines

- Deadline: Wednesday (July 15) for August 20 public hearing.
- Only application fee required at submission; no survey or compliance items needed for reclassification cases.
- If not ready by Wednesday, next deadline is August 19 for September 17 public hearing.
- Applicant may add materials after submitting fee.

On-Site Visit

- Staff and planning commission will conduct onsite review on August 6 if applicant meets July deadline.
- Onsite review helps planning commission understand road conditions, access, development suitability.

Township Feedback

- Staff notes a letter from the township indicating no concerns about the proposed split.
- Township feedback will be included in the applicant's file.

July 9, 2026

To: Stacy Westhoff, Planning Coordinator, (DRT)

From: Dan Martonik, Maple Grove Township Supervisor

Ref.: Property owner: Mr. Richard Zak; Request to re-zone parcel number: 76330514

DRT meeting, scheduled for July 13, 2026, 10:30am.

Hi Stacy, unfortunately, all our supervisors have prior commitments and are unable to attend the DRT meeting in person. Hopefully, this letter will suffice.

In the matter of re-zoning parcel number 76330514 from Agricultural/Forestry to Rural Residential 10. As Township Supervisors, we discussed Mr. Zak's application at our July 7, 2026, township meeting, and we have no issue with the county granting the re-zoning application of Mr. Richard Zak.

Thank you,



Daniel J. Martonik, Maple Grove Township Supervisor

Crow Wing County Land Services
Land Use Map Amendment
Application

Crow Wing County Land Services Department • 322 Laurel Street Brainerd, MN 56401 • 218-824-1010 • landservices@crowwing.gov

Applicant Name: Richard Zak Date application submitted: 07-15-2026
Parcel Number(s): 76330514 76330514 76330514
Mailing Address:
City: Zip:

Property Owner Information:

Owner Name: ZAK FAMILY LIVING TRUST
Physical Address:
City: Zip:
Township: MAPLE GROVE TOWNSHIP Zoning: AGF Deeded Acres: 40.13 Riparian: No
Lake/River Name:

Septic Requirements:

Is septic system meetings standards?: No

If new septic system or vacant lot, has design or site suitability been submitted to CWC?: No

Septic Designer:

Date of Septic Inspection / Install:

Septic Type:

Development Review Team (DRT) Meeting: Yes

Facts to consider for reclassification to Rural Residetial-10

1. The zone change is in accordance with the Comprehensive Plan of August 2024 adoption even though the project was completed before then. Found on page 45 of the Comprehensive Plan, the legal information for Rural Residential 10 is in perfect alignment of the good intentions of the Zak Family Living Trust. The Trusts outlook for the environment's preservation is based in the appreciation of home area the family lived in.
2. The reclassification is warranted due to the value serendipitously gained by utilizing the investment for many, not just one. The now resource of road, power, communications, and easements are available without extra expense.
3. Every business involved in the road and infrastructure of the area had no negative statements of the work or projected outcome. They found it suitable for development and proceeded with each step.
4. The reclassification will not be detrimental to uses or property in the immediate vicinity. The Zak Family Trust owns the land adjacent and has kept in mind to retain the beauty of the future of the forest.
5. The reclassification promotes a safe and healthful environment for future residence of our county. The farm and private dwelling philosophy adds to physical and mental stability of aspiring families.

Final

With what has transpired by the development of a road to parcel # 76330517, it is a commonsense desire to share the value that is being offered to the community.

July 17, 2026

Richard Zak

RECEIVED
By Stacy Westhoff at 9:19 am, Aug 14, 2026

August 14, 2026

To the Planning Commission/Board of Adjustment, Crow Wing County Minnesota

This is in response to a letter concerning Mr. Richard Zak and the proposed amendment of change of land from “Agricultural/Forestry to Rural Residential”.

As a longtime neighbor of Mr. Zak, I have found him to be an excellent steward of his land, and I have absolutely no objections or reservations to the proposed land use amendment concerning parcel number 76330514.

Thank you

Barry Toews

6083 Big Bear Lane

Brainerd, MN 56401

BENJAMIN BERNATSKY

7305 Dressage Rd.
Brainerd, MN 56401

(218)-839-1748
benbernatsky@gmail.com

RECEIVED
By Stacy Westhoff at 1:51 pm, Aug 19, 2026

August 18, 2026

To: The Planning Commission/Board of Adjustment- Crow Wing County, MN

In response to a letter concerning Richard Zak and the proposed amendment of change of land from "Agricultural/Foresty to Rural Residential":

I have known Richard Zak personally as my neighbor for over 40 years. He has been a very helpful and easy to get along with neighbor. I have not known him to do anything harmful to the community or land value of his neighbors, and I trust him inexplicably with his stewardship of his own land and any land that adjoins mine. I have no objections or reservations to the proposed land use amendment concerning parcel #76330514. Thank You.

Sincerely,
Ben Bernatsky

P.S. Just on a side note, my property owner's rights belief is that we shouldn't have to have a town meeting to give one of our kids 10 acres and I'm disappointed as to the actions that make this letter necessary.

RECEIVED
By Stacy Westhoff at 3:02 pm, Aug 19, 2026

Stacy Westhoff

From: Richard <rzak@brainerd.net>
Sent: Wednesday, August 19, 2026 2:18 PM
To: PCBOA
Cc: rzak@brainerd.net
Subject: Follow up 76330514

August 17, 2026

Dear Commissioners

Review of concerns

1. I left parcel 76330514 unlogged and heavily forested deliberately knowing that many people love the mature growth look at their residence I believe the owners can choose to selectively cut any portion of trees to their own appeal and likening.

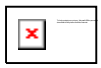
2. There is a parcel 76280505 that appears to be a ten-acre parcel cut out of parcel 76280503. A nice house has been built on those ten acres. This is indicative of people who desire a place to live off of main roads and is just North of parcel 7330514 on Dressage Road. Dressage Road is used by Ben Bernatsky who has a mile and quarter commute to highway 22. I also have a half mile commute to Co Rd. 132. We had children and we found a way to get them to school.

3. Parcel 7630514 is still part of the160 acres sold Rose and I fifty years ago. I'm sure that if I had built the road another quarter mile to it, there would have been no problem getting a building permit. I say this to accentuate the fact that school busing, and other services are the responsibility of the landowner, knowing full well that the private portion of their commute is a little longer than some rural residences.

4. I suggest that most people who want to build in a quiet and beautiful setting, as I am offering, are competent. They are fully aware of Minnesota snow and rain. The choice people make when deciding to build a house will call in every aspect they face. I'm sure they will consider that the power and fiber communication cables are buried to avoid outages, and that there are no unsightly dangerous overhead services.

5. The road to parcel 76330517 offers three building sites as is, through shared easement. With no extra expenses or degradation of land, three additional sites can be made available through the rezoning of parcel 76330514 to rural residential 10.

6. I'm giving up some of my privacy to do this, but I believe it is prudent to share the gift I offer.


Virus-free.www.avast.com

CROW WING COUNTY
MINNESOTA

NOTICE OF DECISION

Property Owner: Richard Zak

Parcel Number: 76330514

Township: Maple Grove

Your application to amend the Official Land Use Map from Agricultural/Forestry to Rural Residential 10 has been recommended for approval to the County Board of Commissioners on August 20, 2026, by the Planning Commission/Board of Adjustment. Your application will be placed on the September 15, 2026, County Board Meeting Agenda.

Date 8/21/2026

Chris Pence

Chris Pence - Environmental Service Manager

Please contact Crow Wing County Land Services (218)-824-1010 with any questions you might have.

CROW WING COUNTY STAFF PRELIMINARY FINDINGS OF FACT SUPPORTING/DENYING A LAND USE MAP AMENDMENT

Name of Applicant: Richard Zak Date: August 20, 2026

PID: 76330514

FINDINGS OF FACT:

1. ***Is the reclassification in accordance with the County's Comprehensive Plan?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

   - The Comprehensive Plan recognizes Rural Residential 10 as one of its approved future residential land use designations and describes it as suitable for very-low-density rural living in forested parts of the county
   - The Comprehensive Plan states RR-10 is often located in forested regions where natural vegetation is retained
   - Countywide, the Comprehensive Plan dramatically reduces Rural Residential 10 acreage—from 58,850 acres to only 10,367 acres—signaling a strong policy shift away from expanding Rural Residential 10 districts.

2. ***Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

   - The applicant has an existing roadway and utility infrastructure at the property and desires to create 10 acre lots for future development

3. ***Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

   - The property would support 4 – 10 acre lots meeting all setbacks. Based on soils in the area, it is expected that each 10-acre parcel could support 2- type 2 septic systems.

4. ***Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?***
   Yes ☐ ***No*** ☒ ***Why or why not?***

   - The immediate uses of the property are forested and agricultural. To allow 10 acre lots in this area will not be detrimental to the immediate vicinity.

5. ***Does the reclassification promote the health, safety, and general welfare of the public?***
   Yes ☒ ***No*** ☐ ***Why or why not?***

   - The creation of 4 – 10 acre lots in this area will promote the health safety and general welfare by providing lots for single family housing meeting ordinance and septic requirements.

6. ***Township Recommendation: Recommend Approval on 07/09/26***

REQUEST FOR BOARD ACTION

Meeting Date

Tuesday, September 8, 2026

Attorney	Deborah A. Erickson
ORIGINATING DEPARTMENT	PRESENTER

AGENDA ITEM: Schedule a Public Hearing for discussion regarding the Nelson Preserve Cartway

PREVIOUS ACTION:

- 08/22/2017 – Approved a 33-foot private ingress/egress easement to Nelson Preserve across tax-forfeited land, subject to the County's private easement policy.
- 10/22/2019 – Scheduled a public hearing for November 26, 2019, to consider establishing a cartway in the Unorganized Territory Second Assessment District, as petitioned by Nelson Preserve.
- 11/26/2019 – Held the public hearing with no public comment. Accepted the Nelson Preserve cartway petition and directed staff to conduct an on-site inspection and identify available route options, with notice to affected landowners.
- 08/11/2020 – Scheduled an on-site public meeting and public hearing to consider establishment of the proposed Nelson Preserve cartway.
- 09/08/2020 – Rescheduled the on-site public meeting to September 28, 2020.
- 10/27/2020 – County Attorney Donald Ryan advised that the cartway matter was removed from the agenda at the request of the parties' attorneys while they pursued a potential resolution.
- 09/14/2021 – Removed the Nelson Preserve Cartway Contested Hearing from the agenda.
- 03/08/2022 – Directed County Attorney Donald Ryan to contact the parties and schedule the contested hearing for an April County Board meeting.
- 04/19/2022 – Directed the petitioners to deposit $20,000 with Crow Wing County for County costs related to the cartway petition. Set May 10, 2022, for the route determination and May 24, 2022, for consideration of damages.
- 05/10/2022 – Held the contested hearing and unanimously selected Route 2. Directed that a survey of Route 2 be completed and presented at the May 24 hearing.
- 05/24/2022 – Considered damages and tabled the proceedings until June 14, 2022, to allow the Board to reconsider the route and damages based on information received.
- 06/14/2022 – County Attorney Donald Ryan requested continuation of the contested hearing while the parties pursued a potential private easement resolution.
- 06/28/2022 – Continued the contested hearing to the next County Board meeting.
- 07/12/2022 – Continued the contested hearing to the next County Board meeting.
- 07/26/2022 – Continued the contested hearing to the next County Board meeting.
- 08/23/2022 – County Attorney Donald Ryan reported that most issues had been resolved and advised that the matter would return to the Board for action.
- 09/13/2022 – Held the contested hearing. Affirmed the prior selection of Route 2 and awarded total damages of $17,500, including $15,000 to Keith Unger and $2,500 for County staff time and expenses.
- 09/27/2022 – Approved the Resolution and Order Establishing the Nelson Preserve Cartway and Award of Damages.
- 10/11/2022 – County Attorney Donald Ryan advised that the cartway decision had been appealed to District Court. MCIT appointed Paul Reuvers to protect the County's interests in the appeal. There is a motion by the petitioner's attorney to intervene, the county's legal representative will not be heavily involved.

COMMENTS:

The purpose of the public hearing is to consider establishing a cartway in Unorganized Territory Second Assessment District, as petitioned for by Nelson Preserve. The cartway was previously established and then appealed. The matter is before the County Board based on a remand order from the Minnesota Court of Appeals 18-CV-22-3611.

RECOMMENDED BOARD ACTION:
Approve scheduling a Public Hearing for Tuesday, September 22 at 9:30 AM for discussion regarding the Nelson Preserve Cartway.

Approximate length of presentation:

NOTICE OF PUBLIC HEARING

The Crow Wing County Board of Commissioners has scheduled a public hearing, pursuant to Minnesota Statute 375.51, for 9:30 a.m. on September 22nd, 2026, in the County Board Room, 3rd Floor, Historic Courthouse, Brainerd, Minnesota. The hearing may be attended in-person or by Microsoft Teams (dial 218-302-1725,,235601745#)

The purpose of the public hearing is to consider establishing a cartway in Unorganized Territory Second Assessment District, as petitioned for by Nelson Preserve. The cartway was previously established and then appealed. The matter is before the County Board based on a remand order from the Minnesota Court of Appeals 18-CV-22-3611.

For further information, contact the Crow Wing County Administrator's Office at (218)824-1067 or coadmin@crowwing.gov

/s/ Deborah A. Erickson
DEBORAH A. ERICKSON, COUNTY ADMINISTRATOR
CROW WING COUNTY, MINNESOTA

Dated at Brainerd, Minnesota, this 8th day of September 2026.

SUMMARY OF COUNTY BOARD
CORRESPONDENCE FOR MEETING OF
SEPTEMBER 08, 2026

1. Federal Energy Regulatory Commission letter RE: Brainerd Hydroelectric Project, 2025 Dam Safety Surveillance Monitoring Report
2. Federal Energy Regulatory Commission letter RE: Brainerd Hydroelectric Project, License Transition Meeting

FEDERAL ENERGY REGULATORY COMMISSION
Office of Energy Projects
Division of Dam Safety and Inspections
Chicago Regional Office

In reply refer to: P-2533

August 24, 2026

VIA ELECTRONIC MAIL

Mr. Trent Hawkinson
Superintendent
Brainerd Public Utilities
THawkinson@bpu.org

Re: Brainerd Hydroelectric Project, FERC No. P-2533
2025 Dam Safety Surveillance Monitoring Report

Dear Mr. Hawkinson:

Your letter dated April 1, 2026 submitted the 2025 Dam Safety Surveillance Monitoring Report (DSSMR) for the Brainerd Hydroelectric Project, FERC No. 2533.

Our review of your DSSMR found that it includes adequate information to determine that the dam is safe for continued operation. The DSSMR included a statement from the Chief Dam Safety Officer that the dam is safe for continued operation. The 2025 DSSMR meets the intent of Chapter 14, Monitoring the Performance of Dams, Appendix K, of the FERC Engineering Guidelines for the Evaluation of Hydropower Projects.

We have enclosed comments that require your attention based on our review of the 2025 DSSMR.

You may contact Mr. Scott Ureel, Ph.D. at (312) 596-4434 (scott.ureel@ferc.gov) or me at (312) 596-4456 if you have any questions.

Sincerely,

MARILYN SABIDO Digitally signed by MARILYN SABIDO Date: 2026.08.24 16:55:28 -05'00'

Marilyn Sabido, P.E.
Regional Engineer

Enclosure: Comments based on our review of DSSMR

CROW WING COUNTY
SEP 01 2026
ADMIN OFFICE

Enclosure: Comments based on our review of DSSMR

1. The small subsidence previously identified at the confluence of the (left abutment wall) downstream left bank asphalt parking surface, the concrete sidewalk, the powerhouse wall, and the sheet pile training wall expanded following 2023 April high flow conditions and has continued to be more extensive. This area needs to be remediated to close the gap that has allowed material loss and fill the void with graded material before the end of the year. This maintenance work should be reported in your next annual DSSMR due **April 1, 2027**.

2. Coordinates and elevations should be established for the new survey control points in regional datum. Movement monitoring survey was performed with new control points to set new baseline in 2025. This survey should be repeated to monitor for movement and to tie it into regional datum. This should be updated in your Dam Safety Surveillance and Monitoring Plan (DSSMP) and can be submitted concurrently with the annual DSSMR by **April 1, 2027**.

3. The shoreline upstream from the tie-back wall section shows some steep areas with erosion. A plan and schedule for stabilizing the shoreline to prevent erosion should be developed no later than **October 31, 2026** as noted in our January 15, 2026 Extension of Time (EOT) letter.

4. Continue to perform on-going monitoring for the items noted in Table 2-3 of your DSSMR.

FEDERAL ENERGY REGULATORY COMMISSION
Washington, D. C. 20426

OFFICE OF ENERGY PROJECTS

Project No. 2533-062--Minnesota
Brainerd Hydroelectric Project
City of Brainerd and its Public Utilities Commission

August 24, 2026

VIA Electronic Mail

Mr. Trent Hawkinson
Brainerd Public Utilities
THawkinson@bpu.org

Subject: License Transition Meeting.

Dear Mr. Hawkinson:

On October 28, 2025, the Federal Energy Regulatory Commission issued to City of Brainerd and its Public Utilities Commission an Order Issuing New License for the Brainerd Hydroelectric Project. The terms and conditions of this license were developed after considerable deliberation among many stakeholders and involvement of Commission staff. The order contains several items that require your attention and it is important to have a clear understanding of its requirements. Office of Energy Projects staff who worked on the license and those who will administer compliance with the terms of the license would like to offer to set up a meeting with you to discuss the requirements. The goal of the meeting is to discuss the license requirements, clarify any issues regarding the license, ensure the timing of filing and review of the requirements are adequate to meet the needs of all parties, and to share information among all of us.

If you are interested in such a meeting, please contact me at 202-502-8171 or andrea.claros@ferc.gov. We look forward to working with you in ensuring a smooth transition to your license order implementation.

Sincerely,

ANDREA CLAROS Digitally signed by ANDREA CLAROS Date: 2026.08.24 07:23:08 -04'00'

Andrea Claros
Division of Hydropower Administration and Compliance

CROW WING COUNTY
SEP 01 2026
ADMIN OFFICE