



Board of County Commissioners Agenda Request

20

Agenda Item #

Requested Meeting Date: April 22, 2025

Title of Item: Lake Country Power Utility Easement

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|---|---|---|
| <input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA | Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <input type="checkbox"/> Hold Public Hearing <i>*provide copy of hearing notice that was published</i> | <input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Information Only |
| Submitted by: Dennis (DJ) Thompson | | Department: Land |
| Presenter (Name and Title): | | Estimated Time Needed: |
| Summary of Issue: <p>Lake Country Power is requesting an easement for reconstructing the single phase overhead powerline that runs along 153rd Place that services parcels on the east side of Island Lake. The rebuilt line will generally follow the same route as existing, but poles very close to the road will be moved 5 to 10 feet further off the road.</p> <p>Cost of the easement is \$2,046.00 (.55 acres at \$2,000/acre minimum plus a recording fee of \$46). The applicant has paid the \$400 application fee, which will be credited to the assessment if the easement is approved.</p> <p>Aitkin County Surveyor has reviewed the easement and has no objections.</p> | | |
| Alternatives, Options, Effects on Others/Comments: | | |
| Recommended Action/Motion: Motion to approve utility easement for Lake Country Power. | | |
| Financial Impact: <p>Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>What is the total cost, with tax and shipping? \$</p> <p>Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No Please Explain:</p> | | |



REQUEST FOR ACCESS ACROSS AITKIN COUNTY MANAGED LAND

November 12, 2019

Before completing this request, read the accompanying instructions to determine the type of easement that you are requesting. Please attach a map showing the proposed easement that you are requesting. A non-refundable application fee of \$400.00 must accompany this application. If approved, the application fee will be applied to the easement fee.

1. Easement: ☒ Utility Easement Only.
☐ Recreational Road Easement – No Utilities allowed, for recreation use only.
☐ Residential Road Easement – Includes Utility Easement, for year-round use.

See the instruction sheet for better definitions of the types of easements.

2. Applicant Information (please print or type)

NAME Jeff Major COMPANY Lake Country Power
ADDRESS 26039 Bear Ridge Drive CITY, STATE, ZIP Cohasset, MN 55721
PHONE (218) 322-4539 E-MAIL jmajor@lcp.coop

3. Please answer the following with regards to **YOUR** parcel being accessed:

Tax Parcel Number: Various Acreage: _____

Location of Parcel: Legal Description: Gov't Lots 1, 2 & 3

Section: 18 Township: 49 Range: 22

Do you have any other access into this property? ☐ Yes ☒ No

Will the proposed Easement route cross property other than Aitkin County Tax-Forfeited lands? ☒ Yes

☐ No. If yes, has legal access been acquired from these other properties? ☒ Yes ☐ No

4. Please write a brief note on why you are requesting an Easement: Lake Country Power will be reconstructing the single phase overhead powerline that runs along 153rd PL that services parcels on the east side of Island Lake. The overhead line crosses back and forth over 153rd PL through Gov't Lot 5 and the SW1/4 SE1/4 of Section 7. The rebuilt line will generally follow the same route as existing, but poles very close to the road will be moved 5 to 10 feet further off the road. New pole locations are staked in the field.

5. Signature of Application or Authorized Rep.

Jeff Major
3/24/2025
Date

Please return completed form, and map, along with the nonrefundable application fee of \$400.00 to:
Aitkin County Land Department
502 Minnesota Ave. N.
Aitkin, MN 56431

EXHIBIT A

That portion of a 40 foot wide right-of-way easement for utility purposes which lies over, under and across the following described parcels situated in Aitkin County, Minnesota:

PARCEL DESCRIPTION

Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and Government Lot Five (5) (Southeast Quarter of the Southwest Quarter) lying east of the centerline of the township road, Section Seven (7), Township Forty-nine (49), Range Twenty-two (22),

Aitkin County, Minnesota.

UTILITY EASEMENT DESCRIPTION

A right-of-way easement for utility purposes, 40.00 feet in width, over, under and across parts of Government Lot 5 and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), Section 7, Township 49 North, Range 22 West, of the Fourth Principal Meridian, Aitkin County, Minnesota, the centerline of which is described as follows:

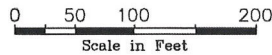
Commencing at the southeast corner of said Government Lot 5; thence North 89 degrees 12 minutes 34 seconds West, assumed bearing along the south line of said Government Lot 5, a distance of 33.00 feet to the point of beginning of the centerline to be described; thence North 18 degrees 44 minutes 00 seconds East a distance of 198.50 feet; thence North 16 degrees 35 minutes 20 seconds East a distance of 282.50 feet; thence North 22 degrees 03 minutes 00 seconds East a distance of 309.00 feet; thence North 14 degrees 34 minutes 30 seconds East a distance of 269.50 feet; thence North 20 degrees 16 minutes 30 seconds East a distance of 289.00 feet; thence North 46 degrees 37 minutes 50 seconds East to the north line of said SW1/4 SE1/4 of Section 7 and said centerline there terminating.

EXHIBIT B

Utility Easement across Aitkin County land
within the SW1/4-SE1/4 & Government Lot 5, Section 7,
T 49 N, R 22 W, Aitkin County, Minnesota



The orientation of this survey is
based on Grid North, Aitkin County
Coordinate System



Legend

- Denotes found monument
- ⊗ Denotes calculated position
- - - - - Denotes described centerline of utility easement
- - - - - Denotes overhead power line
- ==== Denotes surface of gravel road

Surveyor's Affidavit

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.

Jeffrey P. Major
Jeffrey P. Major

Date: 3/24/2025 Registration No. 44902

Government Lot 5, Section 7
T 49 N, R 22 W, Aitkin County

Approx. North-South quarter line

SW1/4 - SE1/4, Section 7
T 49 N, R 22 W, Aitkin County

Private Ownership

Parcel 10-0-011101
County Administered Tax Forfeit

Total area of 40' wide utility
easement on Tax Forfeit property
= 0.55 Acres (24,107± Sq. ft.)

Private Ownership

Parcel 10-0-010801
County Administered Tax Forfeit

MC #5
6" pipe in
concrete
Doc. A467138

N89°12'34"W
1006.22

S1/4 corner
Section 7
(SE Gov. Lot 5)

GLC monument
Doc. A466798

Lake Country Power

A Touchstone Energy Cooperative
Wright Ckt 2 WO No. 40186

