

AGENDA

**THE AITKIN COUNTY PLANNING COMMISSION WILL ASSEMBLE FOR A HEARING ON
SEPTEMBER 15, 2025 AT 4:00 P.M.
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)
307 SECOND STREET NW, AITKIN, MINNESOTA 56431
THE FOLLOWING ITEMS WILL BE REVIEWED:**

- 1. Call the meeting to order.**
- 2. Roll call.**
- 3. Approval of Agenda.**

NEW BUSINESS:

- 4. Terry & Corrine Drahosh, 43716 Conifer St, Aitkin, MN 56431** Requesting a Conditional Use Permit to operate a second-hand store, car sales, firearm sales, and equipment rental business, in an area zoned Farm Residential. 25 X 32 RODS IN SW COR OF SW-SW LESS HY IN DOC 466747, SECTION THREE (3), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SEVEN (27), Aitkin County, Minnesota. **APP# 2025-000613**
- 5. Craig McNeil of McNeil Excavating, 35040 696th St, Hill City, MN 55748,** Requesting an Interim Use Permit for mining and screening of aggregate material, in an area zoned Farm Residential. All that part of the NE 1/4 NW 1/4, SECTION FOURTEEN (14), TOWNSHIP FIFTY-TWO (52), RANGE TWENTY-SIX (26), West of the Fourth Principal Meridian, Except the Plat of Hill City Realty Company's Acreage AND The South 180' of the SE 1/4 of the SW 1/4, SECTION 11, TOWNSHIP FIFTY-TWO (52), RANGE TWENTY-SIX (26), West of the Fourth Principal Meridian, Aitkin County, Minnesota. **APP# 2025-000632**
- 6. Ellen Miller-Lindgren of E@BS, LLC, 5107 East Superior Street, Duluth, MN 55804,** Requesting renewal of Interim Use Permit # 455271 to operate a vacation/short-term rental, in an area zoned Shoreland (Mille Lacs). W1/2 LOT 53, LOT 54, & PT OF LOT 55 IN DOC 427805 (TRACT A), COOLGALE PARK, SECTION THIRTY-THREE (33), TOWNSHIP FORTY-FIVE (45), RANGE TWENTY-SEVEN (27), Aitkin County, Minnesota. **APP# 2025-000625**
- 7. Scott Spaeth of Directed Investments of Minnesota, 50261 197th Ave, McGregor, MN 55760,** Requesting approval of a Preliminary and Final Plat titled "The Turn At Minnesota National" consisting of 3 single-residence lots in a Farm Residential zone. PT OF SE SW AS IN 488410 LESS ROW IN PLAT 20, SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-NINE (49), RANGE TWENTY-FOUR (24), Aitkin County, Minnesota. **APP# 2025-000674 & 2025-000738**
- 8. Approval of Minutes,** AUGUST 18, 2025 Planning Commission Meeting.
- 9. Adjourn.**

For more information, contact Planning & Zoning at 218-927-7342 or aitkinpz@aitkincountymn.gov

NOTICE OF HEARING

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SEPTEMBER 15, 2025 AT 4:00 P.M.
IN THE BOARD ROOM OF THE AITKIN COUNTY GOVERNMENT CENTER (THIRD FLOOR)
307 SECOND STREET NW, AITKIN, MINNESOTA 56431
THE FOLLOWING APPLICATIONS WILL BE REVIEWED:

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More information is available at www.co.aitkin.mn.us/departments/env/env-planning-commission.php
Written comments may be emailed to aitkinpz@aitkincountymn.gov

AITKIN COUNTY ZONING



Conditional Use Permit (general) App. # 2025-000613, UID # 214601
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Contact Information

Are you the property owner?	<u>Yes</u>
Applicant Contact Info:	<div>Name: Terry Drahosh</div> <div>Phone: (218) 839 - 6548</div> <div>Email Address: tdrahosh1994@gmail.com</div> <div>Mailing Address: 43716 Conifer St Aitkin MN 56431 5643</div>
Have you had a pre-application meeting with the Planning & Zoning Department?	<u>Yes</u>

Project Location

Property:	Property Location								Property Attributes	
	Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
	11-0-009700	27076 US HWY 169 AITKIN, MN 56431	HAZELTON TWP	DRAHOSH, DAVID R & TERRY A	DRAHOSH, TERRY & CORINNE	25 X 32 RODS IN SW COR OF SW-SW LESS HY IN DOC 466747		S:3 T:45 R:27		

Driving directions from Aitkin to Property:	Approx. 10 miles South on Hwy 169 to Tame Fish Lk Rd. Bennettville Mini Storage property on the left
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Brief Narrative

Brief Narrative:	I would like to build a "Buy-Sell-Trade" second hand store. May have a few cars to sell and/or small equipment to rent or sell. Would like to also buy/sell guns eventually.
If you have already prepared a narrative, please attach it here:	File 1: Updated_Site_Plan_Bennettville_Buy_Sell_Trade_2025.pdf
Provide a detailed explanation on why and how this proposal is meeting the Comprehensive Land Use Plan for Aitkin County.:	Plan to build a "Buy-Sell-Trade" second hand store with a few cars, equipment and some other outdoor items.
How will this proposal be compatible with existing land uses?	The land currently has a rental mini storage unit and large storage shed.
Is this proposal meeting the Findings of Fact?	<u>Yes</u>

Detailed Operational Plan

Detailed Operational Plan:	Type of Business: "Buy-Sell-Trade" with a few cars and/or small equipment to rent or sell. Hours would be Tuesday through Friday. 9am to 5pm Saturdays 10am to 4pm No Employees at this time. Family owned and operated for now.
If you have already prepared a detailed operational plan, please attach it below:	File 1: Bennettville_Buy-Sell-Trade_Floor_Plan.pdf

A Scaled Drawing

Attach Scaled Drawing:	File 1: Updated_Site_Plan_Bennettville_Buy_Sell_Trade_2025.pdf
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Septic Compliance

Is there an existing septic system on the property?	<u>Yes</u>
If you answered Yes, please attach one of the following: - A current compliance inspection on the existing septic system. - A design for a new/replacement septic system.	File 1: residence_system.pdf File 2: trailer_system.pdf

Property Deed

Please attach the property deed(s):	File 1: DRAHOSH_CONTRACT_FOR_DEED.pdf File 2: DRAHOSH_DEED.pdf
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Additional Info

Additional Information (if necessary):	NOTE: Parking will be on East and North sides of building Tom O'Neil will be submitting the sewer inspection
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Terms

Conditional Use Terms & Conditions

The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

The landowner or authorized agent may make application for a zoning permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a zoning permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County, State, or Federal Ordinances or Statutes.
IT IS THE APPLICANTS SOLE RESPONSIBILITY TO CONTACT OTHER LOCAL, COUNTY, STATE, OR FEDERAL AGENGIES TO ENSURE THE APPLICANT HAS COMPLIED WITH ALL RELEVANT ORDINANCES OR STATUTES.

All corners of the proposed structure(s) need to be staked with visible flags, ribbon, or lathes prior to onsite inspection by Aitkin County.

Conditional Use Permit fees are non-refundable if denied or approved.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #63598 (07/25/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Conditional Use Application Fee added 07/21/2025 1:30 PM \$650 Flat Fee	\$650.00	x 1	\$650.00
Recording Fee added 07/21/2025 1:30 PM \$46 Flat Fee	\$46.00	x 1	\$46.00
Grand Total			
		Total	\$696.00
		Payment 07/25/2025	\$696.00
		Due	\$0.00

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	Corinne Drahosh - 07/25/2025 2:14 PM a4e7442153461ca3f07107963e34a5ce 881891cbeca27f87e47ac681ef3eccfa
#1 Admin	Shannon Wiebusch - 08/08/2025 12:13 PM 15820a6a1c94ca99edc6edf8d1a6a378 f40190c6a528e1b5ff86f270c44c1f95
#2 Planning Commission	

[Print View](#)

CRV Filed
Auditor's CRV # 49038
No Delinquent Taxes and Transfer Entered
Kirk Peysar, County Auditor
Penalty as per MS507.235 Exempt

Doc No: **A466747**

CND 1/1

Certified Filed and/or Recorded on
9/27/2021 9:00 AM

REC FEE \$46.00
eCRV # 1321447

Office of the County Recorder
Aitkin County, Minnesota
Michael T. Moriarty, County Recorder

Package: **74156** Liz

This cover sheet was added by the Aitkin County Recorder's Office to allow space for the recording information of this document. It is not intended to alter the document/certified copy.

This cover sheet is now a permanent part of the recorded document.

(Top 3 inches reserved for recording data)

CONTRACT FOR DEED

by Individual(s)

eCRV: 1321447

DATE: September 22, 2021

THIS CONTRACT FOR DEED (the “Contract”) is made on the above date by, **David R. Drahosh and Nancy Ellen Rockafellar Drahosh, a married couple, (“Seller”)**, and **Terry A. Drahosh (“Purchaser”)**.
(Check box if ☐ joint tenancy.)

Seller and Purchaser agree to the following terms:

1. **Property Description.** Seller hereby sells and Purchaser hereby buys real property in **Aitkin County, Minnesota**, described as follows:

→ **That part of the Southwest Quarter of Southwest Quarter (SW¼ of SW¼) of Section Three (3), Township Forty-five (45), Range Twenty-seven (27), described as follows:
Beginning at the Southwest corner of said Section 3, thence running East a distance of 25 rods, thence running North a distance of 32 rods, thence running West a distance of 25 rods, thence running South a distance of 32 rods, to the place of beginning.**

**Aitkin County, Minnesota
(Abstract)**

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto (the “Property”). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

2. **Title.** Seller warrants that title to the Property is, on the date of this Contract, subject only to the following exceptions:

- (a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any;
- (b) Reservation of minerals or mineral rights by the State of Minnesota, if any;
- (c) Utility and drainage easements which do not interfere with present improvements;
- (d) Applicable laws, ordinances, and regulations;
- (e) The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 6 of this Contract; and
- (f) The following liens or encumbrances: **NONE.**

3. **Delivery of Deed and Evidence of Title.** Upon Purchaser's full performance of this Contract, Seller shall:

- (a) Execute, acknowledge, and deliver to Purchaser a **Warranty Deed**, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:
 - (i) Those exceptions referred to in paragraph 2(a), (b), (c), (d), and (e) of this Contract;
 - (ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this Contract; and
 - (iii) The following liens or encumbrances: **NONE.**
- (b) Deliver to Purchaser the abstract of title to the Property, without further extension, to the extent required by the purchase agreement (if any) between Seller and Purchaser.

4. **Purchase Price.** Purchaser shall pay to Seller at a place designated by Seller the sum of **One Hundred Twenty Thousand and No/100's Dollars (\$120,000.00)**, as and for the purchase price (the "**Purchase Price**") for the Property, payable as follows:

Monthly payments in the amount of One Thousand and NO/100's Dollars (\$1,000.00), inclusive of interest at the rate of One and seventy-two hundredths percent (1.72%) per annum, commencing October 1, 2021 and continuing on the 1st day of each month thereafter until September 1, 2031, when the entire unpaid principal balance and all accrued interest shall be due and payable in full. THIS IS A BALLOON PAYMENT. Payments shall apply first to interest and the balance to principal.

5. **Prepayment.** Unless otherwise provided in this Contract, Purchaser shall have the right to fully or partially prepay this Contract at any time without penalty. Any partial prepayment shall be applied first to payment of amounts then due under this Contract, including unpaid accrued interest, and the balance shall be

applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments.

6. Real Estate Taxes and Assessments. Real estate taxes and installments of special assessments which are due and payable in the year in which this Contract is dated shall be paid as follows: Seller and Purchaser shall prorate real estate taxes to the Date of Closing.

Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in all subsequent years. Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years preceding the year in which this Contract is dated are paid in full. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents.

7. Property Insurance.

(a) Insured Risks and Amounts. Purchaser shall keep all buildings, improvements, and fixtures now or later located on or a part of the Property insured against loss by fire, lightning and such other perils as are included in a standard "all-risk" endorsement, and against loss or damage by all other risks and hazards covered by a standard extended coverage insurance policy, including, without limitation, vandalism, malicious mischief, burglary, theft and, if applicable, steam boiler explosion. Such insurance shall be in an amount no less than the full replacement cost of the buildings, improvements, and fixtures, without deduction for physical depreciation. If any of the buildings, improvements, or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchaser shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

(b) Other Terms. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.

(c) Notice of Damage. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.

8. Damage to the Property.

(a) Application of Insurance Proceeds. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this Contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this Contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

(b) Purchaser's Election to Rebuild. If Purchaser is not in default under this Contract, or after curing any such default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace, or restore the damaged Property (the "**Repairs**") deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such

other party as may be mutually agreeable to Seller and Purchaser. The election may only be made by written notice to Seller within sixty (60) days after the damage occurs. Also, the election will only be permitted if the plans and specifications and contracts for the Repairs are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the Repairs, Purchaser shall, before the commencement of the Repairs, deposit into such escrow sufficient additional money to insure the full payment for the Repairs. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the Repairs, Purchaser shall at all times be responsible to pay the full cost of the Repairs. All escrowed funds shall be disbursed by the escrowee in accordance with generally accepted sound construction disbursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow before the commencement of the Repairs. Purchaser shall complete the Repairs as soon as reasonably possible and in a good and workmanlike manner, and in any event the Repairs shall be completed by Purchaser within one (1) year after the damage occurs. If, following the completion of and payment for the Repairs, there remains any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this Contract in accordance with paragraph 8(a) above.

(c) Owners' Association. If the Property is subject to a recorded declaration, so long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amount as are required by this Contract, then: (i) Purchaser's obligation in the Contract to maintain hazard insurance coverage on the Property is satisfied; (ii) the provisions of paragraph 8(a) of this Contract regarding application of insurance proceeds shall be superseded by the provisions of the declaration or other related documents; and (iii) in the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this Contract, with the excess, if any, paid to Purchaser.

9. Injury or Damage Occurring on the Property.

(a) Liability. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this Contract to any person or persons or property while on or about the Property. Purchaser shall defend and indemnify Seller from all liability, loss, cost, and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.

(b) Liability Insurance. Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.

10. Insurance Generally. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this Contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this Contract. The insurance policies shall provide for not less than ten (10) days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.

11. **Condemnation.** If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this Contract, even if such amounts are not then due to be paid. Such amounts shall be applied in the same manner as a prepayment as provided in paragraph 5 of this Contract. Such payments shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments. The balance, if any, shall be the property of Purchaser.

12. **Waste, Repair, and Liens.** Purchaser shall not remove or demolish any buildings, improvements, or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.

13. **Compliance with Laws.** Except for matters which Seller has created, suffered, or permitted to exist prior to the date of this Contract, Purchaser shall comply or cause compliance with all laws and regulations of any governmental authority which affect the Property or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

14. **Recording of Contract; Deed Tax.** Purchaser shall, at Purchaser's expense, record this Contract in the Office of the County Recorder or Registrar of Titles in the county in which the Property is located within four (4) months after the date hereof. Purchaser shall pay any penalty imposed under Minn. Stat. 507.235 for failure to timely record the Contract. Seller shall, upon Purchaser's full performance of this Contract, pay the deed tax due upon the recording of the deed to be delivered by Seller.

15. **Notice of Assignment.** If either Seller or Purchaser assigns its interest in the Property, the assigning party shall promptly furnish a copy of such assignment to the non-assigning party.

16. **Protection of Interests.** If Purchaser fails to pay any sum of money required under the terms of this Contract or fails to perform any of the Purchaser's obligations as set forth in this Contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this Contract, as an additional amount due Seller under this Contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser, and provided Purchaser is not in default under this Contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts or take any actions reasonably necessary to cure defaults there under and deduct the amounts so paid together with interest at the rate provided in this Contract from the payments next coming due under this Contract.

17. **Defaults and Remedies.** The time of performance by Purchaser of the terms of this Contract is an essential part of this Contract. If Purchaser fails to timely perform any term of this Contract, Seller may, at Seller's option, elect to declare this Contract cancelled and terminated by notice to Purchaser in accordance with applicable law or elect any other remedy available at law or in equity. If Seller elects to terminate this Contract, all right, title, and interest acquired under this Contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this Contract (including escrow payments, if any) shall belong to Seller as liquidated damages for breach of this Contract.

Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this Contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this Contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period. Failure by Seller to exercise one or more remedies available under this paragraph 17 shall not constitute a waiver of the right to exercise such remedy or remedies thereafter.

18. **Binding Effect.** The terms of this Contract shall run with the land and bind the parties hereto and the successors in interest.

19. **Headings.** Headings of the paragraphs of this Contract are for convenience only and do not define, limit, or construe the contents of such paragraphs.

20. **Additional Terms:** Check here if ☐ an addendum to this Contract containing additional terms and conditions is attached hereto.

Seller

David R. Drahosh
David R. Drahosh

Purchaser

Terry A. Drahosh
Terry A. Drahosh

Nancy Ellen Rockafellar Drahosh
Nancy Ellen Rockafellar Drahosh

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on **September 22, 2021**, by **David R. Drahosh and Nancy Ellen Rockafellar Drahosh, a married couple.**

(Stamp)



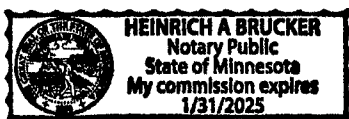
Heinrich A. Brucker
(signature of notarial officer)
Heinrich A. Brucker
Title (and Rank): Notary Public

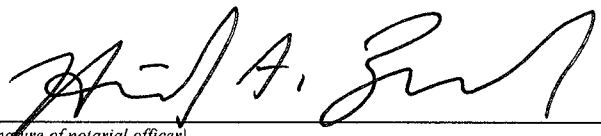
My commission expires: 01/31/25
(month/day/year)

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on **September 22, 2021**, by **Terry A. Drahosh, a married person**.

(Stamp)





(signature of notarial officer)

Heinrich A. Brucker

Title (and Rank): Notary Public

My commission expires: 01/31/25

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue North
Aitkin, MN 56431
(218) 927-2136
Atty. Reg. No. 0387682

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT
TO:

Terry A. Drahosh
43716 Conifer Street
Aitkin, MN 56431

Note: Failure to record this contract for deed may give other parties priority over Purchaser's interest in the property.

CRV Not Required
No Delinquent Taxes and Transfer Entered
Kirk Peysar, County Auditor
State Deed Tax Paid
Lori Grams, County Treasurer

Doc No: **A466876**

LWD 1/1

Certified Filed and/or Recorded on
10/1/2021 9:00 AM

REC FEE	\$46.00
SDT	\$1.65

Office of the County Recorder
Aitkin County, Minnesota
Michael T. Moriarty, County Recorder

Package: **74262** Tara

This cover sheet was added by the Aitkin County Recorder's Office to allow space for the recording information of this document. It is not intended to alter the document/certified copy.

This cover sheet is now a permanent part of the recorded document.

(Top 3 inches reserved for recording data)

LIMITED WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.2.1 (2016)

eCRV number: _____

DEED TAX DUE: \$1.65 _____

DATE: September 22, 2021 _____

FOR VALUABLE CONSIDERATION, Terry A. Drahosh and Corinne L. Drahosh, a married couple _____,

("Grantor"), hereby conveys and quitclaims to Terry A. Drahosh and Corinne L. Drahosh _____

_____ ("Grantee"), as

(Check only one box) ☐ Tenants in Common ☒ Joint Tenants (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Aitkin _____ County, Minnesota, legally described as follows:

→ That part of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Three (3), Township Forty-five (45), Range Twenty-seven (27), described as follows:
Beginning at the Southwest corner of said Section 3, thence running East a distance of 25 rods, thence running North a distance of 32 rods, thence running West a distance of 25 rods, thence running South a distance of 32 rods, to the place of beginning.

Consideration is less than \$3,000.00.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:
NONE.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed.
(If electronically filed, insert WDC number: _____.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Terry A. Drahosh

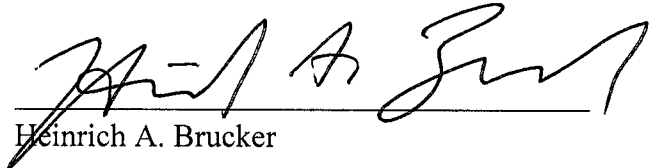
Corinne L. Drahosh

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on September 22, 2021, by _____
Terry A. Drahosh and Corinne L. Drahosh, a married couple

(Stamp)




Heinrich A. Brucker

Title (and Rank): Notary Public

My commission expires: 01/31/2025

THIS INSTRUMENT WAS DRAFTED BY:
Heinrich A. Brucker (ID# 025695X)
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
Aitkin, MN 56431-1411
Phone: (218) 927-2136, Fax: (218) 927-6114

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
BE SENT TO: *(insert legal name and residential or
business address of Grantee)*
Terry A. Drahosh
Corinne L. Drahosh
43716 Conifer Street
Aitkin, MN 56431

Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____

Parcel ID# or Sec/Twp/Range: 11-0-009700 3-45-27 Reason for Inspection _____
Local regulatory authority info: Aitkin County
Property address: 27076 us Hwy. 169 Aitkin, Mn. 56431
Owner/representative: David & Terry A. Drahash Owner's phone: 218-839-6548
Brief system description: 3 bedroom mound system

System status

Residence

System status on date (mm/dd/yyyy): July 31, 2025

☒ **Compliant – Certificate of compliance***

☐ **Noncompliant – Notice of noncompliance**

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☐ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations Pump septic tank every 2 or 3 years depending on use

Certification

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

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Tom O'Neil

Certification number: 3365

Inspector signature: Tom O'Neil

License number: 2132

(This document has been electronically signed)

Phone: 927-6070

218-520-2993 ext 1

Necessary or locally required supporting documentation (must be attached)

- ☐ Soil observation logs
- ☐ System/As-Built
- ☐ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list): _____

Property Address: 27076 U.S. Hwy. 169 Aitkin, Mn 56431
Business Name: Tom O'Neil Date: July 31, 2025

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface ☐ Yes* ☒ No

System discharges sewage to drain tile or surface waters. ☐ Yes* ☒ No

System causes sewage backup into dwelling or establishment. ☐ Yes* ☒ No

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

Describe verification methods and results:

Everything looked good and owner said everything works fine

Attached supporting documentation:

☐ Other: _____

☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit? ☐ Yes* ☒ No

Sewage tank(s) leak below their designed operating depth? ☐ Yes* ☒ No

If yes, which sewage tank(s) leaks: _____

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

Describe verification methods and results:

Timber Lakes Inspection

Attached supporting documentation:

☒ Empty tank(s) viewed by inspector

Name of maintenance business: *Timber Lakes*

License number of maintenance business: *L 455*

Date of maintenance: *July 31, 2025*

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other: _____

Property Address: 27076 US Hwy. 168

Aitkin, Mn. 56431

Business Name: Tom O'Neil

Date: July 31, 2025

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☒ Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Everything looked good

Attached supporting documentation: ☐ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No

If "yes", B below is required

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

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

Compliance criteria:

a. Have the operating permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property Address: 27076 U.S. Hwy. 169Aitkin, Mn. 56431Business Name: Tom O'NeilDate: July 31, 2025**5. Soil separation – Compliance component #5 of 5**Date of installation 12-6-2002 ☐ Unknown
(mm/dd/yyyy)Shoreland/Wellhead protection/Food
beverage lodging?☐ Yes ☒ No**Compliance criteria (select one):**5a. For systems built prior to April 1, 1996, and
not located in Shoreland or Wellhead
Protection Area or not serving a food,
beverage or lodging establishment:☐ Yes ☐ No*Drainfield has at least a two-foot vertical
separation distance from periodically
saturated soil or bedrock.5b. Non-performance systems built
April 1, 1996, or later or for non-
performance systems located in Shoreland
or Wellhead Protection Areas or serving a
food, beverage, or lodging establishment:☒ Yes ☐ No*Drainfield has a three-foot vertical
separation distance from periodically
saturated soil or bedrock.*5c. "Experimental", "Other", or "Performance"
systems built under pre-2008 Rules;
Type IV or V systems built under 2008
Rules 7080.2350 or 7080.2400
(Intermediate Inspector License required ≤
2,500 gallons per day; Advanced Inspector
License required > 2,500 gallons per day)☐ Yes ☐ No*Drainfield meets the designed vertical
separation distance from periodically
saturated soil or bedrock.***Any "no" answer above indicates the system is
failing to protect groundwater.****Describe verification methods and results:****Attached supporting documentation:**☒ Soil observation logs completed for the report☐ Two previous verifications of required vertical separation☐ Not applicable (No soil treatment area)☒ Soils from Boyds Design and
mine also**Indicate depths or elevations**

A. Bottom of distribution media

23"

B. Periodically saturated soil/bedrock

12"

C. System separation

35"

D. Required compliance separation*

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

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

Sewage tank integrity assessment form

**Subsurface Sewage
Treatment Systems (SSTS) Program**

Doc Type: Compliance and Enforcement

Purpose: This form *may* be used to certify the compliance status of the sewage tank components of the SSTS. **This form is not a complete SSTS inspection report, only a tank integrity assessment, and may only certify sewage tank compliance status when entirely completed and signed by a qualified professional.** SSTS compliance inspection report forms can be found at: <https://www.pca.state.mn.us/water/inspections>.

Instructions: This form may be completed, and signed, by a Designated Certified Individual (DCI) of a licensed SSTS inspection, maintenance, installation, or service provider business who personally conducts the necessary procedures to assess the compliance status of each sewage tank in the system. Only a licensed maintenance business is authorized to pump the tank for assessment. A copy of this information should be submitted to the system owner and be maintained by the licensed SSTS business for a period of five (5) years from the assessment date.

When this form is signed by a qualified certified professional, it becomes *necessary supporting documentation* to an Existing System Compliance Inspection Report: Compliance inspection form - Existing system (wq-wwists4-31b). This form can be found on the MPCA website at <https://www.pca.state.mn.us/water/inspections>.

The information and certified statement on this form is **required** when existing septic tank compliance status is determined by an individual other than the SSTS Inspector that submits an inspection report. This form represents a third party assessment of SSTS component compliance and is allowable under Minn. R. 7082.0700, subp. 4(B)(1). This form is valid for a period of three years beyond the signature date on this form unless a new evaluation is requested by the owner or owner's agent or is required according to local regulations. Additional Administrative Rule references for this activity can be found at Minn. R. 7082.0700, subp. 4(B),(C), and (D) and; Minn. R. 7083.0730(C).

Owner information

Owner/Representative Drahosh, Terry 1 of 2 ResidenceProperty address: 27076 U.S. Highway 169 Aitkin, MN 56431Local Regulatory Authority: Aitkin CountyParcel ID: 11-0-009700

System status

System status on date (mm/dd/yyyy): 7/31/2025☒ **Certificate of sewage tank compliance**☐ **Notice of sewage tank non-compliance**

Compliance criteria:

The SSTS has a seepage pit, cesspool, drywell, leaching pit, or other pit - "Failure to Protect Groundwater."

☐ Yes* ☒ No

The SSTS has a sewage tank that leaks below the designed operating depth - "Failure to Protect Groundwater."

☐ Yes* ☒ No

The SSTS presents a threat to public safety by reason of structurally unsound (damaged, cracked, or weak) maintenance hole cover(s) or lids or any other unsafe condition - "Imminent Threat to Public Health or Safety."

☐ Yes* ☒ No***Any "yes" answer above indicates sewage tank non-compliance.***

Company information

Company name: Timber Lakes Septic Service IncBusiness license number: L455

Designated Certified Individual (DCI) information

Print name: Dan SwansonCertification number: C6023

I personally conducted the work described above as a Designated Certified Individual of a Minnesota-licensed SSTS inspection, maintenance, installation, or service provider Business. I personally conducted the necessary procedures to assess the compliance status of each sewage tank in this SSTS.

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Designated Certified Individual's signature: Dan Swanson

(This document has been electronically signed.)

Date (mm/dd/yyyy): 7/31/2025

Boyd's Soils

SOILS CHARTS FOR BOTH PROPOSED AND ALTERNATE SITES

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-8"	Sandy	10YR 2/2
8-12"	Sandy	10YR 5/1
grey mottling at 12"		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-8"	Sandy	10YR 2/2
8-12"	Sandy	10YR 5/1
grey mottling at 12"		

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

ADDITIONAL SOIL BORINGS MAY BE REQUIRED

My Soils for House sewer SOILS CHARTS FOR BOTH PROPOSED AND ALTERNATE SITES

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-8	Sandy loam	10YR 7/2
8-13	Sandy loam	10YR 5/1
mottles after 12"		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

ADDITIONAL SOIL BORINGS MAY BE REQUIRED

INDIVIDUAL SEWAGE TREATMENT SYSTEM INSPECTION FORM AITKIN COUNTY, MINNESOTA

Township Hazelton Date of Inspection 12-6-02 Permit Number 29886
 Owner David & Terry Drakosh Parcel Number 11-0-009700
 Project Address 25 x 32 Rods in SW Cor of SWSW Installer Tuff Boyd
 City Aitkin Zip Code 56421 New ☐ Repair ☒

SETBACKS:

Buildings to tank(s) 51
 Buildings to drainfield 161
 Well(s) 50' or 100' N/A
 Lake/Creek/Wetland N/A

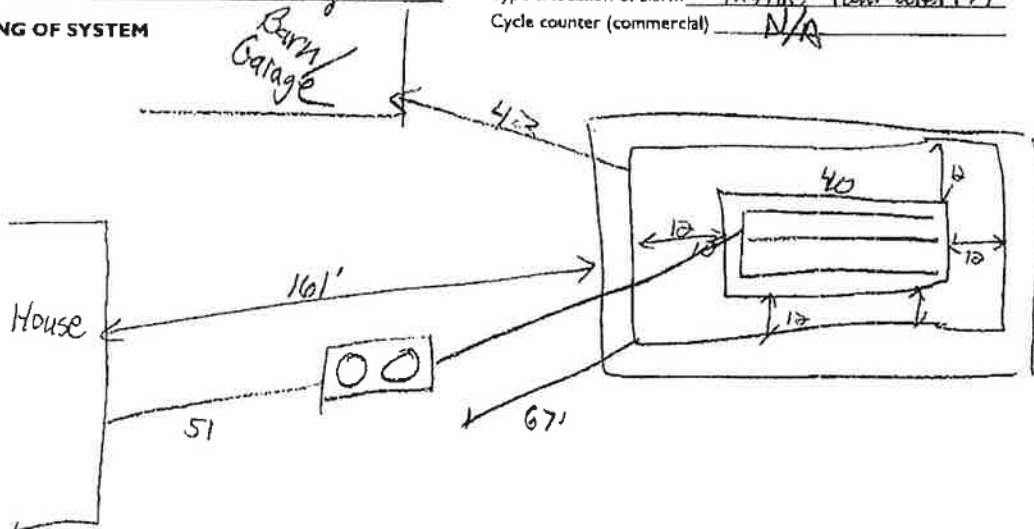
SEPTIC TANKS:

Liquid capacity 1230
 Manufacturer & type Jacobson Precast Concr
 Type of baffle Submersible
 Inspection pipes 1 @ 6" 1 @ 4"
 Manholes access 2 @ 36"
 No. & height of risers 2 @ 6"

MOUNDS:

Percent slope 0% D
 Upslope dike width 12
 Downslope dike width 12
 Sideslope dike width 12
 Drainfield rock below pipe 9"
 Depth of sand below rock 24"
 Perforation size & spacing 1/8" @ 4"
 Pipe size & spacing 1 1/2" @ 4'
 Dimensions of rock bed 10.5' x 40'
 Dimensions of sand base 34' x 64'
 Final cover 16" in Center 12" in Rock edge

DRAWING OF SYSTEM



Inspector's Comments _____

Corrective Action Required

install electric indoor alarm, cover w/
loam & 5 bags Dirt, mulch

White County

Yellow-Applicant

Installer's Signature

Pink-Installer

AITKIN COUNTY
CERTIFICATE OF COMPLIANCE/NOTICE OF NONCOMPLIANCE

This certificate of compliance/notice of noncompliance has been issued this _____ day of 8/21/03 to certify compliance/noncompliance with

Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No.

1. The premises covered by this certificate are legally described as: _____

25X32 Rods in SW cor of SW-SW

Section 3 Township 45 Range 27 Lake NA

PERMIT NO. 29886 Owner Name David Drakosh

Address 43010 Conifer St. Aitkin, MN 56431

Installer Name Tuffy Boyd

Type of System Inspected Mound

The certificate of compliance/notice of noncompliance was based on, No 1 of the following:

☒ Inspection of the installation or construction as in accordance with the above referenced permit and application design.

2) Review of as-built plans submitted in accordance with Subdivision 4.21 C. Of Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No. 1.

If the above permitted individual sewage treatment system is in noncompliance with Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No. 1, then the following shall serve as a Notice of Violation:

1) Statement of the findings of fact through inspections or investigations: _____

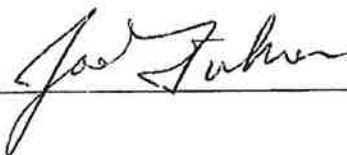
2) List of specific violations of Ordinance: _____

3) Requirements for correction or removal of violations: _____

4) Time schedule for compliance: _____

Failure to correct or remove the above violations will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action which may result in revocation of licenses or registrations, fine's and/or imprisonment.

INSPECTOR SIGNATURE



11-0-009700 2023 Press Submit/Enter to continue or enter new parcel/tax year.

Parcel	Account	Asmt year	Tax year	Type
11-0-009700	9810	2022	2023	RE
Primary owner				
98658 DRAHOSH, DAVID R & TERRY A				Notes
Taxpayer				YES
122361 DRAHOSH, TERRY & CORINNE		FALCO	Undeliverable tax address	Lease type
Ref. parcel	Dept	4 C.D.	N	
00211000009700	Abstract	Commissioner dist	Emergency#	Surveyed
Lake #/Name		2		
		TIF district	MH court number	UDI
Physical address				100.00%
27076 US HWY 169		TIF knock down date	User defined	Billing
AITKIN 56431				P

Unique Taxing Area					Unit
UTA-Township/City	AMBU	****	****	****	
11 HAZELTON TWP	00	00	00	00	
School district	State UTA code				
1 ISD 0001 - Aitkin	12	1	00		

Property Description				
version 2				
Description	Acres	Lot	Block	Plat - Description
25 X 32 RODS IN SW COR OF SW-SW LESS HY IN	5.00			
DOC 466747	Sect/Twp/Range			
	3	45.0	27	

Compliance inspection report form
Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____

Parcel ID# or Sec/Twp/Range: 11-0-009700 3-45-27 Reason for Inspection _____Local regulatory authority info: Aitkin CountyProperty address: 27076 U.S. Hwy. 169 Aitkin, Mn. 56431Owner/representative: David & Terry A. DrahoshOwner's phone: 218-839-6548Brief system description: 3 bedroom mound systemTrailer**System status**System status on date (mm/dd/yyyy): July 31, 2025☒ **Compliant – Certificate of compliance***☐ **Noncompliant – Notice of noncompliance**

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

***Note: Compliance indicates conformance with Minn.**

R. 7080.1500 as of system status date above and does not guarantee future performance.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- ☐ Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- ☐ Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- ☐ Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- ☐ Soil separation (Compliance component #5) – *Failing to protect groundwater*
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

Comments or recommendations Pump septic tank every 2 or 3 years depending on use.

Certification

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

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Tom O'NeilCertification number: 3365Inspector signature: Tom O'NeilLicense number: 2132

(This document has been electronically signed)

Phone: 927-6070218-820-2993 Cell**Necessary or locally required supporting documentation (must be attached)**

- ☒ Soil observation logs
- ☒ System/As-Built
- ☐ Locally required forms
- ☒ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list): _____

Property Address: 27076 U.S. Hwy. 169
Business Name: Tom O'Neil

Aitkin, Mn. 56431

Date: July 31, 2025

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface

☐ Yes* ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes* ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes* ☒ No

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

Describe verification methods and results:

Everything looked good and owner said everything works fine

Attached supporting documentation:

☐ Other: _____

☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?

☐ Yes* ☒ No

Sewage tank(s) leak below their designed operating depth?

☐ Yes* ☒ No

If yes, which sewage tank(s) leaks:

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

Describe verification methods and results:

Timber Lakes Inspection

Attached supporting documentation:

☒ Empty tank(s) viewed by inspector

Name of maintenance business: Timber Lakes

License number of maintenance business: 2455

Date of maintenance: July 31, 2025

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): _____ (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other: _____

Property Address: 27076 U.S. Hwy. 169 Aitkin, Mn. 56431
Business Name: Tom O'Neil Date: July 31, 2025

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☒ Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Everything looked good

Attached supporting documentation: ☐ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No

If "yes", B below is required

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

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

Compliance criteria:

a. Have the operating permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property Address: 27076 US Hwy 169
Business Name: Tom O'Neil

Aitkin, mn 56431

Date: July 31, 2025

5. Soil separation – Compliance component #5 of 5

Date of installation August 4, 2008 ☐ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☐ Yes ☒ No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

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

Describe verification methods and results:

Attached supporting documentation:

- ☐ Soil observation logs completed for the report
☒ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)

Original borings and from County Inspector Joe's final inspection

Indicate depths or elevations

A. Bottom of distribution media	<u>102.5</u>
B. Periodically saturated soil/bedrock	<u>99.2</u>
C. System separation	<u>38"</u>
D. Required compliance separation*	<u>31"</u>

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

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

Sewage tank integrity assessment form**Subsurface Sewage
Treatment Systems (SSTS) Program**

Doc Type: Compliance and Enforcement

Purpose: This form *may* be used to certify the compliance status of the sewage tank components of the SSTS. **This form is not a complete SSTS inspection report, only a tank integrity assessment, and may only certify sewage tank compliance status when entirely completed and signed by a qualified professional.** SSTS compliance inspection report forms can be found at: <https://www.pca.state.mn.us/water/inspections>.

Instructions: This form may be completed, and signed, by a Designated Certified Individual (DCI) of a licensed SSTS inspection, maintenance, installation, or service provider business who personally conducts the necessary procedures to assess the compliance status of each sewage tank in the system. Only a licensed maintenance business is authorized to pump the tank for assessment. A copy of this information should be submitted to the system owner and be maintained by the licensed SSTS business for a period of five (5) years from the assessment date.

When this form is signed by a qualified certified professional, it becomes *necessary supporting documentation* to an Existing System Compliance Inspection Report: [Compliance inspection form - Existing system \(wq-wwists4-31b\)](#). This form can be found on the MPCA website at <https://www.pca.state.mn.us/water/inspections>.

The information and certified statement on this form is **required** when existing septic tank compliance status is determined by an individual other than the SSTS Inspector that submits an inspection report. This form represents a third party assessment of SSTS component compliance and is allowable under Minn. R. 7082.0700, subp. 4(B)(1). This form is valid for a period of three years beyond the signature date on this form unless a new evaluation is requested by the owner or owner's agent or is required according to local regulations. Additional Administrative Rule references for this activity can be found at Minn. R. 7082.0700, subp. 4(B),(C), and (D) and; Minn. R. 7083.0730(C).

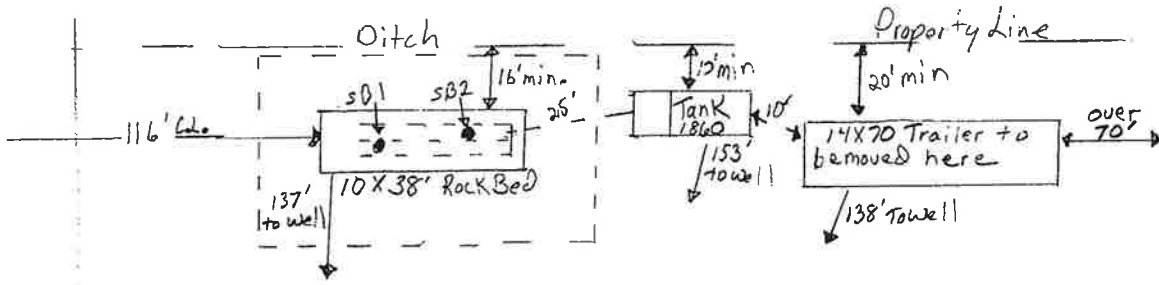
Owner informationOwner/Representative Drahosh, Terry 2 of 2 TrailerProperty address: 27076 U.S. Highway 169 Aitkin, MN 56431Local Regulatory Authority: Aitkin CountyParcel ID: 11-0-009700**System status**System status on date (mm/dd/yyyy): 7/31/2025☒ **Certificate of sewage tank compliance**☐ **Notice of sewage tank non-compliance****Compliance criteria:**The SSTS has a seepage pit, cesspool, drywell, leaching pit, or other pit - **"Failure to Protect Groundwater."**☐ Yes* ☒ NoThe SSTS has a sewage tank that leaks below the designed operating depth - **"Failure to Protect Groundwater."**☐ Yes* ☒ NoThe SSTS presents a threat to public safety by reason of structurally unsound (damaged, cracked, or weak) maintenance hole cover(s) or lids or any other unsafe condition - **"Imminent Threat to Public Health or Safety."**☐ Yes* ☒ No***Any "yes" answer above indicates sewage tank non-compliance.*****Company information**Company name: Timber Lakes Septic Service IncBusiness license number: L455**Designated Certified Individual (DCI) information**Print name: Dan SwansonCertification number: C6023

I personally conducted the work described above as a Designated Certified Individual of a Minnesota-licensed SSTS inspection, maintenance, installation, or service provider Business. I personally conducted the necessary procedures to assess the compliance status of each sewage tank in this SSTS.

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

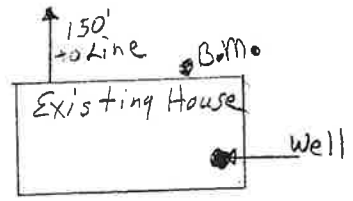
Designated Certified Individual's signature: Dan Swanson*(This document has been electronically signed.)*Date (mm/dd/yyyy): 7/31/2025

4
north



45 Hwy. 169

Driveway



Existing Garage

Existing Mound to house

Storage units

Property Line

Approx. Elevations:

Bench Mark:	100
Tank Inlet:	98
Pump:	94.7
Bottom of rock:	102.05
Manifold:	103.25

Annville

Township Road

Sewage tank integrity assessment form

Subsurface Sewage
Treatment Systems (SSTS) Program

Doc Type: Compliance and Enforcement

Purpose: This form *may* be used to certify the compliance status of the sewage tank components of the SSTS. **This form is not a complete SSTS inspection report, only a tank integrity assessment, and may only certify sewage tank compliance status when entirely completed and signed by a qualified professional.** SSTS compliance inspection report forms can be found at: <https://www.pca.state.mn.us/water/inspections>.

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When this form is signed by a qualified certified professional, it becomes *necessary supporting documentation* to an Existing System Compliance Inspection Report: [Compliance inspection form - Existing system \(wq-wwists4-31b\)](#). This form can be found on the MPCA website at <https://www.pca.state.mn.us/water/inspections>.

The information and certified statement on this form is **required** when existing septic tank compliance status is determined by an individual other than the SSTS Inspector that submits an inspection report. This form represents a third party assessment of SSTS component compliance and is allowable under Minn. R. 7082.0700, subp. 4(B)(1). This form is valid for a period of three years beyond the signature date on this form unless a new evaluation is requested by the owner or owner's agent or is required according to local regulations. Additional Administrative Rule references for this activity can be found at Minn. R. 7082.0700, subp. 4(B),(C), and (D) and; Minn. R. 7083.0730(C).

Owner informationOwner/Representative Drahosh, Terry 2 of 2 TrailerProperty address: 27076 U.S. Highway 169 Aitkin, MN 56431Local Regulatory Authority: Aitkin CountyParcel ID: 11-0-009700**System status**System status on date (mm/dd/yyyy): 7/31/2025☒ **Certificate of sewage tank compliance**☐ **Notice of sewage tank non-compliance****Compliance criteria:**The SSTS has a seepage pit, cesspool, drywell, leaching pit, or other pit - **"Failure to Protect Groundwater."**☐ Yes* ☒ NoThe SSTS has a sewage tank that leaks below the designed operating depth - **"Failure to Protect Groundwater."**☐ Yes* ☒ NoThe SSTS presents a threat to public safety by reason of structurally unsound (damaged, cracked, or weak) maintenance hole cover(s) or lids or any other unsafe condition - **"Imminent Threat to Public Health or Safety."**☐ Yes* ☒ No***Any "yes" answer above indicates sewage tank non-compliance.*****Company information**Company name: Timber Lakes Septic Service IncBusiness license number: L455**Designated Certified Individual (DCI) information**Print name: Dan SwansonCertification number: C6023

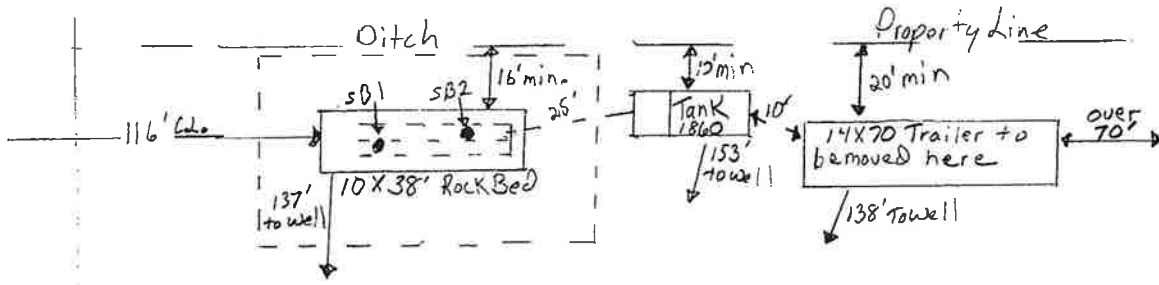
I personally conducted the work described above as a Designated Certified Individual of a Minnesota-licensed SSTS inspection, maintenance, installation, or service provider Business. I personally conducted the necessary procedures to assess the compliance status of each sewage tank in this SSTS.

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Designated Certified Individual's signature: Dan Swanson*(This document has been electronically signed.)*Date (mm/dd/yyyy): 7/31/2025

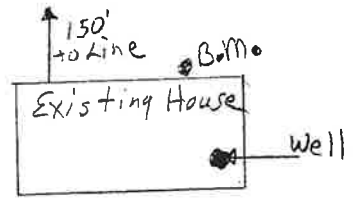
Thank you. We appreciate you business.

4
north



169
Hwy. 169

Driveway



Existing
Garage

Existing
Mound
to house

Approx. Elevations:

Bench Mark:	100
Tank Inlet:	98
Pump:	94.7
Bottom of rock:	102.5
Manifold:	103.25

Property line

Storage
units

Annville

Township Road

SOILS CHARTS FOR BOTH PROPOSED AND ALTERNATE SITES

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-8	Sandy loam	10yr 2/2
8-12	Fine Sand	10yr 5/4
12-16+	Fine Sand	10yr 5/6
Mottles at 16'		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0-10	Sandy loam	10yr 2/2
10-14	Fine Sand loam	10yr 4/4
Mottles at 12"		

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

ADDITIONAL SOIL BORINGS MAY BE REQUIRED

INDIVIDUAL SEWAGE TREATMENT SYSTEM INSPECTION FORM
AITKIN COUNTY, MINNESOTA

Township Hazelton Date of Inspection 7/23/08 Permit Number 36317
 Owner David Drahach Parcel Number 11-0-009700
 Project Address 25X32 Rods In SW Cor of SW-SW Installer Tom O'Neil
less Hwy In B 117 DP 187
 City _____ Zip Code _____ New ☒ Repair ☐

SETBACKS:

Buildings to tank(s) _____
 Buildings to drainfield _____
 Well(s) 50' or 100' 100'
 Lake/Creek/Wetland _____

SEPTIC TANKS:

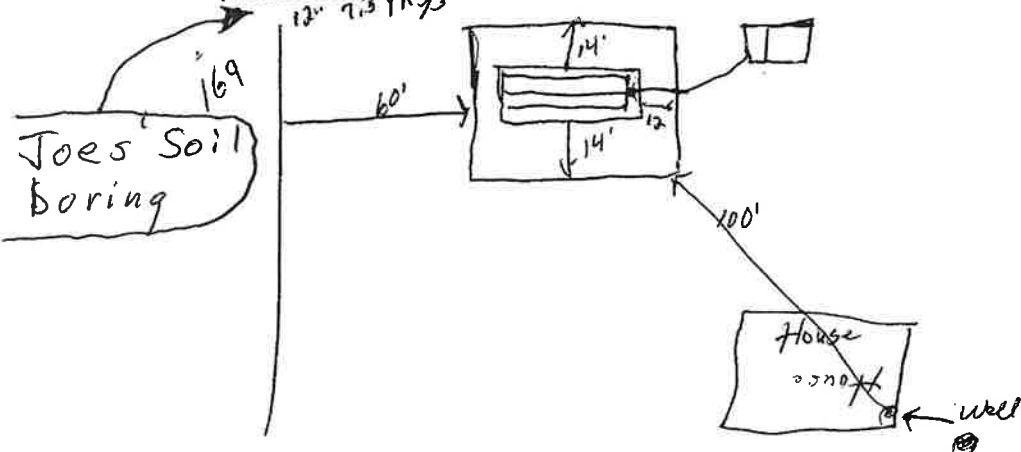
Liquid capacity 1860 Combo
 Manufacturer & type Jac - pre-cast
 Type of baffle plastic
 Inspection pipes 1-4-1-6"
 Manholes access 1
 No. & height of risers 2 4"

MOUNDS:

Percent slope 0
 Upslope dike width 12
 Downslope dike width 14'
 Sideslope dike width 14'
 Drainfield rock below pipe 9"
 Depth of sand below rock 29"
 Perforation size & spacing 1/4" - 3"
 Pipe size & spacing 2" 3-lattarals
 Dimensions of rock bed 10 X 38
 Dimensions of sand base 38 X 62
 Final cover 16" in Center 12" on Rock Edge

DRAWING OF SYSTEM

(Include Soils)



Inspector's Comments _____

Corrective Action Required _____

Inspector's Signature [Signature]

Installer's Signature [Signature]

White-County Yellow-Applicant Pink-Installer

DIST. or DROP BOX & TYPE

TRENCHES, BEDS, OR GRAVELLESS LEACHFIELD:

Trench depth _____
 Trench length _____
 Trench bottom width _____
 Trench bottom level _____
 Trench spacing _____
 Drainfield rock below pipe _____
 Size of gravelless pipe _____
 Depth of backfill _____
 Absorption area square feet _____
 lineal feet _____

PUMPS:

Tank capacity 630
 Tank manufacturer & type Jac -
 No. & height of risers 24"
 Pump manufacturer & model # _____
 Horsepower & GPM _____
 Feet of head 8
 Cycles per day 5
 Gallons per cycle 100
 Size of discharge line 2"
 Type of electrical hookup post
 Type & location of alarm Elec
 Cycle counter (commercial) _____

AITKIN COUNTY

CERTIFICATE OF COMPLIANCE/NOTICE OF NON-COMPLIANCE

This certificate of compliance/notice of non-compliance has been issued this 4 day of Aug. 2008 to certify compliance/noncompliance with Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No. 1. The premises covered by this certificate are legally described as: 25X32 Rods In SW cor of SW-SW 1/4 Hwy In
B 117 D P 187

Section 3 Township 45 Range 27 Lake —
PERMIT No. 36317 Owner Name: David Drahosh
Address 43010 Conifer St. Aitkin, Mn 56431
Installer Name Tom O'Neal
Type of System Inspected Mound
Parcel Number 11-0-009700

The certificate of compliance/noncompliance was based on, No. 1 of the following: 1) Inspection of the installation or construction as in accordance with the above referenced permit and application design.

2) Review of as-built plans submitted in accordance with Subdivision 4.21 C. of Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No. 1.

If the above permitted individual sewage treatment system is in noncompliance with Aitkin County's Individual Sewage Treatment System and Wastewater Ordinance No. 1, then the following shall serve as a Notice of Violation:

1) Statement of the findings of fact through inspections or investigations:

2) List of specific violations of Ordinance: _____

3) Requirements for correction or removal of violations: _____

4) Time schedule for compliance: _____

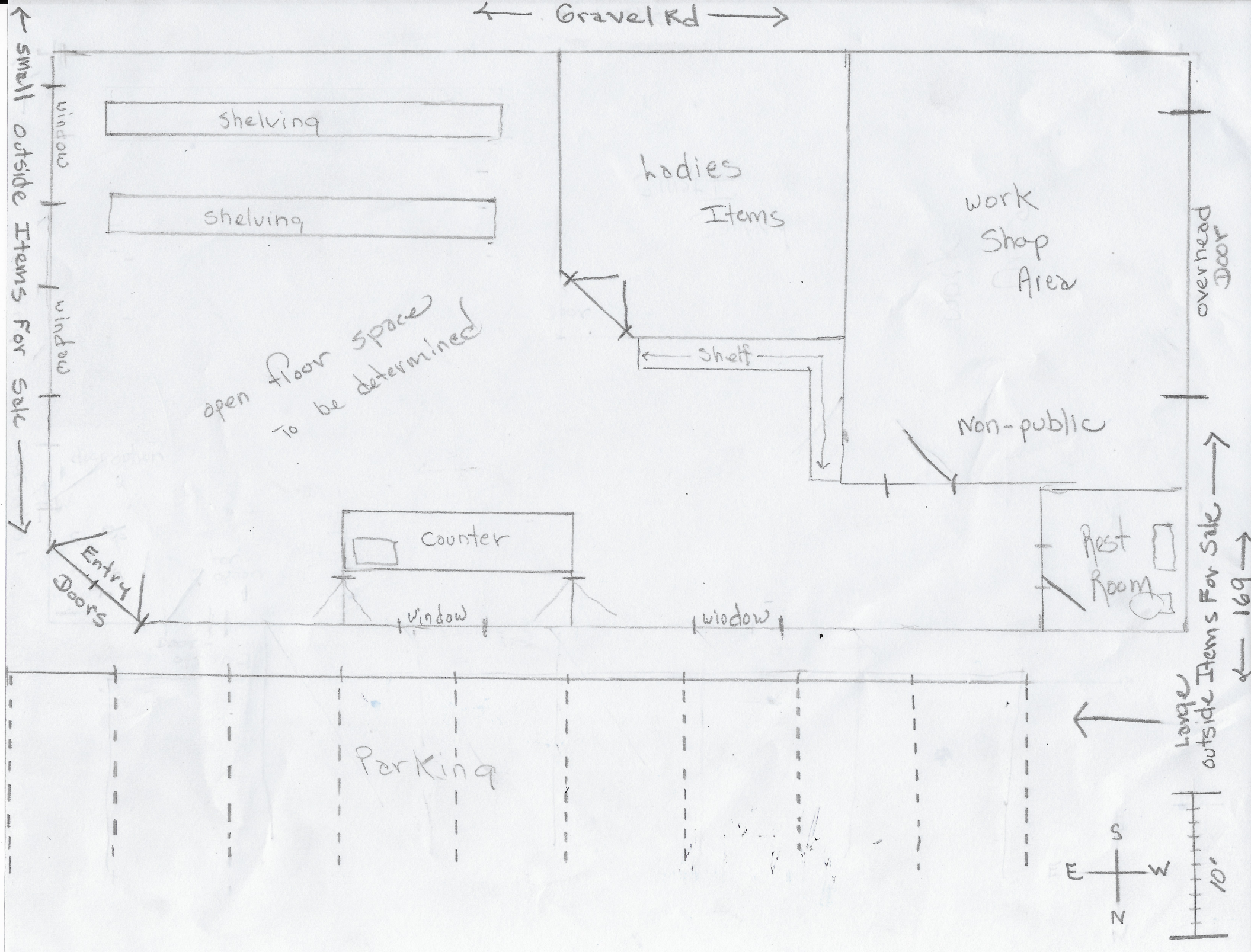
Failure to correct or remove the above violation(s) will result in this matter being turned over to the Aitkin County Attorney's Office for further legal action which may result in revocation of licenses or registrations, fines and/or imprisonment.

INSPECTOR SIGNATURE: 

11-0-009700 2023 Press Submit/Enter to continue or enter new parcel/tax year.

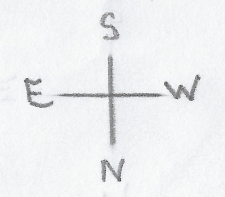
Parcel	Account	Asmt year	Tax year	Type
11-0-009700	9810	2022	2023	RE
Primary owner				
98658 DRAHOSH, DAVID R & TERRY A				
Taxpayer				
122361 DRAHOSH, TERRY & CORINNE				
Ref. parcel	Dept	Commissioner dist	Emergency#	Surveyed
00211000009700	Abstract	2		
Lake #/Name		TIF district	MH court number	UDI
				100.00%
Physical address		TIF knock down date	User defined	Billing
27076 US HWY 169				P
AITKIN 56431				
Hold tax statement				
Escrow				
FALCO				
4 C.D.				
Undeliverable tax address				
N				
Lease type				
Surveyed				
Notes				
YES				

← Gravel Rd →

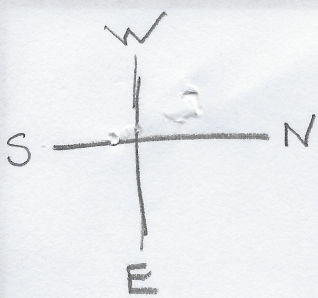


← small outside Items For Sale →

→ larger outside Items For Sale →

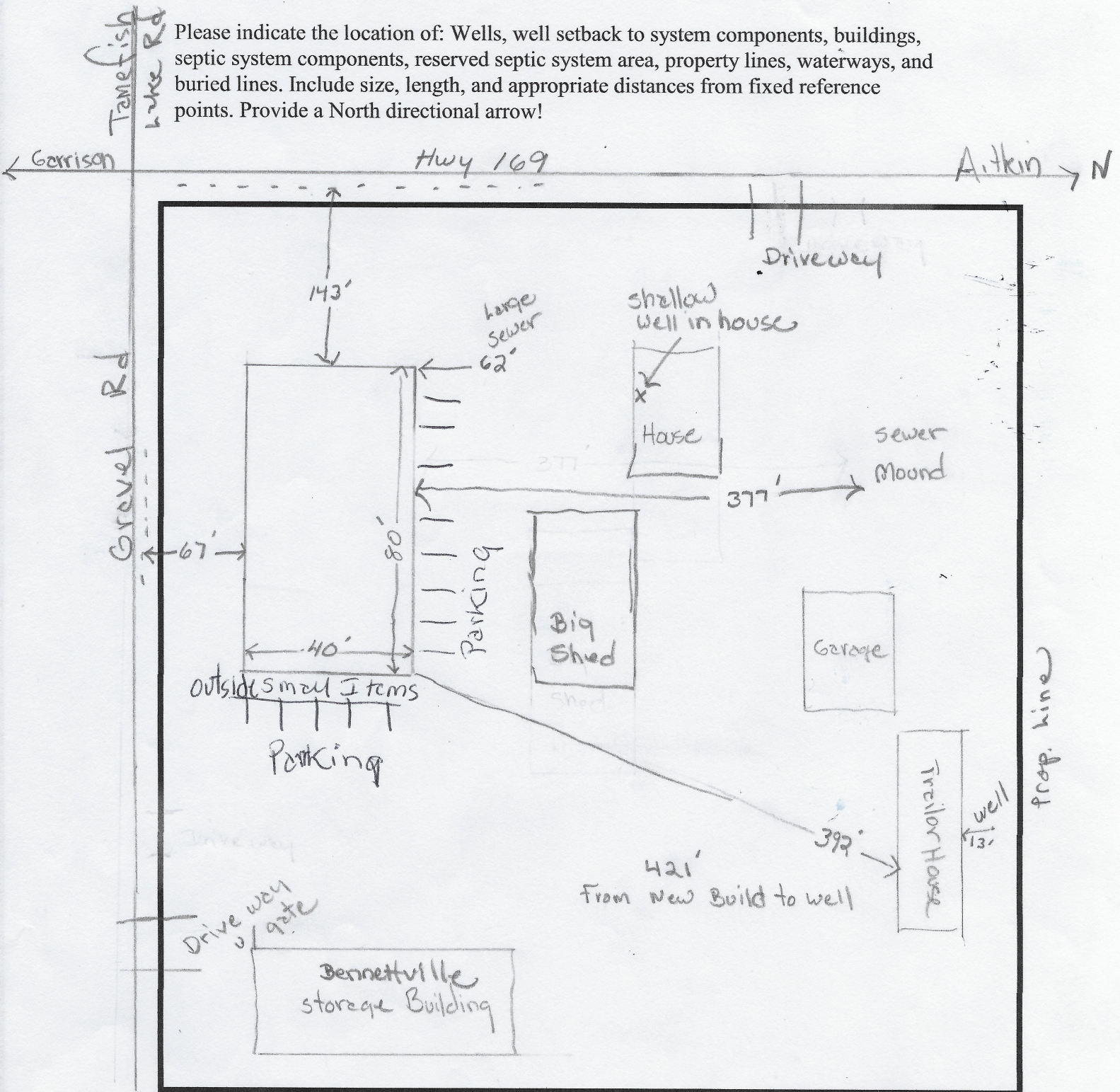


10'



AITKIN COUNTY BUILDING PERMIT SITE PLAN

Please indicate the location of: Wells, well setback to system components, buildings, septic system components, reserved septic system area, property lines, waterways, and buried lines. Include size, length, and appropriate distances from fixed reference points. Provide a North directional arrow!



← Garrison

Tame Fish
lake road

US Hwy 169

Aitkin
→

From center Line

27076 US Hwy 169

Parcel # 11-0-009700

my 2nd
Driveway

143'

From Center of Gravel rd

67'

270th Street

80'

Parking

Public
Entry

40

Parking

Entry Drive

Drive way

150'

↑
40
↓

Existing building



Mining Operations CUP/IUP App. # 2025-000632, UID # 214648
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Contact Information

Applicant Contact Info:	<div>Name: craig allen mcneil</div> <div>Phone: (218) 259 - 6364</div> <div>Email Address: mcneilexcavatingservices@gmail.com</div> <div>Mailing Address: 35040 696TH ST HILL CITY mn 55748 </div>
Are you the property owner?	<u>No</u>

Authorized Agent Form

Please attach the completed authorized agent form.:	<div>⬇ authorized_agent_form.pdf</div>
Property Owner Email Address:	kimhanson2019@gmail.com

Project Location

Property Information:	Property Location								Property Attributes	
	Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
	12-0-018601		HILL LAKE TWP	HANSON, BRADLEY & KIM	HANSON, BRADLEY & KIM	S 180 FT OF SE SW		S:11 T:52 R:26		
	12-0-024700	561 ROBERT ST N HILL CITY MN 55748	HILL LAKE TWP	HANSON, BRADLEY & KIM	HANSON, BRADLEY & KIM	NE OF NW UNPLATTED		S:14 T:52 R:26		
Is the site within 500 ft. of the ordinary high water level of a lake or Mississippi River, or within 300 ft. of a river or stream, or within 30 feet of the top of a bluff?		No								

General Operations

Select the Proposed Operations:	Mining <u>Screening</u> <u>Stockpiling</u>
Estimated volume of material to be excavated?	30000 CuYd
What is the depth of excavation from the original surface?	20 Feet
Total area to be excavated?	0.7Acres
Is this application for a Public Works Project?	No
How will this proposal be compatible with existing land uses?	Mining operations are an allowed use under Aitkin County Mining and Reclamation Ordinance. This site has been an extractive use site for many years.
Please give a detailed explanation on why and how this proposal is meeting the Comprehensive Land Use Plan:	This site has been used for this type of use for many years.





Hours of Operation

Monday - Friday Start:	07	: 00	<u>AM</u>
Monday - Friday End:	07	: 00	<u>PM</u>
Saturday Start:	07	: 00	<u>AM</u>
Saturday End:	07	: 00	<u>PM</u>


Phases of Operation

Description of phases and duration of the proposed operation:	Requesting a 5 year interim use permit to mine approximately 30,000 cubic yards of material and possibly set up a portable screener.
Attachment:	File 1:  operations.pdf


Maps

Attach Map A as required in Section 3.4(C) of the Aitkin County Mining & Reclamation Ordinance:	File 1:  map_A.pdf
Attach Map B as required in Section 3.4(C) of the Aitkin County Mining & Reclamation Ordinance:	File 1:  map_B_2.pdf File 2:  map_B.pdf
Attach Map C as required in Section 3.4(C) of the Aitkin County Mining & Reclamation Ordinance:	File 1:  map_C.pdf

Soil Erosion & Sediment Control Plan

Describe your soil erosion and sediment control plan:	Mud tracking will be controlled on site before entering the street or highway and will be cleaned daily by pit operator if sediment is tracked onto road.
Attachments:	File 1:  operations.pdf

Dust & Noise Control Plan

What dust control measures will be used?	<u>Water Trucks</u>
Describe the dust and noise control plan:	Dust control will be performed as needed with water application by truck
Attachments:	File 1:  operations.pdf

Septic Compliance

Is there is an existing septic system?	<u>No</u>
--	-----------

Property Deed

Attach a copy of the property deed:	File 1:  deed.pdf
-------------------------------------	--

Terms

General Terms

The landowner or authorized agent hereby certifies that to the best of their knowledge the application and supporting documents are a factual representation of the proposed project. The landowner or authorized agent agrees that, in making application, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County or State Ordinances or Statutes. It is the applicant's responsibility to contact other Local, County or State agencies to ensure the applicant has complied with all relevant Local, County or State Ordinances or Statutes.
Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.
Said permit shall be valid for a period of time set by the Aitkin County Planning Commission; after which a permit renewal shall be required.
I acknowledge that by submitting this application, the application and its attachments are public information.

Charge	Cost	Quantity	Total
Mining Operations Fee added 07/24/2025 3:06 PM All fees are non-refundable if denied.	\$650.00	x 1	\$650.00
Recording Fee added 07/24/2025 3:06 PM All fees are non-refundable if denied.	\$46.00	x 1	\$46.00
Grand Total			
Total			\$696.00
Payment 07/24/2025			\$696.00
Due			\$0.00

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	craig allen mcneil - 07/29/2025 3:13 PM - witnessed by Shannon Wiebusch 937d3a6eadeb759f0dbc127c0491366c ce801d2b5d5b3732b594724c240c3eb5
#1 Admin	Shannon Wiebusch - 08/08/2025 12:14 PM 04a658fda5c38a01f251ea7561630f88 73355090f73ee1914d729e25d82d11e4
#2 Planning Commission	

Print View

CRV Filed
No Delinquent Taxes and Transfer Entered
Kirk Peysar, County Auditor
State Deed Tax Paid
Lori Grams, County Treasurer

Doc No: **A471096**

WAD 2/2

Certified Filed and/or Recorded on
5/9/2022 10:37 AM

REC FEE \$46.00
SDT \$2145.00
eCRV # 1387853

Office of the County Recorder
Aitkin County, Minnesota
Michael T. Moriarty, County Recorder

Package: **77417** Tara

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Individual(s)

eCRV number: 1387853

DEED TAX DUE: \$ 2145.00

DATE: **March 14, 2022**

FOR VALUABLE CONSIDERATION, Mary Lund, a single person and Daniel O. Lund, a single person ("Grantor"), hereby conveys and warrants to Kim McCarty Hanson and Bradley Hanson ("Grantee"), as:

(Check only one box.) ☐ tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
☒ joint tenants,

real property in Aitkin County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A

This deed is also given to release the marital lien referenced in judgment and decree court file number 31-FA-11-3573

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easements, Restrictions and Covenants of record, if any.

Check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed.

(If electronically filed, insert WDC number: _____.)

☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

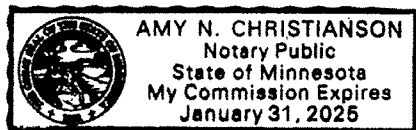
Mary Lund

Daniel O. Lund

State of Minnesota, County of Anoka

This instrument was acknowledged before me on 4th day of March, 2022, by Mary Lund, a single person and Daniel O. Lund, a single person.

(Stamp)



(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Land Title, Inc.
3738 Coon Rapids Blvd NW
Coon Rapids, MN 55433-2520

LT File No. 654305

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Kim McCarty Hanson and Bradley Hanson
561 Robert Street
Hill City, MN 55748

WARRANTY DEED

Individual(s) to Individual(s)

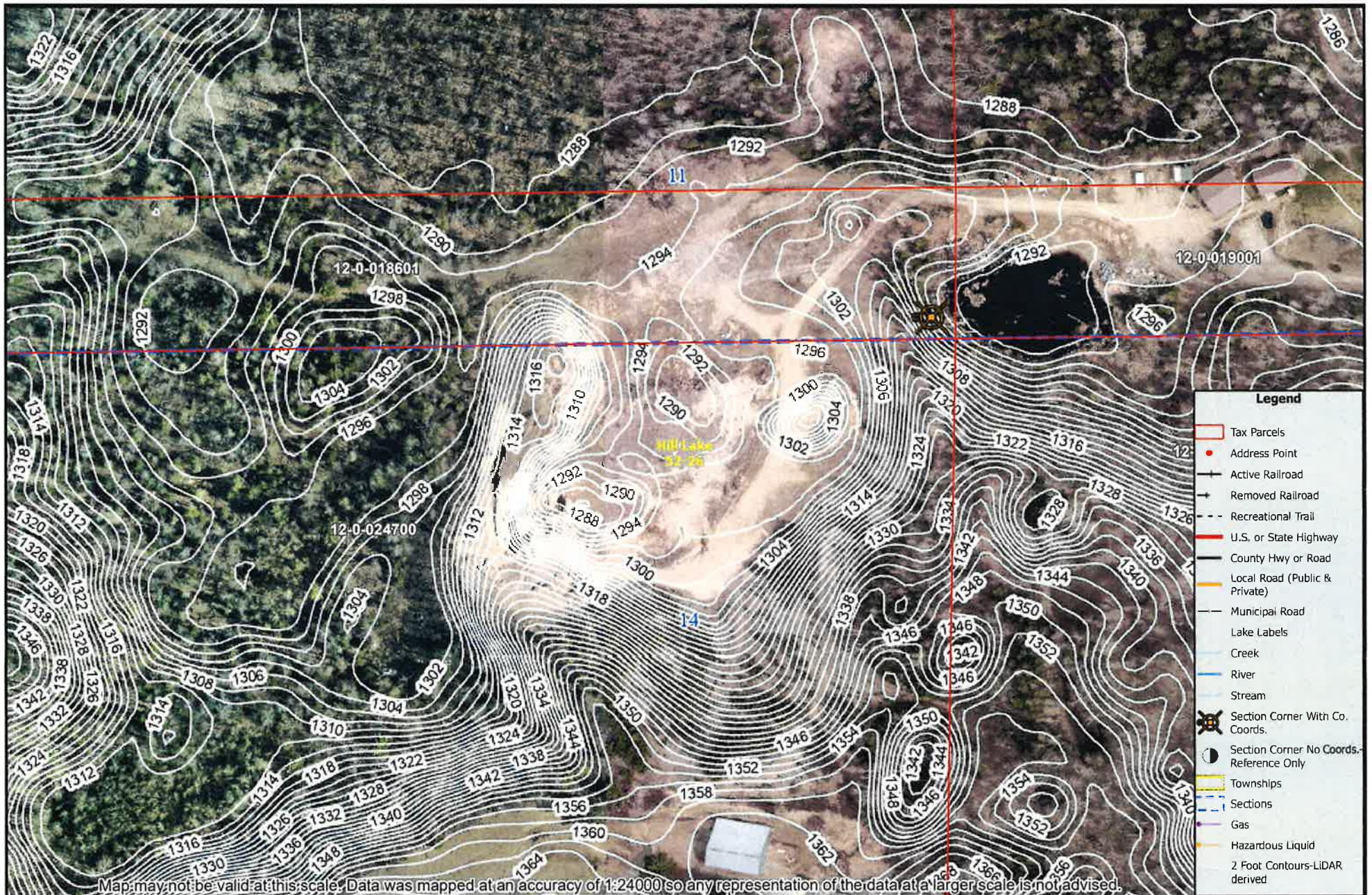
EXHIBIT A

- Outlots Eighteen (18) and Twenty (20), Plat of Hill City Realty Company's Acreage, according to the Plat thereof on file and of record in the office of the Aitkin County Recorder.
And
- All that part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), Section Fourteen (14), Township Fifty-two (52) North, Range Twenty-Six (26), West of the Fourth Principal Meridian, Except the Plat of Hill City Realty Company's Acreage.
And
- The South One Hundred Eighty Feet (S. 180') of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), Section Eleven (11), Township Fifty-two (52) North, Range Twenty-six (26), West of the Fourth Principal Meridian, according to the Government survey thereof on file and of record in the office of the Aitkin County Recorder, Minnesota.

Craig McNeil
Dust and Noise Control Plan
Meet MPCA Requirements

Revised: July 2025

- 1) Typical excavation, mining, processing, and screening hours will be from 6am to 10pm daily, Monday through Saturday.
- 2) Screening operation will occur on the pit floor which is hidden from Hwy 169 with a soil berm and trees.
- 3) Dust control will be performed as needed with water application by truck
- 4) Mud tracking will be controlled on site before entering the street or highway and will be cleaned daily by pit operator if sediment is tracked onto road.



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



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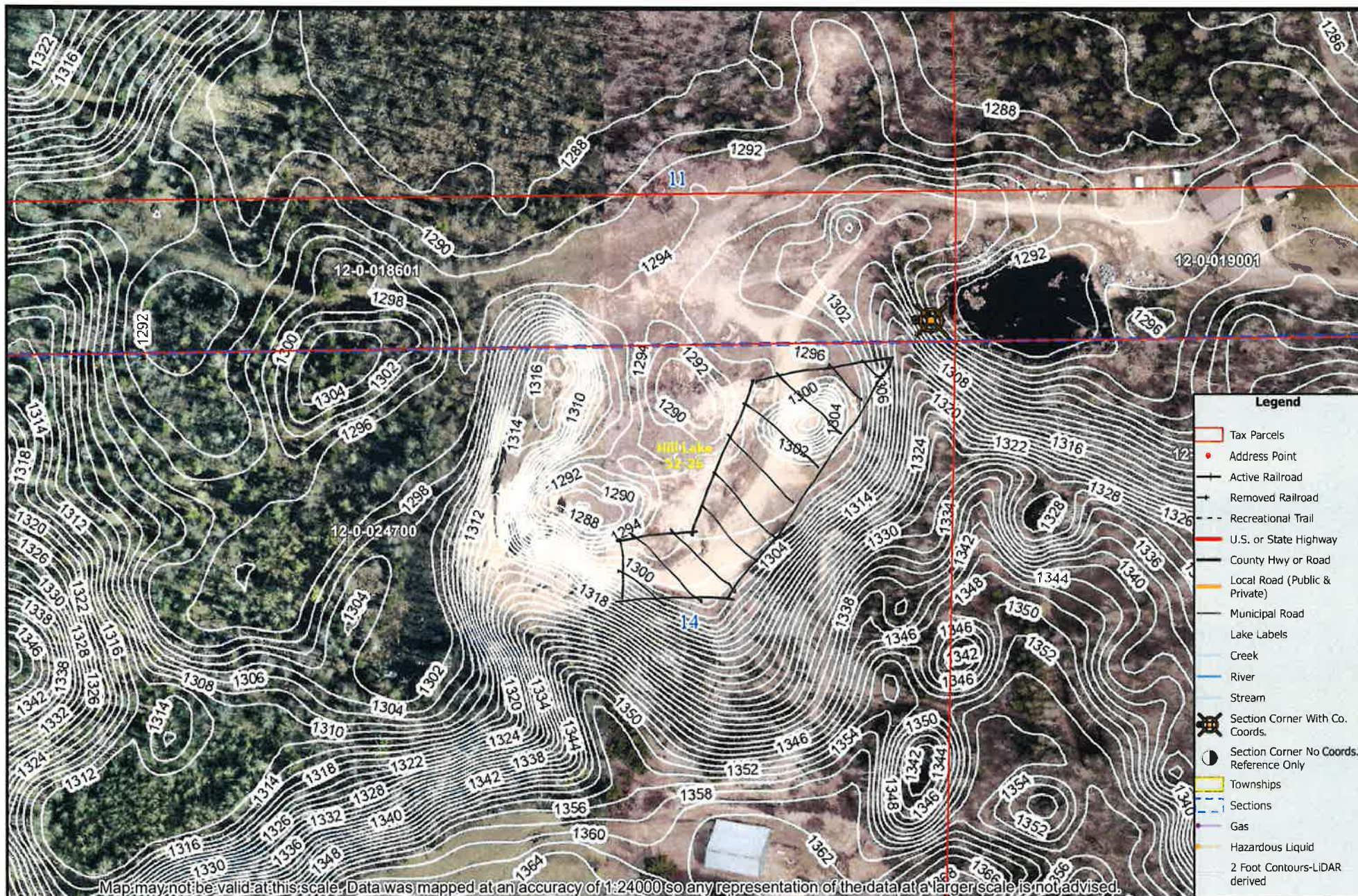
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ArcGIS Web AppBuilder

MAP A



Date: 7/24/2025



- Legend**
- Tax Parcels
 - Address Point
 - Active Railroad
 - Removed Railroad
 - - - Recreational Trail
 - U.S. or State Highway
 - County Hwy or Road
 - Local Road (Public & Private)
 - Municipal Road
 - Lake Labels
 - Creek
 - River
 - Stream
 - ⊗ Section Corner With Co. Coords.
 - ⊙ Section Corner No Coords. Reference Only
 - Townships
 - Sections
 - Gas
 - Hazardous Liquid
 - 2 Foot Contours-LIDAR derived

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



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ArcGIS Web AppBuilder

AREA TO BE MINED

0 0.01 0.03 mi



Date: 7/24/2025



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.

N

ArcGIS Web AppBuilder

1:2,686

AREA TO BE MINED TO DEPTH OF 20'

from EXISTING ROAD BED

Date: 7/24/2025



Vacation/Short-Term Rental App. # 2025-000625, UID # 214690
Renewal of [Permit # 2020-5920](#)
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Applicant

Applicant Contact Information:	<div>Name: Ellen Miller-Lindgren</div> <div>Phone: (218) 269 - 9526</div> <div>Email Address: emiller@mwclaim.com</div> <div>Mailing Address: 5107 East Superior Street Duluth MN 55804</div>
Are you the property owner?	<u>Yes</u>

60 Minute Contact Person

Enter Designated Contact Person:	<div>Name: Brian Buettner</div> <div>Phone: (320) 248 - 2112</div> <div>Email Address: bbuettner@mwclaim.com</div> <div>Mailing Address: 10935 Leisure Lane Brainerd MN 56401</div>
----------------------------------	--

Property Location

Property Information:

Property Location								Property Attributes	
Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
11-1-094500	43450 Conifer St AITKIN, MN 56431	HAZELTON TWP	E@BS, LLC	E@BS, LLC	W1/2 LOT 53, LOT 54, & PT OF LOT 55 IN DOC 427805 (TRACT A)	COOLGALE PARK	S:33 T:45 R:27	GD	MILLE LACS

Directions (if no address):

Aitkin County Court Administration
209 2nd St NW, Aitkin, MN 56431

Head east on 2nd St NW toward 1st Ave NW
0.2 mi

Turn right at the 3rd cross street onto US-169 S/Minnesota Ave N
Continue to follow US-169 S
1.2 mi

At the traffic circle, continue straight to stay on US-169 S
12.4 mi

Turn left onto MN-18 E
0.3 mi

Turn right onto Conifer St
Destination will be on the right
0.7 mi
43450 Conifer St
Aitkin, MN 56431

Brief Narrative

Brief Narrative:	We hope you enjoy our home on Mille Lacs Lake. We strive to make this your home away from home. Included in this binder is information for local restaurants and attractions in the area. If you need anything or have a problem this binder may be helpful. If you need further assistance or require anything to make your trip more enjoyable please contact us. Brian Buettner: 320-248-2112 Scott Buettner: 218-390-3387 Ellen Miller: 218-269-9526		
List all current advertising sources: (Be specific and include website links, rental ID #, etc.)	Not currently listed as we do not currently own. Should we get the property it would be listed on the VRBO website. Closing is scheduled for 8-13-20		
Proposed number of overnight guests:	8		
How many rental units will be located on this parcel?	1		
Will you be renting for periods less than one week?	<u>Yes</u>		
Quiet hours will begin at:	10	: 00	<u>PM</u>
Quiet hours will end at:	08	: 00	<u>AM</u>

Floor Plan

1. How many rooms will be used for sleeping?	<u>4</u>
2. How many carbon monoxide alarms are located in the rental?	2
3. How many smoke detector alarms are located in the rental?	5
4. A fire extinguisher must be placed in an easily accessible location within each rental unit. Where is a fire extinguisher located?	Kitchen
5. Attach a floor plan of the rental unit(s):	<div>File 1:  43450_Conifer_Street_Aitkin.pdf</div>

Sleeping Area #1

Name of Room:	Master Bedroom
Room Size (Excluding closet or attached bathroom):	157 ft ²
Number of Guests:	2
Select egress window style. (see attached diagram for egress window classifications and requirements):	<u>Casement</u>
Was this window installed before July 10, 2007?	<u>No</u>
What is the distance from the floor to the bottom of this window (finished sill):	34 inches
What is the OPENABLE height of this window:	162 inches
What is the OPENABLE width of this window:	139 inches

Sleeping Area #2

Name of Room:	Upstairs Bedroom
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	113 ft ²
Select window style. (see attached diagram for window style options):	<u>Casement</u>
Was this window installed before July 10, 2007?	<u>No</u>
What is the distance from the floor to the bottom of this window (finished sill)?	34 inches
What is the OPENABLE height of this window?	46 inches
What is the OPENABLE width of this window?	27 inches

Sleeping Area #3

Name of Room:	Upstairs Bedroom
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	113 ft ²
Select window style. (see attached diagram for window style options):	<u>Casement</u>
Was this window installed before July 10, 2007?	<u>No</u>
What is the distance form the floor to the bottom of this window (finished sill)?	34 inches
What is the OPENABLE height of this window?	46 inches
What is the OPENABLE width of this window?	27 inches

Sleeping Area #4

Name of Room:	Loft
Number of Guests:	2
Room Size (Excluding closet or attached bathroom):	201 ft ²
Was the largest window in this room installed before July 10, 2007?	<u>No</u>
Select window style. (see attached diagram for window style options):	<u>Casement</u>
What is the OPENABLE height of this window?	46 inches
What is the OPENABLE width of this window?	27 inches
What is the distance from the floor to the bottom of this window (finished sill)?	24 inches

Guest Information

Select all that will be included in your guest handbook:	<div><div><u>Quiet hours</u></div><div><u>Maximum # of overnight guests</u></div><div><u>Maximum # of non-overnight guests</u></div><div><u>Name & contact information for owner and/or caretaker</u></div><div><u>Property rules related to outdoor features</u></div><div><u>List of conditions placed on the approved IUP</u></div><div><u>Notice that all ordinances and IUP conditions will be enforced by the Aitkin County Sheriff's Office and Aitkin County Environmental Services</u></div><div><u>(On lakes only) Information and map with DNR public access location</u></div></div>
Where in the rental will your handbook will be located?	Kitchen
Where in the rental will the emergency contact information be posted?	In the kitchen on the fridge and next to the front entry door.



Pet Policy

Pet Policy:	No pets
-------------	---------

Garbage Disposal Plan

How often will the garbage be collected?	weekly
Enter the name of the garbage service or describe your disposal plan:	Garrison Disposal

Water & Septic Requirements

Attach Water Test:	File 1:  Water_test_6.24.25.PDF
Attach septic compliance:	 Compliance_Miller_6.30.25.pdf
The septic system or well shall include a flow measuring device. Flow measurement readings and monitoring of the septic shall be recorded monthly and made available to Aitkin County. Has a flow meter or event counter been installed on the well or septic system?	<u>Yes</u>
Is the septic system holding tanks (no drainfield)? If yes, the application for an Operating Permit will begin after you click Finish.	<u>No</u>

Property Deed

Attach the property deed:	File 1:  Deed.pdf
---------------------------	--

Scaled Site Plan

Attach your scaled site plan:	File 1:  Survey.pdf
-------------------------------	--

Terms

Interior & Exterior Inspection

After your submitted application is accepted by Environmental Services, a staff member will contact you to schedule an interior inspection to verify the information provided in your application. It is the responsibility of the applicant to have the following in place prior to the inspection:

1. Smoke alarms and carbon monoxide alarms installed per MN State Fire Code

2. Fire extinguishers are in their designated places and meeting MN State Fire Code

3. Flow-measuring device installed on the septic system or well

4. Visual demarcations of the property lines

General Terms

The landowner or authorized agent may make application for a zoning permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a zoning permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County, State, or Federal Ordinances or Statutes.
IT IS THE APPLICANTS SOLE RESPONSIBILITY TO CONTACT OTHER LOCAL, COUNTY, STATE, OR FEDERAL AGENGIES TO ENSURE THE APPLICANT HAS COMPLIED WITH ALL RELEVANT ORDINANCES OR STATUTES.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #63674 (07/28/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Recording Fee added 07/28/2025 4:04 PM This fee is non-refundable if denied.	\$46.00	x 1	\$46.00
Vacation/Private Home Rental added 07/28/2025 4:04 PM This fee is non-refundable if denied.	\$650.00	x 1	\$650.00
Grand Total			
			Total
			\$696.00
			Payment 07/28/2025
			\$696.00
			Due
			\$0.00

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	Ellen Miller-Lindgren - 07/28/2025 4:08 PM 2969f67a97486367b9328872dcedd86f e498410cd30c0bb5ca03306cd589125f
#1 Administrative Staff	Shannon Wiebusch - 07/28/2025 4:16 PM 64628cf4a2ca99965452517961629e19 2dabd3ddf200ccfb5d0e73fdef1d9ace
#2 Planning Commission	

[Print View](#)

Minnesota Uniform Conveyancing Blanks
Form No.9-M-WARRANTY DEED
Corporation or Partnership to Corporation or Partnership

eCRV: _____
STATE DEED TAX DUE HEREON: \$1,171.50
Date: _____, 2020

FOR VALUABLE CONSIDERATION, **Mille Lacs Lake House of Dreams, LLC, a Limited Liability Company**, under the laws of **Minnesota**, Grantor, hereby conveys and warrants to **E@BS Rentals, LLC, a Limited Liability Company**, under the laws of **Minnesota**, Grantee, real property in **Aitkin County, Minnesota**, described as follows:

See attached Exhibit "A"

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Reservations, Declarations, Covenants, Restrictions, and Easements of record, if any.

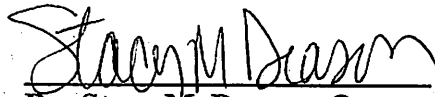
Check box if applicable:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Affix Deed Tax Stamp here

20-60435B

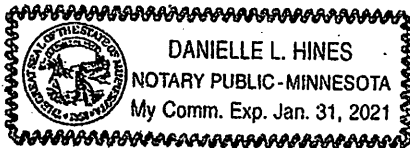
Mille Lacs Lake House of Dreams, LLC


By: Stacy M. Deason, Owner

STATE OF MINNESOTA
COUNTY OF CROW WING

The foregoing instrument was acknowledged before me this 12 day of August, 2020 by Stacy M. Deason, Owner of Mille Lacs Lake House of Dreams, LLC, a Limited Liability Company, under the laws of Minnesota.

NOTARIAL STAMP OR SEAL (OR OTHER
TITLE OR RANK)




SIGNATURE OF PERSON TAKING
ACKNOWLEDGMENT

Tax Statements for the real property described in
this instrument should be sent to (Include name and
address of Grantee)

THIS INSTRUMENT WAS DRAFTED BY
(NAME AND ADDRESS)

Cygnature Title Solutions, LLC
13021 Evergreen Drive
Baxter, MN 56425

20-60435B

E@BS Rentals, LLC
5107 E Superior Street
Duluth, MN 55804

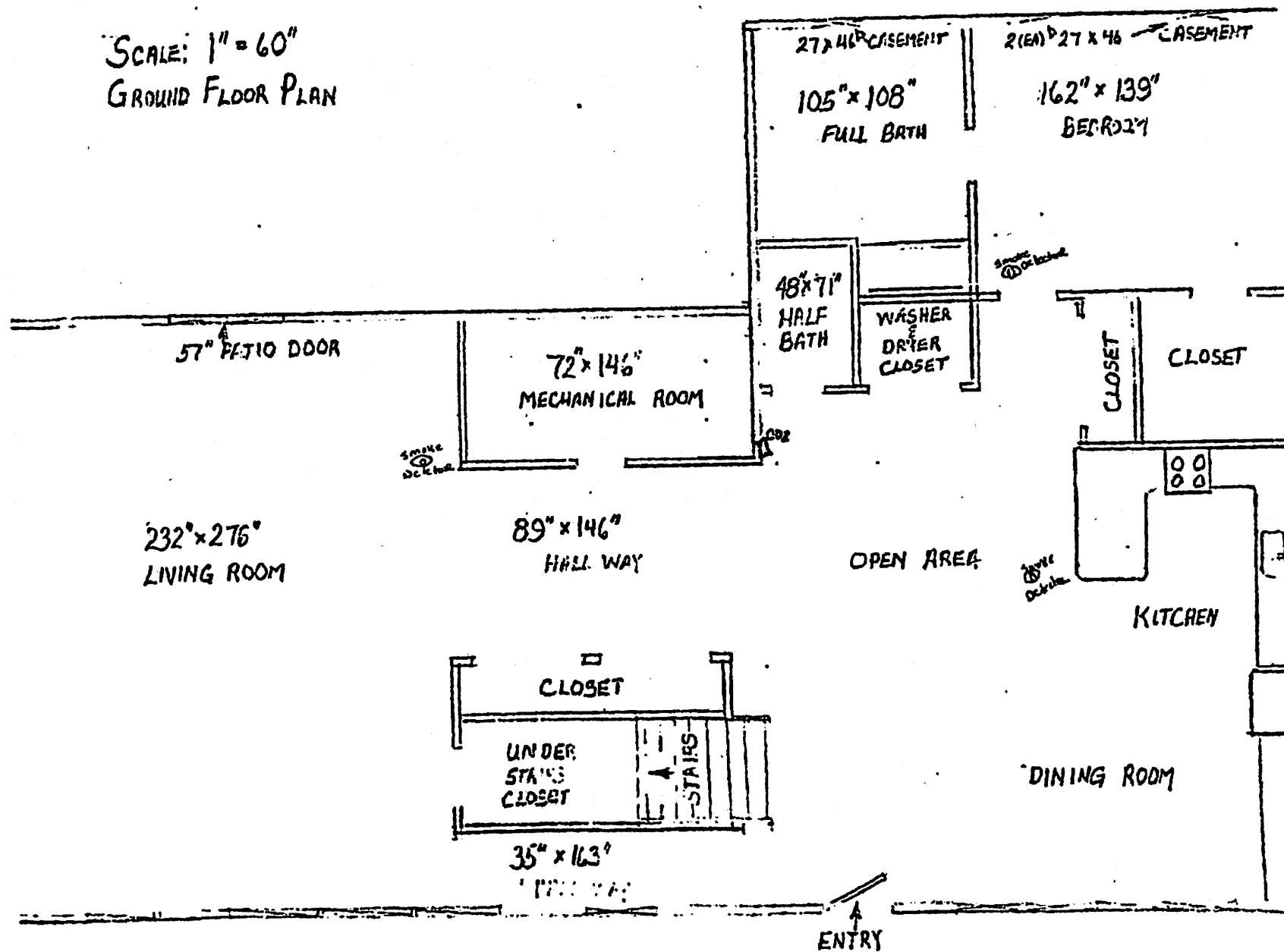
EXHIBIT "A"
Property Description

Lot Fifty-four (54) and the West Half (W1/2) of Lot Fifty-three (53) of the Plat of Coolgale Park, Aitkin County, Minnesota

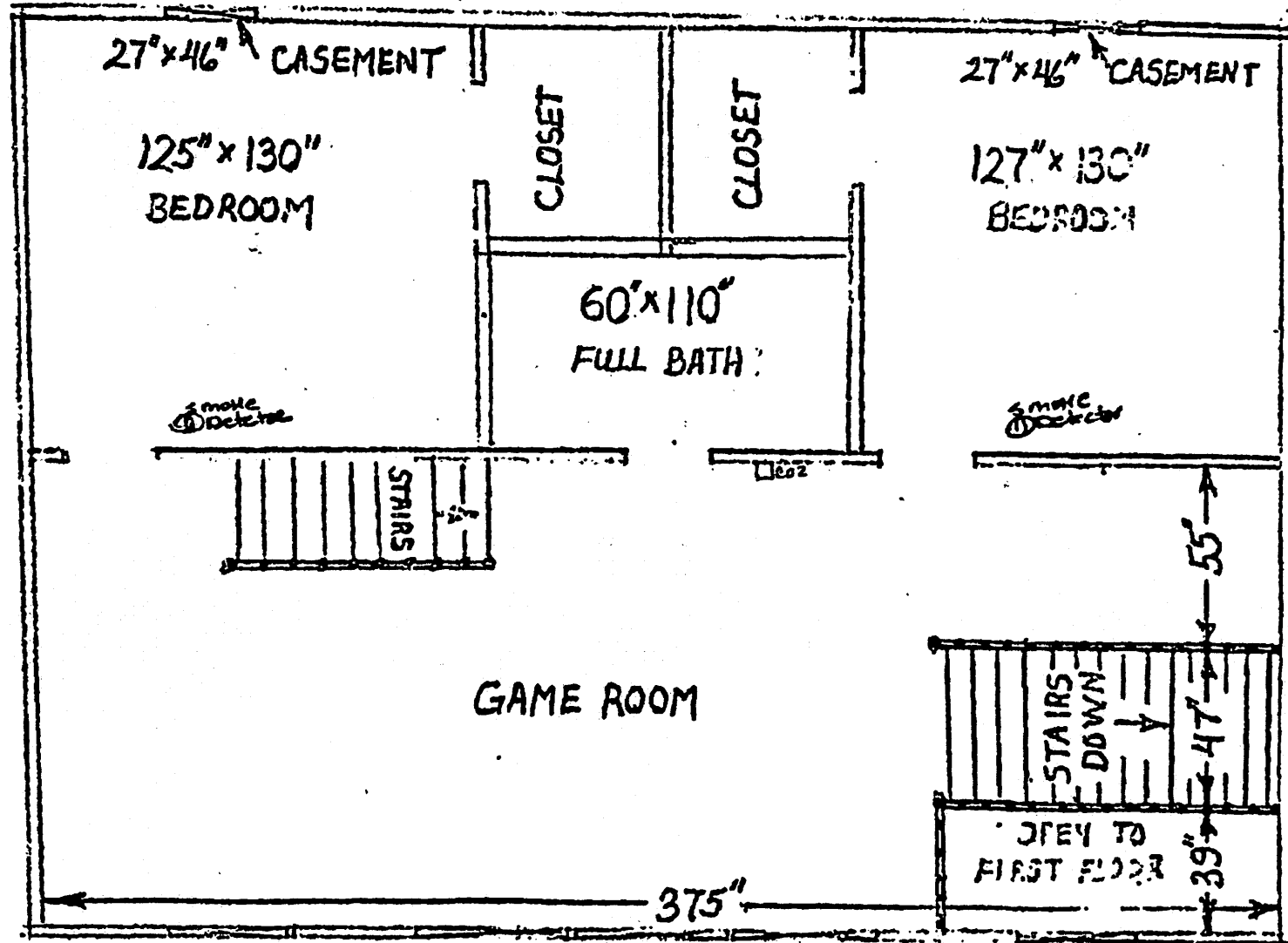
AND

That part of Lot Fifty-five (55), Coolgale Park, Aitkin, Minnesota, according to the plat of record on file in the office of the County Recorder, in and for said county, described as follows: beginning at the most northerly corner of said Lot 55, thence South 54 degrees 49 minutes 33 seconds West, assumed bearing, 18.70 feet along the northwesterly line of said Lot 55 to an iron monument; thence South 39 degrees 44 minutes 29 seconds East 389.34 feet to an iron monument; thence North 36 degrees 59 minutes 22 seconds West 388.30 feet along the northeasterly line of said Lot 55 to the point of beginning.

SCALE: 1" = 60"
GROUND FLOOR PLAN



SCALE: 1"=60"
SECOND FLOOR PLAN



Analysis Report

June 26, 2025

REPORT TO:

Septic Check, Inc.

6074 Keystone Road
Milaca MN 56353

INVOICE TO:

Septic Check, Inc.
Brian
6074 Keystone Road
Milaca MN 56353-

Date Rcvd-Brnd: 6/24/2025
Time Rcvd-Brnd: 08:01

Sampled By: Kyle Wade
Sample Type: DW
Recv Temp°C: 2.2 on ice
TYPE: Well Water

LOCATION:
Miller, Ellen

SITE / TEST PERFORMED	Sample Date/Time	Your Result	Units	Acceptable Level	Analytical Method	Analysis Date/Time	Analyst	Code #
Outdoor Spigot	6/24/2025 @ 07:20							
Coliform, Total		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	6/24/25 09:15	BS	112574
Escherichia coli (E. coli)		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	6/24/25 09:15	BS	112574
Nitrate, as N		< 0.500	mg/L	< 10	EPA 353.2 REV 2.0	6/24/25 13:24	ZP	112574

Sample 112574: Your results meet State of Minnesota and EPA drinking water standards for the analytes tested. If you would like additional information, please use the Results Interpretation Tool on our website at awlab.com.

Approved By:



Date Approved: 6/26/2025

Sara Ahlers, Laboratory Director

A.W. Research Laboratories, Inc. is accredited by the MNELAP and follows approved methods and procedures. MN State Laboratory ID: 027-035-135 and EPA Lab Code: MN00098. All data generated using non-accredited methods noted as -NC, and all analytes for which accreditation is unavailable -NA. The results above relate only to the samples tested. This report must not be reproduced, except in full, without the written approval of the laboratory. We appreciate your feedback, please email us at awlab@awlab.com with questions or comments. Thank you!

~End of Analysis Report~



Compliance inspection report form

Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number:

Parcel ID# or Sec/Twp/Range: 11-1-094500 Reason for Inspection Permit
 Local regulatory authority info: Aitkin County
 Property address: 43450 Conifer Street Aitkin, MN 56431
 Owner/representative: Ellen Miller / E@BS LLC Owner's phone: 218-269-9526
 Brief system description: 1500 combo septic tank to 1000 pump tank, filter, time dosed to 12.5' x 40' mound

System status

System status on date (mm/dd/yyyy): 6/23/2025
☒ **Compliant – Certificate of compliance***

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

☐ **Noncompliant – Notice of noncompliance**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – *Imminent threat to public health and safety*
- ☐ Tank integrity (Compliance component #2) – *Failing to protect groundwater*
- ☐ Other Compliance Conditions (Compliance component #3) – *Imminent threat to public health and safety*
- ☐ Other Compliance Conditions (Compliance component #3) – *Failing to protect groundwater*
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – *Failing to protect groundwater*
- ☐ Soil separation (Compliance component #5) – *Failing to protect groundwater*
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – *Noncompliant - local ordinance applies*

Comments or recommendations

Certification

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

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Septic Check

Certification number: 8453

Inspector signature: Eric Otte

License number: 2624
(This document has been electronically signed)

Phone: 320-983-2447

Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☒ System/As-Built
- ☒ Locally required forms
- ☐ Tank Integrity Assessment
- ☒ Operating Permit
- ☒ Other information (list): Web Soil Survey, Service Provider Report

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface

☐ Yes* ☒ No

System discharges sewage to drain tile or surface waters.

☐ Yes* ☒ No

System causes sewage backup into dwelling or establishment.

☐ Yes* ☒ No

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

Describe verification methods and results:

Visual Inspection

Attached supporting documentation:☐ Other: _____☐ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?

☐ Yes* ☒ No

Sewage tank(s) leak below their designed operating depth?

☐ Yes* ☒ No

If yes, which sewage tank(s) leaks:

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

Describe verification methods and results:

Pumped, cleaned, and visually inspected.

Attached supporting documentation:☒ Empty tank(s) viewed by inspector

Name of maintenance business: Septic Check

License number of maintenance business: 2624

Date of maintenance: 6/23/2025

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)☐ Other: _____

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (*electrical hazards, etc.*) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☐ Unknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

Visually inspected

Attached supporting documentation: ☐ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☐ Not applicable

Is the system operated under an Operating Permit?

☒ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☒ No

If "yes", B below is required

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

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

Compliance criteria:

a. Have the operating permit requirements been met?

☒ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

See Service Provider reports

Attached supporting documentation: ☐ Operating permit (Attach) ☐

5. Soil separation – Compliance component #5 of 5

Date of installation 10/29/2014 ☐ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

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

Describe verification methods and results:

Soil boring and elevations

Attached supporting documentation:

- ☒ Soil observation logs completed for the report
☐ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐ _____

Indicate depths or elevations

A. Bottom of distribution media	102.5
B. Periodically saturated soil/bedrock	98.8
C. System separation	3.7'
D. Required compliance separation*	3'

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

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



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.



1:1,128

0 0.01 0.01 mi

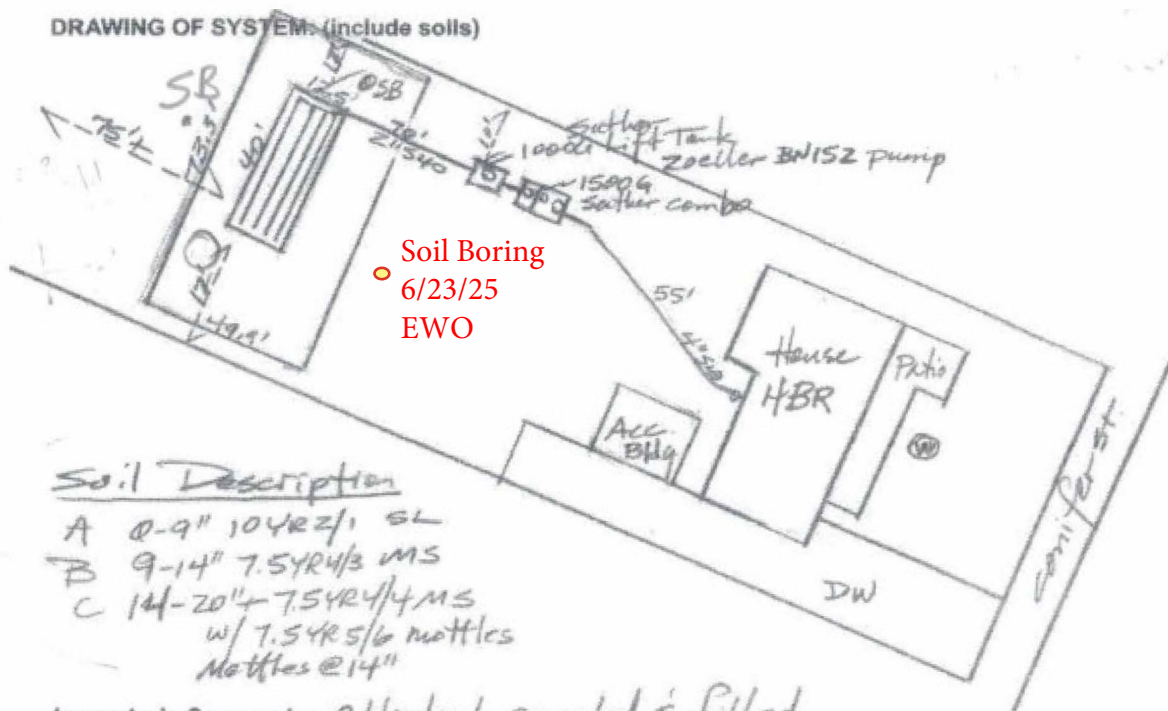
ArcGIS Web Map

Web AppBuilder for ArcGIS



Date: 6/20/2025

DRAWING OF SYSTEM (include soils)



Soil Description

- A 0-9" 10YR2/1 SL
- B 9-14" 7.5YR4/3 MS
- C 14-20" 7.5YR4/4 MS
w/ 7.5YR5/6 mottles
Mottles @ 14"

Inspector's Comments: Old tank crushed & filled

SEPTIC CHECK

EXPERT SERVICE. LASTING VALUE. CLEAN WATER

43450 Conifer Street – Aitkin, MN 56431
PID 11-1-094500

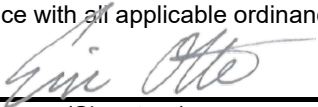


Tanks



Drainfield

Soil Observation Log

Soil Verification for:		Ellen Miller/E@BS LLC				Property Address		43450 Conifer Street Aitkin, MN 56431			
Soil parent material(s): (Check all that apply)		<input checked="" type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter									
Landscape Position: (check one)		<input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input checked="" type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope									
Vegetation		Grass		Soil survey map units		564 - Friendship loamy sand					
Weather Conditions:			Cloudy					Date/Time		6/23/25 12pm	
Observation #/Location:		Soil Boring					Observation Type:		Auger		
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)		Mottle Color(s)		Redox Kind(s)	Indicator(s)	----- Structure-----		
									Shape	Grade	Consistence
0" - 12"	Sandy Loam	<5%	10YR	2/1					Granular	Weak	Friable
12" - 16"	Loamy Sand	<5%	7.5YR	4/3	7.5YR	5/8	Concentrations	S2	Granular	Weak	Loose
Comments:		Redox at 12"									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.											
Eric Otte - C8453								2624		6/23/2025	
(Designer/Inspector)								(Signature)			

Aitkin County, Minnesota

564—Friendship loamy sand

Map Unit Setting

National map unit symbol: gjhw

Elevation: 980 to 1,640 feet

Mean annual precipitation: 25 to 30 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 120 to 140 days

Farmland classification: Not prime farmland

Map Unit Composition

Friendship and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Friendship

Setting

Landform: Outwash plains

Landform position (two-dimensional): Summit, backslope

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Sandy outwash

Typical profile

E - 0 to 3 inches: loamy sand

Bw1 - 3 to 6 inches: loamy sand

Bw2,Bw3,BC - 6 to 39 inches: sand

C1,C2 - 39 to 60 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: About 41 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F057XY023MN - Dry Sandy Upland Coniferous Forest

Forage suitability group: Sloping Upland, Low AWC, Acid (G090AN008MN)

Other vegetative classification: Sloping Upland, Low AWC, Acid
(G090AN008MN)
Hydric soil rating: No

Minor Components

Leafriver

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Meehan

Percent of map unit: 5 percent
Hydric soil rating: No

Menahga

Percent of map unit: 5 percent
Hydric soil rating: No

Data Source Information

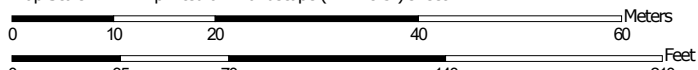
Soil Survey Area: Aitkin County, Minnesota
Survey Area Data: Version 25, Sep 7, 2024

Soil Map—Aitkin County, Minnesota



Soil Map may not be valid at this scale.

Map Scale: 1:744 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/18/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aitkin County, Minnesota

Survey Area Data: Version 25, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 13, 2021—Aug 14, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
564	Friendship loamy sand	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

SAMPLING REPORT

Location: 43450 Conifer St
Aitkin
11-1-0945000

Owner: Ellen Miller
Use: Multi Family

Service Company:
Septic Check
6074 Keystone Rd
Milaca, MN 56353
320-983-2447

Sample Date: 06/23/2025 Sample entered by: Heather Mains Report submitted: 06/24/2025

Notes:

ONSITE SEWAGE SYSTEM SAMPLING DETAIL

COMPONENT	TYPE	SAMPLE	LIMIT	RESULT
Control - 1 Pump Time Dose Panel	Effluent	FLOW	600 GPD	74.5

This report indicates certain characteristics of the sample taken at the time of visit. In no way is this report a guarantee of operation or future performance.

Analysis Report

June 26, 2025

REPORT TO:

Septic Check, Inc.

6074 Keystone Road
Milaca MN 56353

INVOICE TO:

Septic Check, Inc.
Brian
6074 Keystone Road
Milaca MN 56353-

Date Rcvd-Brnd: 6/24/2025
Time Rcvd-Brnd: 08:01

Sampled By: Kyle Wade
Sample Type: DW
Recv Temp°C: 2.2 on ice
TYPE: Well Water

LOCATION:
Miller, Ellen

SITE / TEST PERFORMED	Sample Date/Time	Your Result	Units	Acceptable Level	Analytical Method	Analysis Date/Time	Analyst	Code #
Outdoor Spigot	6/24/2025 @ 07:20							
Coliform, Total		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	6/24/25 09:15	BS	112574
Escherichia coli (E. coli)		ABSENT	/100mL	ABSENT	SM 9223 B (COLISURE)-2016	6/24/25 09:15	BS	112574
Nitrate, as N		< 0.500	mg/L	< 10	EPA 353.2 REV 2.0	6/24/25 13:24	ZP	112574

Sample 112574: Your results meet State of Minnesota and EPA drinking water standards for the analytes tested. If you would like additional information, please use the Results Interpretation Tool on our website at awlab.com.

Approved By:



Date Approved: 6/26/2025

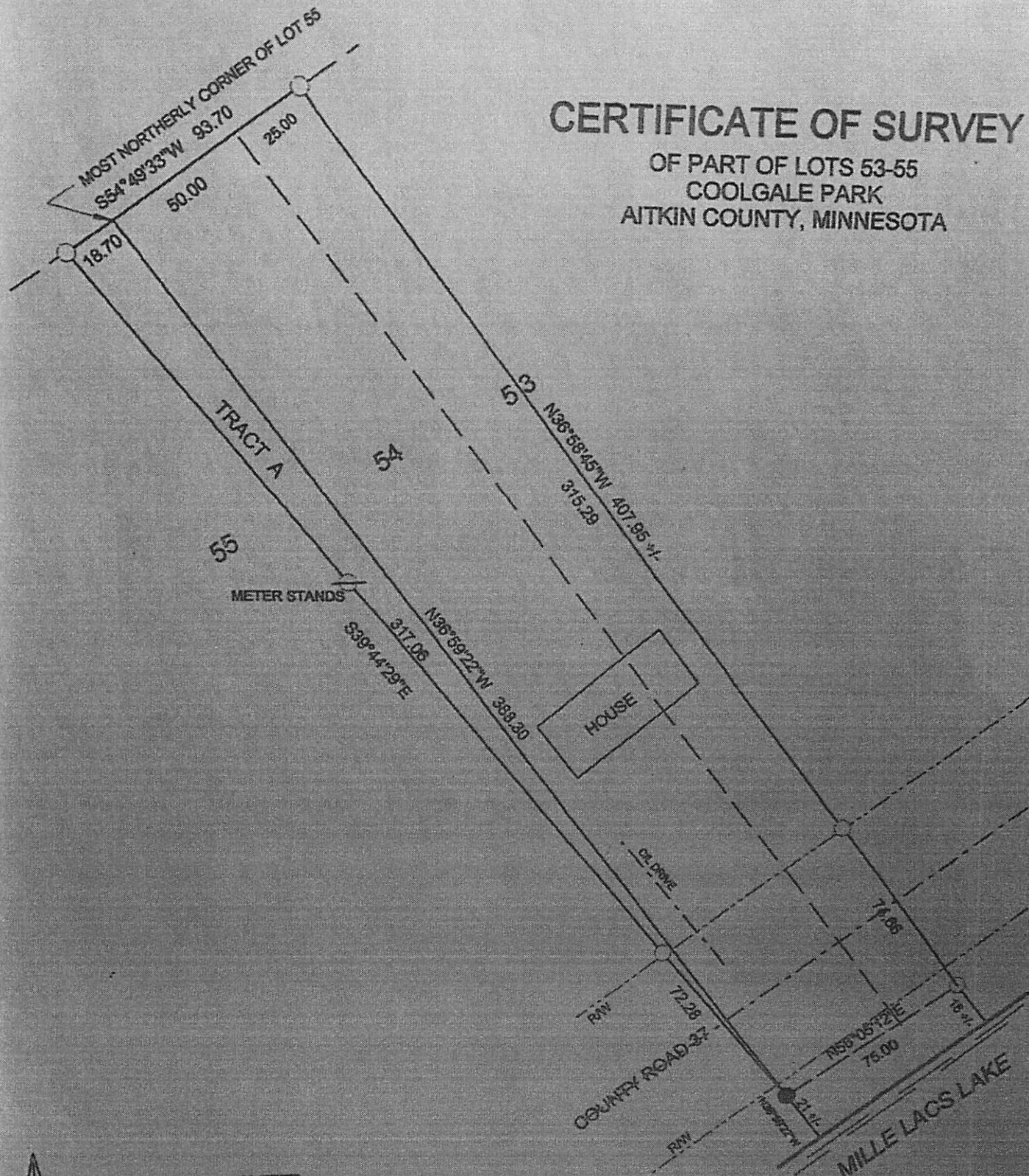
Sara Ahlers, Laboratory Director

A.W. Research Laboratories, Inc. is accredited by the MNELAP and follows approved methods and procedures. MN State Laboratory ID: 027-035-135 and EPA Lab Code: MN00098. All data generated using non-accredited methods noted as -NC, and all analytes for which accreditation is unavailable -NA. The results above relate only to the samples tested. This report must not be reproduced, except in full, without the written approval of the laboratory. We appreciate your feedback, please email us at awlab@awlab.com with questions or comments. Thank you!

~End of Analysis Report~



OF PART OF LOTS 53-55
COOLGALE PARK
AITKIN COUNTY, MINNESOTA



A horizontal scale bar with markings at 0, 25, 50, and 100.

- FOUND IRON MONUMENT
- 3/8 INCH DIA. RE-ROD WITH RLS
CAP NO. 17774 ESTABLISHED

BEARING DATUM IS AITKIN
COUNTY COORDINATE SYSTEM

MARVIN KOHOUT
LICENSED LAND SURVEYOR
PO BOX 384
AITKIN, MN 56431-0384
218-927-5452

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.

LAWS OF THE STATE OF MINNESOTA
Maurice R Kohout
 DATE *19 FEB 2015* LIC. NO. 17774

N
SCALE: 1" = 40'

18.7' 75'

DRAIN FIELD

DRAIN FIELD

NEW PROPERTY LINE
ORIGINAL PROPERTY LINE

PROPERTY LINE (408')

TANK

TANK

GABEZO
(16' x 16')

RESIDENCE

DEEPWELL (92')

RESIDENCE

RESIDENCE

DEEPWELL

BLACKTOP DRIVEWAY

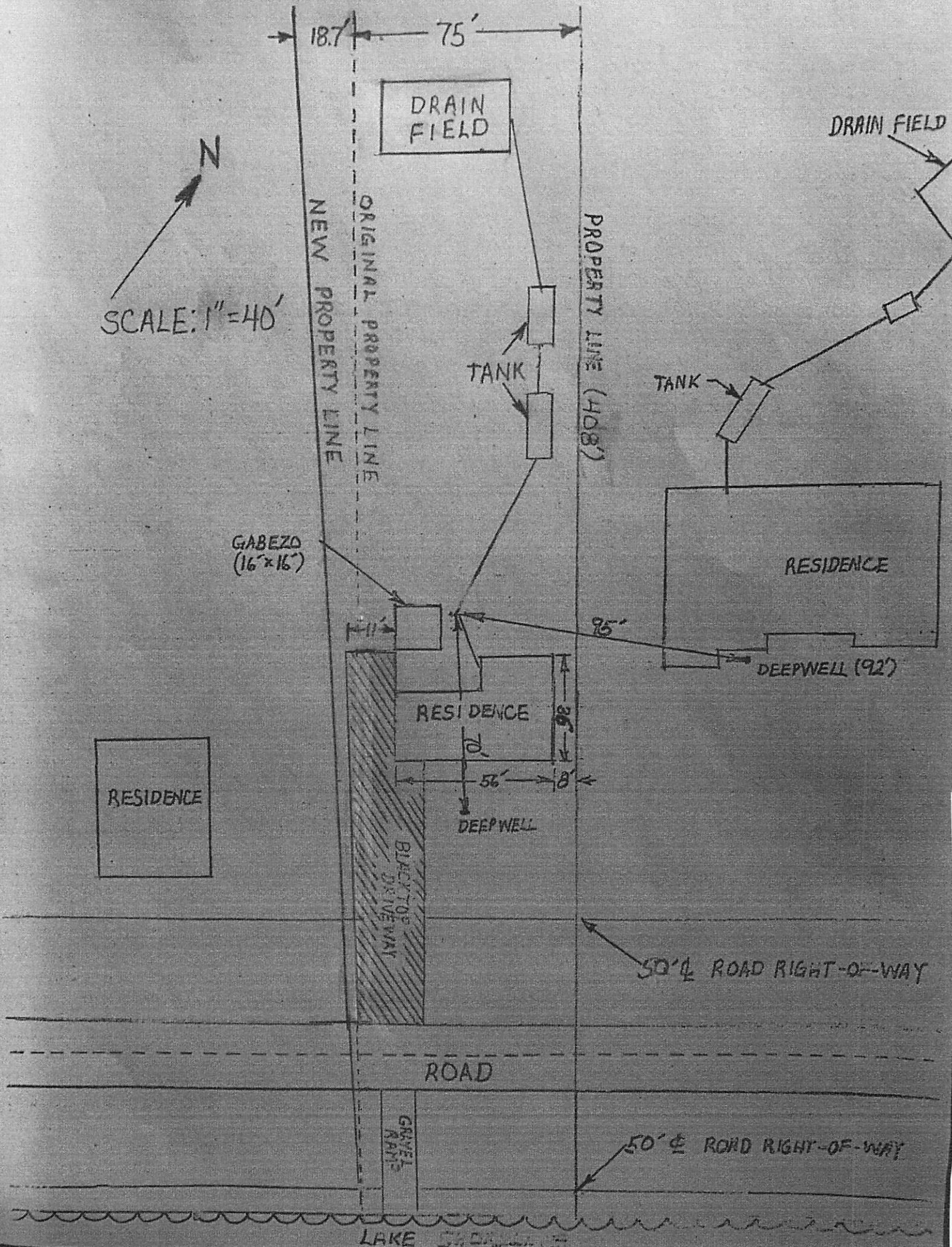
50' ± ROAD RIGHT-OF-WAY

ROAD

50' ± ROAD RIGHT-OF-WAY

GRAVEL DRIVE

LAKE SHORELINE



N
SCALE: 1" = 40'

18.7' 75'

DRAIN FIELD

DRAIN FIELD

NEW PROPERTY LINE
ORIGINAL PROPERTY LINE

PROPERTY LINE (408')

TANK

TANK

GABEZO (16'x16')

RESIDENCE

DEEPWELL (92')

RESIDENCE

RESIDENCE

DEEPWELL

BLACK TOP DRIVEWAY

SEPTIC

50' ± ROAD RIGHT-OF-WAY

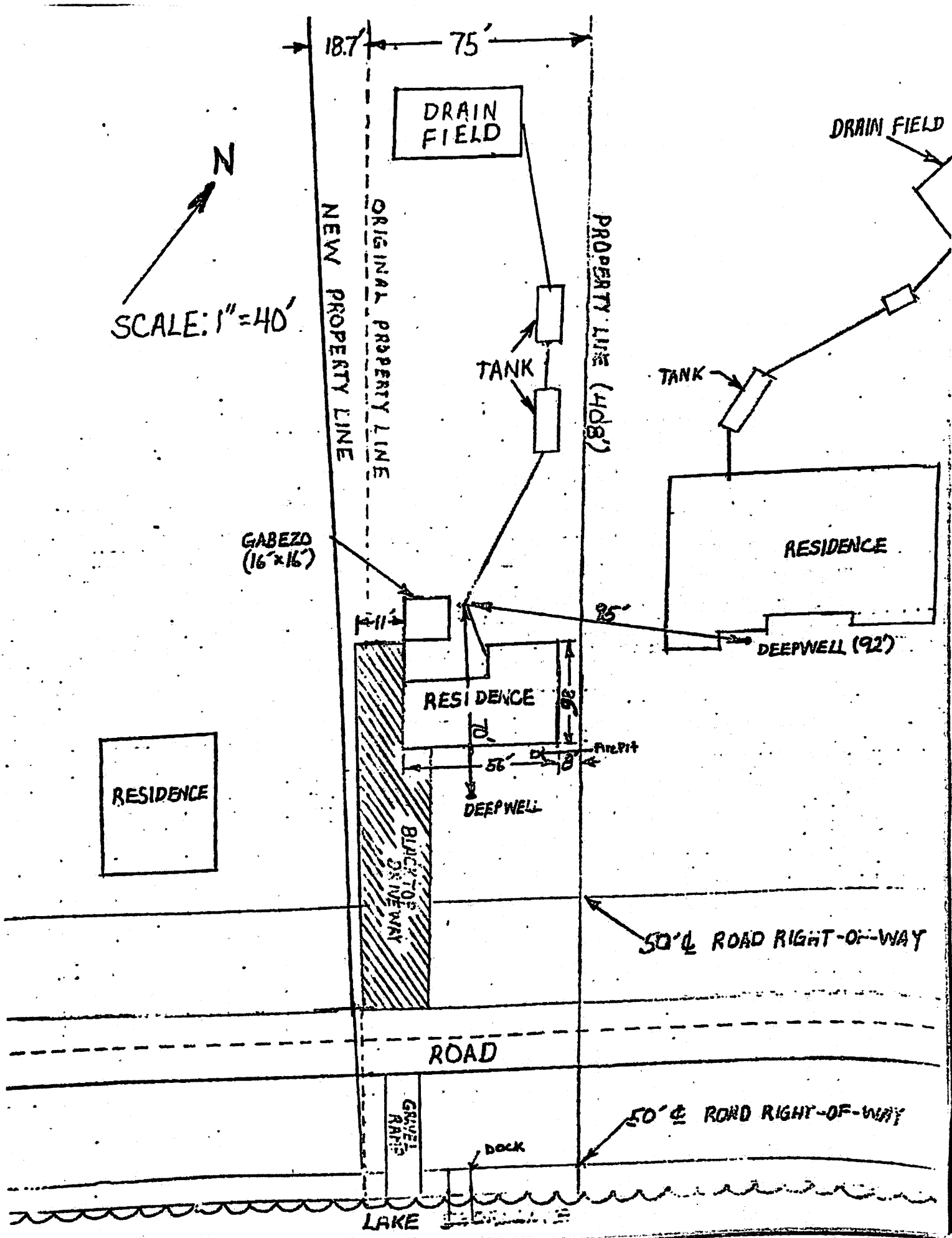
ROAD

50' ± ROAD RIGHT-OF-WAY

GRAVEL RAMP

DOCK

LAKE



COPY

STATE OF MINNESOTA
COUNTY OF AITKIN

PLANNING COMMISSION
INTERIM USE PERMIT

In the matter of APPLICATION NUMBER 2020-006370 AND PERMIT NUMBER 455271

REQUEST: is requesting an Interim Use Permit to operate a vacation home rental, up to 8 overnight occupants, in an area zoned Shoreland (Mille Lacs).

INTERIM USE APPROVED
MILLER-LINDGREN, ELLEN/E@BS, LLC
107 EAST SUPERIOR STREET
DULUTH, MN 55804

The above entitled matter came to be heard before the Aitkin County Planning Commission on the 21st day of September, 2020, on a petition for an Interim Use Permit to the Aitkin County Zoning Ordinance, for the following described parcels of land:

See attached Exhibit "A"

IT IS ORDERED that the Interim Use BE granted upon the following conditions or reasons (if any):


See attached (16) Conditions for Application# 2020-0006370

FINDING OF FACT (S) (if any):

The decisional standards of Aitkin County's Interim Use Permit Findings of Fact WERE MET.

See APPLICATION NUMBER 2020-006370 AND PERMIT NUMBER 455271

DATED THIS 21st DAY OF SEPTEMBER, 2020.



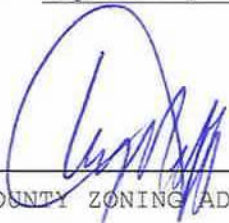
CHAIRMAN OF THE PLANNING COMMISSION

STATE OF MINNESOTA)
COUNTY OF AITKIN) ss.

AITKIN COUNTY PLANNING
AND ZONING OFFICE

I, Terry Neff, Zoning Administrator for the County of Aitkin, with and in for said County, do hereby certify that I have compared the foregoing Copy and Order GRANTING an Interim Use permit with the original record thereof preserved in my office, and have found the same to be a correct and true transcript of the whole thereof.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand at Aitkin, Minnesota in the County of Aitkin on the 22nd day of September, 2020.



AITKIN COUNTY ZONING ADMINISTRATOR

THIS INSTRUMENT WAS DRAFTED BY:
AITKIN COUNTY ZONING ADMINISTRATOR
COURTHOUSE

EXHIBIT "A"
Property Description

Lot Fifty-four (54) and the West Half (W1/2) of Lot Fifty-three (53) of the Plat of Coolgale Park, Aitkin County, Minnesota

AND

That part of Lot Fifty-five (55), Coolgale Park, Aitkin, Minnesota, according to the plat of record on file in the office of the County Recorder, in and for said county, described as follows: beginning at the most northerly corner of said Lot 55, thence South 54 degrees 49 minutes 33 seconds West, assumed bearing, 18.70 feet along the northwesterly line of said Lot 55 to an iron monument; thence South 39 degrees 44 minutes 29 seconds East 389.34 feet to an iron monument; thence North 36 degrees 59 minutes 22 seconds West 388.30 feet along the northeasterly line of said Lot 55 to the point of beginning.

Conditions for Application # 2020-006370

1. Must comply with all local, state and federal regulations that pertain to this type of operation.
2. No launching of guests motorized watercraft from this property.
3. Quiet hours are from 10:00pm to 8:00am. IUP occupants must refrain from loud party noises, music, etc.
4. Maximum number of overnight occupants allowed under the terms of this IUP is 8. Maximum number of non-overnight guests is 8, for a total daytime of 16 occupants.
5. A flow measuring device must be installed on the septic system and/or well.
6. Websites and all other advertising of the rental property must be in compliance with the occupancy allowance per approved Application #2020-006370.
7. All watercraft are to be moored at the dock.
8. A lodging license will be required from Aitkin County Environmental Services.
9. No discharge of firearms under the terms of this IUP.
10. Upon request, the IUP holder must submit to the Environmental Services Department the record book with the dates, names, addresses, telephone number, and vehicle license number of the guests using the property.
11. This IUP is issued to the present landowners and expires with the change of ownership.
12. No use of fireworks under the terms of this IUP.
13. Applicant shall have a contact person meeting the requirements of Section 17, subsection (17) of the Aitkin County Zoning Ordinance. Applicant shall inform the Environmental Services Department of the name of the contact person.
14. Guest information book shall meet the requirements of Section 17, subsection (18) of the Aitkin County Zoning Ordinance.
15. No pets allowed under the terms of this IUP
16. The loft area must have a fall protection device installed on the window.



Preliminary Plat or Planned Unit Development App. # 2025-000674, UID # 214790
App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
307 Second St. NW Room 219, Aitkin, MN 56431
Email: aitkinpz@aitkincountymn.gov
Phone: 218-927-7342
Fax: 218-927-4372

Contact Information

<p>If we have questions on the application who should we contact?</p>	<p>Name: _____</p> <p>Scott Spaeth</p> <p>Phone: _____</p> <p>(612) 790 - 4298</p> <p>Email Address: _____</p> <p>scott.spaeth12@protonmail.com</p> <p>Mailing Address: _____</p> <p>50261 197th ave</p> <p>Mcgregor Mn 55760</p>
<p>Are you the property owner?</p>	<p><u>Yes</u></p>
<p>Have you had a pre-application meeting with Planning & Zoning?</p>	<p><u>Yes</u></p>

Project Location Search

Property:	Property Location								Property Attributes	
	Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
	39-0-041500		WORKMAN TWP	DIRECTED INVESTMENTS OF MINNESOTA	DIRECTED INVESTMENTS OF MINNESOTA	PT OF SE SW AS IN 488410 LESS ROW IN PLAT 20		S:24 T:49 R:24		

Driving directions to the property from Aitkin:	North on 65 to county road 3 turn left. Go roughly 1.4 miles and the property is on the right. It's located on the right hand curve on the right side of the road across from Minnesota National golf course.
---	---

Brief Narrative

Have you had a preliminary discussion with the County Land Surveyor and/or the Zoning Administrator?	<u>Yes</u>
Please give a brief narrative of the purpose of the application:	I purchased 10.6 acres. I am splitting the lot into four pieces. There are buildable lots along county road 3. Lot 1 is 2.72 acres, Lot 2 is 2.69 acres, Lot 3 is 4.25 acres. These 3 lots are the buildable lots. The 4th piece is called outlet A which is located behind my current property PID 39-0-041502 owned by my company Next Level Property Services. Once the split goes through I intend to deed the parcel to the Next Level property which will then become one property.

Preliminary Plat Documents

Attach a copy of the preliminary plat and legal descriptions.:	File 1: 25249-JRK-PRELIM_PLAT-Plat_H.pdf
Attach soil testing reports for each lot:	File 1: Borings_for_plat.pdf
Please attach the wetland delineation (if applicable):	File 1: spaeth-wetland-map-2020_aerial.pdf File 2: spaeth-wetland-map-2023_aerial.pdf

Terms

General Terms

The landowner or authorized agent may make application for a zoning permit agreeing to do such work in accordance with all Aitkin County Ordinances. The landowner or authorized agent agrees that the application, site plan, and all other attachments submitted herewith are true and accurate and shall become a part of the permit. The landowner or authorized agent agrees that, in making application for a zoning permit, the landowner grants permission to Aitkin County, at reasonable times, to enter the property to determine compliance of the application with applicable Local, County, State, or Federal Ordinances or Statutes.

IT IS THE APPLICANTS SOLE RESPONSIBILITY TO CONTACT OTHER LOCAL, COUNTY, STATE, OR FEDERAL AGENCIES TO ENSURE THE APPLICANT HAS COMPLIED WITH ALL RELEVANT ORDINANCES OR STATUTES.

Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

Permits are valid for one (1) year.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #63765 (08/07/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Engineers Review Fee added 08/07/2025 2:41 PM	\$150.00	x 1	\$150.00
Preliminary Plat or Planned Unit Development Fee added 08/07/2025 2:41 PM All fees are non-refundable if denied.	\$650.00	x 1	\$650.00
Surveyor Review Fee added 08/07/2025 2:41 PM	\$150.00	x 1	\$150.00
Grand Total			
		Total	\$950.00
		Payment 08/07/2025	\$950.00
		Due	\$0.00

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	Jason R. Kadelbach - 08/13/2025 1:46 PM 8845341f6843ab3e984cd22efdb7bafc 9b959f2ed0f47e9a97002b292f7892c7

#1 Administrative Staff	Shannon Wiebusch - 08/20/2025 9:23 AM 7457833e434a9c26d27f13f71c035904 d27474fab42e218463cc0f3598ab346a
#2 County Surveyor Received	
#3 Planning Commission	

[Print View](#)



Final Plat or Planned Unit Development App. # 2025-000738, UID # 214933
 App. Status: Pending Review

Aitkin County Planning & Zoning / Environmental Services
 307 Second St. NW Room 219, Aitkin, MN 56431
 Email: aitkinpz@aitkincountymn.gov
 Phone: 218-927-7342
 Fax: 218-927-4372

Contact Information

If we have questions on the application who should we contact?	Name: _____ Scott Spaeth Phone: _____ (612) 790 - 4298 Email Address: _____ scott.spaeth12@protonmail.com Mailing Address: _____ 50261 197th ave McGregor Mn 55760
Are you the property owner?	<u>Yes</u>
Have you had a pre-application meeting with Planning & Zoning?	<u>Yes</u>

Project Location Search

Property:	Property Location								Property Attributes	
	Parcel Number	Property Address	Township or City Name	Owner Name(s)	Taxpayer Name(s)	Legal Description	Plat Name	Section-Township-Range	Lake Class	Lake Name
	39-0-041500		WORKMAN TWP	DIRECTED INVESTMENTS OF MINNESOTA	DIRECTED INVESTMENTS OF MINNESOTA	PT OF SE SW AS IN 488410 LESS ROW IN PLAT 20		S:24 T:49 R:24		
Driving directions to the property from Aitkin:	North on 65 to county road 3 turn left. Go roughly 1.4 miles and the property is on the right. It's located on the right hand curve on the right side of the road across from Minnesota National golf course.									

Brief Narrative

Do you have an approved preliminary plat/PUD?	<u>No</u>
Please give a brief narrative of the purpose of the application:	Requesting a 3 lot plat.

Final Plat Documents

Have all conditions and concerns of the preliminary plat/PUD approval been addressed?	<u>No</u>
Please attach all supporting documents:	<div style="border: 1px dashed black; padding: 10px;"> <p>File 1: 25249-JRK-PRELIM_PLAT-Plat_H.pdf</p> <p>File 2: Borings_for_plat.pdf</p> <p>File 3: spaeth-wetland-map-2020_aerial.pdf</p> <p>File 4: spaeth-wetland-map-2023_aerial.pdf</p> </div>

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Submittal of the above materials does not always constitute a complete application. Other information may be necessary to complete the application based on the type of request and onsite inspection.

I acknowledge that by submitting this application, the application and its attachments are public information.

Invoice #63905 (08/20/2025) Expected Payment Method: Pay Online - Card or ECheck

Charge	Cost	Quantity	Total
Final Plat/Planned Unit Development Fee added 08/20/2025 9:48 AM All fees are non-refundable if denied.	\$650.00	x 1	\$650.00
Surveyor Review Fee added 08/20/2025 9:48 AM	\$150.00	x 1	\$150.00
Grand Total			
		Total	\$800.00
		Payment 08/20/2025	\$800.00
		Due	\$0.00

Conditions of Permit

None

Approvals

Approval	Signature
Applicant	Scott Spaeth - 08/20/2025 10:53 AM - witnessed by Shannon Wiebusch 7e05246ff8ab6fdb0a5874a287460fd 98a26364c3a29b29fffe47bf3c4ec211
#1 Administrative Staff	Shannon Wiebusch - 08/20/2025 10:53 AM b7c16cece1e3af245a658d0db5312ec60 8cf7be9ed204ec50a3e02149fdb75cb2
#2 County Surveyor	

#3 Planning Commission

Public Notes

Text:	<div>Need final plat drawing and title commitment.</div> <div>To be heard at Sept 15 PC meeting.</div>
File(s):	<div></div>

Internal Notes

Text:	<div></div>
File(s):	<div></div>

[Print View](#)

Site Suitability Form

Property Owner: Scott Spaeth Date: 7-15-25
Mailing Address: 56261 197th Ave
City McGregor State: Mn. Zip 55760
Home Phone Number: - Cell: 612-770-4298
Site Address: 22638 480th Str
City McGregor State: Mn. Zip 55760
Legal Description: 265' of N 300 of E 190'
Sec. 24 Twp: 49 Range: 24 Township Name: Workman
Parcel Number: 392-041500
Lake/ River: - Lake/River Classification: -

Description of Soil Treatment Areas

	(Proposed) Site #1		(Alternate) Site #2	
Disturbed Areas	Yes <u>-</u>	No <u>X</u>	Yes <u>-</u>	No <u>X</u>
Compacted Areas	Yes <u>-</u>	No <u>X</u>	Yes <u>-</u>	No <u>X</u>
Flooding	Yes <u>-</u>	No <u>X</u>	Yes <u>-</u>	No <u>X</u>
Run on Potential	Yes <u>-</u>	No <u>X</u>	Yes <u>-</u>	No <u>X</u>
Limiting Layer Depth	SB1 <u>-</u>	SB2 <u>-</u>	SB1 <u>-</u>	SB2 <u>-</u>
Slope % and Direction	<u>-</u>			
Soil Texture	<u>-</u>			
Soil Sizing Factor	<u>-</u>			
Landscape Position	<u>-</u>			
Vegetation Types	<u>-</u>			

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<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	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Bob Bartel
Address PO Box 62
City Brainord State: Mn. Zip 56401
Home Phone Number: - Cell: 218-831-6430
E-Mail Address: BT Services 56401 @ gmail.com
Designer Signature: Bob Bartel Date: 7-15-25
Comments/ Driving Directions: -

39-0-041500

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Scott Spaeth

Date: 7-15-25

*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 Site

Depth in Inches	Texture	Munsell Color
See soil logs		

#2 Proposed Site

Depth in Inches	Texture	Munsell Color

#1 Alternate Site

Depth in Inches	Texture	Munsell Color
See soil logs		

#2 Alternate Site

Depth in Inches	Texture	Munsell Color

Legal Description: _____

Parcel Number: 39-0-0415000

Designer Signature: Bob Burtl

Date: 7-15-25

UNIVERSITY
OF MINNESOTA

OSTP Soil Observation Log

Project ID: 39-0-04/560 05.31.13

Client/ Address: <u>Scott Spaeth</u>		Legal Description/ GPS:							
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter									
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope Slope shape									
Vegetation: <u>grass yard</u>	Soil survey map units	Slope%	Elevation:						
Weather Conditions/Time of Day: <u>Sunny 10:AM</u>		Date: <u>7-1-25</u>							
Observation #/Location:		Observation Type:							
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
7"	Loam		10p 3/3				Granular	Loose	Loose
14"	Sandy Loam		10p 4/4				Granular	Loose	Loose
6"	Loam		10p 3/3				Granular	Loose	Loose
14"	Sandy Loam		10p 4/4				Granular	Loose	Loose
Comments									
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.									
#REF! <u>BOG Bartel</u> (Designer/Inspector)		#REF! <u>BOG Bartel</u> (Signature)		#REF! <u>2088</u> (License #)		#REF! <u>7-1-25</u> (Date)			

Lot 3

P.H I

P.H II

Additional Soil Observation Logs

39-0-041500
Project ID: #REF!

UNIVERSITY OF MINNESOTA
ON-SITE
SEWAGE
TREATMENT
PROGRAM



Lot 2

P.I. I

Client/ Address: <u>South Spaulth</u>		Legal Description/ GPS:							
Soil parent material(s): (Check all that apply) <input type="checkbox"/> Outwash <input type="checkbox"/> Lacustrine <input type="checkbox"/> Loess <input type="checkbox"/> Till <input type="checkbox"/> Alluvium <input type="checkbox"/> Bedrock <input type="checkbox"/> Organic Matter									
Landscape Position: (check one) <input type="checkbox"/> Summit <input type="checkbox"/> Shoulder <input type="checkbox"/> Back/Side Slope <input type="checkbox"/> Foot Slope <input type="checkbox"/> Toe Slope Slope shape									
Vegetation: <u>grass</u>		Soil survey map units		Slope%		Elevation:			
Weather Conditions/Time of Day: <u>Sunny 11 P.M.</u>				Date: <u>7-15-25</u>					
Observation #/Location:						Observation Type:			
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure-----I		
							Shape	Grade	Consistence
6"	Loam	✓	10p3/3				Granular	Loose	Loose
14"	sandy		10p4/4				Granular	Loose	Loose
Comments									

P.I. II

Observation #/Location:						Observation Type:			
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure-----I		
							Shape	Grade	Consistence
8"	Loam	✓					Granular	Loose	Loose
14"	sandy loam	✓					Granular	Loose	Loose
Comments: <u>Bob Bartel 2088 Bob Bartel 7-15-25</u>									

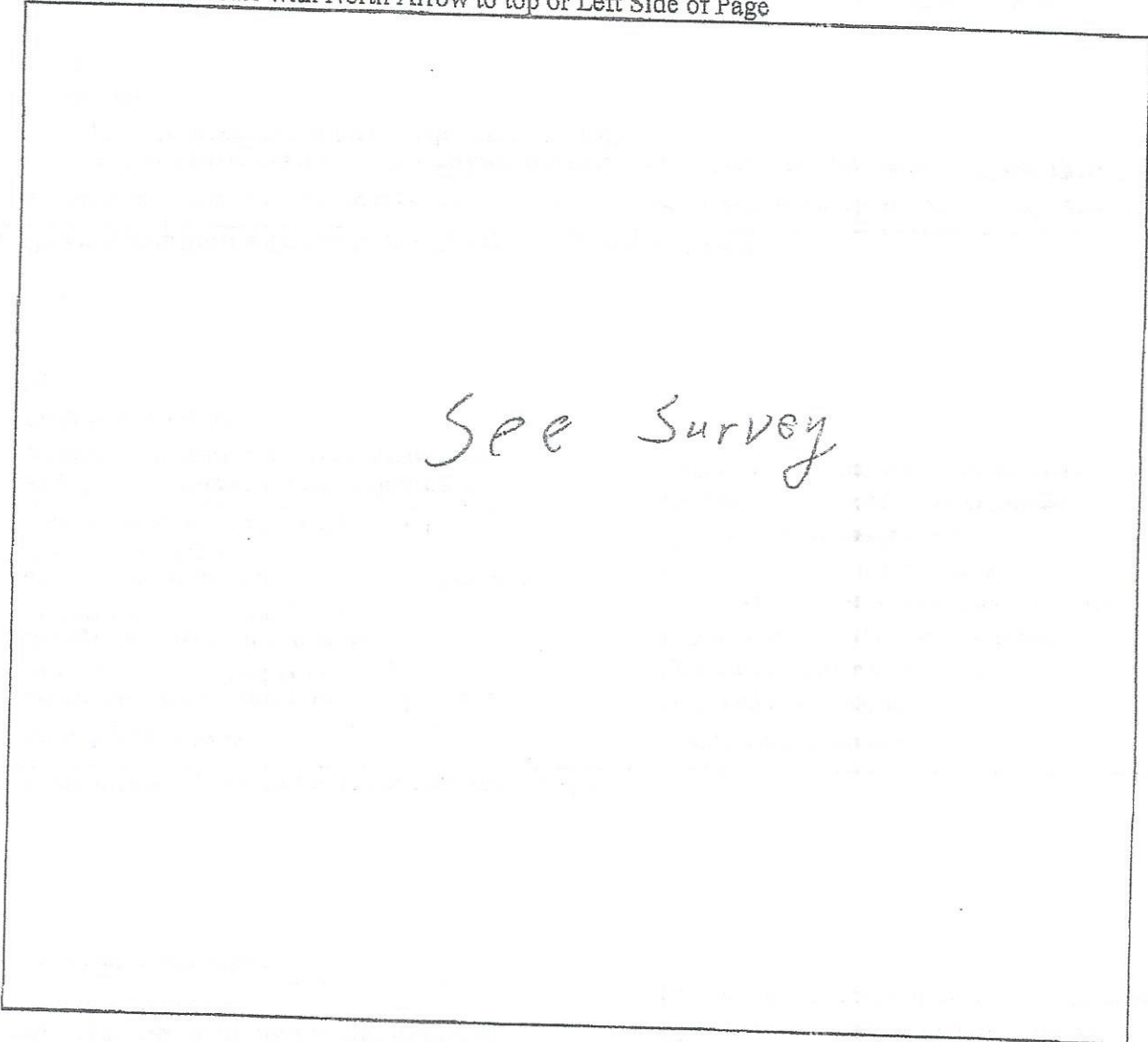
39-0-041500

Site Sketch for Site Suitability

Property Owner: Scott Speeth

Date: 7-15-25

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 locations
- All soil boring Locations
- Disturbed/Compacted Areas
- OHW as Needed
- Lot Easements
- Property lines, all existing structures, all relative setbacks

Legal Description: _____

Parcel Number: 39-0-0415-00

Designer Signature: Bob Ball

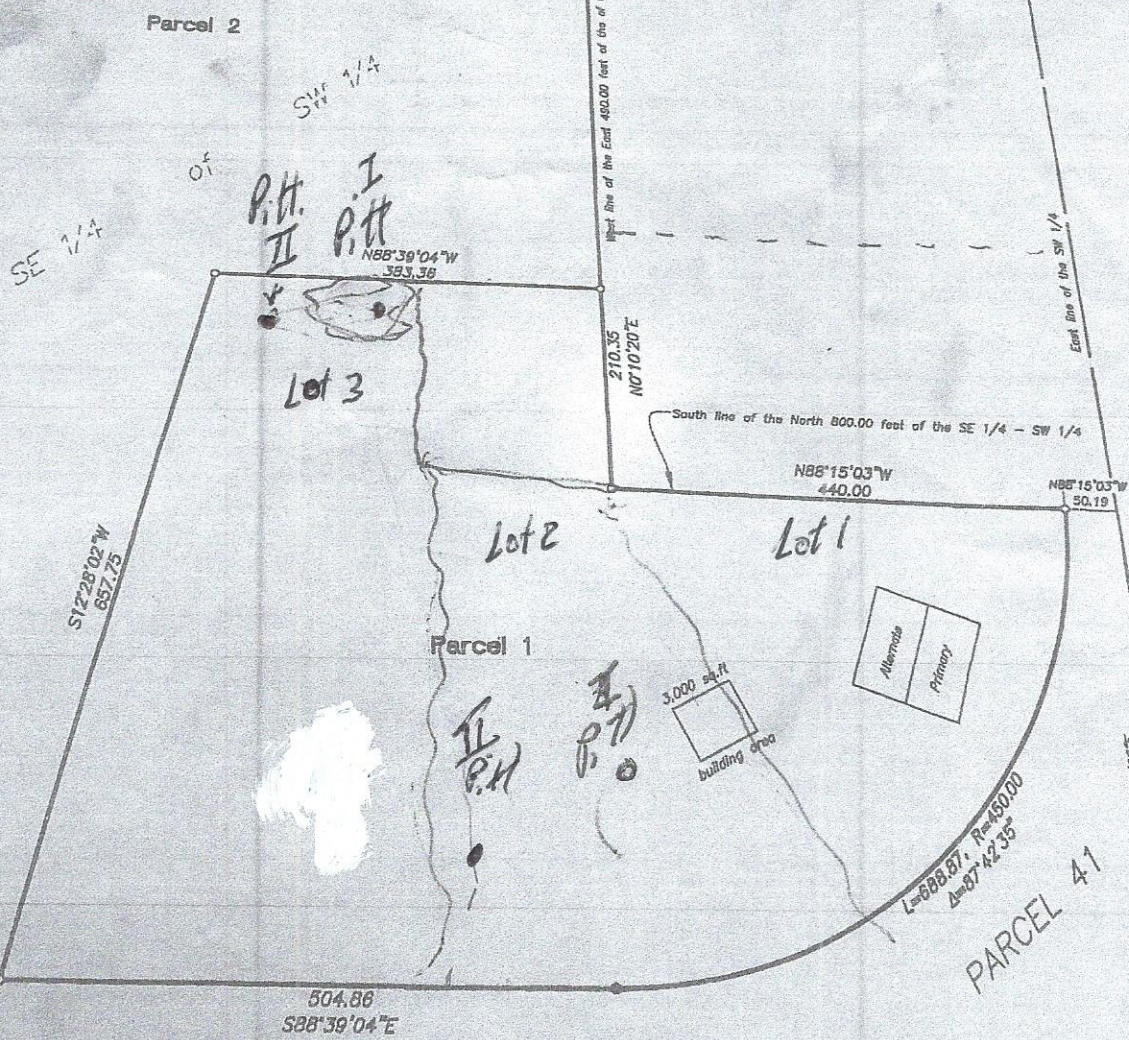
Date: 7-15-25

License Number: 2028

39-0-041500

CERTIFICATE
SECTION 24, TOWNSHIP
ATKIN, CO.

Proposed
Parcel 1
That part of
Section 24
as follows
Quarter, the
minutes 20
Quarter, 49
sold South
degrees 15
to a point
Right-of-way
said point
thence south
seconds 10
of said South
degrees 10
thence North
thence South
the Northern
minutes 20
Northeastern
seconds 10
minutes 20
beginning
Containing
Subject to
Parcel 2
The Southern
Township 41
800.00 feet
ALSO E/C
public res
ALSO E/C
Southeast
49, Ron
Commer
thence
second
feet to
Quarter
minut
on 8
No. 2
the
con
Stat
So
10
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S
1

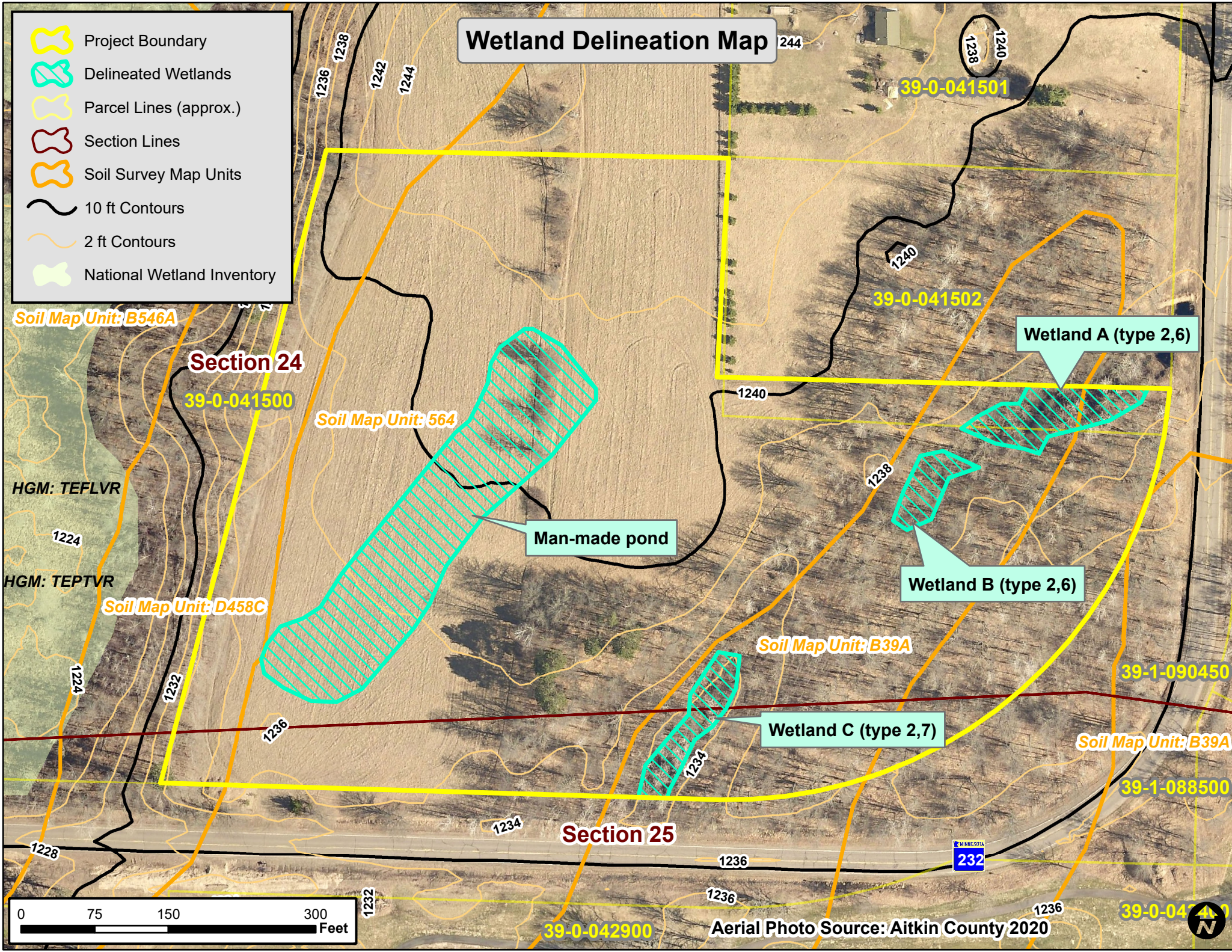


NORTHWESTERN
SURVEYING & ENGINEERING, INC.
P.O. Box 20047 - Omaha, Nebraska 68120

Mike C
22966 48
McGregor,

Wetland Delineation Map

- Project Boundary
- Delineated Wetlands
- Parcel Lines (approx.)
- Section Lines
- Soil Survey Map Units
- 10 ft Contours
- 2 ft Contours
- National Wetland Inventory



Soil Map Unit: B546A

Section 24

39-0-041500

Soil Map Unit: 564

Man-made pond

Wetland A (type 2,6)

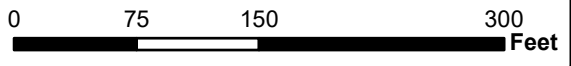
Wetland B (type 2,6)

Soil Map Unit: B39A

Wetland C (type 2,7)

Soil Map Unit: B39A

Section 25

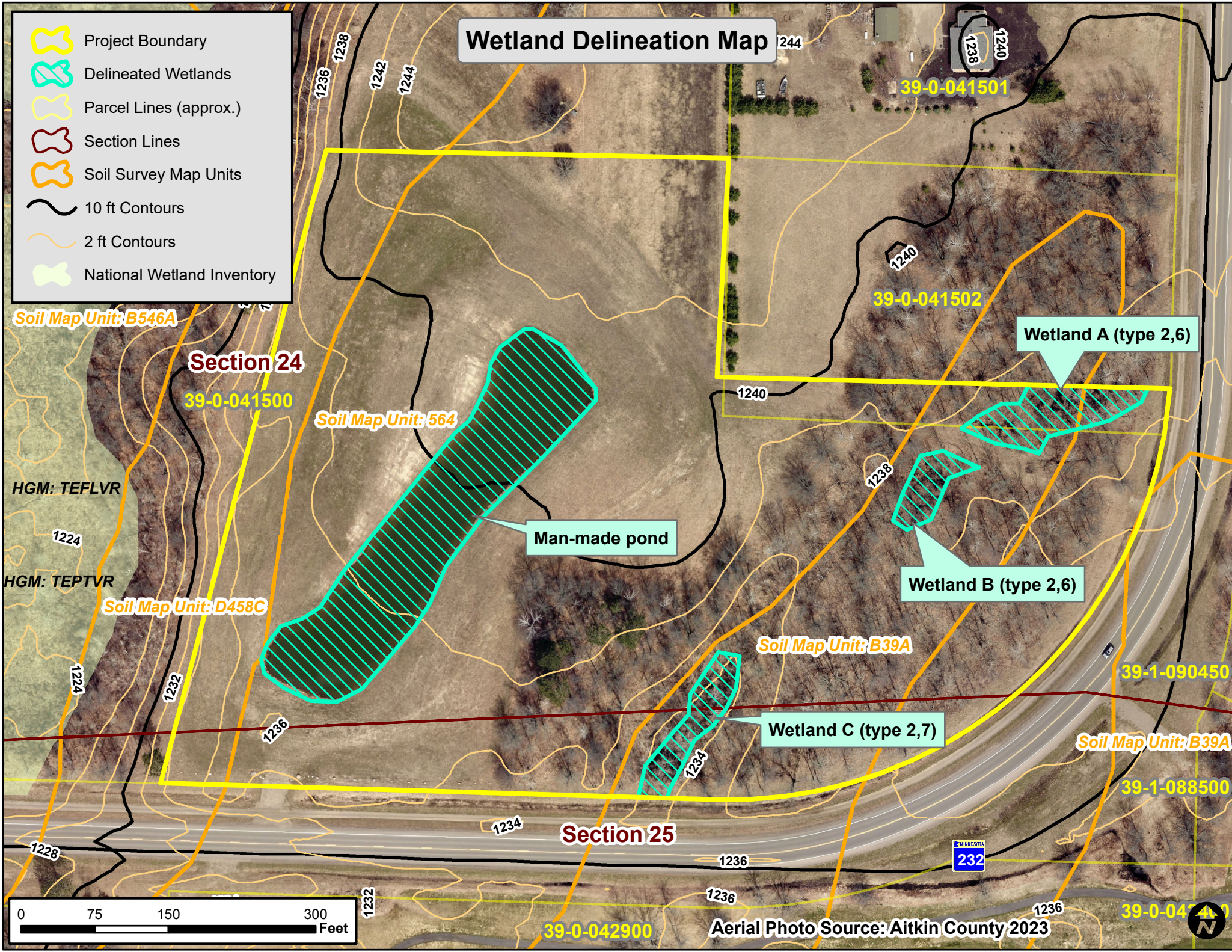


Aerial Photo Source: Aitkin County 2020



Wetland Delineation Map

- Project Boundary
- Delineated Wetlands
- Parcel Lines (approx.)
- Section Lines
- Soil Survey Map Units
- 10 ft Contours
- 2 ft Contours
- National Wetland Inventory



Soil Map Unit: B546A

Section 24

39-0-041500

Soil Map Unit: 564

Man-made pond

Wetland A (type 2,6)

Wetland B (type 2,6)

Soil Map Unit: B39A

Wetland C (type 2,7)

Soil Map Unit: B39A

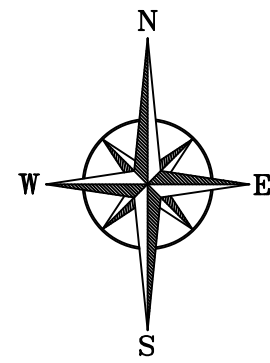
Section 25

0 75 150 300 Feet

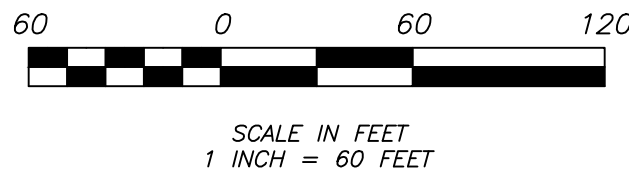
Aerial Photo Source: Aitkin County 2023



PRELIMINARY PLAT OF
THE TURN AT MINNESOTA NATIONAL



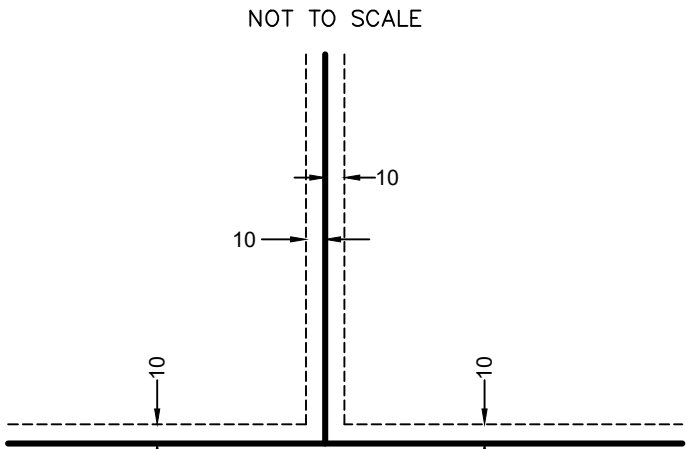
GRAPHIC SCALE



- INDICATES FOUND 1/2 INCH X 15 INCH REBAR WITH CAP (P.L.S. No. 52591)
- INDICATES SET 1/2 INCH X 15 INCH REBAR WITH CAP (P.L.S. No. 57070)
- WET LAND AS DELINEATED BY OTHERS

BEARING NOTE:
The East line of the Southwest Quarter of Section 24, Township 49, Range 24, Aitkin County, Minnesota, is assumed to bear N00°10'20"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT

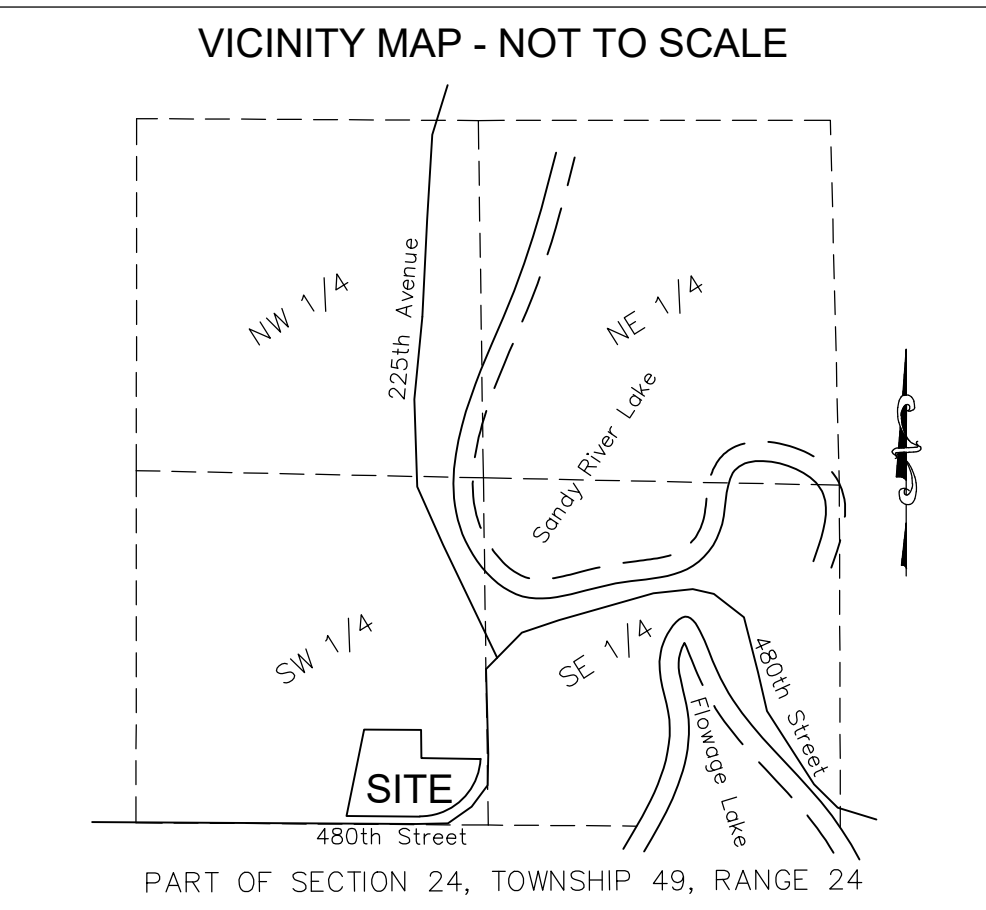
KNOW ALL PERSONS BY THESE PRESENTS: That Directed Investments of Minnesota, LLC, fee owner of the following described property situated in the County of Aitkin, State of Minnesota to-wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 49, Range 24, Aitkin County, Minnesota, described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 10 minutes 20 seconds East, along the East line of said Southwest Quarter, 491.77 feet to the South line of the North 800.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 88 degrees 15 minutes 03 seconds West, along last said line 50.19 feet to a point on the Westerly line of Parcel 41, Aitkin County Right-of-Way Plat No.20, as of public record Aitkin County, Minnesota, said point being the point of beginning of the parcel herein described; thence continuing on a bearing of North 88 degrees 15 minutes 03 seconds West, 440.00 feet to the West line of the East 490.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 10 minutes 20 seconds East, along last said line 210.35 feet; thence North 88 degrees 39 minutes 04 seconds West, 424.12 feet; thence South 12 degrees 28 minutes 02 seconds West, 657.75 feet to the Northerly line of said Parcel 41; thence South 88 degrees 39 minutes 04 seconds East, along last said line 545.63 feet; thence Northeasterly 688.87 feet along last said line, along a tangent curve concave to the Northwest having a central angle of 87 degrees 42 minutes 35 seconds and radius of 450.00 feet to the point of beginning. EXCEPT the following described parcel; That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 49, Range 24, Aitkin County, Minnesota, described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 10 minutes 20 seconds East, along the East line of said Southwest Quarter, 491.77 feet to the South line of the North 800.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 88 degrees 15 minutes 03 seconds West, along last said line 490.19 feet to a point on the West line of the East 490.00 feet of said Southeast Quarter of the Southwest Quarter, said point being the point of beginning of the parcel herein described; thence North 00 degrees 10 minutes 20 seconds East, along last said line 210.35 feet; thence North 88 degrees 39 minutes 04 seconds West, 207.02 feet; thence South 00 degrees 10 minutes 20 seconds West, 208.91 feet; thence South 88 degrees 15 minutes 03 seconds East, 207.08 feet to the point of beginning.

Has caused the same to be surveyed and platted as THE TURN AT MINNESOTA NATIONAL and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof Directed Investments of Minnesota, LLC, has caused these presents to be signed by its proper officer this ____day of ____, 20__.

Scott Spaeth, President



SURVEYORS CERTIFICATION:

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

KALEB J. KADELBACH (LICENSE NO. 57070)

8/13/2025
DATE

Prepared By:
Apex Land Surveying, LLC
16431 Wolfram St. NW
Ramsey, MN 55303
(763) 388-0056
kateh.kadelbach@apex-landsurveying.com

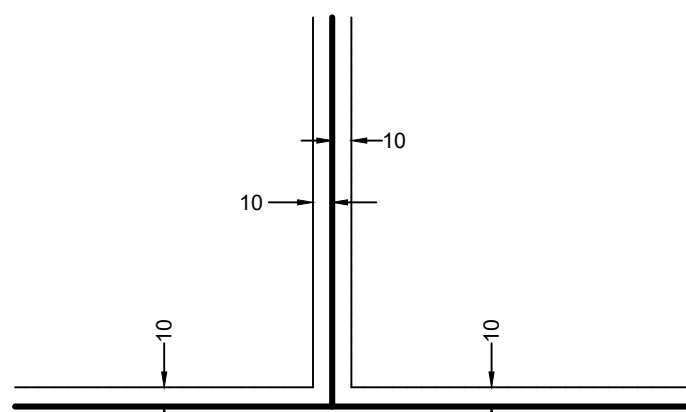
Developed By:
Scott Spaeth
50261 - 197th Avenue
McGregor, MN 55760
(612)-790-4298
Scott.Spaeth12@protonmail.com

APEX
LAND SURVEYING

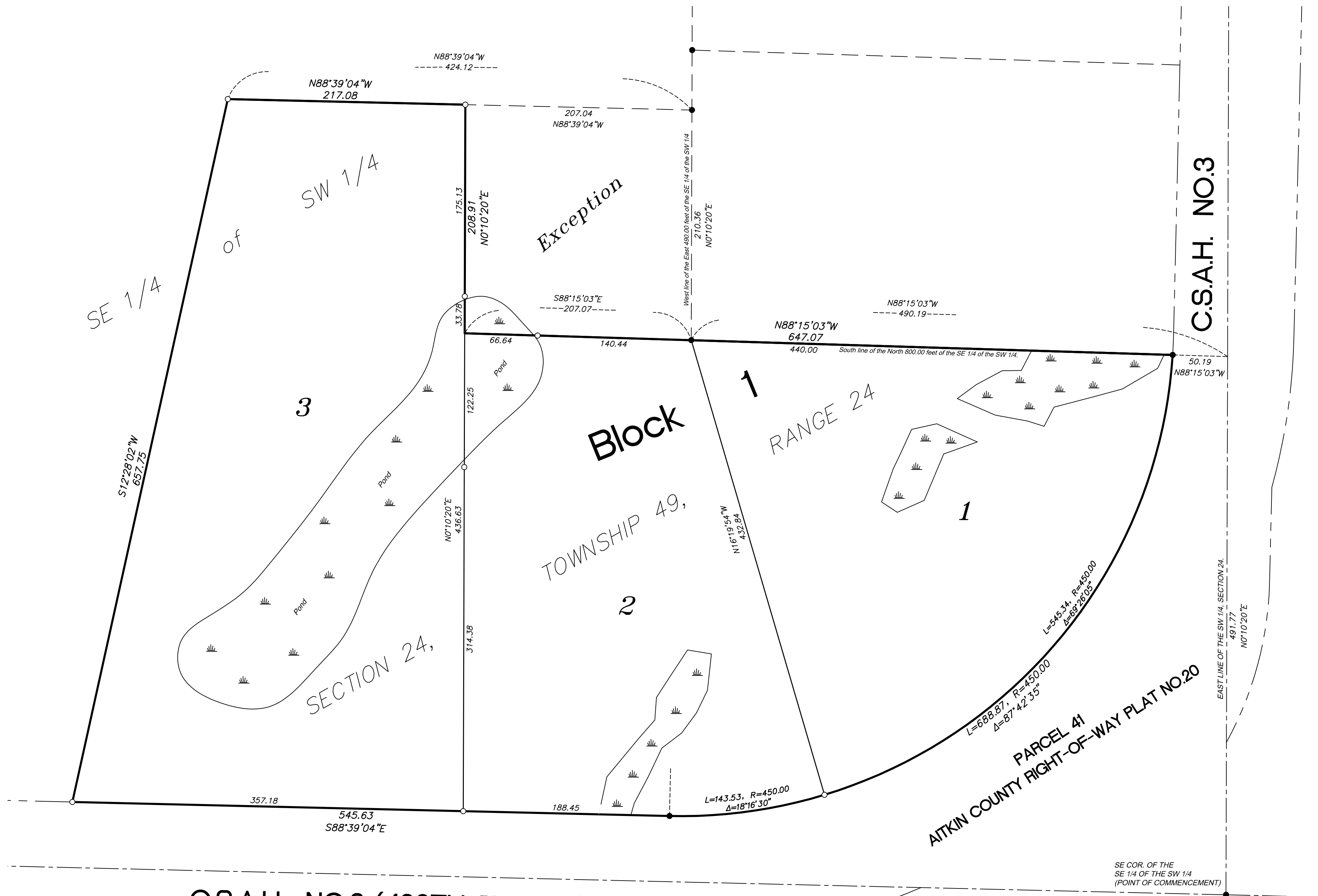
SCALE IN FEET
1 INCH = 60 FEET

- BEARING NOTE:
The East line of the Southwest Quarter of Section 24,
Township 49, Range 24, Aitkin County, Minnesota, is
assumed to bear N00°10'20"E.

NOT TO SCALE



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS
UNLESS OTHERWISE INDICATED ON THIS PLAT



C.S.A.H. NO.3 (480TH STREET)

KNOW ALL PERSONS BY THESE PRESENTS: That Directed Investments of Minnesota, LLC, fee owner of the following described property situated in the County of Aitkin, State of Minnesota to-wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 49 Range 24, Aitkin County, Minnesota, described as follows; Commencing at the Southeast corner of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 10 minutes 20 seconds East, along the East line of said Southwest Quarter, 491.77 feet to the West end of a 68 foot wide easement owned by the State of Minnesota, more particularly shown on the plat hereto attached, and thereon continuing South 60 degrees 36' 36" West, 163.63 feet to the Western line of Parcel C1, Aitkin County Right-of-Way Plat No.20, as of public record Aitkin County, Minnesota, said point being the point of beginning of the parcel herein described; thence continuing on a bearing of North 88 degrees 15 minutes 03 seconds East, 440.00 feet to the West line of the East 490.00 feet of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 10 minutes 20 seconds East, along last said line 210.35 feet; thence North 88 degrees 39 minutes 04 seconds East, 424.12 feet to the East line of said Southeast Quarter; thence North 00 degrees 10 minutes 20 seconds East, along said East line 490.00 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence Northeasterly 688.87 feet along said last side, along a tangent curve concave to the Northwest having a central angle of 87 degrees 42 minutes 35 seconds and radius of 450.00 feet to the point of beginning. EXCEPT the following described parcel; That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 49 Range 24, Aitkin County, Minnesota, described as follows; Commencing at the Southeast corner of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 10 minutes 20 seconds East, along the East line of said Southwest Quarter, 491.77 feet to the South line of the North 800.00 feet of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 15 minutes 03 seconds West, along said last side 490.19 feet to a point on the West line of the East 490.00 feet of said Southeast Quarter of the Southwest Quarter; said point being the intersection of the centerline of a 68 foot wide easement owned by the State of Minnesota, more particularly shown on the plat hereto attached, and the West line of said Southeast Quarter; thence West, 207.02 feet; thence South 00 degrees 10 minutes 20 seconds West, 208.91 feet; thence South 88 degrees 15 minutes 03 seconds East, 207.08 feet to the point of beginning.

Has caused the same to be surveyed and platted as THE TURN AT MINNESOTA NATIONAL and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof Directed Investments of Minnesota, LLC, has caused these presents to be signed by its proper officer this day of , 20

Scott Spaeth, President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Scott Spaeth, President of Directed Investments of Minnesota, LLC, on behalf of the company.

Notary Public Signature

Notary Printed Name _____

Notary Public _____ County, Minnesota

My Commission Expires _____

I, Kaleb J. Kadelbach do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA

COUNTY OF _____

The foregoing surveyor's certificate was acknowledged before me this ____ day of _____, 20_____, by Kaleb J. Kadelbach, Land Surveyor, Minnesota Licence No 57070.

Notary Public Signature

Notary Printed Name _____

Notary Public _____ County, Minnesota

My Commission Expires _____

I hereby certify that this plat has been checked and approved this _____ day of _____, 20_____

County Surveyor, Aitkin County

I, _____, Auditor of Aitkin County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 20_____.

Aitkin County Auditor

I, _____, Treasurer for Aitkin County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 20_____.

Aitkin County Treasurer

This plat of THE TURN AT MINNESOTA NATIONAL was accepted and approved by the Board of County Commissioners of Aitkin County, Minnesota, this ____ day of _____, 20____.

Chairperson, Aitkin County Board

Aitkin County Auditor

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorder in Document No. _____.

County Recorder, Aitkin County, Minnesota

APEX
LAND SURVEYING