

This is a survey of part of:

Gov't Lot 2 of Section 23, Gov't Lot 1 of Section 24,
and Gov't Lot 2 of Section 25

All located in:

T123N-R37W, Pope County, Minnesota



Found L.S. 46100 (capped iron monument)
on the NW corner of Gov't Lot 2
of the NW corner of Gov't Lot 2

Land Description - 82.4± Acres
As found in Book 127 of Deeds, page 056, on file in the office of the Pope County Recorder.
"Government Lot Two (2) of Section Twenty-three (23), Government Lot One (1) of Section Twenty-four (24), and Government Lot Two (2) of Section Twenty-five (25), all in Township One Hundred Twenty-three (123), Range Twenty-seven (27)."

This drawing prepared by:
Bonnema Runke Stern Inc.
Professional Land Surveyors
4566 Hwy 71 NE - Suite 1
Willmar, MN 56201
Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Fladeboe Land**
Jerry Sharpness

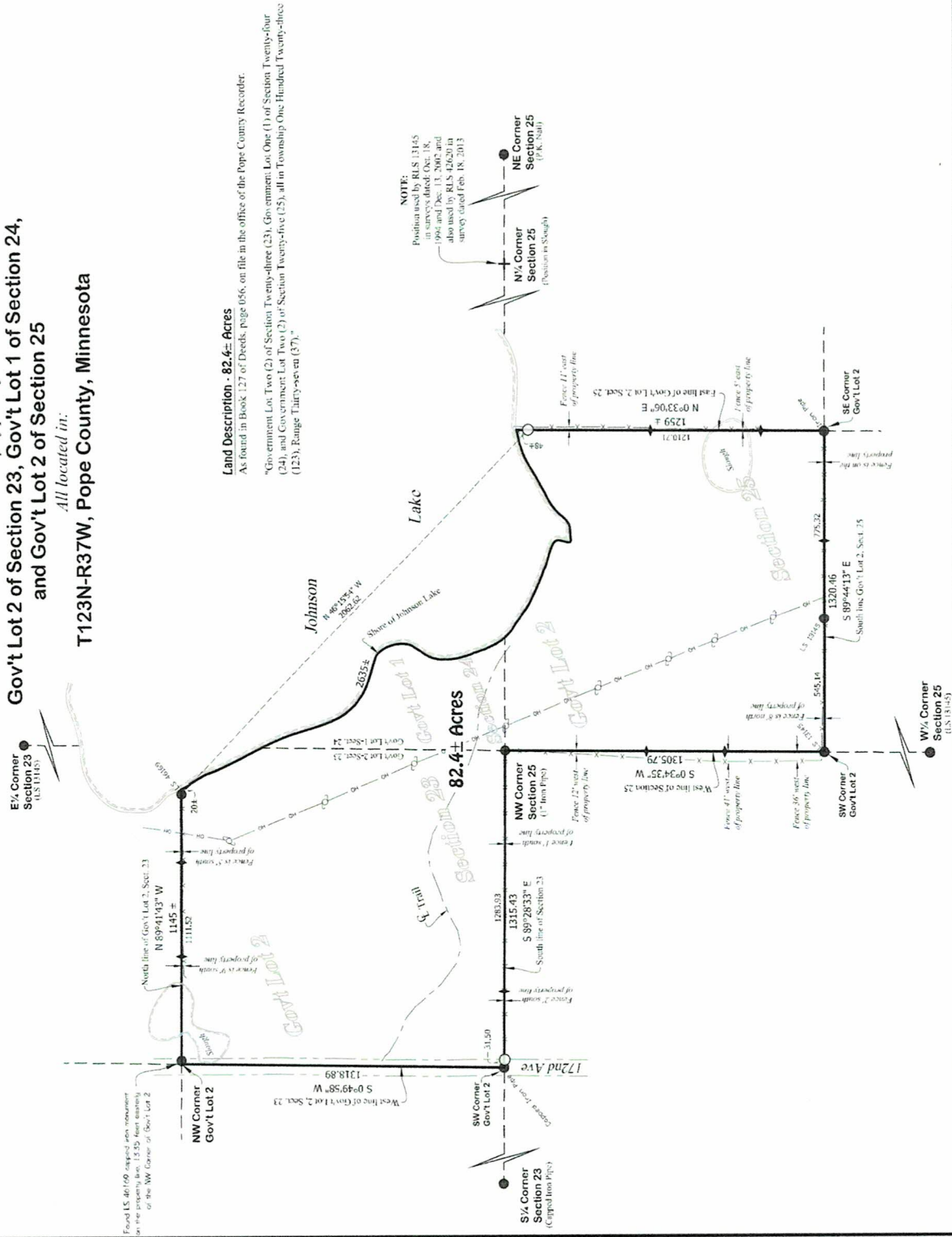


LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- Capped Iron Monument
- Placed Flagged Metal Conduit on property line
- Utility Pole
- Approximate Right of Way Line
- Fence
- Overhead Utility Line

NOTE:

Positions used by RLS 13145 in surveys dated Oct. 18, 1994 and Dec. 13, 2002 and also used by RLS 12620 in survey dated Feb. 18, 2013



All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property line are for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

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. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2021.

Joshua R. Stern
Joshua R. Stern

Date **March 2, 2022** License No. 48189

Survey Prepared by: **Fladeboe Land**
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23, 24 & 25-123-37



STEPHANIE RUST
POPE COUNTY AUDITOR-TREASURER
130 E. MINNESOTA AVE., STE 218
GLENWOOD, MN 56334-4525
320-634-7706
www.co.pope.mn.us

2022

PROPERTY TAX
STATEMENT

GILCHRIST

TC	336	32
Values and Classification		
Taxes Payable Year	2021	202
Step 1	Estimated Market Value:	67.200 65.20
	Homestead Exclusion:	
	Taxable Market Value:	67.200 65.20
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
	Sent in March 2021	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	212.0
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes:	105.00
	Second half Taxes:	105.00
	Total Taxes Due in 2022	210.00

Property ID Number: 19-0327-000
Property Description: SECT-23 TWP-123 RANG-37
GL 2

JERRY SKARPNESS

2766-T

ACRES 39.48

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REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year: 2021 2022

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax
and Credits

3. Property taxes before credits	257.73	246.04
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	35.73	36.04
5. Property taxes after credits	222.00	210.00

Property Tax
by Jurisdiction

6. County	132.00	129.20
7. City or Town	36.38	33.20
8. State General Tax	.00	.00
9. School District: 2364	26.31	21.64
A. Voter approved levies	15.45	14.50
B. Other local levies	5.40	5.30
10. Special Taxing Districts:	6.46	5.90
A. POPE COUNTY HRA		
B. GLACIAL RIDGE HOSP		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	222.00	210.00

Special Assessments
on Your Property

13. A.		
B.		
C.		
D.		
E.		

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

222.00 210.00

2nd Half
Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half
Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0327-000 RCPT# 8345
AGRI HSTD

PRCL# 19-0327-000 RCPT# 8345
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX 105.00	1ST HALF TAX 105.00
	PENALTY	PENALTY
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL

JERRY SKARPNESS

2766-T

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www.co.pope.mn.us

2022

PROPERTY TAX
STATEMENT

GILCHRIST

TC 310 30

Values and Classification
Taxes Payable Year 2021 202

Step 1	Estimated Market Value:	62,000	60.20
	Homestead Exclusion:		
	Taxable Market Value:	62,000	60.20
	New Improve/Expired Excls:		
	Property Class:	AGRI HSTD	AGRI HSTD
	Sent in March 2021		
Step 2	Proposed Tax		196.0
	* Does Not Include Special Assessments		
	Sent in November 2021		
Step 3	Property Tax Statement		
	First half Taxes:		97.00
	Second half Taxes:		97.00
	Total Taxes Due in 2022		194.00

Property ID Number: 19-0343-000
Property Description: SECT-25 TWP-123 RANG-37
GL 2

JERRY SKARPNESS

2766-T

ACRES 34.42

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REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.
Read the back of this statement to find out how to apply

Taxes Payable Year: 2021 2022

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits	238.98	227.28
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	32.98	33.28
	5. Property taxes after credits	206.00	194.00
Property Tax by Jurisdiction	6. County	122.98	119.46
	7. City or Town	33.57	30.71
	8. State General Tax	.00	.00
	9. School District: 2364		
	A. Voter approved levies	24.26	19.98
	B. Other local levies	14.25	13.41
	10. Special Taxing Districts:		
	A. POPE COUNTY HRA	4.98	4.94
	B. GLACIAL RIDGE HOSP	5.96	5.50
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	206.00	194.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		206.00	194.00

2nd Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0343-000 RCPT# 8369
AGRI HSTD

1st Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0343-000 RCPT# 8369
AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	194.00
NOVEMBER 15, 2022	2ND HALF TAX	97.00	1ST HALF TAX	97.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

JERRY SKARPNESS

2766-T

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2022

PROPERTY TAX
STATEMENT

GILCHRIST

TC

40

3

Property ID Number: 19-0336-000
Property Description: SECT-24 TWP-123 RANG-37
GL 1

JERRY SKARPNESS

2766-T

ACRES 4.08

Values and Classification		
Taxes Payable Year		
	2021	2022
Step 1	Estimated Market Value:	8,000 7.70
	Homestead Exclusion:	
	Taxable Market Value:	8,000 7.70
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
	Sent in March 2021	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	26.0
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes:	26.00
	Second half Taxes:	.00
	Total Taxes Due in 2022	26.00

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REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.

Read the back of this statement to find out how to apply

Taxes Payable Year: 2021 2022

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits		3. Property taxes before credits	30.26	30.32
		4. A. Agricultural and rural land tax credits	.00	.00
		B. Other credits to reduce your property tax	4.26	4.32
		5. Property taxes after credits	26.00	26.00
Property Tax by Jurisdiction		6. County	15.30	16.32
		7. City or Town	4.33	3.98
		8. State General Tax	.00	.00
		9. School District: 2364	3.12	2.58
		A. Voter approved levies	1.84	1.74
		B. Other local levies	.64	.64
		10. Special Taxing Districts:	.77	.77
		A. POPE COUNTY HRA		
		B. GLACIAL RIDGE HOSP		
		C.		
		D.		
		11. Non-school voter approved referenda levies		
		12. Total property tax before special assessments	26.00	26.00
Special Assessments on Your Property		13. A.		
		B.		
		C.		
		D.		
		E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			26.00	26.00

2nd Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-0336-000 RCPT# 8357
AGRI HSTD

PRCL# 19-0336-000 RCPT# 8357
AGRI HSTD

NOVEMBER 15, 2022	2ND HALF TAX	.00	TOTAL DUE	TOTAL TAX	26.00
	PENALTY		MAY 16, 2022	1ST HALF TAX	26.00
	TOTAL			PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.			TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		
TOTAL			TOTAL		

JERRY SKARPNESS

2766-T

JERRY SKARPNESS

2766-T

Re: Zoning Districts

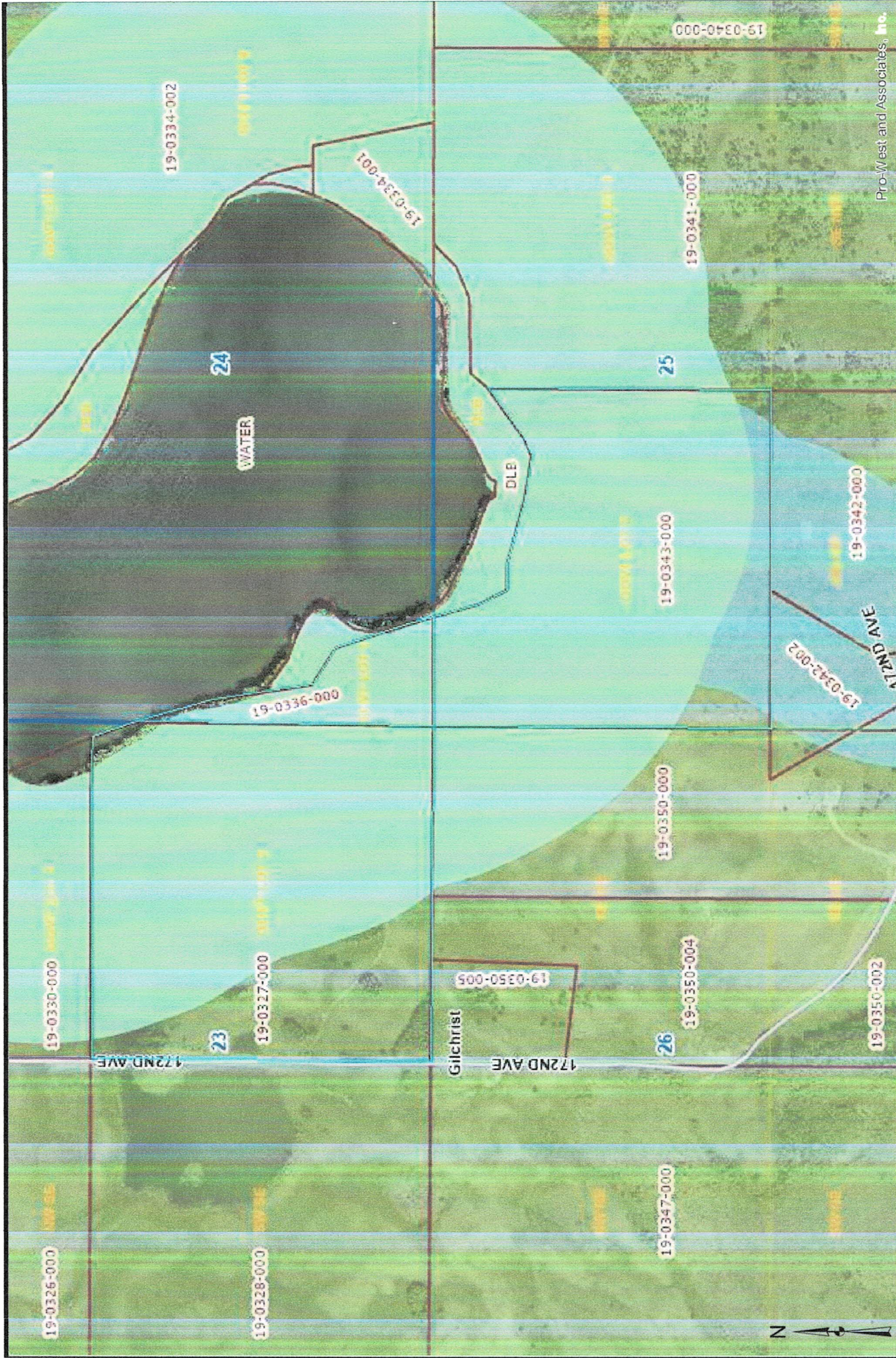
The light green is Shoreland-Natural Environment, dark green is Intensive Agriculture Protection, and the blue is Shoreland-Rivers and Streams.

Re: Setbacks and Performance Standards as a reference to setbacks.

The columns you would refer to would be (S-NE) Shoreland-Natural Environment, (S-RS) Shoreland-Rivers & Streams, and (A-2) Intensive Agriculture Protection.

And lastly, since the bulk of the land falls under the Shoreland-Natural Environment (S-NE) District, included is Pope County Land Use Controls Ordinance for this zoning.

For further detailed information call the Land & Resource Department for further discussion at 320-634-7791.



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.

Skarpness properties

Pope County
Minnesota

1:8,451

Date: 4/4/2022

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

POPE MINNESOTA COUNTY

SETBACKS & PERFORMANCE STANDARDS

L&RM FORM 22

S:\0. ADMIN\2. Forms\Form 22. Setbacks & Performance Standards\L&RM Form 22. Setbacks&PerformanceStandards.docx

ITEM	S-GD	S-RD	S-NE	S-RS	R	A-1	A-2	I	C														
STRUCTURE SETBACKS																							
Structure from OHWL	75 ft	100 ft	200 ft	150 ft																			
Top of Bluff	30 ft																						
Side Lot Line					10 ft																		
Unplatted Cemetery					50 ft																		
Vegetative Buffer from OHWL	50 ft																						
Residential Structure to a Feedlot	500 ft					see ordinance	see ordinance																
ROAD SETBACKS																							
	RIGHT-OF-WAY				CENTERLINE																		
Arterial (state hwy)	50 ft				225 ft																		
Major Collector (state/cty)	50 ft				150 ft																		
Minor Collector (cty)	50 ft				125 ft																		
Unclassified (twp, etc.)	40 ft				100 ft																		
PERFORMANCE STANDARDS																							
Impervious Surface Limit	25%		20%		25%																		
Minimum Lot Size (*Riparian Lots)	*20,000 sq ft	*40,000 sq ft	*80,000 sq ft		40,000 sq ft	3 acres	3 acres																
Minimum Water Frontage (*Riparian Lots)	*100 ft	*150 ft	*200 ft	150 ft																			
Minimum Floor Elevations	3 ft above High Lake Level (unless otherwise specified)																						
FOR ALL PARCELS < 10,000 SQUARE FEET & MEET the LOT OF RECORD REQUIREMENTS for that DISTRICT																							
STRUCTURE SETBACKS																							
Side Lot Line	5 ft																						
ROAD SETBACKS																							
	RIGHT-OF-WAY																						
Arterial (state hwy)	25 ft																						
Major Collector (state/cty)	25 ft																						
Minor Collector (cty)	25 ft																						
Unclassified (twp, etc.)	20 ft																						
SEPTIC SYSTEM SETBACKS																							
ALL SEPTIC SYSTEM COMPONENTS																							
Lake (OHWL)	50 ft	75 ft	150 ft	100 ft																			
Wetlands					50 ft																		
Side Lot Line					10 ft																		
Road Right-of-Way					10 ft																		
SEPTIC TANK / PUMP TANK / HOLDING TANK																							
Occupied Building					10 ft																		
Well (ALL)					50 ft																		
DRAINFIELD																							
Occupied Building					20 ft																		
Shallow Well (<50 ft deep)					100 ft																		
Deep Well (> 50 ft deep)					50 ft																		

4.4 SHORELAND - NATURAL ENVIRONMENT DISTRICT (S-NE):**4.4.1 Permitted Uses:**

- A. Single family seasonal and year-round residential use.
- B. Agricultural uses, subject to Section 10.2.1..
- C. Home occupations, subject to Section 10.9.
- D. Antennae when mounted on a rooftop or along a building or other structure.
- E. Water-oriented accessory structure or Facility. *(AS AMENDED 19 June 2018)*
- F. Accessory Solar Energy Systems: Residential/Personal, subject to the performance standards in Section 10.12. *(AS AMENDED 7 July 2020)*

4.4.2 Conditional Uses:

- A. Parks and playgrounds.
- B. Planned Unit Development.
- C. Public accesses and controlled accesses.
- D. Duplex, triplex and quad dwellings.
- E. Towers, subject to the standards at Section 10.5.
- F. Commercial (limited to small scale manufacturing, processing and servicing businesses). *(AS AMENDED 18 July 2017)*
- G. Public/Semipublic/Private recreational facilities characterized by significant open or green space (examples: golf courses, shooting ranges, hunting preserves). *(AS AMENDED 19 June 2018)*
- H. Extractive Use. *(AS AMENDED 19 June 2018)*
- I. Solar Energy Systems: Solar Garden or Farm, subject to the performance standards in Section 10.12. *(AS AMENDED 7 July 2020)*

4.4.3 Minimum Lot Area/Width in square feet:

	Riparian Lots		Nonriparian Lots	
	<u>Area</u>	<u>Width</u>	<u>Area</u>	<u>Width</u>
Single	80,000	200	80,000	200
Duplex	120,000	300	160,000	400
Triplex	160,000	400	240,000	600
Quad	200,000	500	320,000	800

4.4.4 Setbacks:

- A. **Structure Setbacks:** 200 feet from Ordinary High Water Level
(see exception as noted in Section 4.6.17)
- B. **On-Site Sewage System Setbacks:** 150 feet from Ordinary High Water Level
- C. **Top of Bluff:** 30 feet
- D. **Side Yard Setback:** 10 Feet
- E. **Unplatted cemetery:** 50 Feet
- F. **Right-of-way line of federal, state, or county highway:** 50 Feet
- G. **Right-of-way line of town road, public street, other legal roads or streets not classified:** 40 Feet
- H. **Vegetative Buffer Setback:** 50 Feet maintained from the Ordinary High Water Level
- I. **Reciprocal Feedlot Setbacks:** These setbacks apply to new structures or uses and do not apply to modifications of additions to established uses. Residential structures which serve farm property upon which feedlots are located are exempt from these requirements. Setbacks which apply across district boundaries shall be governed by the requirements of the district which provide for the largest setback. In all instances involving the setback of a residential use from a feedlot or a feedlot from a residential use, the setbacks shall be consistently applied in a manner which produces a reciprocal setback between the two uses. This section shall not limit the authority of the county to require separation between a planned agricultural development and a residential use greater than the provisions governing setbacks in the general districts as set forth below.

<u>Structure or Use</u>	<u>Setback from</u>	<u>Setback</u>
Single Residence	Feedlot perimeter	500 Feet
Duplex	Feedlot perimeter	500 Feet
Triplex	Feedlot perimeter	500 Feet
Quad	Feedlot perimeter	500 Feet