



210201000-2025



Becker County Planning & Zoning  
 915 Lake Ave  
 Detroit Lakes, MN 56501  
 (218) 846-7314  
 www.co.becker.mn.us

## Certificate of Compliance

### Inspection Report - Permit #: SS2023-1945

#### Owner & Property Information

Owner Name:	LYLE BATEMAN	Site Address:	24227 MCKINLEY AVE
Mailing Address:	PO BOX 182 OSAGE MN 56570	Township - Sec/Twp/Rng:	OSAGE - 20/140/036
Parcel #:	210201000	Legal Description:	PT OF NW1/4 OF SE1/4 LYING ADJ TO N BNDRY LN OF SQUIRES POINT PLAT
Secondary Parcel #:	210203000	Designer:	Thelen's Excavating Inc, L534 (Leonard Thelen Jr)
		Installer:	Thelen's Excavating Inc, L534 (Leonard Thelen Jr)

#### Inspector Verified Specifications

Insp- Effluent Screen Installed:	No	Insp- Tank Nbr/Size:	2/Existing 1000 septic, added 500 septic and 500 lift
Insp- Alarm Required:	Yes	Insp- Drainfield Type:	Pressure Bed
Insp- Lift Pump in System:	Yes	Insp- Drainfield Size:	20' X 29'
Insp- Number of Bedrooms:	3	Insp- Soil Verification:	#1:Type III - used existing area - see design #2:N/A #3:N/A

#### Inspector Verified Setbacks

Insp- Tank Dist to Road	50+	Insp- Drainfield Dist to Road	50+
Insp- Tank Dist to Nearest Prop Line	10+	Insp- Drainfield Dist to Nearest Prop Line	easement attached
Insp- Tank Dist to Nearest Structure	45	Insp- Drainfield Dist to Nearest Structure	100
Insp- Tank Dist to Well	60	Insp- Drainfield Dist to Well	100+
Insp- Tank Dist to OHW	50+ - approved	Insp- Drainfield Dist to OHW	50+ - approved
Insp- Tank Dist to Pond/Wetland		Insp- Drainfield Dist to Pond/Wetland	
Insp- Tank Dist to Pressure Line		Insp- Drainfield Dist to Pressure Line	

#### Certificate of Compliance

(Yes) Certificate is hereby granted based upon the application, addendum from, plans, specifications and all other supporting data. With proper maintenance, this system can be expected to function satisfactorily, however this is not a guarantee.

Certification Date: 10/31/2023

Zoning Office Signature:

Denise Gubrud

Denise Gubrud - ISTS Inspector

\* Certificate of Compliance is not valid unless signed by a Registered Qualified Employee \*



Becker County Planning & Zoning  
915 Lake Ave  
Detroit Lakes, MN 56501  
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10/31/2023  
3130

## Septic Permit

Permit #: SS2023-1945

### Owner & Property Information

Owner Name:	LYLE BATEMAN	Parcel #:	210201000
Mailing Address:	PO BOX 182 OSAGE MN 56570	Secondary Parcel #:	210203000
Phone #:	218-255-7984	Site Address:	24227 MCKINLEY AVE
Lake/River(1000/300):	Yes	Township - Sec/Twp/Rng:	OSAGE - 20/140/036
Lake/River Name:	Straight (Osage) [RD]	Designer:	Thelen's Excavating Inc, L534 (Leonard Thelen Jr)
Pond/Wetland(50):	No	Installer:	Thelen's Excavating Inc, L534 (Leonard Thelen Jr)

### Specifications

Tank to be Installed:	Existing Tank with New Additional Tank	Type of Drainfield:	Pressure Bed
Total # Tanks Installed:	2	Full Size of Drainfield:	580
System Status:	Replacement System	Reduced/Warranted Size:	
System Serves:	Full-Time Dwelling	Absorption Area Size:	20' X 29'
Number of Bedrooms:	3	Rock Depth:	12" total
Design Flow/GPD:	450	Chamber Type and Number:	
Garbage Disposal?	Yes	Chamber Trench SqFt/Chamber:	
Size of Lift Pump:	Zoeller BN98	Is System Pressurized?	Yes
Size of Lift Line:	2"	Alarm?	Yes
Soil Sizing Factor:	1.27	Type of Alarm:	

### Setbacks

Road Type:	Public / Township	Right of Way Marked:	Yes
Tank Dist to Road:	50+	Drainfield Dist to Road:	50+
Tank Dist to Closest Prop Line:	10+	Drainfield Dist to Closest Prop Line:	10+
Tank Dist to Nearest Structure:	45	Drainfield Dist to Nearest Structure:	100
Tank Dist to Well:	65	Drainfield Dist to Well:	100
Tank Dist to OHW:	50+ approved	Drainfield Dist to OHW:	50' approved
Tank Dist to Pond/Wetland:		Drainfield Dist to Pond/Wetland:	
Tank Dist to Pressure Line:		Drainfield Dist to Pressure Line:	

### Other Information

Date Approved:	10/30/2023
Permit Fee:	\$225.00
Receipt Number:	253552474
Date Paid:	10/30/2023 10:16 AM CDT
Notes: Use existing 1000 septic tank. Add 500 septic tank and 500lift tank and a 20' X 29' pressure bed	

Zoning Office Signature:

Denise Gubrud

PERMIT MUST BE POSTED AT JOB SITE. PERMIT EXPIRES ONE YEAR FROM DATE PAID.

\*\* Please schedule for inspection prior to installation! \*\*

## Field Review Form

Permit # SS2023-1945

### Property and Owner

Owner: <b>LYLE BATEMAN</b>	Parcel Number: <b>210201000</b>
Site Address: <b>24227 MCKINLEY AVE</b>	Secondary Parcel: <b>210203000</b>

### Home Information

Does the structure contain any of the following elements?	Designer submitted	Inspector verified
	Garbage disposal: Yes	Garbage disposal? Y N
	Dishwasher:	Dishwasher? Y N
	Grinder pump:	Grinder pump? Y N
Lift pump in bsmt:		Lift pump in basement? Y N
Number of bedrooms: <b>3</b>	Review - Number of bedrooms:	
Effluent screen	Effluent screen installed? Y N Mfr:	
Alarm: <b>Yes</b> Type:	Review - Alarm? Y N Type & Mfr:	
Lift pump in system: <b>Yes</b>	Review - Lift pump in system? Y N Mfr:	

### Component Information

Tank size: <b>500 additional septic and 500 lift</b>	Review - Tank nbr: size: Mfr:
Drainfield type: <b>Pressure Bed</b>	Review - Drainfield type:
Drainfield size: Full size - <b>580</b> Reduced/warr. size -	Review - Drainfield status: none / installed / next spring Review - Drainfield size:
Absorption area size: <b>12" total</b>	Review - Absorption area size:
Chamber type/num: Trench sqft/chamber -	Review - Chamber type: Num: Review - Trench sqft/chamber:
Drainfield rock depth: <b>12" total</b>	Review - Rock depth:

### Soil Verification

Vertical separation verified	Boring #1: Boring #2: Boring #3:
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### Setback Verification

Distance to...	Designer submitted		Inspector verified	
	Tank	Drainfield	Tank	Drainfield
Road	50+	50+		
Nearest prop line	10+	easement attached		
Nearest structure	45	100		
Well	65	100		
OHW	50+ approved	50' approved		
Pond/Wetland				
Pressure line				

Date System Installed:

Installer:

Inspector:

## Field Review Form

Permit # SS2023-1945

## Property and Owner

Owner: LYLE BATEMAN

Parcel Number: 210201000

Site Address: 24227 MCKINLEY AVE

Secondary Parcel: 210203000

## Home Information

Does the structure contain any of the following elements?	Designer submitted	Inspector verified
	Garbage disposal: Yes	Garbage disposal? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Dishwasher:	Dishwasher? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Grinder pump:	Grinder pump? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	Lift pump in bsmt:	Lift pump in basement? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Number of bedrooms: 3	Review - Number of bedrooms: 3	
Effluent screen	Effluent screen installed? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Mfr:
Alarm: Yes Type:	Review - Alarm? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Type & Mfr: PS Patrol
Lift pump in system: Yes	Review - Lift pump in system? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Mfr: Zoeller BN95

## Component Information

Tank size: 500 additional septic and 500 lift	Review - Tank nbr: 2 size: 500 <sup>600</sup> Mfr: Infiltrator
Drainfield type: Pressure Bed	Review - Drainfield type: Pressure bed
Drainfield size: Full size - 580 Reduced/warr. size -	Review - Drainfield status: none <sup>installed</sup> next spring Review - Drainfield size: 20' x 29'
Absorption area size: 12" total	Review - Absorption area size:
Chamber type/num: Trench sqft/chamber -	Review - Chamber type: <input checked="" type="checkbox"/> Num: Review - Trench sqft/chamber:
Drainfield rock depth: 12" total	Review - Rock depth: 12"

## Soil Verification

Vertical separation verified	Boring #1: <input checked="" type="checkbox"/> Type III Boring #2: <input type="checkbox"/> Boring #3: <input type="checkbox"/> used existing area
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## Setback Verification

Distance to...	Designer submitted		Inspector verified	
	Tank	Drainfield	Tank	Drainfield
Road	50+	50+	50+	
Nearest prop line	10+	easement attached	10+	
Nearest structure	45	100	60	
Well	65	100	60	100+
OHW <i>approved</i>	50+ approved	50' approved	50+	50+
Pond/Wetland				
Pressure line				

Date System Installed: 10/31/2023      Installer: Thelens      Inspector: Denise Gubrud



## **Subsurface Sewage Treatment System Management Plan**

Property Owner: Lyle and Diane Bateman Date: 10-24-23  
Site Address: 24227 McKinley Ave Osage, MN 56570 Parcel: 210201000

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every \_\_\_\_\_ months.  
Local Government: check every \_\_\_\_\_ months.  
State Requirement: check every 36 months.

**My System needs to be pumped  
every 36 months.**

### **Homeowner Management Tasks**

*Leaks* – Check (look, listen) for leaks in toilets and dripping faucets. Repair leaks promptly.

*Surfacing sewage* – Regularly check for wet or spongy soil around your soil treatment area.

*Effluent filter* – *Inspect and clean twice a year or more.*

*Alarms* – Alarm signals when there is a problem. Contact a service provider any time an alarm signals.

*Event counter or water meter* – Record your water use.

–recommend meter readings be conducted (Check one: DAILY WEEKLY MONTHLY)

### **Professional Management Tasks**

- Check to make sure tank is not leaking
- Check and clean the in-tank effluent filter
- Check the sludge/scum layer levels in all septic tanks
- Recommend if tank should be pumped
- Check inlet and outlet baffles
- Check the drainfield effluent levels in the rock layer
- Check the pump and alarm system functions
- Check wiring for corrosion and function
- Check dissolved oxygen and effluent temperature in tank
- Provide homeowner with list of results and any action to be taken
- Flush and clean laterals if cleanouts exist

"I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in the Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Designer Signature: Jeanne L. Thelen JK Date: 10-24-23

## Hubbard County Trench/Pressure Bed with Pump Design

Property Owner: Lyle and Diane Bateman

Date: October 24, 2023

Designer's Initials: LT

### Tank Sizing

A. Septic Tank Capacity: ~~Ex 1000 add 500~~ Gallons

Tank Type: 1 Compartment Filter: No

Garbage Disposal/Basement Lift Station: Lift Only

B. Pump Tank Capacity: 500 Gallons (7080.2100)

a. Alarm Type: Electric

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
4 or less	1,000	1,500
5 or 6	1,500	2,250
7, 8 or 9	2,000	3,000

### Soils

C. Depth to Restricting Layer: 6 ft

Native SSF: 1.27

(Perc. Rate [Optional]: MPI)

**Rock Trenches** → **Trench Width:** ft

\*Choose which system size you will use by clicking the button to the left\*

E.  6 in. Trench Depth: 571.5 sq. ft

Cubic Yards of Rock: 21.2 yds<sup>3</sup>

F.  12 in. Trench Depth: 457.2 sq. ft

Cubic Yards of Rock: 25.4 yds<sup>3</sup>

G.  18 in. Trench Depth: 377.2 sq. ft

Cubic Yards of Rock: 27.9 yds<sup>3</sup>

H.  24 in. Trench Depth: 342.9 sq. ft

Cubic Yards of Rock: 31.8 yds<sup>3</sup>

I. Lineal Feet:

**Chamber Trenches** → **Dimensions of one chamber (L x W):** ft × ft

J. Brand:

K.  6-11 in. Chamber Depth: 571.5 sq. ft

L.  12 in. Chamber Depth: 457.2 sq. ft

M. Lineal Feet:

O. Total Chambers Needed: Chambers

### Pressure Bed

P. Pressure Bed: 571.5 sq. ft

i. Bed Dimensions: 20 ft × 29.0 ft → Rock Depth Below Pipe: 0.75 ft + Rock Depth to Cover Pipe: 0.25 ft

ii. Cubic Yards of Rock: 22.0 yds<sup>3</sup>

### Additional System Notes and Information:

## Becker County Trench/Pressure Bed with Pump Design

Property Owner: Lyle and Diane Bateman

Date: October 24, 2023

Mailing Address: P.O Box 182

City: Osage

State: MN

Zip: 56570

Phone Number: 218-255-7984

Site Address: 24227 McKinley Ave

City: Osage

State: MN

Zip: 56570

Driving directions if no address issued:

### Legal Description:

Sec: 20 Twp: 140

Range: 036

Twp Name: Osage

Parcel Number: 210201000

Lake/ River: Straight Lake

Lake/River Classification: Recreational Development

### Flow Data

Number of Bedrooms: 3

Dwelling Classification: 1

System Type: 1

GPD: 450

### Wells

Deep Well: None

Shallow Well: Existing Shallow

Wells to be sealed (if applicable)?

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

Other GPD  
Amount:

### Setbacks

Tank(s) to: Well 65

House 45

Property Line 10

Drainfield to: Well 100

House 100

Property Line 10

Sewer Line to well: Existing

Air Test: No

### Additional System Notes and Information:

Current septic system is failing. Will be adding a 500 gallon septic tank, 500 gallon pump tank, and a 20' X 29" pressure bed drainfield. A utility easement is required to install this septic system. See attached.

Designer Name: Thelens Excavating Inc.

License Number: L534

Address: 32996 Co Rd 135

City: Park Rapids

State: MN

Zip: 56470

Phone Number: 218-732-0015

E-Mail Address: thelensexcavating@gmail.com

## Hubbard County Trench/Pressure Bed with Pump Design

Property Owner: Lyle and Diane Bateman      Date: October 24, 2023

### Determine Pump Capacity

1) Gravity Distribution Pump Capacity Range: 10 - 45 GPM

\*Skip to Pump Head Requirements if pumping to gravity

2) Pressure Distribution:

a) Number of laterals:

b) Lateral Size:      in.

c) Perforation spacing:      ft

d) Check Table 4 to see the maximum number of perforations per lateral.

3) Lateral Length (choose):

Rock Bed Length:      ft

a) End manifold:      ft

b) Center manifold:      ft

c) Choose 3a or 3b:      ft

4) Total Perforation Determination:

a)      Perforations / Lateral

b)      Total Number of Perforations

c) Select perforation discharge from Table 1:      GPM/Perf.

d) GPM/Perf. =      0.0      GPM

### PUMP HEAD REQUIREMENTS

5) Elevation difference:

a) Elevation difference between pump and point of discharge 8.0 ft

b) If pumping to a pressure distribution system: 13.0 ft

c) Choose  5a if pumping to gravity or  5b for pressure: 13.0 ft

6) Friction loss:

a) Select a value from Table 2: 2.64 ft per 100 ft of pipe

b) Pipe length to drainfield: 30 ft  $\times$  1.25 = 37.5 ft

c) 1.0 Friction Loss

7) Drainback:

a) Actual Pipe length 37.5 ft  $\times$  .17 gal/ft (Table 3) = 6.4 gal

8) Total Head Required: 14.0

9) Minimum Pump Size 0.0 GPM & 14.0 ft. of dynamic head

Pump Model: Zoeller BN 98

Designer's Initials: LT

**Table 1**

Perforation Discharge (GPM/perf.)		
Ft. of Head	7/32 Perf Diameter	1/4 Perf Diameter
1.0	0.56 in.	0.74 in.
2.0	0.80 in.	1.04 in.

**Table 2**

Friction Loss in Plastic Pipe

Flow (GPM)	1.5"	2"	3"
20	2.47	0.73	0.11
25	3.73	1.11	0.16
30	5.23	1.55	0.23
35	6.96	2.06	0.30
40	8.91	2.64	0.39
45	11.07	3.28	0.48
50	13.46	3.99	0.58
55		4.76	0.70
60		5.60	0.82
65		6.48	0.95
70		7.44	1.09

Use 1.0 for single homes, 2.0 for everything else

**Table 3**

Volume of Liquid in Pipe

Pipe Diameter	Gal/Ft.
1.25 in.	0.078
1.5 in.	0.11
2.0 in.	0.17

**Table 4**

Max Perforations/Lateral

Perf. Spacing	1.25" Pipe	1.5" Pipe	2" Pipe
2.5 ft.	14	18	28
3 ft.	13	17	26
3.3 ft.	12	16	25
4 ft.	11	15	23
5 ft.	10	14	22

## Hubbard County Trench/Pressure Bed with Pump Design

Property Owner: Lyle and Diane Bateman

Date: October 24, 2023

Designer's Initials: LT

### Proposed Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0-4	topsoil	0	10yr3/4	fine	n
4-25	db sand	0	10yr5/6	med / loose	n
25-42	lb sand	0	10yr6/3	med / loose	n
42-72	sand	0	10yr6/4	loose	n

### Proposed site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0-4	topsoil	0	10yr3/4	fine	n
4-25	db sand	0	10yr5/6	med / loose	n
25-42	lb sand	0	10yr6/3	med / loose	n
42-72	sand	0	10yr6/4	loose	n

### Alternate Site Boring #1

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
	Type 3 in existing df area				

### Alternate Site Boring #2

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox

### 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	0.78	> 60	Clay Loam	****	0.24

### Description of Soil Treatment Areas

	Proposed Site		Alternate Site	
Disturbed Areas?	no		no	
Compacted Areas?	no		no	
Flooding Potential?	no		no	
Run-on Potential?	no		no	
Limiting Layer Depth	Proposed #1:6'	Proposed #2:6'	Alternate #1:6'	Alternate #2:
Slope % and Direction	0		0	
Landscape Position				
Vegetation Types	woods		woods	
Soil Texture	sand		sand	
Soil Sizing Factor	1.27		1.27	

## Maintenance Log

Activity	Date Accomplished											
<b><i>Check frequently:</i></b>												
Leaks: check for plumbing leaks												
Soil treatment area check for surfacing												
Lint filter: check, clean if needed												
Effluent screen: if owner-maintained												
Water usage rate (monitor frequency _____)												
<b><i>Check annually:</i></b>												
Caps: inspect, replace if needed												
Sludge & Scum/Pump												
Inlet & Outlet baffles												
Drainfield effluent leaks												
Pump, alarm, wiring												
Flush & clean laterals if cleanouts exists												
Other: _____												
Other: _____												

### System Details:

### Mitigation/Correction Action Plan:



MINNESOTA POLLUTION  
CONTROL AGENCY

520 Lafayette Road North  
St. Paul, MN 55155-4194

## 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-wwsts4-31b)*. 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 Lyle Bateman

Property address: 24227 McKinley Ave, Osage, MN 56570

Local Regulatory Authority: \_\_\_\_\_

Parcel ID: 210201000

### System status

System status on date (mm/dd/yyyy): 08/30/2022

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."

6" access

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: Thelen's Excavating & Septic Inc.

#### Designated Certified Individual (DCI) information

Print name: Leonard Thelen Jr

Business license number: L534

Certification number: C2740

*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:

*(This document has been electronically signed.)*

Date (mm/dd/yyyy): 09/16/2022

## REAL ESTATE EASEMENT AGREEMENT

THIS AGREEMENT is made on September 16, 2023, by and between Larry S. and Mary M. Harvala of 24220 McKinley Avenue, Osage, Minnesota 56570-0293, hereinafter ("Grantor"), and Lyle and Diane Bateman of 24227 McKinley Avenue, Osage, Minnesota, 56570 hereinafter ("Grantee").

### Recitals

A. The Grantor is the owner of certain real property commonly known as 24220 McKinley Avenue, Osage, Minnesota, 56570-0293, and more fully described as follows: Section 20 Township 140 Range 036 PT NW1/4 LYING WLY OF MCKINLEY ST: COMM SW COR TH N 150', TH E 503.65', NE 59.13' TO POF; TH S 178.85' TO S LN NW1/4 OF SE1/4, TH E 244.87' TO WLY LN MCKINLEY ST, N 290' TO STRAIGHT LK, TH SWLY, WLY, NWLY & NLY AL LK TO POINT NE, (Servient Estate).

B. The Grantee is the owner of certain real property commonly known as Minnesota, 24227 McKinley Avenue, Osage Lyle and Diane Bateman, \_\_\_\_\_, ("Dominant Estate").

C. The Grantee desires to acquire certain rights in the Servient Estate.

### 1. Grant of Easement

For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate: Section 20 Township 140 Range 036 PT NW1/4 LYING WLY OF MCKINLEY ST: COMM SW COR TH N 150', TH E 503.65', NE 59.13' TO POF; TH S 178.85' TO S LN NW1/4 OF SE1/4, TH E 244.87' TO WLY LN MCKINLEY ST, N 290' TO STRAIGHT LK, TH SWLY, WLY, NWLY & NLY AL LK TO POINT NE.

### 2. Character of Easement

It is the intention of the parties that the easement granted appurtenant to the Dominant Estate, in that the easement benefits the use and enjoyment of the Dominant Estate by Allow receiving party to place a septic system drain field closer to property than current setbacks or allow receiving party to have drain field installed on Harvala's property if necessary.

### 3. Duration and Binding Effect

The easement shall endure 99 years. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective parties.

### 4. Purpose of Easement

The easement will benefit the Grantee by Allow receiving party to place a septic system drain field closer to property than current setbacks or allow receiving party to have drain field installed on Harvala's property if necessary.

### 5. Limitations

It is expressly agreed that the easement, rights, and privileges conveyed to Grantee are limited to installation of septic system drainfield.

### 6. Exclusiveness of Easement

The easement, rights, and privileges granted by this easement are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the area covered by this grant, or nonexclusive, and Grantor reserves and retains the right to convey similar easement and rights to such other persons as Grantor may deem proper.

### 7. Grantor's Rights

Grantor also retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent the use by Grantee of the easement. Grantor's retained rights include, but are not limited to, the right to build and use the surface of the easement

The parties have executed this agreement on the above mentioned date.

GRANTOR:

By: Larry S. Harvala  
Mary M. Harvala  
Larry S. and Mary M. Harvala

Date: 09-16-2023

GRANTEE:

By: Lyle and Diane Bateman  
Diane Bateman  
Lyle and Diane Bateman

Date: 09-20-2023

9/14/23, 2:25 PM

Interactive Map



Scale 1: 664

X: -10603555.6327 Y: 5929000.8742

**To whom it may Concern:**

The Osage Township Board, Becker County, MN  
Grants use of easement Property located on  
Cart way west of Lyle Bateman's property for  
Drainage field and upgrade of his septic system.

Date 8/10/23

Board Supervisors

andrea

Tom C

M. Smith

Agreement Regarding Lyle Bateman Cart way Easement

On August 10, 2023, Lyle Bateman requested that the Osage Township Board grant easement of the 33' Cart way between his property and the property to the west that goes to the straight lake edge.

Lyle Bateman needs the land for a drain field west of his property in order to upgrade his septic system. Similar for what was done for Grant Bateman in 1994.

The cart way is a dead end to straight lake; it is not used for motor traffic but open for a walking trail and is used for snowmobiles.

The Osage township Board gives Lyle & Diane Bateman permission or easement to place a drain field on the cart way for an indefinite period or the life of the drain field. There will be no restrictions for passage over drain field for walking etc. When the drain field is in place, cart way will be brought back to its original state.

Agreed to this 10 day of August, 2023

Lyle Bateman  
Lyle Bateman

Andy  
Supervisor

Pat  
Supervisor

Mark  
Supervisor