

124 North Broadway, Crookston, MN 56716  
218-281-1232 Fax 218-281-5609

February 19, 2026

## NOTICE OF MEETING

**PLANNING COMMISSION MEETING**  
Tuesday, February 24, 2026 at 7:00 PM  
City Hall Council Chambers

### Agenda:

1. Approve/Amend Minutes from January 21, 2026 Meeting
2. Selection of Planning Commission Chair, Vice-Chair & Secretary
3. Nature View Twin Homes LLC for 4 parcels on Eickhof Boulevard (x3)
  - a. Conditional Use Permit Request– allowing Townhomes
  - b. Variance Permit Request – allowing 0 feet separation between lots.
  - c. Replat of Nature View Estates Lots 1-4, Block 1 & Nature View Estates Plat 5 Outlot B to Nature View Twin Homes Plat.

C: Committee: **Bingham, Tate, Blazek, Johnston, Tappe**

M/C: Stainbrook, Shostell, Fischer, Briggs, Cavalier, Brekken, **Klatt**, Hibma, Ault

Staff: **Hefta, Selzer**, Devier

Other: Tanner Holten, **Bob Herkenhoff**

Media: KROX, Crookston Watch, CH: 3

**For quorum purposes, if you are unable to attend,  
please call Greg or Tina at 281-1232.  
Thank you.**



## Planning Commission Meeting

Wednesday, January 21, 2026

7:00 p.m.

City Hall Council Chambers

**Members Present:** Blazek, Bingham, Tate  
**Members Absent:** Tappe, Johnston  
**Staff Present:** Hefta, Selzler, Wyum  
**Council Present:** Stainbrook  
**Others Present:** Jeff Fagerstrom, Tony Anderson, Chris (KROX)

Tate called the meeting to order at 7:00 p.m.

### Approve/Amend Minutes from November 18, 2025 Meeting

The motion to approve the minutes from November 18, 2025, meeting was made by Blazek, seconded by Bingham. Motion carried.

### Selection of Planning Commission Chair, Vice-Chair & Secretary

The decision was made to table this item as the whole commission wasn't present.

### Discussion Meeting - MMCDC Development of Properties Adjacent to Lincoln School

Hefta stated that this is discussion with Jeff Fagerstrom of the Northwest Minnesota Housing Cooperative and Taylor Wyum of the EDA to look at new prospects for future housing at the former Lincoln School site. Fagerstrom stated that they've partnered with the City now for 28 years and that they've enjoyed building homes for their buyers. They told the homeowners that built around the Lincoln School property that there were no guarantees that the property in the middle would remain green space. They are now wanting to move forward by deciding what to do with this property. There are no utilities down the middle of the property. In the Planning Commission packet, there are various options for things that can be done with this property. The property could be sold to the existing homeowners, you could do 55+ homes, or we could leave it a green space. Blazek feels a survey of the homeowners living on the existing lots surrounding this space would be a good idea. They are open to any and all ideas. Tate stated that four of the homeowners are against the green space being developed. They were told that it would remain green space although it wasn't in writing. Anderson discussed remodeling Lincoln School. He stated that it's just a matter of time and acquiring the proper financing. He's looking at maybe doing 55+ housing. There would be around 30 units. Wyum hasn't seen many grants dealing with infrastructure but will look into what's available. They will also check with Public Works to see what it might cost to put in a gravel or paved road down the middle of the green space so that the homeowners around it would have access to the back of their property.

### Discussion Meeting - Diocese Property

Wyum stated that she wants to give a bit of an overview of a potential project that the City is working on. The City extended an option on this property which is approximately 20 acres. We are looking at issuing a Request for Proposals to see if we can find a developer interested in building market rate residential housing. The current zoning is R-1, single family residential. If a developer comes in and wants to do twin homes (R-2), would the Planning Commission consider changing the zoning to allow for this. There is one existing house that is on the property that would probably remain. The chancellery which is on the property is vacant and has been declared obsolete. They keep the heat on in the winter so that the pipes don't burst. It would more than likely be demolished and there is possibly asbestos in there. 800 sq. ft. is the minimum size house that we allow at this time but that could also change should we decide to have a conversation about it. Tate questioned if the cemetery is looking for any additional space. Wyum hasn't heard anything. Wyum stated that the Diocese had recently had this property drawn by an architect to see how many lots they could comfortably fit with different road patterns and they came up with 40-45. The option on the property is good through the end of this year.

### Discussion Meeting - Broadway Villas (adjacent to Casey's) Housing Project

Wyum stated that this is on the north end of town, south of Caseys. It's 3 1/2 acres and is owned by the Housing & Economic Development Authority. They have been looking at building twin homes, and they've secured some grant funding to assist with developing these properties. This housing would be for those earning under \$134,000 annually per household. They are looking at building 12 units, which would be 6 twin homes. They would be owner occupied.

The site is currently zoned R-3. They would look at starting this in 2027 and would do it in two phases. They would have three twin homes in 2027 and three in 2028.

#### **Discussion Meeting - Rail Spur Phase 2 – Industrial Park**

The Minnesota Northern Railroad previously applied for funding from the State to put a rail spur in the industrial park. The City donated 10 acres of land in the industrial park to do this, and they have started construction on phase 1 however it has been paused for the winter. They hope to complete this in the spring or summer of 2026. They've now applied for funding for Phase 2. This would bring the railroad track to the NW corner of the property where the former Ag Innovation Campus is located. This property is now owned by Farmers Union, and they are investing in it so they can produce fertilizer products. They are interested in having the rail spur connected and having that rail access. Minnesota Northern Railroad wants everyone to know that they are looking at expanding the use of the rail spur in the industrial park, which is also dependent on funding. Hefta stated that I-1/I-2 for loading/unloading products, such as fertilizer, which is organic, would be a permitted use. If there were other types of chemicals or anything hazardous, they would have to look into that.

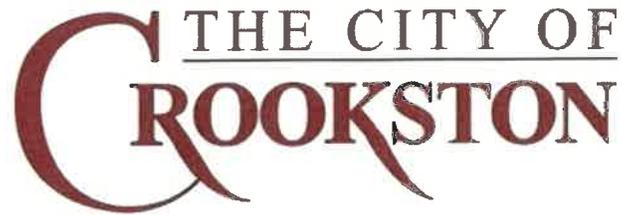
#### **Discussion Meeting – Height Restrictions - Industrial I-1 & I-2 Areas**

Hefta stated that EDA has asked him to look at I-1 and I-2 height restrictions for the City. We currently have a 3-story or 40 ft. height restriction for these zones. They have possibilities of future landowners that would need greater than the 40 ft. height restrictions. Do we want to look at higher building maximum or do we want to be set at a minimum height, and they would have to do a variance to go above that height. Wyum feels that with the rail spur going in, it will increase the possibility of other businesses wanting to go into the industrial park. Someone wanting to build cold storage is going to need 120 ft. tall building. Hefta spoke with Jake Snyder at Polk County, and he stated that anything over 100 ft. they do need a conditional use permit per their language, although for the City it would be a variance. Hefta stated that we have a \$1500 fee for a variance request. The main reason is if they have aviation lights they will need them above the 100 ft. level. Tate feels that if the \$1500 is stopping businesses from coming to town, we may want to consider lowering the cost. Also, in Polk County for hazardous structures, they must have permitted use, and there are exceptions for smokestacks, towers, and antennas. Hefta would like to see a maximum height restriction per type 5 construction, which is a non-fireproof maximum height that can be approved with sprinkler system and/or fire protection is 70 feet. There would need to be setbacks along with the height restrictions. He feels that over 100 ft. would need to have the aviation lights and above them would require a conditional use.

Hefta noted that the next meeting will be February 24, 2026.

The meeting was adjourned to 8:10 p.m.

Meeting report respectfully submitted by Tina Trostad



## Memorandum

**To:** Planning Commission  
**From:** Greg Hefta, Building Official  
**Date:** February 19, 2026  
**RE:** Planning Commission Meeting Memo

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Below summarizes the Planning Commission agenda items for the February 24, 2026, meeting:

### **Nature View Twin Homes LLC for 4 Parcels on Eickhof Boulevard**

*For Clarity, all of the discussion items for Planning Commission Meeting are co-dependent on each other for approval and will be discussed jointly. The Conditional Use Permit, Variance Permit and Replat Drawing must all be recommended for approval for all items to be applicable; if any of the items are recommended for disapproval the remainder items must logically fail as well. However, recommendation vote will be held individually for each item after full discussion.*

#### **Attachments (for all agenda items):**

- Conditional Use Legal Notice of February 4, 2026; Variance Legal Notice of February 4, 2026; Existing site map of Natures View Estates showing parcels; Jeff Fagerstrom verification Letters per address for fire Walls (x4) dated 01/26/2026; Widseth Replat Map Recommendation Letter of 01/22/2026; Widseth Replat Map of Nature View Twin Homes (larger size map will be available at meeting). Application form for Variance and Conditional Use will be provided at meeting.

Property referenced for Agenda Item #3 a, b & c is as follows with current address, Current Parcel # and Legal Property Description:

905-907 Eickhof Boulevard  
(Parcel 82.03960.00):

EX (PT LOT 1, BLK 1 BEG AT NE COR LOT 1, SWLY 84.88' TO SE COR LOT 1, NWLY 52.03', NELY 113.69', SELY 92.94' TO POB)  
NATURES VIEW ESTATES Block 1 Lot 1 NATURES VIEW ESTATES  
Section 29 Township 150 Range 046

911-913 Eickhof Boulevard  
(Parcel 82.03960.01):

PT LOT 1, BLK 1, BEG AT NE COR LOT 1, SWLY 84.88' TO SE COR LOT 1, NWLY 52.03', NELY 113.69', SELY 92.94' TO POB, & PT LOT 2, BLK 1 BEG AT NW COR LOT 2, SWLY 84.88' TO SW COR LOT 2, SELY 47.51', NELY 133.2', SWLY 62.37' TO POB Block 1 Lot 1  
NATURES VIEW ESTATES Section 29 Township 150 Range 046

919 Eickhof Boulevard (Parcel 82.03961.00):	(EX PT LOT 2, BLK 1, BEG AT NW COR LOT 2, SWLY 84.88' TO SW COR LOT 2, SELY 47.51', NELY 133.20', SWLY 62.37' TO POB) Block 1 Lot 2 NATURES VIEW ESTATES Section 29 Township 150 Range 046
1005-1007 Eickhof Boulevard (Parcel 82.03962.00):	Block 1 Lot 3 NATURES VIEW ESTATES Section 29 Township 150 Range 046
1011-1013 Eickhof Boulevard (Parcel 82.03963.00):	Block 1 Lot 4 NATURES VIEW ESTATES Section 29 Township 150 Range 046
Back Lot (no address) (Parcel 82.04100.00):	NATURES VIEW ESTATES PLAT 5 OUTLOT B Section 29 Township 150 Range 046

### **Conditional Use Permit**

The Planning Commission is being asked to review and comment on the duplex units/homes at the addresses of 905-907 (Built Year 2013), 911-913 (Built Year 2019), 919 (Built Year 2017), 1005-1007 (Built Year 2013) & 1011-1013 (Built Year 2017) Eickhof Boulevard in Crookston, Minnesota on whether to allow a Townhome usage of the properties listed (per address list). Please note 919 Eickhof Boulevard is a single-family home, not a duplex unit. Robert Herkenhoff is Manager of Nature View Twin Homes LLC which is the company owning the properties (hereafter referred to as "Owner") and is the applicant for this Conditional Use Permit.

All of the properties listed above are within the R-2 Zone of 1 & 2 Family Residential District; please reference address from first paragraph above for building construction completion years of associated units. The majority of land surrounding the properties is R-2 Zone as well with the exception of properties to the southwest within an R-3 Zone of Multi-Family Residential between Barrette Street and Gretchen Lane south of Eickhof Boulevard. Some of these properties within R-3 Zone include Northwestern Apartments and Barrette Apartments.

Existing structures were constructed as duplexes, or in other words 2 living units located on the same individual properties listed above. This was a permitted usage as a two-family dwelling unit (duplex) per Ordinance Section 152.37.B Item #2. Per attached letters from Jeff Fagerstrom, building construction was constructed with townhome standards in mind and per Owner request, including:

1. independent utilities including gas, electrical, water & sewer for each property address/unit
2. separation of units from foundation to roof deck
  - a. 2 individual one-hour fire walls required for townhomes, including air spacing and roof trusses
  - b. Each unit stands independently
  - c. ½" Fire Rated Plywood installed on roof deck directly above separation wall, staggered and extending a minimum of 4 feet past separation wall.

Per the One and Two-Family Residential R-2 Zoning Ordinance Section 152.37.D, Item #3 lists townhouses and condominiums as Conditional Uses. The reason stated for this Conditional Use Permit request is that Owner would like to sell individual units and divest of the rental housing business for the future. These townhouse units, if approved, would provide a larger selection of housing unit types available for ownership within the City of Crookston. A shared common wall agreement between residents will be provided to city upon sale of units by Bob Herkenhoff if approved.

**Staff Recommendations:** Planning Commission validate by motion to recommend to the City Council that the Conditional Use Request for the addresses of 905-907, 911-913, 1005-1007 & 1011-1013 Eickhof Boulevard and their associated Parcels # 82.03960.00, 82.03960.01, 82.03962.00 & 82.03963.00, respectively in R-2 Zone Residential 1 & 2 Family District would be in compliance with the City of Crookston's Comprehensive plan, specifically Table 7-1 Land Use Decision Matrix stating "townhomes up to 6 units per acre may be permitted".

## **Variance Permit**

The Planning Commission is being asked to review and comment on the duplex units/homes at the addresses of 905-907 (Built Year 2013), 911-913 (Built Year 2019), 1005-1007 (Built Year 2013) & 1011-1013 (Built Year 2017) Eickhof Boulevard in Crookston, Minnesota on whether to allow a 0 foot setback (per address list). Please note 919 Eickhof Boulevard (Built Year 2017) is a single-family home, not a duplex unit, and parcel is not to be split. Robert Herkenhoff is Manager of Nature View Twin Homes LLC which is the company owning the properties (hereafter referred to as "Owner") and is the applicant for this Variance Permit.

See Information from Conditional Use Permit listing previously for properties exact zoning and surrounding area zoning.

See Information from Conditional Use Permit listing previously for Jeff Fagerstrom letters listing each duplex address and shared wall's location required for each Variance .

See information from Proposed Replat drawing of Nature View Twin Homes.

Per the One and Two-Family Residential R-2 Zoning Ordinance Section 152.37.E.3.a Side and Rear Yard Regulations a side yard setback is listed as 4 feet, wherein this request for a Variance would be at 0 feet due to the nature of duplex/townhome construction. Previous properties were not split as shown on existing parcel map but would be split down center of construction of existing duplexes between units as per Replat Drawing Nature View Twin Homes. The reason stated for this request is that Owner would like to sell individual units and divest of the rental housing business for the future. These townhouse units, if approved, would provide a larger selection of housing unit types available for ownership within the City of Crookston. A shared common wall agreement between residents will be provided to city upon sale of units by Bob Herkenhoff if approved.

**Staff Recommendations:** Planning Commission validate by motion to recommend to the City Council that the Variance for the addresses of 905-907, 911-913, 1005-1007 & 1011-1013 Eickhof Boulevard and their associated Parcels # 82.03960.00, 82.03960.01, 82.03962.00 & 82.03963.00, respectively in R-2 Zone Residential 1 & 2 Family District would have a setback of 0 feet from adjacent units as per Replat Drawing Nature View Twin Homes.

## **Replat Drawing - Nature View Twin Homes**

The Planning Commission is being asked to review and comment on the existing duplex units/homes at the addresses of 905-907 (Built Year 2013), 911-913 (Built Year 2019), 1005-1007 (Built Year 2013), & 1011-1013 (Built Year 2017) Eickhof Boulevard in Crookston, Minnesota on whether to allow property splits (per address list) per the revised Replat Map of Nature View Twin Homes. Please note 919 Eickhof Boulevard (Built Year 2017) is a single-family home, not a duplex unit, and parcel is not to be split as per Replat Drawing. Robert Herkenhoff is Manager of Nature View Twin Homes LLC which is the company owning the properties (hereafter referred to as "Owner") and is the applicant for this Conditional Use Permit.

See Information from Conditional Use Permit listing previously for properties exact zoning and surrounding area zoning.

See Information from Conditional Use Permit listing previously for Jeff Fagerstrom letters listing each duplex address and shared wall's location required for each Variance.

See Widseth letter from Surveyor Garret Borowicz showing intent of Replat drawing.

See information from Proposed Replat drawing of Nature View Twin Homes plat.

Per City of Crookston Ordinance Section 151.71 for Modifications, Exceptions and Variances regarding Subdivision (plat submittals), Owner/subdivider can be provided relief for strict compliance with Ordinance regulations that do not cause detriment to the public welfare and without impairing the intent and purpose of these regulations. The Planning Commission may recommend variations from the requirements of this chapter in specific which, in its opinion, do not affect the Comprehensive plan or the intent of this chapter. Two items needing to be provided exception and/or modification and Variances are as follows:

- 1.) Replat drawing Nature View Twin Homes shows intent of splitting existing duplexes into separate parcels centered on the building lines as per the survey. During the survey, two property frontages will not meet the Lot Width requirement of 50 feet per Ordinance Section 151.37.E.5.a by less than a foot; lot widths lengths from west frontage of Eickhof respectively on Replat map per lot going east is 73.7 feet, 49.58 feet, 50.01 feet, 49.54 feet, 127.16 feet, 53.42 feet, 53.22 feet, 55.20 feet and 51.44 feet. Original property lines were followed on Replat drawing as much as possible, so surveyor was restricted by actual layout of center line of duplexes to meet this requirement. However, lot widths not met for these two parcels are less than 6 inches short of lot width requirement, and of little consequence for overall width. All remaining setbacks are more than required, including greater than 4 feet to non-duplex shared property line side; are greater than 25 feet to front of property lot line; and greater than 18 feet to back of lot.
- 2.) Per Minor Subdivision Ordinance 151.73.A, subdivider/owner submittal resulting in five parcels or less may be exempted from complying with some requirements of these regulations. In addition, 3 lots were listed as maximum number of additional lots that may be added to existing lots per subdivision change. With parcels submitted being existing, this will create 9 Parcels by splitting existing duplexes instead of 5 as shown per original parcel map layout. However, the overall parcels with new lots to be created is 4 total and is not configurable to having less than this amount since duplex buildings are existing and cannot be changed in any reasonable manner to meet this requirement. The overall intent of the comprehensive plan to allow up to 6 townhomes per acre will be met, and this requires parcels of duplexes to be split. The overall intent of the creation of 3 lots creation for existing lots was most likely intended for NEW construction on additional created lots, not existing structures already built and with the possibility of being subdivided as per this existing layout.

The reason stated for this request is that Owner would like to sell individual units and divest of the rental housing business for the future. These townhouse units, if approved, would provide a larger selection of housing unit types available for ownership within the City of Crookston. A shared common wall agreement between residents will be provided to city upon sale of units by Bob Herkenhoff if approved. Please note Lot 5 of Block 1 of Nature View Estates (original plat) is not changed from original drawing and is only shown as a reference (dashed lot outline) within the Nature View Twin Homes Replat drawing.

**Staff Recommendations:** Planning Commission validate by motion to recommend to the City Council that the map shown as the Replat Drawing Nature View Twin Homes for the addresses of 905-907, 911-913, 919 & 1005-1007 & 1011-1013 Eickhof Boulevard respectively in R-2 Zone Residential 1 & 2 Family District will be acceptable for approval. This is a Replat drawing of Lots 1-4, Block 1 Nature View Estates & Outlot B, Nature View Estates Plat 5.

**CITY OF CROOKSTON  
ZONING DEPARTMENT  
124 NORTH BROADWAY  
CROOKSTON MN 56716  
218-281-5713**

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**January 7, 2026**

**LEGAL NOTICE**

**NOTICE OF HEARING ON PETITION FOR CONDITIONAL USE PERMIT**

In accordance with the required Minnesota State Statutes, Notice is hereby given that the Planning Commission of the City of Crookston will meet in the Council Chambers of City Hall at **7:00 pm, Tuesday, February 24<sup>th</sup>, 2026** to consider the issuance of a Conditional Use Permit which, if issued, will allow:

Nature View Twin Homes LLC be allowed to split existing duplex lots and subsequently be considered townhomes per a submitted Replat of properties listed; The properties in question are currently in an R-2 1&2 Family Residential Zone. The legal description of property is as follows:

NATURES VIEW ESTATES Block  
1 Lot 1, 2, 3 & 4 & NATURES  
VIEW ESTATES PLAT 5 Outlot B

**Parcel Number:** 82.03960.00,  
82.03960.01, 82.03961.00,  
82.03962.00, 82.03963.00 &  
82.04100.00

**Addresses:** 905-907 & 911-913 & 919  
& 1005-1007 & 1011-1013 Eickhoff  
Boulevard, Crookston MN 56716



**Publish Date:** February 14, 2026

Interested persons may present written or oral comments regarding the requested Variance Request at the aforesaid time and place.

CROOKSTON PLANNING COMMISSION  
CITY OF CROOKSTON

Respectfully Submitted,  
Greg Hefta  
Zoning Administrator

**CITY OF CROOKSTON  
ZONING DEPARTMENT  
124 NORTH BROADWAY  
CROOKSTON MN 56716  
218-281-5713**

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**February 4, 2026**

**LEGAL NOTICE**

**NOTICE OF HEARING ON PETITION FOR VARIANCE**

In accordance with the required Minnesota State Statutes, Notice is hereby given that the Planning Commission of the City of Crookston will meet in the Council Chambers of City Hall at **7:00 pm, Tuesday, February 24<sup>th</sup>, 2026** to consider the issuance of a Variance which, if issued, will allow:

Nature View Twin Homes LLC building setbacks be reduced to 0 feet and have shared walls for consideration as townhomes per a submitted Replat of properties listed; The properties in question are currently in an R-2 1&2 Family Residential Zone. The legal description of the properties is as follows:

NATURES VIEW ESTATES Block  
1 Lot 1, 2, 3 & 4 & NATURES  
VIEW ESTATES PLAT 5 Outlot B

**Parcel Numbers:** 82.03960.00,  
82.03960.01, 82.03961.00,  
82.03962.00, 82.03963.00 &  
82.04100.00

**Address:** 905-907 & 911-913 & 919  
& 1005-1007 & 1011-1013 Eickhoff  
Boulevard, Crookston MN 56716



Interested persons may present written or oral comments regarding the requested Variance Request at the aforesaid time and place.

**Publish Date:** February 14, 2026

CROOKSTON PLANNING COMMISSION  
CITY OF CROOKSTON

Respectfully Submitted,  
Greg Hefta  
Zoning Administrator



# Northwest Minnesota Housing Cooperative

*P.O. BOX 421 / Thief River Falls, MN 56701 / 218-681-2340  
119 Graystone Plaza, Suite 100 / Detroit Lakes, MN 56501 / 218-844-7017*

*www.nmhchomes.com*

DATE: 1-26-2026  
TO: City of Crookston, Inspection Department  
FROM: Jeff Fagerstrom  
MN Building Official BO002026  
MN Contractor: BC139312

RE: Two family dwelling rental (twinhome/Duplex) to townhouse market sale  
ADDRESS: 905 & 907 Eickhof Blvd, Crookston MN  
Requested By: Greg Hefta, City Building Official

Mr. Hefta,

The structure located at 905/907 Eickhof Boulevard was constructed and available for occupancy on 2/28/2014. The original occupancy was intended to be for rental clients, but the owner, Bob Herkenhoff, requested that the structure be built so that it can be sold in the future as two individual properties. With that directive, the homes were built to a townhome specification standard, as per the State of Minnesota building code, at the time of construction. The following bullet points were implemented to achieve the townhome standard.

- All utilities are independent and separate from each side adjacent property address.
  - Each side of this structure has the natural gas, electricity, water and sewer all trenched and connected separately to the main feeds that are located off the property in the public right of way.
- Separation of units is provided from foundation to the roof deck.
  - Two individual one-hour fire walls were constructed and placed with a one-inch air space between each unit. That fire protection and air spacing includes the main occupancy walls and the roof trusses to allow for a full separation from the foundation to the roof deck.
  - Each unit stands independently
  - To achieve the next level of protection, ½" Fire Rated Plywood was installed on the roof deck. The fire rated plywood was installed directly over the separation wall, extending over and past the adjacent separation walls by a minimum of four feet with staggered joints.

Please reach out with any questions.

Sincerely,



Jeff Fagerstrom  
MN Building Official  
Northwest MN Housing Cooperative

## Crookston

216 South Main Street  
PO Box 458  
Crookston MN 56716-0458  
218.281.6522  
Crookston@Widseth.com  
Widseth.com

January 22, 2026

City of Crookston  
Planning Commission  
124 North Broadway  
Crookston, MN 56716

Dear Planning Commission,

On behalf of our client, Robert Herkenhoff and Nature View Twin Homes, LLC, is interested in selling four twin home properties located on the 900 Block of Eickhof Boulevard (Lots 1-4, Block 1, Nature View Estates and Outlot B, Nature View Estates Plat 5).

Upon reviewing our client's needs, it is my professional recommendation to replat these said lots. This approach is the most efficient method for the simultaneous conveyance of these properties to their respective buyers. In addition, replatting will ensure long-term clarity and eliminate potential ambiguity regarding property boundaries in the future.

Please do not hesitate to reach out if you require further information or have any questions regarding this recommendation.

Best regards,



Garrett R. Borowicz

Minnesota Licensed Surveyor No. 45365

# NATURE VIEW TWIN HOMES

## REPLAT OF LOTS 1-4, BLOCK 1, NATURE VIEW ESTATES & OUTLOT B, NATURE VIEW ESTATES PLAT 5

**KNOW ALL MEN BY THESE PRESENTS:** That Nature View Twin Homes LLC, a Minnesota Limited Liability Company, owner and proprietor of the above described property, do hereby certify that this plat is a correct representation of the survey, that all distances are as shown, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands as defined in MS 502.02, Subd. 1, or public highways to be designated other than as shown.

IN WITNESS WHEREOF, said Nature View Twin Homes, LLC, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Robert Herkenhoff, Manager

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Robert Herkenhoff, Manager of Nature View Twin Homes LLC, a Minnesota Limited Liability Company, on behalf of the corporation.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as NATURE VIEW TWIN HOMES, a replat of Lots 1-4, Block 1, Nature View Estates & Outlot B, Nature View Estates Plat 5, that this plat is a correct representation of the survey, that all distances are as shown, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands as defined in MS 502.02, Subd. 1, or public highways to be designated other than as shown.

Garrett R. Borowicz, Land Surveyor  
Minnesota License No. 45385

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Garrett R. Borowicz, Minnesota License No. 45385.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Document Number \_\_\_\_\_  
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 recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

County Recorder \_\_\_\_\_

Polk County Treasurer \_\_\_\_\_

Document Number \_\_\_\_\_  
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 recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

County Recorder \_\_\_\_\_

Polk County Treasurer \_\_\_\_\_

Document Number \_\_\_\_\_  
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 recorded in Book \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_.

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Polk County Treasurer \_\_\_\_\_

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County Recorder \_\_\_\_\_

Polk County Treasurer \_\_\_\_\_

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County Recorder \_\_\_\_\_

Polk County Treasurer \_\_\_\_\_

Document Number \_\_\_\_\_  
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The subdivision of land shown hereon was approved by the Planning Commission of the City of Crookston on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is subject to the zoning ordinance and regulations of the State of Minnesota and regulations of said Planning and Zoning.

Chairman \_\_\_\_\_

Secretary \_\_\_\_\_

We do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of Crookston, Minnesota, approved this plat.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

No delinquent taxes due and transfer contained this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Polk County Auditor \_\_\_\_\_

I hereby certify that all taxes for \_\_\_\_\_ on the land described herein are paid in full.

Polk County Treasurer \_\_\_\_\_

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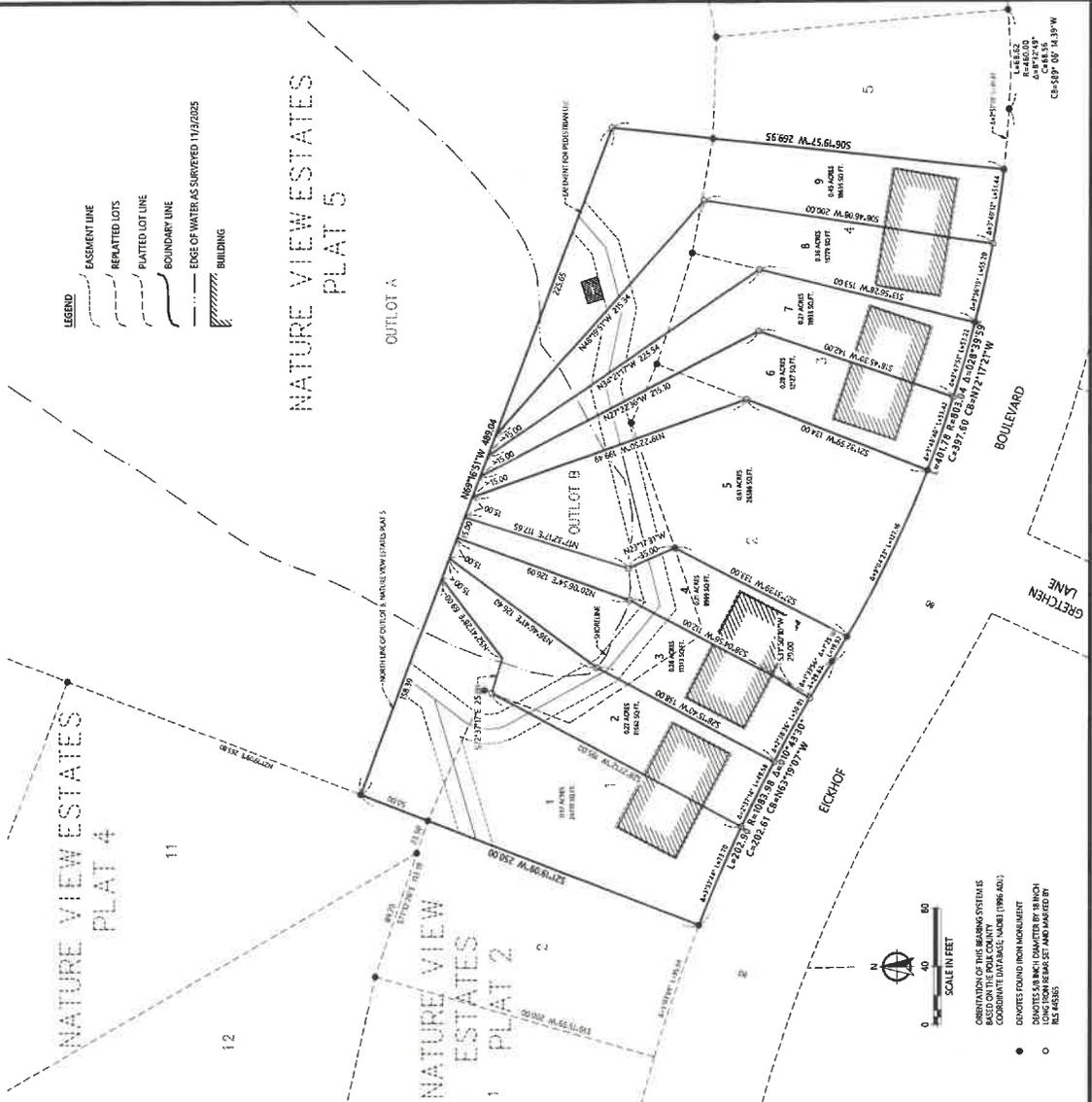
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**LEGEND**  
 - - - - - EASEMENT LINE  
 - - - - - REPLATED LOTS  
 - - - - - PLATTED LOT LINE  
 - - - - - BOUNDARY LINE  
 - - - - - EDGE OF WATER AS SURVEYED 11/3/2025  
 - - - - - BUILDING

NATURE VIEW ESTATES PLAT 5

NATURE VIEW ESTATES PLAT 4

NATURE VIEW ESTATES PLAT 2

**Preliminary**  
02/03/2026 11:41:59 AM

**WIDSETH**  
ARCHITECTS + ENGINEERS + SURVEYORS

"PRELIMINARY PLAT"

