

July 29, 2025

Planning & Zoning Board

Breezy Point, MN 56472

RE: 8931 North Drive; Breezy Point, MN-Parcel #10162035

I (Scott Vee) am asking to divide my lot at 8931 North Drive; Breezy Point, MN 56472-Parcel #10162035. Currently the property consists of Lots 17 & 18, Block 2 of Breezy Point Estates.

These lots were combined by the previous owner over 20 years ago. I'm asking to return to the original property lines in order to sell Lot 17. Upon sale the non-conforming garage will be removed to make the lot completely vacant. Upon sale the shed on lot 18 would be removed permanently. I would be asking for a variance to allow the existing garage to remain in place on Lot 18 as its been there for over 60 years.

I spoke with Maggie at Crow Wing County Land Services and she will restore the original property lines pending the approval of the Breezy Point Planning & Zoning Board.

An email to Maggie with your decision would be appreciated.

Thank you



Scott Vee

612-819-4368

Now

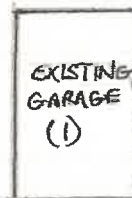
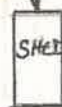
NEIGHBOR DAN + WENDY

NEIGHBOR JIM + CAROLYN

EXISTING .57 ACRES

GARAGE TO BE REMOVED
UPON SALE

SHED TO BE REMOVED
UPON SALE



OWNERS SCOTT + LYNN VEE
612 819 4368

PUBLIC ACCESS

NORTH DR

NEIGHBOR GARY + LYNN

OWNERS SCOTT + LYNN VEE

FUTURE

PROPOSED LOT DIVISION

.28 ACRES

FUTURE HOME

PROPOSED RETURN OF ORIGINAL
PROPERTY LINE FOR LOTS 17 + 18

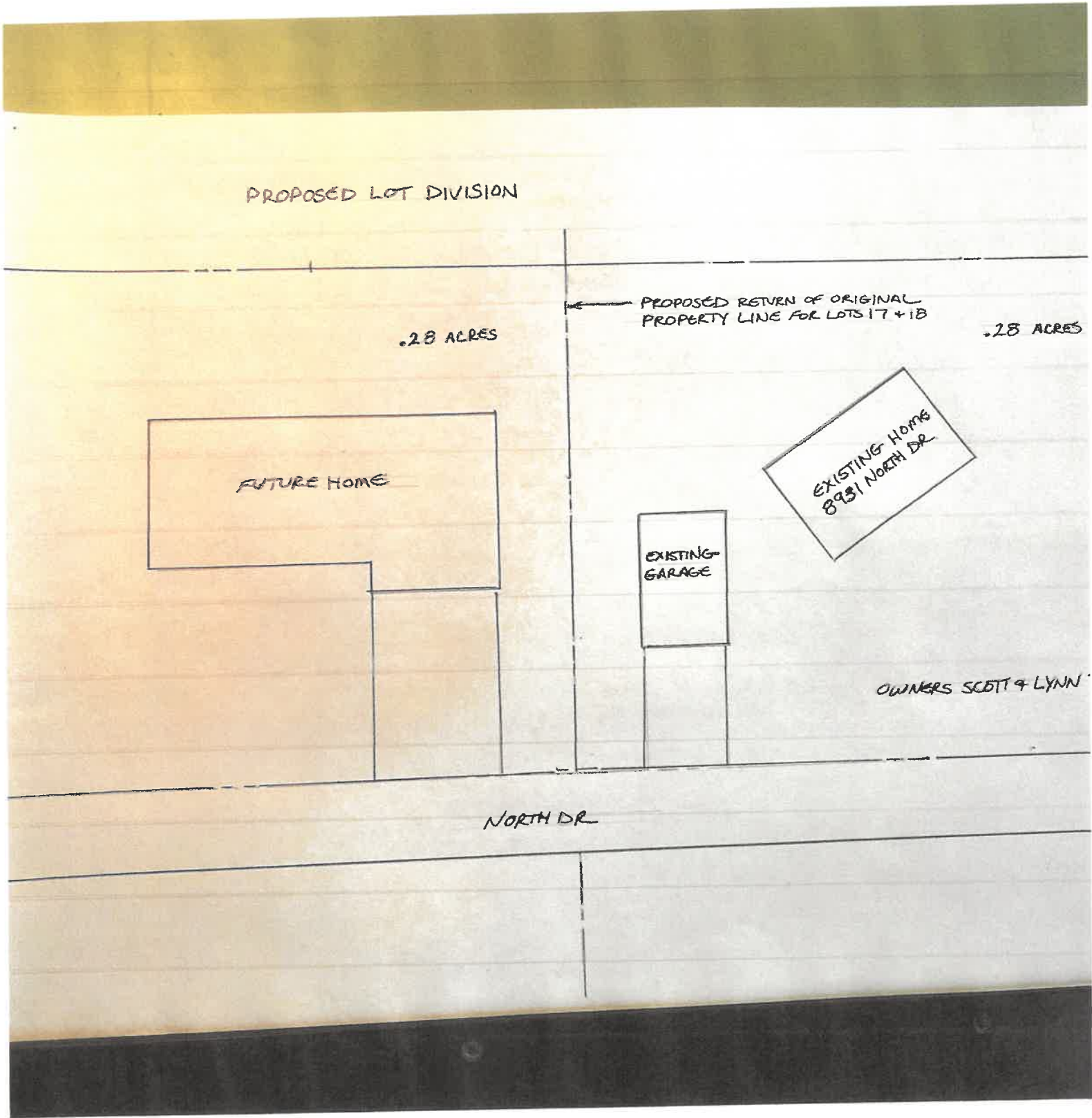
.28 ACRES

EXISTING HOME
8931 NORTH DR

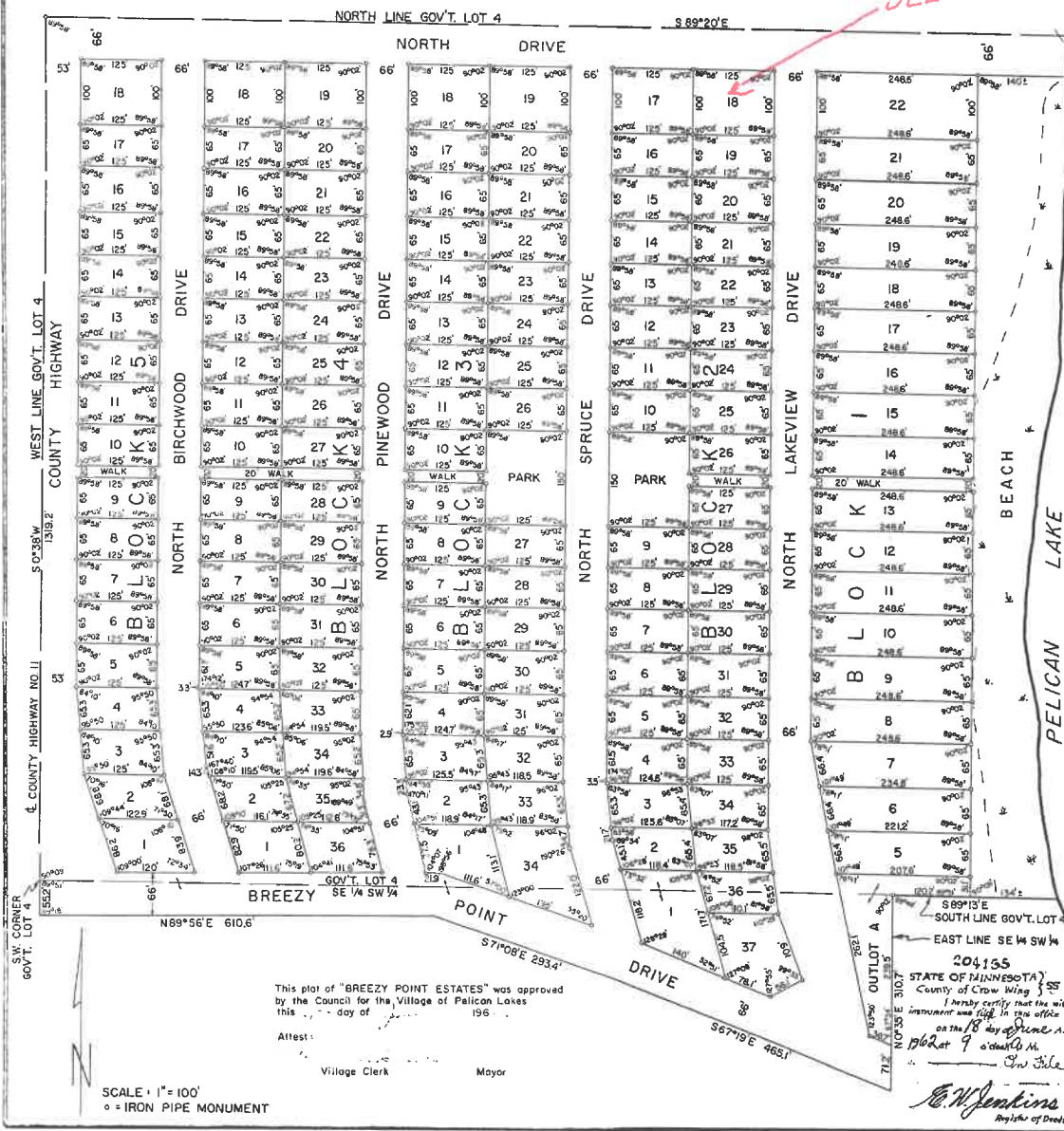
EXISTING
GARAGE

OWNERS SCOTT & LYNN

NORTH DR



BREEZY POINT ESTATES



KNOW ALL MEN BY THESE PRESENTS: That Pedelco, Incorporated, a Minnesota Corporation, and R.F.B. Cote and Julia Cote, his wife, are the owners of Government Lot 4, Section 16, Township 136 North, Range 28 West, and R.F.B. Cote and Julia Cote, his wife, are the owners of that part of the southeast quarter of the southwest quarter (SE 1/4 SW 1/4) of Section 16, Township 136 North, Range 28 West, which lies northerly of the following described line: Beginning at the point on the west line of said SE 1/4 SW 1/4 which is 55.2 feet south 0 degrees 38 minutes west from the northwest corner of said SE 1/4 SW 1/4; thence south 89 degrees 56 minutes east 610.5 feet; thence south 71 degrees 08 minutes east 293.4 feet; thence south 67 degrees 19 minutes east 465.1 feet to the east line of said SE 1/4 SW 1/4 and there ending, and being desirous of plotting said land into lots and blocks, have had the same surveyed, and the annexed plat thereof, made according to the statutes in such cases made and provided. The name of this plat shall be "BREEZY POINT ESTATES". The COUNTY HIGHWAY and NORTH DRIVE are hereby dedicated to the Public. BREEZY POINT DRIVE, NORTH BIRCHWOOD DRIVE, NORTH PINEWOOD DRIVE, NORTH SPRUCE DRIVE, NORTH LAKEVIEW DRIVE, the 20 foot WALKS and the areas shown as BEACH and PARK are hereby dedicated for the use of the owners, their assigns, and the owners of the lots in BREEZY POINT ESTATES. Subject to restrictions or reservations of record, if any. In witness hereof said R.F.B. Cote and Julia Cote, his wife, have hereunto set their hands and seals, and said Pedelco, Incorporated, has caused these presents to be executed in its corporate name by Laif D. Thrane and Jerome D. Lenz, its President and its Secretary respectively, and its corporate seal to be hereunto affixed this 19th day of June 1962.

WITNESSES:
Laif D. Thrane
Jerome D. Lenz
PEDELCO, INCORPORATED
BY: [Signature]
PRESIDENT
[Signature]
SECRETARY
Julia Cote

State of Minnesota } SS
County of Crow Wing }
On this 19th day of June 1962, before me, a Notary Public within and for said County, personally appeared Laif D. Thrane and Jerome D. Lenz, to me personally known, who, being each by me duly sworn, did say that they are respectively the President and the Secretary of Pedelco, Incorporated, and that the seal affixed to the above dedication is the corporate seal of said Corporation, and that said dedication was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Laif D. Thrane and Jerome D. Lenz acknowledge said dedication to be the free act and deed of said Corporation.
My commission expires: March 2, 1967
[Signature]
Notary Public
Crow Wing County, Minnesota

State of Minnesota } SS
County of Crow Wing }
On this 19th day of June 1962, before me, a Notary Public within and for said County, personally appeared R.F.B. Cote and Julia Cote, his wife, to me well known to be the persons described in and who executed the above dedication, and they hereby acknowledge the same as their free act and deed.
My commission expires: March 2, 1967
[Signature]
Notary Public
Crow Wing County, Minnesota

I hereby certify that I have, at the instance of the owners, made the before mentioned survey and plat of "BREEZY POINT ESTATES" and that all information shown hereon is correct to the best of my knowledge and belief. There are no wet lands or public roads on this land other than shown on the plat. Iron pipe monuments have been placed as shown on the plat for the guidance of future surveys.
[Signature]
Dean M. Anderson, Minn. Reg. No. 3091
Registered Land Surveyor

State of Minnesota } SS
County of Crow Wing }
On this 19th day of June 1962, before me, a Notary Public within and for said County, personally appeared Dean M. Anderson, to me well known to be the person described in and who executed the above certificate and he hereby acknowledges the same as his free act and deed.
My commission expires: March 2, 1967
[Signature]
Notary Public
Crow Wing County, Minnesota

I, Elmer R. Anderson, Auditor for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 1961.
[Signature]
Auditor
Crow Wing County, Minnesota

I, Doug M. Anderson, Treasurer for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the year 1961.
[Signature]
Treasurer
Crow Wing County, Minnesota

Crow Wing County Consolidating tax parcels 2025 information:

- A lot is able to be divided back out after consolidation if it is divided into the lots it was before consolidation. i.e. if five 1 acre parcels are consolidated and 10 years down the road they wish to divide, it must be back into five 1 acre parcels. If they want a 2 acre and 3 acre parcel, they must go through a lot split.
- There are 555 possible parcels in Breezy Point for consolidation. Crow Wing will be sending that list over.
- GIS will be pushing out a map that shows a consolidated parcel layer.
- Crow Wing will be sending out mailings to parcels eligible for consolidation this fall.