

CERTIFICATE OF SURVEY

PARTS OF GOV'T LOTS 6 & 7, SECTION 5,
TOWNSHIP 140 NORTH, RANGE 25 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

40-005-3105
Transfer Entered:
19 2024
SANDRA MORISIME
Cass County Auditor-Treasurer
by *E.B. Adcock* Deputy

DEED OF DISTRIBUTION
by Individual Personal Representative
NO DEED TAX DUE DATE: 3/20 2023

Form No. 27-M
Elys Adcock, 18th day of December, 2023
of the County of Hennepin and State of Minnesota
part 3 of the first part, and
part 3 of the second part.

FOR VALUABLE CONSIDERATION, *Thomas J. Risteau, John Risteau, and James Risteau*
of the County of Cass and State of Minnesota, do hereby certify that the within instrument is the deed of said *Thomas J. Risteau, John Risteau, and James Risteau* to *Elys Adcock*, Deputy, County Auditor, Cass County, Minnesota, of the date hereon.

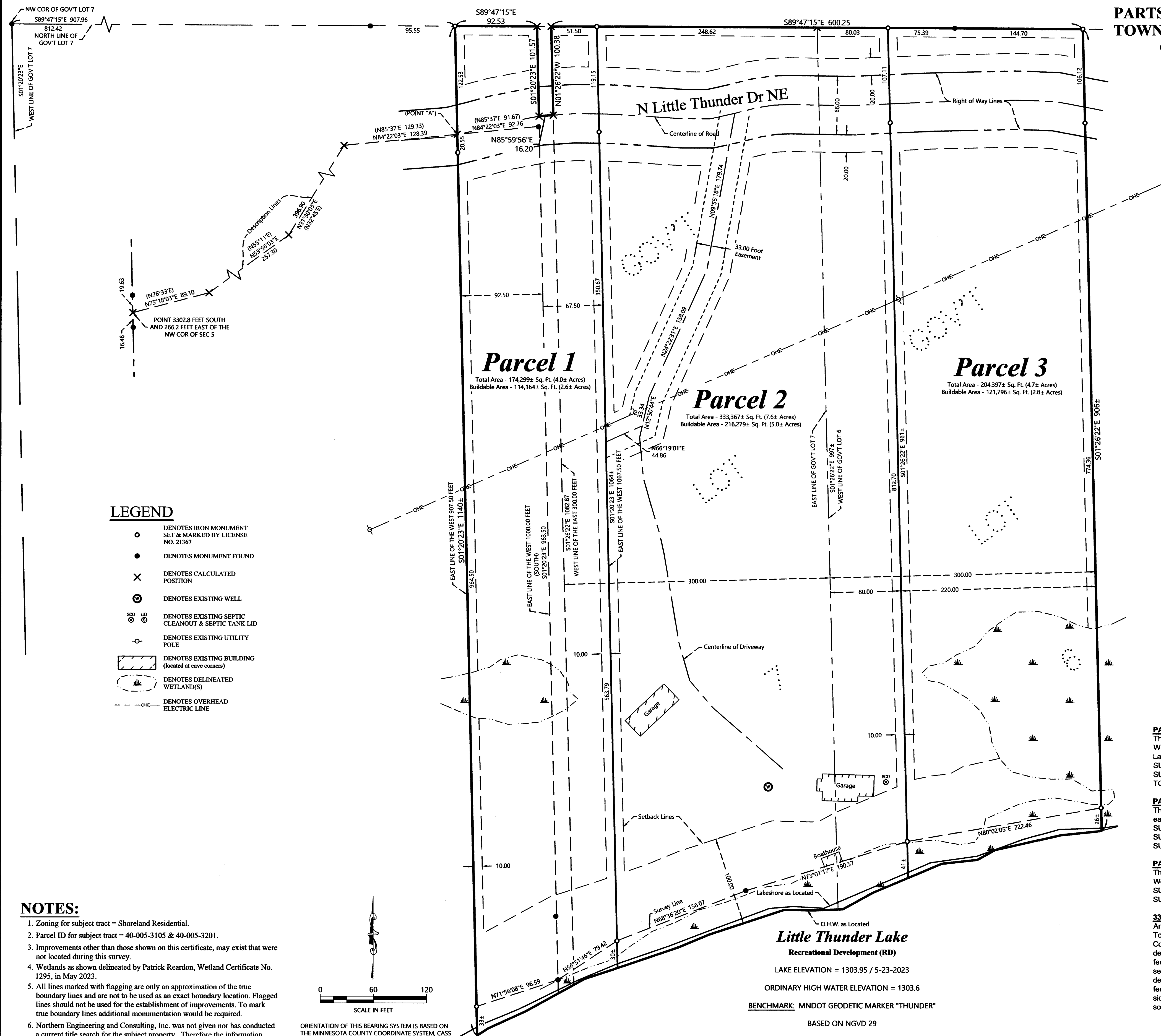
REVISIONS:	DATE	DESCRIPTION
1.	1-30-2024	Change Distance on North Line

I HEREBY CERTIFY 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.
Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21587

WATKINS ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1295
Web: www.watkins.com

CERTIFICATE OF SURVEY
Steve Risteau
539 Journeys End Rd
Longville, MN 56655

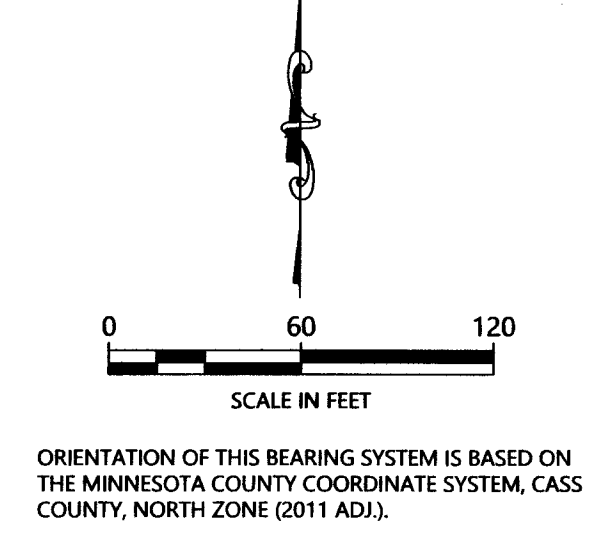
JOB NO. 23-084
DATE: 6-01-2023
SHEET NO. 1 OF 1



- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - ⊙ DENOTES EXISTING WELL
 - ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊖ DENOTES EXISTING UTILITY POLE
 - ▭ DENOTES EXISTING BUILDING (located at cave corners)
 - ▭ DENOTES DELINEATED WETLAND(S)
 - - - DENOTES OVERHEAD ELECTRIC LINE

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 40-005-3105 & 40-005-3201.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, in May 2023.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.



Little Thunder Lake
Recreational Development (RD)
LAKE ELEVATION = 1303.95 / 5-23-2023
ORDINARY HIGH WATER ELEVATION = 1303.6
BENCHMARK: MNDOT GEODETIC MARKER "THUNDER"
BASED ON NGVD 29

PROPOSED DESCRIPTIONS:

PARCEL 1
The East 160.00 feet of the West 1067.50 feet of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, except that part of said Government Lot 7 lying northerly of North Little Thunder Lake Drive, lying easterly of the West 1000.00 feet thereof and lying westerly of the East 300.00 feet thereof. SUBJECT to easements, restrictions and reservations of record. TOGETHER with (see 33.00 foot easement).

PARCEL 2
That part of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, lying easterly of the West 1067.50 feet thereof and the West 80.00 feet of Government Lot 6, said Section 5. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with (see 33.00 foot easement).

PARCEL 3
The East 220.00 feet of the West 300.00 feet of Government Lot 6, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota. SUBJECT to easements, restrictions and reservations of record.

33.00 Foot Easement
An easement for ingress, egress and utilities over, under and across that part of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the northeast corner of the West 1067.50 feet of said Government Lot 7; thence South 01 degrees 20 minutes 23 seconds East, along east the east line of said West 1067.50 feet, for a distance of 469.82 feet to the Point of Beginning of the centerline to be herein described; thence North 66 degrees 19 minutes 01 seconds East 44.86 feet; thence North 12 degrees 50 minutes 44 seconds East 33.34 feet; thence North 24 degrees 22 minutes 31 seconds East 158.09 feet; thence North 09 degrees 55 minutes 18 seconds East 179.74 feet to the centerline of North Little Thunder Lake Drive NE and said described centerline there terminating. The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said east line and the southerly right of way line of said Little Thunder Lake Drive NE.