

# 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:  
12/22/23  
SANDRA MORSE  
Cass County Auditor-Treasurer  
by *EB Adams* Deputy

OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
RECORDED ON  
4/12/2024 3:08:33 PM  
AS DOC #: A00092865  
PAGES: 3  
REC FEE: \$6.00  
ESTIMATED BY: ROBERT  
CASS COUNTY RECORDER  
BY: *EB Adams* TWP: 188271

DEED OF DISTRIBUTION  
by Individual Personal Representative

NO DEED TAX DUE DATE: 3/20/2023

Stephen Risteau, as Personal Representative of the Estate of John Barton Risteau, Decedent, single at the time of death ("Grantor"), hereby conveys and quitclaims to Stephen Risteau, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The West 300 feet of Government Lot Six (6), Section 5, Township 140 North, Range 25.

Form No. 27-M

*Chris Amberture*, Auditor, State of Minnesota, 18th day of December, 2023  
I, *Stephen Alan Risteau*, a single person,  
of the County of Hennepin and State of Minnesota,  
part 2 of the first part, and *John Barton Risteau*  
part 3 of the second part,  
and sitting in Minnesota,  
do hereby certify that the said part 2 of the first part, in consideration of the sum of One Hundred (\$100.00) and other good and valuable consideration, to wit: \$100,000.00, to be paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged, do hereby convey and quitclaim unto the said part 2 of the second part, his heirs and assigns, forever, all the land or parcel of land hereunto described in the foregoing plat, and that of Minnesota, described as follows:

The easterly 300 feet of Government Lot Six (6), Section 5, Township 140 North, Range 25, and the westerly 300 feet of Lot Six (6) of Section 5 of Township 140 North, Range 25 West, Cass County, Minnesota, together with all and singular the rights and appurtenances thereto in any way connected and in any manner attached to the same, together with the same.

FOR VALUABLE CONSIDERATION, *Thomas Jagerman, Johannes and JoAnne Lorenz* do hereby convey (and warrant) to *John Blisser*, a single person, of the County of Cass, Minnesota, described as follows:

That part of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, described as follows: Commencing at a point 3302.8 feet South and 266.2 feet East of the Northwest corner of said Section 5; thence North 88°31'00" East 88.31 feet; thence North 85°31'00" East 129.33 feet to a point hereinafter referred to as point "A"; thence continue North 80°00' East 51.57 feet, more or less, to a point on the east line of the West 1000.00 feet of said Government Lot 7; the point of beginning of the tract to be hereinafter described, thence on a bearing of South 92.5 feet, more or less, parallel with the west line of said Government Lot 7 to the abutment of Little

Thunder Lake; thence southwesterly 100 feet, more or less, along said shoreline to its intersection with a line bearing South from said point "A"; thence on a bearing of North, passing through said point "A" to the north line of said Government Lot 7; thence easterly along said north line to the Northeast corner of said West 1000.00 feet; thence on a bearing of South along the east line of said West 1000.00 feet to the point of beginning.

TOGETHER with (see 33.00 foot easement).

THAT part of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 7; thence South 01°22'00" West 220.00 feet to the centerline of North Little Thunder Lake Drive NE; thence along the centerline of said North Little Thunder Lake Drive NE to the point of beginning.

TOGETHER with (see 33.00 foot easement).

THAT part of Government Lot 7, Section 5, Township 140 North, Range 25 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 7; thence South 01°22'00" West 220.00 feet to the centerline of North Little Thunder Lake Drive NE; thence along the centerline of said North Little Thunder Lake Drive NE to the point of beginning.

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TOGETHER with (see 33.00 foot easement).

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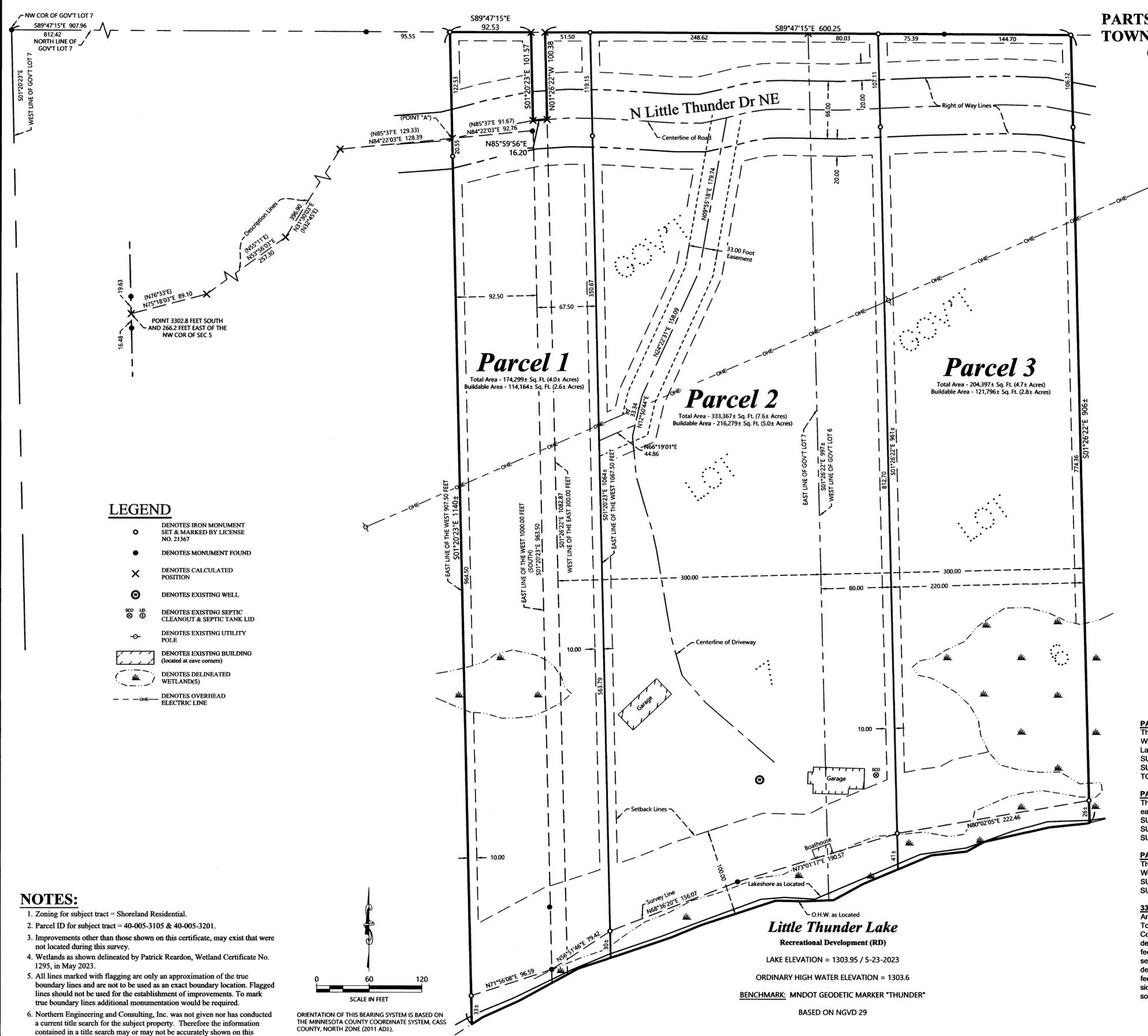
TOGETHER with (see 33.00 foot easement).

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TOGETHER with (see 33.00 foot easement).

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TOGETHER with (see 33.00 foot easement).



- ### 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)
  - O— DENOTES OVERHEAD ELECTRIC LINE

- ### NOTES:
1. Zoning for subject tract = Shoreland Residential.
  2. Parcel ID for subject tract = 40-005-3105 & 40-005-3201.
  3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
  4. Wetlands as shown delineated by Patrick Reardon, Wetland Certificate No. 1295, in May 2023.
  5. 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.
  6. 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.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

**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 North Little Thunder Lake Drive NE. 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 North Little Thunder Lake Drive NE. 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°22'00" West 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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	1-30-2024	Change Distance on North Line	G.A.Y.

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.

*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21367

**MINNETONKA ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN 56484  
Phone: 218-547-1296  
Web: www.necius.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