

Certificate of Survey

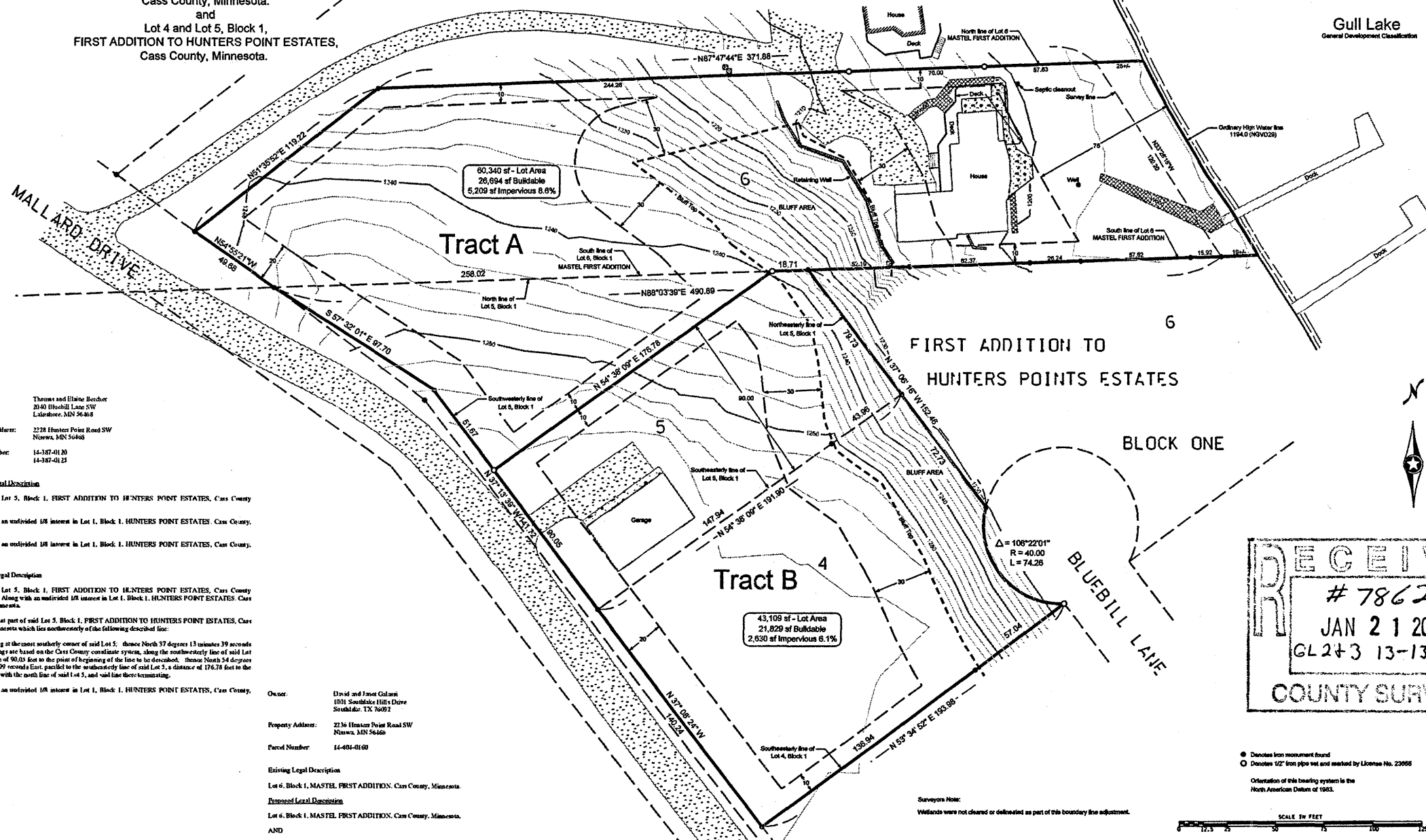
Lot 6, Block 1, MASTEL FIRST ADDITION,
Cass County, Minnesota.
and
Lot 4 and Lot 5, Block 1,
FIRST ADDITION TO HUNTERS POINT ESTATES,
Cass County, Minnesota.

MASTEL FIRST ADDITION

5

BLOCK ONE

Gull Lake
General Development Classification



60,340 sf - Lot Area
26,694 sf Buildable
5,209 sf Impervious 8.8%

43,108 sf - Lot Area
21,829 sf Buildable
2,630 sf Impervious 6.1%

RECEIVED
7862
JAN 21 2015
GL2+3 13-134-30
COUNTY SURVEYOR

Owner: Thomas and Elaine Bercher
2040 Birchhill Lane SW
Litchfield, MN 56468
Property Address: 2236 Hunters Point Road SW
Nisswa, MN 56468
Parcel Number: 14-137-01.80
14-137-01.25

Existing Legal Description

Lot 4 and Lot 5, Block 1, FIRST ADDITION TO HUNTERS POINT ESTATES, Cass County, Minnesota.
Along with an undivided 1/8 interest in Lot 1, Block 1, HUNTERS POINT ESTATES, Cass County, Minnesota.
Along with an undivided 1/8 interest in Lot 1, Block 1, HUNTERS POINT ESTATES, Cass County, Minnesota.

Proposed Legal Description

Lot 4 and Lot 5, Block 1, FIRST ADDITION TO HUNTERS POINT ESTATES, Cass County, Minnesota. Along with an undivided 1/8 interest in Lot 1, Block 1, HUNTERS POINT ESTATES, Cass County, Minnesota.

EXCEPT that part of said Lot 5, Block 1, FIRST ADDITION TO HUNTERS POINT ESTATES, Cass County, Minnesota which lies northwesterly of the following described line:

Commencing at the most westerly corner of said Lot 5; thence North 37 degrees 13 minutes 39 seconds West, bearing as based on the Cass County coordinate system, along the southeasterly line of said Lot 5, a distance of 90.05 feet to the point of beginning of the line to be described; thence North 54 degrees 38 minutes 09 seconds East, parallel to the southeasterly line of said Lot 5, a distance of 176.78 feet to the intersection with the north line of said Lot 5, and said line there terminating.

Along with an undivided 1/8 interest in Lot 1, Block 1, HUNTERS POINT ESTATES, Cass County, Minnesota.

Owner: David and Janet Colwell
1001 Southlake Hills Drive
Southlake, TX 76092
Property Address: 2236 Hunters Point Road SW
Nisswa, MN 56468
Parcel Number: 14-001-01.00

Existing Legal Description

Lot 6, Block 1, MASTEL, FIRST ADDITION, Cass County, Minnesota.

Proposed Legal Description

Lot 6, Block 1, MASTEL, FIRST ADDITION, Cass County, Minnesota.

AND

That part of Lot 5, Block 1, FIRST ADDITION TO HUNTERS POINT ESTATES, Cass County, Minnesota which lies northwesterly of the following described line:

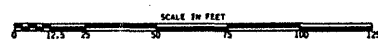
Commencing at the most westerly corner of said Lot 5; thence North 37 degrees 13 minutes 39 seconds West, bearing as based on the Cass County coordinate system, along the southeasterly line of said Lot 5, a distance of 90.05 feet to the point of beginning of the line to be described; thence North 54 degrees 38 minutes 09 seconds East, parallel to the southeasterly line of said Lot 5, a distance of 176.78 feet to the intersection with the north line of said Lot 5, and said line there terminating.

Surveyors Note:

Wellheads were not cleared or delineated as part of this boundary line adjustment.

- Denotes iron monument found
- Denotes 1/2" iron pipe set and marked by License No. 23068

Orientation of this bearing system is the North American Datum of 1983.



| No. | Date | REVISIONS |
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Client Name: Bercher Design & Construction

Survey By: MB
Drawn By: MB
Checked By: JK
DATE: 8-10-2014
SIGNATURE: JAMES KRAMER, MN LICENSE NUMBER 23068
PROJECT NO. BERCC1405 1313430

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
KRAMER LEAS DELO
REGISTERED - ENGINEERING - PLANNING
DESIGNERS - SURVEYORS