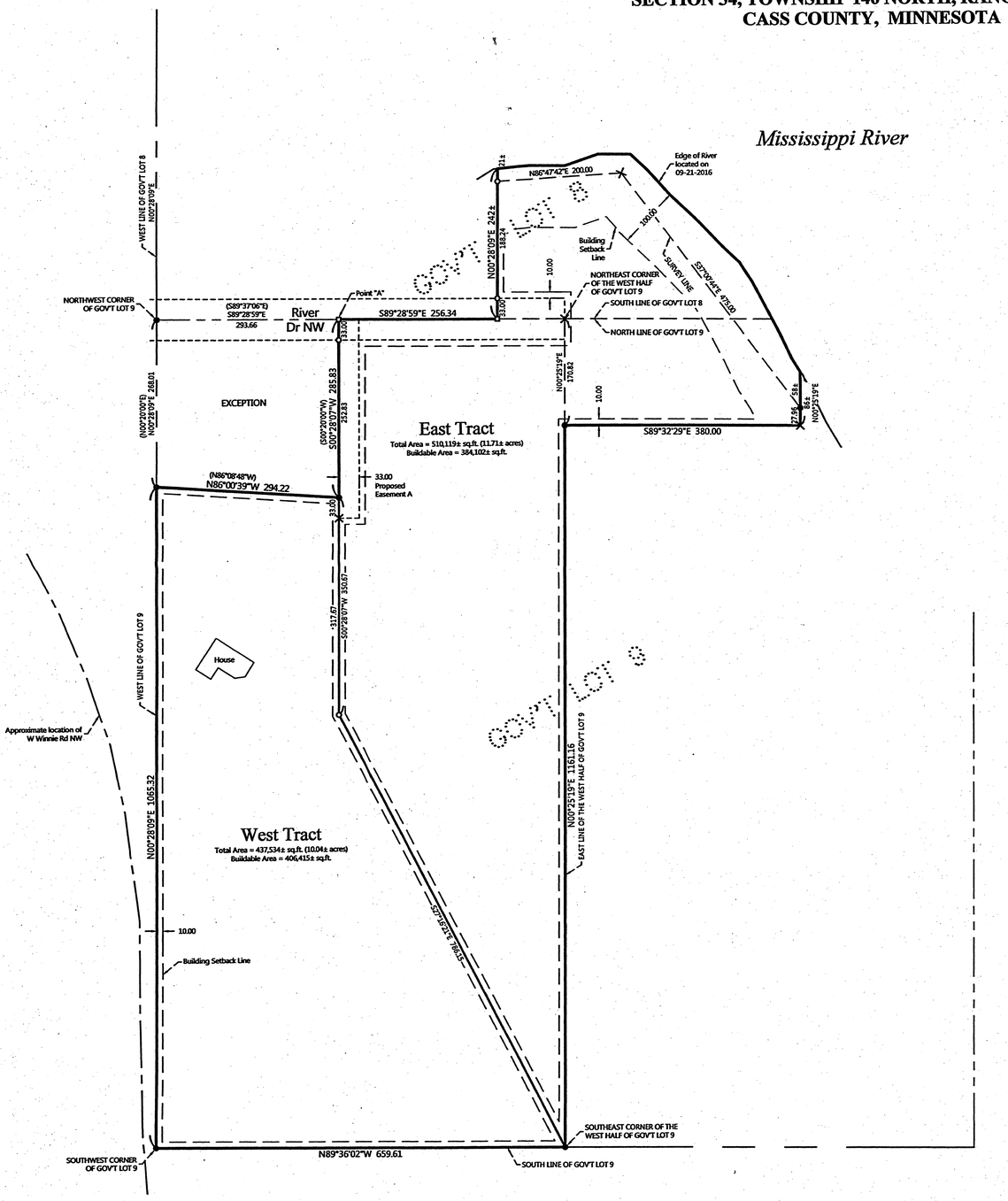
EXHIBIT "B"

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 8 & 9, SECTION 34, TOWNSHIP 146 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

WARRANTY DEED (Individual to Individual)

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed ( ) not required
Certificate of Real Estate Value No. 1-8
1998
Sharon K. Anderson, County Auditor
by Theresa M. Fehr, Deputy

395935
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 26th day of January A.D. 19 98 at 9:10 O'clock A. M and was duly recorded as Micro Doc. No. 395935
Bonnie Kleen
COUNTY RECORDER
(reserved for recording data)

WARRANTY DEED

946.90
STATE DEED TAX DUE HEREON: $390.00
Date: November 24, 1997

FOR VALUABLE CONSIDERATION, Richard C. Compton and Roberta Compton, husband and wife, Grantors, hereby convey and warrant to Arden T. Thompson, Grantee, real property in Cass County, Minnesota, described as follows:

All that part of Government Lot Eight (8) lying East of a North and South line which is parallel to the West line of said lot and which is 550 feet East of said West line as measure d along the South line of said Lot Eight (8); the West Half (WH) of Government Lot Nine (9); and a piece of land, containing one and one-half (1½) acres more or less, in the Northwest corner of the East Half (EH) of Government Lot Nine (9), bounded as follows: Beginning at the Northwest corner of the East Half (EH) of Government Lot Nine (9), thence northward along the West boundary line of said East Half (EH) of said Lot Nine (9) a distance of 176.82 feet, thence eastward and parallel to the North line of said East Half (EH) of said Lot Nine (9) a distance of 330 feet, thence northward and parallel to the West line of said East Half (EH) of said Lot Nine (9) a distance of 170.82 feet to the North line of said East Half (EH) of said Lot Nine (9), thence westward along said North line of said East Half (EH) of said Lot Nine (9) to the place of beginning, all the foregoing being in Section Thirty-four (34), Township One Hundred Forty-six (146), Range Twenty-nine (29); less the following described portion thereof: That part of Government Lot 9, Section 34, Township 146, Range 29, described as follows: Beginning at the southwest corner of said Lot 9, thence South 89°37'06" East 293.66 feet along the north line of said Lot 9, thence South 0°20'00" West 285.83 feet, thence North 86°08'48" West 294.22 feet to the west line of said Lot 9, thence North 0°20'00" East 288.01 feet along the West line of said Lot 9 to the point of beginning. Subject to an easement for the existing road across the northerly portion of the above described tract.

This conveyance is given by grantee and accepted by grantee in full performance of a contract for deed to the described premises previously entered into between the parties hereto dated the 4th day of February, 1994 and the warranties and covenants of grantor contained herein do not extend to liens or encumbrances created or permitted by any person other than the grantors or through the grantors since that date.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Subject to any prior conveyances of minerals and mineral rights, any prior reservations, restrictions, easements, rights of way and may zoning and use regulations and subject also to the lien of any unpaid special assessments and interest thereon.

NO BLOCK MARKED, AM NOT KNOWLEDGEABLE AS TO Any PREVIOUSLY FILED WELL DISCLOSURE Rec

☐ The Seller certifies that the Seller does not know of any wells on the described property.
☐ A well disclosure certificate accompanies this document.
☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY MINNESOTA
Deed Tax ✓ $ 946.90
Date 1-8-98 By RF

Richard C. Compton
Richard C. Compton
Roberta Compton
Roberta Compton

PROPOSED DESCRIPTIONS:

WEST TRACT
That part of Government Lot 9, Section 34, Township 146 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 9; thence South 89 degrees 28 minutes 59 seconds East, assigned bearing, along the north line thereof, 293.66 feet; thence South 00 degrees 28 minutes 07 seconds West 285.83 feet to the point of beginning of the tract to be herein described; thence continue South 00 degrees 28 minutes 07 seconds West 350.67 feet; thence South 27 degrees 16 minutes 21 seconds East 786.15 feet to the southeast corner of the West Half of said Government Lot 9; thence North 89 degrees 36 minutes 02 seconds West, along the south line of said Government Lot 9, for a distance of 659.61 feet to the southwest corner of said Government Lot 9; thence North 00 degrees 28 minutes 09 seconds East, along the west line of said Government Lot 9, for a distance of 1065.32 feet to the intersection with a line bearing North 86 degrees 00 minutes 39 seconds West from the point of beginning; thence South 86 degrees 00 minutes 39 seconds East 294.22 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with (Easement A).

EAST TRACT
That part of Government Lot 8 and that part of Government Lot 9, Section 34, Township 146 North, Range 29 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 9, also being the southwest corner of said Government Lot 8; thence South 89 degrees 28 minutes 59 seconds East, assigned bearing, along the north line of said Government Lot 9 and the south line of said Government Lot 8, for a distance of 293.66 feet to a point hereinafter referred to as Point "A"; thence continue South 89 degrees 28 minutes 59 seconds East, along said north and south lines, 256.34 feet to a point distant 550.00 feet from said southwest corner of Government Lot 8, as measured along said south line to the point of beginning of the tract to be herein described; thence North 89 degrees 28 minutes 59 seconds West 256.34 feet to said Point "A"; thence South 00 degree 28 minutes 07 seconds West 638.50 feet; thence South 27 degrees 16 minutes 21 seconds East 786.15 feet to the southeast corner of the West Half of said Government Lot 9; thence North 00 degrees 25 minutes 19 seconds East, along the east line of said West Half, 1161.16 feet to a point distant 170.82 feet southerly of the northeast corner of said West Half, as measured along said east line; thence South 89 degrees 32 minutes 29 seconds East 380.00 feet; thence North 00 degrees 25 minutes 19 seconds East 86 feet, more or less, to the shoreline of the Mississippi River; thence northwesterly and westerly along said shoreline to the intersection with a line bearing North 00 degrees 28 minutes 09 seconds East from the point of beginning, said line being parallel with the west line of said Government Lot 8; thence South 00 degrees 28 minutes 09 seconds West 242 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to (Easement A)

EASEMENT A
A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 9, Section 34, Township 146 North, Range 29 West, Cass County, Minnesota, the westerly line of said 33.00 foot wide easement is described as follows: COMMENCING at the northwest corner of said Government Lot 9, thence South 89 degrees 28 minutes 59 seconds East, assigned bearing, along the north line of said Government Lot 9 for a distance of 293.66 feet to the point of beginning of the line to be herein described; thence South 00 degrees 28 minutes 07 seconds West 318.83 feet and said described line there terminating.
The easterly line of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said north line.

0 100 200
SCALE IN FEET

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

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- ▫ DENOTES SET PK NAIL
- × DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = Water Oriented Commercial.
2. Parcel ID for subject tract = 75-034-4001
3. No improvements, topography, or wetland information has been surveyed or shown on this certificate. The National Wetlands Inventory does not indicate any wetlands on the subject property. No field verification has been conducted.
4. 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.
5. 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.

RECEIVED
8253
DEC 8 2016
GL 8/9 34-146-29
COUNTY SURVEYOR

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

I 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 FREEMAN
LIC. NO. 21367
11/22/16

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 293, Walker, MN. 56484
Phone: 218-547-1295, Fax: 218-547-2272
web: www.neclusa.com

CERTIFICATE OF SURVEY
Arden Thompson
1036 W. Winnie Road NW
Bena, MN 56626

JOB NO. 16-111
DATE: 11-22-2016
SHEET NO. 1 OF 1