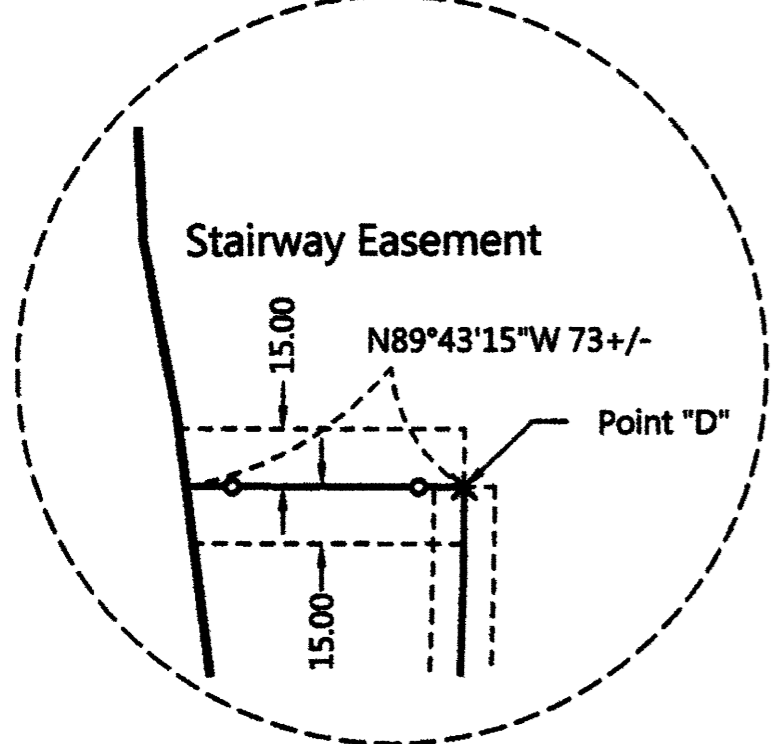


Exhibit "B"

DETAIL (No Scale)

# CERTIFICATE OF SURVEY

PARTS OF SECTIONS 1, 11, & 12,  
ALL IN TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTIONS:

### TRACT 1

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 2, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 05 degrees 39 minutes 06 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 85.75 feet to the easterly right of way line of the 1904 Additional Acquired Railroad Right of way line; thence North 25 degrees 53 minutes 43 seconds West, along said easterly right of way line, 95.85 feet to the north line of said Government Lot 1; thence North 88 degrees 28 minutes 12 seconds West, along said north line, 37.18 feet to the easterly line of the parcel described in Doc. No. A000573526 of record said County, to the point of beginning of the tract to be herein described; thence South 88 degrees 28 minutes 12 seconds East, along said north line, 37.18 feet to said easterly right of way line; thence South 25 degrees 53 minutes 43 seconds West, along said right of way line, 95.85 feet to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 85.75 feet to said northwest corner; thence South 88 degrees 08 minutes 11 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 67.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds to a point hereinafter referred to as Point "B"; thence from said Point "A" South 88 degrees 46 minutes 01 seconds West 208.34 feet; thence South 01 degrees 13 minutes 59 seconds East 400.51 feet to the intersection with a line bearing South 88 degrees 46 minutes 01 seconds West from said Point "B"; thence South 08 degrees 46 minutes 01 seconds West 80.71 feet to a point distant 329.11 from said Point "B" as measured along last described bearing; thence South 04 degrees 43 minutes 16 seconds West 67 feet, more or less, to the shoreline of Leech Lake; thence northerly along said shoreline to said west line; thence North 05 degrees 39 minutes 06 seconds West, along said west line, 229 feet, more or less, to the westerly right of way line of the former Railroad; thence northwesterly along said westerly right of way line 133.27 feet along a non-tangential curve concave to the southwest, having a radius of 1382.39 feet, a central angle of 05 degrees 31 minutes 26 seconds and the chord bears North 23 degrees 08 minutes 05 seconds West for a chord distance of 133.22 feet; thence North 25 degrees 55 minutes 04 seconds West, tangent to said curve, along said westerly right of way line, 116.67 feet to said easterly line of the parcel described in Doc. No. A000573526; thence North 00 degrees 40 minutes 21 seconds West, along last said easterly line 274.81 feet; thence North 25 degrees 53 minutes 43 seconds West, along last said easterly line 36.83 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Christmas Point Road right of way.

### TRACT 4

That part of the Southwest Quarter of the Southwest Quarter, Section 1, Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 67.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds to the point of beginning of the tract to be herein described; thence northerly along said centerline to said Point "A"; thence South 88 degrees 46 minutes 01 seconds West 208.34 feet; thence South 01 degrees 13 minutes 59 seconds East 400.51 feet to the intersection with a line bearing South 88 degrees 46 minutes 01 seconds West from the point of beginning; thence North 88 degrees 46 minutes 01 seconds East 223.62 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Christmas Point Road right of way.

### TRACT 2

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1 and of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, assigned bearing, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 67.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds to a point hereinafter referred to as Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds to a point hereinafter referred to as Point "D"; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 feet to a point hereinafter referred to as Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds to a point hereinafter referred to as Point "D" and said centerline there terminating.

AND from said Point "C"; thence southerly 801.39 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 32 degrees 47 minutes 50 seconds and the chord bears South 11 degrees 44 minutes 23 seconds East for a chord distance of 790.49 feet; thence South 28 degrees 08 minutes 18 seconds East, tangent to last said curve, 44.88 feet to the centerline of Christmas Point Road NW and said described centerline there terminating.

AND a 30.00 foot wide stairway easement for ingress and egress over and across said Southwest Quarter of the Southwest Quarter, the centerline of which is described as follows: Beginning at said Point "D"; thence North 89 degrees 43 minutes 15 seconds West 73 feet, more or less, to the shoreline of Leech Lake and said described centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Christmas Point Road right of way.

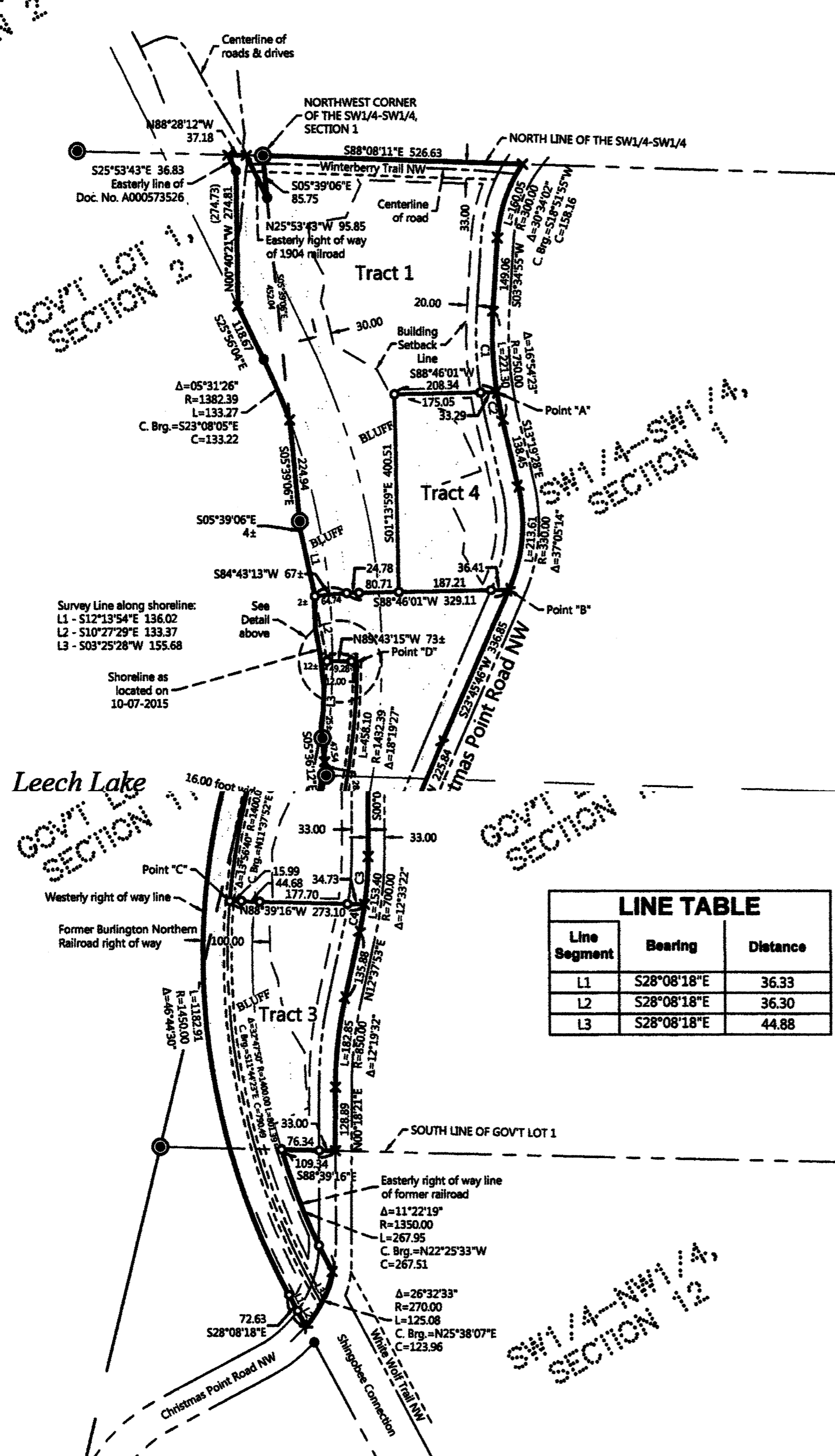
### TRACT 3

Those parts of the Southwest Quarter of the Southwest Quarter, Section 1, that part of Government Lot 2, Section 11, that part of the Southwest Quarter of the Northwest Quarter, Section 12, and that part of Government Lot 1, Section 12, all in Township 141 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 08 minutes 11 seconds East, assigned bearing, along the north line of said Southwest Quarter of the Southwest Quarter 526.63 feet to the centerline of the Christmas Point Road; thence southwesterly along said centerline 160.05 feet along a non-tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 30 degrees 34 minutes 02 seconds and the chord bears South 18 degrees 51 minutes 55 seconds West for a chord distance of 158.16 feet; thence South 03 degrees 34 minutes 55 seconds West, tangent to said curve, along said centerline 149.06 feet; thence southerly along said centerline 163.87 feet along a tangential curve concave to the east, having a radius of 750.00 feet and a central angle of 12 degrees 31 minutes 08 seconds to a point hereinafter referred to as Point "A"; thence continue southerly along said centerline and said 750.00 foot radius curve, for a distance of 67.43 feet; with a central angle of 04 degrees 23 minutes 15 seconds; thence South 13 degrees 19 minutes 28 seconds East, tangent to said curve, along said centerline 138.45 feet; thence southerly along said centerline 213.61 feet along a tangential curve concave to the west, having a radius of 330.00 feet and a central angle of 37 degrees 05 minutes 14 seconds; thence South 23 degrees 45 minutes 46 seconds West, tangent to said curve, along said centerline 336.85 feet; thence South 22 degrees 53 minutes 53 seconds West, along said centerline 225.84 feet; thence southerly along said centerline 318.67 feet along a tangential curve concave to the east, having a radius of 800.00 feet and a central angle of 22 degrees 49 minutes 32 seconds; thence South 00 degrees 04 minutes 31 seconds West, tangent to said curve, along said centerline 354.23 feet; thence southerly along said centerline 96.59 feet along a tangential curve concave to the west, having a radius of 700.00 feet and a central angle of 07 degrees 54 minutes 21 seconds to the point of beginning of the tract to be herein described; thence North 88 degrees 39 minutes 16 seconds West, not tangent to said curve, 273.10 feet to a point hereinafter referred to as Point "C"; thence northerly 340.73 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 13 degrees 56 minutes 40 seconds and the chord bears North 11 degrees 37 minutes 52 seconds East for a chord distance of 339.89 feet; thence North 18 degrees 36 minutes 12 seconds East, tangent to said curve, 362.21 feet; thence northerly 458.10 feet along a tangential curve concave to the west, having a radius of 1432.39 feet and a central angle of 18 degrees 19 minutes 27 seconds to a point hereinafter referred to as Point "D" and said centerline there terminating.

AND from said Point "C"; thence southerly 801.39 feet along a non-tangential curve concave to the east, having a radius of 1400.00 feet, a central angle of 32 degrees 47 minutes 50 seconds and the chord bears South 11 degrees 44 minutes 23 seconds East for a chord distance of 790.49 feet; thence South 28 degrees 08 minutes 18 seconds East, tangent to last said curve, 44.88 feet to the centerline of Christmas Point Road NW and said described centerline there terminating.

AND a 30.00 foot wide stairway easement for ingress and egress over and across said Southwest Quarter of the Southwest Quarter, the centerline of which is described as follows: Beginning at said Point "D"; thence North 89 degrees 43 minutes 15 seconds West 73 feet, more or less, to the shoreline of Leech Lake and said described centerline there terminating.

SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to Christmas Point Road right of way.



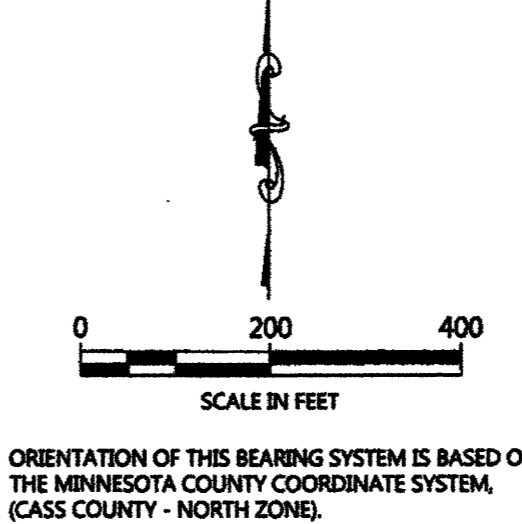
Line Segment	Bearing	Distance
L1	S28°08'18"E	36.33
L2	S28°08'18"E	36.30
L3	S28°08'18"E	44.88

Tract	Total Area (sq. ft.)	Buildable Area (sq. ft.)
1	323,653	113,679
4	95,055	20,457
2	267,887	36,332
3	230,415	40,061

Building Setbacks:  
30 feet from top or bottom of bluff  
20 feet from road right of way  
10 feet from easement  
10 feet for property line

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel IDs for subject tract = 38-001-0001, 38-001-3301, and 38-12-2201.
- The National Wetland Inventory mappings do not indicate any wetlands on the subject property. No field verification or wetland delineation has been done.
- 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.



## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES G.L.O. MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- DENOTES BLUFF AREA

SHEET NO.  
1 OF 1

CERTIFICATE OF SURVEY  
Island View Holdings, LLC  
17075 Co. Rd. 13  
Nevis, MN 56467

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necusa.com

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 L. Freeman* 1/25/19  
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04-17-2018	Tract 4	WAG
2	01-21-2019	Easements	WAG