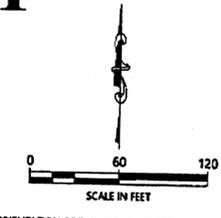


"Exhibit B"

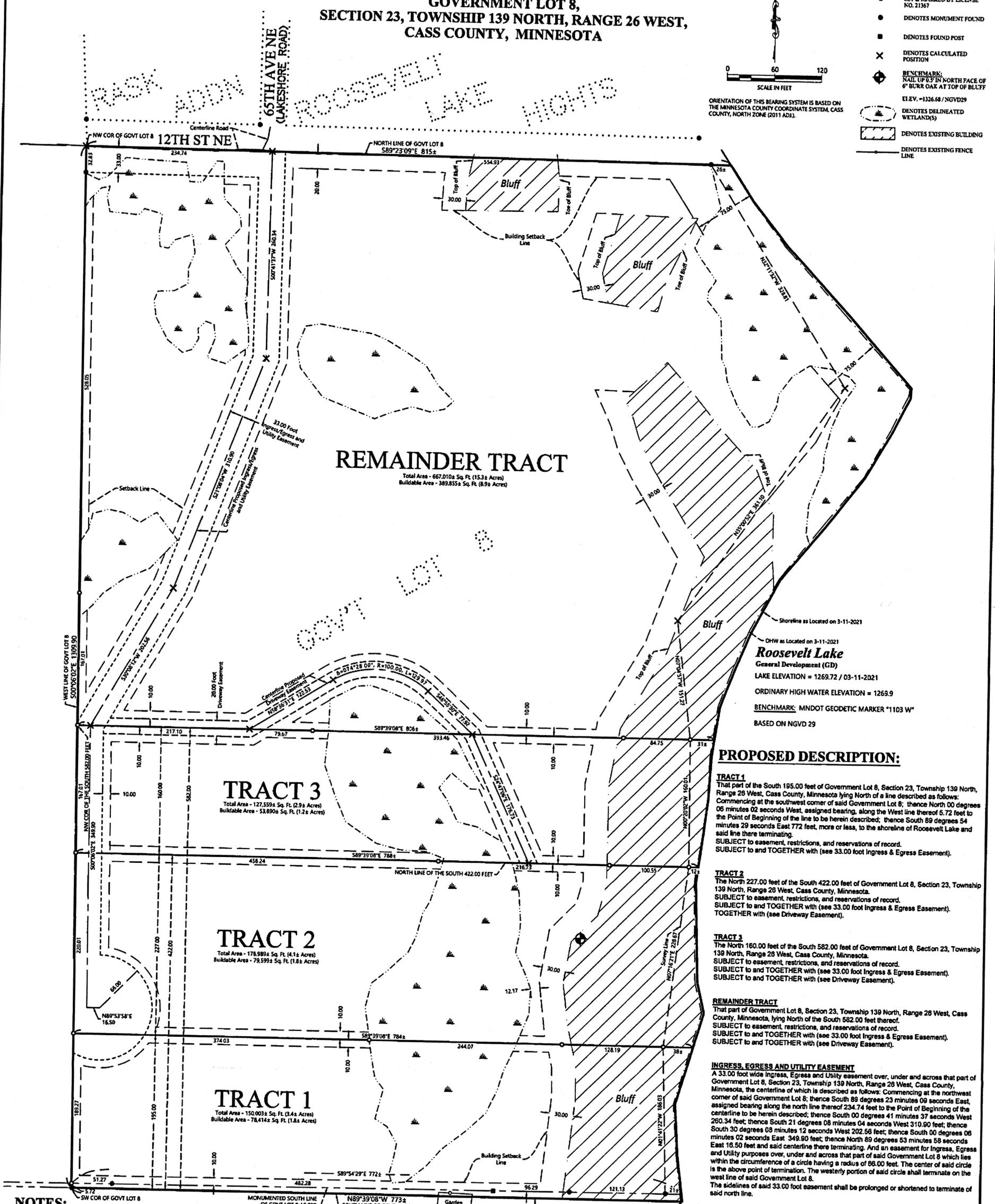
CERTIFICATE OF SURVEY

GOVERNMENT LOT 8,
SECTION 23, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - DENOTES FOUND POST
 - × DENOTES CALCULATED POSITION
 - ⊕ BENCHMARK: NAIL UP 6" IN NORTH FACE OF 6" BURR OAK AT TOP OF BLUFF
 - ELEV. = 1326.68 / NGVD29
 - ▨ DENOTES DELINEATED WETLAND(S)
 - ▩ DENOTES EXISTING BUILDING
 - DENOTES EXISTING FENCE LINE



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (0111 ADJ).



Shoreline as Located on 3-11-2021
DHW as Located on 3-11-2021
Roosevelt Lake
General Development (GD)
LAKE ELEVATION = 1269.72 / 03-11-2021
ORDINARY HIGH WATER ELEVATION = 1269.9
BENCHMARK: MNDOT GEODETIC MARKER "1103 W"
BASED ON NGVD 29

PROPOSED DESCRIPTION:

- TRACT 1**
That part of the South 195.00 feet of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota lying North of a line described as follows: Commencing at the southwest corner of said Government Lot 8; thence North 00 degrees 06 minutes 02 seconds West, assigned bearing, along the West line thereof 5.72 feet to the Point of Beginning of the line to be herein described; thence South 89 degrees 54 minutes 29 seconds East 772 feet, more or less, to the shoreline of Roosevelt Lake and said line there terminating.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see 33.00 foot Ingress & Egress Easement).
- TRACT 2**
The North 227.00 feet of the South 422.00 feet of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see 33.00 foot Ingress & Egress Easement).
TOGETHER with (see Driveway Easement).
- TRACT 3**
The North 160.00 feet of the South 582.00 feet of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see 33.00 foot Ingress & Egress Easement).
SUBJECT to and TOGETHER with (see Driveway Easement).
- REMAINDER TRACT**
That part of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota, lying North of the South 582.00 feet thereof.
SUBJECT to easement, restrictions, and reservations of record.
SUBJECT to and TOGETHER with (see 33.00 foot Ingress & Egress Easement).
SUBJECT to and TOGETHER with (see Driveway Easement).

INGRESS, EGRESS AND UTILITY EASEMENT
A 33.00 foot wide Ingress, Egress and Utility easement over, under and across that part of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the northwest corner of said Government Lot 8; thence South 89 degrees 23 minutes 09 seconds East, assigned bearing along the north line thereof 234.74 feet to the Point of Beginning of the centerline to be herein described; thence South 00 degrees 41 minutes 37 seconds West 260.34 feet; thence South 21 degrees 08 minutes 04 seconds West 310.90 feet; thence South 30 degrees 08 minutes 12 seconds West 202.58 feet; thence South 00 degrees 06 minutes 02 seconds East 349.90 feet; thence North 89 degrees 53 minutes 55 seconds East 18.50 feet and said centerline there terminating. And an easement for Ingress, Egress and Utility purposes over, under and across that part of said Government Lot 8 which lies within the circumference of a circle having a radius of 86.00 feet. The center of said circle is the above point of termination. The westerly portion of said circle shall terminate on the west line of said Government Lot 8.
The sidelines of said 33.00 foot easement shall be prolonged or shortened to terminate of said north line.

DRIVEWAY EASEMENT
A 20.00 foot wide Ingress and Egress easement over and across that part of Government Lot 8, Section 23, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follows: Beginning at the northwest corner of the South 582.00 feet of said Government Lot 8; thence South 89 degrees 39 minutes 08 seconds East, assigned bearing along the north line of said South 582.00 feet, for a distance of 217.10 feet; thence North 58 degrees 36 minutes 31 seconds East 122.53 feet; thence easterly 129.97 feet along a tangential curve concave to the south, having a radius of 100.00 feet and a central angle of 74 degrees 28 minutes 00 seconds; thence South 46 degrees 55 minutes 30 seconds East, tangent to said curve, 77.92 feet; thence South 24 degrees 47 minutes 08 seconds East 176.73 feet to the North line of South 422.00 feet of said Government Lot 8 and said centerline there terminating.
The sidelines of said 20.00 foot wide easement shall be prolonged or shortened on said North line of the South 422.00 feet.

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 12-023-2100.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands were delineated by Patrick Reardon, Wetland Certificate No. 1295, on April 2021.
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.

PID: 12-023-2301

SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY
Whitely Point Cottages
1611 Marshall Ave #9
St. Paul, MN 55104



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 LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

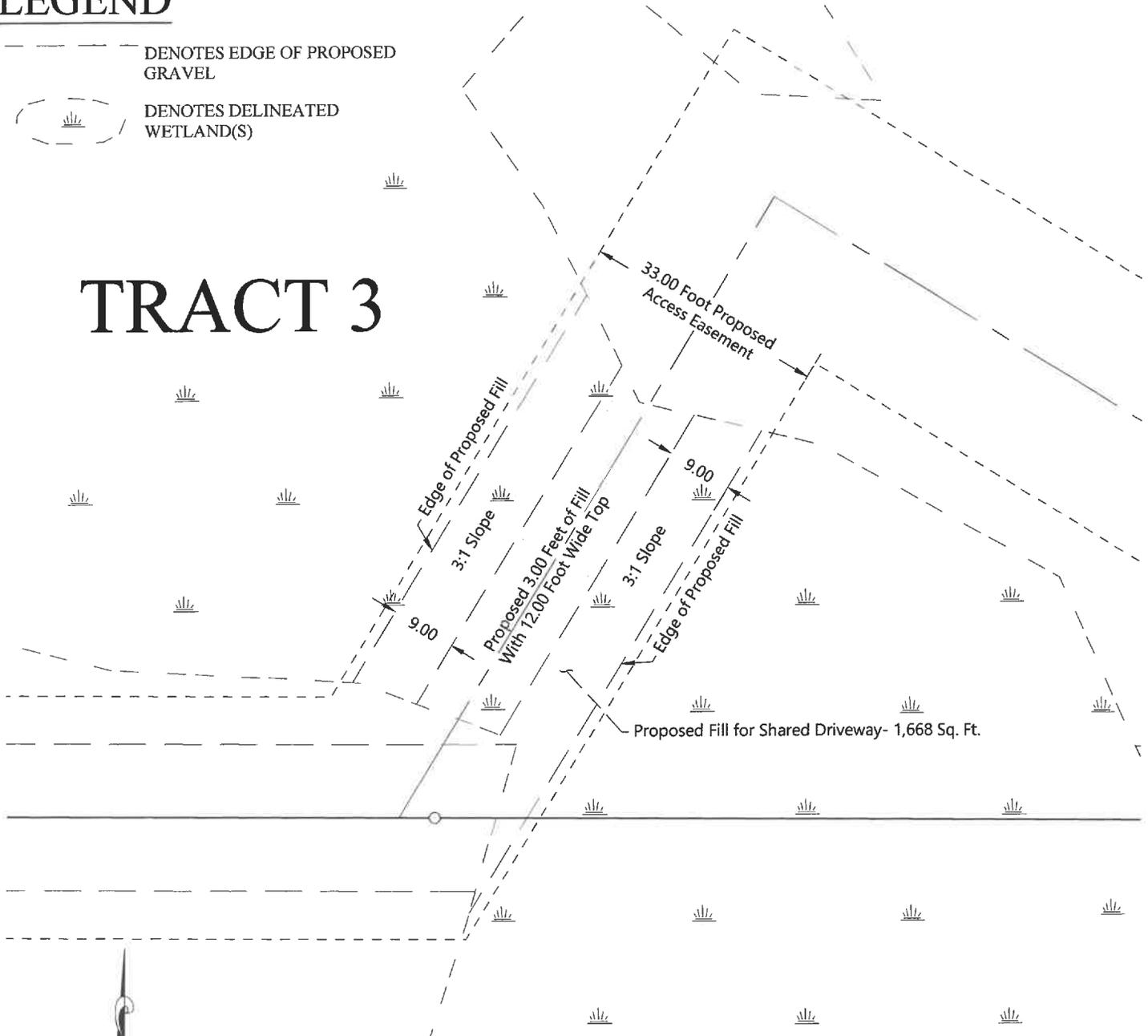
EXHIBIT A

PROPOSED FILL FOR SHARED DRIVEWAY

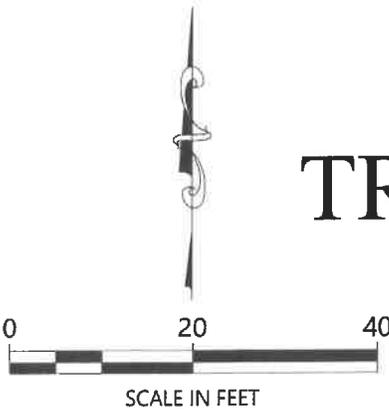
LEGEND

-  DENOTES EDGE OF PROPOSED GRAVEL
-  DENOTES DELINEATED WETLAND(S)

TRACT 3



TRACT 2



JOB NO. 21-049
DATE: 04-30-2021

REVISIONS:
DATE:
DATE:

SHEET NO. 1 OF 1

EXHIBIT A
Whitely Point Cottages
1611 Marshall Ave #9
St. Paul, MN 55104

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

LIC. NO. 21367