

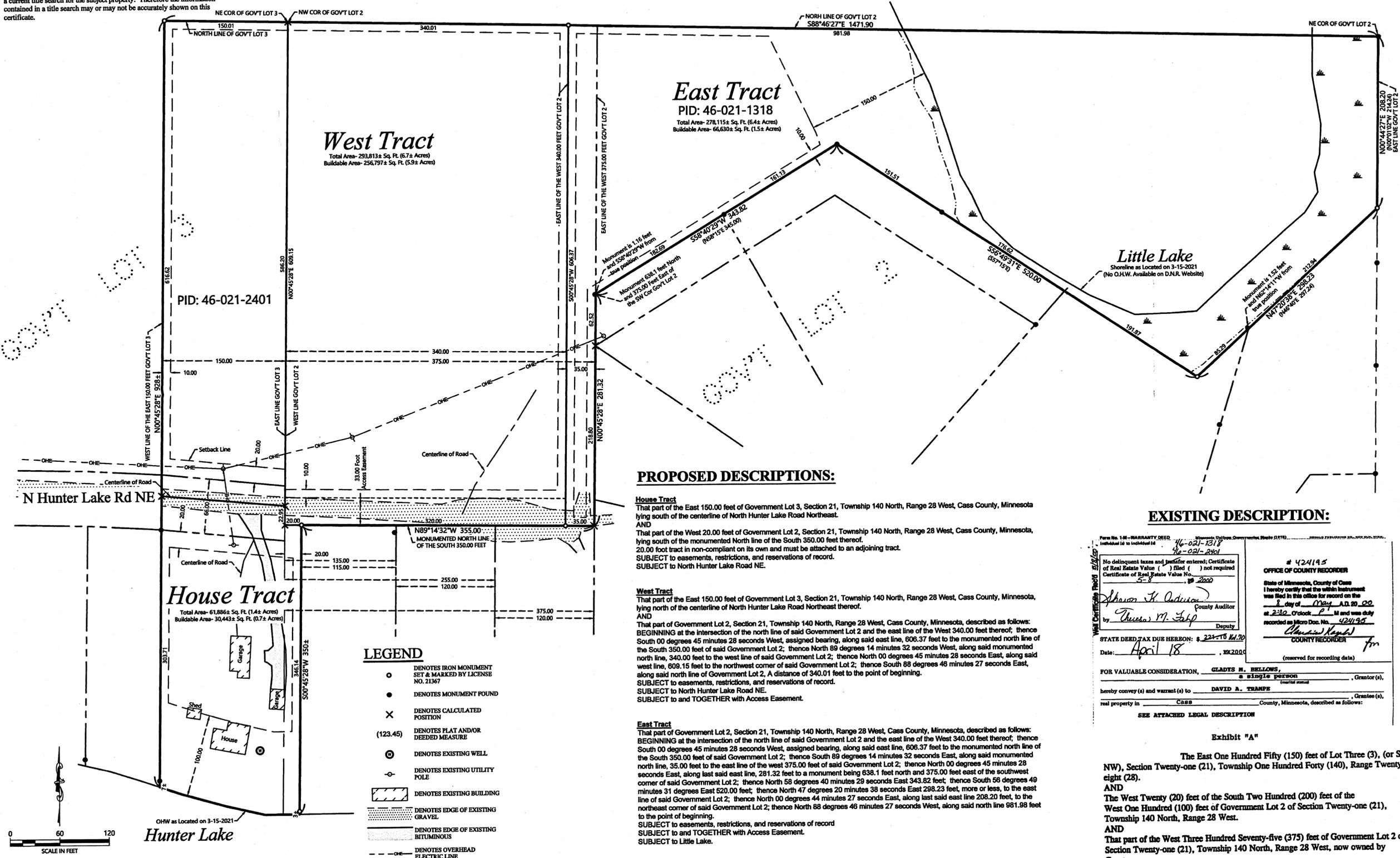
"Exhibit B"

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 2 AND 3,
SECTION 21, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-021-2401 and 46-021-1318.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. See wetland determination by Patrick Reardon, Wetland Certificate No. 1295, dated June 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.



PROPOSED DESCRIPTIONS:

House Tract
That part of the East 150.00 feet of Government Lot 3, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, lying south of the centerline of North Hunter Lake Road Northeast.
AND
That part of the West 20.00 feet of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, lying south of the monumented north line of the South 350.00 feet thereof.
20.00 foot tract in non-compliant on its own and must be attached to an adjoining tract.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to North Hunter Lake Road NE.

West Tract
That part of the East 150.00 feet of Government Lot 3, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, lying north of the centerline of North Hunter Lake Road Northeast thereof.
AND
That part of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the intersection of the north line of said Government Lot 2 and the east line of the West 340.00 feet thereof; thence South 00 degrees 45 minutes 28 seconds West, assigned bearing, along said east line, 606.37 feet to the monumented north line of the South 350.00 feet of said Government Lot 2; thence North 89 degrees 14 minutes 32 seconds West, along said monumented north line, 340.00 feet to the west line of said Government Lot 2; thence North 00 degrees 45 minutes 28 seconds East, along said west line, 340.15 feet to the northwest corner of said Government Lot 2; thence South 88 degrees 46 minutes 27 seconds East, along said north line of Government Lot 2, a distance of 340.01 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to North Hunter Lake Road NE.
SUBJECT to and TOGETHER with Access Easement.

East Tract
That part of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the intersection of the north line of said Government Lot 2 and the east line of the West 340.00 feet thereof; thence South 00 degrees 45 minutes 28 seconds West, assigned bearing, along said east line, 606.37 feet to the monumented north line of the South 350.00 feet of said Government Lot 2; thence South 89 degrees 14 minutes 32 seconds West, along said monumented north line, 35.00 feet to the east line of the west 375.00 feet of said Government Lot 2; thence North 00 degrees 45 minutes 28 seconds East, along last said east line, 281.32 feet to a monument being 638.1 feet north and 375.00 feet east of the southwest corner of said Government Lot 2; thence North 58 degrees 40 minutes 29 seconds East 343.82 feet; thence South 56 degrees 49 minutes 31 degrees East 520.00 feet; thence North 47 degrees 20 minutes 38 seconds East 298.23 feet, more or less, to the east line of said Government Lot 2; thence North 00 degrees 44 minutes 27 seconds East, along last said east line 208.20 feet, to the northeast corner of said Government Lot 2; thence North 88 degrees 46 minutes 27 seconds West, along said north line 981.98 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record
SUBJECT to and TOGETHER with Access Easement.
SUBJECT to Little Lake.

Access Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of Government Lot 2, Section 21, Township 140 North, Range 28 West, Cass County, Minnesota, the southerly line of which is the monumented North line of the South 350.00 feet lying between the west line of said Government Lot 2 and the east line of the West 340.00 feet of said Government Lot 2.

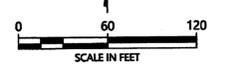
EXISTING DESCRIPTION:

Form No. 1-8 - WARRANTY DEED
Individual to individual
46-021-1318
46-021-2401
No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
Certificate of Real Estate Value No. 5-8
\$ 2200
424195
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 8 day of May A.D. 20 22 at 2:30 O'clock P.M. and was duly recorded as Micro Doc. No. 424195
County Recorder
Date: April 18, 2022
FOR VALUABLE CONSIDERATION, GLADES M. BELLONS, a SINGLE PERSON, Grantor(s), hereby convey (s) and warrant (s) to DAVID A. TRAMPE, Grantee(s), real property in Cass County, Minnesota, described as follows:
SEE ATTACHED LEGAL DESCRIPTION

Exhibit "A"
The East One Hundred Fifty (150) feet of Lot Three (3), (or SE NW), Section Twenty-one (21), Township One Hundred Forty (140), Range Twenty-eight (28).
AND
The West Twenty (20) feet of the South Two Hundred (200) feet of the West One Hundred (100) feet of Government Lot 2 of Section Twenty-one (21), Township 140 North, Range 28 West.
AND
That part of the West Three Hundred Seventy-five (375) feet of Government Lot 2 of Section Twenty-one (21), Township 140 North, Range 28 West, now owned by Grantor.
Subject to easements, reservations, conditions and restrictions, if any.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- ⊙ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES OVERHEAD ELECTRIC LINE
- ▨ DENOTES DELINEATED WETLAND



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

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Brian Shermock
16730 Co. Rd. 40
Carver, MN 55315

JOB NO. 21-060
DATE: 06-29-2021
SHEET NO. 1 OF 1