

# URSA MAJOR

LOCATED IN GOVERNMENT LOTS 3 AND 4 OF SECTION 31, TOWNSHIP 55 NORTH,  
RANGE 12 WEST OF THE FOURTH PRINCIPAL MERIDIAN  
ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Big Bear Lake Company, LLC, a Minnesota limited liability company, owner of the following property:

Government Lots 3 and 4, Section 31, Township 55 North, Range 12 West of the Fourth Principal Meridian, St. Louis County, Minnesota, EXCEPT minerals and mineral rights.

Has caused the same to be surveyed and platted as URSA MAJOR and does hereby dedicate to the public for public use the public way(s) and/or drainage and utility easement(s) as created by this plat.

In witness whereof said Big Bear Lake Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 2026.

Big Bear Lake Company, LLC  
\_\_\_\_\_, Manager

STATE OF MINNESOTA  
COUNTY OF ST. LOUIS

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2026 by Keith L. Stoneburner, Manager of Big Bear Lake Company, LLC, a Minnesota limited liability company.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Minnesota.

\_\_\_\_\_, My Commission Expires \_\_\_\_\_

Notary Printed

### SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

David R. Evanson, Licensed Land Surveyor  
Minnesota License Number 49505

STATE OF MINNESOTA  
COUNTY OF ST. LOUIS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by David R. Evanson, a Licensed Land Surveyor, Minnesota License Number 49505.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Minnesota.

\_\_\_\_\_, My Commission Expires \_\_\_\_\_

Notary Printed

### ST. LOUIS COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2026, the St. Board of Commissioners, St. Louis County, Minnesota approved this plat of URSA MAJOR.

Chair \_\_\_\_\_ Attest \_\_\_\_\_

### ST. LOUIS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

Nick C. Stewart  
County Surveyor \_\_\_\_\_ Deputy

### ST. LOUIS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and to Minnesota Statutes, Section 272.12, taxes payable in the year 2026 on the land hereinbefore described have been paid; there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 2026.

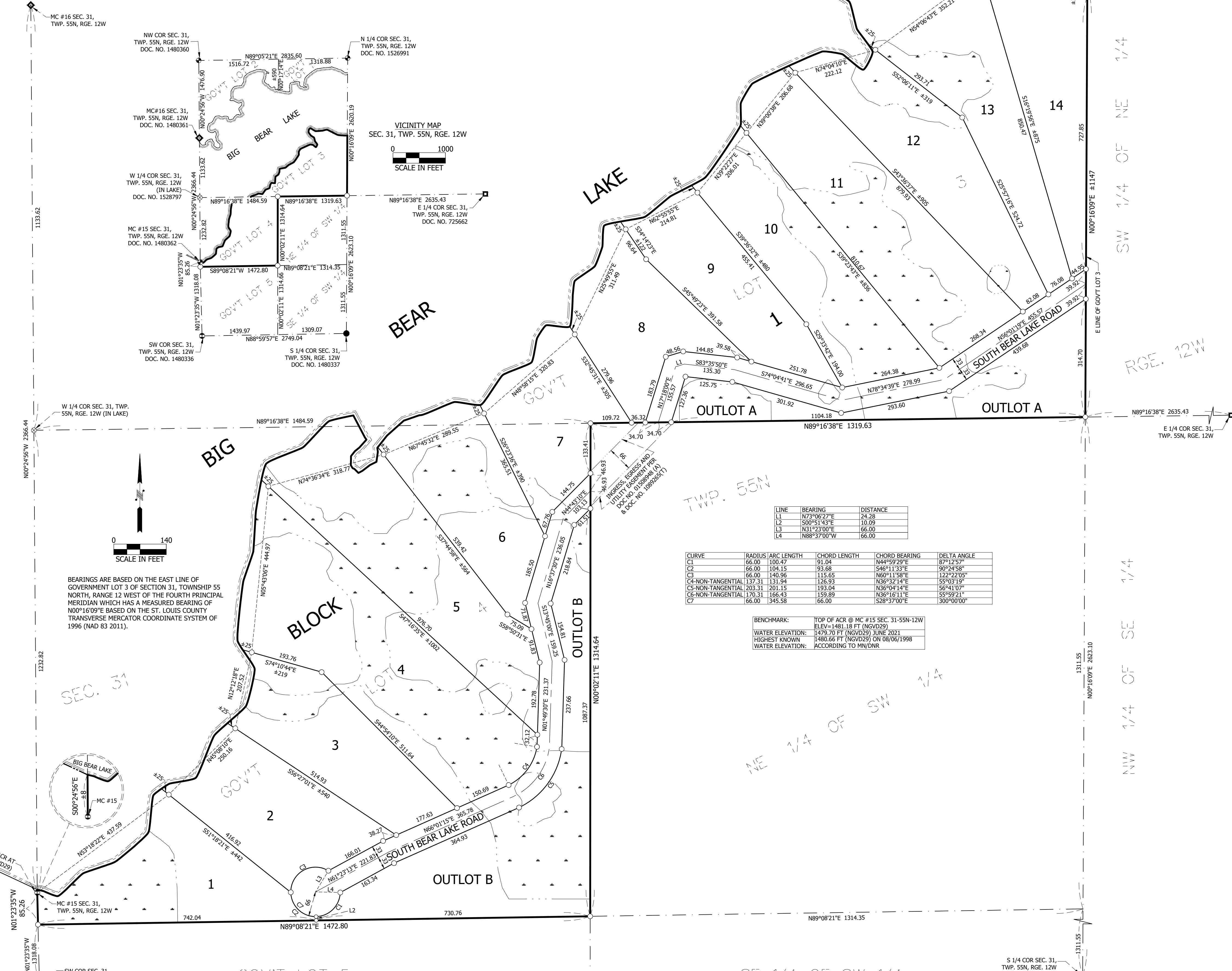
Nancy Nilsen  
County Auditor \_\_\_\_\_ Deputy

### ST. LOUIS COUNTY REGISTRAR OF TITLES

I hereby certify that this plat of URSA MAJOR was filed in this office of the Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_ o'clock \_\_\_\_ M., as Document No. \_\_\_\_\_ affecting Certificate(s) of Title No. 368926.

Wendy Levitt  
Registrar of Titles \_\_\_\_\_ Deputy

LEGEND	
	WET LAND
	SHORELINE
	WET LAND LINE
	SECTION SUBDIVISION LINE
	CENTER LINE
	EXISTING EASEMENT LINE
	SURVEY LINE
	PLAT BOUNDARY LINE
	LOT LINE
	ALUMINUM CAPPED PIPE
	REBAR
	CAPPED REBAR RLS NO. 49505
	ALUMINUM CAPPED TUBE
	ALUMINUM CAPPED REBAR
	CALCULATED POSITION
	SET CAPPED REBAR RLS NO. 49505
	(A)-ABSTRACT DOCUMENT
	(T)-TORRENS DOCUMENT



LINE	BEARING	DISTANCE
L1	N73°06'27"E	24.28
L2	S00°51'43"E	10.09
L3	N31°23'00"E	66.00
L4	N88°37'00"W	66.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.00	100.47	91.04	N44°59'29"E	87°12'57"
C2	66.00	104.15	93.68	S46°11'33"E	90°24'58"
C3	66.00	140.96	115.65	N60°11'58"E	122°22'05"
C4-NON-TANGENTIAL	137.31	131.94	126.93	N36°32'14"E	55°03'19"
C5-NON-TANGENTIAL	203.31	201.15	193.04	N36°04'14"E	56°41'07"
C6-NON-TANGENTIAL	170.31	166.43	159.89	N36°16'11"E	55°59'21"
C7	66.00	345.58	66.00	S28°37'00"E	300°00'00"

BENCHMARK:	
TOP OF ACR @ MC #15 SEC. 31-55N-12W	ELEV=1481.18 FT (NGVD29)
WATER ELEVATION:	1475.70 FT (NGVD29) JUNE 2021
HIGHEST KNOWN:	1480.66 FT (NGVD29) ON 08/06/1998
WATER ELEVATION:	ACCORDING TO MN/DNR

BEARINGS ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 3 OF SECTION 31, TOWNSHIP 55 NORTH, RANGE 12 WEST OF THE FOURTH PRINCIPAL MERIDIAN WHICH HAS A MEASURED BEARING OF N00°16'09"E BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996 (NAD 83 2011).