



SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

CERTIFICATE OF SURVEY

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.

David R. Evanson
David R. Evanson
Mn License #49505

CLIENT: BIG BEAR LAKE COMPANY
ADDRESS: XXXX SOUTH BEAR LAKE ROAD
BRIMSON, MN 55602
DATE: 05-01-2026

REVISIONS:
JOB NO: 19-377

SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM

MAJOR

OUTLOT B

OUTLOT A

URSA

BIG BEAR LAKE

SOUTH BEAR LAKE ROAD

BLOCK

SOUTH BEAR LAKE ROAD

10

7

66

66

PROPERTY AREA
±110,000 Sq. Feet
±2.53 Acres

INGRESS, EGRESS AND UTILITY EASEMENT PER DOC. NO. 01508948 (A) & DOC. NO. 1089265(T)

±347 FT OF SHORELINE
N25°49'55"E 311.49
±25
±122
S34°14'23"E 96.64
150
20
S45°49'23"E 391.58
48
L3
L4
L5
S32°45'31"E ±305
279.96
20
L1
L2

SS
SS
SS
SS

WET LAND