

NOTES

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.810 & MSI NO. 98-30.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
4. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORM THE TRUE BOUNDS OF ASCS 98-30. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE LOWE RIVER AND BROWN'S CREEK.
5. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT. EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010 UNLESS OTHERWISE VACATED AND NOTED ON THE PLAT.
6. IN ACCORDANCE WITH THE PRELIMINARY FINDING AND DECISION, DATED OCTOBER 23, 1997 AND THE FINAL FINDING AND DECISION DATED DECEMBER 15, 1997 FOR ADL 225445, A 200' WIDE BUFFER FROM THE ORDINARY HIGH WATER LINE IS RESERVED BY THE STATE; THE BUFFER SHALL BE RETAINED IN PUBLIC OWNERSHIP AND MANAGED TO PRESERVE AND PROTECT PUBLIC ACCESS AND RECREATIONAL OPPORTUNITIES AND TO PROTECT RIPARIAN FISH AND WILDLIFE HABITAT.
7. TRACTS D, E, & F SECTION 27 ARE SUBJECT TO A 50' WIDE AT&T COMMUNICATION RIGHT OF WAY, AA6190 DESCRIBED AS "NW OF LOWE RIVER". NO EVIDENCE OF THIS EASEMENT WAS RECOVERED DURING THIS SURVEY.

RECORD:

- (R1) REF: BLM SURVEY OF TOWNSHIP 9 SOUTH, RANGE 3 WEST, COPPER RIVER MERIDIAN, BY FREDERICK WARD, ACCEPTED DEC. 19, 1974, AMENDED PLAT ACCEPTED JUNE 5, 1991.
- (R2) REF: BLM SURVEY OF TOWNSHIP 9 SOUTH, RANGE 4 WEST, COPPER RIVER MERIDIAN, BY FREDERICK WARD, ACCEPTED DEC. 19, 1974, AMENDED PLAT ACCEPTED JAN. 8, 1992.
- (R3) PLAT 81-1, SHEETS 140 & 141, ALYESKA PIPELINE LEASE (ADL 63574), VALDEZ RECORDING DISTRICT.
- (R4) PLAT #81-2, SHEETS 47 & 48, ALYESKA PIPELINE ACCESS ROAD 4--APL-1, A 100' WIDE PRIVATE ACCESS EASEMENT, (ADL 206968), VALDEZ RECORDING DISTRICT.
- (R5) PLAT #81-2, SHEETS 45 & 46, ALYESKA PIPELINE ACCESS ROAD 4--APL-1A, A 100' WIDE PRIVATE ACCESS EASEMENT, (ADL 206967), VALDEZ RECORDING DISTRICT.
- (R6) COPPER VALLEY ELECTRIC ASSOCIATION 30' WIDE RIGHT OF WAY EASEMENT PENDING, BY CITY OF VALDEZ, DATED SEPTEMBER 15, 1999.
- (R7) ADL 80113 -100' WIDE PUBLIC UTILITY EASEMENT, CVEA HIGH VOLTAGE TRANSMISSION
- (R8) PLAT#2002-5, RICHARDSON HIGHWAY RIGHT OF WAY MAP, VALDEZ RECORDING DISTRICT.
- (R9) DOCUMENT #2011-000231-0, E-1 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.
- (R10) DOCUMENT #2011-000230-0, E-2 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.
- (R11) DOCUMENT #2012-000269-0, E-3 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.

LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-1(25) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
- RECOVERED 3 1/4" BRASS DISK IN CONCRETE NGS "CAMP 13-2", 1964.
- 3 1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE SET THIS SURVEY
- 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY

SURVEYED _____

UNSURVEYED _____

EASEMENT/RIGHT OF WAY LIMIT/BUFFER _____

CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST _____

CENTERLINE OVERHEAD ELECTRIC POWERLINE _____

STREAM CENTERLINE OR MEANDER _____

(XX) MONUMENT IDENTIFICATION LABEL.

C# TRACT CORNER NUMBER

(RX) RECORD AS PER PLAT

V.R.D. VALDEZ RECORDING DISTRICT

E-# FLOOD REPAIR EASEMENT



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ JACK L. PHILLIPS, LS8136

AREA TABLE:

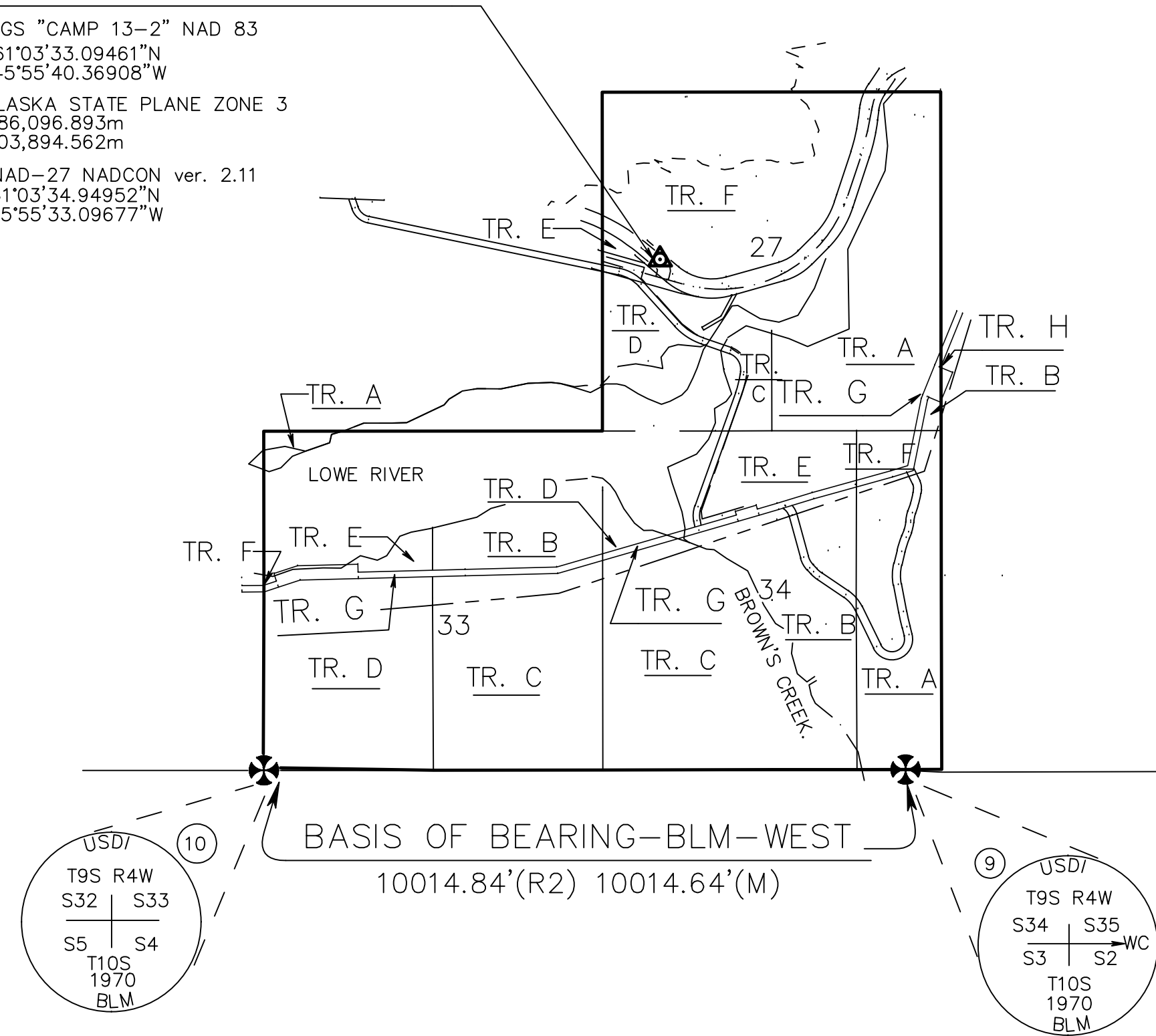
APPROVED MUNICIPAL ENTITLEMENT LANDS		STREAM BUFFER AREAS	
SECTION 27		SECTION 27	
TRACT C	27.054 ACRES	TRACT C	
TRACT D	61.790 ACRES	LOWE RIVER	10.076 ACRES
TRACT E	2.424 ACRES	STREAM #2255	5.179 ACRES
TRACT F	222.153 ACRES	STREAM #2254	0.304 ACRES
		TRACT D	
		LOWE RIVER	21.148 ACRES
SECTION 33		SECTION 33	
TRACT B	60.297 ACRES	TRACT B	
TRACT C	184.082 ACRES	LOWE RIVER	11.385 ACRES
		TRACT C	
		STREAM #2250	25.619 ACRES
SECTION 34		SECTION 34	
TRACT B	109.183 ACRES	TRACT C	
TRACT C	212.033 ACRES	STREAM #2250	23.805 ACRES
TRACT D	2.027 ACRES	TRACT E	
TRACT E	72.690 ACRES	LOWE RIVER	5.074 ACRES
		STREAM #2254	5.617 ACRES
TOTAL = 953.733 ACRES.		TOTAL= 108.21 ACRES	

BASIS OF COORDINATES

NGS "CAMP 13-2" NAD 83
61°03'33.09461"N
145°55'40.36908"W

ALASKA STATE PLANE ZONE 3
786,096.893m
503,894.562m

NAD-27 NADCON ver. 2.11
61°03'34.94952"N
145°55'33.09677"W

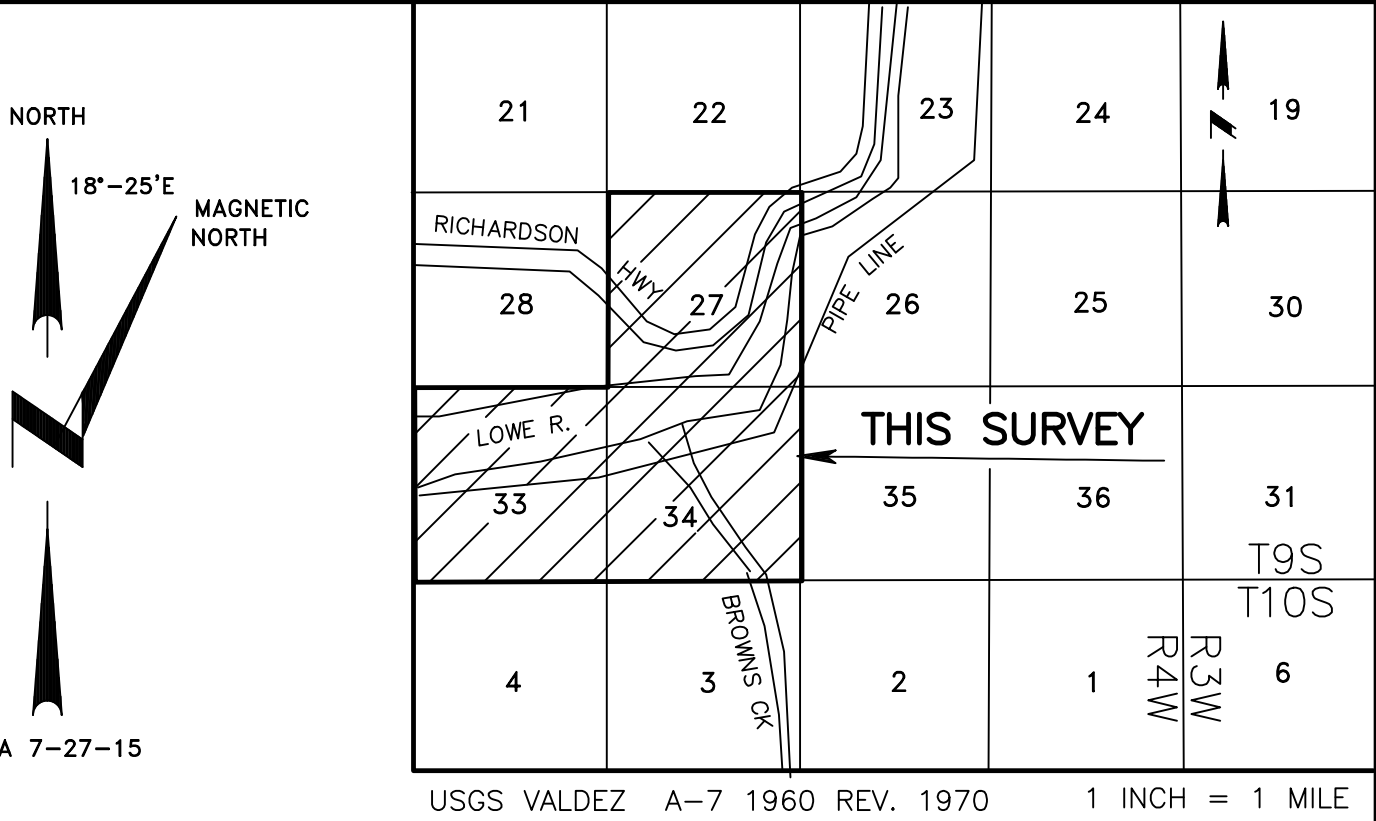


ASCS 98-30

- SHEET 1-TITLE & CONTROL
- SHEET 2-SECTION 27
- SHEET 3-SECTION 33
- SHEET 4-SECTION 34
- SHEET 5-SECTION 27 DETAILS
- SHEET 6-RECOVERED CONTROL MONUMENTS DIAGRAMS
- SHEET 7- RECOVERED PIPELINE MONUMENTS DIAGRAMS
- SHEET 8- MONUMENT SET DIAGRAMS

PRELIMINARY PLAT FINAL

AUG, 2016



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASCS 98-30, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHT OF WAYS AS SHOWN AND DESCRIBED HEREON.

DATED _____ DIRECTOR, DIVISION OF MINING, LAND AND WATER.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20 ____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

(I) WE, THE UNDERSIGNED, HEREBY CERTIFY THAT (I AM) WE ARE THE APPLICANT(S) AS SHOWN HEREON. (I) WE HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 225445 TRACTS C, D, E, AND F SECTION 27
TRACTS B, AND C SECTION 33
TRACTS B, C, D, AND E SECTION 34

LARRY WEAVER, MAYOR _____ DATE _____
CITY OF VALDEZ

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20 ____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL.

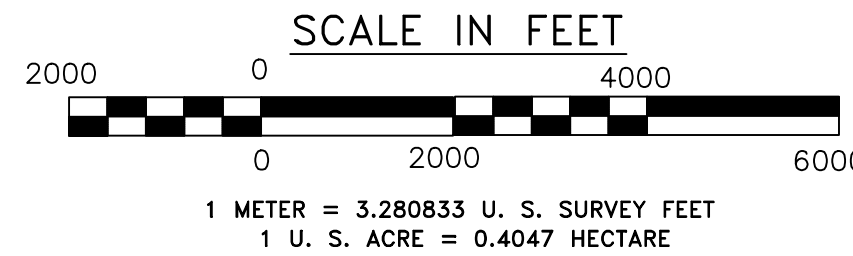
THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED.

SIGNED _____ DATE _____
CHAIRMAN

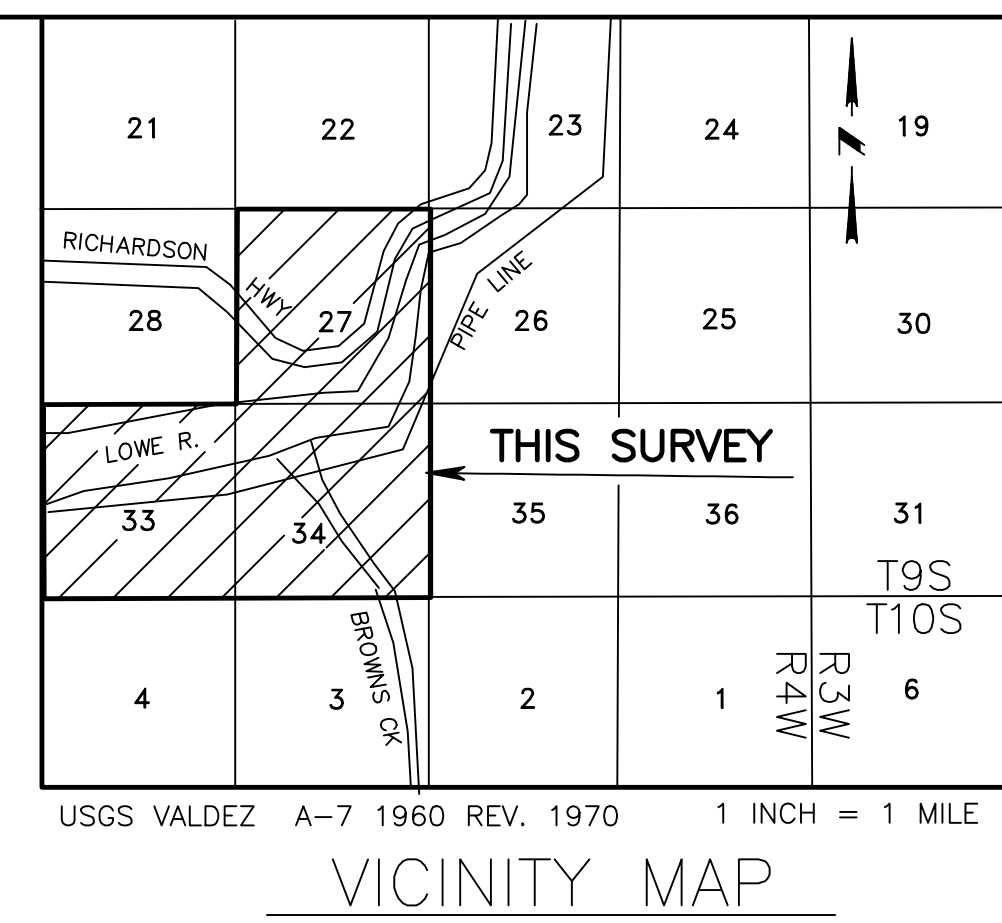
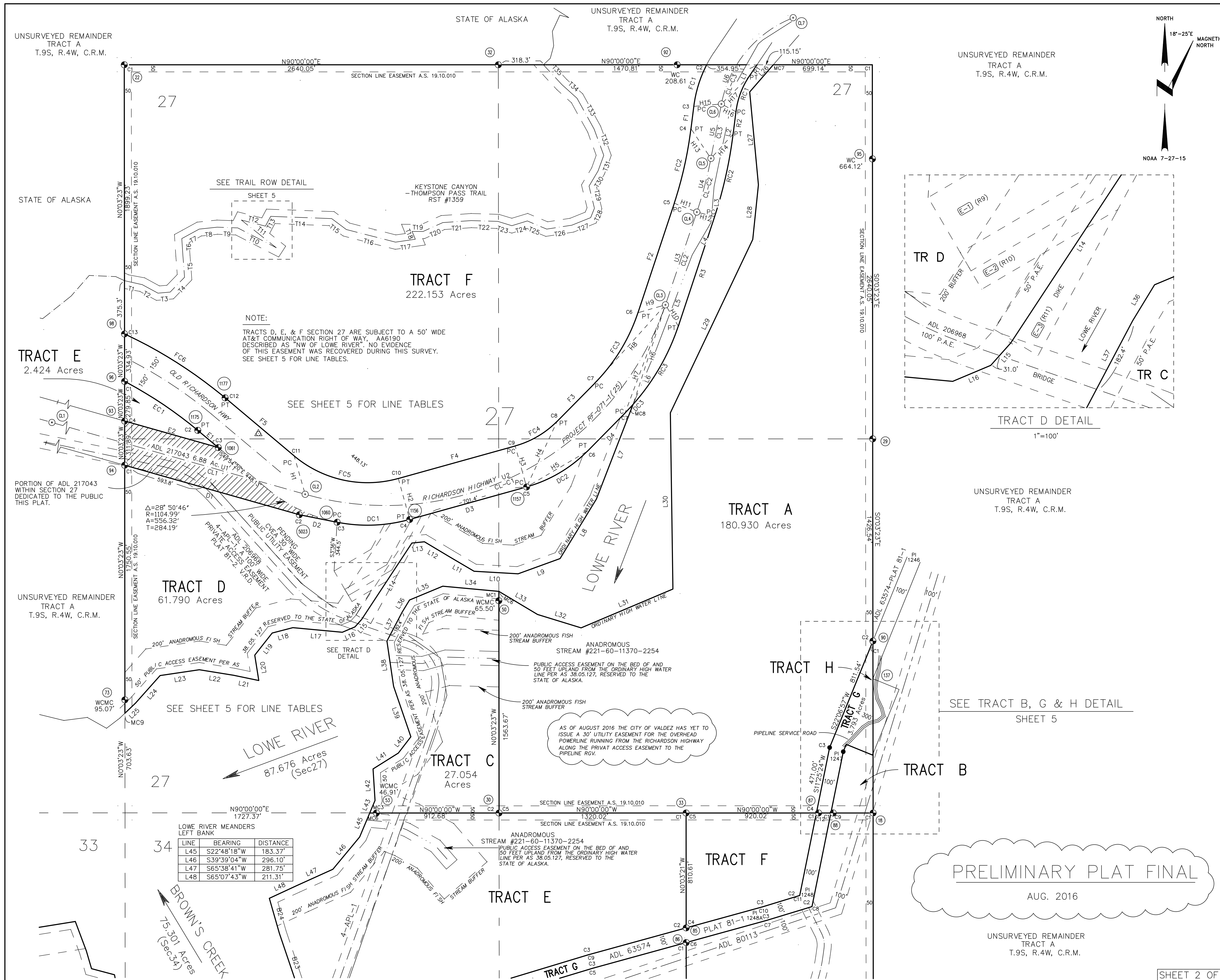
CERTIFICATE OF PAYMENT OF TAXES

I, SHERI PIERCE, CITY CLERK, FOR THE CITY OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY REPRESENTED BY THIS PLAT ARE PAID AS OF _____.

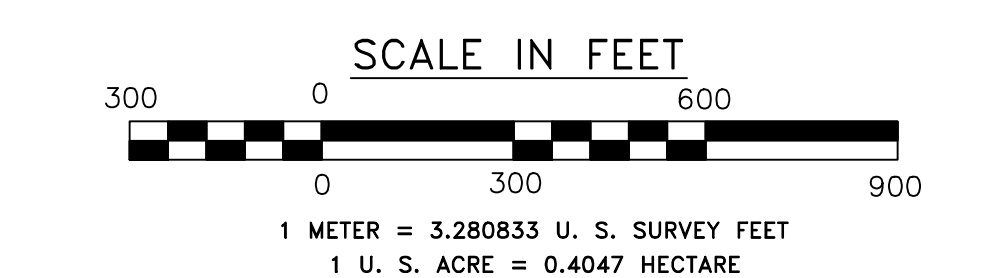
SIGNED _____ DATE _____



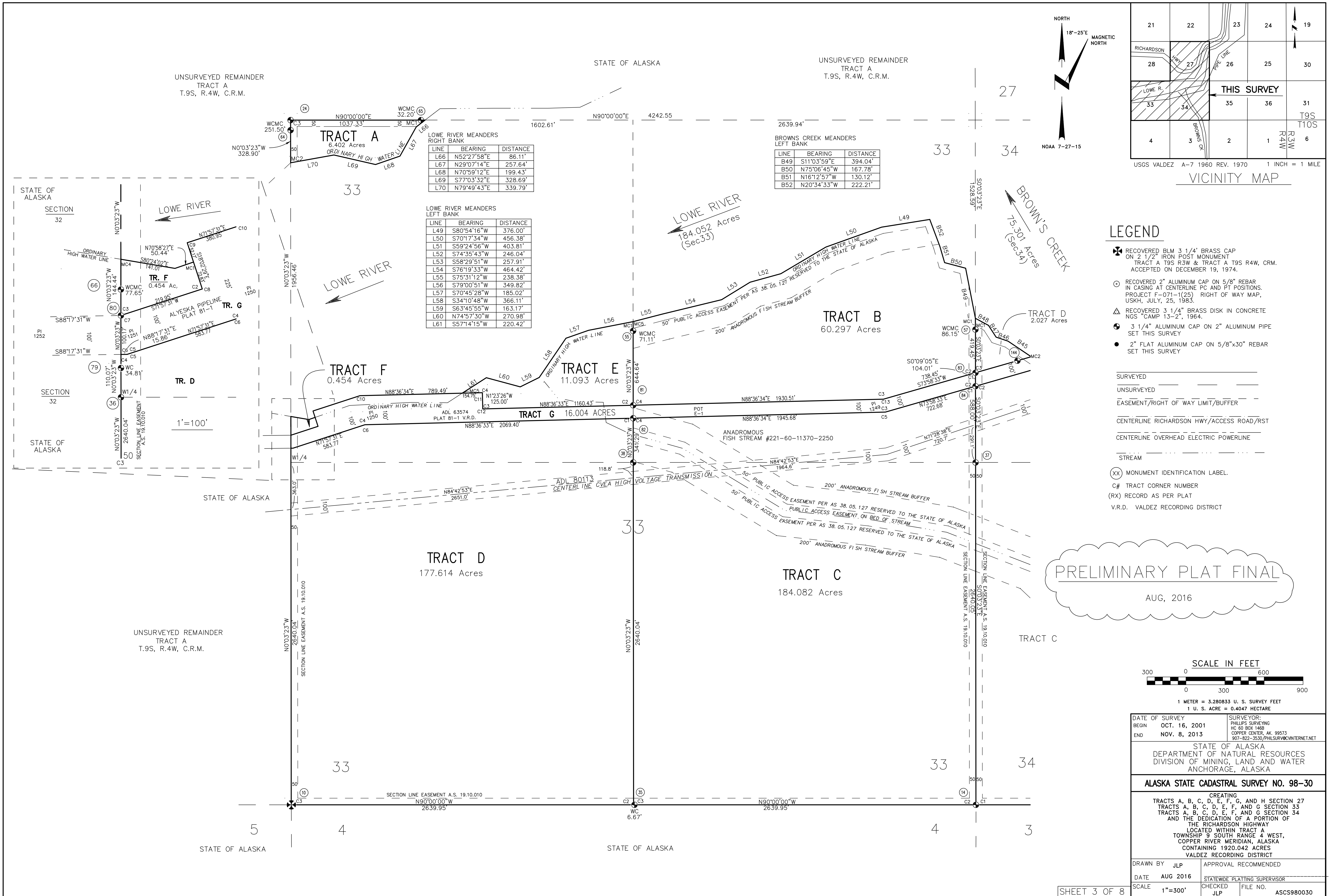
DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@CVMINTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATTING SUPERVISOR
SCALE 1"=2000'	CHECKED JLP FILE NO. ASCS980030



- LEGEND**
- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
 - RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-(125) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
 - RECOVERED 3 1/4" BRASS DISK IN CONCRETE NG5 "CAMP 13-2", 1964.
 - 3 1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE SET THIS SURVEY
 - 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY
- SURVEYED _____
- UNSURVEYED _____
- EASEMENT/RIGHT OF WAY LIMIT/BUFFER _____
- CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST _____
- CENTERLINE OVERHEAD ELECTRIC POWERLINE _____
- STREAM _____
- MONUMENT IDENTIFICATION LABEL. (XX)
- C# TRACT CORNER NUMBER
- (RX) RECORD AS PER PLAT
- V.R.D. VALDEZ RECORDING DISTRICT
- E-1 FLOOD REPAIR EASEMENT DOCUMENT #2011-0000231-0, VALDEZ RECORDING DISTRICT
- E-2 FLOOD REPAIR EASEMENT DOCUMENT #2011-0000230-0, VALDEZ RECORDING DISTRICT
- E-3 FLOOD REPAIR EASEMENT DOCUMENT #2012-0000269-0, VALDEZ RECORDING DISTRICT

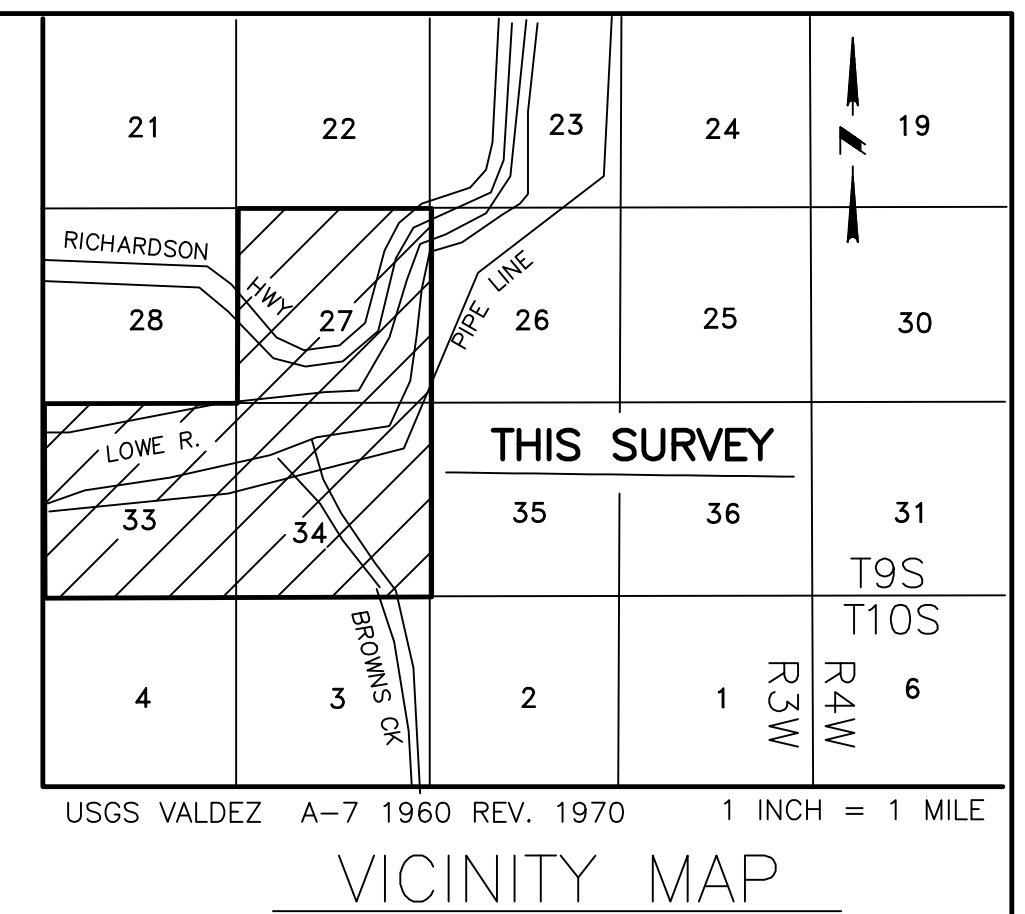
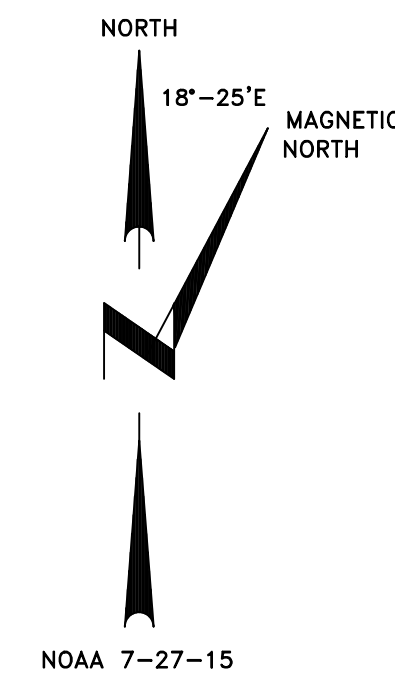


DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATING SUPERVISOR
SCALE 1"=300'	CHECKED JLP FILE NO. ASCS980030



UNSURVEYED REMAINDER
TRACT A
T.9S, R.4W, C.R.M.

UNSURVEYED REMAINDER
TRACT A
T.9S, R.4W, C.R.M.



LEGEND

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- SURVEYED
- UNSURVEYED
- EASEMENT/RIGHT OF WAY LIMIT/BUFFER
- CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST
- CENTERLINE OVERHEAD ELECTRIC POWERLINE
- STREAM
- MONUMENT IDENTIFICATION LABEL.
- C# TRACT CORNER NUMBER
- (RX) RECORD AS PER PLAT
- V.R.D. VALDEZ RECORDING DISTRICT

PRELIMINARY PLAT FINAL

AUG 2016



1 METER = 3.280833 U. S. SURVEY FEET
1 U. S. ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 146B COPPER CENTER, AK 99573 907-822-3530/PHILLIPSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATING SUPERVISOR
SCALE 1"=300'	CHECKED JLP FILE NO. ASCS980030

SHEET 4 OF 8

27

33

34

LINE	BEARING	DISTANCE
L45	S22°48'18"W	183.37'
L46	S39°39'04"W	296.10'
L47	S65°38'41"W	281.75'
L48	S65°07'43"W	211.31'

BROWN'S CREEK
75.301 Acres
(Sec 34)

TRACT B
2.027 Acres

TRACT D

TRACT G

TRACT C

TRACT C
212.033 Acres

LINE	BEARING	DISTANCE
B25	N10°09'17"W	215.52'
B26	N32°54'30"W	525.67'
B27	N54°54'40"W	364.01'
B28	N37°01'49"W	143.59'
B29	N17°42'28"W	301.10'
B30	N57°45'43"W	200.69'
B31	N27°04'18"W	364.44'
B32	N14°18'49"E	263.29'
B33	N06°35'32"W	147.19'
B34	N56°56'53"W	90.84'
B35	S82°41'00"W	186.24'
B36	N62°07'25"W	175.77'
B37	N35°53'14"W	547.41'
B38	N84°31'11"W	420.40'
B39	N59°17'38"W	182.20'
B40	N26°00'44"W	257.51'
B41	N58°16'54"W	275.51'
B42	N48°43'45"W	316.82'
B43	N85°25'05"W	387.92'
B44	N70°32'04"W	172.25'
B45	N56°02'08"W	215.11'
B46	N71°27'33"W	97.43'
B47	N32°49'42"W	107.72'
B48	N61°38'09"W	114.52'

ANADROMOUS
FISH STREAM
#221-60-11370-2250

TRACT C

TRACT A

TRACT B

TRACT F
13.658 Acres

TRACT E
72.690 Acres

TRACT G
14.271 Acres

TRACT A
142.689 Acres

TRACT B
109.183 Acres

LINE	BEARING	DISTANCE
B1	N10°43'32"W	139.32'
B2	N17°41'12"W	114.42'
B3	N32°13'15"W	530.78'
B4	N50°44'58"W	472.25'
B5	N26°24'30"W	146.22'
B6	N11°37'56"W	160.02'
B7	N38°46'42"W	56.44'
B8	N49°58'51"W	197.46'
B9	N15°48'45"W	328.67'
B10	N05°21'26"E	232.07'
B11	N02°05'41"W	149.98'
B12	N88°04'38"W	133.57'
B13	N58°25'06"W	156.39'
B14	N32°08'08"W	337.10'
B15	N25°08'02"W	592.95'
B16	N59°26'26"W	380.56'
B17	N55°28'26"W	238.25'
B18	N85°09'08"W	120.25'
B19	N69°00'03"W	285.03'
B20	N39°13'21"W	121.76'
B21	N04°59'50"E	107.13'
B22	N08°29'27"W	285.38'
B23	N18°41'54"W	474.52'
B24	N15°55'58"W	256.00'

UNSURVEYED REMAINDER
TRACT A
T.9S, R.4W, C.R.M.

35

STATE OF ALASKA

STATE OF ALASKA

STATE OF ALASKA

SEC. 27

LOWE RIVER RIGHT BANK MEANDERS

LINE	BEARING	DISTANCE
L1	S29°14'22"W	164.02'
L2	S11°44'51"W	732.77'
L3	S04°48'21"W	253.80'
L4	S30°11'11"W	265.00'
L5	S20°47'27"W	720.43'
L6	S22°54'56"W	415.00'
L7	S21°12'53"W	715.24'
L8	S31°24'26"W	492.18'
L9	S69°59'21"W	314.60'
L10	N86°42'05"W	311.80'
L11	N59°30'04"W	200.08'
L12	N59°07'40"W	207.40'
L13	S84°21'50"W	89.04'
L14	S33°19'24"W	645.18'
L15	S41°43'00"W	70.64'
L16	S67°15'43"W	97.25'
L17	N84°40'18"W	350.05'
L18	S75°26'29"W	151.11'
L19	S38°12'13"W	198.75'
L20	S09°03'01"E	181.44'
L21	N78°13'31"W	182.01'
L22	N80°47'07"W	244.76'
L23	S81°34'23"W	279.98'
L24	S41°40'30"W	260.97'
L25	S46°17'04"W	103.40'

LOWE RIVER LEFT BANK MEANDERS

LINE	BEARING	DISTANCE
L26	S40°58'40"W	254.00'
L27	S05°21'10"E	658.22'
L28	S05°54'55"W	387.44'
L29	S25°25'29"W	1354.84'
L30	S00°50'18"E	1243.92'
L31	S67°06'17"W	703.32'
L32	N72°56'02"W	321.65'
L33	N59°14'01"W	318.07'
L34	N84°40'33"W	397.44'
L35	S67°20'40"W	253.98'
L36	S31°21'10"W	98.89'
L37	S27°50'29"W	232.12'
L38	S08°26'31"E	322.44'
L39	S18°51'37"E	376.49'
L40	S37°24'48"W	145.05'
L41	S58°00'43"W	210.57'
L42	S03°29'49"E	223.21'
L43	S22°48'18"W	95.72'

CENTERLINE/ROW TIES

LINE	BEARING	DISTANCE
H1	N15°57'36"W	281.56'
H2	N15°32'05"W	300.00'
H3	N15°32'05"W	300.00'
H4	N24°58'34"E	510.98'
H5	N59°32'40"E	497.88'
H6	S17°59'44"W	739.82'
H7	S20°27'39"W	815.22'
H8	S42°01'45"W	744.41'
H9	S74°00'45"W	201.31'
H10	S31°19'21"E	175.47'
H11	N68°39'19"W	170.73'
H12	S75°35'03"E	129.81'
H13	N33°57'38"W	252.04'
H14	N42°28'09"E	232.26'
H15	S85°04'37"W	195.37'
H16	S62°06'44"E	116.49'
H17	N45°11'29"E	275.94'

TRACT E

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
EC1	S56°11'47"E	622.79'	12°05'24"	2951.46'	312.56'
E1	S50°01'15"E	188.82'			
E2	N74°10'37"W	687.00'			

TRACT F & RICHARDSON HWY ROW

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
FC1	S17°12'44"W	308.74'	20°23'08"	867.75'	156.02'
F1	S07°13'25"W	159.49'			
FC2	S12°36'54"W	539.61'	11°07'32"	2778.95'	270.66'
F2	S18°21'09"W	813.67'			
FC3	S31°29'59"W	588.64'	26°17'55"	1282.45'	299.60'
F3	S44°39'01"W	378.26'			
FC4	S59°32'17"W	347.42'	29°46'32"	668.52'	177.73'
F4	S74°27'55"W	856.28'			
FC5	N77°45'51"W	782.45'	55°41'40"	804.95'	425.25'
F5	N49°56'23"W	636.95'			
FC6	N57°33'52"W	843.55'	14°51'53"	3251.46'	424.16'

RICHARDSON HWY ROW

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
R1	S34°00'12"W	99.07'			
RC1	S20°26'40"W	268.18'	27°03'50"	567.75'	136.64'
R2	S07°13'25"W	159.49'			
RC2	S12°37'55"W	597.88'	11°07'33"	3078.95'	299.88'
R3	S18°21'10"W	813.66'			
RC3	S30°00'23"W	643.87'	23°18'45"	1582.45'	326.45'

TRACT D & RICHARDSON HWY ROW

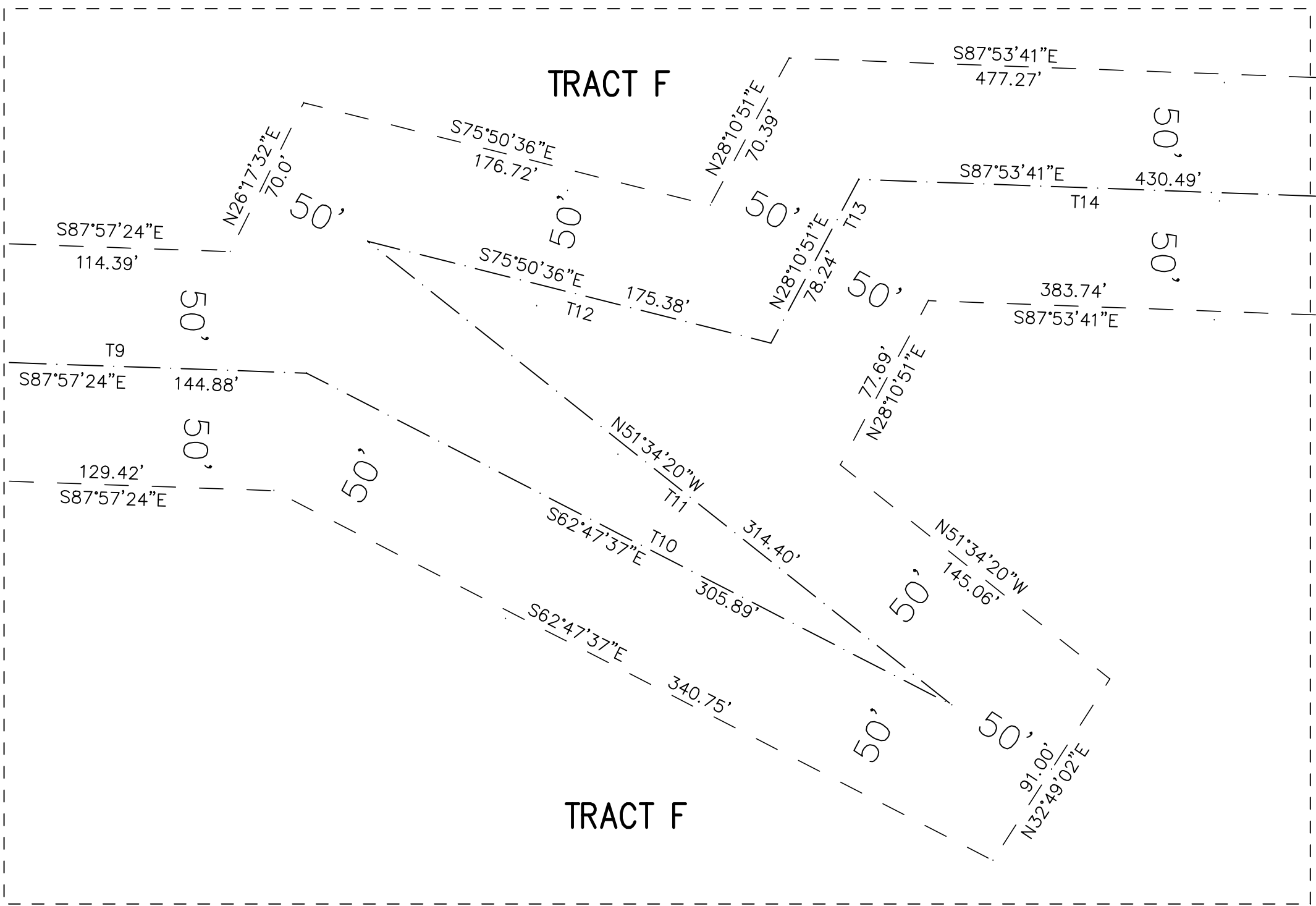
LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
D1	S74°10'37"E	1281.63'			
D2	S78°45'42"E	271.78'			
DC1	N87°48'42"E	517.27'	26°49'17"	1104.99'	263.46'
D3	N74°27'55"E	856.28'			
DC2	N59°32'40"E	503.53'	29°47'16"	968.52'	257.59'
D4	N44°38'58"E	378.26'			
DC3	N43°09'23"E	82.48'	2°59'11"	1582.45'	41.25'

RICHARDSON HWY CENTERLINE ASBUILT

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
CL1	S74°10'37"E	1324.30'			
CL-C1	N62°16'03"E	3169.84'	87°10'15"	2083.48'	1983.06'
CL2	N18°42'25"E	691.21'			
CL-C2	N14°42'25"E	391.99'	7°50'23"	2864.79'	196.30'
CL3	N10°53'38"E	391.09'			
CL-C3	N21°16'28"E	298.47'	20°53'35"	818.51'	150.91'

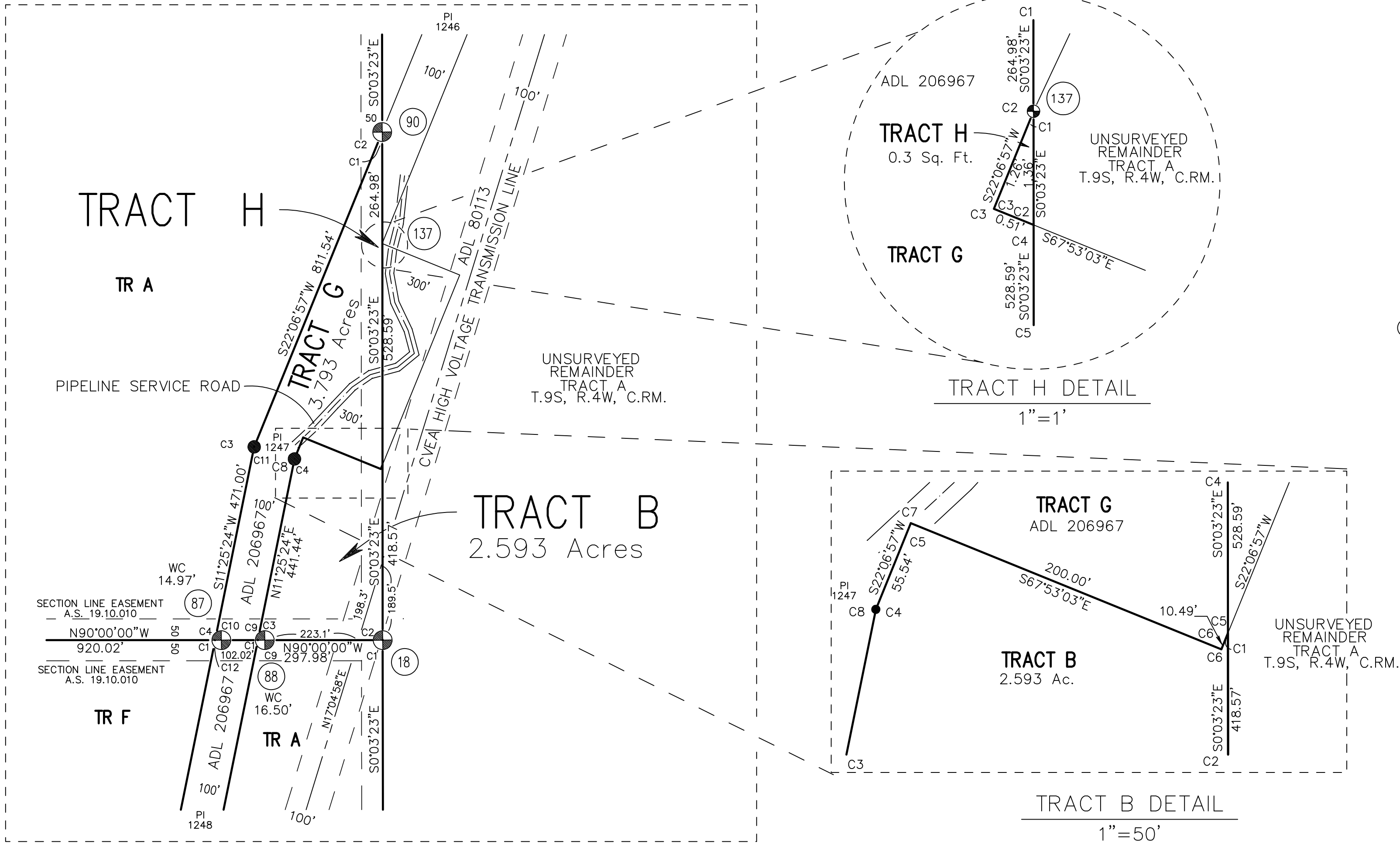
RICHARDSON HWY CENTERLINE RECORD

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
U1	S74°15'53"E	1323.82'			
U2	N62°09'29"E	3169.25'	87°09'16"	2083.48'	1982.49'
U3	N18°34'51"E	701.77'			
U4	N14°41'08"E	389.53'	7°47'26"	2864.79'	195.06'
U5	N10°47'25"E	382.38'			
U6	N21°06'31"E	294.81'	20°38'12"	818.51'	149.02'



RST 1359 TRAIL SWITCHBACK

RIGHT OF WAY DETAIL
1"=50'



TRACT B, G & H DETAIL

1"=200'

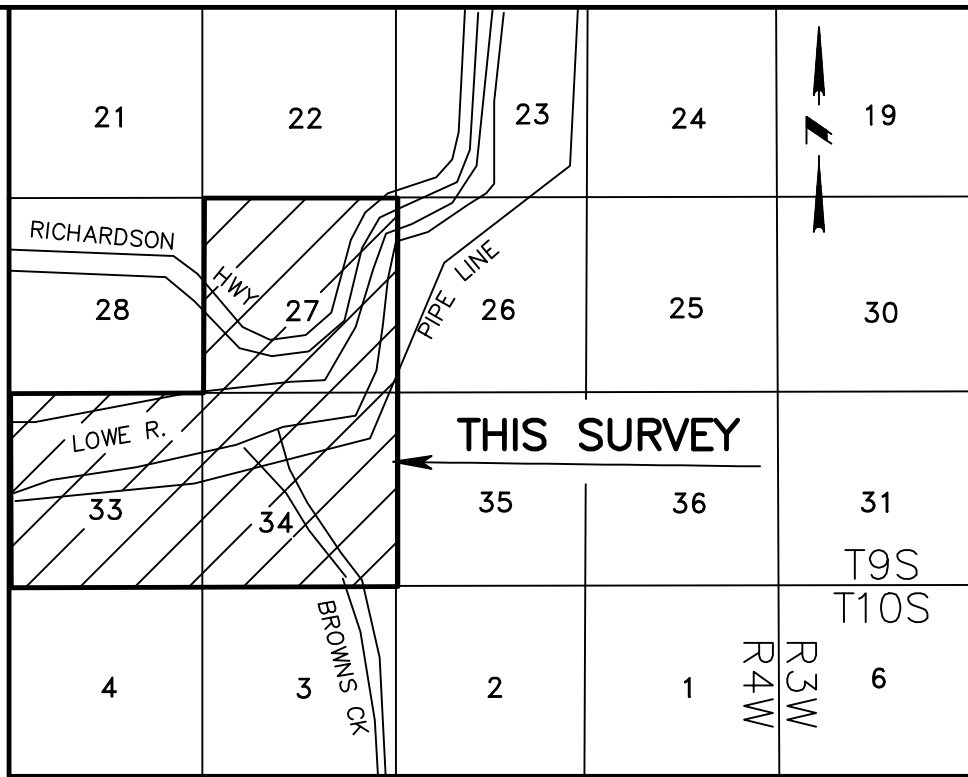
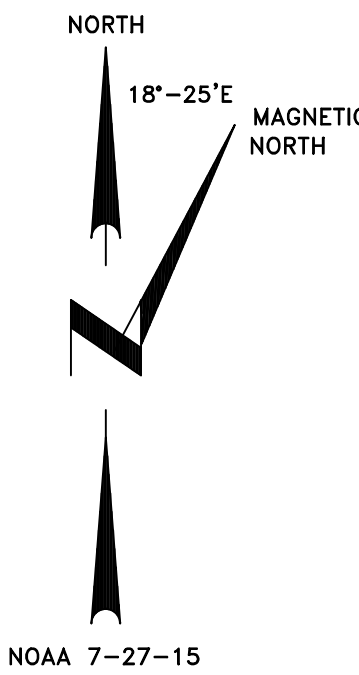
TRACT B DETAIL

1"=50'

PRELIMINARY PLAT FINAL

AUG 2016

SHEET 5 OF 8



USGS VALDEZ A-7 1960 REV. 1970 1 INCH = 1 MILE

VICINITY MAP

LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-1(25) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
- RECOVERED 3 1/4" BRASS DISK IN CONCRETE NGS "CAMP 13-2", 1964.
- 3 1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE SET THIS SURVEY
- 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY

- SURVEYED
- UNSURVEYED
- EASEMENT/RIGHT OF WAY LIMIT/BUFFER
- CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST
- CENTERLINE OVERHEAD ELECTRIC POWERLINE
- STREAM
- MONUMENT IDENTIFICATION LABEL.
- C# TRACT CORNER NUMBER
- (RX) RECORD AS PER PLAT
- V.R.D. VALDEZ RECORDING DISTRICT



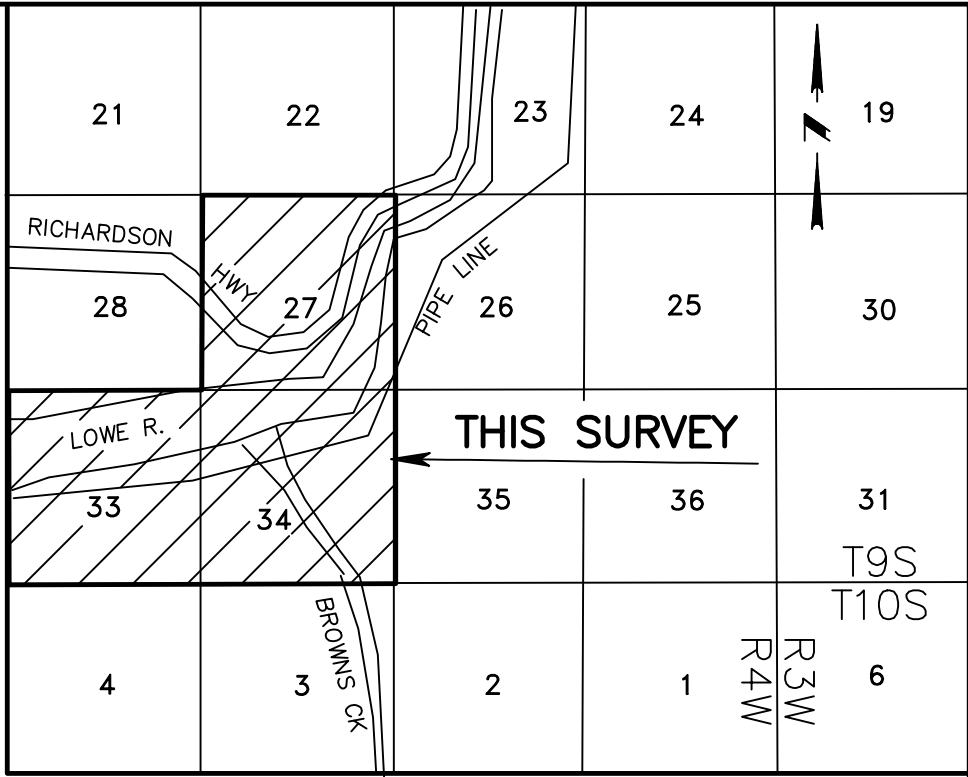
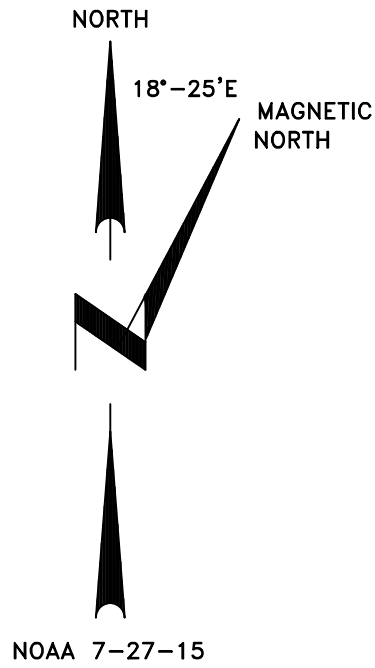
1 METER = 3.280833 U. S. SURVEY FEET
1 U. S. ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 50 BOX 1469 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE AS SHOWN	CHECKED JLP FILE NO. ASCS980030

TOWNSHIP CONTROL

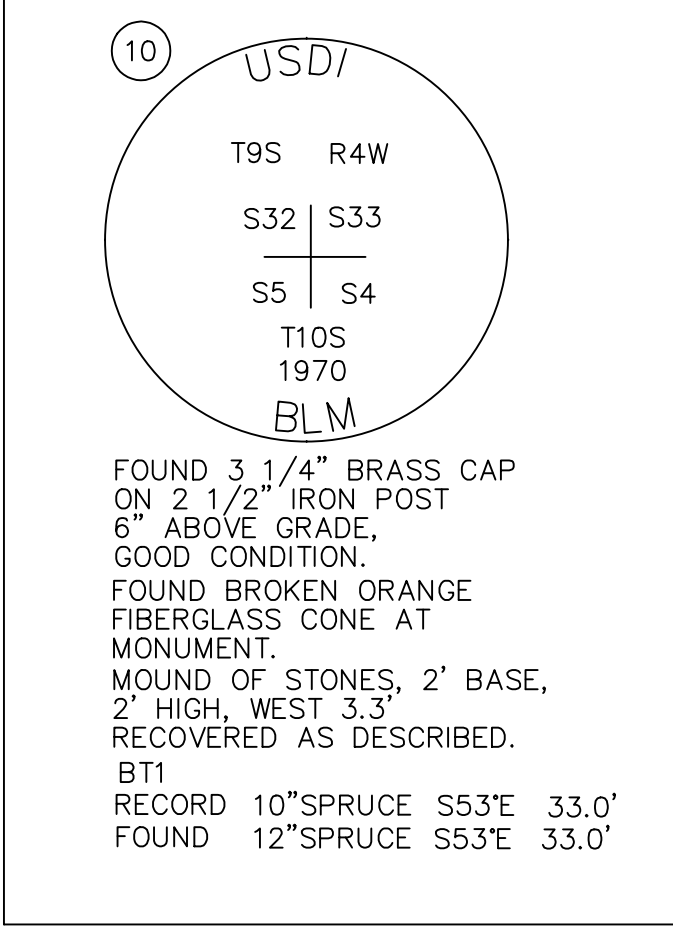
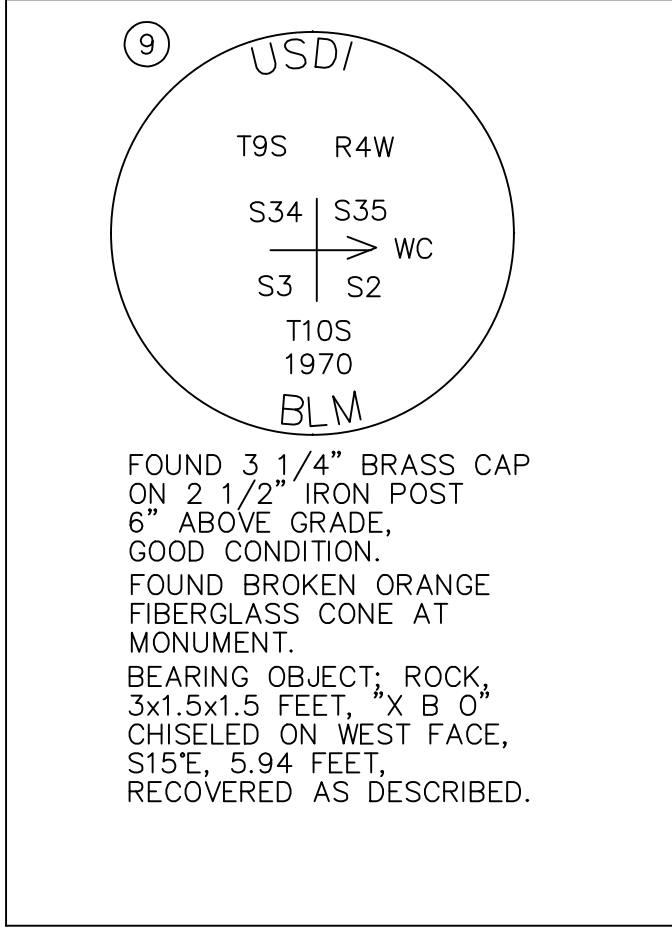
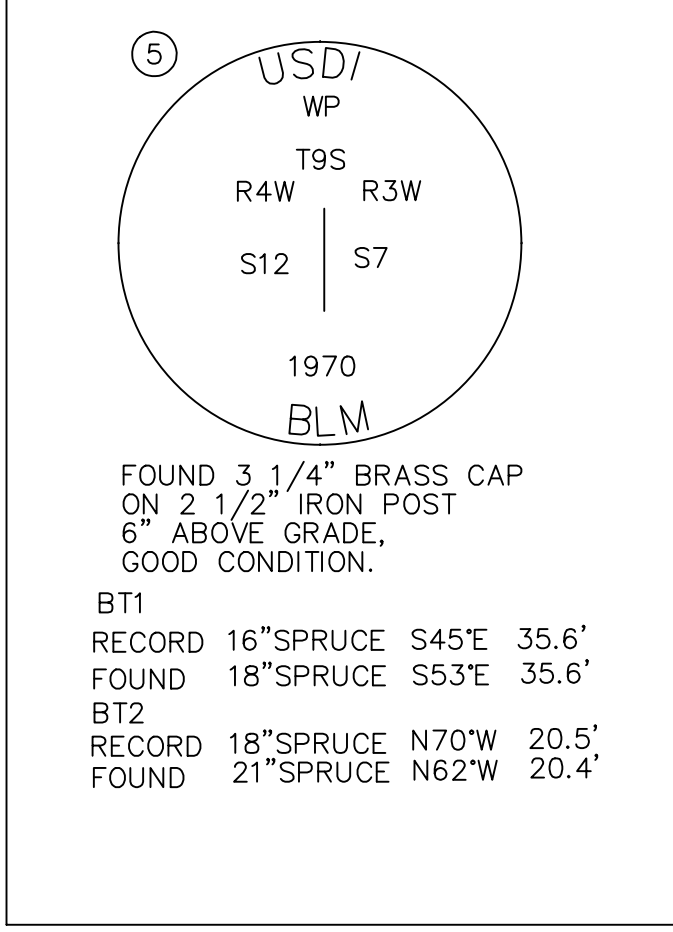
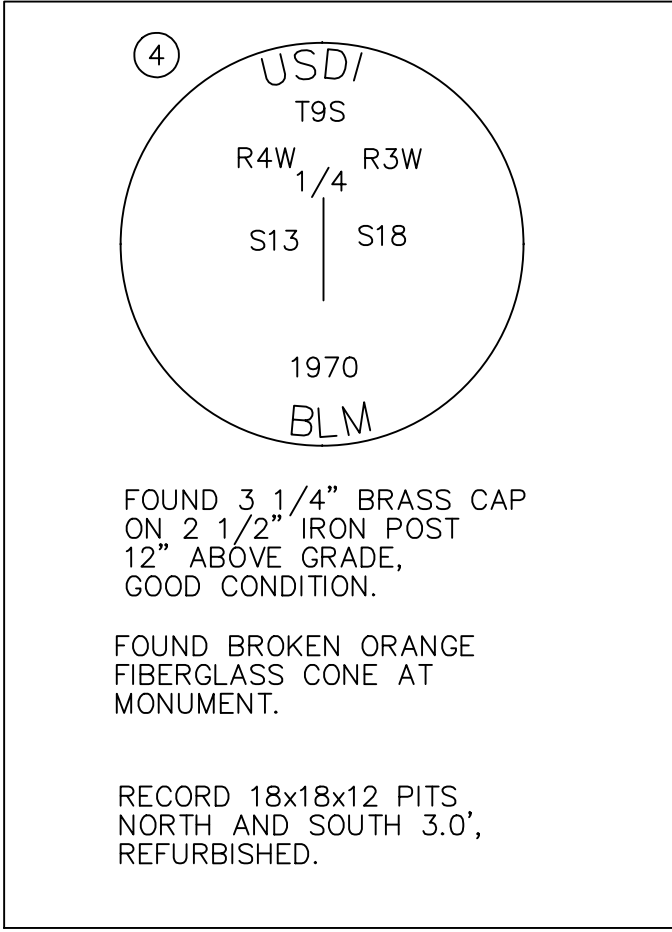
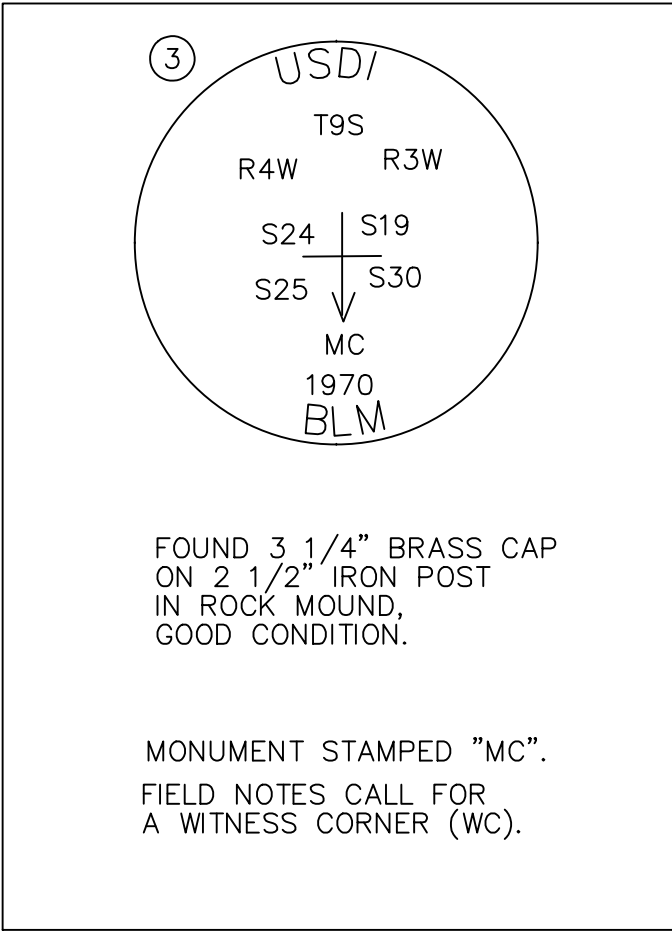
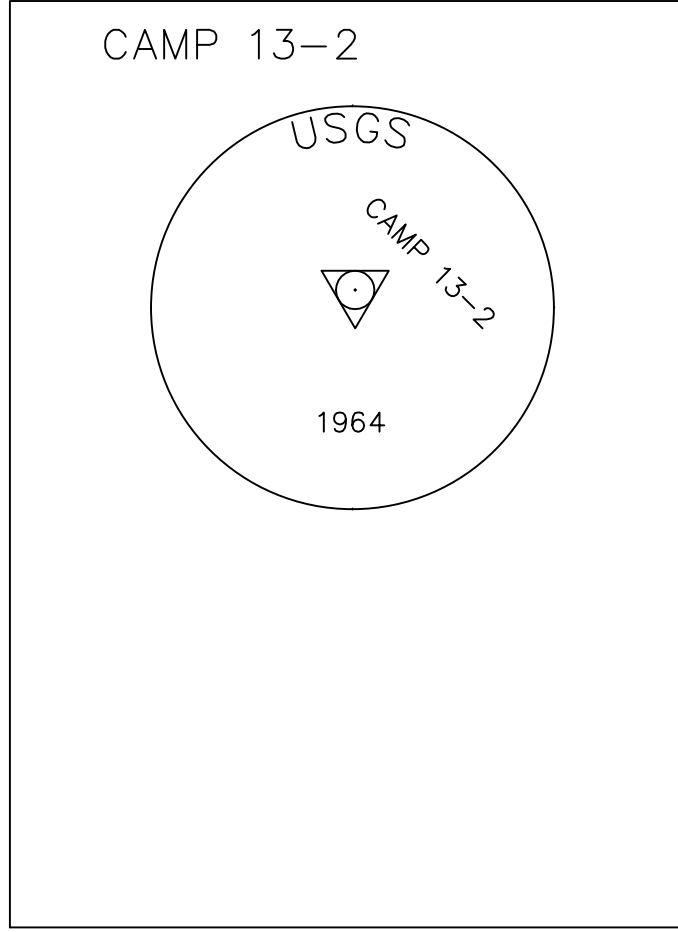
Ref: BLM Survey of Township 9 South,
Range 3 West, Copper River Meridian,
by Frederick Ward, accepted December 19, 1974.
Amended Plat accepted June 5, 1991.

Ref: BLM Survey of Township 9 South,
Range 4 West, Copper River Meridian,
by Frederick Ward, accepted Jan. xx, 1974.
Amended Plat accepted January 8, 1992.



USGS VALDEZ A-7 1960 REV. 1970 1 INCH = 1 MILE

VICINITY MAP

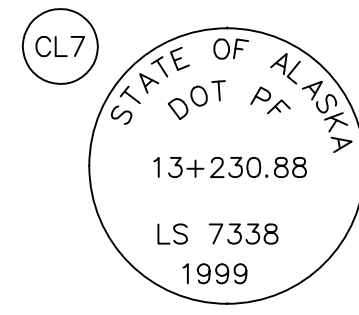
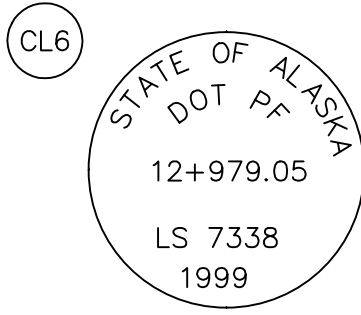
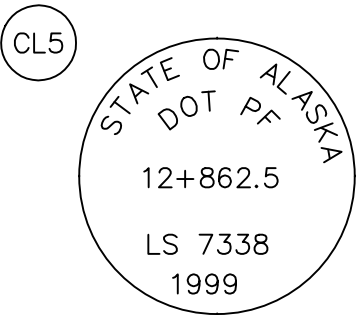
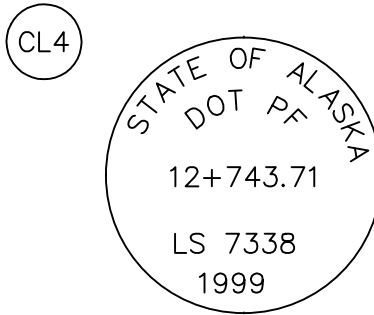
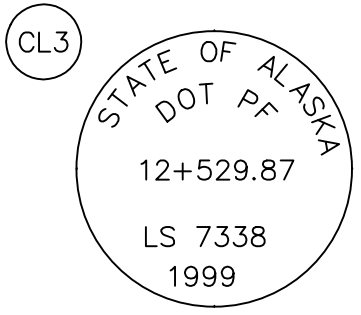
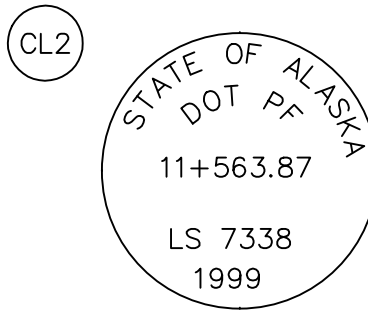
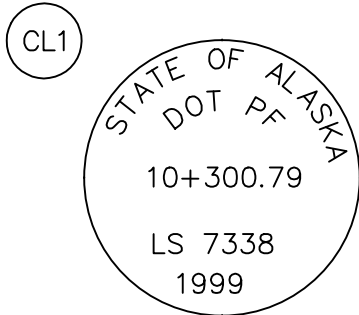


RICHARDSON HIGHWAY

Ref: State of Alaska Department of Transportation and
Public Facilities Right of Way Map, Project RF-071-1(25),
Sheets 14 to 17 of 19.

Ref: State of Alaska Department of Transportation and
Public Facilities Asbuit, Project STP-071-1(61), 1999,
Sheets 21 to 25 of 28,

RICHARDSON HIGHWAY; FOUND 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS.



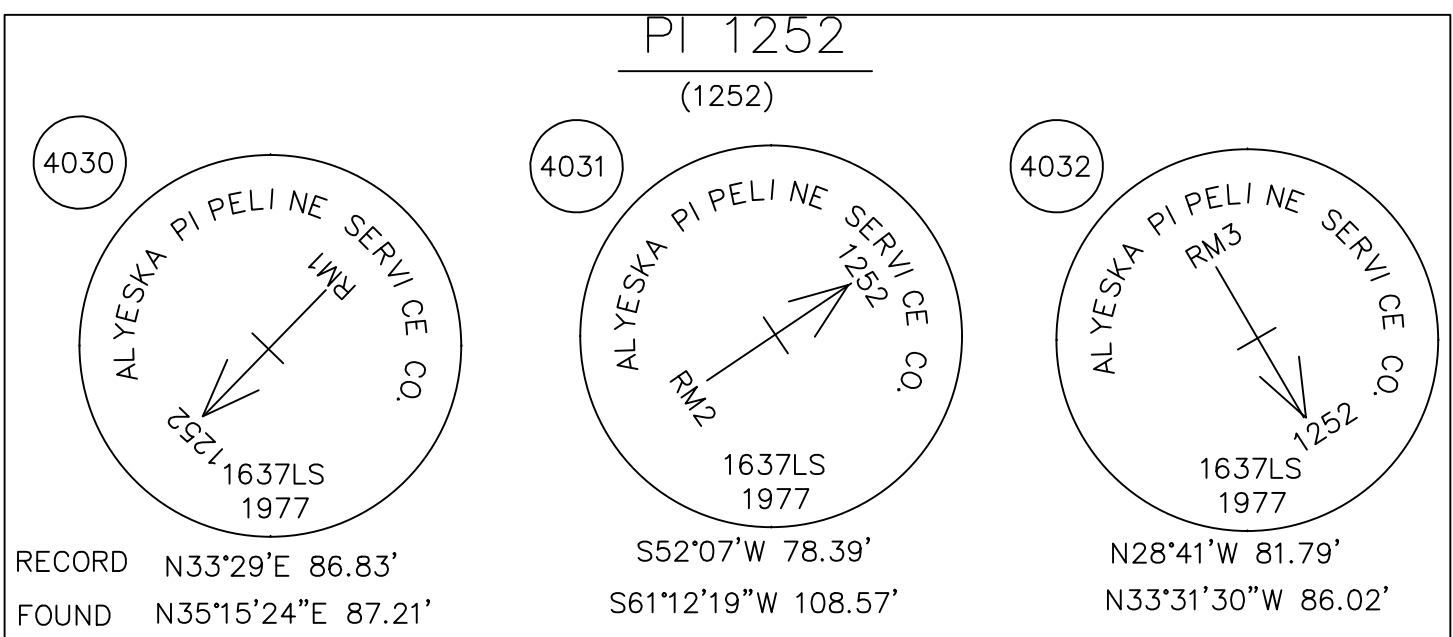
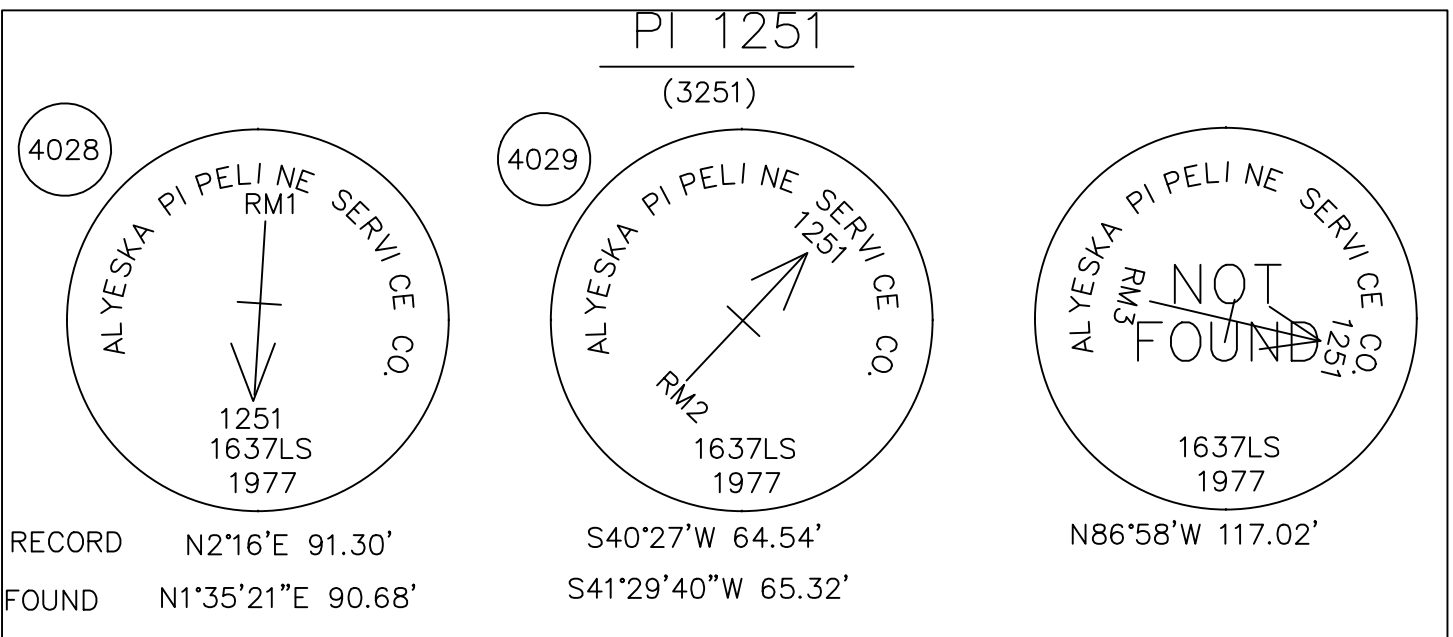
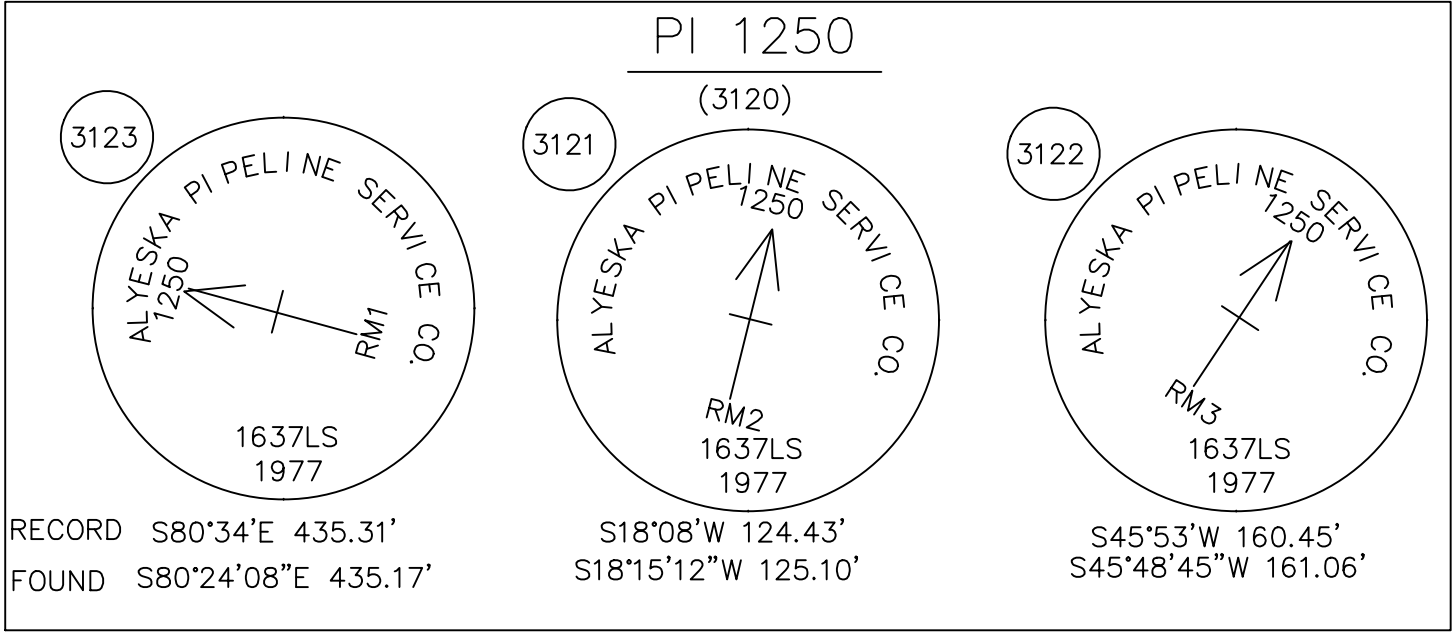
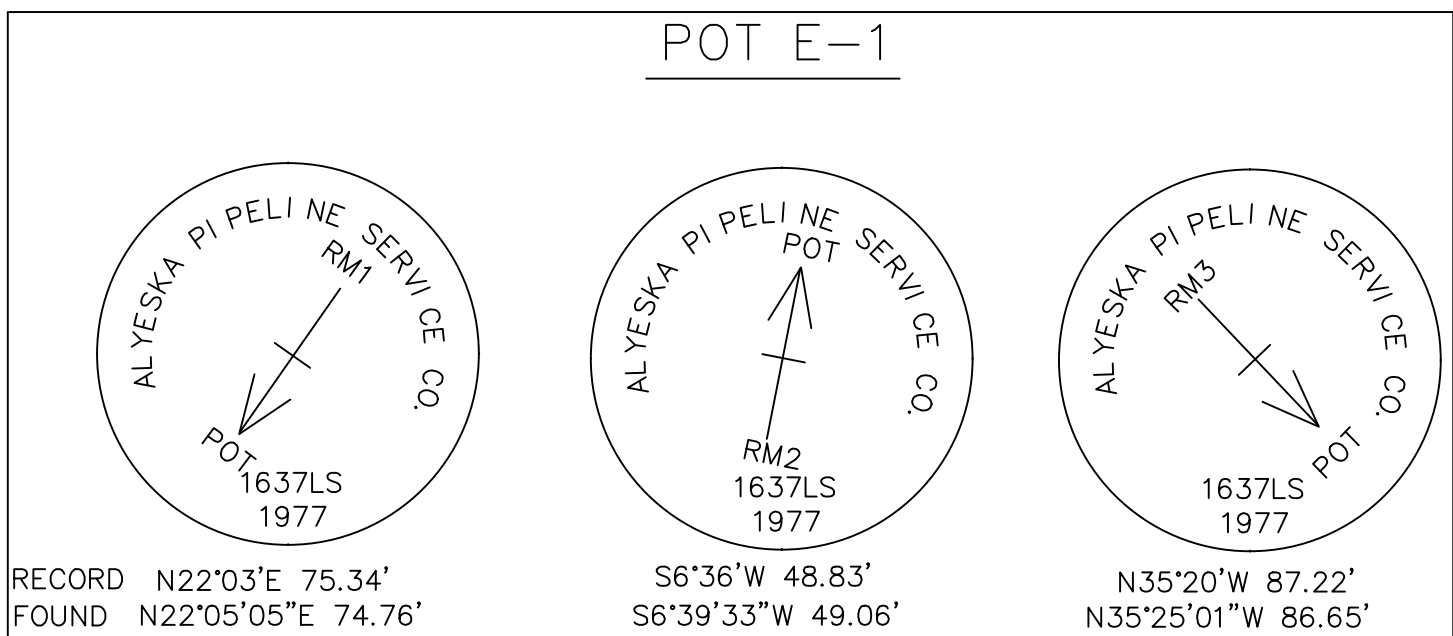
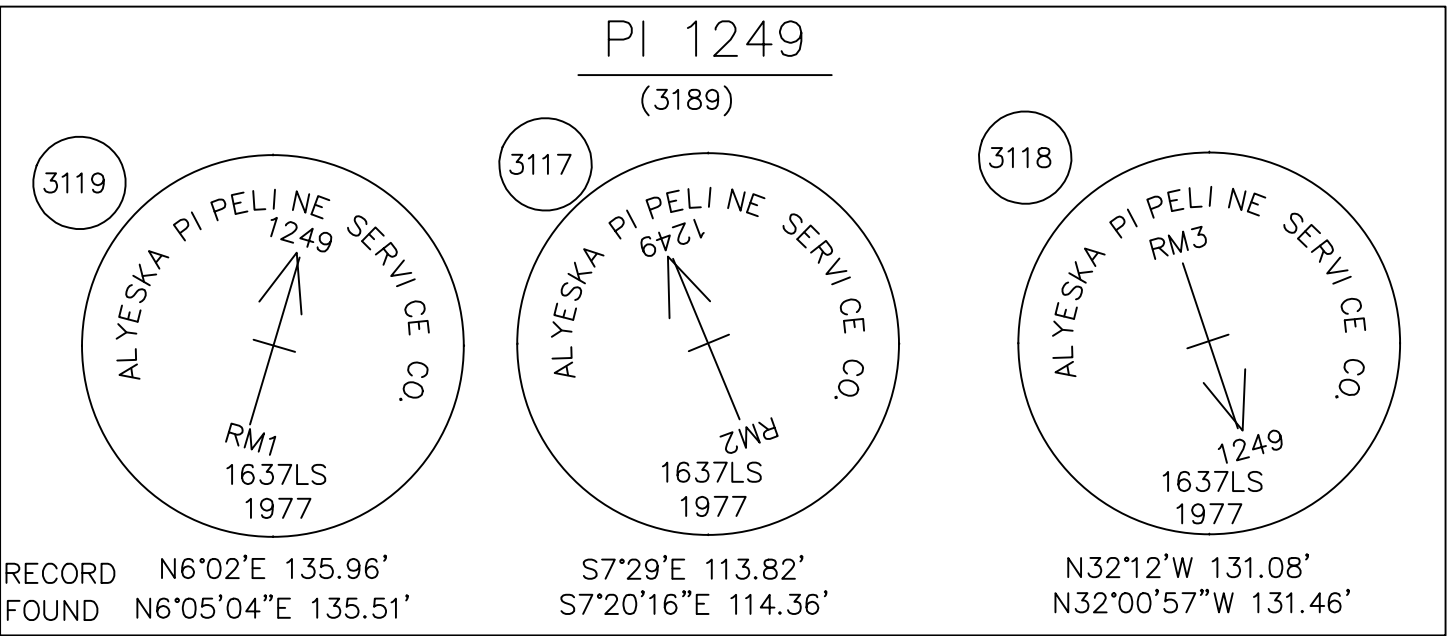
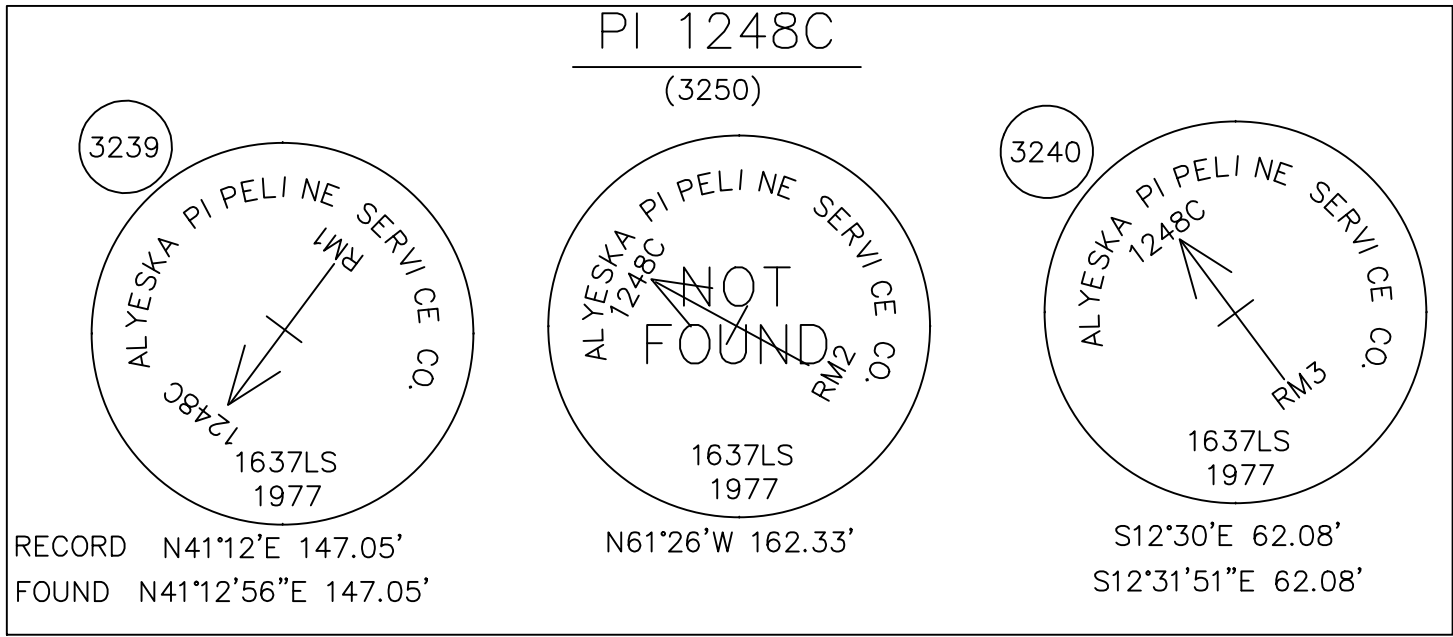
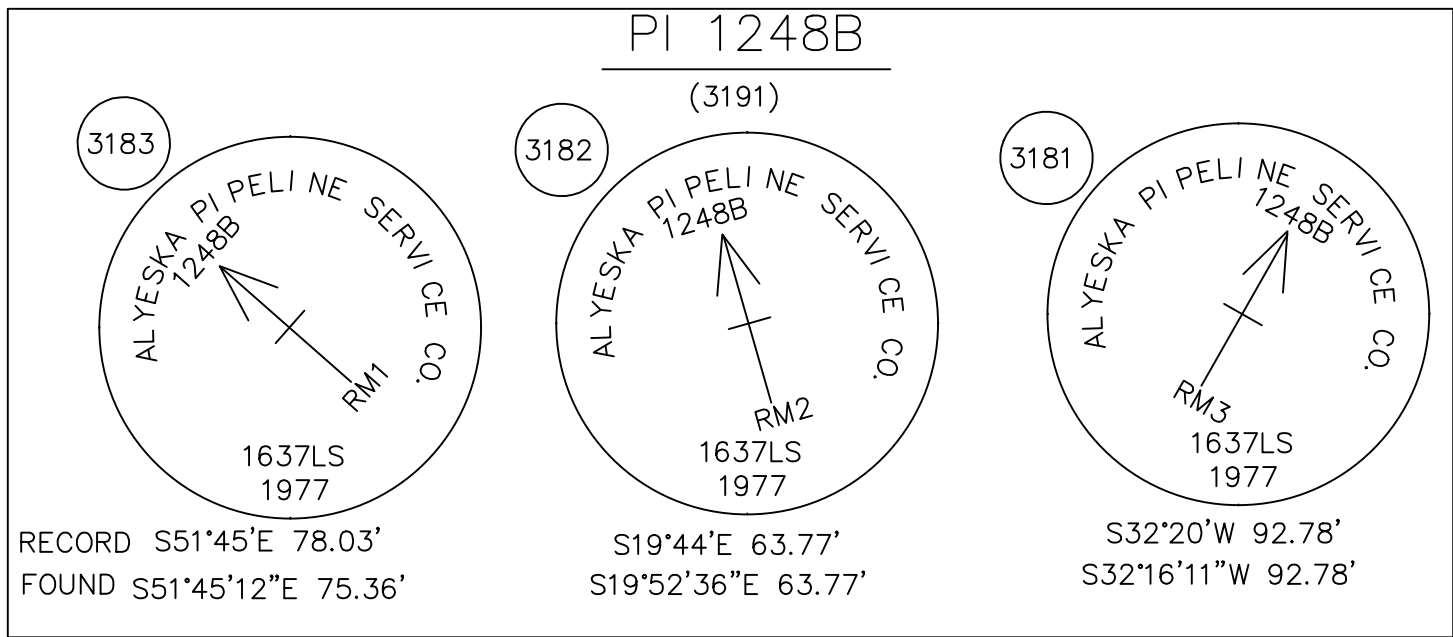
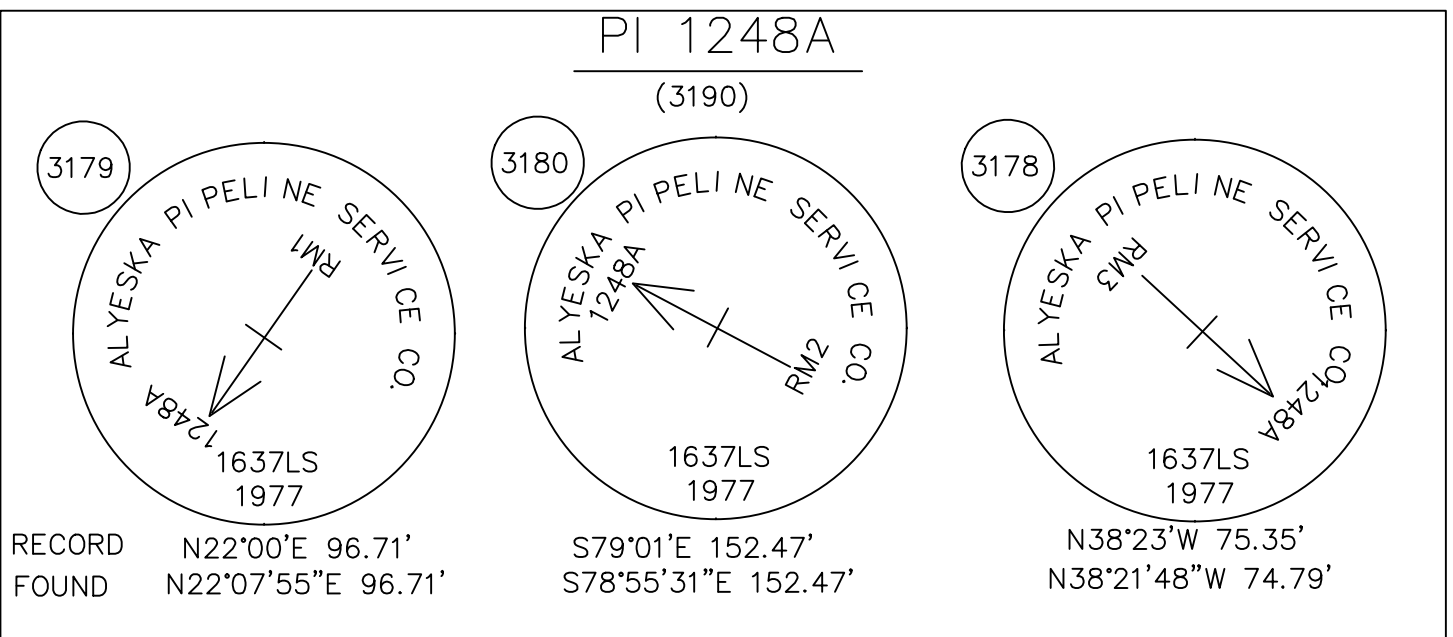
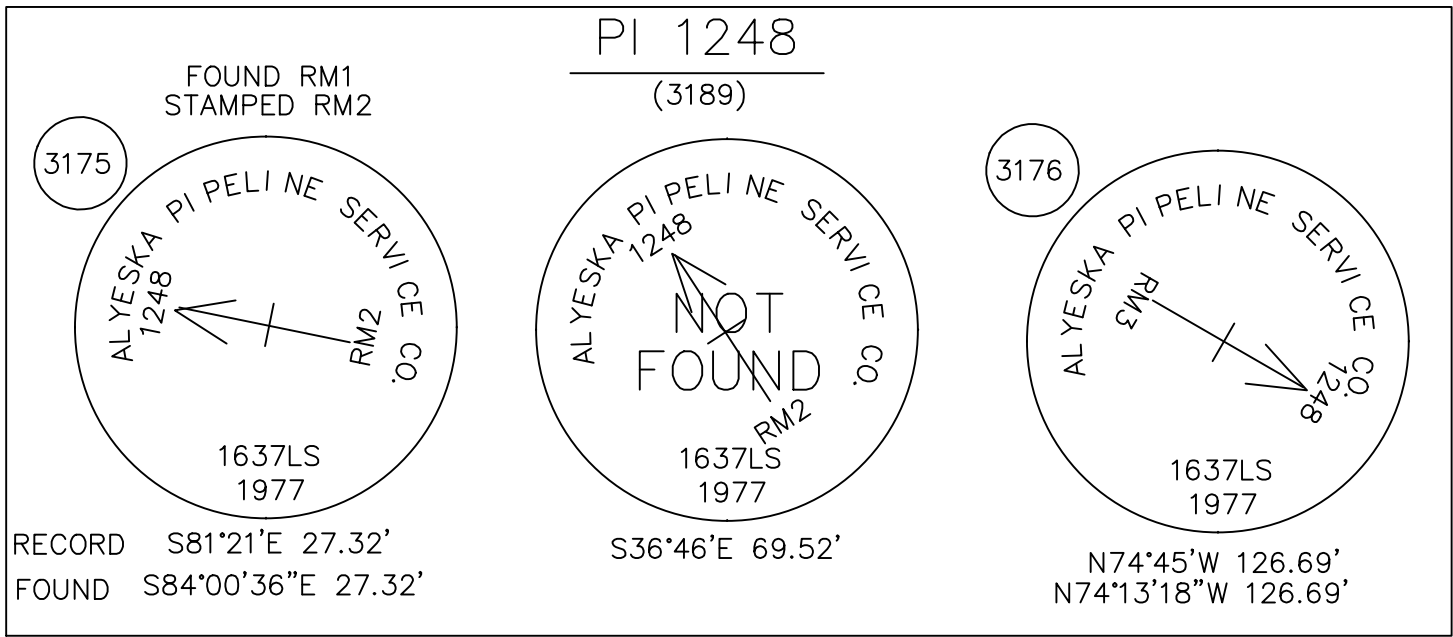
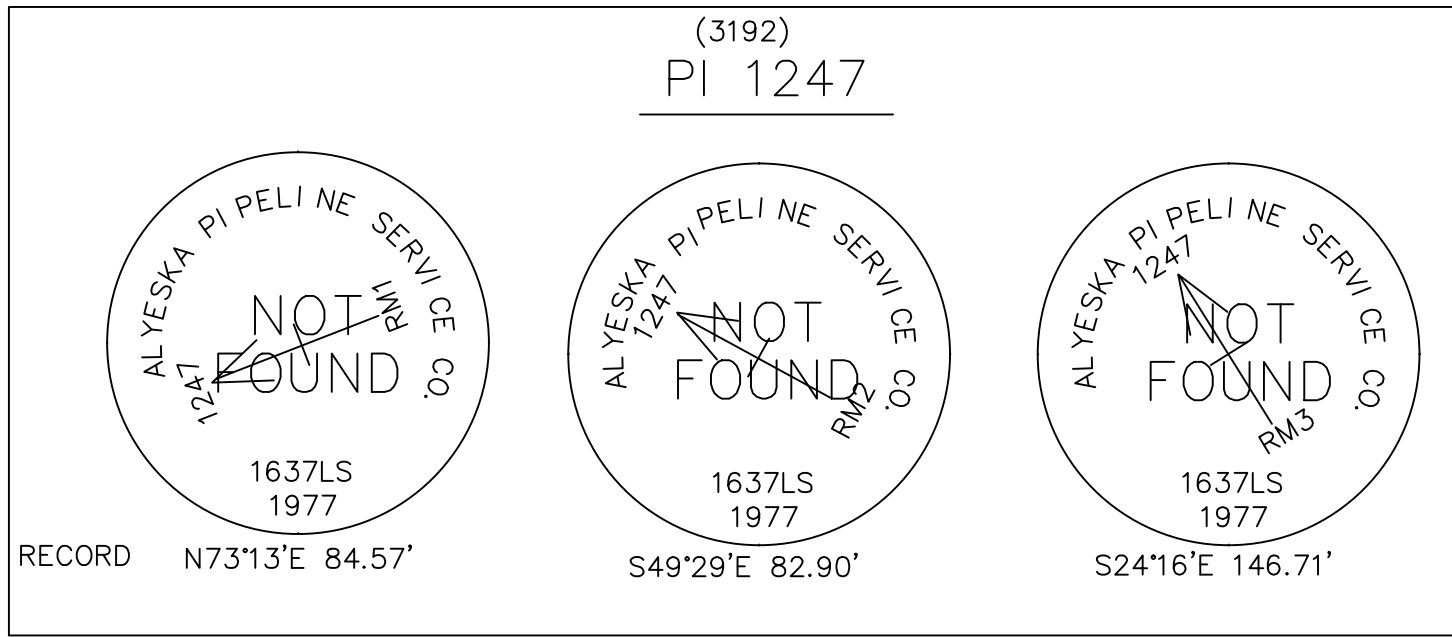
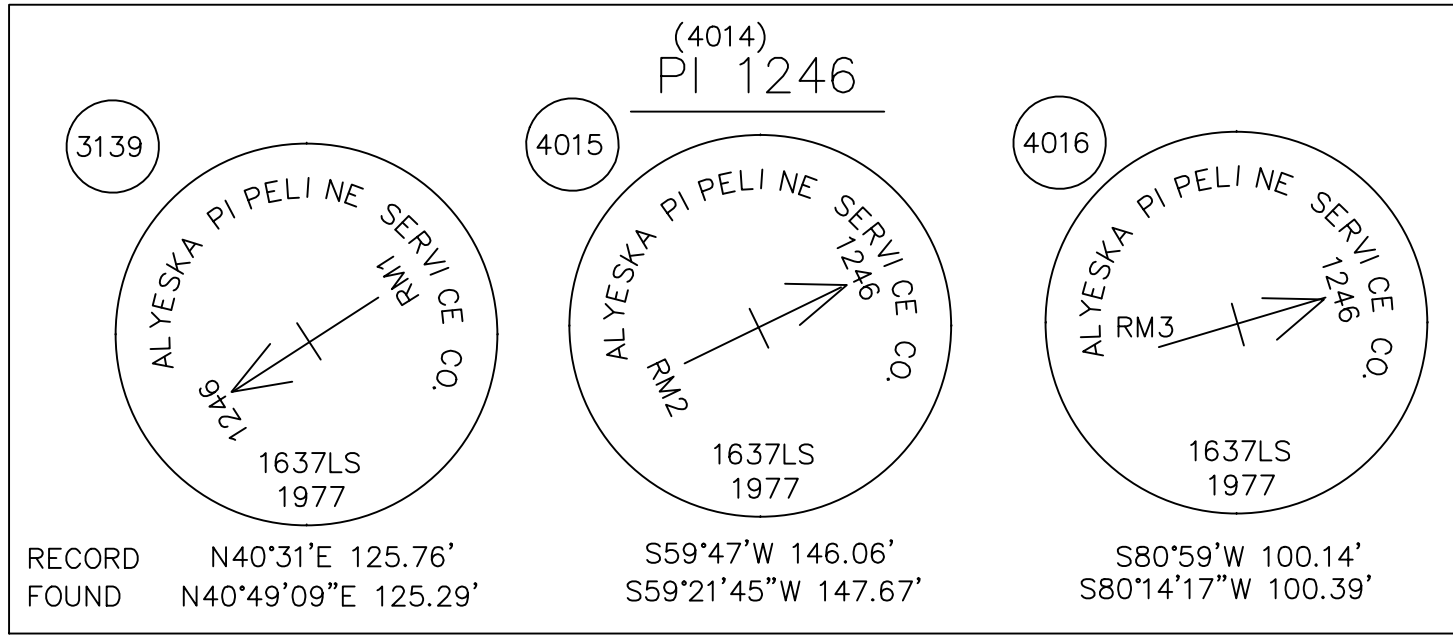
PRELIMINARY PLAT FINAL

AUG 2016

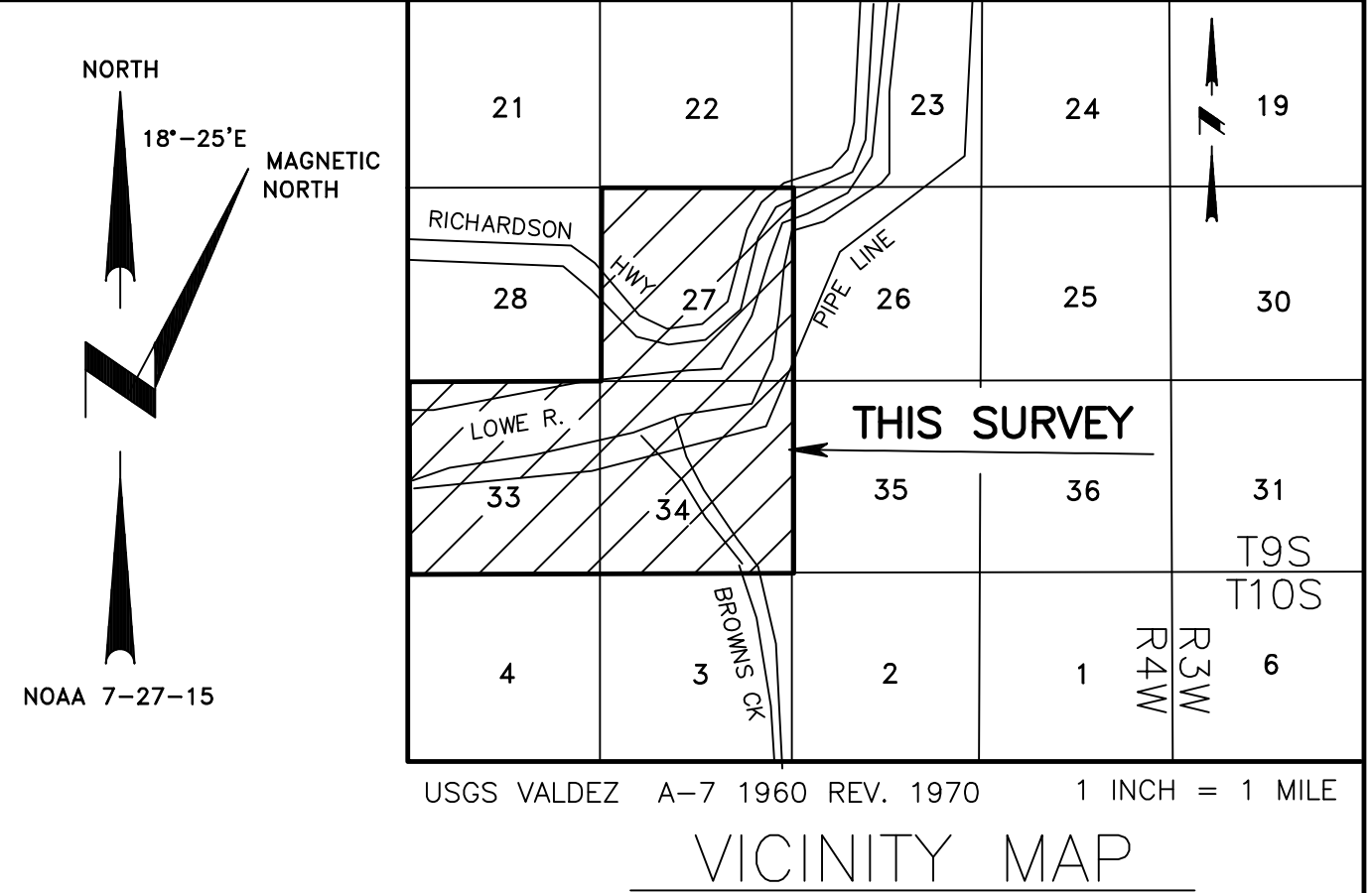
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STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
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DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE NONE	CHECKED JLP FILE NO. ASCS980030

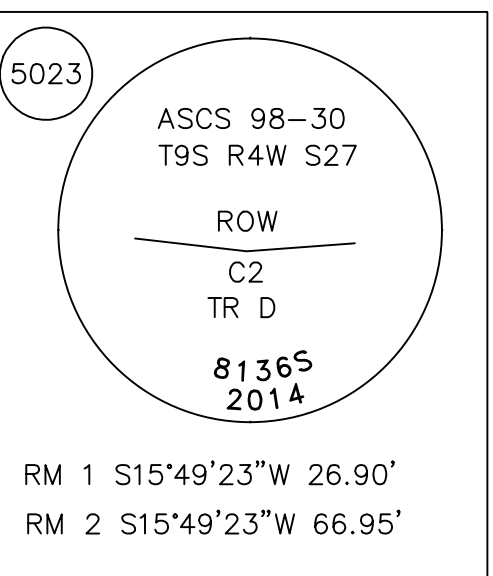
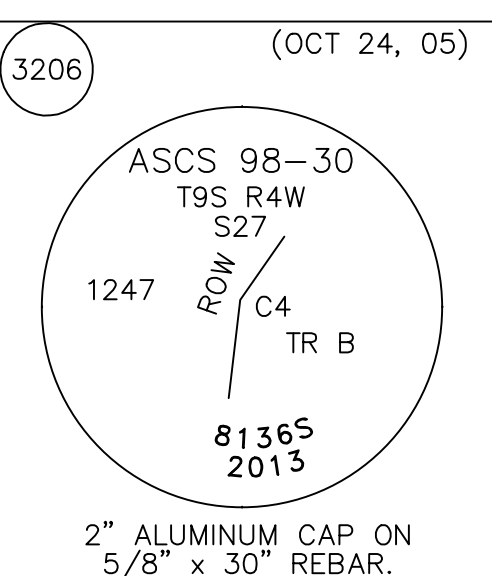
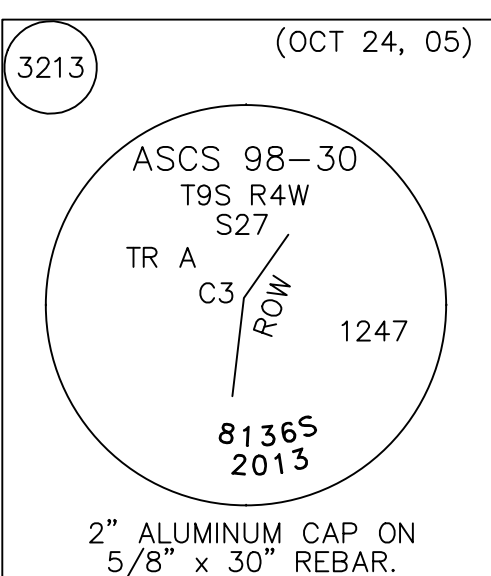
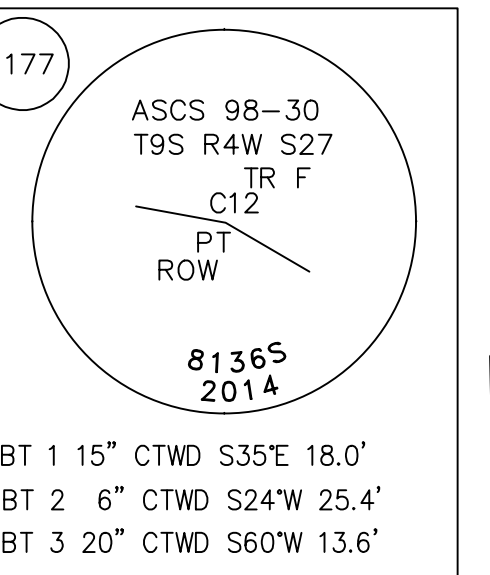
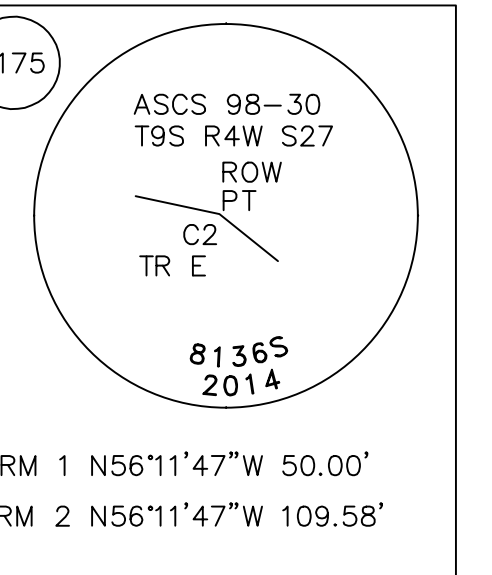
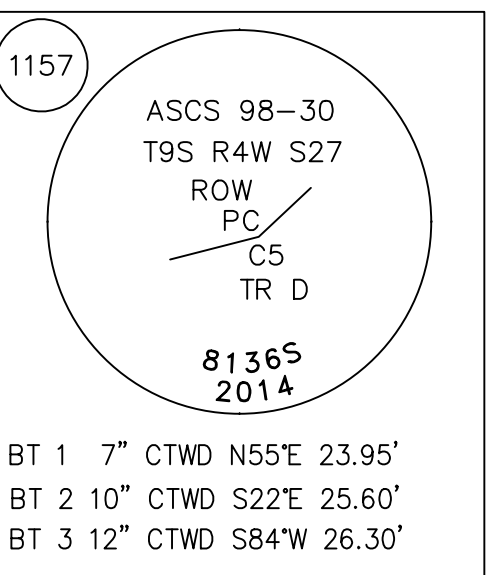
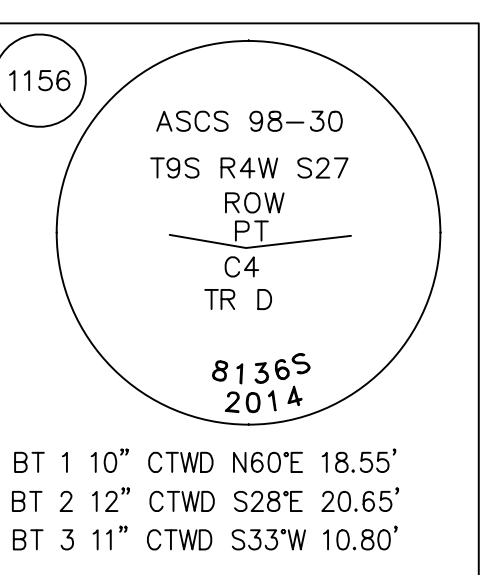
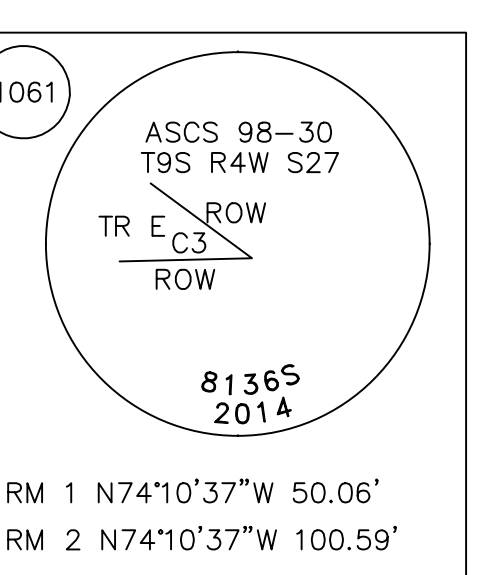
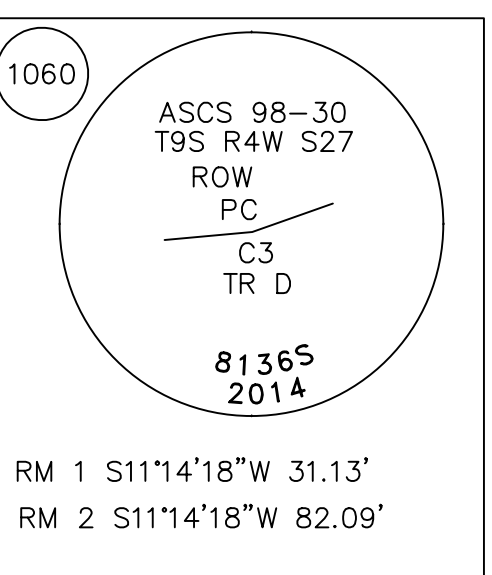
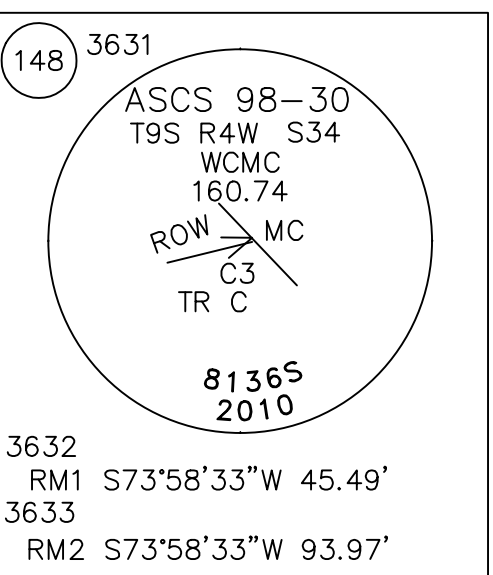
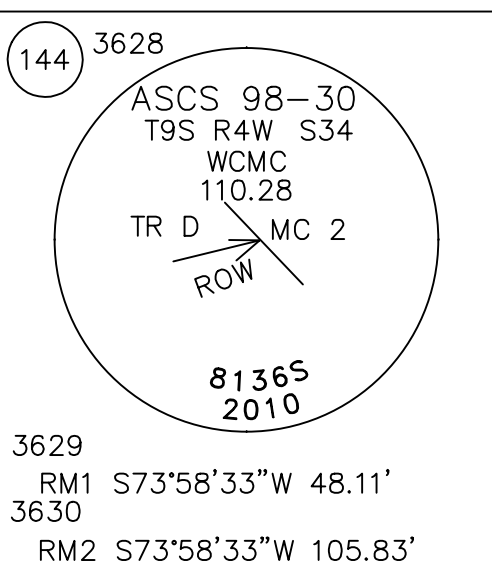
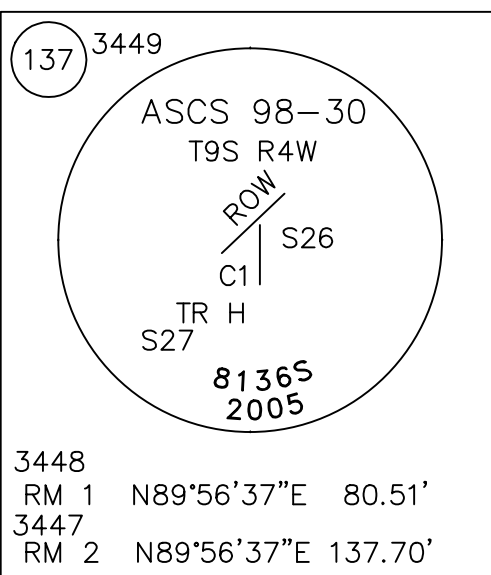
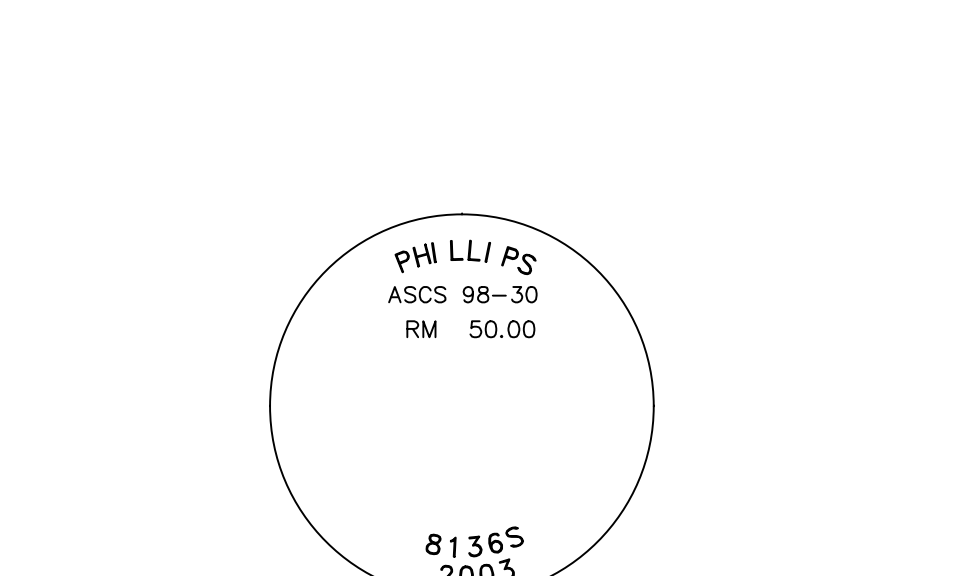
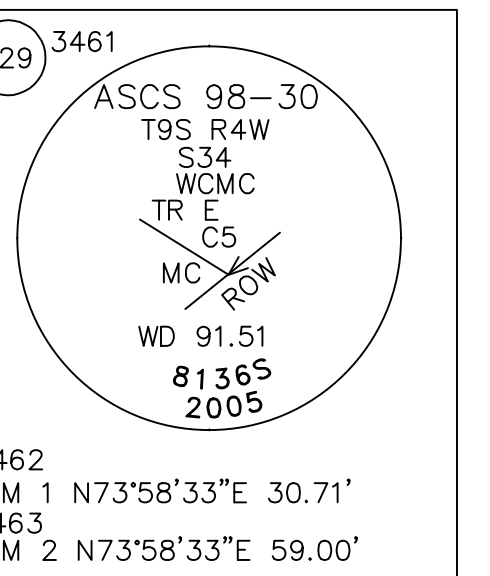
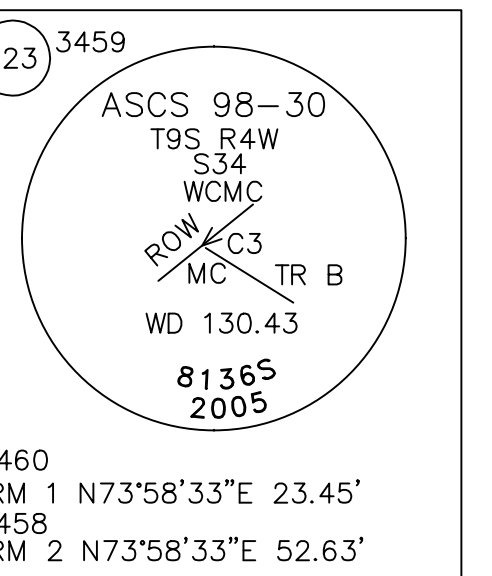
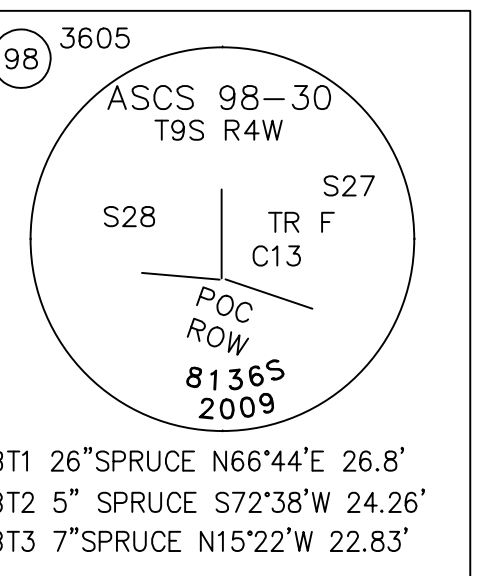
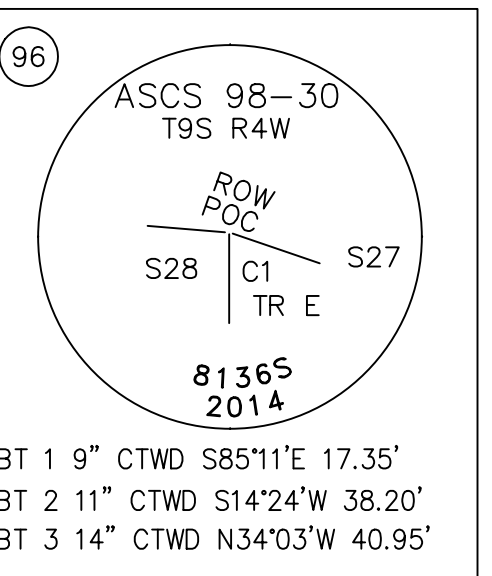
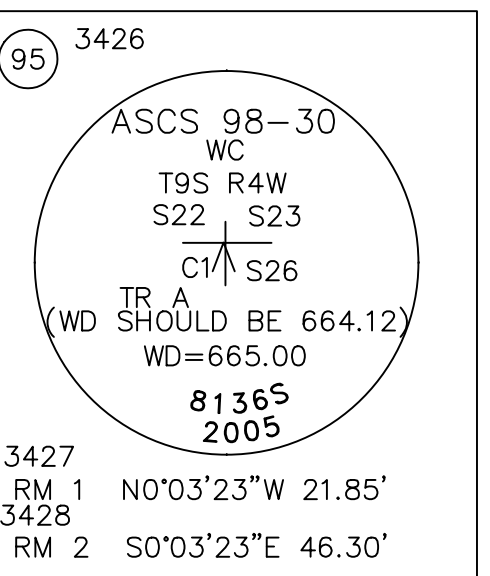
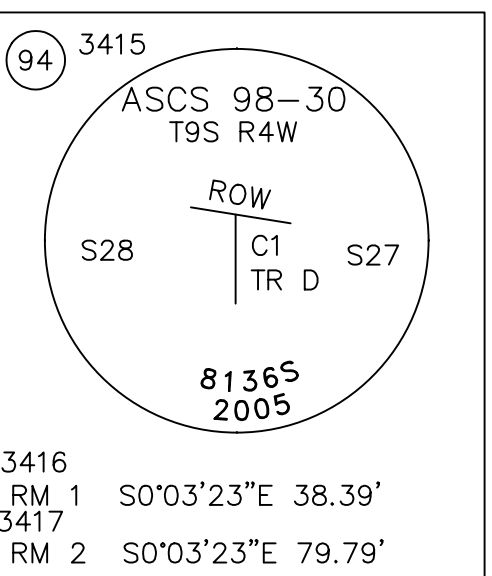
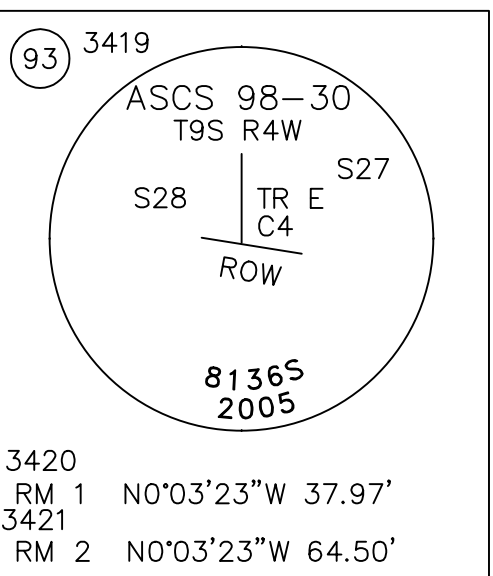
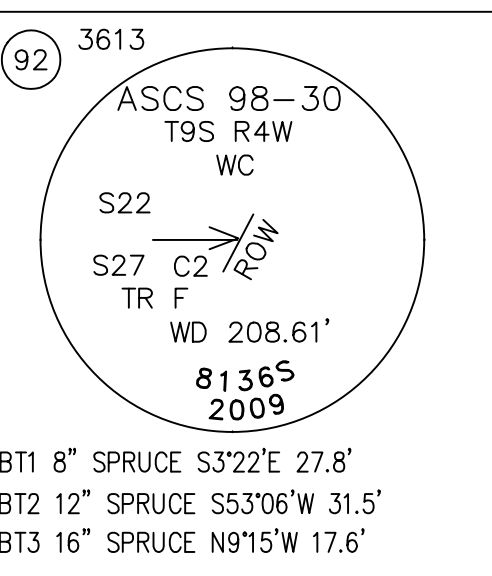
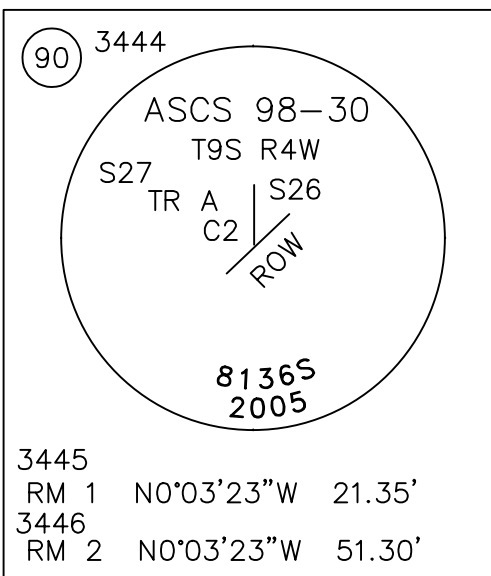
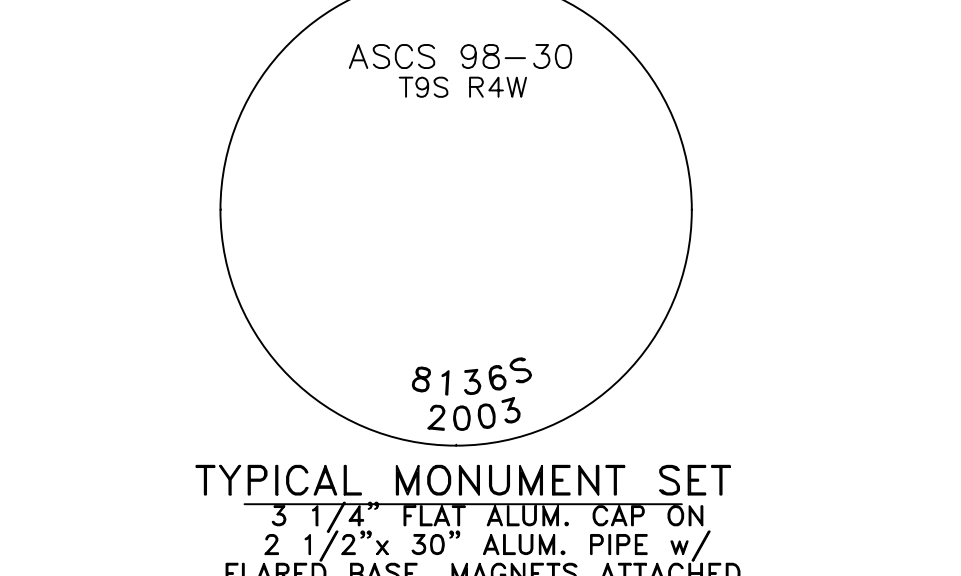
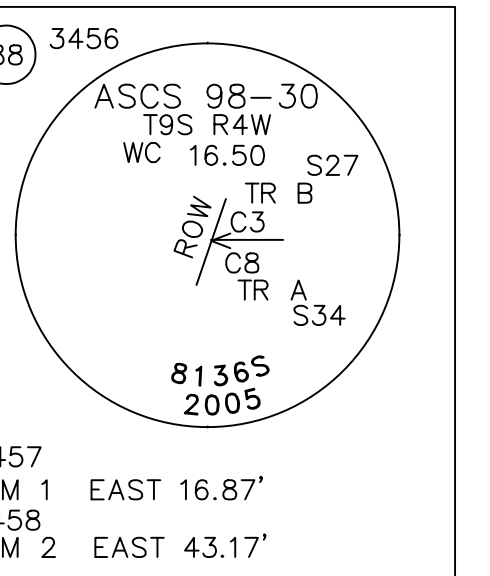
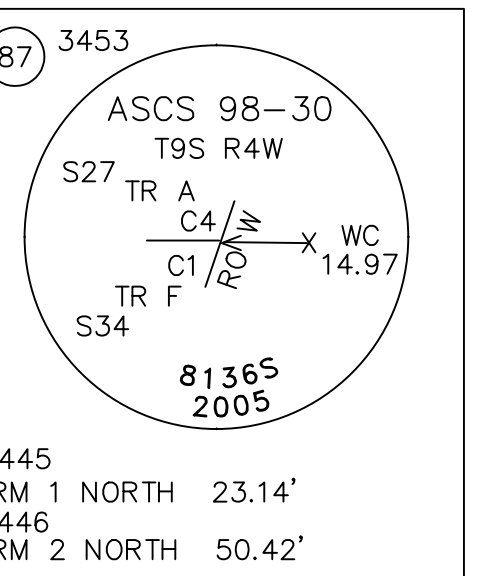
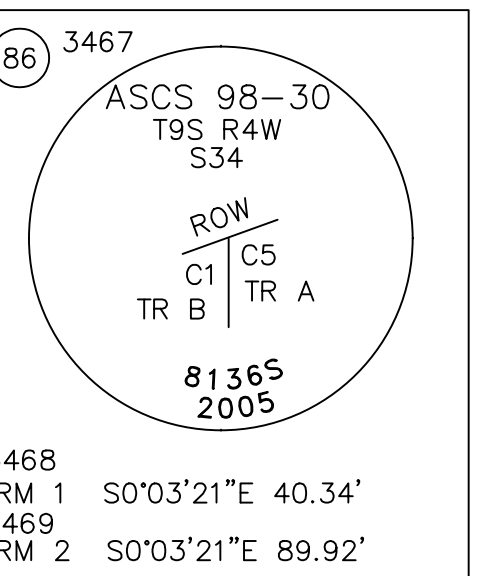
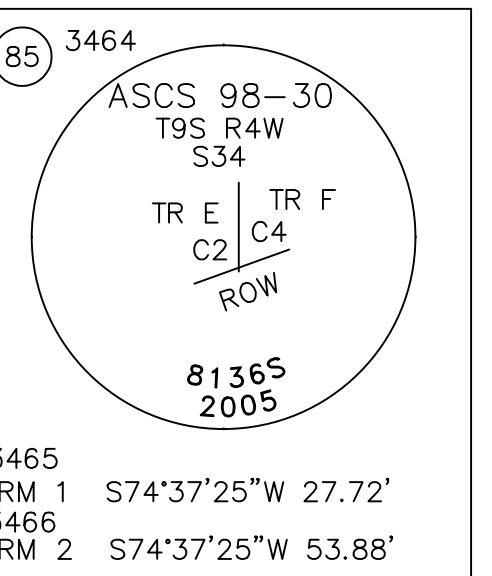
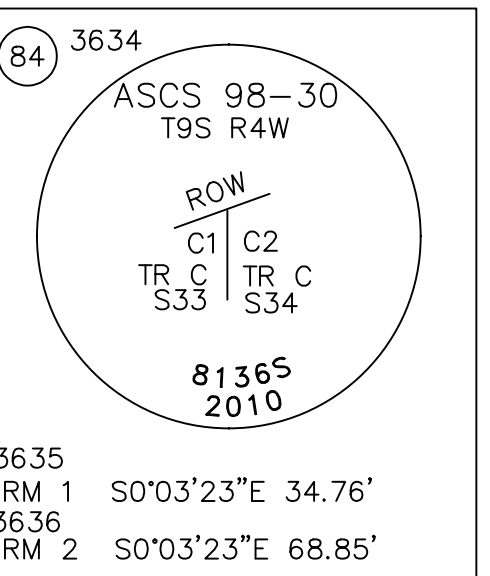
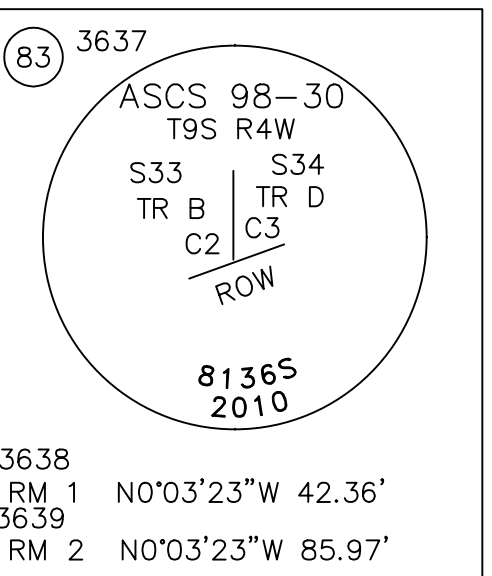
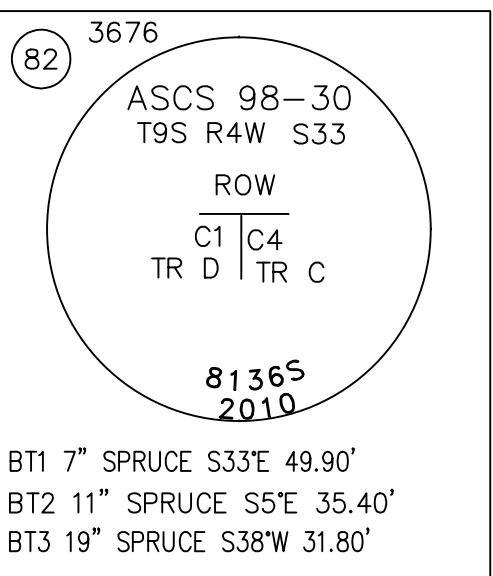
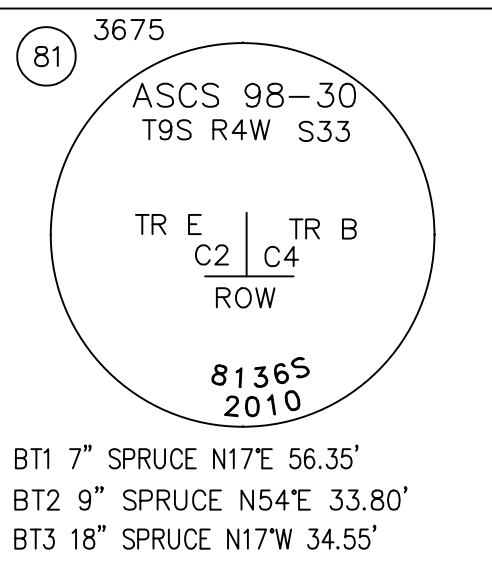
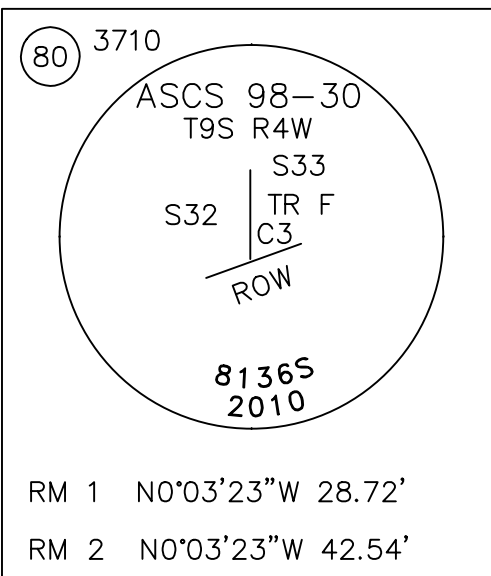
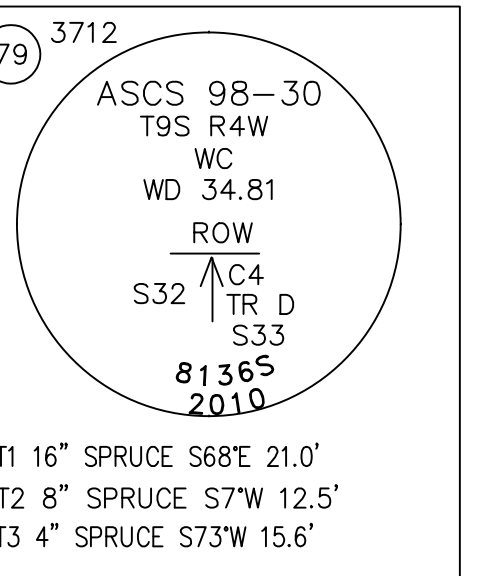
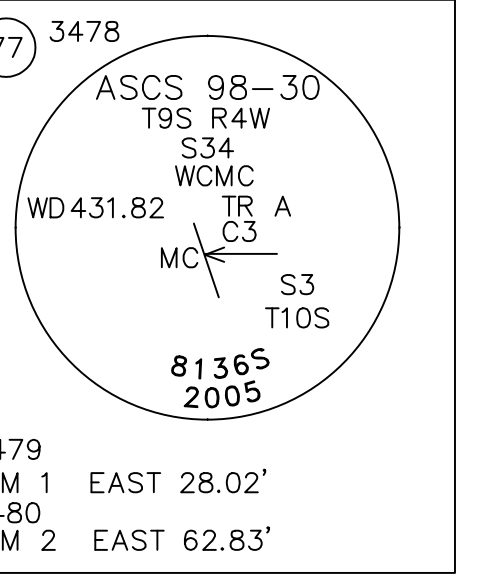
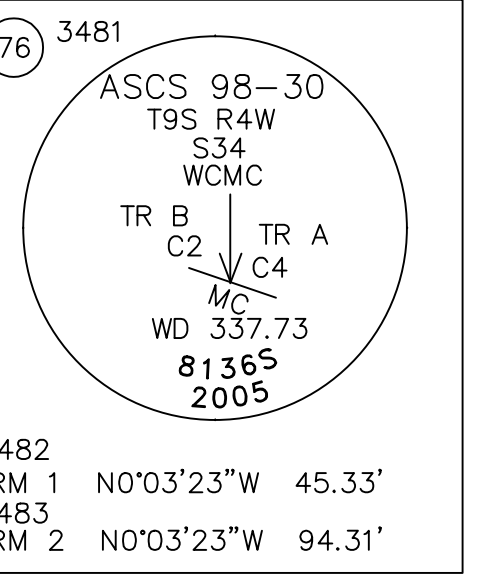
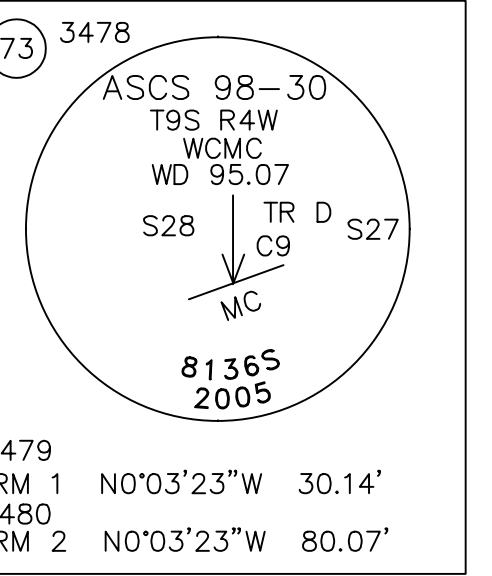
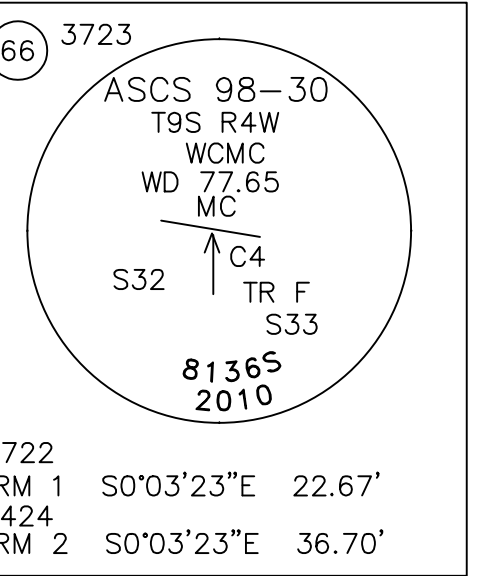
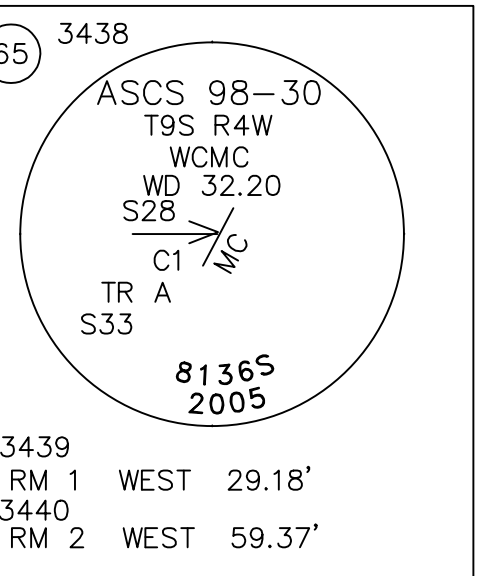
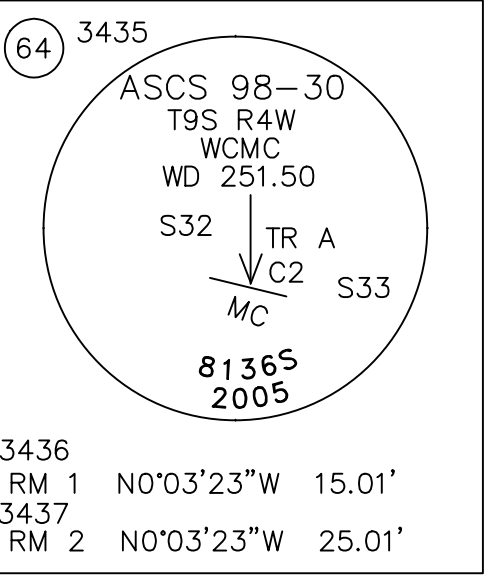
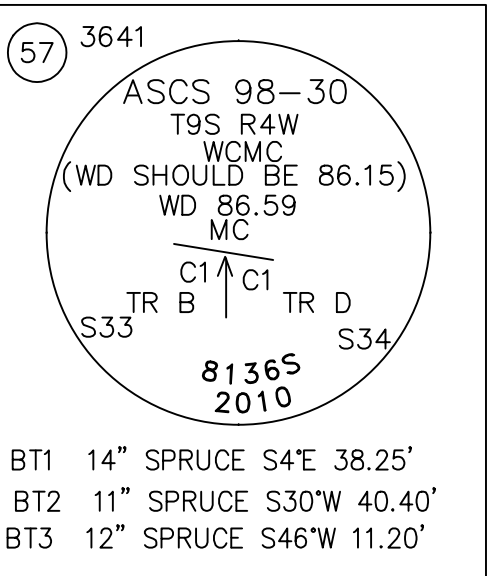
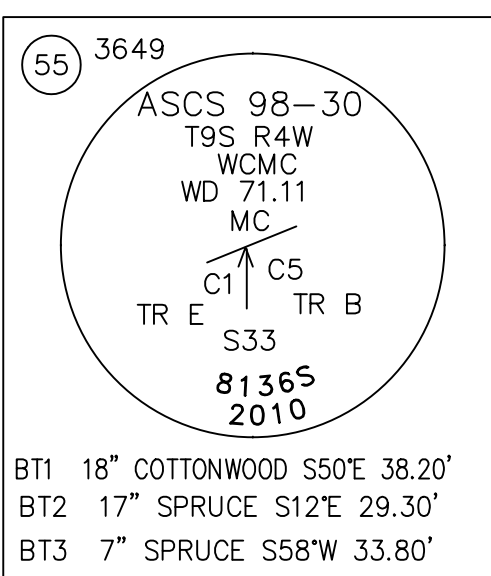
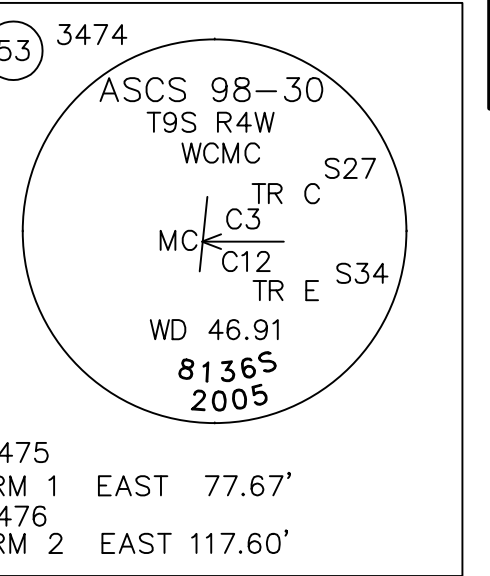
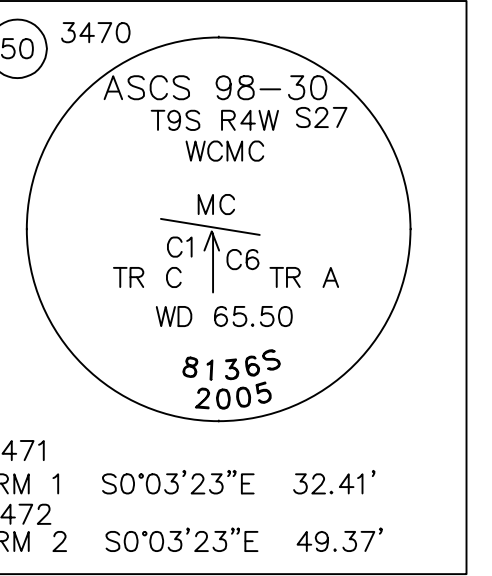
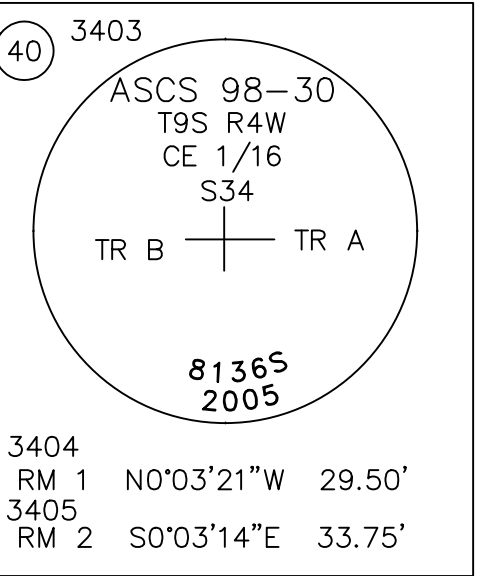
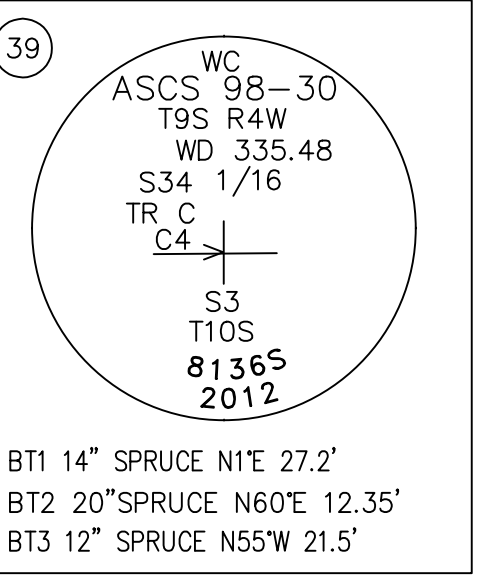
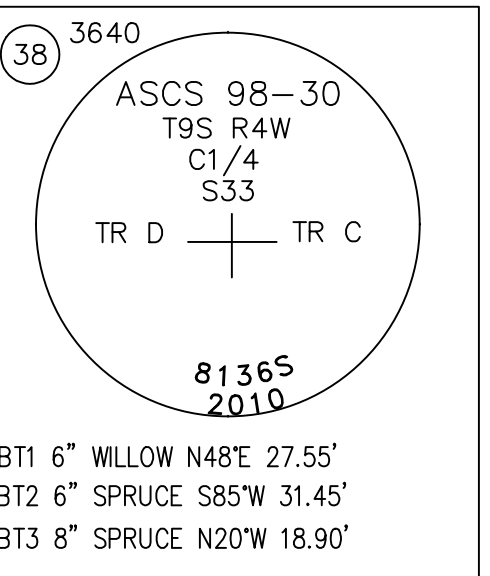
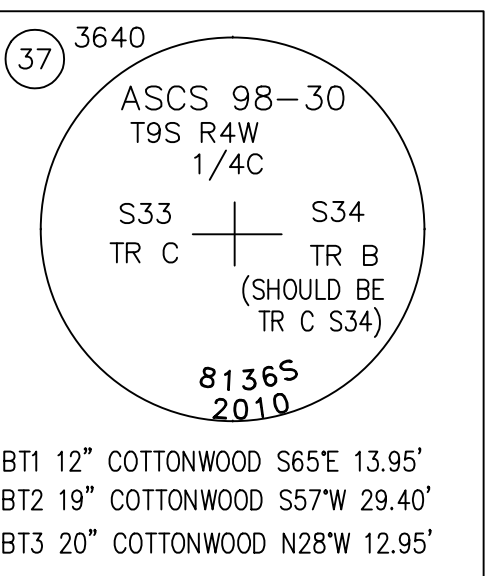
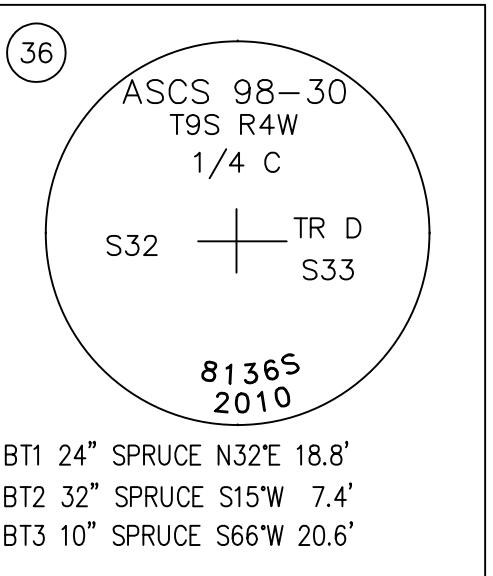
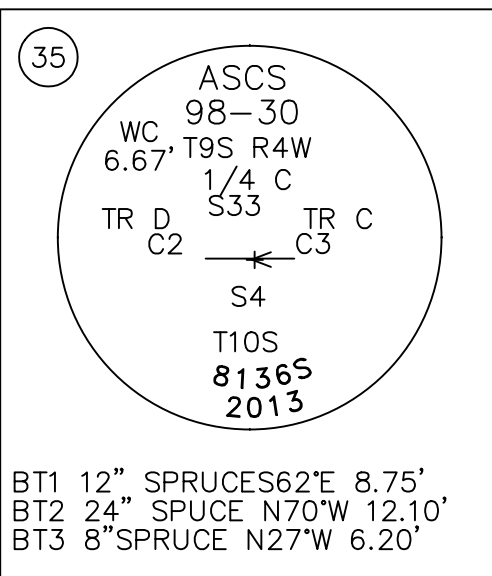
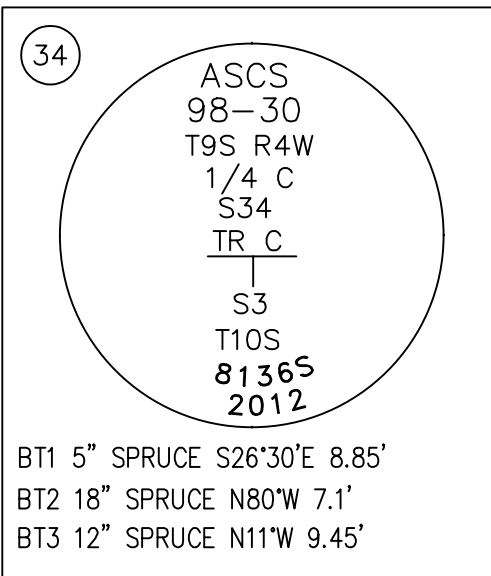
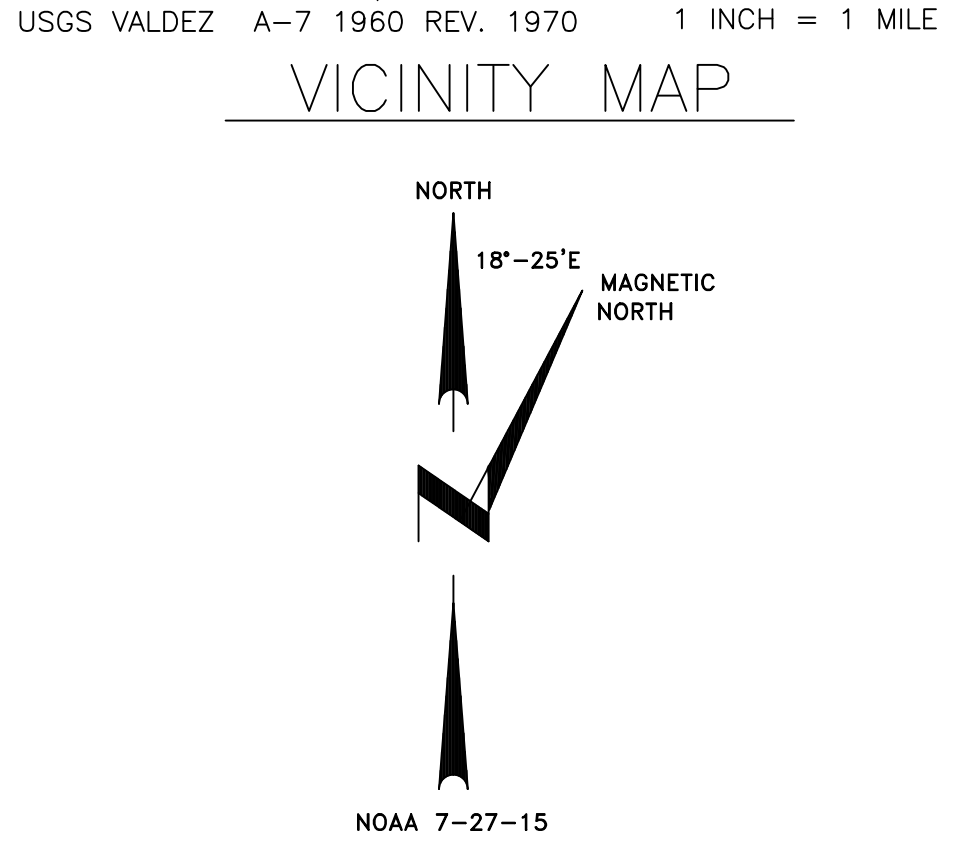
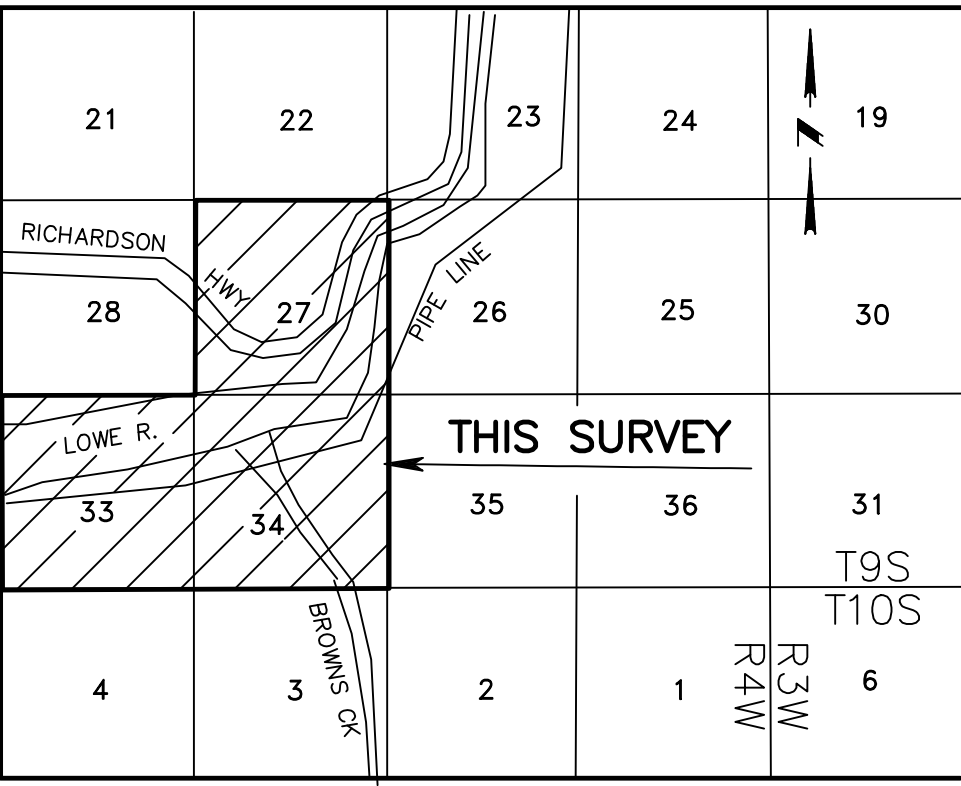
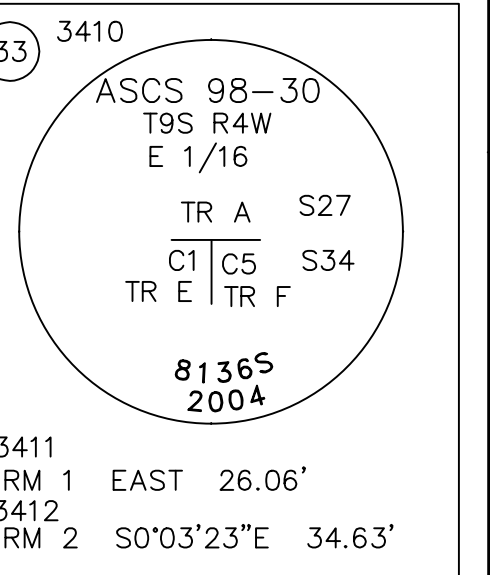
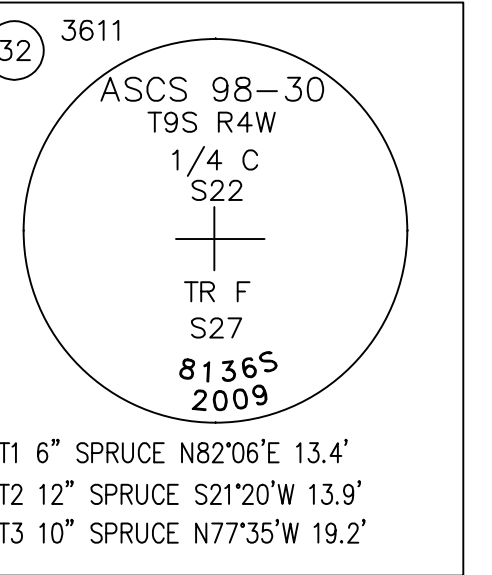
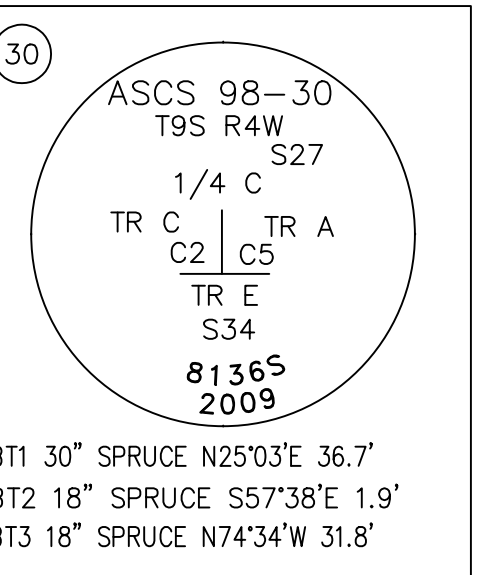
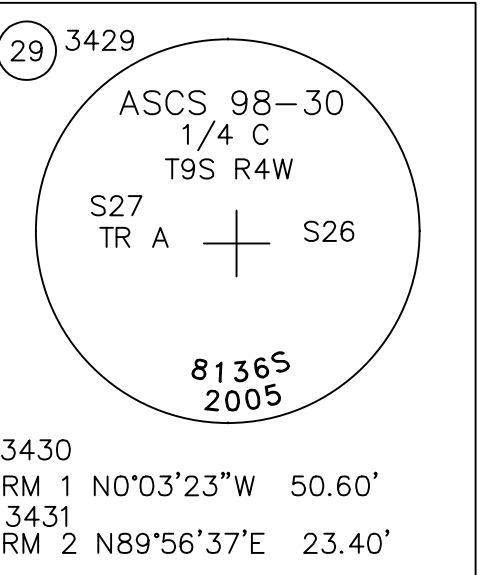
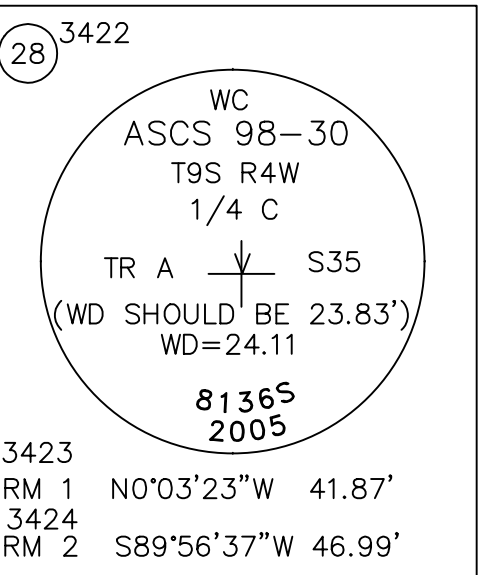
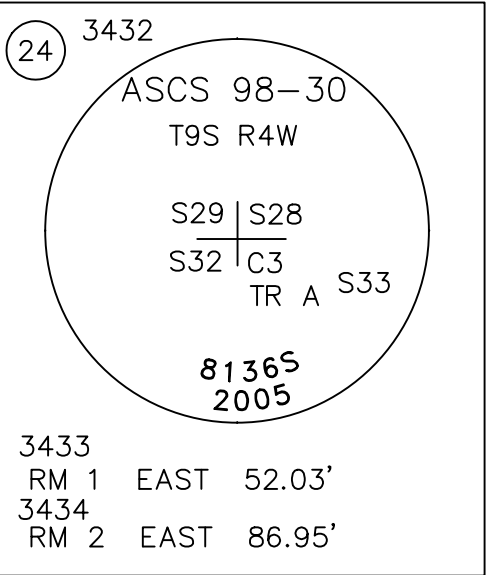
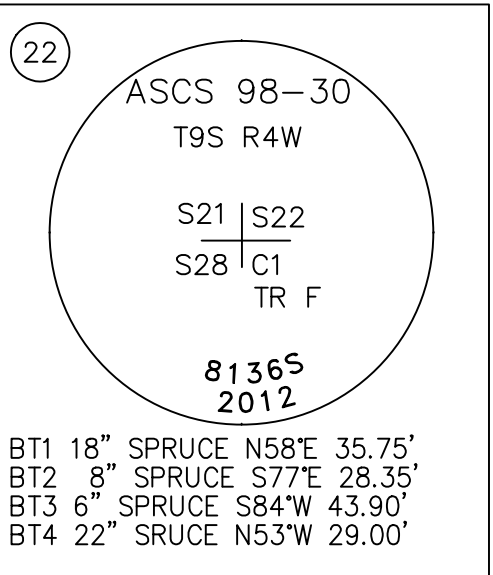
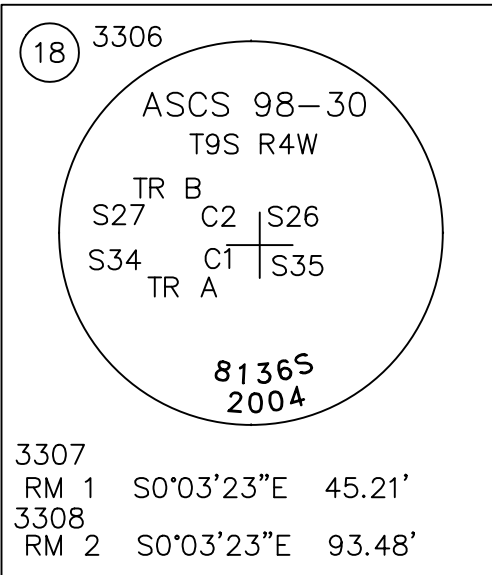
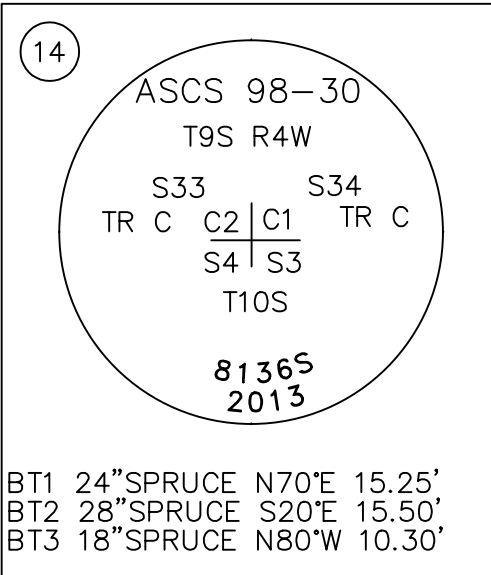
PIPELINE



PRELIMINARY PLAT FINAL
AUG 2016



1 METER = 3.280833 U. S. SURVEY FEET 1 U. S. ACRE = 0.4047 HECTARE	
DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.043 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE NONE	CHECKED JLP FILE NO. ASCS980030



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AUG 2016

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SCALE NONE	CHECKED FILE NO. ASCS980030