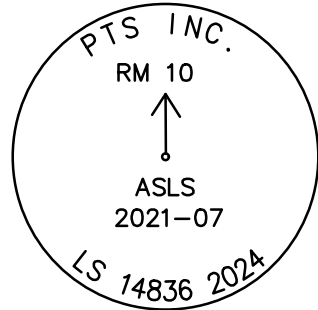


MONUMENT ACCESSORIES									
#	DESCRIPTION	RM	BEARING	DISTANCE	#	DESCRIPTION	RM	BEARING	DISTANCE
M1	T8S S25 S30	RM1	N 00° 00' W	25.00'	M7	TR A WCMC1	RM1	N 00° 10' 27" W	10.00'
		RM2	N 00° 00' W	50.00'			RM2	N 00° 10' 27" W	15.00'
M3	T8S 17W R6W S25 S31	RM1	N 00° 00' W	5.00'	M8	TR A WCMC2	RM1	S 89° 36' 52" E	5.00'
		RM2	N 00° 00' W	10.00'			RM2	S 89° 36' 52" E	20.00'
M4	R6W T8S WP S30	RM1	N 89° 40' 08" W	5.00'	M9	TR B WCMC1	RM1	S 00° 10' 27" W	10.00'
		RM2	N 89° 40' 08" W	10.00'			RM2	S 00° 10' 27" W	20.00'
M5	R6W T8S C1/4 S30	RM1	N 89° 40' 08" W	10.00'	M10	1/4 S30	RM1	N 00° 10' 27" E	10.00'
		RM2	N 89° 40' 08" W	20.00'			RM2	N 00° 10' 27" E	15.00'
M6	R6W T8S WP S30	RM1	N 00° 10' 27" E	10.00'	M11	TR B WCMC1	RM1	S 89° 36' 52" E	5.00'
		RM2	N 00° 10' 27" E	20.00'			RM2	S 89° 36' 52" E	10.00'

RM = REFERENCE MONUMENT

TYPICAL PRIMARY MONUMENT SET THIS SURVEY

2 1/2" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE
W/FLANGED BASE SURVCAP MAGNET IN CASE BURIED 0.1'
BELOW BASE CARSONITE WITNESS POST SET WITHIN 1' OF
MONUMENT AND REFERENCE MONUMENT AS DESCRIBED



TYPICAL SET RM,
2" ALUMINUM CAP ON
30" X 5/8" REBAR

NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 29.65 AND MSI 2021-07.
- THE NATURAL MEANDER OF THE LINE OF ORDINARY HIGH WATER (OHW) FROM THE TRUE BOUNDARY OF TRACT A AND TRACT B OF ASLS NO. 2021-07, THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATION ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- A PUBLIC ACCESS EASEMENT COINCIDENT WITH AND 50 FEET UPLAND FROM THE ORDINARY HIGH WATER LINE OF ALL NAVIGABLE WATER IS RESERVED TO THE STATE IN ACCORDANCE WITH AS 38.05.127.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- BASIS OF BEARING:** THE BASIS OF BEARING ON THIS PLAT WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TRIMBLE R8 AND R10 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER, VERSION 5.7 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT MONUMENT 4240 T (BASIS OF COORDINATE MONUMENT). DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES:** THE FOUND NAD 83 (2011) COORDINATES (LAT N 61°07'37.84519"/LONG W 146°21'34.49376") ARE BASED ON AN OPUS SOLUTION (EPOCH: 2010.0000). THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: NINA NIZINA CORS GRS (DQ9815), AC57 THOMPSONPAK2006 CORS GRP (DL6452), AC79 MONTAGUE2_AK2010 CORS GRP (D01826).
- 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 50.00 FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER AS 19.10.010.
- NAD 83 COORDINATES WERE CONVERTED TO NAD 27 USING NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).

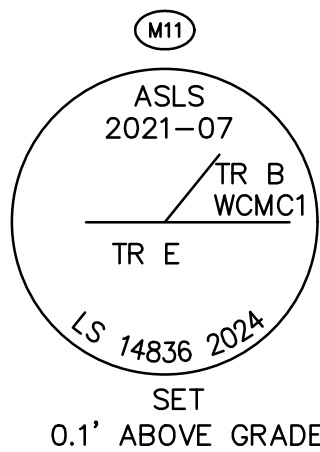
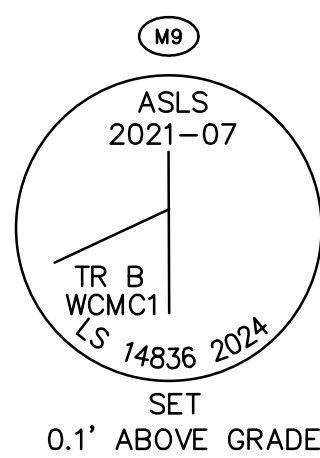
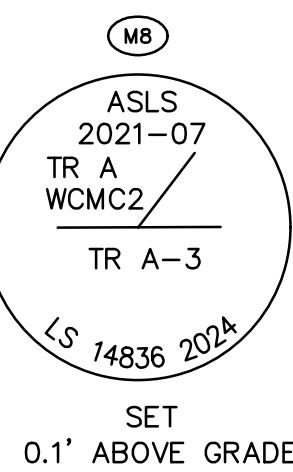
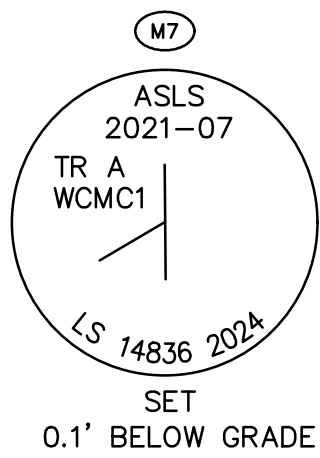
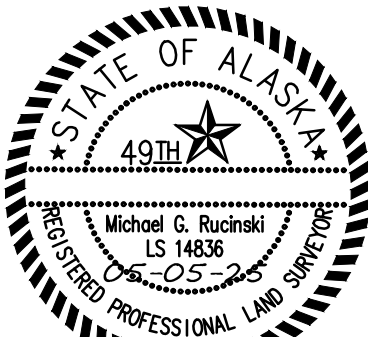
LEGEND:

- GLO/BLM MONUMENT RECOVERED (3 1/4" BRASS CAP ON 2 1/2" IRON PIPE)
 - GEODETIC CONTROL MONUMENT RECOVERED (3 1/4" BRASS CAP IN ROCK OUTCROP)
 - PRIMARY MONUMENT SET THIS SURVEY (2 1/2" ALUMINUM CAP ON 2 1/2" X 30" ALUMINUM POST WITH DEEP MAGNET AND CARSONITE POST)
 - PRIMARY MONUMENT RECOVERED (2 1/2" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE)
 - REFERENCE MONUMENT SET THIS SURVEY (2" ALUMINUM CAP ON 5/8" X 30" REBAR)
- SURVEYED
- PROTRACTED SECTION LINE
- EASEMENT
- ORDINARY HIGH WATER
- OHW ORDINARY HIGH WATER
- SLE SECTION LINE EASEMENT
- WD WITNESS DISTANCE
- (C) COMPUTED
- (M) MEASURED
- (R1) RECORD PER PLAT NO. 2000-15
- # MONUMENT IDENTIFIER

SURVEYOR'S CERTIFICATE

I HEREBY 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

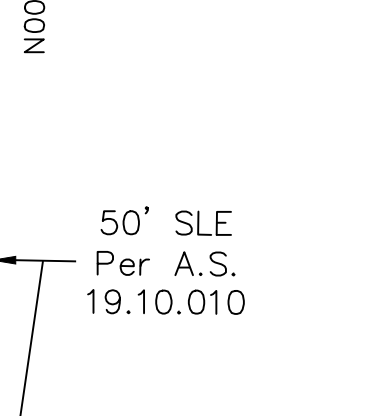
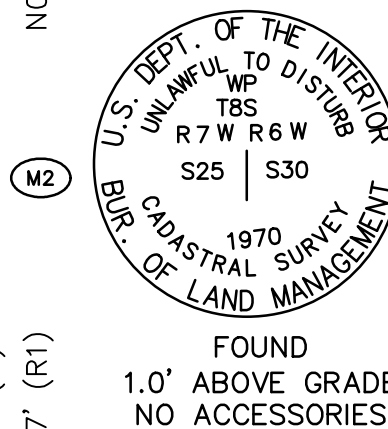
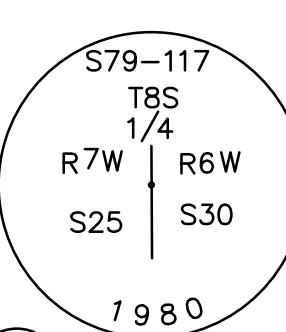
MICHAEL RUCINSKI, 14836
REGISTERED LAND SURVEYOR, PLS # DATE



U.S.S No. 5117
Remainder of Lot 2

NAD 83
LAT. N 61°08'44.68846"
LONG. W 146°23'13.62848"
NAD 27
LAT. N 61°08'46.55651"
LONG. W 146°23'06.26168"

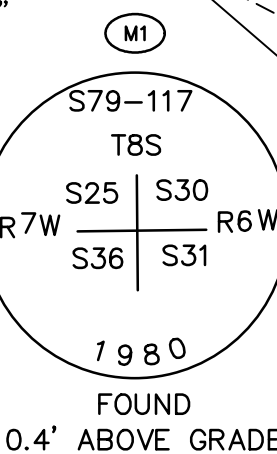
FOUND
0.5' ABOVE GRADE
RM'S NOT LEGIBLE
DUE TO OXIDATION



Tract A-3
Subdivision of Tract A
ASLS No. 79-117
Plat No. 2000-15, VRD

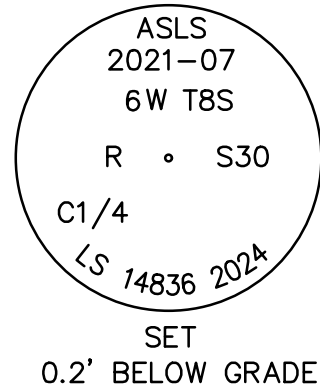
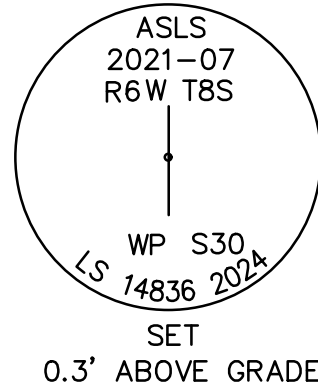
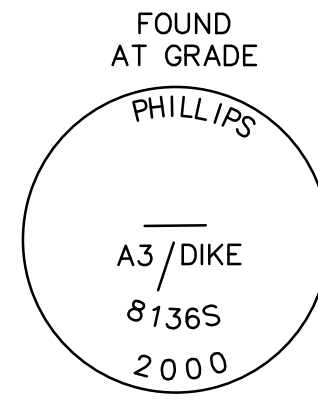
BASIS OF BEARING

NAD 83
LAT. N 61°08'18.70042"
LONG. W 146°23'13.63085"
NAD 27
LAT. N 61°08'20.56775"
LONG. W 146°23'06.26728"



ASLS
Unsubdivided Remainder of Tract A
Township 8 South, Range 6 West
Copper River Meridian

ASLS 2021-07
Tract A
142.731 Acres



Unsubdivided Remainder of Tract A
Township 8 South, Range 6 West
Copper River Meridian

DATE DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
OF ____, 20 ____ FOR: ____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: ____

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS
SHOWN HEREON. WE HEREBY APPROVE THIS SURVEY AND PLAT.
ADL 58905

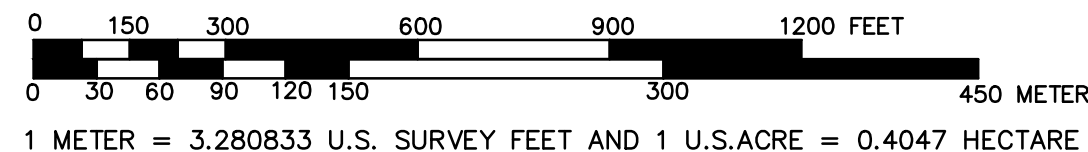
DENNIS FLEMMING, MAYOR DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY
OF ____, 20 ____ FOR: ____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: ____

GRAPHIC SCALE



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

DATE OF SURVEY: _____
BEGINNING: _____
ENDING: _____

SURVEYOR:
PROFESSIONAL TECHNICAL SERVICES, INC.
912 E 15TH AVENUE, SUITE 200
ANCHORAGE, AK 99501
Phone No. (907) 561-8237
Certificate of Authorization No. AECC 924

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2021-07

A SUBDIVISION OF TRACT A
CREATING TRACTS A AND B
LOCATED WITHIN UNSURVEYED SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 6 WEST,
COPPER RIVER MERIDIAN, ALASKA

CONTAINING 142.88 ACRES
VALDEZ RECORDING DISTRICT

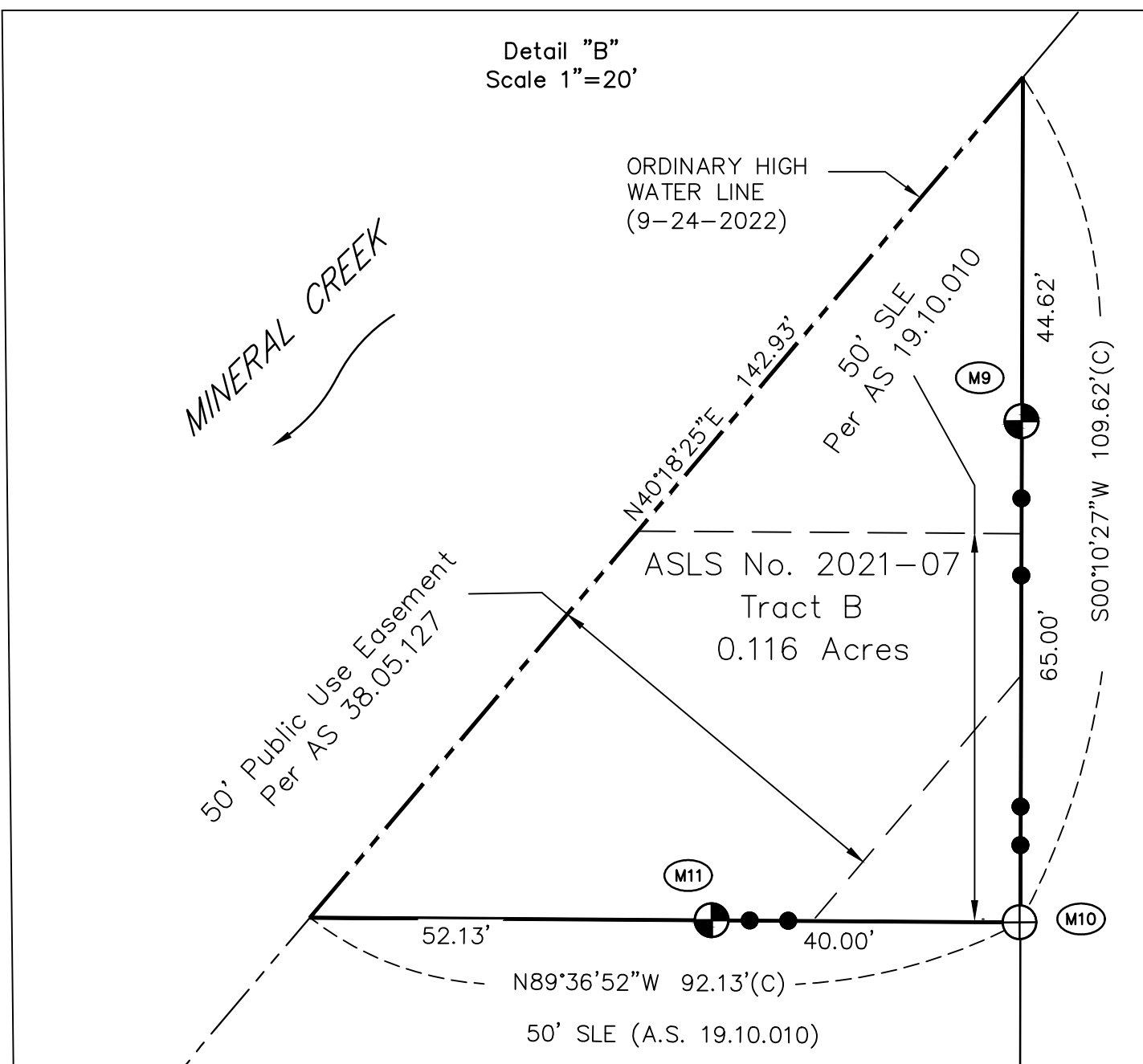
DRAWN BY: MR
DATE: 05/05/2025
SCALE: 1"=300'

APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR

CHECKED: DK

DNR FILE NO.
ASLS 20210007



BASIS OF COORDINATES

NAD 83
LAT. N 61°07'37.84519"
LONG. W 146°21'34.49376"
A.S.P.C. ZONE 3
N 2604072.8430'
E 1576846.5445'
CONV. -0.31488333"
C.S.F. 0.99989974

ACREAGE TABLE

PARCEL	ACRES
TOTAL FOR ASLS 2021-07	158.879
TRACT A	142.771
TRACT B	0.114
RIPARIAN	15.994

MEANDER TABLE

MEANDER NO.	BEARING	DISTANCE	MEANDER NO.	BEARING	DISTANCE
M1	S 76° 23' 18" W	13.13'	M6	S 69° 35' 20" W	412.58'
M2	S 48° 44' 32" W	143.61'	M7	S 41° 17' 50" W	207.41'
M3	N 53° 48' 05" W	73.50'	M8	S 24° 21' 07" W	63.56'
M4	N 88° 16' 35" W	223.39'	M9	S 35° 57' 10" E	93.86'
M5	S 41° 14' 06" W	458.89'	M10	S 23° 45' 28" W	30.65'

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ
PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ DATE

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY
CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY, ADL58905,
REPRESENTED BY THESE LOT LINES ARE PAID AS OF ____.

SHERI PIERCE, MMC, CITY CLERK
CITY OF VALDEZ, AK DATE