

**CERTIFICATE OF OWNERSHIP**

I certify that I am the owner of the property shown and described in this plan and that I adopt this plan of subdivision by my free consent.

Scott Smith, Agent  
High Tides, LLC  
5450 Chalet Drive  
Valdez, AK 99686

Date \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn before me this \_\_\_\_\_ Day of \_\_\_\_\_, 2024

By: \_\_\_\_\_ for, \_\_\_\_\_

personally appearing before me.

Notary Public for the State of Alaska

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

**BENEFICIARY**

Name \_\_\_\_\_ Title \_\_\_\_\_

Authorized Official Signature \_\_\_\_\_ Date \_\_\_\_\_

FIRST NATIONAL BANK ALASKA  
101 West E36th Ave, Suite 333  
Box 100720  
Anchorage, AK, 99510

**NOTARY'S ACKNOWLEDGMENT**

Subscribed and sworn before me this \_\_\_\_\_ Day of \_\_\_\_\_, 2024

By: \_\_\_\_\_ for, \_\_\_\_\_

personally appearing before me.

Notary Public for the State of Alaska

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

**TAX CERTIFICATION**

I, Sheri L. Pierce, City Clerk for the City of Valdez, Alaska do hereby certify that all taxes levied against the properties represented by these lot lines are paid as of: \_\_\_\_\_, 2024

Signed \_\_\_\_\_  
Sheri L. Pierce MMC  
City Clerk  
City of Valdez

**PLAT APPROVAL**

I hereby certify that this plat has been approved by the City of Valdez Planning and Zoning Commission for Recording.

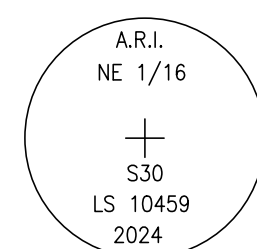
Signed \_\_\_\_\_ Date: \_\_\_\_\_, 2024  
Don Haase  
Chair of the Planning and Zoning Commission  
City of Valdez

**NOTES**

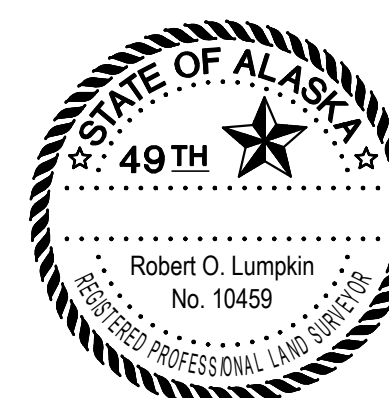
- The error of closure of this survey does not exceed 1:5000.
- All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Alaska, Department of Environmental Conservation which govern those systems.
- There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
- Record Plats for this survey are Plat No. 75-6 & 91-20, Valdez Recording District.
- The location of the stream on the property was digitized from City of Valdez GIS data & the 2019 imagery.

**TYPICAL SET MONUMENT**

5/8" Rebar with 2" Aluminum Cap



CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	11309.16	1692.84	8°34'35"	1691.26	S 81°54'06" E
C2	11309.16	20.04	0°06'06"	20.04	S 86°08'21" E
C3	11309.16	727.92	3°41'16"	727.79	S 84°14'40" E
C4	11309.16	610.24	3°05'30"	610.17	S 80°51'17" E
C5	11309.16	200.00	1°00'48"	200.00	S 78°27'40" E
C6	11309.16	134.64	0°40'56"	134.65	S 77°57'16" E



**SURVEYOR'S CERTIFICATE**

I, Robert O Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the extent shown hereon.

Preliminary Plat of  
**Black Forest Subdivision**  
Creating Lots 1, 2, 3, 4 & 5  
A Re-Plat of Tract D, U.S. Survey No. 197  
As per Plats No. 1975-6 & 1991-20

Located in  
Sec. 30, T9S, R4W, Copper Meridian, Alaska  
containing 31.089 acres more or less

**ALASKA REMOTE IMAGING**  
Surveying Mapping Land Planning LIDAR  
6239 B Street, Suite 201, Anchorage, Alaska 99518  
(907) 519-0339 survey@alaskaremoteimaging.com

Work Order: 24372 Date: 17 SEPT, 2024 Scale: 1"=100' Case No: N/A  
Drawn: JLA Checked: ME Grid: N/A Fb/Pg: N/A Sheet: 1 of 1