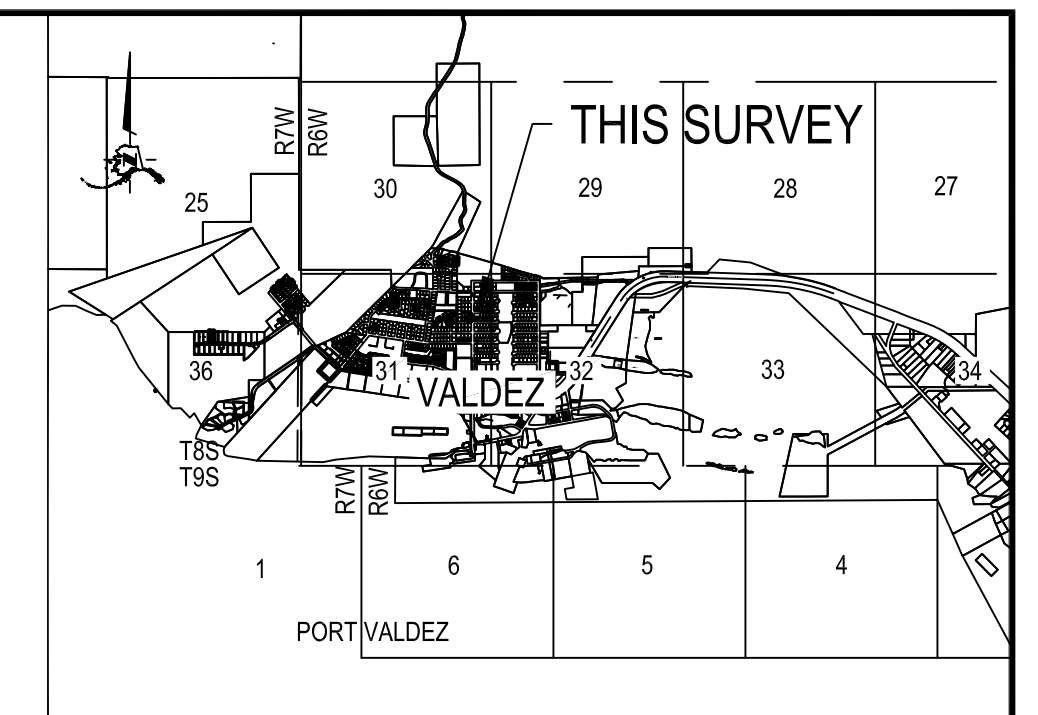
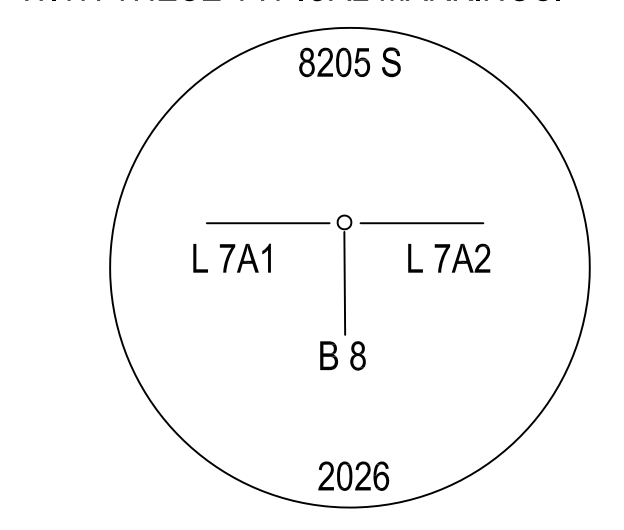


MAGNETIC DECLINATION 5/8/26 PER NGDC.NOAA.GOV
15°14' E ±0'28" CHANGING BY 0'17" W PER YEAR

MONUMENTS SET
5/8" X 30" REBAR WITH 2.5" ALUMINUM CAP
WITH THESE TYPICAL MARKINGS:



VICINITY MAP
SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

BRADLEY J KOCH _____ DATE _____
PO BOX 706
VALDEZ, AK 99686

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

LISA D KOCH _____ DATE _____
PO BOX 706
VALDEZ, AK 99686

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
BY: _____, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

TAX CERTIFICATE

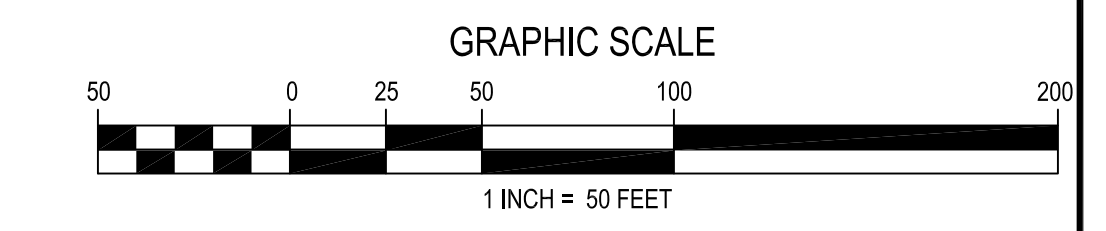
I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____.

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



W. NABESNA ST.

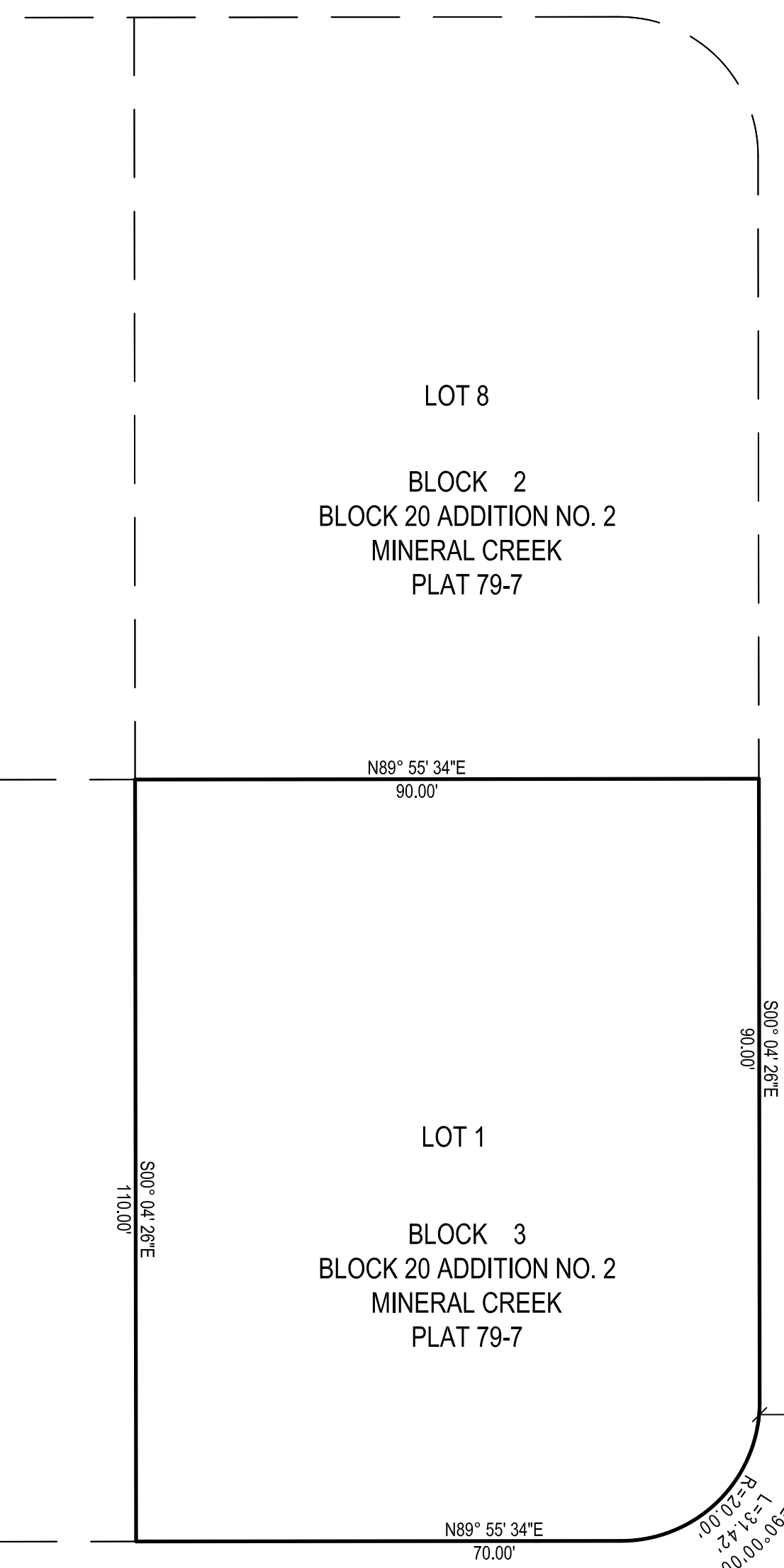
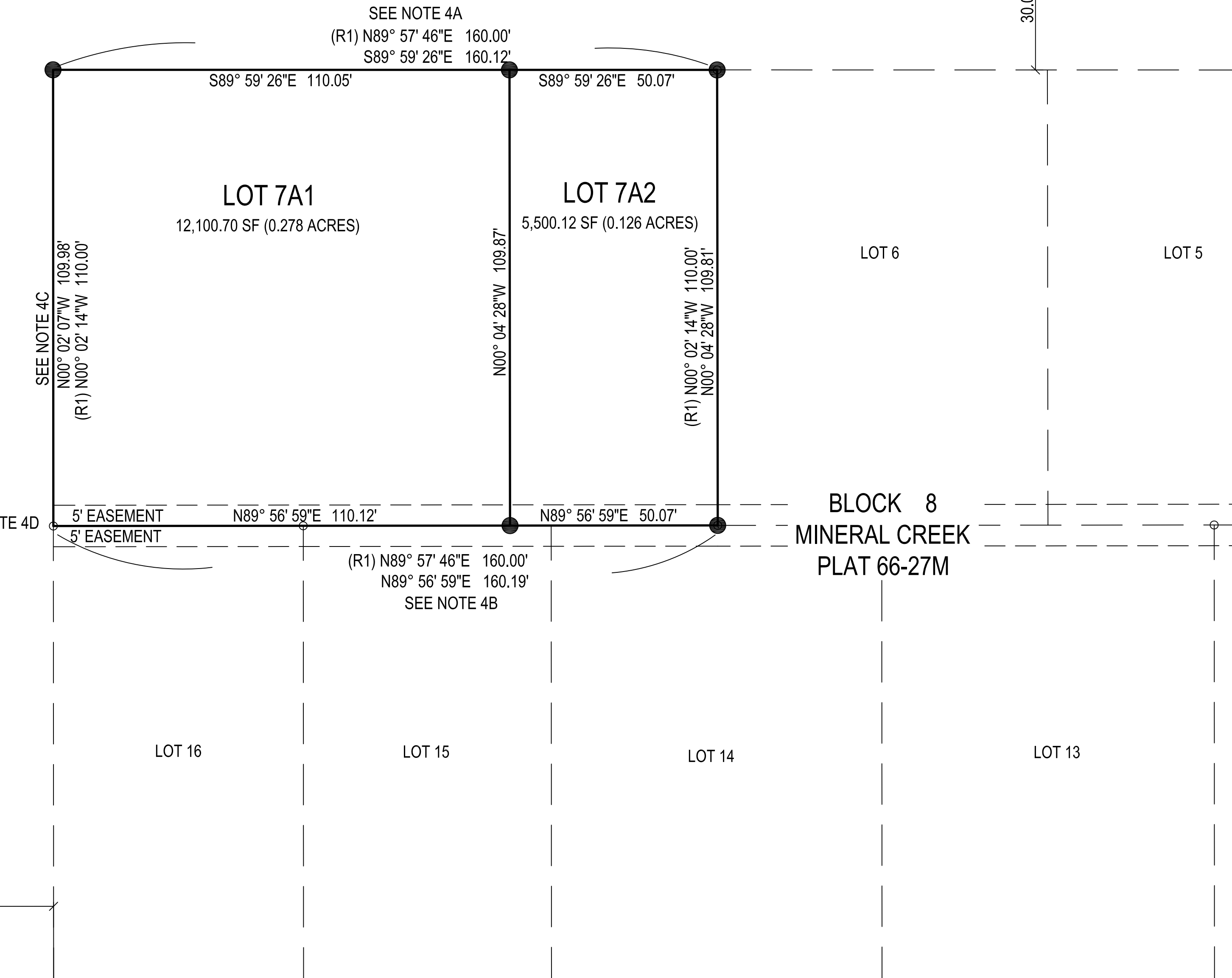
NABESNA STREET

BLOCK 6
MINERAL CREEK
PLAT 66-27M
LOT 14

LOT 16

LOT 15

LOT 13



W. MENDELTA ST.

MENDELTA STREET

HANAGITA ST.

EGAN DR.

- LEGEND**
- FOUND PRIMARY 3.5" ALCAP MONUMENT
 - FOUND PRIMARY 2.5" BRASS CAP MONUMENT
 - FOUND SECONDARY MONUMENT ALCAP ON REBAR
 - FOUND REBAR
 - SET SECONDARY MONUMENT 5/8" X 30" REBAR WITH 2.5" ALUMINUM CAP
 - SUBDIVISION EXTERIOR BOUNDARY
 - SUBDIVISION INTERIOR BOUNDARY
 - OTHER BOUNDARIES
 - SECTION LINES
 - EASEMENT
 - (R1) RECORD PLAT 2001-3
 - (R2) RECORD PLAT 66-40M & 66-27M (CALCULATED FROM COORDINATES)
 - (R3) RECORD PLAT 2019-4

NOTES

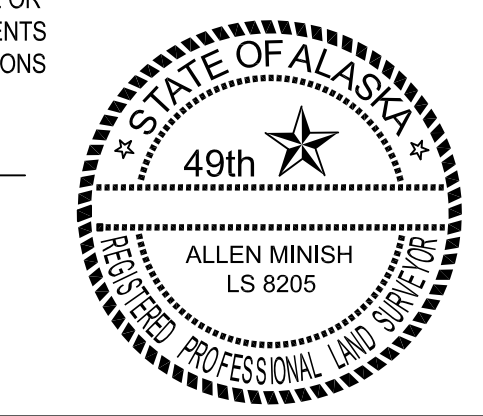
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 66-40M, 66-27M, 2001-3, 2019-4 VALDEZ R.D.
4. BOUNDARY DETERMINATION.
 - A. THE NORTHERN BOUNDARY OF BLOCK 8, ONLY TWO MONUMENTS EXIST AND BOTH WERE DISTURBED. NORTHERN BOUNDARY OF BLOCK 8 WAS DETERMINED USING BEST FIT LINE OF LOTS 10, 15 AND 16 OF BLOCK 6 AND OFFSETTING THE R-O-W DISTANCE.
 - B. THE CENTER BOUNDARY OF BLOCK 8 WAS DETERMINED FROM BEST FIT LINE OF LOT 1 SE CORNER; COMMON CORNER OF LOTS 3 AND 4; AND COMMON CORNER OF LOTS 15 AND 16.
 - C. THE WESTERN BOUNDARY OF BLOCK 8 WAS DETERMINED FROM THE CENTERLINE MONUMENTS OF HAZELET AVENUE AND HANAGITA STREET AND HAZELET AVENUE AND EGAN DRIVE AND COMPARED TO EXISTING MONUMENTS ALONG THE EASTERN RIGHT OF WAY OF HAZELET AVENUE ONLY 3 MONUMENTS ARE WITHIN TOLERANCE. THE OTHER FOUND MONUMENTS ALONG THE R-O-W ARE 0.10' TO 0.40' OUT OF POSITION.
 - D. THE SOUTHWEST CORNER OF LOT 7A1 IS A REBAR UNDER THE ROOTS OF A LARGE SPRUCE TREE UNABLE TO SURVEY.

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

ALLEN MINISH
REGISTERED LAND SURVEYOR

DATE _____



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32 EDGERTON HWY, CHITINA, AK 99566 (907) 823-2280		
A PLAT OF MINERAL CREEK KOCH SUBDIVISION CREATING LOTS 7A1 AND 7A2 OF BLOCK 8		
A RE-PLAT OF LOT 7A BLOCK 8 MINERAL CREEK SUBDIVISION PLAT 2001-3 WITHIN A PORTION OF USS 638; LOCATED WITHIN SURVEYED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±17,600.82 FT ² (±0.404 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 5/8/26	DATE OF SURVEY: START: 2023 END: 2026	WMTS PROJECT # 23042
CHECKED BY: ADM / COV DATE: 5/8/26	SCALE: 1" = 50'	DRAWING NAME: VALDEZ