

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL LOTS, BLOCKS AND RELATED INTERESTS CONTAINED WITHIN THE MEALS HILL SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT, AND HEREBY DEDICATES OR RESERVES FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL PUBLIC EASEMENTS, PUBLIC UTILITY EASEMENTS, RIGHTS-OF-WAY, AND SNOW STORAGE AREAS THAT ARE DEPICTED ON THE PLAT, OR ARE THE SUBJECT OF ITS PLAT NOTES.

SHARON SCHEIDT  
MAYOR, CITY OF VALDEZ  
PO BOX 307  
VALDEZ, AK 99686  
907-834-3408

DATE

ATTEST:

SHERI PIERCE, MMC, CITY CLERK

DATE

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS CITY-OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, CITY CLERK  
CITY OF VALDEZ, ALASKA

DATE

PLAT APPROVAL

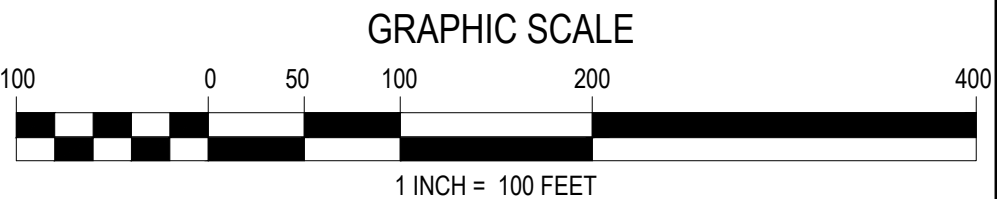
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HASSE  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ, ALASKA

DATE

LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
- FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
- FOUND REBAR
- SET SECONDARY MONUMENT
- SET PRIMARY MONUMENT SURVEY CONTROL
- SUBDIVISION BOUNDARY
- SUBDIVISION BOUNDARY MEANDER LINES
- ACCESS EASEMENTS
- ADL EASEMENT
- UTILITY EASEMENTS
- PUBLIC UTILITY EASEMENT



NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REF. PLATS: 84-3, 96-12, 2003-29, 2006-2 VALDEZ R.D.
- REF. FIELD BOOK: 22-01.
- UTILITY EASEMENTS ARE OF MAIN LINES ONLY. LOCATION DETERMINED FROM ACTUAL SURVEY DATA, LOCATES, OLDER AS-BUILTS FROM TIME OF CONSTRUCTION OR THE CITY OF VALDEZ UTILITY BOOK.
- ALL SNOW REMOVAL FROM LOTS 1 THROUGH 3 MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
- PER VMC 16.24.070 THIS LOTS 1 AND 2 OF THIS SUBDIVISION FALLS WITHIN TSUNAMI WAVE RUN UP ZONE AND IS IDENTIFIED AND LABELED AS "TIDAL WAVE RUN UP AREA".
- EAST HANAGITA STREET IS DESIGNATED AS A LOCAL ROAD AND DESIGN LIMITED TO 10 MPH SPEED LIMIT TO MATCH EXISTING HOSPITAL AND SENIOR CENTER EXISTING SPEED LIMIT. THE TANGENT BETWEEN TWO OF THE CURVES IS LESS THAN VMC 16.16.170 (38) ALLOWS. INSTALLING A SHORTER DISTANCE BETWEEN TWO CURVES IS AN ACCEPTABLE PRACTICE TO REDUCE TRAFFIC SPEED AND AIDS IN THE ENFORCING THE REDUCED SPEED LIMIT TO 10 MPH (REFERENCE: NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS; FEDERAL HIGHWAY ADMINISTRATION AND AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS).
- SEE ADDITIONAL NOTES ON SHEET 2.

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.

DATE: REGISTRATION No. 8205 S

ALLEN MINISH  
REGISTERED LAND SURVEYOR



SHEET 1 OF 2

| SURVEYOR:  |                           |  |
|--|---------------------------|--|
| WRANGELL MOUNTAIN TECHNICAL SERVICES                                     |                           |  |
| PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL) |                           |  |
| A PLAT OF  |                           |  |
| VALDEZ 2022 MEDICAL AND SENIOR SUBDIVISION                               |                           |  |
| CREATING LOTS 1, 2, 3 AND TRACTS A AND B                                 |                           |  |
| A RE-PLAT OF   |                           |  |
| MEDICAL PARK SUBDIVISION PLAT 2006-2                                     |                           |  |
| WHICH IS A RE-PLAT OF THE FOLLOWING                                      |                           |  |
| ASLS 82-141 PLAT 84-3, ASLS 95-28 PLAT 96-12, ASLS 2003-29 PLAT 2006-2   |                           |  |
| AND PORTIONS OF USS 636 AND USS 637;                                     |                           |  |
| LOCATED WITHIN SURVEYED  |                           |  |
| SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST                               |                           |  |
| COPPER RIVER MERIDIAN, ALASKA  |                           |  |
| CONTAINING ±7,971,738.11 FT <sup>2</sup> (±183,006 ACRES)                |                           |  |
| VALDEZ RECORDING DISTRICT, ALASKA  |                           |  |
| DRAWN BY: ADM  | DATE OF SURVEY: 3/23/2022 | WMTS PROJECT # 22001                     |
| CHECKED BY: ADM  | DATE: 3/23/2022           | DRAWING NAME: 22001 VALDEZ SENIOR CENTER |
| SCALE: 1" = 100'   |                           |  |