

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DANIEL S. ANDERSON  
PO BOX 1842  
VALDEZ, ALASKA 99686  
907-831-1457

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

TAX CERTIFICATE

I, SHERIL 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  
SHERIL PIERCE  
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.

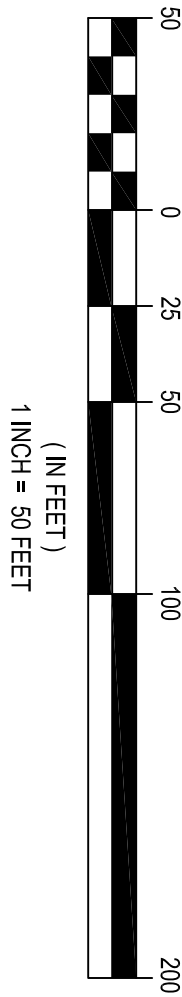
SIGNED  
DONALD HAASE  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ

DATE \_\_\_\_\_

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 SPZ ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. ALL LOTS ARE ZONED RA.
4. PUBLIC WATER IS AVAILABLE PRIVATE ON-SITE WATER IS PROHIBITED.
5. ALL ON-SITE WASTEWATER SYSTEMS MUST COMPLY WITH CITY AND STATE REGULATIONS.
6. FLOOD ZONE BASED ON MAP 020097 0066 C DEC. 1, 1983.
7. THE PROPERTY WITHIN FLOOD ZONE A, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, SHALL BE REQUIRED TO COMPLY WITH FEDERAL REGULATIONS.

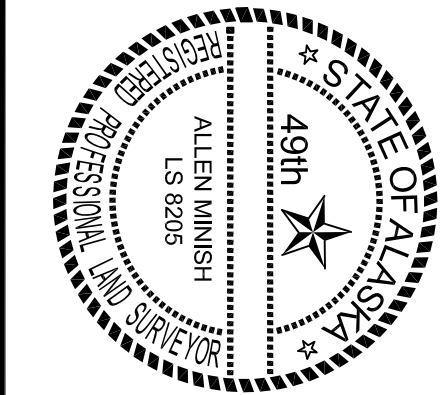
GRAPHIC SCALE



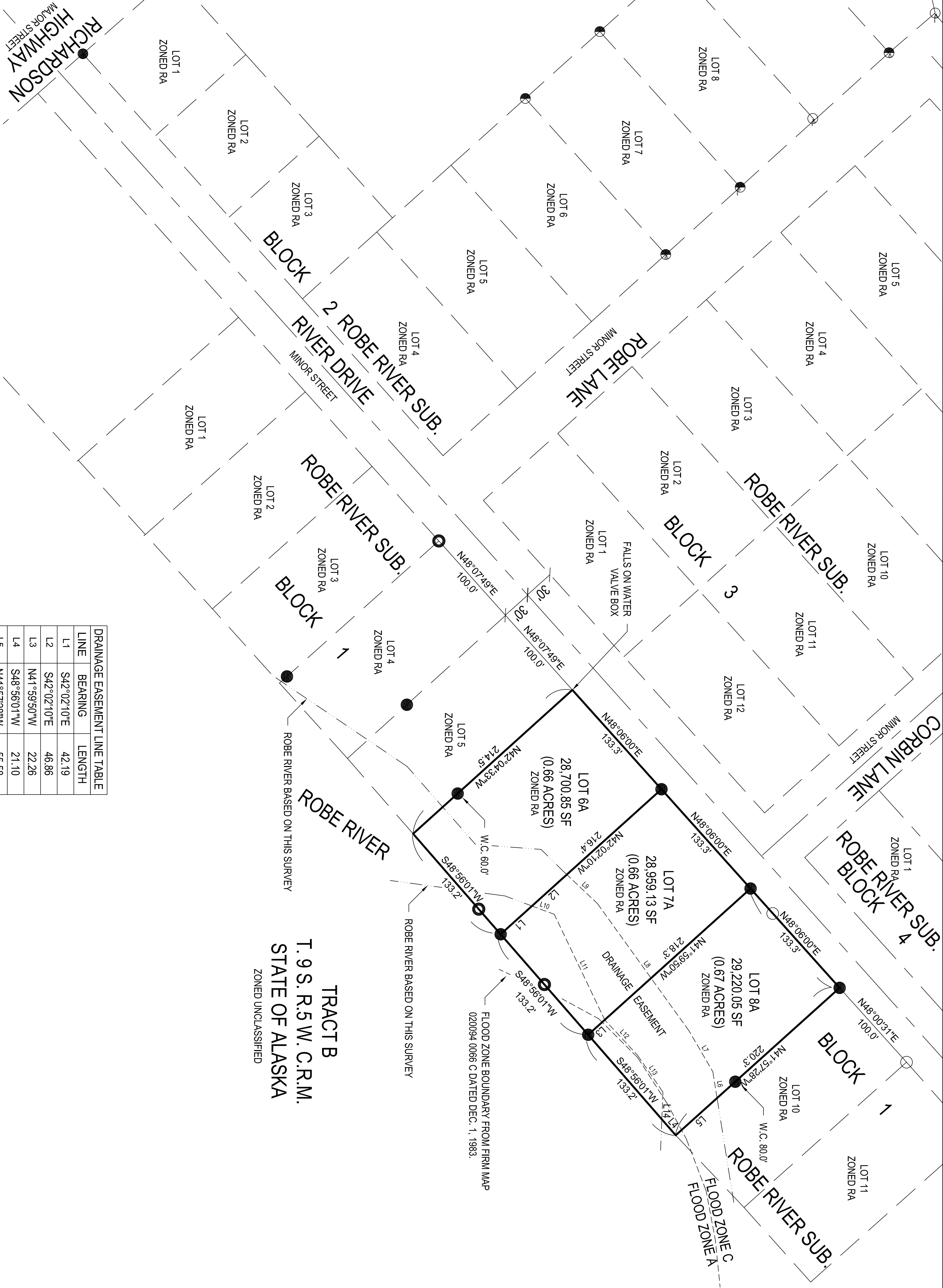
WRANGELL MOUNTAIN TECHNICAL SERVICES

ANDERSON ROBE RIVER SUBDIVISION  
CREATING LOTS 6A, 7A AND 8A OF BLOCK 1

A RE-SUBDIVISION OF  
ROBE RIVER PLAT 94-2 V.R.D. LOTS 6, 7, 8 AND 9 BLOCK 1  
LOCATED WITHIN SURVEYED  
SECTION 18, TOWNSHIP 9 SOUTH, RANGE 5 WEST  
SECTION 13, TOWNSHIP 10 SOUTH, RANGE 6 WEST  
COOPER RIVER MERIDIAN, ALASKA  
CONTAINING 356,820.03 SF (41.994 ACRES)  
VALDEZ RECORDING DISTRICT



DRAWN BY: ADM		DATE OF SURVEY: MAY - JUNE 2017	
CHECKED BY: ADM		SCALE: 1" = 50'	
DATE: 6/16/17			
DATE: 6/16/17			



TRACT B  
T. 9 S. R. 5 W. C.R.M.  
STATE OF ALASKA  
ZONED UNCLASSIFIED

LINE	BEARING	LENGTH
L1	S42°02'10"E	42.19
L2	S42°02'10"E	46.86
L3	N41°59'50"W	22.26
L4	S48°56'01"W	21.10
L5	N41°57'28"W	55.58
L6	N80°53'45"E	26.66
L7	N56°46'02"E	47.18
L8	N54°15'21"E	156.87
L9	N43°23'34"E	42.04
L10	S20°25'17"W	23.78
L11	S64°27'10"W	116.89
L12	S47°06'23"W	48.05
L13	S55°25'12"W	44.89
L14	N87°41'12"W	27.26

- LEGEND
- SET SECONDARY MONUMENT
  - FOUND IRON PIPE MONUMENT
  - FOUND SECONDARY MONUMENT REBAR
  - FOUND REBAR MONUMENT
  - SURVEYED THIS PLAT
  - UNSURVEYED
  - EASEMENT
  - ROAD CENTERLINE
  - SURVEYED TIES
  - RIVER EDGE

ALLEN MINISH  
REGISTERED LAND SURVEYOR

DATE: \_\_\_\_\_ REGISTRATION No. 8205 S

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.