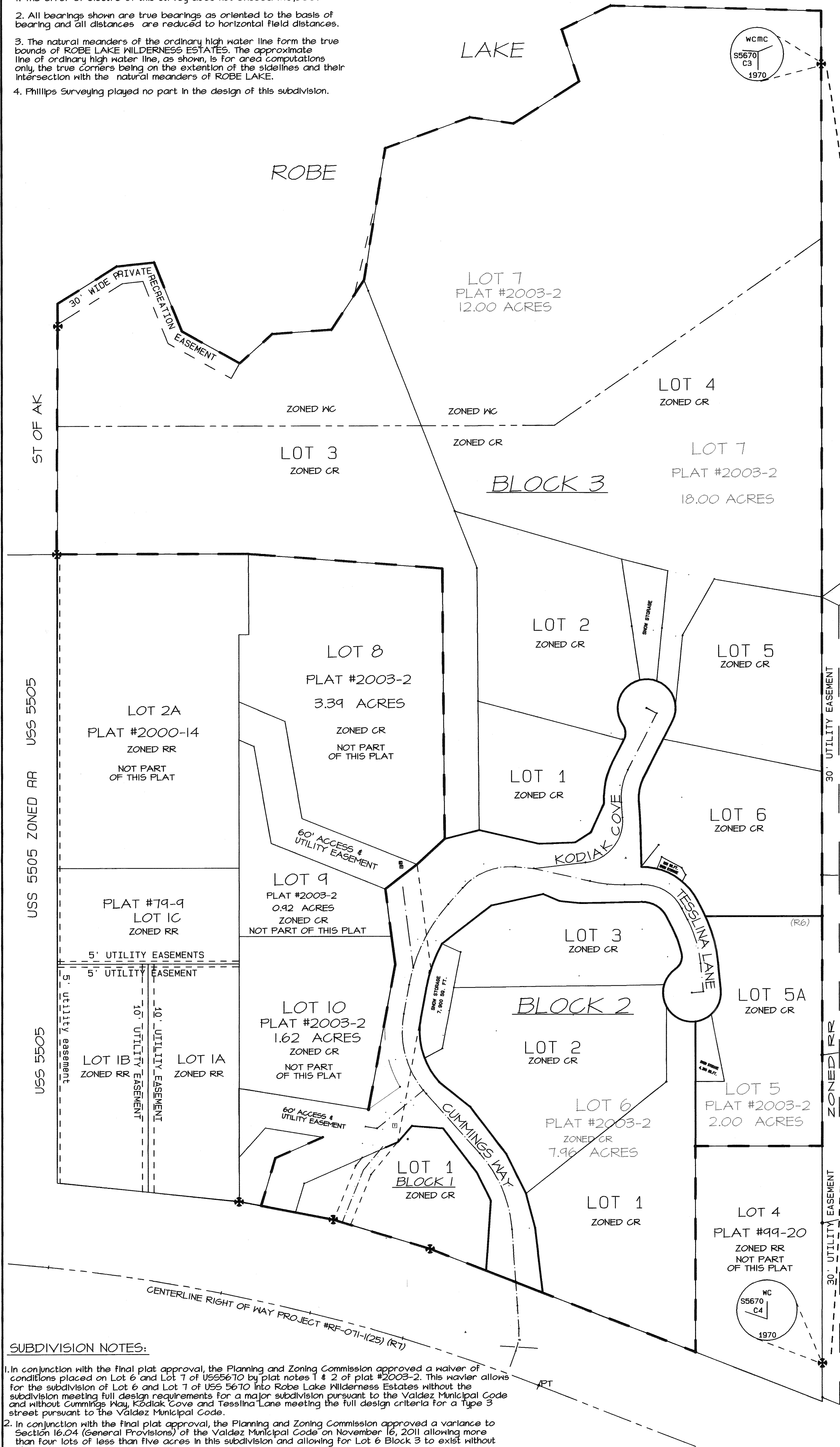


NOTES:

1. The error of closure of this survey does not exceed 1:10,000.
2. All bearings shown are true bearings as oriented to the basis of bearing and all distances are reduced to horizontal field distances.
3. The natural meanders of the ordinary high water line form the true bounds of ROBE LAKE WILDERNESS ESTATES. The approximate line of ordinary high water line, as shown, is for area computations only, the true corners being on the extension of the sidelines and their intersection with the natural meanders of ROBE LAKE.
4. Phillips Surveying played no part in the design of this subdivision.



SUBDIVISION NOTES:

1. In conjunction with the final plat approval, the Planning and Zoning Commission approved a waiver of conditions placed on Lot 6 and Lot 7 of US55670 by plat notes 1 & 2 of plat #2003-2. This waiver allows for the subdivision of Lot 6 and Lot 7 of US55670 into Robe Lake Wilderness Estates without the subdivision meeting full design requirements for a major subdivision pursuant to the Valdez Municipal Code and without Cummings Way, Kodiak Cove and Tesslin Lane meeting the full design criteria for a type 3 street pursuant to the Valdez Municipal Code.
2. In conjunction with the final plat approval, the Planning and Zoning Commission approved a variance to Section 16.04 (General Provisions) of the Valdez Municipal Code on November 16, 2011 allowing more than four lots of less than five acres in this subdivision and allowing for Lot 6 Block 3 to exist without physical access.
3. In conjunction with the final plat approval, the Planning and Zoning Commission approved a waiver to section 16.16 (Design Standards) of the Valdez Municipal Code on November 16, 2011 due to topographic conditions. These waivers allow for street grades of greater than 8% constructed on curve #2 (2+40 to 3+84) on Cummings Way and on curve #13 (1+84 to 2+15) on Tesslin Lane, a "Y" intersection between Cummings Way, Tesslin Lane and Kodiak Cove, horizontal curves of less than 150 feet on Cummings Way curve number 11, Kodiak Cove curve numbers 25 and 26 and Tesslin Lane curve number 12, and a reverse curve with an intermediate tangent distance of less than 100 feet on Tesslin Lane between curve numbers 12 and 13. Street and curve numbers taken from Sheets 2 and 3 of this plat. (Plan and Profile Sheets on file with City)
4. Cummings Way, Kodiak Cove and Tesslin Lane are designated as "MINOR" streets.
5. The Right of Ways of Cummings Way, Kodiak Cove and Tesslin Lane are also Dedicated as PUBLIC UTILITY RIGHT OF WAYS.
6. The City of Valdez has not accepted Tesslin Lane for maintenance nor snow removal. The City of Valdez will not perform any maintenance or snow removal on any part of Tesslin Lane until said street is constructed to a minimum type III standard, accepted by the City of Valdez in writing and recorded.
7. Snow removal entities may not push snow from Tesslin Lane into Cummings Way or Kodiak Cove Right of Ways.
8. The side-slopes of the constructed roads of Cummings Way, Kodiak Cove and Tesslin Lane are reserved and hereby dedicated for snow storage.
9. Snow that is pushed off the surfaces of the roads and down the side slopes of Cummings Way, Kodiak Cove and Tesslin Lane onto the side-slopes may intrude onto adjacent property. This snow intrusion shall be considered incidental snow storage and not a trespass onto private property. All owners shall be aware of this condition of snow storage dedication and property owners shall not have standing for complaint against the City.
10. Robe Lake Wilderness Estates is subject to a blanket Right of Way Easement in favor of Copper Valley Electric Association, Inc. recorded in Book 121 Page 604 September 20, 1995 Valdez Recording District.
11. Robe Lake Wilderness Estates is subject to a blanket Right of Way Easement in favor of Copper Valley Electric Association, Inc. recorded in Book 151 Page 852 October 30, 2002. Valdez Recording District.
12. Robe Lake Wilderness Estates is subject to Grant of Easements & Declaration of Restrictive Covenants, Road Easements and Recreational Access and Recreational Use recorded June 13, 2003 as Document #2003-000514-O Valdez Recording District. Amendments recorded December 19, 2007 as Document #2007-000914-O Valdez Recording District.
13. Access to Lot 1 Block 1 shall be by Cummings Way only.

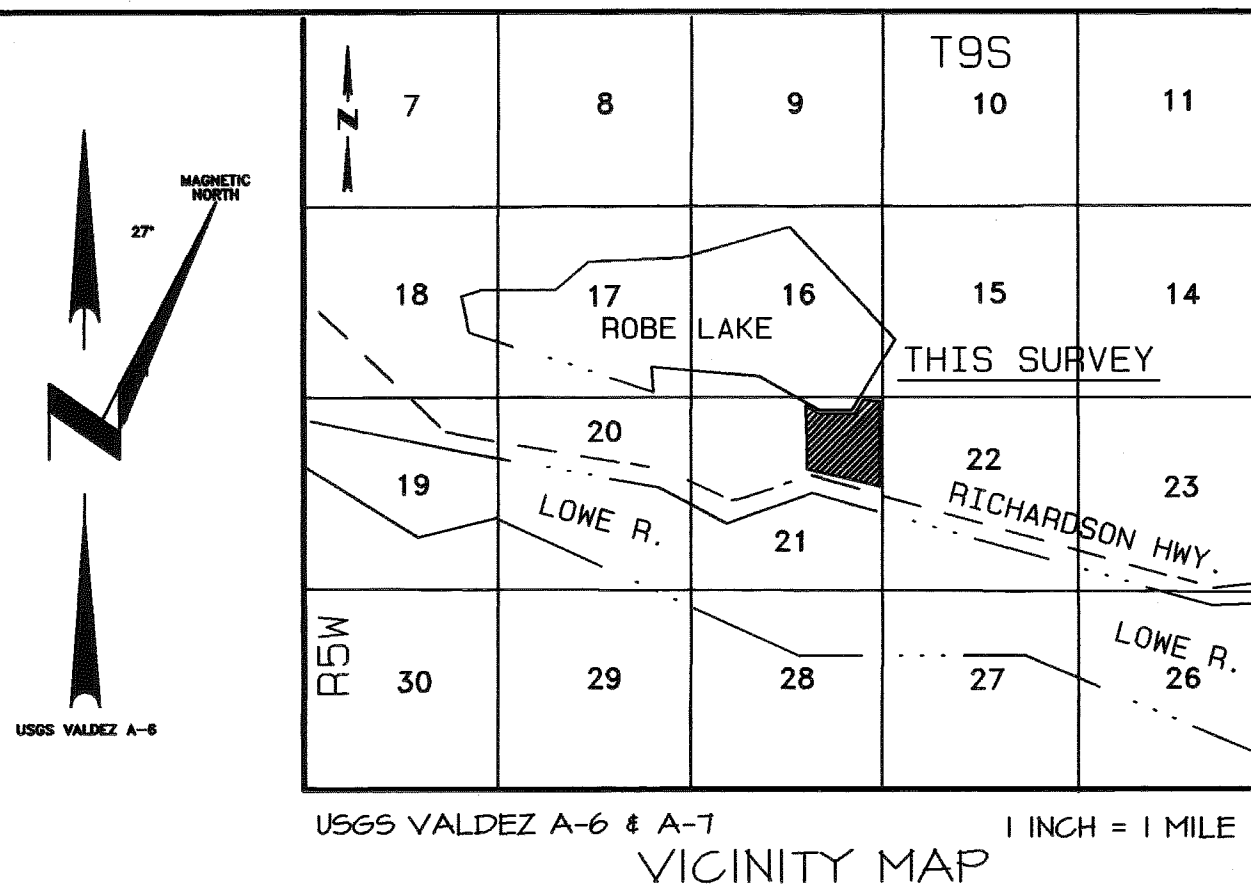
SURVEYOR'S CERTIFICATE

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 hereon exist as described, and that all dimensions and other details are correct.

Date Dec. 13, 2011 JACK L. PHILLIPS, LS8136

RECORD SURVEYS

- R1 US5 5670, ACCEPTED JANUARY 14, 1974.
- R2 PLAT #75-4, RECORDED SEPT. 24, 1975.
- R3 PLAT #74-4, RECORDED OCT. 17, 1974.
- R4 PLAT #99-20, RECORDED SEPT. 2, 1999.
- R5 PLAT #2000-14, RECORDED OCT. 6, 2000.
- R6 PLAT #2003-2, RECORDED APR. 10, 2003.
- R7 RIGHT OF WAY MAP, PROJECT RF-071-(25), APPROVED JULY 25, 1983, PLAT # 2002-5.



LOTS 6 & 7 PLAT #2003-2 CERTIFICATE OF OWNERSHIP AND DEDICATION

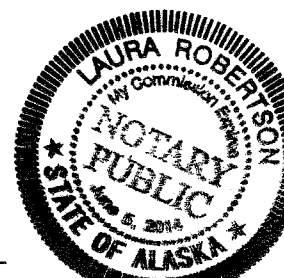
We, the undersigned, certify that we are the owners of ROBE LAKE WILDERNESS ESTATES, as shown on this plat, we approve this survey and plat and dedicate or reserve for public or private use, as noted, all easements, snow storage parcels, public utility areas, and rights-of way as shown and described on this plat. Snow storage areas shown on the plat and designated within the plat notes shall be dedicated to the City of Valdez for public use.

Signature: Dean Cummings Date: 11/25/11
Owner: KAREN CUMMINGS
Address: VALDEZ, ALASKA 99686
Signature: Dean Cummings Date: 11/25/11
Owner: DEAN CUMMINGS
Address: VALDEZ, ALASKA 99686

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 25 day of NOVEMBER 20 11.

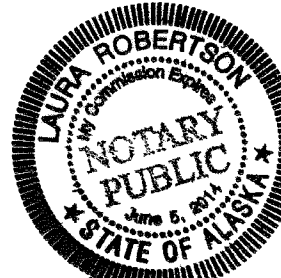
By KAREN CUMMINGS
Dean R. Rutter
Notary Public for Alaska
My commission Expires 6/5/2014



NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 25 day of NOVEMBER 20 11.

By DEAN CUMMINGS
Dean R. Rutter
Notary Public for Alaska
My commission Expires 6/5/2014



LOT 5 PLAT #2003-2 CERTIFICATE OF OWNERSHIP AND DEDICATION

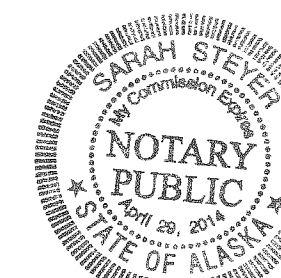
I, the undersigned, certify that I am the owner of LOT 5A, as shown on this plat, I approve this survey and plat and dedicate or reserve for public or private use, as noted, all easements, snow storage parcels, public utility areas, and rights-of way as shown and described on this plat. Snow storage areas shown on the plat and designated within the plat notes shall be dedicated to the City of Valdez for public use.

Signature: Van S. Kitagawa Date: 12/3/11
Owner: VAN S. KITAGAWA
Address: PO BOX 333 PALMER, ALASKA 99645
Address: 907-146-2073

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 2001 day of December 20 11.

By VAN S. KITAGAWA
Van S. Kitagawa
Notary Public for Alaska
My commission Expires 4/29/2014



LOTS 6 & 7 PLAT #2003-2 CERTIFICATE OF BENEFICIARY

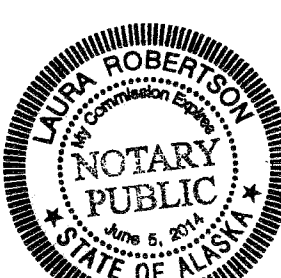
I (WE), THE UNDERSIGNED, CERTIFY THAT I (WE) HOLD A BENEFICIARY INTEREST IN THE PROPERTY SHOWN ON THIS PLAT. I (WE) HEREBY APPROVE THIS SURVEY AND PLAT.

Beneficiary: First National Bank of Alaska
Date: 11/21/11
FIRST NATIONAL BANK OF ALASKA
PO BOX 100720
ANCHORAGE, ALASKA 99510

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 21st day of November, 20 11.

By WILLIAM STARK
William Stark
Notary Public for Alaska
My commission Expires 6/5/2014



CERTIFICATE OF APPROVAL

This Plat conforms to the requirements of the Planning and Zoning Commission and is hereby approved.

SIGNED Dean R. Rutter DATE 28 Nov 11
CHAIRMAN - PRO TEMORE

CERTIFICATE OF PAYMENT OF TAXES

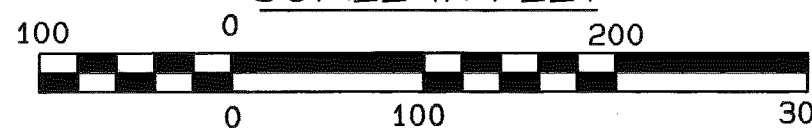
I, SHERI PIERCE, CITY CLERK, FOR THE CITY OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY REPRESENTED BY THIS PLAT ARE PAID AS OF

SIGNED Sherry S. Pierce DATE 12-12-11
for Sheri Pierce

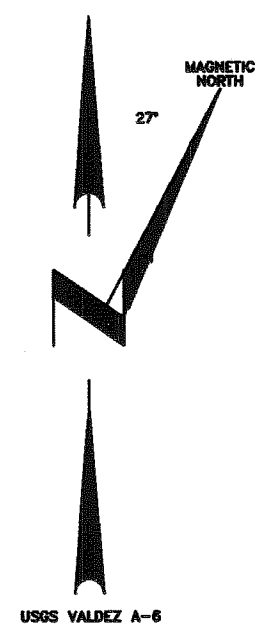


SHEET 1 OF 4

SCALE IN FEET



PREPARED FOR: DEAN & KAREN CUMMINGS PO BOX 2501 VALDEZ, ALASKA 99686 907-835-8345	SURVEYOR: PHILLIPS SURVEYING HC60 BOX 146B COPPER CENTER, AK. 99573 907-822-3530
ROBE LAKE WILDERNESS ESTATES A SUBDIVISION OF LOTS 5, 6, & 7 OF PLAT #2003-2, VACATING PORTIONS OF A 60' (PUBLIC) UTILITY & ACCESS EASEMENT. CREATING LOTS 5A, LOT 1 BLOCK 1, LOTS 1, 2, & 3 BLOCK 2, LOTS 1, 2, 3, 4, 5 & 6 BLOCK 3, CUMMINGS WAY, TESSLIN LANE, & KODIAK COVE LOCATED WITHIN PORTIONS OF US5 5670 SECTION 21, T.4S, R.5N, C.1M. CONTAINING 40.92 ACRES	
VALDEZ RECORDING DISTRICT	
SCALE: 1"=100'	DRAWN BY: JLP II-17-II
SURVEYED: OCT. 8, 2011	FILE: DEAN-04

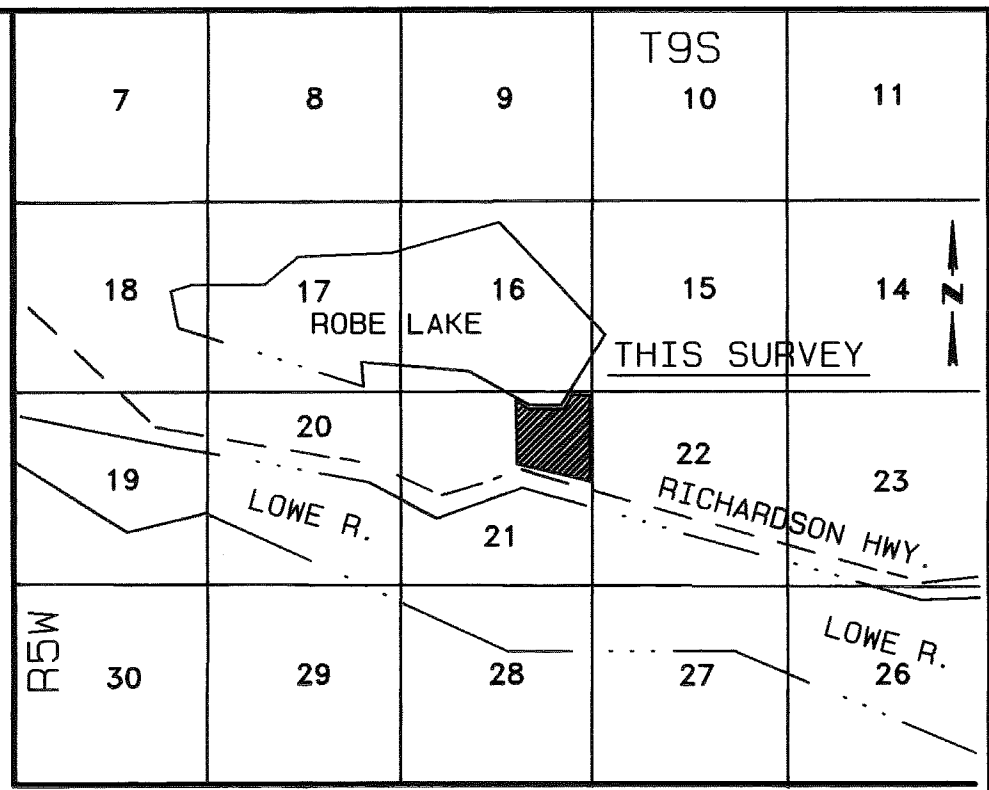


CUMMINGS WAY CURVE CHART

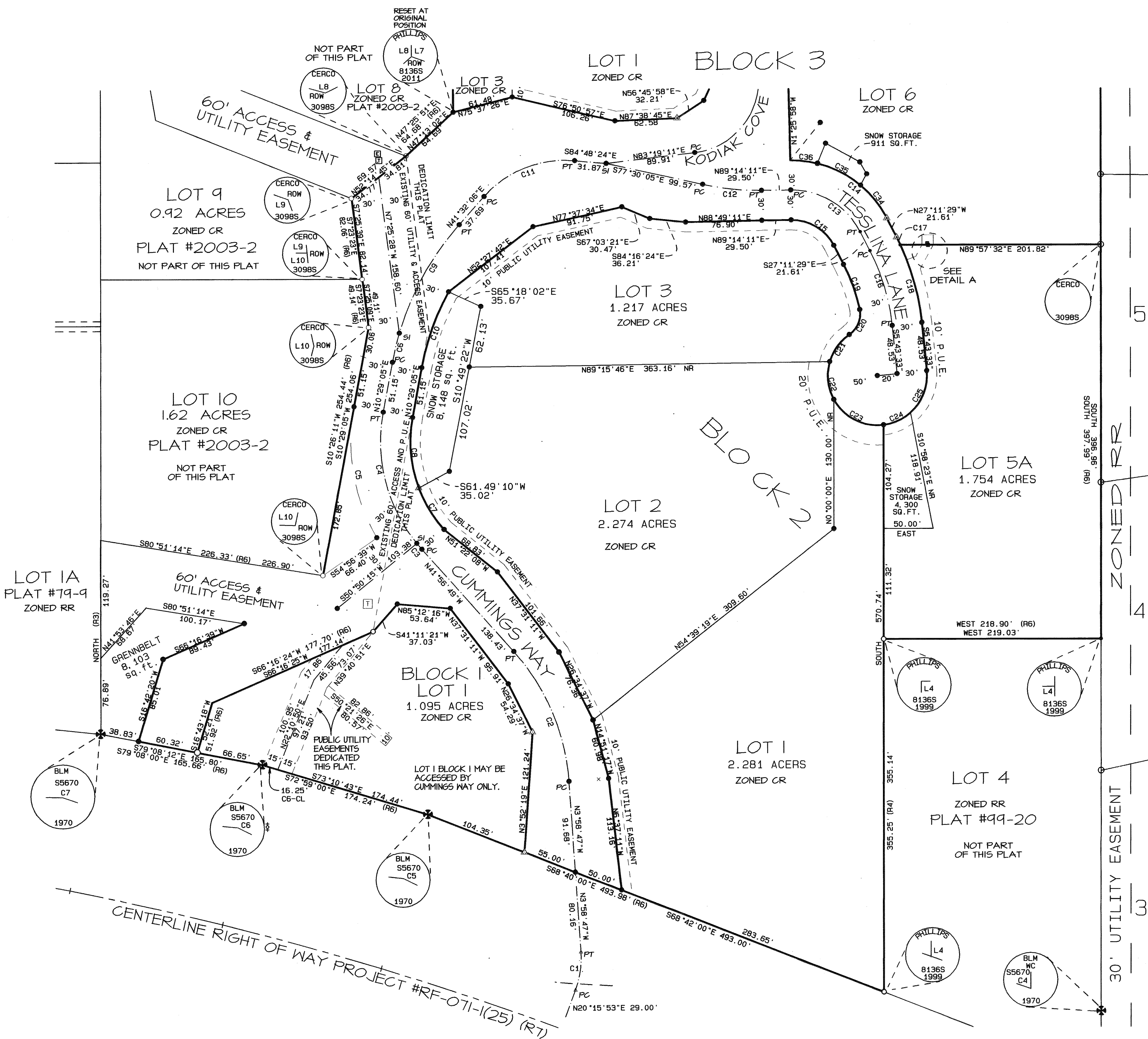
CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	24°12'12"	39.17'	92.72'	S08°08'36"W	38.88'	19.88'
C2	37°57'20"	144.47'	218.09'	S22°58'07"E	141.85'	75.00'
C3	2°47'05"	7.90'	162.47'	S40°34'58"E	7.90'	3.95'
C4	49°38'53"	140.78'	162.47'	S14°20'13"E	136.42'	75.15'
C5	40°40'49"	136.65'	192.47'	S09°51'17"E	133.80'	71.35'
C6	5°58'27"	30.03'	287.99'	S13°28'22"W	30.02'	15.03'
C7	21°20'17"	49.33'	132.46'	N31°16'59"W	49.05'	24.95'
C8	31°05'51"	71.89'	132.46'	S05°03'34"E	71.01'	36.86'
C9	25°04'31"	126.04'	287.99'	S28°59'51"W	125.03'	64.04'
C10	18°06'57"	81.57'	257.99'	N19°32'36"E	81.23'	41.13'
C11	53°39'30"	101.84'	108.74'	N68°21'51"E	98.16'	55.00'

TESSLINA LANE CURVE CHART

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C12	13°32'04"	59.72'	252.82'	N83°59'47"W	59.58'	30.00'
C13	63°34'13"	85.94'	77.46'	S58°58'39"E	81.60'	48.00'
C14	63°34'22"	119.23'	107.46'	S58°58'39"E	113.21'	66.59'
C15	63°34'16"	52.66'	47.46'	S58°58'39"E	50.00'	29.41'
C16	21°27'44"	79.11'	211.18'	N16°24'17"W	78.64'	40.02'
C17	2°04'02"	8.70'	241.11'	N25°40'02"W	8.70'	4.35'
C18	19°23'55"	81.63'	241.11'	N15°25'28"W	81.24'	41.21'
C19	15°16'50"	48.32'	181.18'	N19°32'45"W	48.18'	24.30'
C20	66°27'30"	29.00'	25.00'	S22°27'46"W	27.40'	16.38'
C21	39°14'10"	34.24'	50.00'	N36°03'51"E	33.57'	17.82'
C22	45°00'00"	39.27'	50.00'	S06°03'14"E	38.27'	20.71'
C23	68°35'25"	59.86'	50.00'	S62°50'57"E	56.35'	34.10'
C24	34°50'32"	30.41'	50.00'	S65°26'05"W	29.94'	15.69'
C25	53°44'22"	46.90'	50.00'	S21°08'38"W	45.20'	25.33'



USGS VALDEZ A-6 & A-7 1 INCH = 1 MILE VICINITY MAP

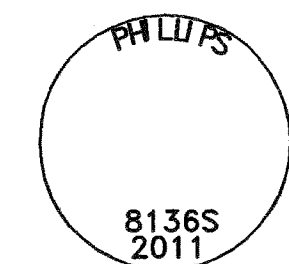


LEGEND

- BLM 3 1/4" B.C. MONUMENT RECOVERED
- USGS 5670
- 1 1/2" OR 2" ALUMINUM CAP ON 5/8"x30" REBAR RECOVERED, PLATS 99-20, 2000-14, & 2003-2
- 2" ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY
- PK NAIL WITH 2" WASHER SET IN ROCK THIS SURVEY.
- TELEPHONE PEDISTAL, CVT.
- TRANSFORMER, CVEA.

- SURVEYED
- UNSURVEYED
- ASBUILT CENTERLINE.
- PUBLIC UTILITY EASEMENT
- ZONE BOUNDARY.

(R) RECORD-



TYPICAL CAP SET
2" FLAT ALUMINUM
CAP ON 5/8"x30" REBAR

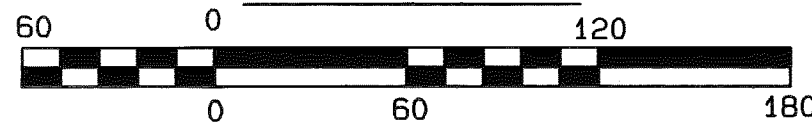
RECORD SURVEYS

- R1 USGS 5670, ACCEPTED JANUARY 14, 1974.
- R2 PLAT #15-9, RECORDED SEPT. 29, 1975.
- R3 PLAT #19-9, RECORDED OCT. 17, 1979.
- R4 PLAT #99-20, RECORDED SEPT. 2, 1999.
- R5 PLAT #2000-14, RECORDED OCT. 6, 2000.
- R6 PLAT #2003-2, RECORDED APR. 10, 2003.
- R7 RIGHT OF WAY MAP, PROJECT RF-071-(25), APPROVED JULY 25, 1983, PLAT # 2002-5.

Valdez Recording District Plat# 2011-5

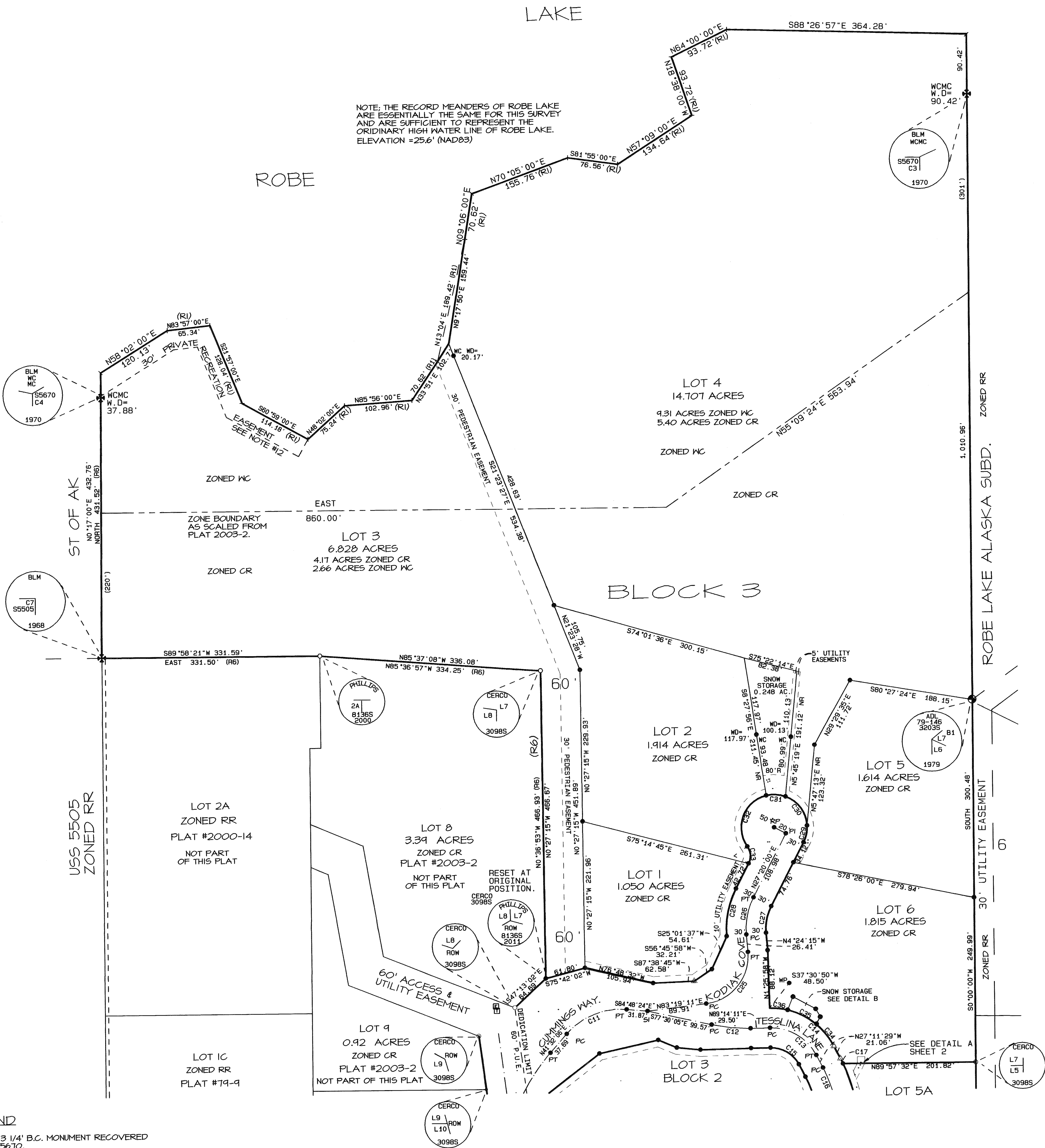
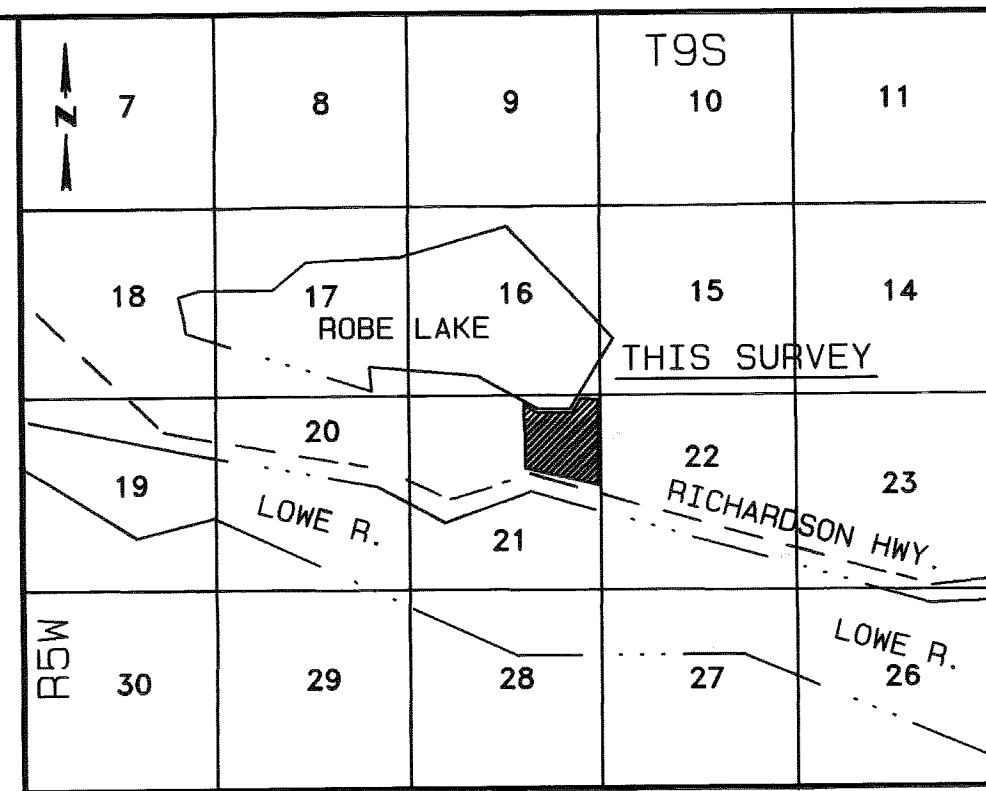
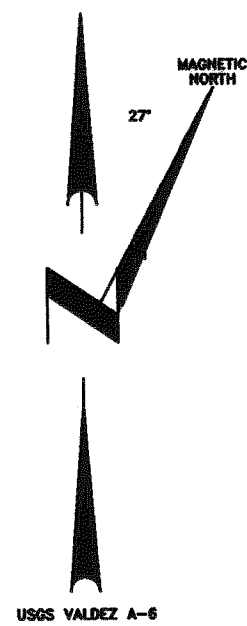
SHEET 2 OF 4

SCALE IN FEET



PREPARED FOR: DEAN & KAREN CUMMINGS PO BOX 2501 VALDEZ, ALASKA 99686 907-835-8345	SURVEYOR: PHILLIPS SURVEYING HC60 BOX 146B COFFER CENTER, AK. 99573 907-822-3530
ROBE LAKE WILDERNESS ESTATES A SUBDIVISION OF LOTS 5, 6, & 7 OF PLAT #2003-2, VACATING PORTIONS OF A 60' (PUBLIC) UTILITY & ACCESS EASEMENT. CREATING LOT 5A, LOT 1 BLOCK 1, LOTS 1, 2 & 3 BLOCK 2, LOTS 1, 2, 3, 4, 5 & 6 BLOCK 3, CUMMINGS WAY, TESSLINA LANE, & WYATT COVE LOCATED WITHIN PORTIONS OF USGS 5670 SECTION 21, T9S R5W C.R.M. CONTAINING 40.92 ACRES	
VALDEZ RECORDING DISTRICT	
SCALE: 1"=60'	DRAWN BY: JLP 11-17-11
SURVEYED: OCT. 8, 2011	FILE: DEAN-09

KODIAK COVE CURVE CHART						
CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C25	87°43'13"	111.52'	72.84'	N39°27'28"E	100.94'	70.00'
C26	31°44'15"	57.99'	104.68'	S11°28'05"W	57.25'	29.76'
C27	31°44'15"	74.60'	134.68'	S11°28'02"W	73.65'	38.29'
C28	31°44'15"	41.37'	74.68'	S11°28'09"W	40.84'	21.23'
C29	30°02'34"	26.22'	50.00'	N12°30'46"E	25.92'	13.42'
C30	66°49'22"	58.31'	50.00'	N35°55'12"W	55.06'	32.98'
C31	34°16'59"	29.92'	50.00'	N86°28'23"W	29.47'	15.42'
C32	111°14'02"	97.07'	50.00'	S20°46'07"W	82.53'	73.07'
C33	62°10'55"	27.13'	25.00'	S03°45'28"E	25.82'	15.08'
C34	22°55'40"	43.00'	107.46'	S38°21'29"E	42.72'	21.79'
C35	26°12'20"	49.13'	107.41'	S62°55'19"E	48.70'	25.00'
C36	14°45'10"	27.66'	107.41'	S83°23'47"E	27.58'	13.90'

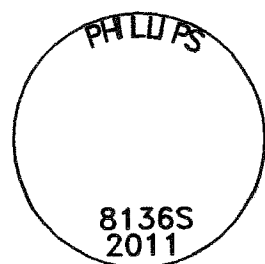


LEGEND

- BLM 3 1/4" B.C. MONUMENT RECOVERED US5 5670.
- ALUMINUM CAP ON 5/8"x30" REBAR RECOVERED PLATS 99-20, 2000-14.
- ALASKA DIVISION OF LANDS 79-146 3 1/4" ALUMINUM MONUMENT RECOVERED.
- 2" ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY.
- PK NAIL WITH 2" WASHER SET IN ROCK THIS SURVEY.
- TELEPHONE PEDISTAL, CVT.
- TRANSFORMER, CVEA.
- SURVEYED
- UNSURVEYED
- ASBUILT CENTERLINE.
- PUBLIC UTILITY EASEMENT
- ZONE BOUNDARY.

RECORD SURVEYS

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- R6 PLAT #2003-2, RECORDED APR. 10, 2003.
- R7 RIGHT OF WAY MAP, PROJECT RF-011-(25), APPROVED JULY 25, 1983, PLAT # 2002-5.

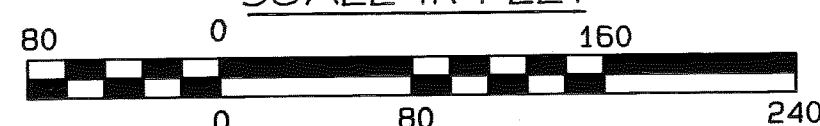


TYPICAL CAP SET
2" PLAT ALUMINUM
CAP ON 5/8"x30" REBAR

Valdez Recording District Plat # 2011-5

SHEET 3 OF 4

SCALE IN FEET



PREPARED FOR:
DEAN & KAREN CUMMINGS
PO BOX 2501
VALDEZ ALASKA 99686
907-835-8345

SURVEYOR:
PHILLIPS SURVEYING
HC60 BOX 146B
COPPER CENTER, AK. 99513
907-822-3530

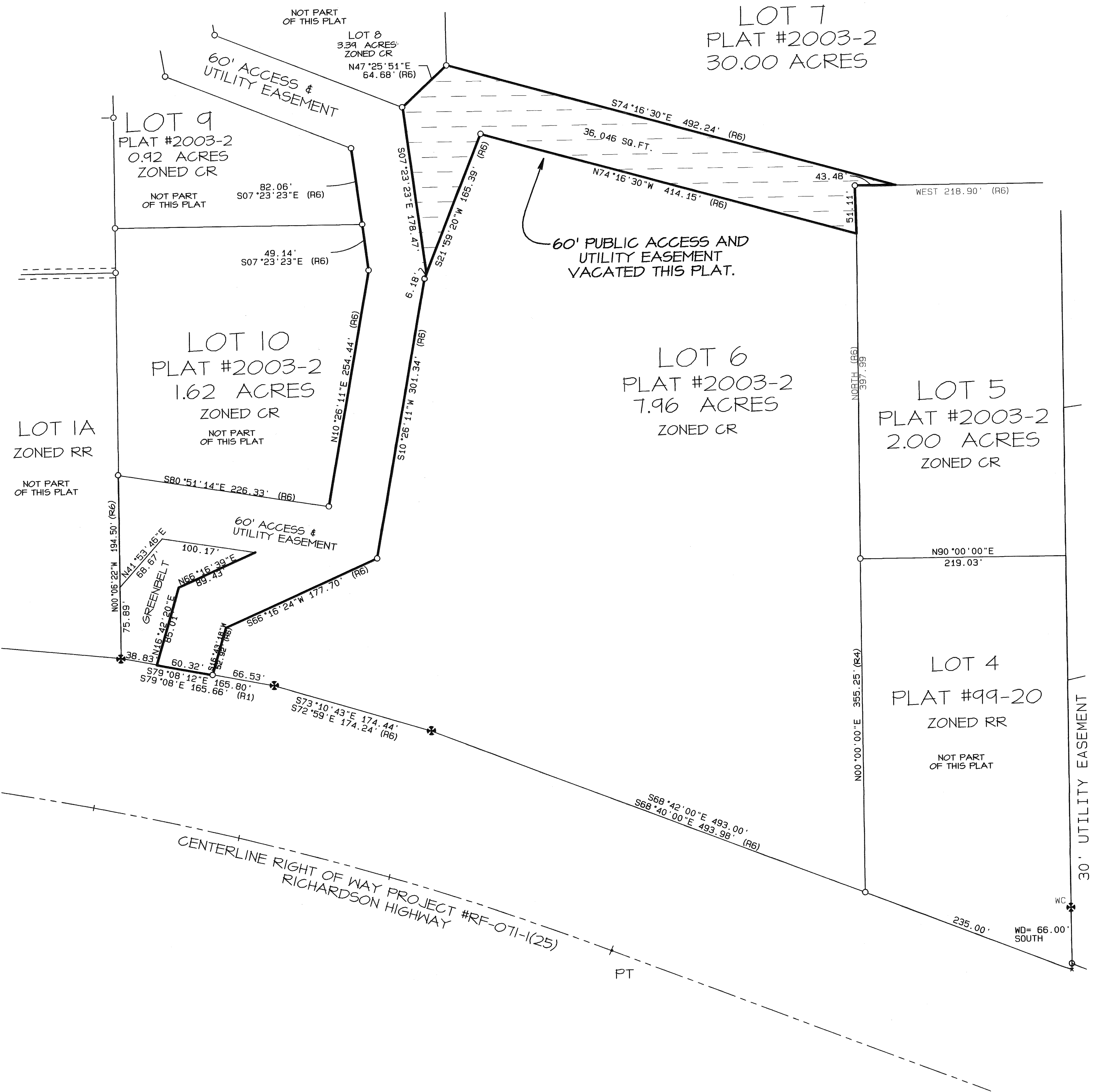
ROBE LAKE WILDERNESS ESTATES

A SUBDIVISION OF
LOTS 5, 6, & 7 OF PLAT #2003-2
VACATING PORTIONS OF A 60' (PUBLIC)
UTILITY & ACCESS EASEMENT.
CREATING
LOTS 5A, LOT 1 BLOCK 1, LOTS 1, 2 & 3 BLOCK 2,
LOTS 1, 2, 3, 4, 5 & 6 BLOCK 3,
CUMMINGS WAY, TESSILINA LANE, & KODIAK COVE
LOCATED WITHIN
PORTIONS OF US5 5670
SECTION 21, T9S R5W C.R.M.
CONTAINING 40.92 ACRES

VALDEZ RECORDING DISTRICT

SCALE: 1"=80' DRAWN BY: JLP 11-17-11
SURVEYED: OCT. 8, 2011 FILE: DEAN-04

7	8	9	T9S 10	11
18	17 ROBE LAKE	16	15 THIS SURVEY	14
19	20 LOWE R.	21	22 RICHARDSON HWY.	23
R5W 30	29	28	27	26 LOWE R.

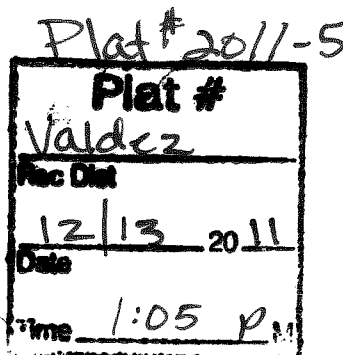


LEGEND

- ✱ BLM 3 1/4" B.C. MONUMENT RECOVERED
US 5670.
- 1 1/2" OR 2" ALUMINUM CAP ON 5/8"x30" REBAR
PLAT #2003-2.

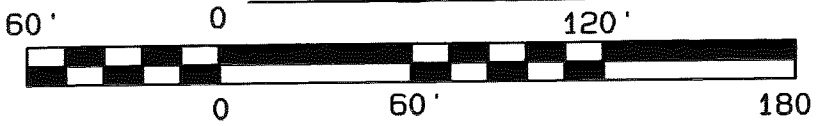
RECORD SURVEYS

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- R6 PLAT #2003-2, RECORDED APR. 10, 2003.
- R7 RIGHT OF WAY MAP, PROJECT RF-071-1(25),
APPROVED JULY 25, 1983, PLAT # 2002-5.



SHEET 4 OF 4

SCALE IN FEET



PREPARED FOR: DEAN & KAREN CUMMINGS PO BOX 2501 VALDEZ, ALASKA 99686 907-835-8345	SURVEYOR: PHILLIPS' SURVEYING HC60 BOX 146B COPPER CENTER, AK. 99573 907-822-3530
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ROBE LAKE WILDERNESS ESTATES

VACATION EXHIBIT

60' (PUBLIC) UTILITY & ACCESS EASEMENT
PLAT #2003-2
LOCATED WITHIN
(US 5670)
SECTION 21, T9S R5W C.R.M.

VALDEZ RECORDING DISTRICT

SCALE: 1"=60'	DRAWN BY: JLP 11-17-11
SURVEYED: OCT. 8, 2011	FILE: DEAN-09