

STATE OF ALASKA  
NO ZONING

- PLAT NOTES:
1. TRACT A IS A PRIVATE ACCESS, SNOW STORAGE AND PUBLIC UTILITY AREA.
  2. TRACT A IS TO BE COVERED UNDER THE HOMEOWNER ASSOCIATION RULES AND REGULATIONS.

14	13	18	17
THIS SURVEY			
23	24	19	20
VALDEZ			
26	25	30	29
35 T 9 S	36 R 5 W	31	32
VICINITY MAP SCALE: 1" = 1 MILE			

PARCEL 3A  
571,931.74 FT²  
(13.13 ACRES)  
ZONED CR

363.49' (R)  
N00°00'00"E (R)

257.55' (R)  
N90°00'00"E (R)

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF HANSON'S SUBDIVISION, AS SHOWN ON THIS PLAT. WE 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.

STEVEN F HANSON  
PO BOX 2234  
VALDEZ, AK 99686  
(907) 835-2929

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF

BY

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

JOY F HANSON  
PO BOX 2234  
VALDEZ, AK 99686  
(907) 835-2929

DATE

RICHARDSON HIGHWAY  
STREET CLASSIFICATION MAJOR ROAD

FLOOD ZONE BOUNDARY

FLOOD ZONE BOUNDARY

NOTARY'S ACKNOWLEDGEMENT

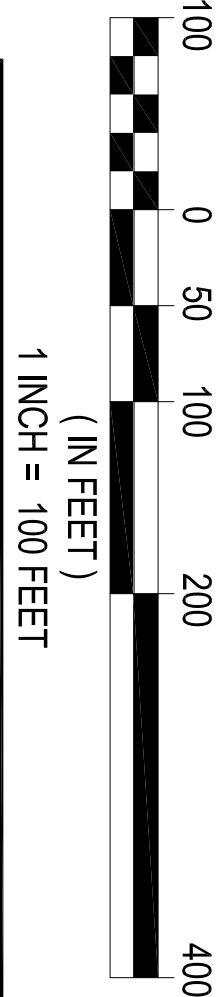
SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF

BY

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:

GRAPHIC SCALE  
(IN FEET)  
1 INCH = 100 FEET



TAX CERTIFICATE

I, SHERIL 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

JESS GONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 86-5, 76-4, 75-7 VALDEZ R.D.
4. FLOOD ZONE BASED ON JAN. 3, 2019 FEMA MAPS.

LEGEND

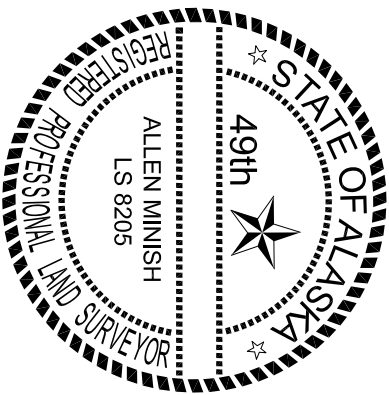
- FOUND 3 1/2" BLUE PRIMARY MONUMENT
- FOUND 3 1/2" ALUMINUM PRIMARY MONUMENT
- FOUND SECONDARY MONUMENT (2" ALU. CAP ON 5/8" REBAR)
- FOUND IRON PIPE
- FOUND 5/8" REBAR
- SURVEYED PART OF THIS SUBDIVISION
- UN-SURVEYED PART OF THIS SUBDIVISION
- UN-SURVEYED NOT A PART OF THIS SUBDIVISION
- UN-SURVEYED
- EASEMENT
- RECORD PER PLAT
- MEASURED
- CALCULATED

SURVEYORS 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 D. MINISH  
REGISTERED LAND SURVEYOR



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITNA, AK 99586 (907) 823-2280			
A RE-PLAT CREATING HANSON'S SUBDIVISION			
OF A PORTION OF RICHARDSON R.D. LOCATED WITHIN SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 972.20341 FT² (22.319 ACRES) VALDEZ RECORDING DISTRICT			
DRAWN BY: ADM	DATE OF SURVEY: 9/4/19	START: 2019	END: 2019
CHECKED BY: ADM	DATE: 9/4/19	SCALE: 1" = 100'	WM'S PROJECT: 1907