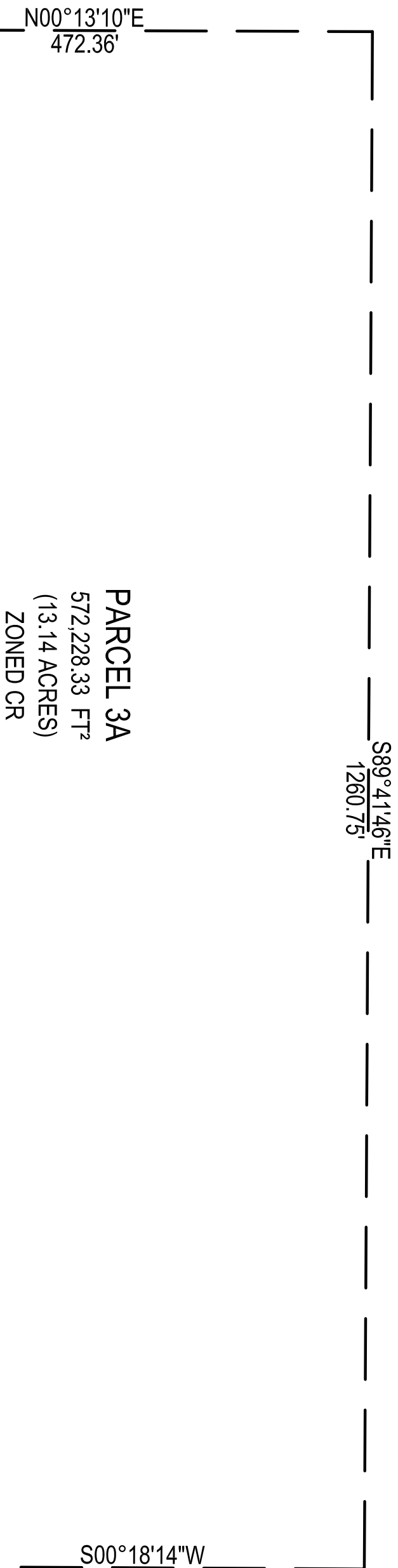


STATE OF ALASKA  
NO ZONING



RICHARDSON HIGHWAY  
STREET CLASSIFICATION MAJOR ROAD

FLOOD ZONE BOUNDARY

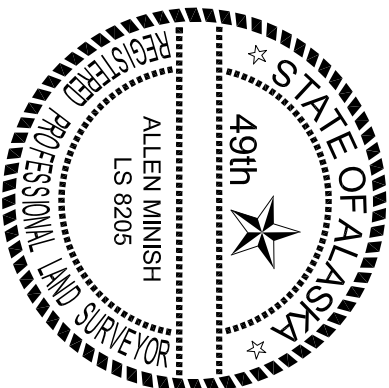
FLOOD ZONE BOUNDARY

**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



**LEGEND**

- FOUND 3 1/2" BLUM PRIMARY MONUMENT
- FOUND 3 1/2" ALUMINUM PRIMARY MONUMENT
- FOUND SECONDARY MONUMENT (7" ALU. CAP ON 5/8" REBAR)
- FOUND IRON PIPE
- FOUND 5/8" REBAR
- FOUND RED PLASTIC CAP
- SET 3/8" X 3/8" REBAR WITH WIMTS PLASTIC CAP
- SURVEYED PART OF THIS SUBDIVISION
- UN-SURVEYED PART OF THIS SUBDIVISION
- SURVEYED NOT A PART OF THIS SUBDIVISION
- UN-SURVEYED
- RECORD PER PLAT
- MEASURED
- CALCULATED

**NOTES**

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- BASES OF BEARING IS FROM HIGH ACCURACY GPS AND ORIENTED TO NAD 83 ZONE 3 ALASKA STATE PLANE.
- THOSE EQUIVALENTS A PART OF THIS PLAT BUT NOT SURVEYED HAVE BEEN ROTATED TO THE BASIS OF BEARING AND ADJUSTED TO MATCH EXISTING SURVEYED MONUMENTS.
- REF. PLATS: 68-28M, 91-20, 96-5, 2005-4, 2007-15, VALDEZ R.D.
- FLOOD ZONE BASED ON JAN. 3, 2019 FEMA MAPS.
- TRACT A:
- TRACT A IS A PRIVATE ACCESS AND PRIVATE SNOW STORAGE AREA.
- ACCESS TO PARCELS 2A, 3A, 4A, 5B AND LOT 1C WILL BE EXCLUSIVELY OVER TRACT A.
- TRACT A IS ALSO DESIGNATED A UTILITY EASEMENT.

**TAX CERTIFICATE**

I, SHERIL PERCE, 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 PERCE  
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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALPINE HEIGHTS 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) 835-2529

**NOTARY'S ACKNOWLEDGEMENT**

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

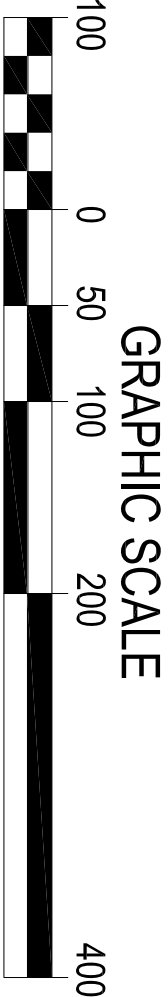
JOY F. HANSON  
PO BOX 2234  
VALDEZ, AK 99686  
(907) 835-2529

**NOTARY'S ACKNOWLEDGEMENT**

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

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

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



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

SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITNA, AK 99586 (907) 823-2280			
A RE-PLAT CREATING ALPINE HEIGHTS SUBDIVISION			
OF A PORTION OF R.D. 15, VALDEZ R.D. LOCATED WITHIN SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1,071,460.08 FT <sup>2</sup> (24.60 ACRES) VALDEZ RECORDING DISTRICT			
DRAWN BY: ADM	DATE OF SURVEY: 10/1/19	WIMTS PROJECT: 1907	
CHECKED BY: ADM	START: 2019	END: 2019	
DATE: 10/1/19	SCALE: 1" = 100'		