

BASIS OF COORDINATES

The shown measured NAD 83 (2011) (Epoch: 2010.0000) coordinates are based on an OPUS Solution at Monument 2018. The coordinates were constrained to the National Spatial Reference System using CORS reference stations: JNU1 (DF4367), AB49 (DM7451), and ATL1 (DP5991). The NAD 83 latitudes were converted to NAD 27 using Trimble Business Center, Version 3.70.

BASIS OF BEARING

The Basis of Bearing remains Alaska State Plane Zone 1 Grid Bearings, determined by high-precision GPS receivers differentially corrected and processed, with ties to NGS CORS Stations, using Trimble Business Center Version 3.70 software.

All bearings shown, except as noted, are Alaska State Plane Zone 1 grid bearings. All bearings are based on Global Navigation Satellite System technology in the NAD 82 (2011) (Epoch 2010.0000) datum, using Trimble R10 and R8-2 receivers, differentially corrected and processed with Trimble Business Center version 3.70 software. These bearings are orientated to grid north at Monument 2018. Distances shown are reduced to horizontal field distances.

DISTANCES

All distances shown are reduced to horizontal ground distances unless otherwise noted.

ACCURACY

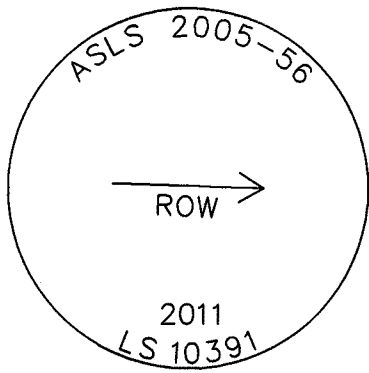
The error of closure of this survey does not exceed 1:5000, and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 0.13 plus 100 parts per million, or better.

Point #	Alaska State Plane Zone 1 NAD83 (2011) [2010.00]		Geodetic NAD83 (2011) [2010.00]		Geodetic NAD27	
	Northing	Easting	Latitude	Longitude	Latitude	Longitude
2018	1523271.001	2855759.820	56°00'07.19536" N	132°50'13.17696" W	56°00'08.51476" N	132°50'07.08909" W
723	1523604.998	2857782.440	56°00'10.24410" N	132°49'37.53133" W	56°00'11.56216" N	132°49'31.44121" W
801	1520810.981	2857817.885	55°59'42.70408" N	132°49'37.51024" W	55°59'44.02345" N	132°49'31.42314" W
802	1520746.942	2852539.204	55°59'42.70089" N	132°51'10.34861" W	55°59'44.02342" N	132°51'04.26682" W

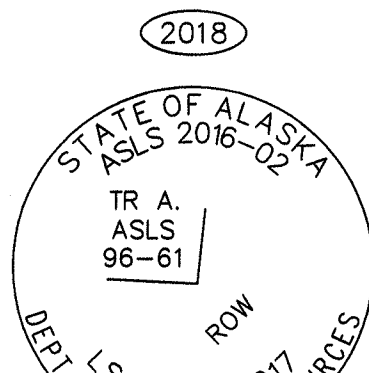
NOTES

- This survey of ADL 108055 was accomplished in accordance with AS 38.04.045, GSC 810 and SSI 2016-02.
- Building setbacks are to conform to City of Coffman Cove ordinances.
- All dimensions, coordinates, and elevations shown are in U.S. Survey Feet unless otherwise noted.
- Monumentation and control points shown hereon were surveyed using a combination of networked static GNSS techniques and conventional surveying methods with redundant measurements. Measurements were performed using Trimble R10, R6-3 and R8-2 GNSS receivers, Leica TCR102 total stations and processed using Trimble Business Center v3.70 office software.
- All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
- The geodetic position of the record monument (WC Point No. 723) witnessing the quarter corner position on the Section Line common to Sections 1 & 2, as well as the geodetic positions of the southeast and southwest corners of Section 2 were established based on record NAD 27 values (latitudes and longitudes) computed from the official protraction diagram Grid No. CR-15-13 approved by DNR on January 5, 1966 and approved by BLM on March 24, 1980. Said NAD 27 values were converted to NAD 83 using National Geodetic Survey (NGS) NADCON Datum Conversion software. The protracted NAD 83 values for Section 2 were then translated to a local ground coordinate system, based on the measured NAD 83 values (held this survey), at said WC monument.
- Direct access to Lots 1 and 2, Block 4, is via the platted Sea Otter Drive. Access to all other lots is via the interior platted rights-of-way. No direct access to the Coffman Cove Road is permitted from any lot.
- Lot 2, Block 4 contains apparent wetlands. A Corps of Engineers Wetland Permit may be required to develop any wetland areas. There is a 50-foot wide building setback from wetland areas.

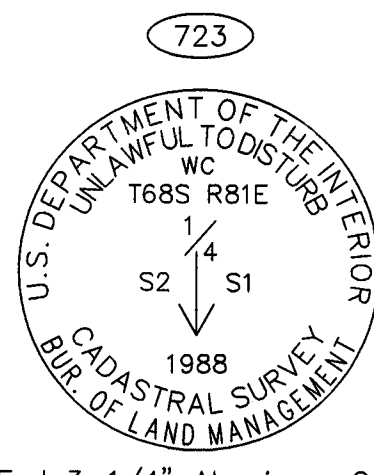
TYPICAL RECOVERED MONUMENT COFFMAN COVE ROAD



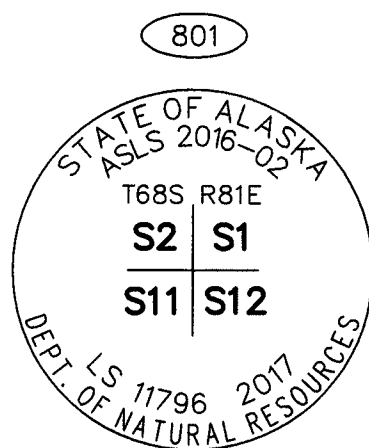
Fnd 2.5" Aluminum Cap
On 5/8" Rebar
0.3' Above Grade



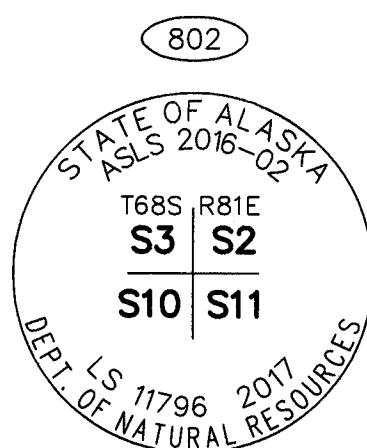
Set 3-1/4" Aluminum Cap
On a 30" x 2-1/2"
Aluminum Flare End Post
0.1' AGL w/ rock pile Metallic Gray
Cow Magnet set below monument
Set Carsonite Post 1.5' West



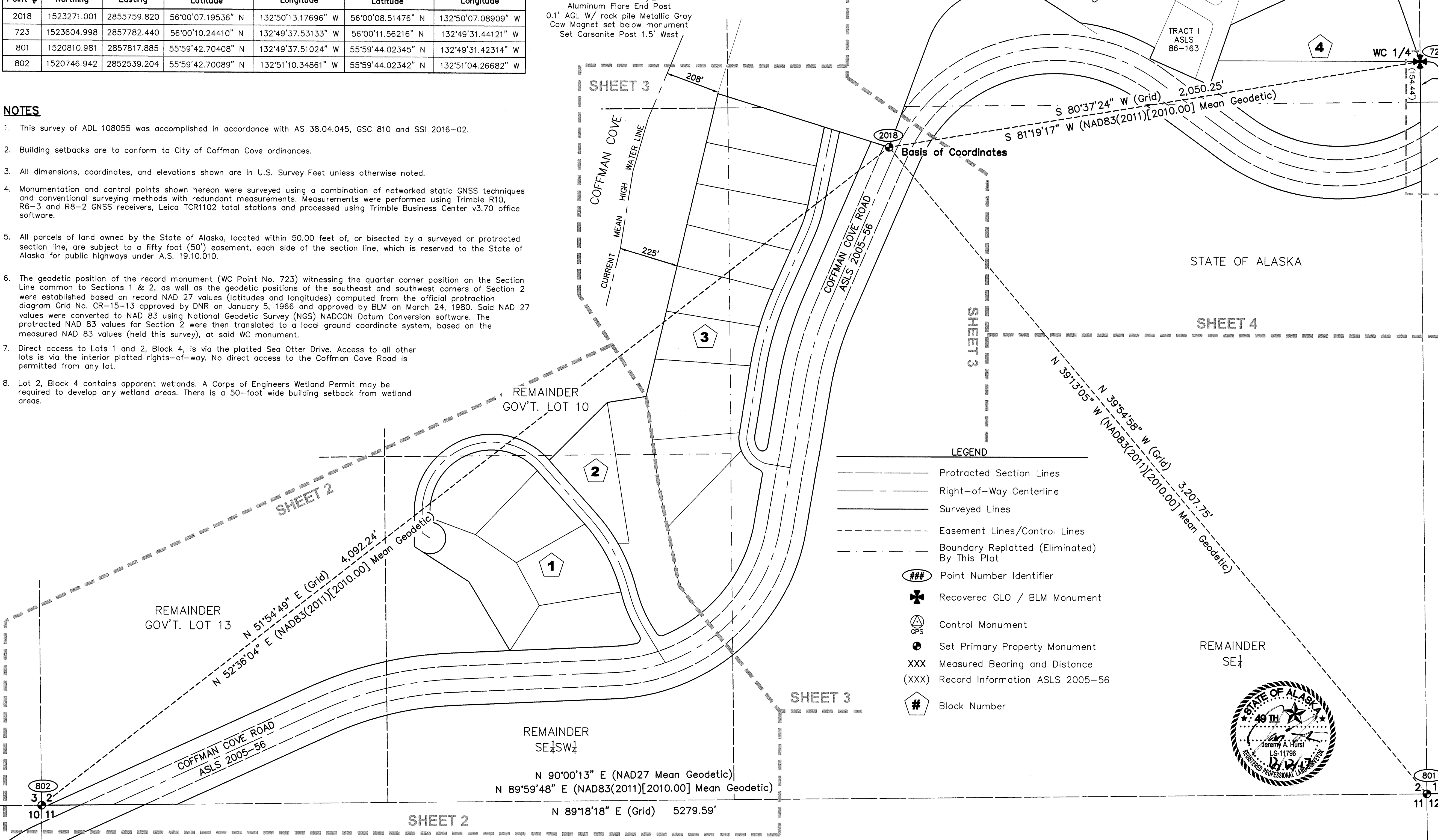
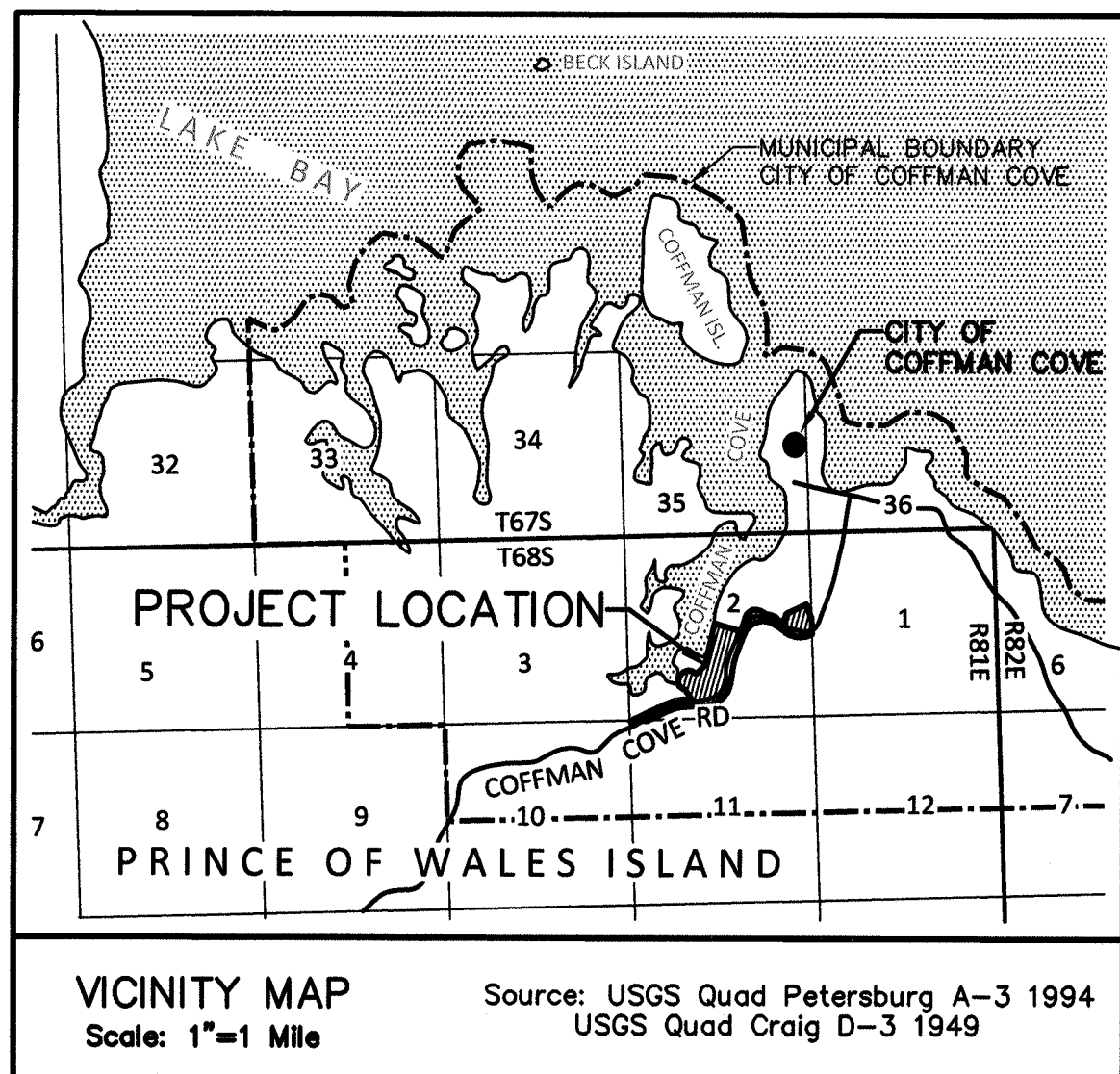
Fnd 3-1/4" Aluminum Cap
On Aluminum Post
0.3' Above Grade
Carsonite Post 1' South
Fnd 12" Hemlock with healed blaze N20°E, 10' (N22°E 10.6')
Fnd 12" Hemlock with healed blaze S80°W, 5' (S82°W 6.6')



Set 3-1/4" Aluminum Cap On a 30" x 2-1/2"
Aluminum Flare End Post 0.3' AGL w/ Rock pile
Metallic Gray Cow Magnet set under monument
Set Carsonite Post 1.5' North
10" Cedar B.T. bears N35°E, 12.3'
36" Cedar B.T. bears S49°E, 2.9'



Set 3-1/4" Aluminum Cap On a 30" x 2-1/2"
Aluminum Flare End Post 0.1' AGL w/ Rock pile;
Metallic Gray Cow Magnet set under monument;
Set Carsonite Post 1.5' North
9" Cedar B.T. bears N53°W, 3.0'
14" Hemlock B.T. bears N53°E, 13.8'



WD=154.44'

Grid

00°41'33"

Geodetic

Magnetic

19°00'

Declination is 18°48' E. per NOAA
June 12, 2017
Convergence is 00°41'33" at Point #2017

GRAPHIC SCALE

0 100 200 400 600 800 FEET

0 20 40 60 80 100 200 400 METERS

1 METER = 3.280833 U.S. SURVEY FEET AND 1 U.S.ACRE = 0.4047 HECTARE

DATE OF SURVEY:
BEGINNING: JUNE 2016
ENDING: MAY 2017

SURVEYOR:
Stantec Inc.
725 E. Fireweed Lane, Suite 200
Anchorage, AK 99503
Tel: (907)276-4245 www.stantec.com

STATE OF ALASKA
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2016-02

COFFMAN LOOP SUBDIVISION, PHASE I

A SUBDIVISION OF
PORTIONS OF GOVERNMENT LOTS 9, 10 & 13,
AND PORTIONS OF THE SE1/4NE1/4, THE SE1/4, AND THE SE1/4SW1/4;
EXCLUDING TRACT A ASLS 96-61 AND ASLS 86-163.
CREATING LOTS 1-5 BLOCK 1; LOT 1 BLOCK 2; LOTS 1-9 BLOCK 3;
LOTS 1 & 2 BLOCK 4; AND TRACTS A & B
CONTAINING 77.22 ACRES

LOCATED WITHIN
PARTIALLY SURVEYED SECTION 2,
TOWNSHIP 68 SOUTH, RANGE 81 EAST COPPER RIVER MERIDIAN, ALASKA
PETERSBURG AND KETCHIKAN RECORDING DISTRICTS

DRAWN BY: EFG/JAH
DATE: 12/12/2017

APPROVAL RECOMMENDED
12/15/17
DATE:

SCALE: 1" = 200'

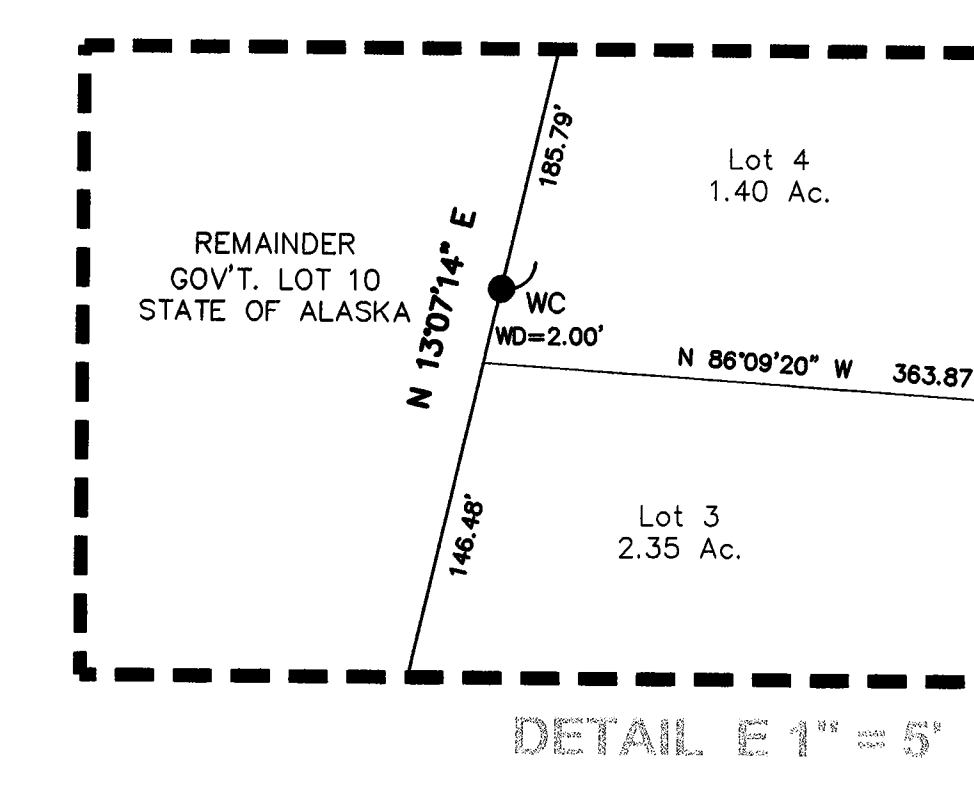
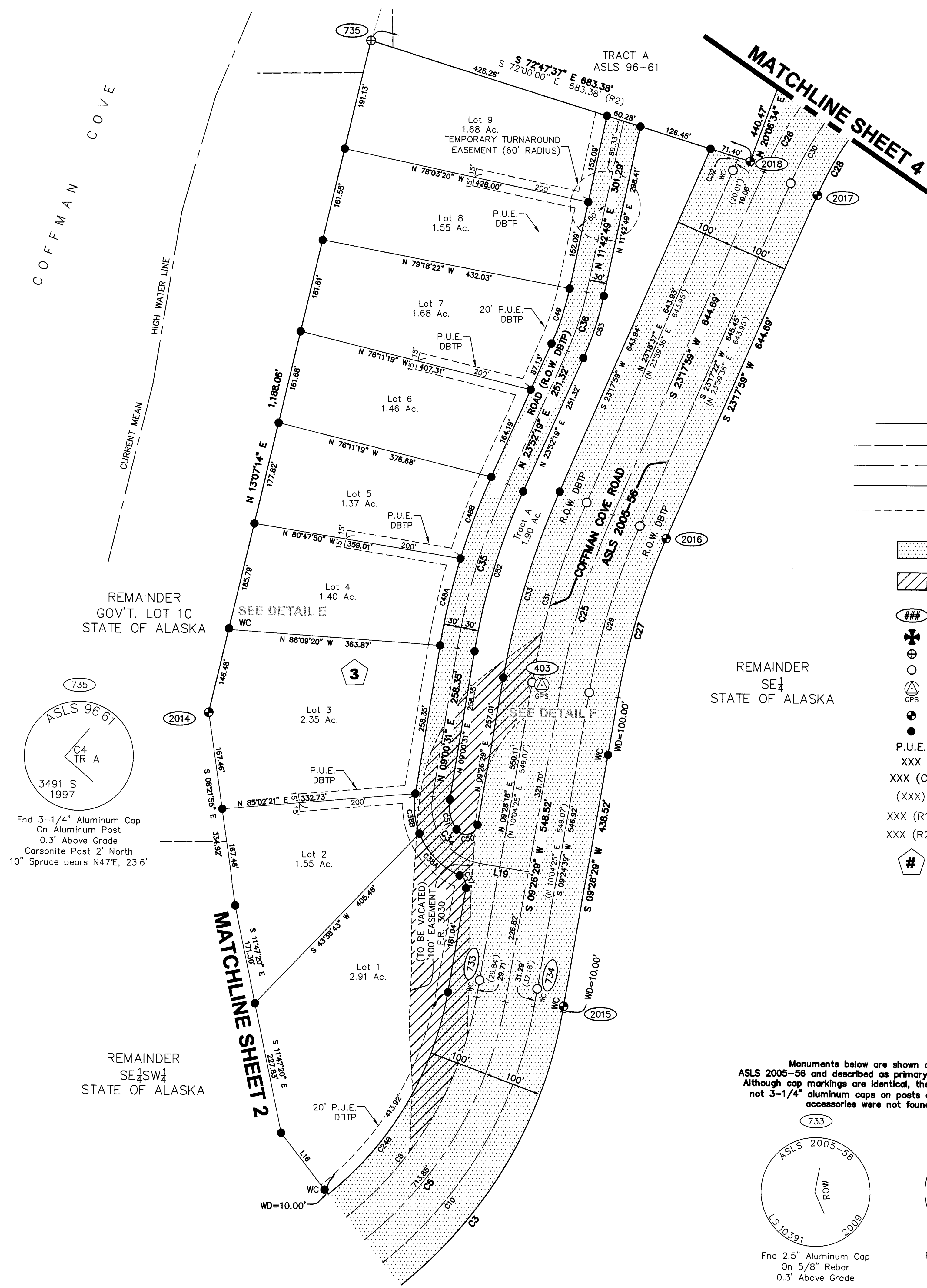
CHECKED: JAH

DNR FILE NO.
ASLS 20160002

Petersburg 2018-6

Ketchikan 2018-1

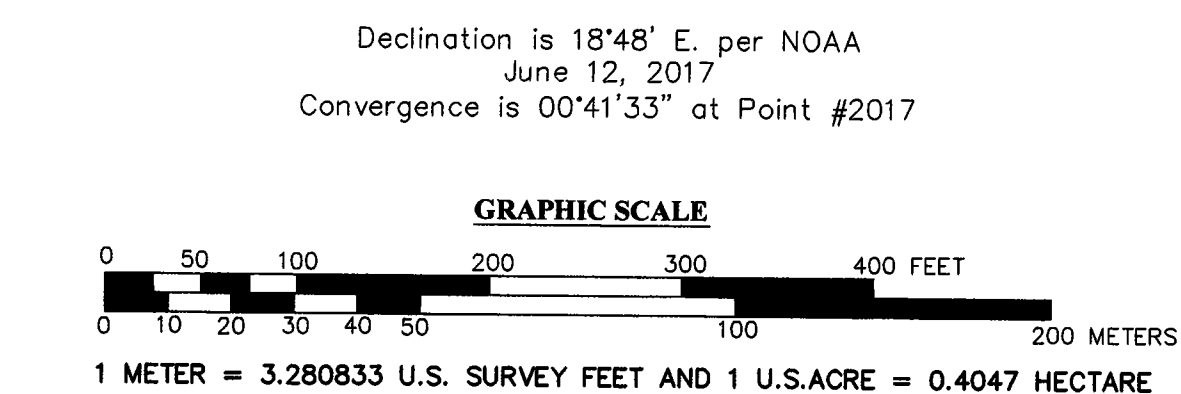
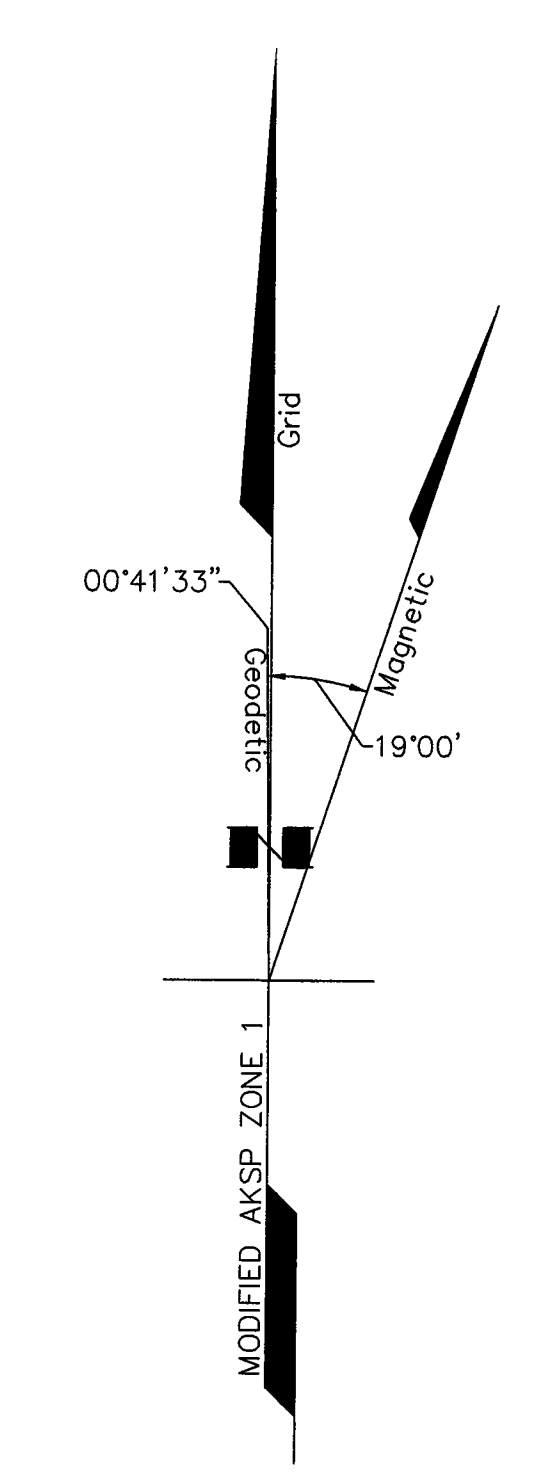
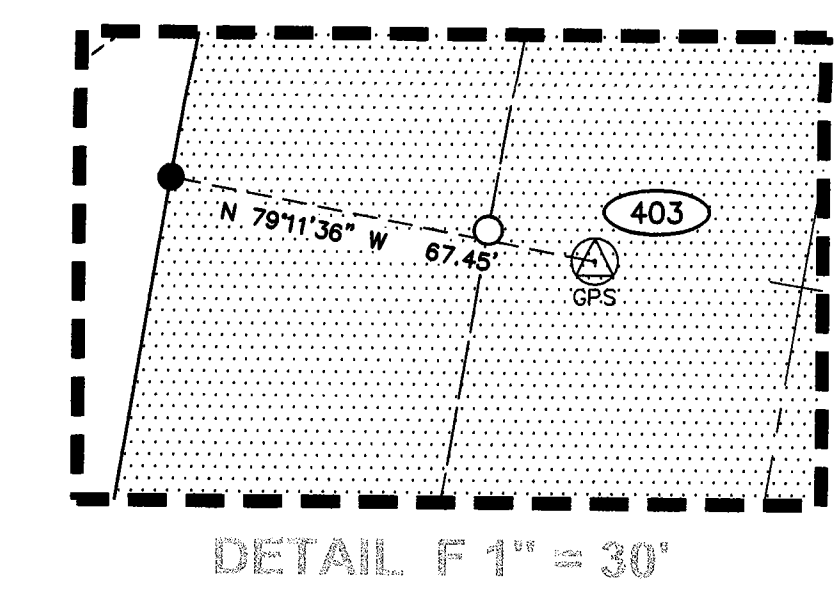
SHEET 1 OF 5



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	1,050.10'	771.78'	077°57'29"	S 48°25'13" W	970.95'
C5	914.04'	671.78'	077°57'29"	S 48°25'13" W	845.15'
C8	845.58'	621.78'	077°55'05"	N 48°25'50" E	781.91'
(C8)	846.11'	621.78'		N 49°03'26" E	782.32'
C10	982.58'	721.78'	077°59'53"	S 48°24'36" W	908.44'
(C10)	982.19'	721.78'		N 49°03'26" E	908.14'
C24B	413.92'	571.78'	041°28'39"	S 30°10'49" W	404.94'
C25	310.76'	1,284.80'	013°51'30"	S 16°22'14" W	310.01'
C26	1,190.46'	662.86'	102°54'00"	S 74°45'00" W	1,036.80'
C27	286.57'	1,184.80'	013°51'30"	S 16°22'14" W	285.88'
C28	1,010.87'	562.86'	102°54'00"	S 74°45'00" W	880.39'
C29	299.10'	1,234.80'	013°52'42"	S 16°21'01" W	298.37'
(C29)	299.99'	1,234.80'		N 17°02'00" E	299.25'
C30	1,100.62'	612.86'	102°53'44"	S 74°44'14" W	958.56'
C31	322.40'	1,334.80'	013°50'19"	N 16°23'27" E	321.61'
(C31)	324.29'	1,334.80'		N 17°02'00" E	323.49'
C32	4.57'	712.86'	000°22'01"	N 23°29'38" E	4.57'
C33	334.95'	1,384.80'	013°51'30"	S 16°22'14" W	334.13'
C34	156.36'	100.00'	089°35'13"	N 35°47'06" W	140.91'
C35	295.99'	1,141.00'	014°51'48"	N 16°26'25" E	295.16'
C36	106.10'	500.00'	012°09'30"	N 17°47'34" E	105.90'
C37	26.65'	20.00'	076°20'18"	N 28°43'40" W	24.72'
C38A	102.22'	130.00'	045°03'14"	N 44°22'12" W	99.61'
C38B	70.00'	130.00'	030°51'06"	N 6°25'02" W	69.16'
C48A	153.78'	1,171.00'	007°31'26"	N 12°46'14" E	153.66'
C48B	150.00'	1,171.00'	007°20'22"	N 20°12'08" E	149.90'
C49	99.74'	470.00'	012°09'30"	N 17°47'34" E	99.55'
C50	47.17'	20.00'	135°07'04"	S 77°00'01" W	36.97'
C51	54.31'	70.00'	044°26'58"	N 13°12'58" W	52.95'
C52	288.21'	1,111.00'	014°51'48"	N 16°26'25" E	287.40'
C53	112.47'	530.00'	012°09'30"	N 17°47'34" E	112.26'

Line Table		
Line #	Direction	Length
L16	S 37°49'27" E	123.03'
L19	N 80°34'42" W	84.73'

- LEGEND
- Protracted Section Lines
 - Right-of-Way Centerline
 - Surveyed Lines
 - Easement Lines/Control Lines
 - Water Features/Streams
 - Right-of-Way Dedicated By This Plat (DBTP)
 - Portion of Forest Development Road 3030 Vacated by the City of Coffman Cove
 - Point Number Identifier
 - Recovered GLO / BLM Monument
 - Recovered Primary Monument
 - Recovered Secondary Monument
 - Set Control Monument
 - Set Primary Property Monument
 - Set Secondary Property Monument
 - Public Utility Easement
 - Measured Bearing and Distance
 - Computed Bearing and Distance
 - Record Information ASLS 2005-56
 - Record Information ASLS 86-163
 - Record Information ASLS 96-61
 - Block Number



DATE OF SURVEY: BEGINNING: JUNE 2016 ENDING: MAY 2017

SURVEYOR: Stantec Inc. 725 E. Fireweed Lane, Suite 200 Anchorage, AK 99503 Tel: (907)276-4245 www.stantec.com

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2016-02

COFFMAN LOOP SUBDIVISION, PHASE I

A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 9, 10 & 13, AND PORTIONS OF THE SE1/4NE1/4, THE SE1/4, AND THE SE1/4SW1/4; EXCLUDING TRACT A ASLS 96-61 AND ASLS 86-163. CREATING LOTS 1-5 BLOCK 1; LOT 1 BLOCK 2; LOTS 1-9 BLOCK 3; LOTS 1 & 2 BLOCK 4; AND TRACTS A & B CONTAINING 77.22 ACRES

LOCATED WITHIN PARTIALLY SURVEYED SECTION 2, TOWNSHIP 68 SOUTH, RANGE 81 EAST COPPER RIVER MERIDIAN, ALASKA PETERSBURG AND KETCHIKAN RECORDING DISTRICTS

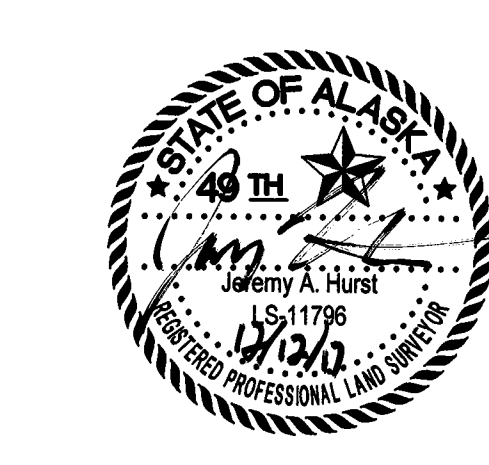
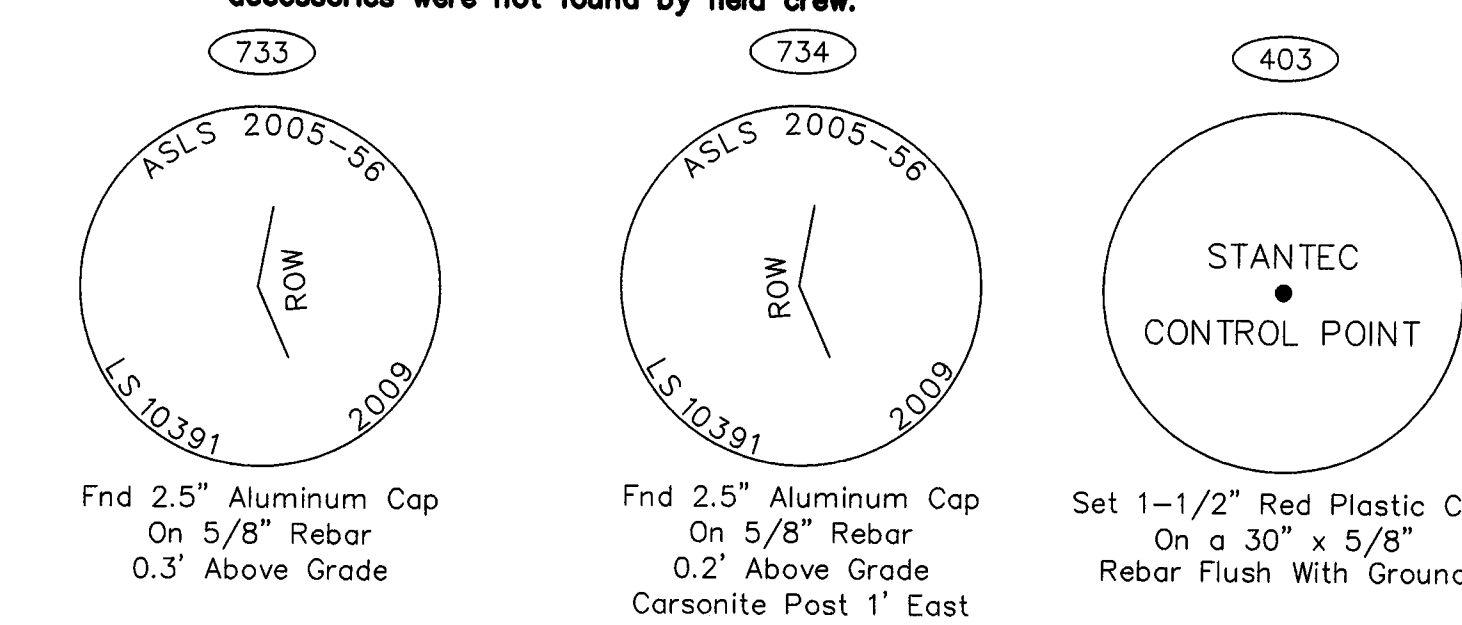
DRAWN BY: EFG/JAH DATE: 12/12/2017

APPROVAL, RECOMMENDED DATE: 12/15/17

SCALE: 1" = 100'

CHECKED: JAH DNR FILE NO. ASLS 20160002

Monuments below are shown as P13 and P14 on ASLS 2005-56 and described as primary monuments with accessories. Although cap markings are identical, the monuments themselves are not 3-1/4" aluminum caps on posts as described, and described accessories were not found by field crew.





2018-6
Plat #
Petersburg
Rec Dist
1-23 2018
Date
Time 10:46 A.M.

2018-1
Plat #
Ketchikan
Rec Dist
1-23 2018
Date
Time 10:46 A.M.



Petersburg 2018-6

Ketchikan 2018-1

SHEET 5 OF 5

DATE OF SURVEY: BEGINNING: JUNE 2016 ENDING: MAY 2017	SURVEYOR: Stantec Inc. 725 E. Fireweed Lane, Suite 200 Anchorage, AK 99503 Tel: (907) 276-4245 www.stantec.com
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 2016-02	
COFFMAN LOOP SUBDIVISION, PHASE I	
A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 9, 10 & 13, AND PORTIONS OF THE SE1/4NE1/4, THE SE1/4, AND THE SE1/4SW1/4; EXCLUDING TRACT A ASLS 96-61 AND ASLS 86-163. CREATING LOTS 1-5 BLOCK 1; LOT 1 BLOCK 2; LOTS 1-9 BLOCK 3; LOTS 1 & 2 BLOCK 4; AND TRACTS A & B CONTAINING 77.22 ACRES LOCATED WITHIN PARTIALLY SURVEYED SECTION 2, TOWNSHIP 68 SOUTH, RANGE 81 EAST COPPER RIVER MERIDIAN, ALASKA PETERSBURG AND KETCHIKAN RECORDING DISTRICTS	
DRAWN BY: EFG/JAH DATE: 12/12/2017	APPROVAL RECOMMENDED M. J. L. L. 12/15/17 STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: N/A	CHECKED: JAH DNR FILE NO. ASLS 20160002