

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2021-09, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE OR RESERVE FOR THE PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

Director, Division of Mining, Land, and Water
DATE: 6/8/2023

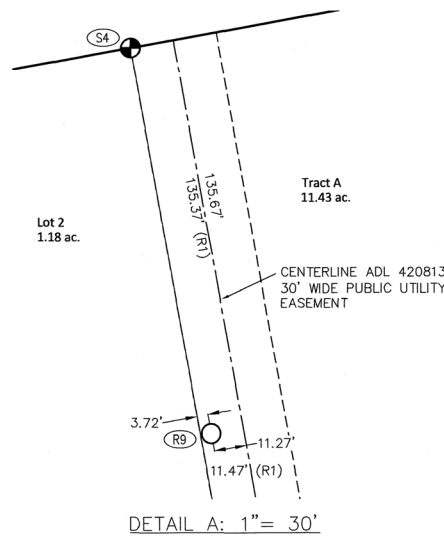
NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF JUNE, 2023 BY GWENDOLYN M. GERVELS PERSONALLY APPEARING BEFORE ME,



TAX CERTIFICATE

THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT THE TIME OF FILING.



CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE CITY OF DELTA JUNCTION PLATTING REGULATIONS AND THAT THIS PLAT HAS BEEN APPROVED.

CITY ADMINISTRATOR: F. M. G. R. DATE: 6.29.2023

SURVEYOR'S CERTIFICATE

I HEREBY 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

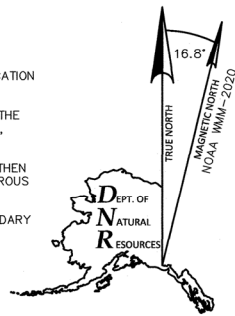
DATE: July 10, 2023

David N. Campa, PROFESSIONAL LAND SURVEYOR, LS-11649

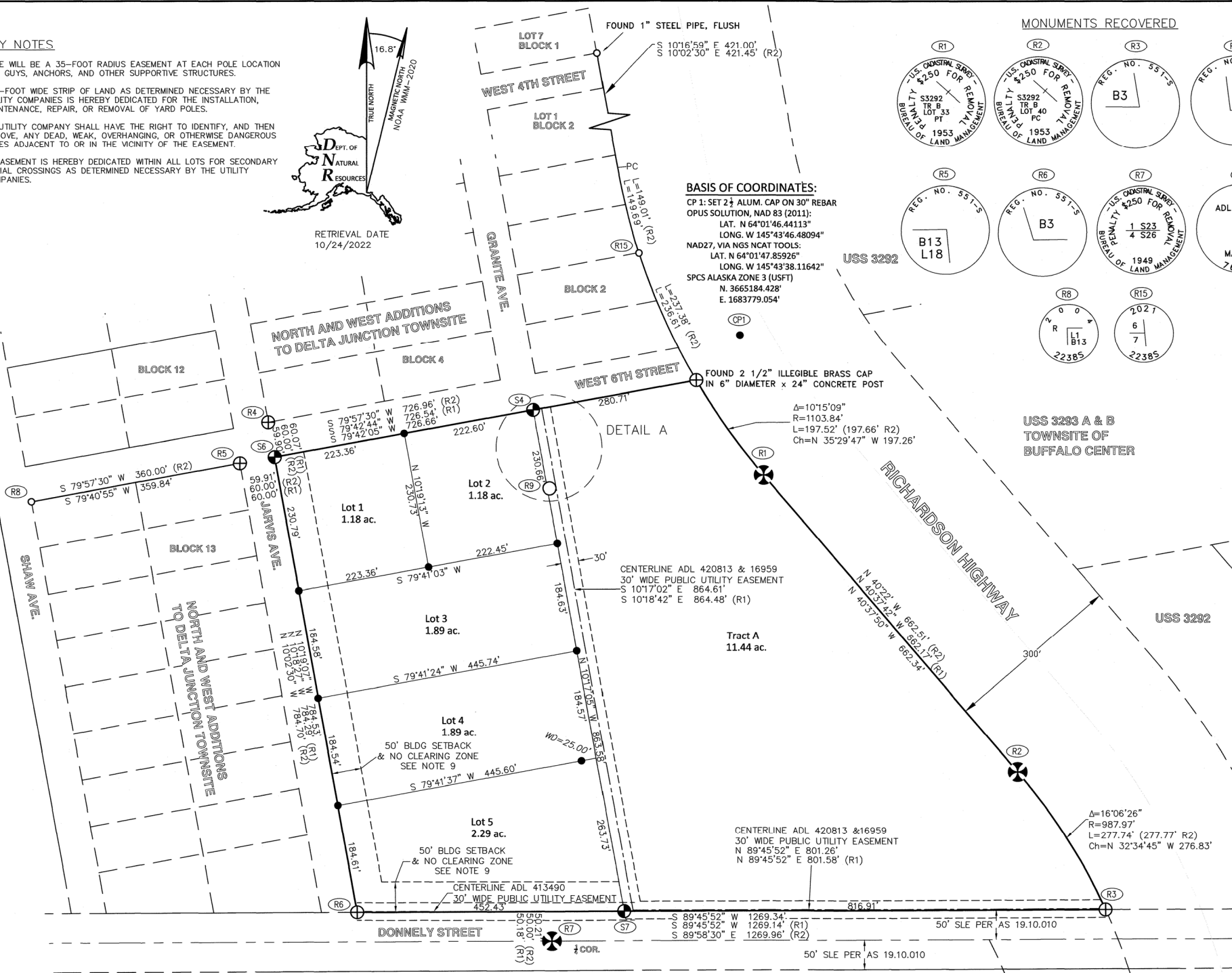


UTILITY NOTES

- 1. THERE WILL BE A 35-FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS, AND OTHER SUPPORTIVE STRUCTURES.
2. A 15-FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES IS HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF YARD POLES.
3. THE UTILITY COMPANY SHALL HAVE THE RIGHT TO IDENTIFY, AND THEN REMOVE, ANY DEAD, WEAK, OVERHANGING, OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
4. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.



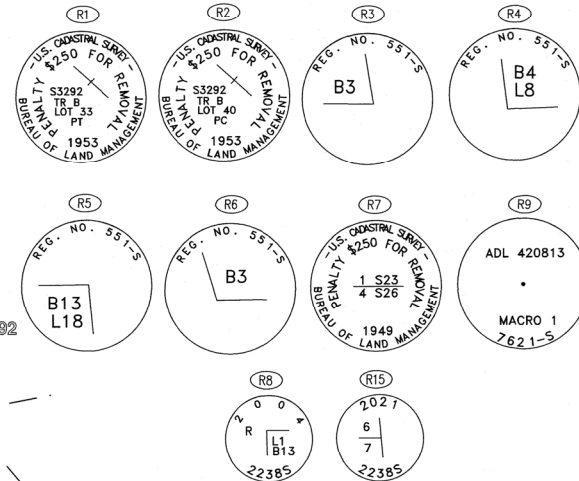
RETRIEVAL DATE: 10/24/2022



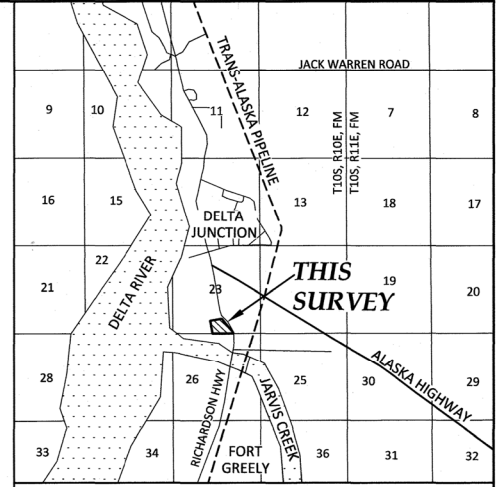
BASIS OF COORDINATES:

CP 1: SET 2 1/2" ALUM. CAP ON 30" REBAR OPUS SOLUTION, NAD 83 (2011): LAT. N 64°01'46.44113" LONG. W 145°43'46.48094" NAD27, VIA NGS NCAT TOOLS: LAT. N 64°01'47.85926" LONG. W 145°43'38.11642" SPCS ALASKA ZONE 3 (USF) N. 3665184.428' E. 1683779.054'

MONUMENTS RECOVERED



USS 3293 A & B TOWNSITE OF BUFFALO CENTER

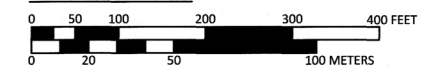


Scale: 1" = 1 Mile Source: USGS Quad Big Delta A-4 SE 2016

LEGEND

- FOUND BLM/GLO MONUMENT - 3 1/2" DIA. BRASS CAP ON 2 1/2" IRON PIPE
SET PRIMARY MONUMENT - 3/8" DIA. ALUM. CAP ON 30" LONG 2 1/2" DIA. ALUM. POST WITH MAGNET
FOUND PRIMARY MONUMENT - 2 1/2" DIA. BRASS CAP IN 6" DIA. x 24" CONCRETE POST (R2 MON)
FOUND PRIMARY MONUMENT - 3 1/2" DIA. ALUM. CAP IN GOOD SHAPE (R1 MON)
SECONDARY MONUMENT SET THIS SURVEY
SECONDARY MONUMENT RECOVERED - 2" ALUM. CAP, OR AS DESCRIBED.
EASEMENT
SURVEYED LINE
ADJACENT PROPERTY
SECTION LINE
SECTION LINE EASEMENT
RECORD PER PLAT NO. 2020-12 FRD
RECORD PER PLAT NO. 63-7859 FRD
WITNESS DISTANCE
RECOVERED MONUMENT IDENTIFIER
SET MONUMENT IDENTIFIER

GRAPHIC SCALE

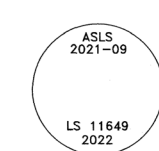


1 METER = 3.280833 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

GENERAL NOTES

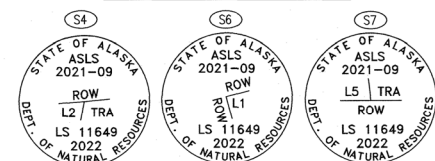
- 1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 849, AND SSI ASLS NO. 2021-09.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. ALL PARCELS 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.
4. BEARINGS AND DISTANCES ARE BASED ON A HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM SURVEY IN THE NAD 83(2011) DATUM, USING TRIMBLE R12 & R12I RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER, VERSION 5.60 SOFTWARE. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. ALASKA ZONE 3 STATE PLANE GRID DISTANCES WERE MULTIPLIED BY A COMBINED SCALE FACTOR OF 1.0001558642 TO COMPUTE GROUND DISTANCES.
5. THE BASIS OF BEARINGS AND BASIS OF COORDINATES ARE BASED ON AN NGS OPUS SOLUTION (EPOCH 2010:0000) AT "CP 1", A SET 2 1/2" ALUMINUM CAP ON 30"x 3/8" REBAR, PERFORMED ON 8/3/2022, AND ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING CORRS STATIONS "AC71", "AC63", AND "FAH".
6. THE SHOWN (R1) RECORD DISTANCES FROM PLAT 2020-12 FRD ARE GRID DISTANCES, WHILE THE (R2) RECORD DISTANCES FROM PLAT 63-7849 FRD ARE GROUND DISTANCES.
7. LOTS 1, 3, 4, & 5 ARE SUBJECT TO A 50' BUILDING SETBACK AND NO CLEARING ZONE. NO BUILDING OR CLEARING IS PERMITTED WITHIN THE SETBACK EXCEPT FOR CLEARING AS NECESSARY FOR DRIVEWAYS AND UTILITIES.
8. PARCELS MAY CONTAIN WETLANDS. A U.S. ARMY CORPS OF ENGINEERS WETLAND PERMIT MAY BE REQUIRED TO DEVELOP ANY WETLAND AREAS.

TYPICAL CAP MARKINGS OF SECONDARY MONUMENTS SET THIS SURVEY



ALL SECONDARY MONUMENTS SET THIS SURVEY ARE 2" DIAMETER ALUMINUM CAPS ON 5/8" DIAMETER REBAR, 30" LONG, SET ~0.1' ABOVE GROUND WITH A LATH ADJACENT TO THE MONUMENT

PRIMARY MONUMENTS SET



ALL PRIMARY MONUMENTS SET THIS SURVEY ARE 3.25" DIAMETER ALUMINUM CAPS ON 2.5" DIAMETER ALUMINUM PIPE, 30" LONG, SET FLUSH TO NATURAL GROUND WITH A DEEP 1" MAGNET AT THE BASE AND A CARSONITE POST ADJACENT TO THE MONUMENT

STATE BUSINESS NO CHARGE

Table with columns for DATE OF SURVEY, BEGINNING, ENDING, SURVEYOR, and SURVEY SECTION.

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

Table containing survey details: ALASKA STATE LAND SURVEY No. 2021-09 WINDY CITY SUBDIVISION, DATE, SCALE, CHECKED BY, SHEET, FILE NO.