

LEGEND

- USACE MON. OF RECORD— BASIS OF COORDINATES  
FOUND PRIMARY MON.— AS DESCRIBED  
FOUND 2" ALUM. CAP, LS6101 AND LS-11547  
SET PRIMARY MON.— AS DESCRIBED  
SET SECONDARY MON.  
FWD FORWARD GEODETIC BEARING AND DISTANCE  
REV REVERSE GEODETIC BEARING AND DISTANCE  
( ) RECORD DATA ASLS 97-63 PLAT 98-18

- SURVEYED  
RECORD STATUS  
EASEMENT  
SURVEY TIE LINE  
BUILDING TIE LINE  
BUILDING

LOT 11  
USS 1496 &  
PLAT NO. 2020-19 SRD  
S.E.A.R.H.C

NAD83 (2011) EPOCH (2010)  
LAT: 57° 03' 03.46324" N  
LON: 135° 21' 23.15342" W  
NAD 27  
LAT: 57° 03' 04.76895" N  
LON: 135° 21' 16.80539" W

LOT 15E  
USS 1496  
STATE OF ALASKA  
DEPT. OF EDUCATION

MAGNETIC DECLINATION DETERMINED USING  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA)  
ONLINE CALCULATOR, UTILIZING THE LOCATION OF CH-9  
FOR 27 JANUARY, 2025.

PROTRACTED SECTION 35 T55S R63E

PROTRACTED SECTION 02 T56S R63E

| SHEET INDEX |                               |
|-------------|-------------------------------|
| SHEET NO.   | DESCRIPTION                   |
| 1           | OVERVIEW/VICINITY MAP         |
| 2           | MONUMENT DESCRIPTIONS & NOTES |

| CURVE TABLE |            |         |           |               |         |
|-------------|------------|---------|-----------|---------------|---------|
| CURVE NO.   | ARC LENGTH | RADIUS  | DELTA     | CHORD BEARING | CHORD   |
| C1          | 39.91'     | 30.00'  | 76°13'21" | S34° 50' 26"E | 37.03'  |
| C2          | 159.00'    | 429.99' | 21°11'12" | S24° 07' 23"E | 158.10' |

(C1) 40.17' 30.00' 76°42'44" S35° 06' 01"E 37.23'

(C2) 159.08' 429.99' 21°11'50" S24° 07' 42"E 158.17'

LOT 7  
USS 1496  
S.E.A.R.H.C

TAKU COURT 40' ROW

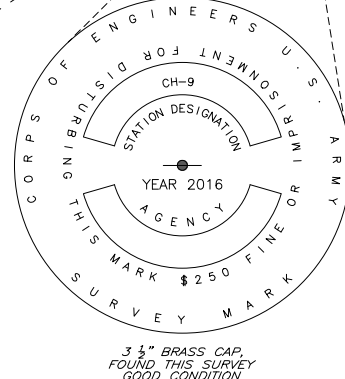
LOT 15A  
ASLS 2024-26  
1.53 ACRES  
STATE OF ALASKA DEPT.  
OF NATURAL RESOURCES

LOT 15D1  
USS 1496 &  
PLAT NO. 2010-10 SRD  
STATE OF ALASKA  
DEPT. OF EDUCATION

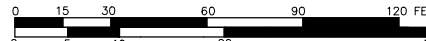
BASIS OF COORDINATES

USACE CH-9 2016  
NAD83 (2011) EPOCH (2010)  
LAT: 57° 03' 03.76340" N  
LON: 135° 19' 54.01927" W  
NAD 27  
LAT: 57° 03' 05.06582" N  
LON: 135° 19' 47.67269" W

VICINITY MAP  
SCALE 1" = 1 MILE



GRAPHIC SCALE



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

DATE OF SURVEY: 02/24/25  
BEGINNING: 02/28/25  
ENDING: 02/28/25

SURVEYOR: PND ENGINEERS  
1506 WEST 36TH AVE.  
ANCHORAGE, ALASKA 99503  
907-561-1011  
www.pndengineers.com  
C. of A. #: AECC250

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

ALASKA STATE LAND SURVEY No. 2024-26

LOCATED WITHIN  
LOT 15, U.S. SURVEY NO. 1496,  
PROTRACTED SECTION 35  
TOWNSHIP 55 SOUTH, RANGE 63 EAST  
AND PROTRACTED SECTION 2,  
TOWNSHIP 56 SOUTH, RANGE 63 EAST  
COPPER RIVER MERIDIAN, ALASKA

CONTAINING 1.53 ACRES  
SITKA RECORDING DISTRICT

DRAWN BY: CRS  
DATE: 03/31/2025  
CHECKED BY: IB  
SHEET: 1 OF 2

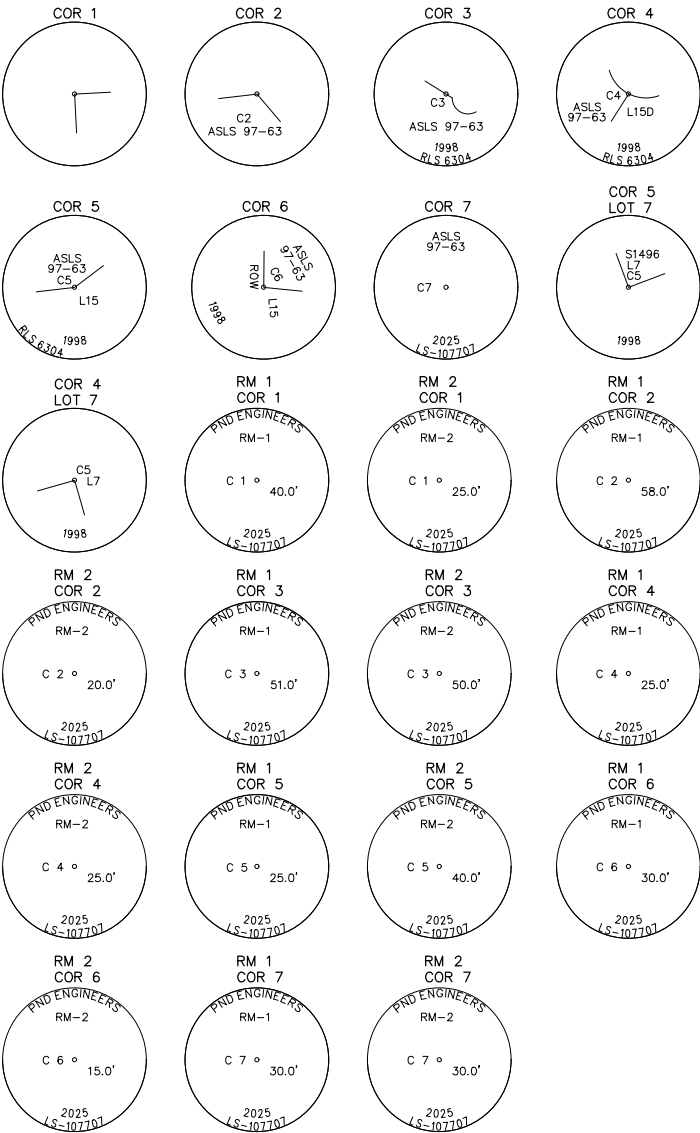
APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR DATE:

SCALE: 1"=30' DNR FILE NO.  
ASLS 20240026

NOTES

- ASLS NO. 97-63, PLAT NO. 98-18, SITKA RECORDING DISTRICT IS LACKING THE CITY AND BOROUGH OF SITKA'S ACCEPTANCE OF TAKU COURT AND APPROVAL BY PLATTING AUTHORITY. ASLS NO. 97-63 IS NOT CONSIDERED A VALID PLAT BY THE DEPARTMENT OF NATURAL RESOURCES. THIS PLATTING ACTION SEEKS TO REMEDY THE PORTION OF ASLS 97-63 THAT IS NOT PART OF TAKU COURT.
- BASIS OF COORDINATES ON MONUMENT CH-9 2016 WAS DERIVED THROUGH OPUS PROCESSING. THE COORDINATES ON THIS PLAT WERE DETERMINED BY A HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER, VERSION 2024.10 SOFTWARE. THE SHOWN SOLUTIONS ARE NAD83 POSITIONS, UNLESS OTHERWISE STATED. THE COORDINATES WERE CONstrained TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORs REFERENCE STATIONS: MENDENHALLAK2005 (DM7456), PETERSBURGAK2005 (DM7459), AND CAPESPENCEAK2007 (DM7447).
- THE BASIS OF BEARING ON THIS PLAT ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- DISTANCES: ALL SHOWN DISTANCES ARE HORIZONTAL FIELD DISTANCES, WITH SCALE FACTORS SHOWN IN THE SURVEY CONTROL TABLE, UNLESS OTHERWISE NOTED, TO CONVERT THE SHOWN HORIZONTAL GROUND DISTANCES TO ASP DISTANCES.
- DATA COLLECTION EQUIPMENT: SURVEY DATA USED TO MAP AND DRAFT THIS AS-BUILT RECORD OF SURVEY WAS COLLECTED USING TRIMBLE R12I GPS EQUIPMENT.
- CONVENTIONAL CLOSURE: THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.810 AND P&C SI 2024-26.
- STATE OF ALASKA QCD No. 1372 CONVEYED TO DEPARTMENT OF EDUCATION ASLS No. 97-63, CONTAINING 1.89 ACRES, MORE OR LESS. (BK. 135, PG. 733, SITKA RECORDING DISTRICT). DEPARTMENT OF EDUCATION CONVEYED TO DNR ASLS No. 97-63, CONTAINING 1.53 ACRES, MORE OR LESS. (DOCUMENT No. 2023-000040-0 SITKA RECORDING DISTRICT). THIS EXCLUDES TAKU COURT. THIS PLATTING ACTION DOES NOT INCLUDE THE TAKU COURT.
- PROTRACTED SECTIONS CALCULATED PER ALASKA DEPARTMENT OF NATURAL RESOURCES PROVIDED NAD27 GEODETIC COORDINATES AND CONVERTED TO NAD83 GEODETIC COORDINATES USING NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION N.C.A.T CONVERSION TOOL.
- SEE SHEET 2 FOR MONUMENT DETAILS, AND PLAT CERTIFICATES.
- THE EXISTING "DIRT ROAD" AS SHOWN ON ASLS NO. 97-63 IS CURRENTLY UTILIZED BY THE CITY AND BOROUGH OF SITKA TO ACCESS AN EASEMENT AREA ON ADJACENT PROPERTY AS DESCRIBED IN DOCUMENT NUMBER 2004-001336-0 FILED IN THE SITKA RECORDING DISTRICT. THE CITY AND BOROUGH OF SITKA SHALL BE ALLOWED TO CONTINUE UTILIZING THE "DIRT ROAD" LOCATED ON LOT 15A FOR THE SAME PURPOSE. REALIGNMENT OR RELOCATION OF THE "DIRT ROAD" IS SUBJECT TO APPROVAL BY THE CITY AND BOROUGH OF SITKA.
- THE CITY AND BOROUGH OF SITKA IS A PARTY TO ALL ACCESS AND UTILITY EASEMENTS AND THE EASEMENTS SHALL NOT BE MODIFIED OR RELOCATED WITHOUT MUNICIPAL APPROVAL.



| ASLS 97-63 SECONDARY MONUMENTS |       |         |               |          |             |         |
|--------------------------------|-------|---------|---------------|----------|-------------|---------|
| Cor. No.                       | DESC. | PT. NO. | BEARING       | DISTANCE | OBJECT      | FND/SET |
| 1                              |       | 702     | N 76°28'01" E | 40.00    | 2" ALCAP-RM | SET     |
|                                |       |         | S 13°31'57" E | 25.00    | 2" ALCAP-RM | SET     |
| 2                              |       | 701     | S 76°28'01" W | 58.00    | 2" ALCAP-RM | SET     |
|                                |       |         | S 45°05'19" E | 20.00    | 2" ALCAP-RM | SET     |
| 3                              |       | 711     | N 45°05'19" W | 51.00    | 2" ALCAP-RM | SET     |
|                                |       |         | S 44°54'41" W | 50.00    | 2" ALCAP-RM | SET     |
| 4                              |       | 712     | N 73°27'32" W | 25.00    | 2" ALCAP-RM | SET     |
|                                |       |         | S 16°28'36" W | 25.00    | 2" ALCAP-RM | SET     |
| 5                              |       | 713     | N 16°28'36" E | 25.00    | 2" ALCAP-RM | SET     |
|                                |       |         | N 34°49'47" W | 40.00    | 2" ALCAP-RM | SET     |
| 6                              |       | 703     | N 55°14'03" E | 15.00    | 2" ALCAP-RM | SET     |
|                                |       |         | N 24°10'31" W | 30.00    | 2" ALCAP-RM | SET     |
| 7                              |       | 714     | S 24°10'31" E | 30.00    | 2" ALCAP-RM | SET     |
|                                |       |         | N 13°31'57" W | 30.00    | 2" ALCAP-RM | SET     |

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2024-26 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATE DIRECTOR, DIVISION OF MINING, LAND, & WATER

NOTARY'S ACKNOWLEDGEMENT

BY: SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

(NOTARY SEAL AFFIXED)

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

APPLICANT CERTIFICATE

I, THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 109249

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
CHARLES CLEMENT  
PRESIDENT AND CEO  
FOR  
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM  
3100 CHANNEL DRIVE  
JUNEAU, ALASKA 99801

NOTARY'S ACKNOWLEDGEMENT

BY: SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

(NOTARY SEAL AFFIXED)

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

TAX CERTIFICATE

THIS PARCEL IS NOT SUBJECT TO TAXES AT THE TIME OF FILING.

CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECODING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

ATTEST

SECRETARY

CERTIFICATION OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DATED \_\_\_\_\_ 20\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE \_\_\_\_\_ MAYOR

ATTEST:

MUNICIPAL CLERK

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 HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

IAIN C. BROWN LS-107707  
REGISTERED LAND SURVEYOR NUMBER \_\_\_\_\_ DATE \_\_\_\_\_



|                                                                                                                                                                                                                                                                             |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| DATE OF SURVEY: _____<br>BEGINNING: <u>02/24/25</u><br>ENDING: <u>02/28/25</u>                                                                                                                                                                                              | SURVEYOR: PND ENGINEERS<br>1506 WEST 36TH AVE.<br>ANCHORAGE, ALASKA 99503<br>907-561-1011<br>www.pndengineers.com<br>C. of A. #: AECC250 |
| STATE OF ALASKA<br>DEPARTMENT OF NATURAL RESOURCES<br>DIVISION OF MINING, LAND, AND WATER<br>ANCHORAGE, ALASKA                                                                                                                                                              |                                                                                                                                          |
| ALASKA STATE LAND SURVEY No. 2024-26                                                                                                                                                                                                                                        |                                                                                                                                          |
| LOCATED WITHIN<br>LOT 15, U.S. SURVEY NO. 1496,<br>PROTRACTED SECTION 35<br>TOWNSHIP 55 SOUTH, RANGE 63 EAST<br>AND PROTRACTED SECTION 2,<br>TOWNSHIP 56 SOUTH, RANGE 63 EAST<br>COPPER RIVER MERIDIAN, ALASKA<br><br>CONTAINING 1.53 ACRES<br><br>SITKA RECORDING DISTRICT |                                                                                                                                          |
| DRAWN BY: <u>CRS</u><br>DATE: <u>03/31/25</u><br>CHECKED BY: <u>IB</u><br>SHEET: <u>2</u> OF <u>2</u>                                                                                                                                                                       | APPROVAL RECOMMENDED<br><br>STATEWIDE PLATTING SUPERVISOR DATE: _____<br>SCALE: 1"=30'<br>DNR FILE NO. ASLS 20240026                     |