

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 ATS No. 1728, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATED _____ DIRECTOR
DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____.
BY _____

NOTARY PUBLIC FOR ALASKA _____
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

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

ADL No. 108776 DATE _____ HALIBUT POINT MARINE SERVICES LLC
CHRIS MCGRAW, GENERAL MANAGER

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____.

BY _____
APPLICANTS' NAMES

NOTARY PUBLIC FOR ALASKA _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)
(FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF _____ AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE _____.

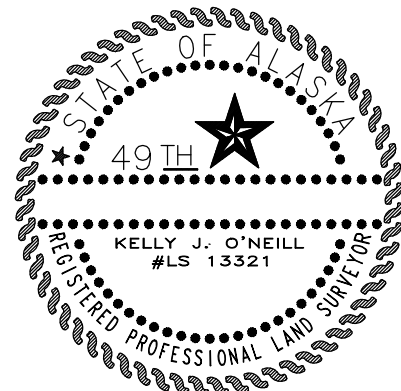
DATED THIS ____ DAY OF _____, 20____, AT SITKA, ALASKA.

ASSESSOR, CITY AND BOROUGH OF SITKA _____

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 _____ REGISTERED LAND SURVEYOR _____



CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND SAID PLAT HAS BEEN APPROVED BY THE BOARD FOR RECORDING IN THE OFFICE OF THE SITKA RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD _____

SECRETARY _____

NOTES

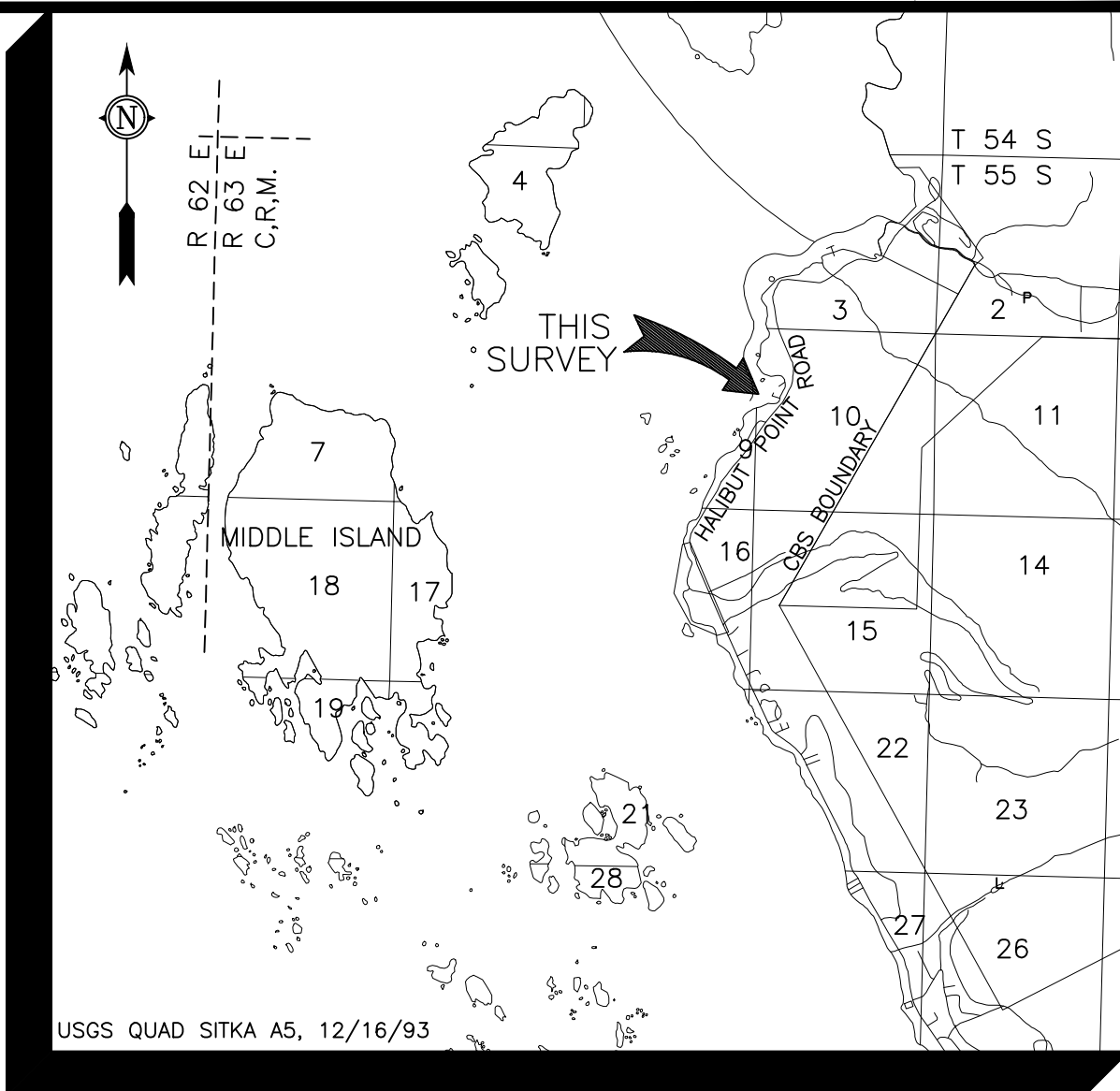
- THE PURPOSE OF THIS PLAT IS TO EXPAND THE TIDELAND LEASE AREA AROUND ATS 1687 TO BETTER ACCOMMODATE DOCKING AND MOORAGE NEEDS.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.075(c) AND ATS SI 1728.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- RECORD BEARINGS AND DISTANCES, WHERE FOUND DIFFERENT FROM MEASURED OR CALCULATED, ARE SHOWN IN PARENTHESIS.
- THE NAD83(2011) COORDINATES (N 57 06 56.64852/W 135 23 33.22367) ARE BASED ON AN OPUS SOLUTION (EPOCH:2010) FOR WCMC 3 ATS 1386, TR. B AND USED FOR VERIFICATION ONLY OF THE LOCATION. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORRS REFERENCE STATIONS: AB50-1(DM7456), JNU1-2(DF4367), AND AB51-3(DM7459).
- MEAN HIGH TIDE WAS DETERMINED BY TIME COORDINATED TIDAL OBSERVATIONS ON SEPT. 20, 2021 AS EXTRAPOLATED FROM THE NOAA PREDICTED (AND OBSERVED) WATER LEVELS AT 9451600 SITKA, AK FOR THE DATE OF OBSERVATIONS.
- PUBLICLY OWNED TIDELANDS ADJACENT TO THE PROPERTIES INCLUDED ON THIS PLAT MAY CONTAIN IMPORTANT HERRING HABITAT AND MAY BE USED FOR A VARIETY OF RECREATIONAL, SUBSISTENCE, CUSTOMARY, AND TRADITIONAL PURPOSES IN ACCORDANCE WITH STATE AND FEDERAL LAWS.
- WITHIN THE FLOODPLAIN, NO HABITABLE STRUCTURE MAY BE PLACED UPON ANY LOT THAT SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT, OF LESS THAN, AT, OR ABOVE THE HIGHEST KNOWN WATER ELEVATION TO COMPLY WITH THE FLOODPLAIN PROVISIONS.

UNOCCUPIED TIDELANDS

DECLINATION 18°03'E (WMM-2020 MODEL)
ANNUAL DECREASE 0°9'W PER YEAR
SOURCE NOAA NCEI 2020

TABLE OF MEANDERS

(FROM ATS 1386)		
MEANDER #	BEARING	DISTANCE
1	N 49°49'07" E	156.72'
2	N 16°51'23" E	64.62'
3	N 3°04'23" W	180.02'
4	N 31°57'57" W	53.57'
5	N 78°28'30" W	49.46'
6	N 4°49'54" W	42.83'
7	N 15°59'13" E	95.44'
8	N 1°35'23" W	44.50'
9	N 52°26'54" E	61.25'
10	N 16°30'25" E	59.76'
11	N 32°17'21" E	131.20'
12	N 70°52'35" E	37.16'
13	N 72°00'57" E	160.72'
14	N 74°42'19" E	49.81'
15	S 59°39'13" E	73.77'
16	N 63°40'03" E	70.94'



VICINITY MAP
SCALE: 1" = 1 MILE

LEGEND

- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- PRIMARY TIDELANDS SURVEY MONUMENT (SET)
- SECONDARY MONUMENT (SET)
- (R) RECORD BEARINGS OR DISTANCES (PLAT# 2011-14)
- (R2) RECORD BEARINGS OR DISTANCES (USS 3475)
- (C) CALCULATED BEARINGS OR DISTANCES
- (M) MEASURED BEARINGS AND DISTANCES
- SURVEYED LINES
- UNSURVEYED LINES
- RECORD ATS 1386 MEANDERS
- UPLAND EASEMENTS

FINAL JULY 2025

SCALE IN METERS

SCALE IN FEET

1 METER = 3.280833 US SURVEY FEET
1 US ACRE = 0.4047 HECTARE

TABLE OF ACCESSORIES

MONUMENT ACCESSORIES SET THIS SURVEY

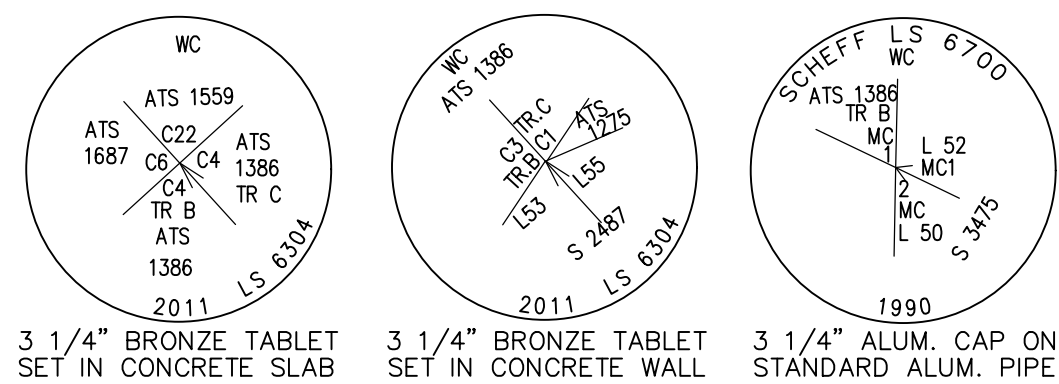
CORNER	ID	DESCRIPTION	BEARING	DISTANCE
WC COR. 1 TR B, ATS 1386 ALUM. PIPE MON. (RECOVERED)	BT1 BT2 BT3	8" HEMLOCK 26" HEMLOCK 24" HEMLOCK	S 64°18' W S 10°40' W S 55°24' E	19.20 FT. 23.16 FT. 20.75 FT.
WC COR 6 ATS 1687 3 1/4" BRASS TABLET (RECOVERED)	RM2	2" BRASS. TABLET	S 47°36' W	12.24 FT
WC COR 1 ATS 1728 3 1/4" BRASS TABLET (NEW)	RM1 RM2	2" ALUM. TABLET TOP CENTER N. STEEL MOORING BOLLARD	N 83°22' W S 2°27' E	9.60 FT. 28.01 FT.
RM 1, ATS 1728 ALUM. PIPE MON. (NEW)	BT1 BT2	20" SPRUCE 15" SPRUCE	N 10°27' E S 65°37' E	22.31 FT. 38.07 FT

NOTES: ALL BEARING TREES HAVE A BEARING TREE TAG ATTACHED.

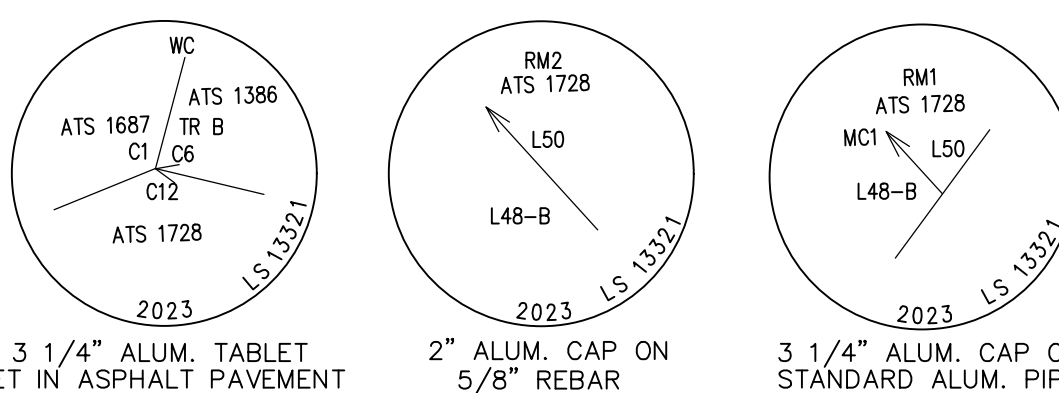
TABLE CORNER TIES

TIE	BEARING	DISTANCE
WC C1, ATS 1687 TO C2 ATS 1728	S 14°24'57" E	53.82'
WC C1, ATS 1687 TO C3 ATS 1728	S 67°54'26" W	52.52'
WC C1, ATS 1687 TO C4 ATS 1728	S 86°26'15" W	317.91'
WC C1, ATS 1687 TO C5 ATS 1728	N 23°32'15" W	1559.33'
WC C6, ATS 1687 TO C6 ATS 1728	N 18°33'52" W	1172.05'
WC C6, ATS 1687 TO C7 ATS 1728	N 42°27'22" W	267.56'
RM 1, ATS 1728 TO C2 ATS 1728	N 36°40'57" W	280.39'
RM 2, ATS 1728 TO C4 ATS 1728	N 62°43'10" W	495.13'

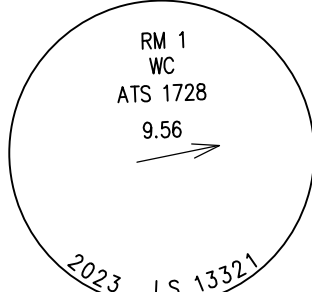
MONUMENTS RECOVERED THIS SURVEY



MONUMENTS SET THIS SURVEY



TYPICAL REFERENCE MONUMENT SET THIS SURVEY



NOTE: MONUMENTS ARE 2" ALUM. CAPS
ON 5/8" REBAR OR 2" ALUM. TABLETS
SET IN PAVEMENT

TIDAL INFORMATION

HEIGHT REFERRED TO DATUM OF SOUNDINGS (MLLW)				
MEAN HIGHER HIGH WATER	MEAN HIGH WATER	MEAN TIDE LEVEL	MEAN LOWER LOW WATER	LOWEST OBS. TIDE
FEET 9.9	FEET 9.2	FEET 5.3	FEET 0.0	FEET -4.1

SOURCE N.O.A.A. TIDES & CURRENTS, DATUMS FOR 9451600, SITKA, AK (EPOCH 1983-2001)

OWNERSHIP DATA

LOT	OWNER	ADDRESS
LOT 50	RICHARD BAUDER	1300 HALIBUT POINT ROAD SITKA, ALASKA 99835
LOT A MARINE SUBDIVISION	SITKA DOCK COMPANY, LLC	4513 HALIBUT POINT ROAD SITKA, ALASKA 99835
LOT 57 LOT 59	4607 HALIBUT PT. ROAD, SITKA, LLC	P.O.BOX 3757 SEATTLE, WASHINGTON 98124
ATS 1386 TRACTS B&C	CITY AND BOROUGH OF SITKA	100 LINCOLN ST. SITKA, ALASKA 99835

DATE OF SURVEY BEGIN: 08/19/2021 03/22/2023	NAME OF SURVEYOR NORTH 57 LAND SURVEYING LLC 2007 CASCADE CREEK ROAD SITKA, AK 99835 907-747-6700 CERT. OF AUTHORIZATION NO. 141807
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING LAND AND WATER ANCHORAGE, ALASKA	
ALASKA TIDELAND SURVEY NO. 1728	
LOCATED WITHIN PROTRACTED SECTION 9 TOWNSHIP 55 SOUTH, RANGE 63 EAST COPPER RIVER MERIDIAN, ALASKA CONTAINING 6.18 ACRES SITKA RECORDING DISTRICT	
DRAWN BY: K.O. SO, JCH, MV, CM DATE: 8, JAN. 2025	APPROVAL RECOMMENDED: STATEWIDE PLATTING SUPERVISOR _____ DATE _____
SCALE: 1" = 100'	CHECKED KO FILE NO. A.T.S. 1728 DWG: 40025-03