



LOT 6

CURVE DATA (R)  
r=60.00  
q=40.33  
cb=51.77  
cd=40.33  
S23°07'53"W (R)

52.66' (R)  
S23°07'53"W (R)

CURVE DATA (R)  
r=130.00  
q=34.21  
cb=63.01  
cd=34.21  
S41°35'W

**LEGEND**

- ⊙ REBAR AND ALUMINUM CAP (RECOVERED)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

LOT 7

KNUTSON SUBDIVISION  
PHASE III

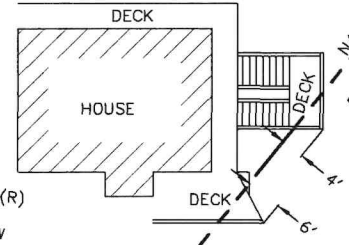
LOT 8

**PLAT NOTES**

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST ONE HALF FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS. (A.S.P.L.S.)
3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.

KNUTSON DRIVE

R.O.W. N47°00'00"E (R)  
68.00' (R)

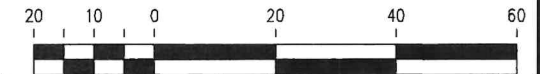


CURVE DATA (R)  
r=20.00  
q=22.19  
cb=51.31  
cd=22.19  
S18°36'W

CURVE DATA (R)  
r=45.00  
q=36.13  
cb=50.23  
cd=35.18  
S37°06'W

EDGE OF PAVEMENT

N40°30'59"W (R)  
128.03' (R)  
BASIS OF BEARINGS



SCALE IN FEET

CLIENT: FENSKE

**NORTH 57\***  
**LAND SURVEYING LLC**  
(907) 747-6700 215-F SMITH STREET, SITKA, AK  
MAILING ADDRESS - 2007 CASCADE CREEK ROAD,  
SITKA, AK 99835  
EMAIL: north57landsurveying@yahoo.com

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES. 0 CORRS. SET.  
*Kelly J. O'Neill*  
KELLY J. O'NEILL LS 13321  
DATE: 2/24/22



**PARTIAL AS-BUILT SURVEY**  
**LOT 7, KNUTSON SUBDIVISION**  
**PHASE III**  
DRAWN BY: JCH/KO/ACAD  
CHECKED BY: KO  
DATE SURVEYED: 02/16/2022  
SCALE: 1" = 20'