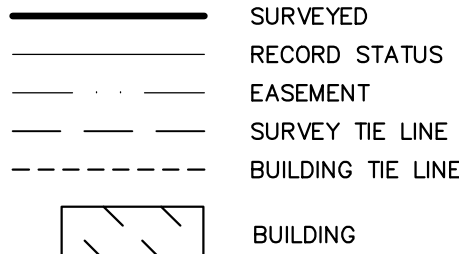


LEGEND

- 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



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

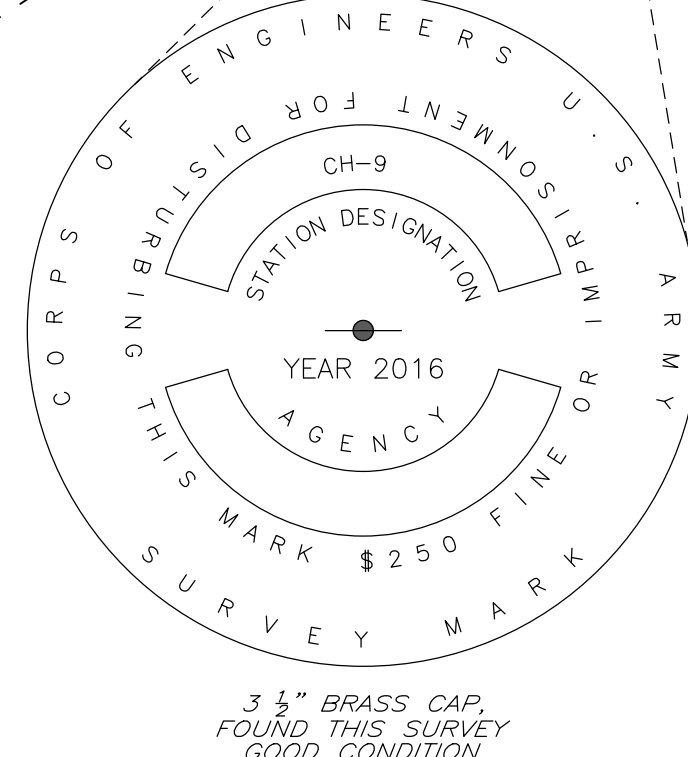
BASIS OF BEARING

DEED CLAIM
No. 1372

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



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. # AEC0250

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

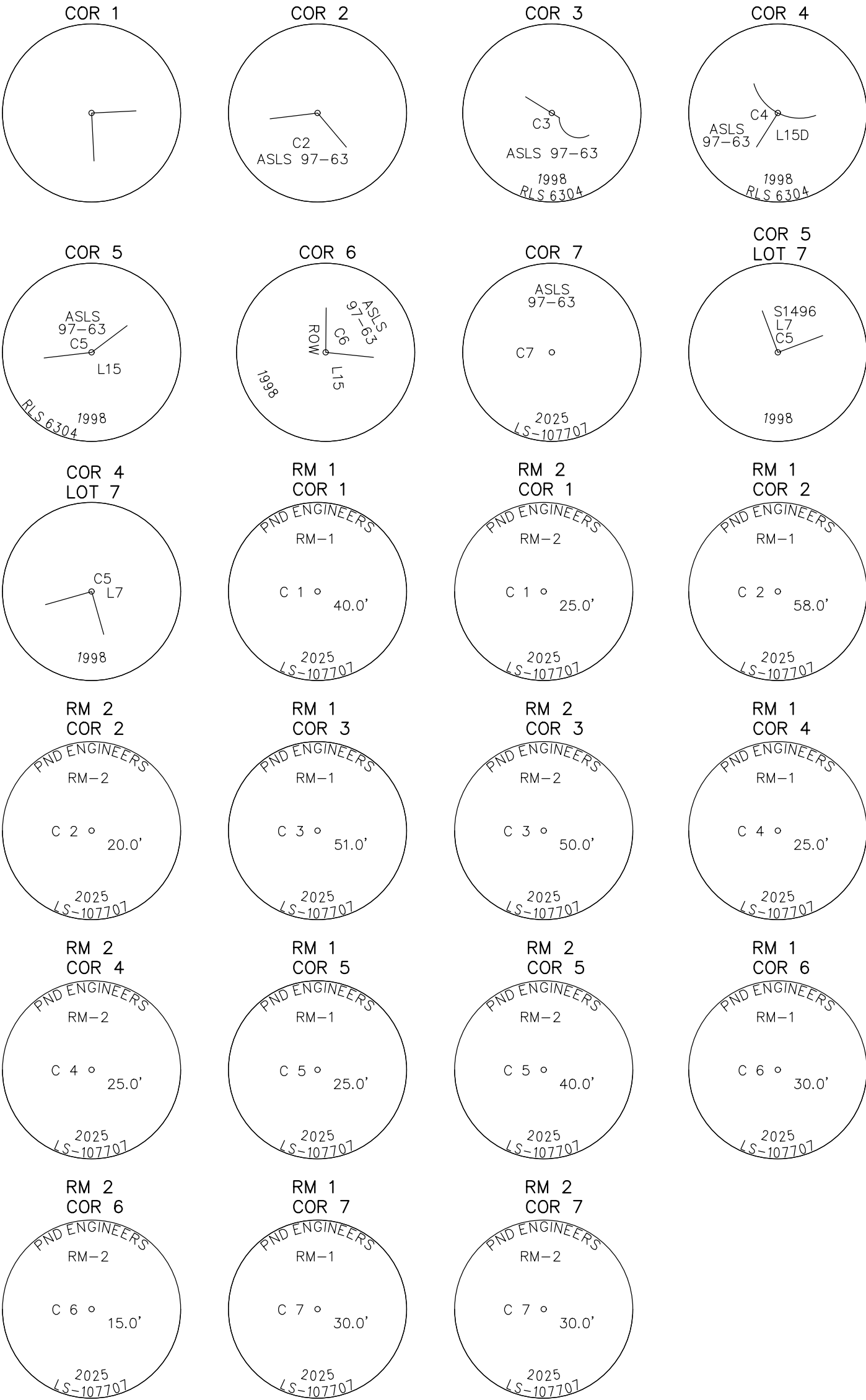
DRAWN BY: CRS
DATE: 03/31/2025
CHECKED BY: IB
SHEET: 1 OF 2

APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: 1"=30' DNR FILE NO.
ASLS 20240026

NOTES

- 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 CAPE SPENCEAK2007 (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.
- 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.
- 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



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.

MUNICIPAL ENTITLEMENT PLAT APPROVAL

THIS REPLAT WAS APPROVED BY THE CITY AND BOROUGH OF SITKA AT THE PLANNING COMMISSION MEETING OF _____, 2025 IN ACCORDANCE WITH CITY OF AND BOROUGH OF SITKA 21.40

BOROUGH OFFICIAL DATE

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: BEGINNING: 02/24/25 ENDING: 02/28/25	SURVEYOR: PND ENGINEERS 1506 WEST 36TH AVE. ANCHORAGE, ALASKA 99503 907-561-1011 www.pndengineers.com C. of A. # AEC0250
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: 03/31/25 CHECKED BY: IB SHEET: 2 OF 2	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE: SCALE: 1"=30' DNR FILE NO. ASLS 20240026