

L:\Nakwasina Sound Subdivision\DWG\Nak Prelim Des 83-1.dwg, DRAFT 05-23-2016

NOTES

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.04.045, GSC 807, AND SSI 2015-06.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 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.
- 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 50-FOOT (50') EASEMENT, ON EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN NAD 83 (2011) (EPOCH: 2010.000) DATUM, USING TRIMBLE R6 AND R8 CARRIER PHASE RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER SOFTWARE, VERSION 2.11. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT NATIONAL GEODETIC SURVEY CONTROL MONUMENT "CHIT" (MONUMENT R1) OF THIS SURVEY.
- THE SHOWN RECORD COORDINATES ARE FROM NATIONAL GEODETIC SURVEY, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION CONTROL MONUMENT "CHIT". THIS MONUMENT IS DESIGNATED R1 OF THIS SURVEY. THESE COORDINATES WERE HELD AND USED TO COMPUTE THE PROTRACTED POSITIONS OF THE RECTANGULAR (SECTION, QUARTER & SIXTEENTH) CORNERS. THE FOUND NAD 83 (2011) COORDINATES (LAT/LONG) ARE BASED ON AN OPUS SOLUTION (EPOCH: 2010.0000) FOR NGS "CHIT" AND USED FOR VERIFICATION ONLY OF THE LOCATION. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: PORTALEXANAK2005 CORS ARP (PID #DL6695), JUNEAU WAAS 1 CORS ARP (PID #DF4367), AND CAPESPEACEAK2007 CORS ARP (PID #DM7445).
- THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER (MHW) FORM THE TRUE BOUNDS OF LOTS 1-19 AND TRACT A. THE APPROXIMATE LINE OF MHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- THERE IS A 100-FOOT WIDE BUILDING SETBACK FROM THE MEAN HIGH WATER LINE OF SITKA SOUND.
- ALASKA REGISTERED LAND SURVEYORS AND THEIR EMPLOYEES HAVE ACCESS RIGHTS FOR SURVEY PURPOSES TO NGS MONUMENTS "ANSKI", "FAT" AND THEIR REFERENCE OBJECTS. THE OWNER OR SUCCESSOR IN TITLE SHALL PROVIDE ACCESS TO AND PRESERVE THE LOCATION OF THE MONUMENTS AND REFERENCES.
- THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD.

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 \_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

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

SECRETARY

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

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND 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 AND BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT SITKA, ALASKA.

ASSESSOR  
CITY AND BOROUGH OF SITKA

CERTIFICATE 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 \_\_\_\_\_, 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

MUNICIPAL CLERK

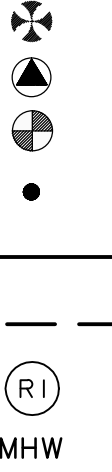
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FINANCE DIRECTOR FOR THE CITY AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: \_\_\_\_\_, STATE OF ALASKA AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ AT SITKA, ALASKA.

FINANCE DIRECTOR  
CITY AND BOROUGH OF SITKA

LEGEND:



- BLM PRIMARY MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 4  
GEODETIC CONTROL MONUMENT RECOVERED THIS SURVEY AS NOTED ON SHEET 4  
PRIMARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 4  
SECONDARY MONUMENT TO BE SET THIS SURVEY AS NOTED ON SHEET 4  
SURVEYED LINES  
UNSURVEYED  
MONUMENT IDENTIFIER  
MEAN HIGH WATER

ACREAGE	
LOT 1:	9.38
LOT 2:	9.94
LOT 3:	6.92
LOT 4:	7.38
LOT 5:	7.26
LOT 6:	9.47
LOT 7:	9.53
LOT 8:	8.02
LOT 9:	5.16
LOT 10:	4.29
LOT 11:	5.20
LOT 12:	6.00
LOT 13:	5.20
LOT 14:	5.34
LOT 15:	5.86
LOT 16:	5.22
LOT 17:	5.37
LOT 18:	6.22
TRACT A:	0.59
TOTAL	122.35

SHEET 2  
(Lots 1-8 & Tr. A)

SHEET 3  
(Lots 9-18)

BASIS OF COORDINATES

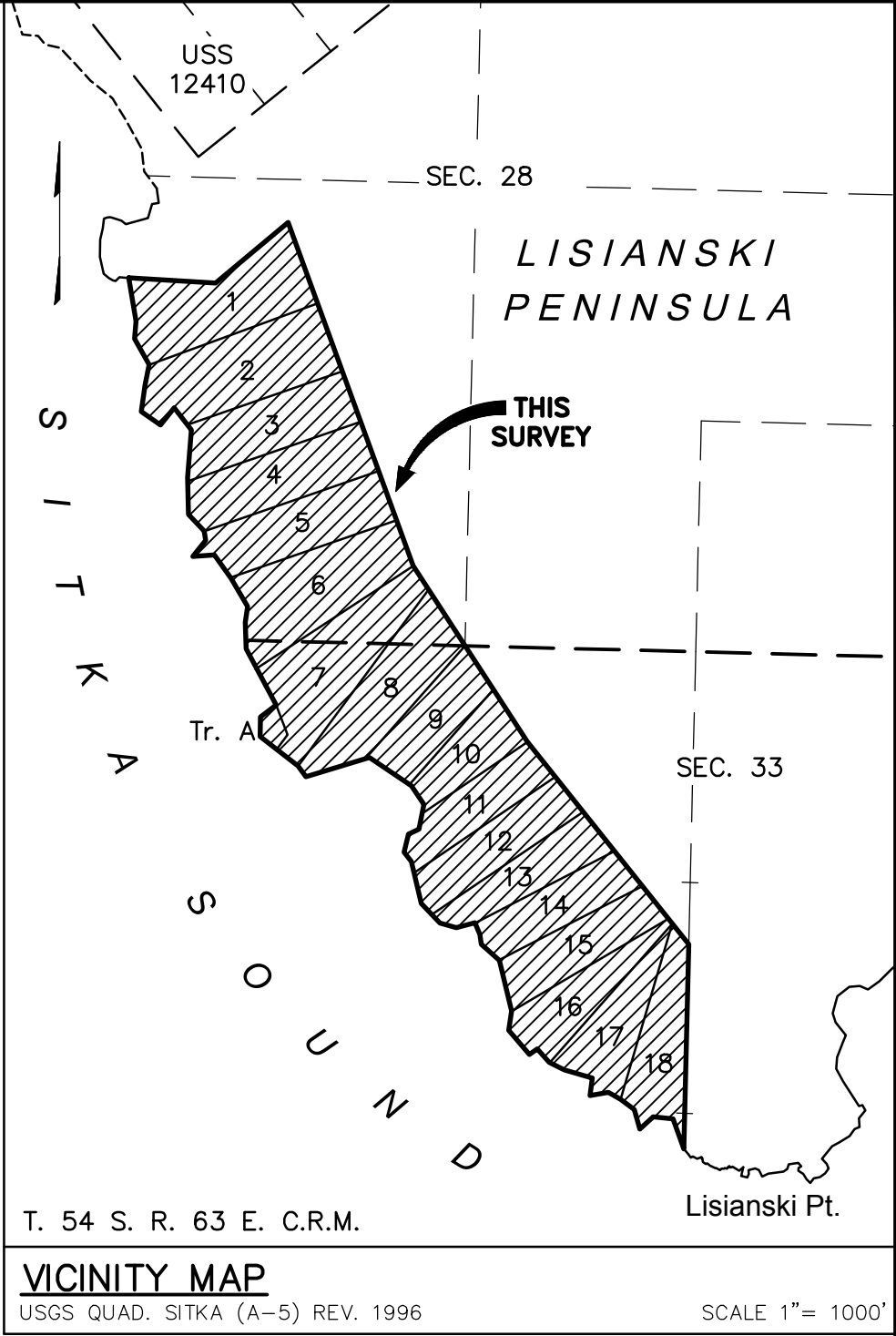
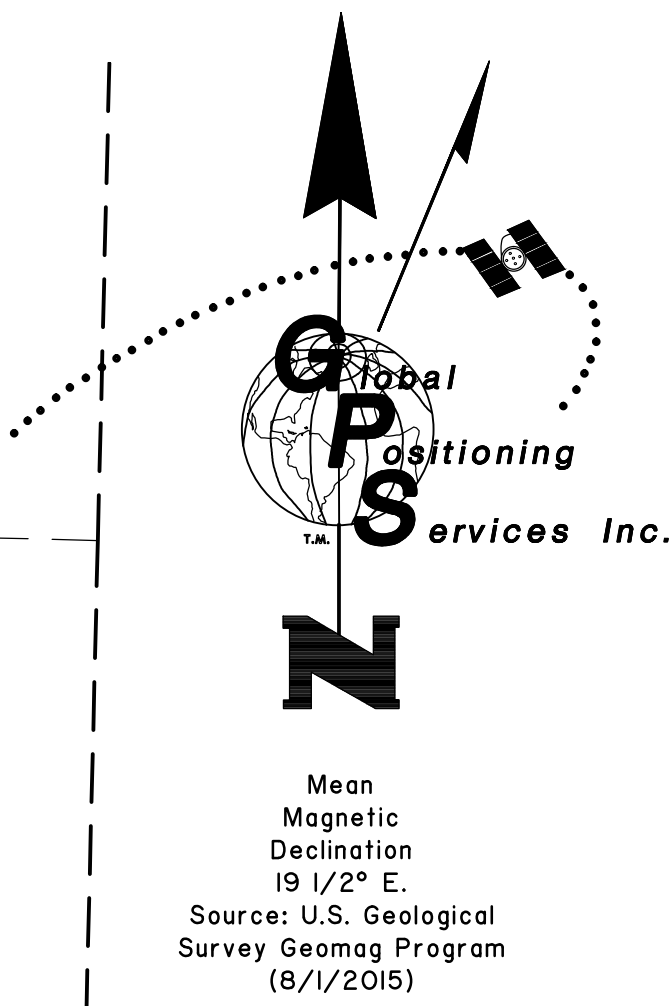
Record  
NAD 83: Lat. 57° 08' 23.628" N.  
Long. 135° 25' 01.386" W.  
NAD 27: Lat. 57° 08' 24.923" N.  
Long. 135° 24' 55.031" W.  
See Note # 6  
Found OPUS  
NAD 83: Lat. 57° 08' 23.648" N.  
Long. 135° 25' 01.352" W.



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 \_\_\_\_\_ LINDSEY S. VAUGHAN  
REGISTERED LAND SURVEYOR NO. LS-12318



CERTIFICATE OF OWNERSHIP AND DEDICATION

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 2015-06, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

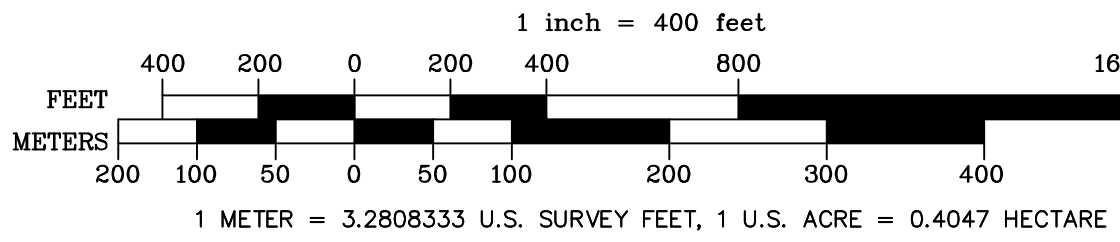
DATE \_\_\_\_\_ BRENT W. GOODRUM, DIRECTOR  
DIVISION OF MINING, LAND AND WATER  
550 W. 7TH AVE., SUITE 1070  
ANCHORAGE, AK 99501-3579

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
FOR: \_\_\_\_\_.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

SCALE



DATE OF SURVEY Beginning: August 6, 2015 Ending: August xx, 2016		Lindsey S. Vaughan, RLS Global Positioning Services, Inc. 2603 Blueberry Rd. Anchorage, Alaska 99503	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY NO. 2015-06			
NAKWASINA SOUND SUBDIVISION			
A SUBDIVISION OF PORTIONS OF SW 1/4 UNSURVEYED SECTION 28, AND NW 1/4, W 1/2 NE 1/4, & NW 1/4 SE 1/4, UNSURVEYED SECTION 33, FRACTIONAL TOWNSHIP 54 SOUTH, RANGE 63 EAST COPPER RIVER MERIDIAN, ALASKA CREATING LOTS 1-18 AND TRACT A CONTAINING 122.35 ACRES MORE OR LESS LOCATED WITHIN SITKA RECORDING DISTRICT			
DRAWN BY: JCG		APPROVAL RECOMMENDED	
DATE: 12/2015		STATEWIDE PLATTING SUPERVISOR _____ DATE _____	
SCALE: 1"= 400'		CHECKED: L.S.V.	DNR FILE NO. ASLS 20150006

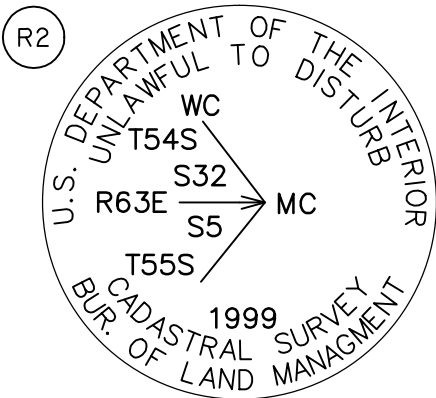
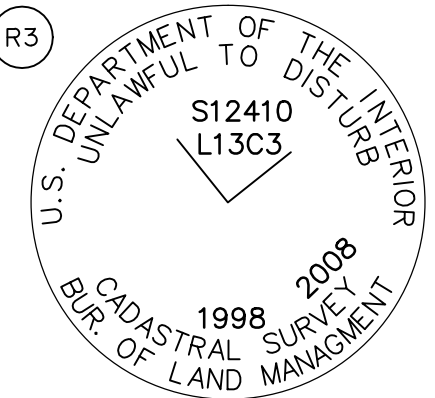
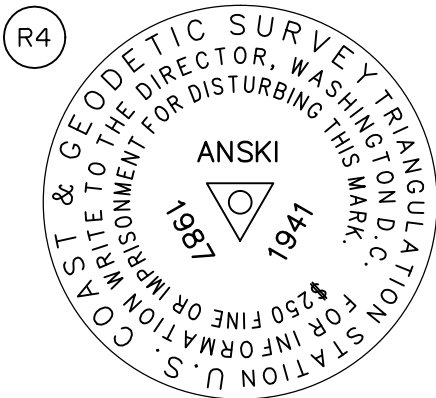
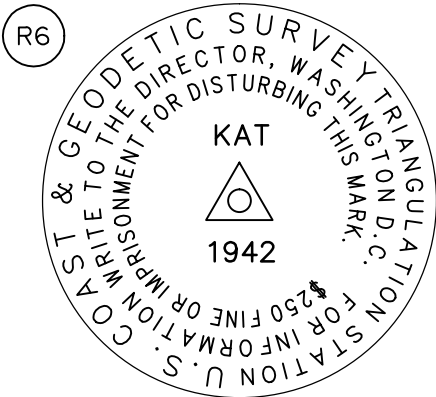




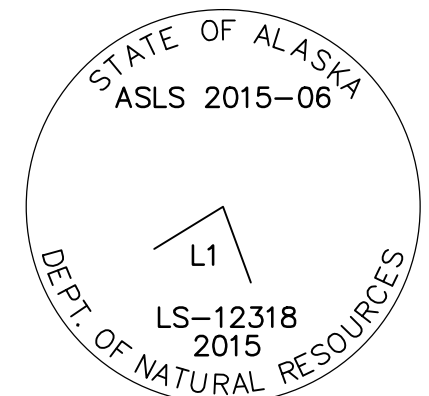




RECOVERED MONUMENTS

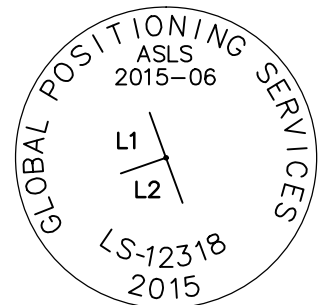
<div>R1</div>	<p>Recovered a metal rod, set flush with the rock in a drill hole, with no cap, from which</p> <p>Reference monuments of record exist and are in good condition.</p> <p>Monument is located on the top of a steep rock ledge a few feet above the line of mean high tide. There is a navigational aid within a few feet of the marker and sitting on top of the NW RM.</p>	<div>R2</div> 	<p>Recovered a Stainless Steel Post, 2 1/2 in., diam., with a 3 1/4 in. Brass Cap, Marked as Shown, set flush with rocks, from which</p> <p>Bearing trees of record are alive in good condition. BT's were not measured due to a steep slope and extensive clearing to make measurement possible. However, bearings were in agreement with record.</p> <p>SW 21" Spruce, with illegible scribe marks NW 20" Hemlock, mkd. X BT</p>	<div>R3</div> 	<p>Recovered a Stainless Steel Post, 2 1/2 in., diam., with a 3 1/4 in. Brass Cap, Marked as Shown, projecting 3 ins. out of the ground, from which the original bearing trees</p> <p>A cedar, 18 ins. diam., bears N. 27° E., 21.32 ft. dist., with no legible scribe marks. (Record: N. 32 1/4° E., 21.10 ft.)</p> <p>A spruce, 7 ins. diam., bears S. 71° E., 13.7 ft. dist., with no legible scribe marks. (Record: S. 62 1/4° E., 13.85 ft.)</p>	<div>R4</div> 	<p>Recovered a Bronze Disk, Marked as Shown, set in bedrock on a point just below navigation aid, from which</p> <p>Reference monuments of record were located and are in good condition.</p>
<div>R5</div>	<p>Found NGS FAT - an X in white lead at top of steep rock, from which</p> <p>One of two Reference monuments of record were located. Other not found due to safety hazard.</p> <p>The monument location was not suitable for instrument setup.</p>	<div>R6</div> 	<p>Recovered a Bronze Disk, Marked as Shown, set in bedrock on a rocky point, from which</p> <p>Reference monuments of record were located and in good condition.</p>				

TYPICAL SET PRIMARY MONUMENT



Set a 3 1/4" Aluminum Cap on a 2 1/2" Aluminum Post, 30" Long, 24" in the ground with a Magnet in an Orange Plastic case at the base of the Monument. Carsonite Witness Post to the North

TYPICAL SET SECONDARY MONUMENT



Set a 2 1/2" Aluminum Cap on a 5/8" Rebar, 30" Long, Driven 26"-30" in the ground. Drive a 3/4" x 1" Wooden Lathe 4 ft. Long, North of the Cor.

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