

EV-3-290
 Boundary Line Proposed
 To Be Replatted (Eliminated)

LEGEND & NOTES

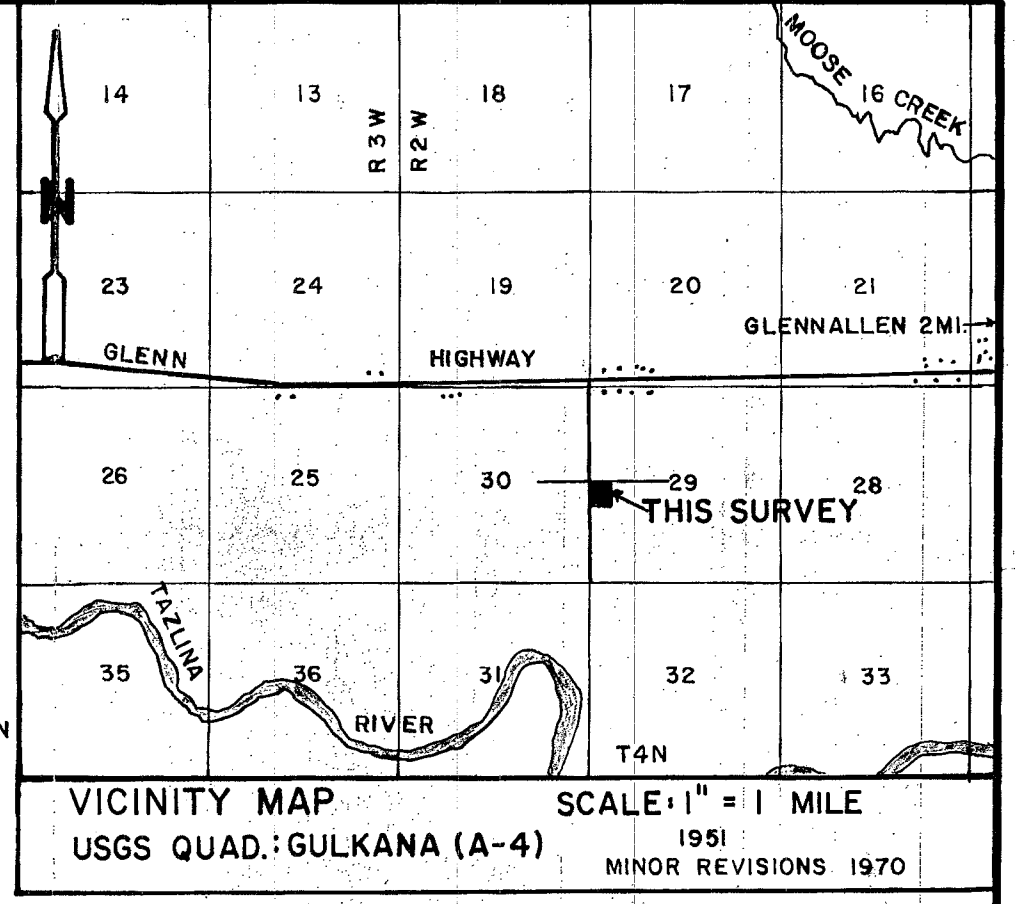
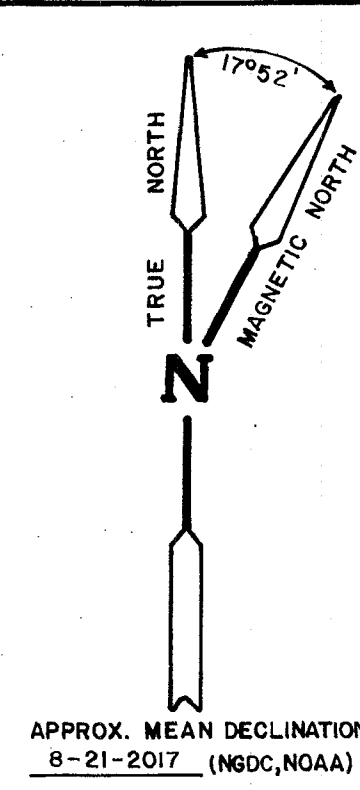
- ✚ FOUND GLO 2 1/2" BRASS CAP MONUMENT.
 - ⊙ FOUND AK.D.L. 3/4" AL. CAP ON 2 1/2" AL. PIPE.
 - FOUND 1 1/2" AL. CAP ON 5/8" RE-BAR.
 - SET 5/8" x 30" RE-BAR W/ 3/4" PLASTIC CAP, SEE DETAIL A.
 - ⊙ FOUND 2 1/2" AL. CAP MON. ON 2 1/2" AL. PIPE.
 - A.G. ABOVE GROUND
 - B.G. BELOW GROUND
 - G.C. GOOD CONDITION
- RECORD INFORMATION**
 R-1 PHAQAWIE LAND SUBD. NO.1, PLAT #97-03.
 R-2 A.S.L.S. NO.79-37, PLAT #80-5.
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 2. THE ERROR OF CLOSURE FOR THIS SURVEY IS NOT GREATER THAN 1:5000.
 3. 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 FIFTY FOOT (50') EASEMENT, EACH SIDE OF SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.19.10.010.
 4. NW & NE EXISTING CORNERS OF LOT 1 FOUND DISTURBED. RE-SET AT CALCULATED POSITION. NE CORNER CAP BLANK. ADDED MARKINGS AS SHOWN IN DETAIL D.
 5. LOTS 2A & 2B SHARED DRIVEWAY FROM WEST BOUNDARY FOR 222' ALONG THE COMMON PROPERTY LINE. WIDTH IS 15' CENTERED ON THE PROPERTY LINE FOR ACCESS AND SNOW STORAGE.
 6. UPON THIS PLAT RECORDING HANAH R. BENGSTON WILL OWN LOT 1A. NANCY L. & GARY L. HEIDELBERG WILL OWN LOTS 2A & 2B.
- ==== 15' WIDE SHARED DRIVEWAY
 ——— LINE SURVEYED.
 - - - - - LINE NOT SURVEYED.

BASIS OF COORDINATES
 NAD 83 (2011) (EPOCH: 2010.0000)
 LAT. 62°05'57.08594"
 W. LONG. 145°38'58.83061"
 AK. ZONE 3
 N. 1,199,341.266
 E. 195,708.701

SURVEYOR'S 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.

DATE _____ GEORGE D. PAULSBERG 2269-S
 REGISTERED LAND SURVEYOR NUMBER



CERTIFICATE OF OWNERSHIP
 WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF **TRI-LOT SUBDIVISION**, AS SHOWN ON THIS PLAT. WE APPROVE THIS SURVEY AND PLAT.

DATE _____ HANNAH R. BENGSTON
 H.C. BOX 1997, GLENNALLEN, AK. 99588

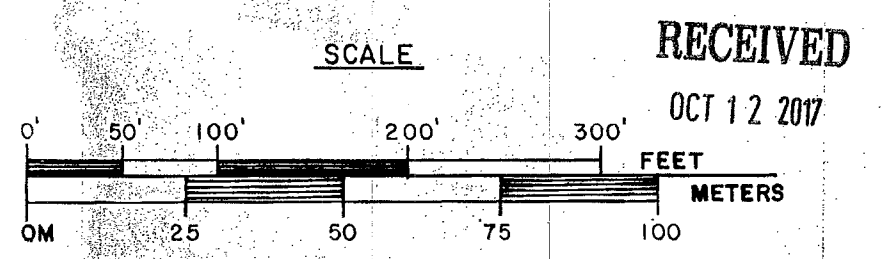
DATE _____ NANCY L. HEIDELBERG
 P.O. BOX 464, GLENNALLEN, AK. 99588

DATE _____ GARY L. HEIDELBERG
 P.O. BOX 464, GLENNALLEN, AK. 99588

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 201____, BY _____ & _____

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: _____

TAX CERTIFICATE
 THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.



A PLAT OF:		
TRI-LOT SUBDIVISION		
CREATING LOTS 1A, 2A & 2B - CONTAINING 12.65 AC.		
A SUBDIVISION OF:		
PHAQUAWIE LAND SUBDIVISION NO.1 LOTS 1 & 2 PLAT #97-03 CHITINA RECORDING DISTRICT		
LOCATED IN:		
SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 WEST, COPPER RIVER MERIDIAN, ALASKA		
DRAWN BY: GDP DATE: AUG. 2017-NOV. 2017 SCALE: 1"=100'	ENGINEERING & SURVEYING SERVICES P.O. BOX 3702 PALMER, ALASKA 99645	
ESS FILE NO. ESS 216-17	SURVEY DATES: 9-16-2016 TO OCT. 2017	FILE NO.: PA2017

PLAT APPROVAL
 THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH A.S. 40.15.

COMMISSIONER _____ DATE _____