

NOTARY'S ACKNOWLEDGEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF SELAH PASTURES, AS SHOWN ON THIS PLAT. WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED. ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF OCTOBER, 2010,

BY JOSEPH PRESCOTT REES AND

BY LADONNA MAY REES

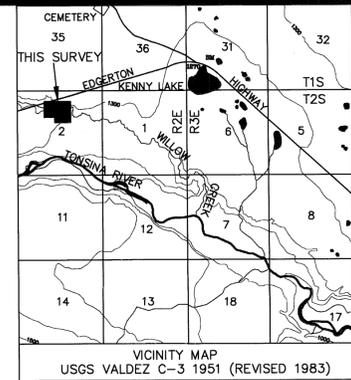


NOTARY PUBLIC FOR THE STATE OF ALASKA

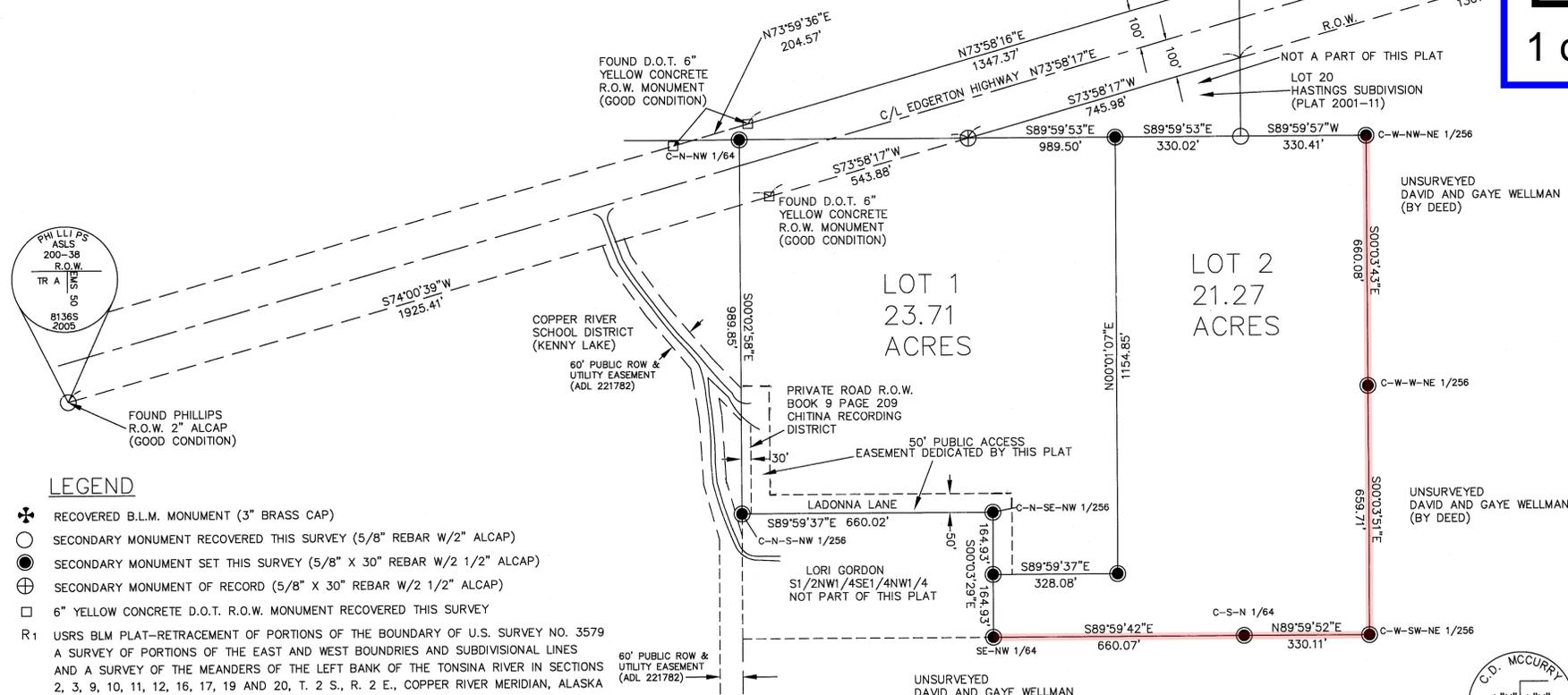
MY COMMISSION EXPIRES: 4/12/2011

Joseph P Rees 10-15-10  
 JOSEPH PRESCOTT REES  
 HC60 BOX 226  
 COPPER CENTER, ALASKA 99573

Ladonna May Rees 10-15-10  
 LADONNA MAY REES  
 HC60 BOX 226  
 COPPER CENTER, ALASKA 99573



**EV 3-411**  
**Exhibit 1**  
 1 of 2



ADDRESS: 7000 KENNY LAKE AVENUE 4th FLOOR

SIGNATURE: Melina Rees DATE: 10-15-10  
 TITLE: Vice President

**EV 3-411 Legend**  
 Record boundary line proposed to be eliminated



CERTIFICATE OF BENEFICIARY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD A BENEFICIARY INTEREST IN THE PROPERTY SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

SIGNATURE: Phillip W. Rees DATE: 10/15/10  
 PRINTED NAME: PHILLIP WAYNE REES

NOTARY'S ACKNOWLEDGEMENT

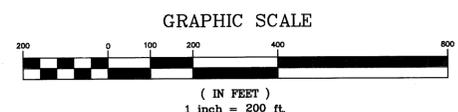
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF OCTOBER, 2010  
 BY PHILLIP W. REES



TYPICAL MONUMENT SET THIS SURVEY (2 1/2" ALCAP)



C.D. McCurry  
 NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: 4/12/2011



LEGEND

- ⊕ RECOVERED B.L.M. MONUMENT (3" BRASS CAP)
- SECONDARY MONUMENT RECOVERED THIS SURVEY (5/8" REBAR W/2" ALCAP)
- SECONDARY MONUMENT SET THIS SURVEY (5/8" X 30" REBAR W/2 1/2" ALCAP)
- ⊕ SECONDARY MONUMENT OF RECORD (5/8" X 30" REBAR W/2 1/2" ALCAP)
- 6" YELLOW CONCRETE D.O.T. R.O.W. MONUMENT RECOVERED THIS SURVEY
- R1 USRS BLM PLAT-RETRACEMENT OF PORTIONS OF THE BOUNDARY OF U.S. SURVEY NO. 3579 A SURVEY OF PORTIONS OF THE EAST AND WEST BOUNDRIES AND SUBDIVISIONAL LINES AND A SURVEY OF THE MEANDERS OF THE LEFT BANK OF THE TONSINA RIVER IN SECTIONS 2, 3, 9, 10, 11, 12, 16, 17, 19 AND 20, T. 2 S., R. 2 E., COPPER RIVER MERIDIAN, ALASKA APPROVED DECEMBER 28, 1970
- R2 PLAT 2001-11 FILED NOVEMBER 6, 2001, HASTINGS SUBDIVISION
- R3 PLAT 98-04 FILED JULY 21, 1998, RECORD OF SURVEY EARL HASTINGS HOMESTEAD
- R4 PLAT 81-14 FILED SEPTEMBER 2, 1981, BENJAMINE PROPERTY
- SURVEYED
- - - - - UNSURVEYED
- - - - - BOUNDARY LINE BEING VACATED THIS PLAT

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000'
  2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  3. THE BASIS OF BEARING FOR THIS PLAT IS AS SHOWN ON SHEET 2.
  4. PUBLIC ACCESS TO THIS SUBDIVISION VIA THE EDGERTON HIGHWAY, ADL 221782 AND THE DEDICATED RIGHTS-OF-WAY AS SHOWN ON THIS PLAT.
  5. COPPER VALLEY ELECTRIC HAS AN EASEMENT FILED IN THE CHITINA RECORDING DISTRICT, ALASKA BOOK 11 PAGE 409, SAID EASEMENT AFFECTS THE N1/2, NW1/4, NE1/4, NW1/4
  6. THIS VACATION/REPLAT IS IN COMPLIANCE WITH STATE PLATTING RESOLUTION NO. 2010-10 APPROVED MAY 27, 2010, EV-3-126 AND AS 29.40.120-0140
- THE FOLLOWING NOTES ARE EXCEPTIONS ACCORDING TO THE FEDERAL PATENT:
7. ALL RIGHTS OF THE PUBLIC AND GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF SAID LAND INCLUDED WITHIN THE RIGHT-OF-WAY OF THE OLD EDGERTON LOOP ROAD.
  8. A RIGHT-OF-WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. ACT OF AUGUST 30, 1890, 26 STAT. 391; 43 U.S.C. 945.
  9. A RIGHT-OF-WAY THEREON FOR THE CONSTRUCTION OF RAILROADS, TELEGRAPH, AND TELEPHONE LINES, AS PRESCRIBED AND DIRECTED BY THE ACT OF MARCH 12, 1914, 38 STAT. 305.

TAX CERTIFICATE

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

PLAT APPROVAL

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

Sherrill Jennings Oct. 29, 2010  
 COMMISSIONER DATE

BY APPROVAL OF THE PLAT, THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHT-OF-WAYS, ALLEYS, AND ROADWAYS SHOWN HEREON. THE ACCEPTANCE OF SUCH DEDICATED AREAS FOR PUBLIC USE AND PUBLIC PURPOSES DOES NOT OBLIGATE THE DEPARTMENT, ANY GOVERNING BODY, OR THE PUBLIC TO CONSTRUCT, OPERATE, MAINTAIN, OR MANAGE IMPROVEMENTS.

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 SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 10/12/2010 REGISTRATION NO. 7220



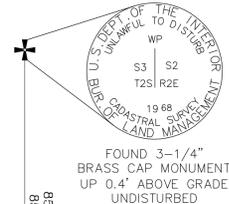
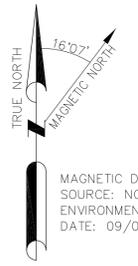
C.D. McCurry Jr. LS7220  
 REGISTERED LAND SURVEYOR

A PLAT OF <b>SELAH PASTURES</b>		
CREATING LOTS 1 & 2 CONTAINING 44.98 ACRES		
A SUBDIVISION OF THE W1/2SW1/4NW1/4NE1/4, W1/2NW1/4SW1/4NE1/4, S1/2NE1/4NW1/4, N1/2SE1/4NW1/4, EXCEPTING THE S 1/2, NW 1/4, SE 1/4, NW1/4 LOCATED WITHIN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 EAST, COPPER RIVER MERIDIAN, ALASKA CHITINA RECORDING DISTRICT		
PREPARED FOR: JOSEPH PRESCOTT REES & LADONNA MAY REES H.C. 60 BOX 226 COPPER CENTER, ALASKA 99573		
PREPARED BY: MCCURRY & ASSOCIATES H.C. 60 BOX 227H COPPER CENTER, ALASKA 99573		
DRAWN BY: C.D. MCCURRY	FILE NAME: SHEET1.DWG	DATE: NOVEMBER 8, 2009
SCALE: 1" = 200'	DATE OF DRAWING: 11/08/2009	DNR FILE NUMBER PA2010003//EV-3-126
SHEET 1 OF 2	DATE OF SURVEY: 10/10/2009	
CHECKED BY: C.D. MCCURRY	JOB NUMBER: 2009-06	

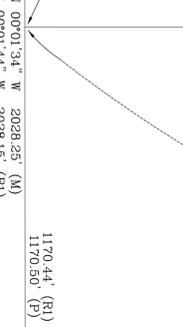
38- Chitina Recording District Plat # 2010-23

**LEGEND**

- ✚ FOUND MONUMENT AS NOTED
- ✚ FOUND 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER LIGHTWOOD SUBDIVISION (PLAT #2010-8)
- (R1) RECORD VALUE PER SELAH PASTURES (2010-23)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- △ SET 5/8"x30" REBAR WITH ALUMINUM CAP (BULL MOOSE, LS 10609)
- △ SET 6" CONTROL SPIKE
- ⊙ SET 3-1/4" ALUMINUM MONUMENT (BULL MOOSE, LS 10609)

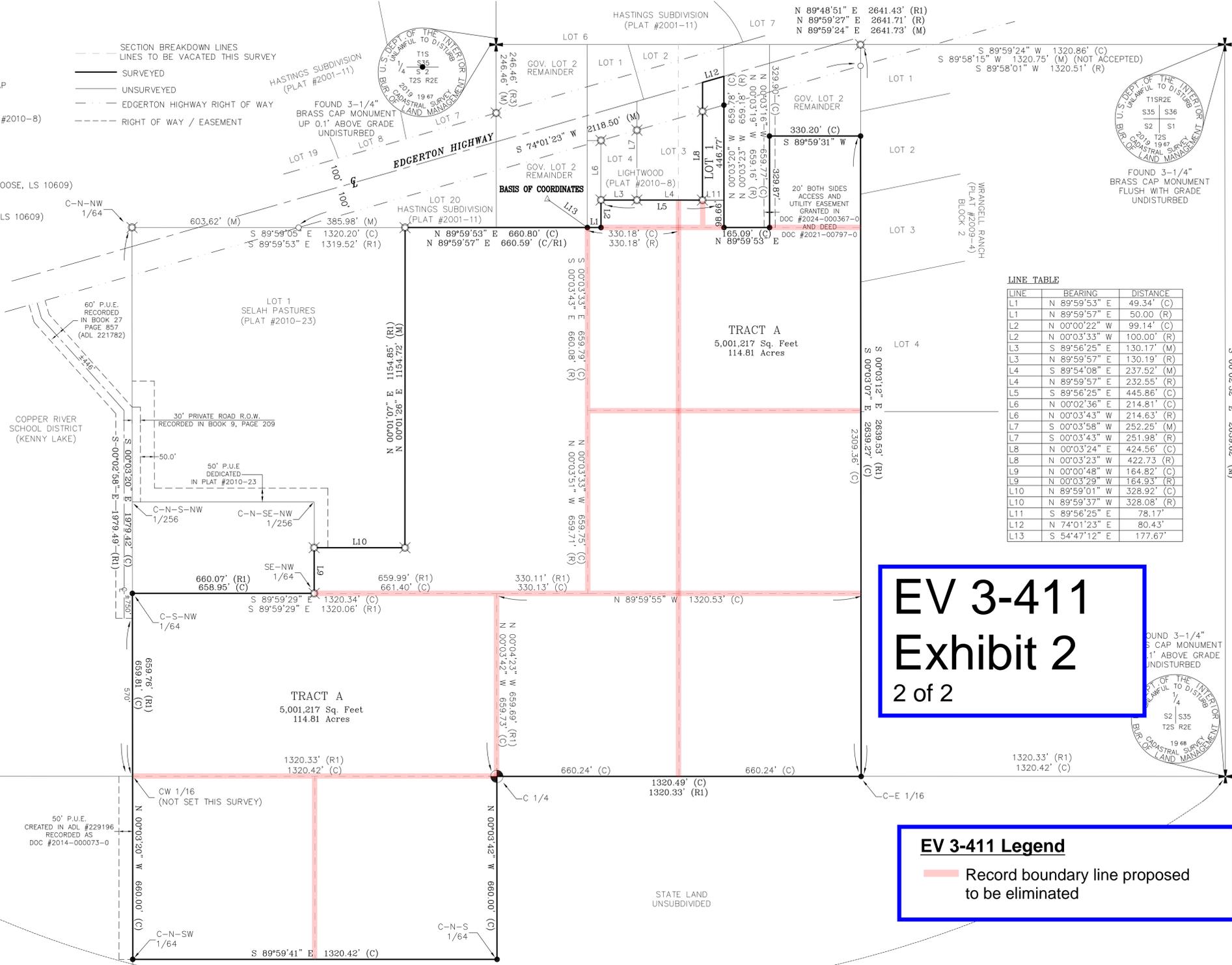


COMPUTED 1/4 POSITION



**NOTES**

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000
2. BEARINGS ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE DATUM NAD83 (2011)(EPOCH:2010.00), USING CARLSON BRX7 RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING CARLSON SurvNet, VERSION 2020 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTATED TO TRUE GEODETIC NORTH AT CONTROL POINT SHOWN AND LABELED "BASIS OF COORDINATES" IN THIS PLAT. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
4. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
6. SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT NO. 50-74-0074, RECORDED MAY 28, 1974, DEED BOOK 1 PAGE 267 AND/OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
7. RESERVATION OF AN EASEMENT FOR HIGHWAY PURPOSES AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1613, DATED APRIL 7, 1958; AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1, THERETO, DATED JULY 17, 1952 AND AMENDMENT NO. 2, THERETO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER
8. SUBJECT TO THE NOTES AND EASEMENTS SHOWN ON PLAT NO. 2010-23.
9. 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 THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
10. BLANKET ELECTRICAL EASEMENT GRANTED TO: COPPER VALLEY ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 30, 1980 IN BOOK 11, PAGE 409.

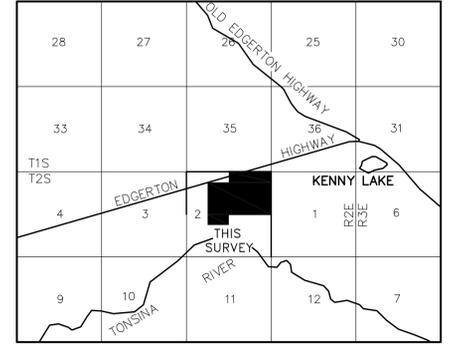


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°59'53" E	49.34' (C)
L1	N 89°59'57" E	50.00' (R)
L2	N 00°00'22" W	99.14' (C)
L2	N 00°03'33" W	100.00' (R)
L3	S 89°56'25" E	130.17' (M)
L3	N 89°59'57" E	130.19' (R)
L4	S 89°54'08" E	237.52' (M)
L4	N 89°59'57" E	232.55' (R)
L5	S 89°56'25" E	445.86' (C)
L6	N 00°02'36" E	214.81' (C)
L6	N 00°03'43" W	214.63' (R)
L7	S 00°03'58" W	252.25' (M)
L7	S 00°03'43" W	251.98' (R)
L8	N 00°03'24" E	424.56' (C)
L8	N 00°03'23" W	422.73' (R)
L9	N 00°03'48" W	164.82' (C)
L9	N 00°03'29" W	164.93' (R)
L10	N 89°59'01" W	328.92' (C)
L10	N 89°59'37" W	328.08' (R)
L11	S 89°56'25" E	78.17'
L12	N 74°01'23" E	80.43'
L13	S 54°47'12" E	177.67'

**EV 3-411**  
**Exhibit 2**  
2 of 2

**EV 3-411 Legend**  
— Record boundary line proposed to be eliminated



**CERTIFICATE OF OWNERSHIP**

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF WELLWOOD PRESERVE, AS SHOWN ON THIS PLAT. WE APPROVE THIS SURVEY AND PLAT.

DAVID & GAY WELLMAN TRUST DATE \_\_\_\_\_  
DAVID T. WELLMAN, TRUSTEE  
HC60, BOX 227  
COPPER CENTER, ALASKA 99573

DAVID & GAY WELLMAN TRUST DATE \_\_\_\_\_  
GAY M. WELLMAN, TRUSTEE  
HC60, BOX 227  
COPPER CENTER, ALASKA 99573

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT APPROVAL**

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

COMMISSIONER \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATE**

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

**WELLWOOD PRESERVE**

CREATING LOT 1 & TRACT A

A SUBDIVISION OF:  
LOT 2  
SELAH PASTURES (PLAT #2010-23)  
& DEED 2023-00435-0  
& DEED 2022-000278-0

LOCATED WITHIN:  
SECTION 2, T2S R2E  
COPPER RIVER MERIDIAN, ALASKA

CHITINA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA

CONTAINING 115.4 ACRES MORE OR LESS

**BULL MOOSE SURVEYING LLC**

200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957  
office@bullmoosesurveying.com

DATE OF SURVEY: \_\_\_\_\_ DRAWING SCALE: 1"=100'

DRAWN BY: TGC SHEET: 1 OF 2

CHECKED BY: RSH DATE: 1/23/2025 DNR CASE: #PA20250038  
#EV-3-411

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.  
LS-10609 PROFESSIONAL LAND SURVEYOR



PRELIMINARY

11.BLANKET ELECTRICAL EASEMENT GRANTED TO: COPPER VALLEY ELECTRIC ASSOCIATION, INC. RECORDED NOVEMBER 14, 1988 IN BOOK 29, PAGE 347.