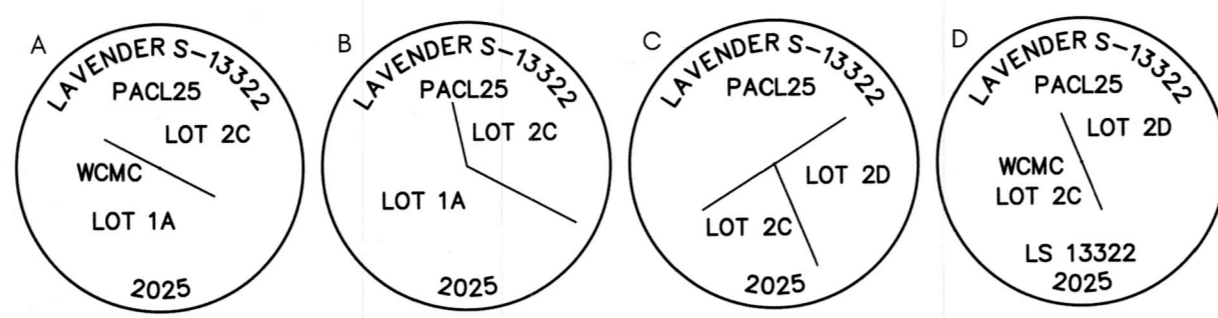


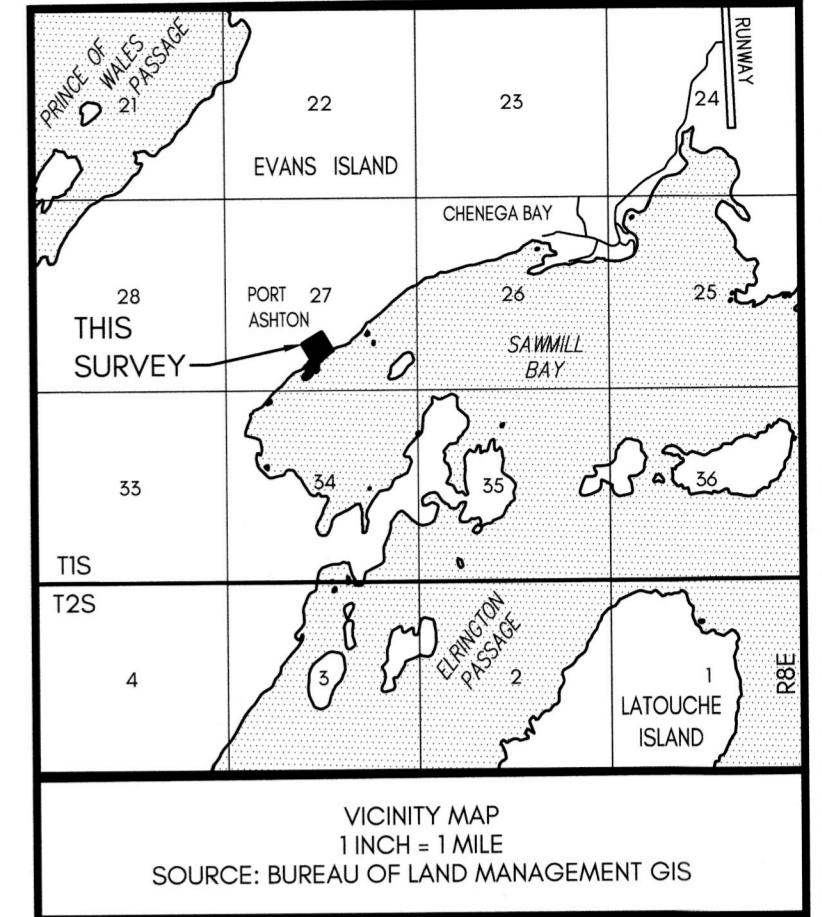
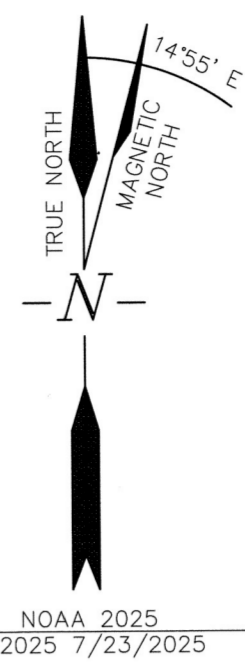
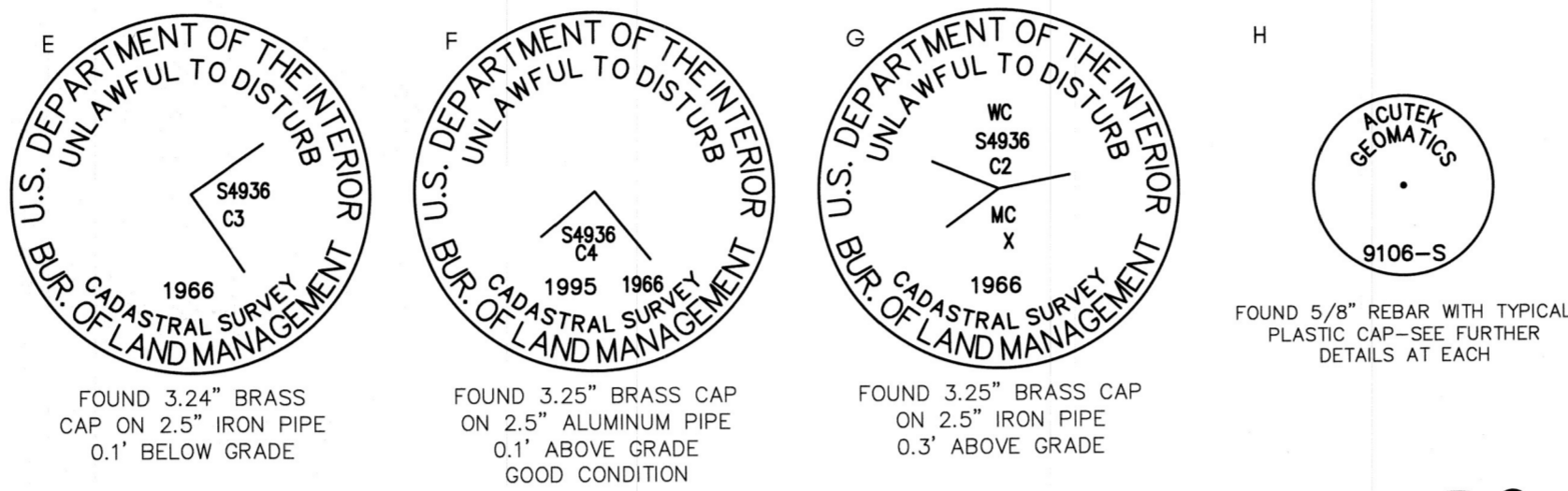
LINE #	BEARING	LENGTH
M1	S 76°50'23" W	10.97'
M2	S 67°25'39" W	26.02'
M3	S 51°12'09" W	62.76'
M4	S 55°55'36" W	33.66'
M5	S 47°48'34" W	61.49'
M6	S 42°25'11" W	66.12'
M7	S 54°15'10" W	80.49'
M8	S 35°52'20" W	55.34'
M9	S 55°21'50" W	72.73'
M10	S 33°26'01" W	39.27'
M11	S 16°26'47" W	58.74'
M12	S 09°11'23" W	46.00'
M13	S 02°10'48" W	48.22'
M14	S 18°19'48" E	48.77'
M15	S 41°02'35" W	75.56'
M16	N 68°16'49" W	66.48'
M17	S 53°41'15" W	31.81'
M18	S 50°06'40" W	28.64'
M19	S 24°49'02" W	62.49'
M20	S 30°11'33" W	32.20'
M21	S 48°07'23" W	108.76'
M22	S 65°38'15" W	51.71'
M23	N 83°22'54" W	56.32'
M24	N 20°19'23" W	25.16'
M25	N 26°46'13" E	66.03'
M26	N 71°28'45" E	51.87'
M27	N 13°20'34" E	116.28'
M28	N 09°38'29" W	96.04'
M29	N 31°03'35" E	167.77'
M30	N 44°47'41" E	87.72'

LINE #	BEARING	LENGTH
E31	N 50°20'34" E	34.34'
E32	N 50°20'34" E	35.57'
E33	N 31°10'03" W	68.50'
E34	N 20°35'34" E	53.98'
E35	N 20°35'34" E	86.22'
E36	S 31°10'03" E	79.80'
E37	S 69°28'46" E	35.02'
E38	S 69°28'46" E	53.49'
E39	N 20°35'34" E	55.85'
E40	N 32°06'06" E	67.86'
E41	N 64°16'20" E	53.65'
E42	N 81°40'14" E	81.29'
E43	N 81°40'14" E	86.32'
E44	N 64°16'20" E	44.82'
E45	N 32°06'06" E	60.08'
E46	N 20°35'34" E	76.38'

MONUMENTS SET THIS SURVEY



MONUMENTS FOUND THIS SURVEY



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

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 _____

BY APPROVAL OF THIS PLAT, THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USE AND PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC HEREON, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND ROADWAYS. 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT VITAL INVESTMENTS, LLC IS THE OWNER OF PORT ASHTON LEGACY LOTS, ON BEHALF OF VITAL INVESTMENTS, LLC, I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHT-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

RANDALL TALVI - MANAGING MEMBER DATE _____
VITAL INVESTMENTS, LLC
P.O. BOX 873168
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026 BY RANDALL TALVI, MANAGING MEMBER.

NOTARY FOR THE STATE OF ALASKA _____
MY COMMISSION EXPIRES _____

IC# 1215 UNSURVEYED REMAINDER SECTION 27

IC# 1215 UNSURVEYED REMAINDER SECTION 27

IC# 1215 UNSURVEYED REMAINDER SECTION 27

BASIS OF COORDINATES
LAT: 60°05'23.4440" N
LONG: 148°05'27.9775" W
NAD83(2011)
EPOCH=2010.0000
PER OPLS SOLUTION

EV 3-417 Legend

— Record boundary line proposed to be eliminated

EV 3-417

Exhibit 2

2 of 2

- NOTES:**
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
 - THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF PORT ASHTON LEGACY LOTS. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE PORT ASHTON LEGACY LOTS CORNERS BEING ON THE EXTENSION OF SIDELINES AND THEIR INTERSECTION WITH NATURAL MEANDERS.
 - ALL RECORD DIMENSIONS ON THIS PLAT ARE FROM THE PLAT 2007-4 PORT ASHTON CABIN LOTS AND PLAT 2019-7 PORT ASHTON RECREATIONAL LOTS, BOTH ON FILE WITH THE VALDEZ RECORDING DISTRICT, EXCEPT WHERE OTHERWISE NOTED.
 - IN ACCORDANCE WITH AS 40.15.300 LEGAL ACCESS TO THE LOTS WITHIN THIS SUBDIVISION IS VIA THE PUBLIC WATERS OF SAWMILL BAY.
 - SUBJECT TO STATE OF ALASKA PATENT TIDELANDS NO. 194 AND STATE OF ALASKA TIDELANDS SURVEY NO. 185, AND U.S. PATENT NO. 50-72-0176.
 - THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, NOTES OR COVENANTS AS NOTED ON PLAT No. 2007-4 AND 2019-7.
 - PRIVATE ACCESS EASEMENTS DEDICATED THIS PLAT IS FOR USE BY LOTS 2C & 2D.

- LEGEND**
- ⊕ FOUND GLO BLM MONUMENT
 - SET 2" ALUMINUM CAP ON 5/8"x30" REBAR
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR
 - A CAP IDENTIFIER - SEE MONUMENT DETAILS
 - SNF SEARCHED, NOT FOUND
 - MEANDERS
 - UNSURVEYED
 - SURVEYED
 - BOUNDARY LINE ELIMINATED THIS PLAT
 - ▨ 20' WIDE PRIVATE ACCESS EASEMENT, DEDICATED THIS PLAT
- S 71°33'04" W 331.26' MEASURED
- [N 59°00'00" E 1398.49'] RECORD DATA PER PLAT 2007-4
- [N 59°00'00" E 1398.49'] RECORD DATA PER PLAT 2019-7

DATE OF SURVEY: 7/23/2025
BEGINNING: 7/23/2025
END: 7/25/2025

SURVEYOR: DAYNA RICHET
720 N. YETI
PALM BEACH, FL 33409

A PLAT OF
PORT ASHTON LEGACY LOTS
CREATING LOT 1A, LOT 2C AND LOT 2D

A SUBDIVISION OF
LOT 1, PORT ASHTON CABIN LOTS, PLAT 2007-4
AND
LOTS 2B, 2C, 2D AND 3C
PORT ASHTON RECREATIONAL LOTS, PLAT 2019-7

IC# 1215, TOWNSHIP 1 SOUTH,
RANGE 8 EAST, SEWARD MERIDIAN, ALASKA;
SECOND JUDICIAL DISTRICT, STATE OF ALASKA.
CONTAINING 2.28± ACRES

RECEIVED
MAR - 5 2026

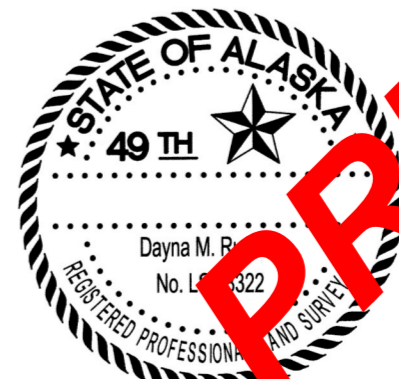
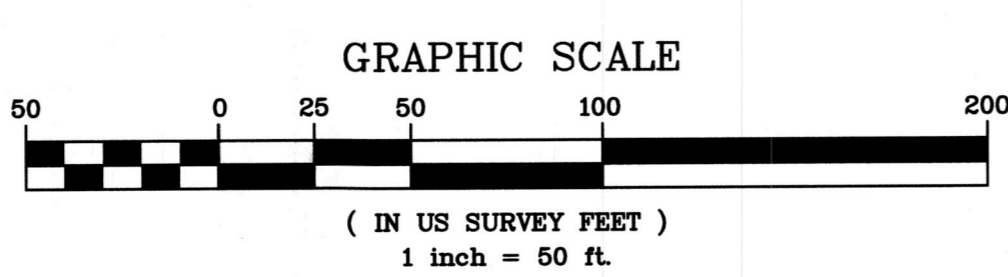
STATE OF ALASKA
49TH
DAYNA M. RICHET
No. 13322
REGISTERED PROFESSIONAL SURVEYOR

LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177 COA# 226083

DRAWN: SPK
CHECKED: DMR
SCALE: 1"=50'

FILE: 24-233FP
DATE: 2/12/2026

SHEET: 1 OF 1
D.N.R. FILE No.: PA202600##



PRELIMINARY