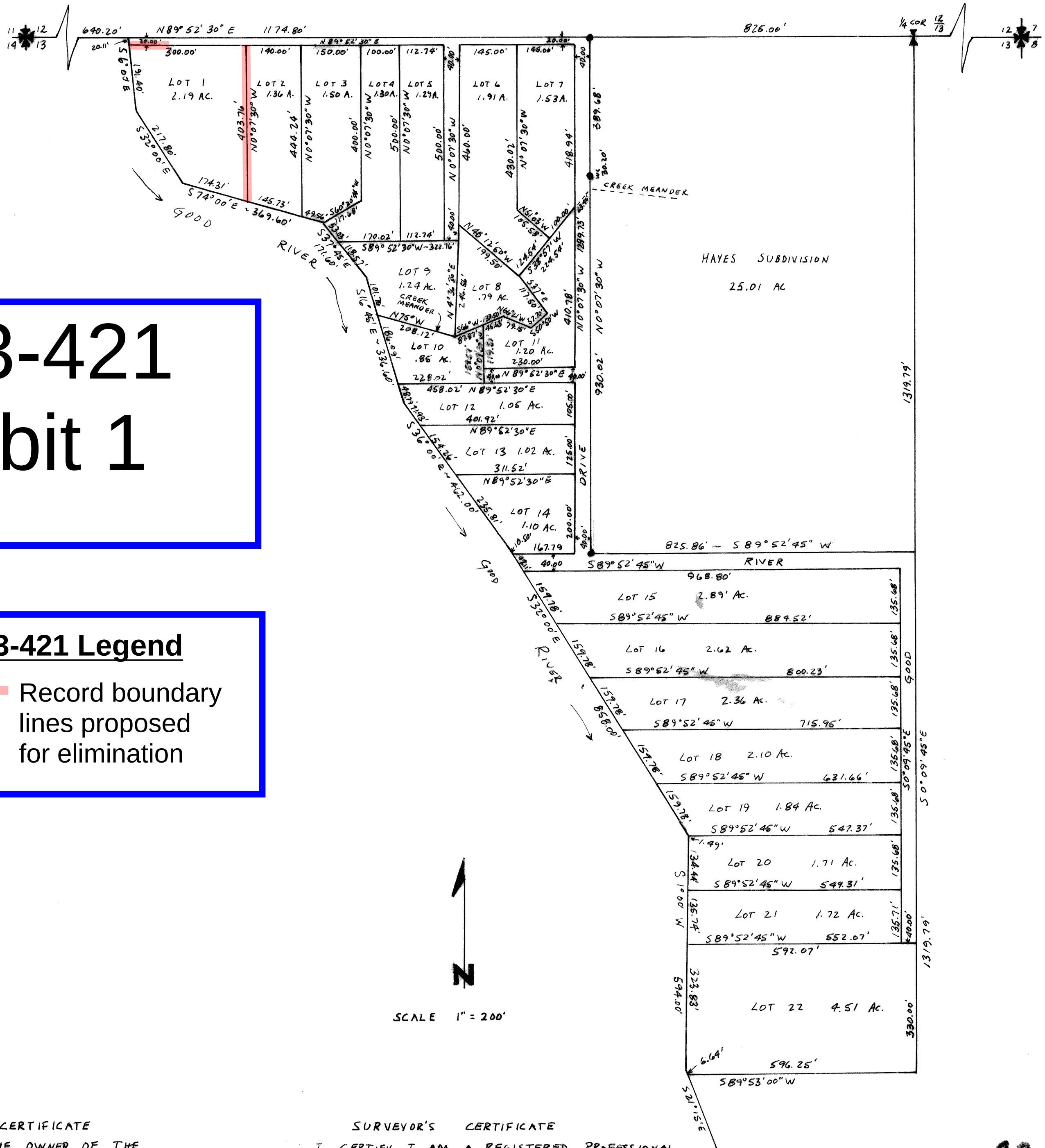


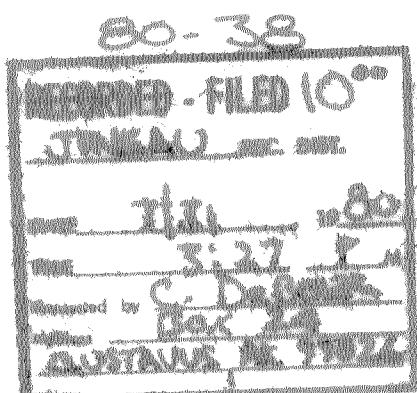
83-25



EV 3-421 Exhibit 1 1 of 2

EV 3-421 Legend

Record boundary
lines proposed
for elimination

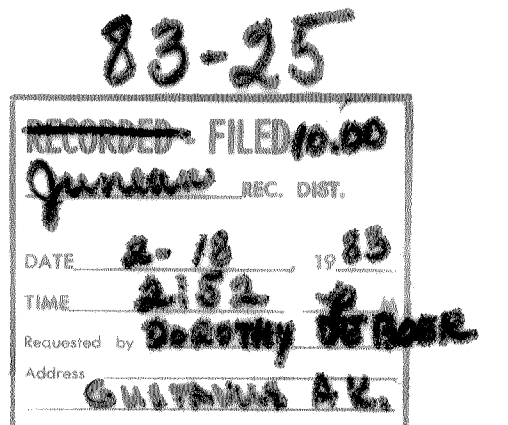
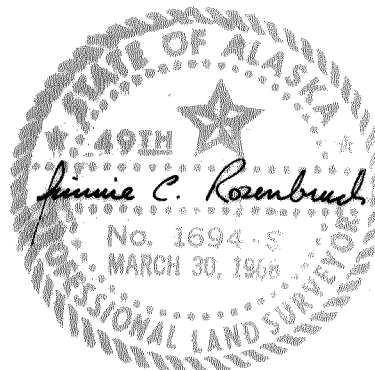


OWNERSHIP AND DEDICATION CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE
PROPERTY SHOWN AND THAT I HEREBY ADOPT THIS
SUBDIVISION PLAT WITH MY FREE CONSENT AND
DEDICATE ALL STREETS TO PUBLIC USE.

DATE July 30, 1980 NAME Charles W. DeBoer
" July 30, 1980 " Dorothy DeBoer
SUSCRIBED AND SWORN BEFORE ME THIS 30 DAY
OF July, 1980.

NOTARY STATE OF ALASKA Eugene Chose
MY COMMISSION EXPIRES Dec 27 - 1980

SURVEYOR'S CERTIFICATE
I CERTIFY I AM A REGISTERED PROFESSIONAL
LAND SURVEYOR AND THIS PLAT WAS PREPARED
BY ME AND ALL DIMENSIONAL AND OTHER
DETAILS ARE CORRECT TO THE BEST OF MY
KNOWLEDGE. James C. Roenbeck JUNE 1980



HARRY HALL Subdivision

SUBDIVISION OF A PORTION OF (42.29 Acres)
LOT 1 AND LOT 4, SECTION 13
TWP. 40 SOUTH, RGE. 58 EAST, C.R.M.
GUSTAVUS, ALASKA JUNE 1980

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1 AND 2 HARRY HALL SUBDIVISION, JUNEAU RECORDING DISTRICT, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

ARTIMUS BONA DEA
PO BOX
GUSTAVUS, AK

DATE

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA

SS

SUBSCRIBED AND SWORN TO ME BEFORE THIS DAY OF
BY: ARTEMIS BONADEA, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA

my COMMISSION EXPIRES:

ACCEPTANCE AND DEDICATION

THE MAYOR HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT, INCLUDING EASEMENTS, RIGHT-OF-WAYS, ALLEYS, AND ROADWAYS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MAYOR FOR THE CITY OF GUSTAVUS

DATE

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

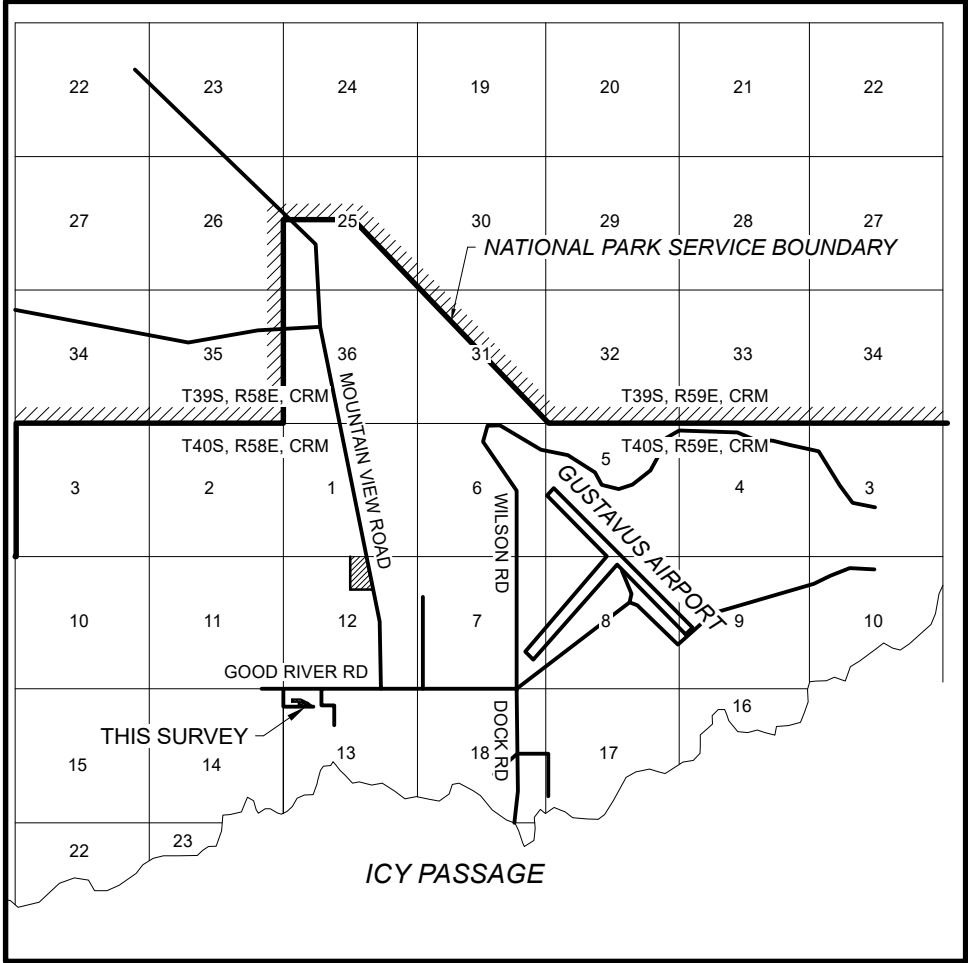
NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM :
R1() - THE OFFICIAL PLAT OF TOWNSHIP NORTH 40 SOUTH, RANGE 58 EAST OF THE COPPER RIVER MERIDIAN, ALASKA, APPROVED ON JULY 22, 1921.
R2() - RECORD PLAT No. 83-25 JRD HARRY HALL SUBDIVISION, A SUBDIVISION OF GOVERNMENT LOTS 1 AND 4 WITHIN SECTION 13 T 40 S, R 58 E CRM, RECORDED ON FEBRUARY 18, 1983.
- THERE IS NO SECTION LINE EASEMENT ACROSS GOVERNMENT LOTS 1 AND 4, SECTION 13 T 40 S, R 58 E CRM ALASKA. SECONDARY MONUMENTS SET BY DOUGLAS FINLEY, LS 6277, WERE ACCEPTED AS POINTS ON LINE FOR RESPECTIVE PROPERTY LINES AND HELD FOR DIRECTION, AND ARE SHOWN AS WITNESS CORNERS ALONG THE 20' WIDE RIGHT-OF-WAY DEDICATED ON RECORD PLAT No. 83-25 JRD, AS SHOWN HEREON.
- THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE OF THE GOOD RIVER FORMS THE TRUE BOUNDS OF LOTS 1A AND 2A THIS SURVEY. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- DOMESTIC WATER AND SANITARY SEWER PUBLIC UTILITIES ARE NOT AVAILABLE WITHIN THIS SURVEY. ON-SITE WASTEWATER TREATMENT SYSTEMS ARE SUBJECT TO ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION RULES AND REGULATIONS.

TAX CERTIFICATE

THIS PLAT IS NOT SUBJECT TO TAXATION, AT THE TIME OF FILING.

MEANDER 'M' LINE TABLE		
LINE	BEARING	DISTANCE
M1	S 11°35'30" E	41.56'
M2	S 11°35'30" E	56.72'
M3	N 13°57'22" W	115.35'
M4	N 23°46'44" W	62.06'
M5	N 34°07'27" W	44.38'
M6	N 40°25'24" W	46.13'
M7	N 52°53'38" W	23.11'
M8	S 67°46'42" E	26.36'
M9	N 78°26'31" E	31.46'
M10	S 67°27'16" W	51.76'
M11	S 79°04'09" W	55.51'
M12	N 79°41'03" W	56.09'
M13	S 81°48'16" E	57.54'
M14	S 67°37'20" E	86.05'
M15	N 56°25'54" W	117.17'

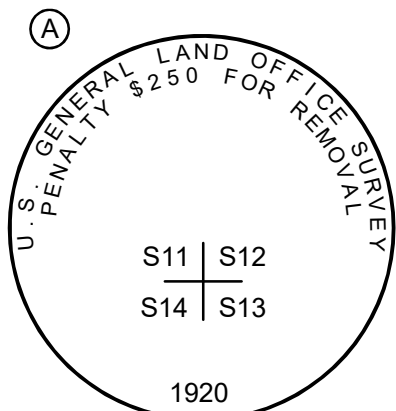


VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS - NTS

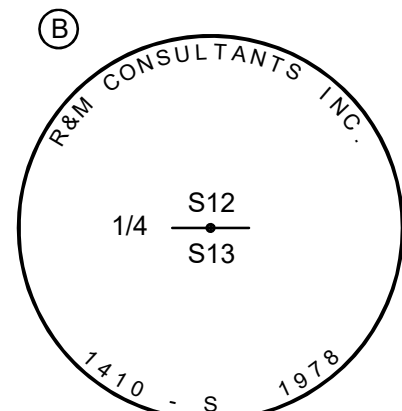
EV 3-421 Legend

Record boundary lines proposed for elimination

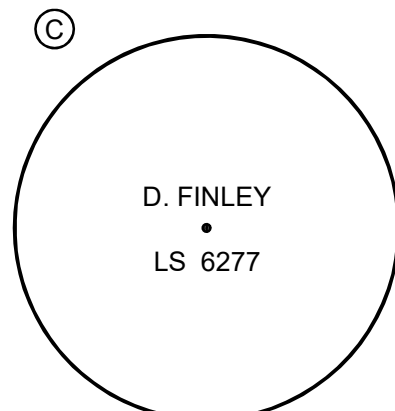
MONUMENT DETAILS



GLO PRIMARY MONUMENT
RECOVERED THIS SURVEY
2.5" BRASS CAP ON PIPE
GOOD CONDITION



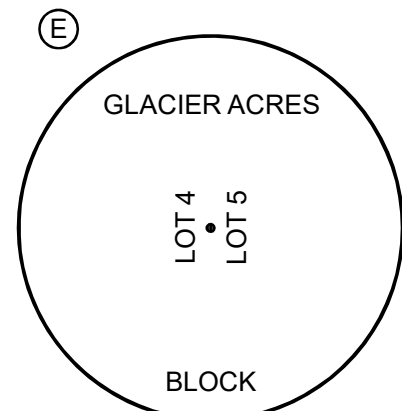
ALUMINUM PRIMARY MONUMENT
RECOVERED THIS SURVEY
3.25" AL. CAP ON AL. PIPE
GOOD CONDITION



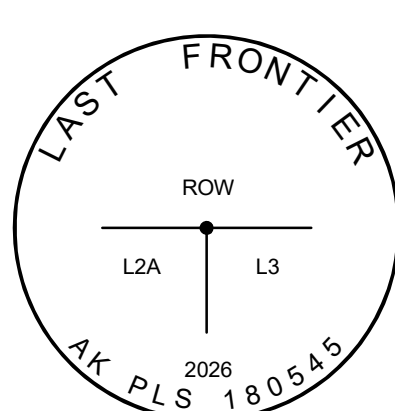
1.25" RED PLASTIC CAP SECONDARY
MONUMENT RECOVERED THIS SURVEY
GOOD CONDITION



1.25" RED PLASTIC CAP SECONDARY
MONUMENT RECOVERED THIS SURVEY
GOOD CONDITION



1.5" ALUMINUM SECONDARY
MONUMENT RECOVERED THIS
SURVEY, GOOD CONDITION



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
2" ALUMINUM CAP AND
30" X No. 5 REBAR

EV 3-421
Exhibit 2

2 of 2



SURVEYOR'S CERTIFICATE

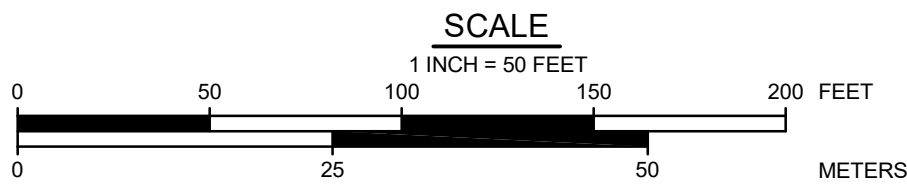
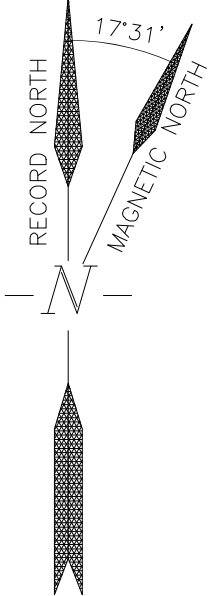
I, ALEC VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT I HAVE SUPERINTENDED THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT THE MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS INDICATED.

ALEC M. VENECHUK, PROFESSIONAL LAND SURVEYOR
REGISTRATION No. LS 180545

LEGEND

- GLO 2.5" BRASS CAP SECTION CORNER MONUMENT RECOVERED THIS SURVEY
- 1/4 SECTION CORNER R&M CONSULTANTS 3.5" PRIMARY MONUMENT RECOVERED THIS SURVEY, MENZIES 1440-S
- 1.25" RED PLASTIC CAP SECONDARY MONUMENT RECOVERED THIS SURVEY, FINLEY 6277-S
- 1.5" ALUMINUM CAP SECONDARY MONUMENT RECOVERED THIS SURVEY, ROSENBRUCH 1694-S
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- PROPERTY LINE THIS SURVEY
- PROPERTY LINE ELIMINATED THIS SURVEY
- PROPERTY LINE
- GOOD RIVER MEAN HIGH WATERLINE
- GLO U.S. GENERAL LAND OFFICE
- ROW RIGHT-OF-WAY
- WD WITNESS DISTANCE
- WCMC WITNESS CORNER TO MEANDER CORNER
- NTS NOT TO SCALE

MAGNETIC DECLINATION
SOURCE:
WWW.NGDC.NOAA.GOV
APRIL 7, 2026



LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

CLIENT:
ARTEMIS BONADEA
PO BOX 56
GUSTAVUS, ALASKA 99826

A PLAT OF
HARRY HALL SUBDIVISION No. II
CREATING LOTS 1A AND 2A

A REPLAT AND SUBDIVISION OF LOTS 1 AND 2, HARRY HALL SUBDIVISION
RECORD PLAT No. 83-25, JUNEAU RECORDING DISTRICT
WITHIN GOV. LOT 4, SEC. 13, T 40 S, R 58 E, CRM

LOCATED WITHIN GUSTAVUS, ALASKA

DRAWN BY: AMV DATE: 05/27/2026 SHEET 1 OF 1