

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

Douglas Finley
COMMISSIONER

8-13-04
DATE

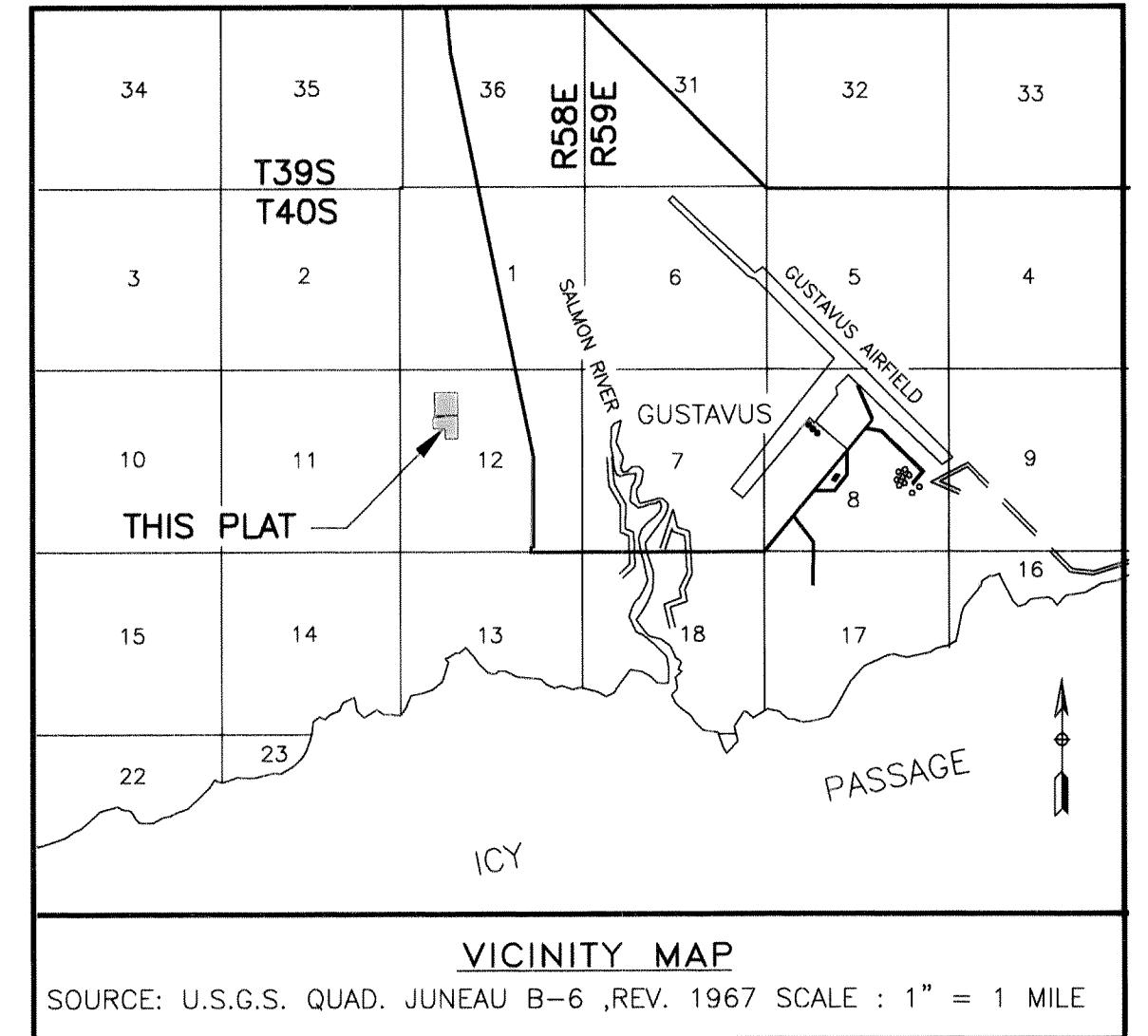
BY APPROVAL OF THIS PLAT, THE COMMISSIONER OF THE DEPT. OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS AND ROADWAYS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC OR PRIVATE PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

EASEMENT DETAIL

SCALE: 1"=50'

NOTES:

1. THE LAND DEPICTED ON THIS PLAT DOES NOT LIE WITHIN THE JURISDICTION OF ANY ORGANIZED BOROUGH OR WITHIN THE BOUNDARIES OF A ZONING OR TAXING AUTHORITY RECOGNIZED BY THE STATE OF ALASKA.
2. NO FIELD SURVEY WAS CONDUCTED IN RELATION TO THE PREPARATION OF THIS PLAT. DIMENSIONS AND DETAILS SHOWN HEREON REFLECT RECORD INFORMATION, INCLUDING DIMENSIONS ON THE DEEDS AND PLATS IDENTIFIED HEREON, IN RELATION TO ALIQUOT PARTS COMPUTED FROM PLAT 74-29.
3. THIS VACATION / REPLAT IS IN COMPLIANCE WITH STATE PLATTING RESOLUTION NO. 2003-05, APPROVED JULY 28, 2003, EV-2-880 AND AS29.40.120-.140.
4. THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900(5).
5. THE 10-FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT IS LIMITED TO NON-MOTORIZED PUBLIC ACCESS.



EV 3-424 Legend

Record boundary lines proposed for elimination

EV 3-424 Exhibit 1 1 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF XTRATUFF ESTATES, AS SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT AND HEREBY DEDICATE ALL ROADS AND EASEMENTS TO PUBLIC USE AS NOTED.

LARRY TONG *Larry Tong* DATE *July 13, 2004*
FLORENCE TONG *Florence Tong* DATE *July 8-04*
JANET DOHERTY *Janet Doherty* DATE *8 July 2004*
MARY BETH MOSS *Mary Beth Moss* DATE *16 July 2004*

NOTARY'S ACKNOWLEDGMENT:

SUBSCRIBED AND SWORN, TO BEFORE ME THIS *13th* DAY OF *July*, 2004
FOR *Larry Tong & Janet Doherty*

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: *March 27, 2005*

NOTARY'S ACKNOWLEDGMENT:

SUBSCRIBED AND SWORN, TO BEFORE ME THIS *16th* DAY OF *July*, 2004
FOR *Mary Beth Moss*

NOTARY FOR THE STATE OF ALASKA

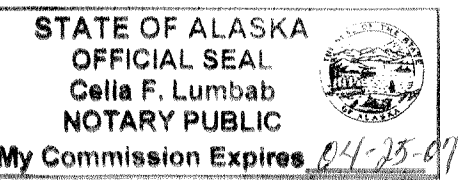
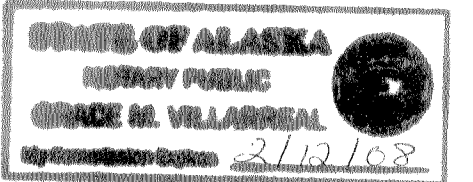
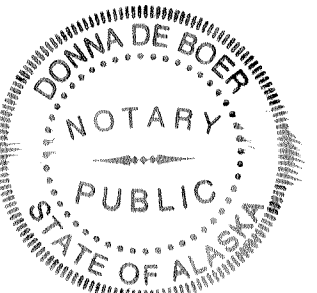
MY COMMISSION EXPIRES: *03/12/08*

NOTARY'S ACKNOWLEDGMENT:

SUBSCRIBED AND SWORN, TO BEFORE ME THIS *17th* DAY OF *JULY*, 2004
FOR *LARRY TONG*

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: *APRIL 25, 2004*



DATE OF SURVEY :
NO SURVEY

DOUGLAS FINLEY LAND SURVEYING
820 6th STREET
JUNEAU, AK 99801
(907) 586-4253

A PLAT OF XTRATUFF ESTATES

A REPLAT OF

LOT 4, BLOCK C OF THE SUBDIVISION OF W 1/2 OF N.W. 1/4 & N.W. 1/4 OF N.E. 1/4, SEC.12 (PLAT 74-29); LOT 1B, PERISH SUBDIVISION (PLAT NO. 96-45); DEED PARCEL (BK 63, PG 332) DEED PARCEL (BOOK 462, PG. 578); AND THE VACATION OF ROAD AND ACCESS EASEMENTS AND RIGHTS-OF-WAY AS INDICATED.

LOCATED WITHIN SECTION . 12, T.40S., R.58E., C.R.M., ALASKA
CONTAINING 17.46 ACRES

JUNEAU RECORDING DISTRICT

LOCATED IN GUSTAVUS, ALASKA

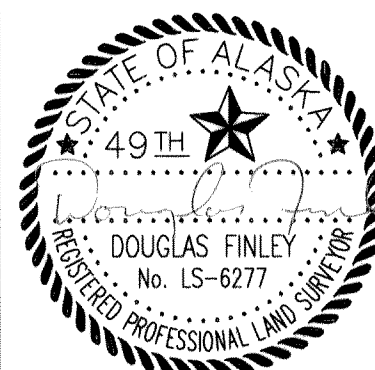
DATE: 5-03-2004

SCALE: 1" = 100'

DWN BY: GDM

CHECKED: DF

FILE NO.
EV-2-880
PA20040016

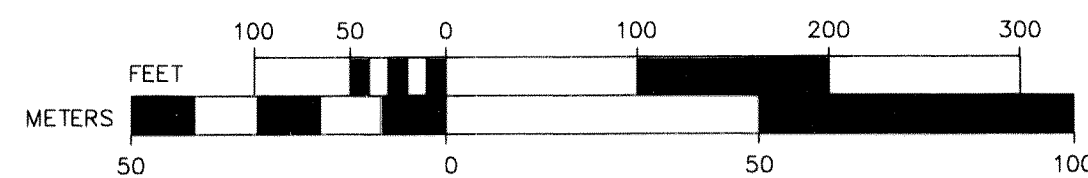


CERTIFICATE OF REGISTERED LAND SURVEYOR

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS OFFICE PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

Douglas Finley
DOUGLAS FINLEY LS-6277

DATE



SCALE: 1 INCH = 100 FEET
1 METER = 3.280833 U.S. SURVEY FEET

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() - RECORD PLAT No. 74-29 JRD, A SUBDIVISION OF THE W 1/2 NW 1/4 & NW 1/4 NE 1/4 OF SECTION 12, T 40 S, R 58 E, CRM, RECORDED ON AUGUST 7, 1974. SURVEYED BY TONER-NORDLING ENGINEERING, GEORGE R. MARKS 1644-S.
R2() - RECORD PLAT No. 83-144 JRD, A SUBDIVISION OF LOT 3, BLOCK C, RECORD PLAT No. 74-29 JRD, RECORDED ON SEPTEMBER 21, 1983. SURVEYED BY EMPS ENGINEERING, GEORGE W. DAVIDSON 3171-S.
R3() - RECORD PLAT No. 2004-36 JRD, A PLAT OF XTRATUFF ESTATES, RECORDED ON SEPTEMBER 7, 2004. SURVEYED BY DOUGLAS FINLEY 6277-S.
- 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.

LOT 1, PLAT No. 2004-36 JRD CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 1 XTRATUFF ESTATES, AS SOWN ON RECORD PLAT No. 2004-36 JUNEAU RECORDING DISTRICT. 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.

LAYNE T. PARKER
PO BOX 14
GUSTAVUS, AK 99826

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA

SUBSCRIBED AND SWORN TO ME BEFORE THIS DAY OF
BY: LAYNE T. PARKER, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA
my COMMISSION EXPIRES:

LOT 3A, PLAT No. 83-144 JRD CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 3A, RECORD PLAT No. 83-144 JUNEAU RECORDING DISTRICT. WE 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.

BARBARA J. SHEINBERG
PO BOX 20063
JUNEAU, AK 99802

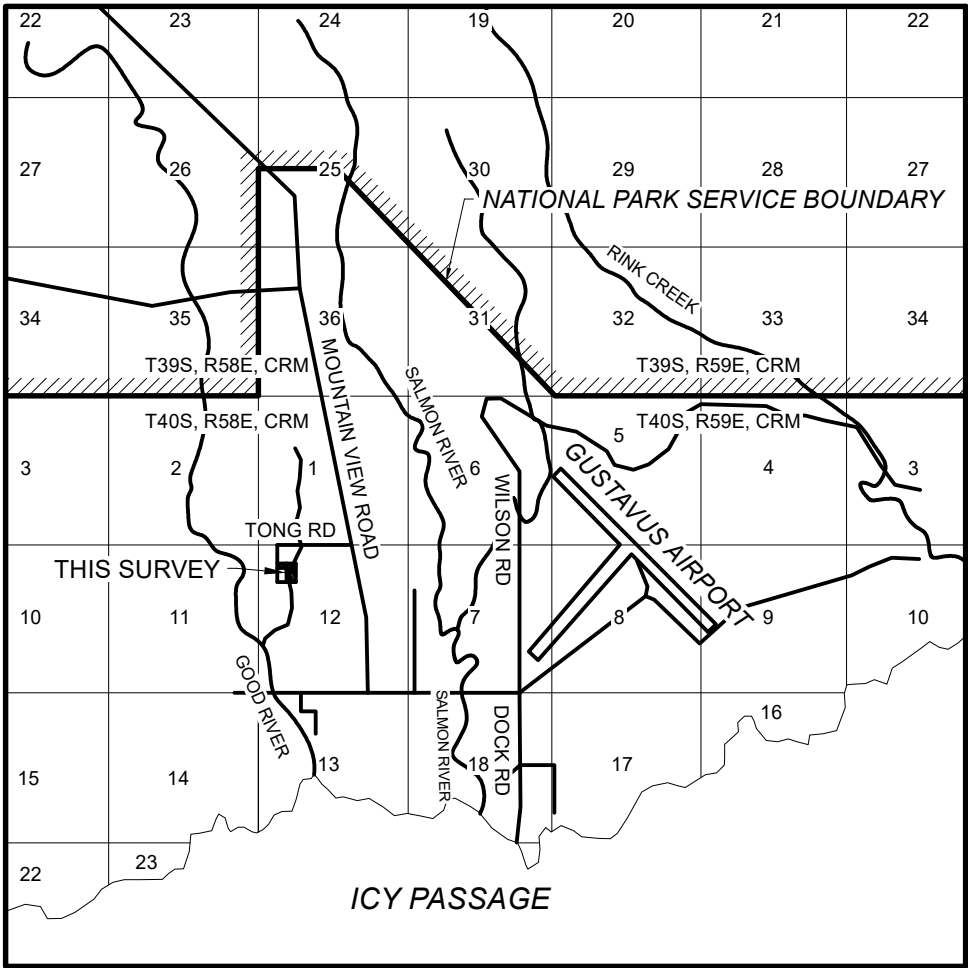
NORMAN A. COHEN
PO BOX 20063
JUNEAU, AK 99802

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA

SUBSCRIBED AND SWORN TO ME BEFORE THIS DAY OF
BY: BARBARA J. SHEINBERG AND NORMAN A. COHEN, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA
my COMMISSION EXPIRES:



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

EV 3-424 Exhibit 2 2 of 2

LEGEND

- REMNANTS OF WHITE WOODEN POST RECOVERED THIS SURVEY, DISTURBED, DID NOT HOLD FOR LINE
- 2.0" ALUMINUM CAP SECONDARY MONUMENT RECOVERED THIS SURVEY, EMPS ENGINEERING 3171-S
- 1.25" YELLOW PLASTIC CAP SECONDARY MONUMENT RECOVERED THIS SURVEY, FINLEY 6277-S
- SECONDARY MONUMENT SET THIS SURVEY, SEE TYPICAL DETAIL
- PROPERTY LINE THIS SURVEY
- PROPERTY LINE ELIMINATED THIS SURVEY
- PROPERTY LINE, NOT A PART OF THIS SURVEY
- ROW
- RIGHT-OF-WAY
- NTS
- NOT TO SCALE
- JRD
- JUNEAU RECORDING DISTRICT

EV 3-424 Legend

Record boundary
lines proposed
for elimination

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

ACCEPTANCE AND DEDICATION

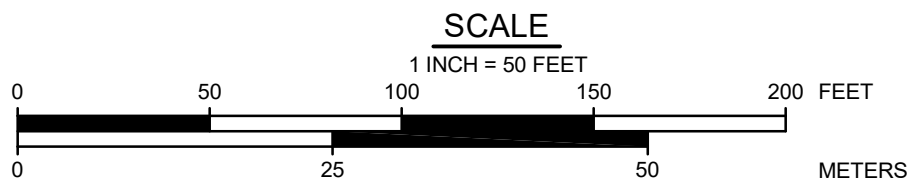
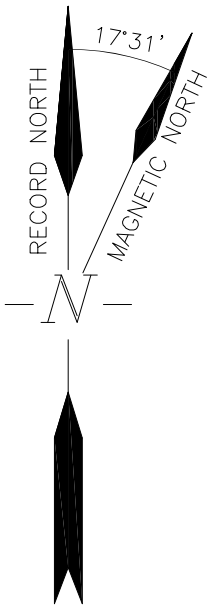
THE MAYOR HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT, INCLUDING EASEMENTS, RIGHT-OF-WAYS, ALLEYS, AND ROADWAYS SOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNING BODY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

MAYOR FOR THE CITY OF GUSTAVUS
DATE

TAX CERTIFICATE

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

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:
BARBARA SHEINBERG AND NORMAN COHEN
PO BOX 20063
JUNEAU, ALASKA 99802

CLIENT:
LAYNE PARKER
PO BOX 14
GUSTAVUS, ALASKA 99826

A PLAT OF XTRATUFF ESTATES No. II CREATING LOTS 1A AND 1B

A REPLAT AND SUBDIVISION OF
LOT 1, XTRATUFF ESTATES, RECORD PLAT No. 2004-36, JRD
AND
LOT 3A, BLOCK C, RECORD PLAT No. 83-144, JRD

WITHIN SECTION 12, T 40 S, R 58 E, CRM
LOCATED WITHIN THE CITY OF GUSTAVUS, ALASKA

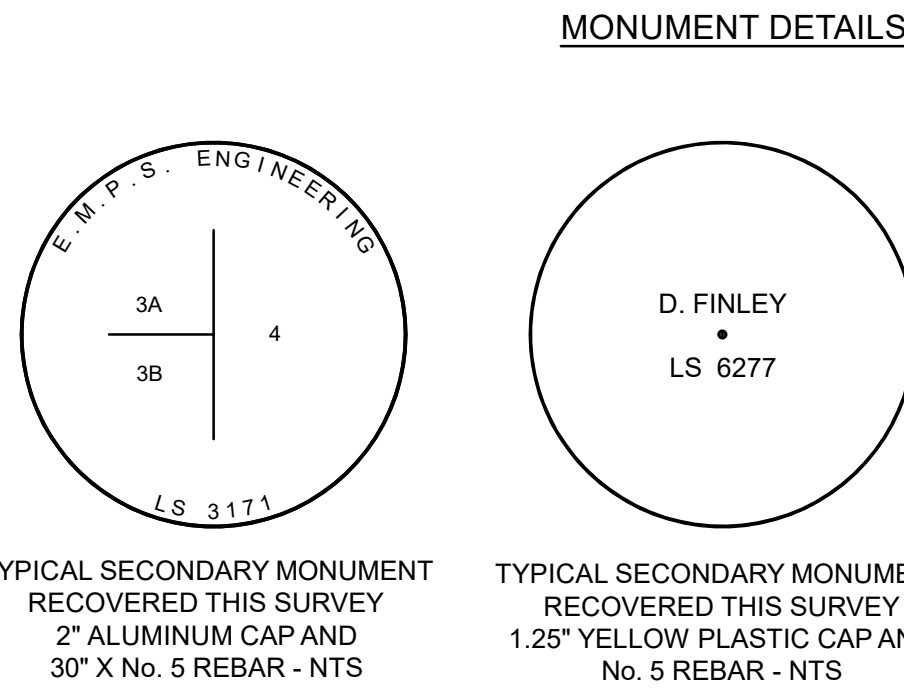
DRAWN BY: AMV DATE: 07/10/2026 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

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

DATE: 07/10/2026 REGISTRATION No. LS 180545

ALEC M. VENECHUK, PROFESSIONAL LAND SURVEYOR



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

TYPICAL SECONDARY MONUMENT
RECOVERED THIS SURVEY
1.25" YELLOW PLASTIC CAP AND
No. 5 REBAR - NTS

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

LOT 2, BLOCK C

PLAT No. 74-29 JRD
NOT A PART OF THIS SURVEY

BASIS OF BEARING N 89°59'52" W 315.07 R3(315.51)"

LOT 1A
122,826 SF
2.82 AC

LOT 3A

LOT 3B
PLAT No. 83-144 JRD
NOT A PART OF THIS SURVEY

LOT 3C
PLAT No. 83-144 JRD
NOT A PART OF THIS SURVEY

LOT 3D
PLAT No. 83-144 JRD
NOT A PART OF THIS SURVEY

R2(N 89°59'32" E 315.56')
N 89°55'56" E 315.56'

LOT 1A
PLAT No. 96-45 JRD
NOT A PART OF THIS SURVEY

LOT 3
PLAT No. 2004-36 JRD
NOT A PART OF THIS SURVEY

LOT 4
PLAT No. 2004-36 JRD
NOT A PART OF THIS SURVEY

10.00' NON-MOTORIZED PUBLIC
ACCESS AND UTILITY EASEMENT
RECORD PLAT No. 2004-36 JRD

N 08°09'42" W 24.07'
NOT HELD