



LOT 13

LOT 11

LOT 12-A
20,961 s.f.

LOT 12-B
20,961 s.f.

LOT 12-C
20,961 s.f.

Log House

S 89°01'45" W - 125.32' M.
(S 80°43'37" W - 145.00' R.)
Meander Line

PORT ST. NICHOLAS

BASIS OF BEARINGS - Plat 83-65
S 88°21'48" E - 102.75' M. (102.64' R.)

206.19'

East - 111.05'

(N 15°54'35" E - 559.81' R.)
(N 17°21'07" E - 579.95' M.)
191.70'

East - 118.06'

182.06'

177.98'

189.73'

S 15°19'51" W - 568.73' M.
(S 12°26'19" W - 524.38' R.)
201.02'

Access Easement

EV 3-427 Exhibit 1 1 of 2

LEGEND

- Found rebar/alcap
- Set rebar/alcap
- M. Measured
- R. Record - Plat 83-65
- p- Power Line

TAX STATEMENT

This subdivision lies outside of any taxing authority.

CERTIFICATE OF APPROVAL BY AK.D.E.C.

WASTEWATER DISPOSAL:

For Lots 12-A & 12-B soil conditions, water table levels, and soil slopes have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences meeting the regulatory requirements of the Alaska Department of Environmental Conservation.

For Lot 12-C a wastewater treatment system with an individual marine outfall serving a single family or duplex residence, which meets the regulatory requirements of the Alaska Department of Environmental Conservation, has been approved.

Any other type of wastewater treatment and disposal system must be approved by the Alaska Department of Environmental Conservation.

Subject to any noted restrictions, the Alaska Department of Environmental Conservation approves this subdivision for platting.

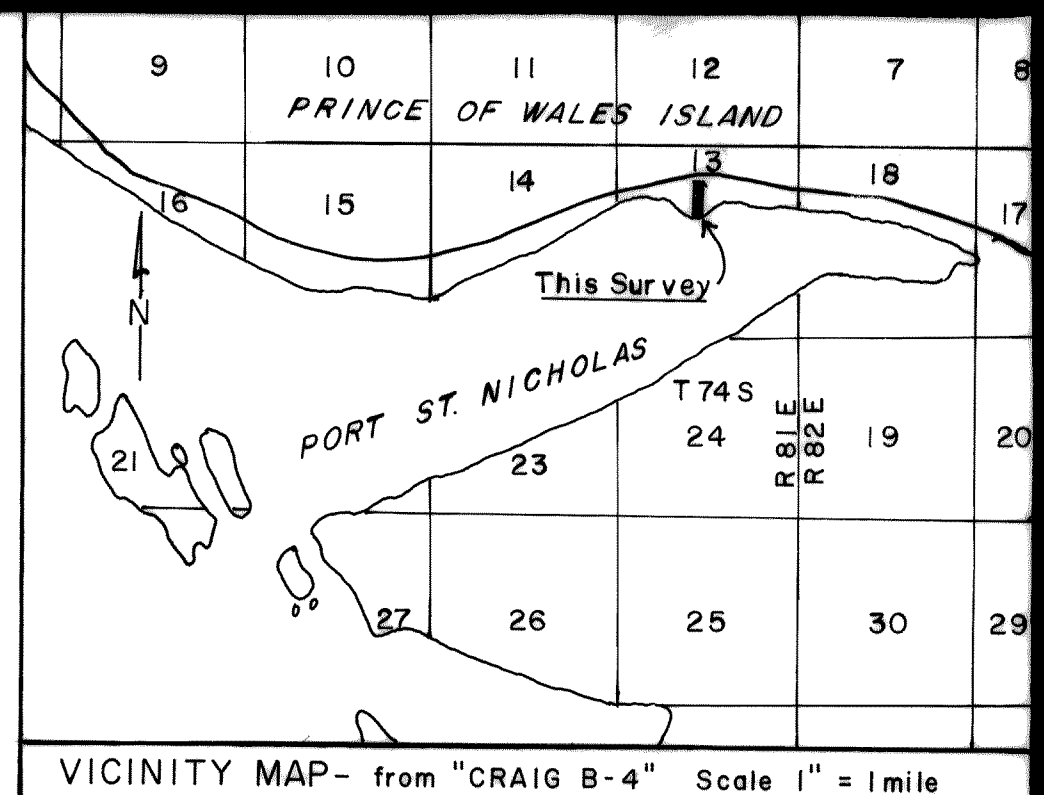
Robert J. Cannon
AK D.E.C. Approving Official

6-24-96
Date

EV 3-427 Legend

— Record boundary line
proposed for elimination

016-34
RECORDED - FILED 20
KETCHIKAN
DATE July 16 96
TIME 3:44 P
Enclosed: Glenn Charles
Address: [illegible]



OWNER'S CERTIFICATE

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our free consent.

Glenn Charles 3-18-96
Owner Date

Janet C. Charles 3-18-96
Owner Date

NOTARY'S ACKNOWLEDGEMENT

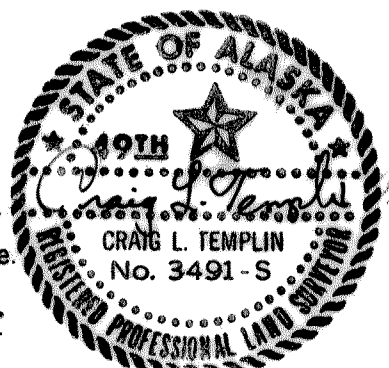
Subscribed and sworn to before me this 18 day of March, 1996
Personally appeared *Glenn Charles* and *Janet Charles*

Suzanne Apalut
Notary Public for the State of Alaska
My Commission Expires 11-18-97

SURVEYOR'S CERTIFICATE

I hereby certify that this plat represents a survey made by me or under my direct supervision, that the monuments actually exist as described, and that all dimensions and other details are correct to the best of my knowledge.

Craig L. Templin 2-23-96
Craig L. Templin, AK. RLS 3491 Date



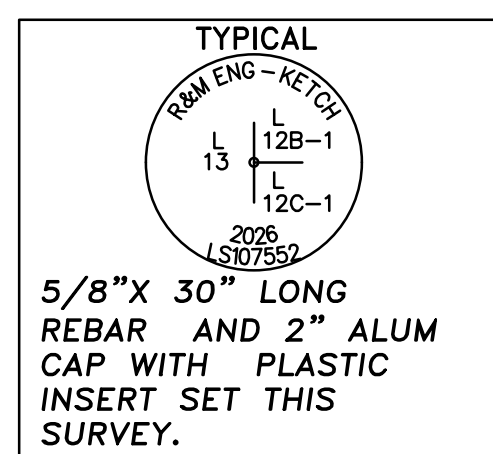
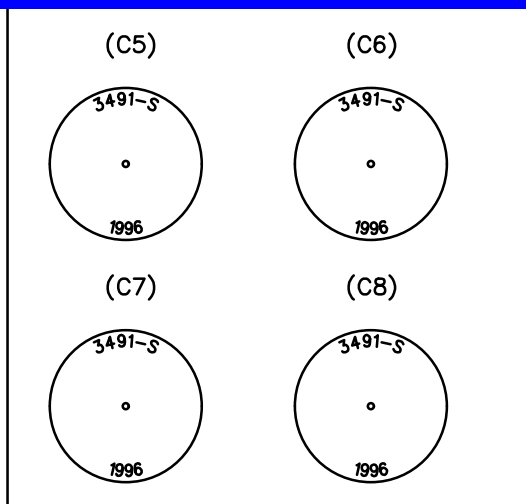
PLAT OF: LOTS 12-A, 12-B, & 12-C; PORT ST. NICHOLAS SUBDIVISION	
A RESUBDIVISION OF LOT 12, PORT ST. NICHOLAS SUBDIVISION, PLAT NO. 83-65, KETCHIKAN RECORDING DISTRICT, AK. LOCATED IN SEC. 13, TWP. 74 S., RGE. 81 E., C. R. M. CONTAINING 1.444 acres.	
Surveyed for: GLENN CHARLES Craig, AK.	Surveyed by: CRAIG L. TEMPLIN, R.L.S. P.O. Box WWP - Whale Pass Ketchikan, AK. 99950-0280 Phone (907) 846-5120
Date - 2/23/96	Scale 1" = 40' Drawn by C.L.T.

	GLO/BLM MONUMENT OF RECORD 2 1/2" ALUMINUM CAP
	SECONDARY MONUMENT SET THIS SURVEY AS WITNESS CORNERS (SEE NOTE 1)
	SECONDARY MONUMENT RECOVERED AS DESCRIBED ALUMINUM CAP ON 5/8 REBAR
	RECORD MEANDER (PLAT 83-65)
	UNSURVEYED
	SURVEYED
KRD	KETCHIKAN RECORDING DISTRICT
R&M	RECORD AND MEASURED
(R1)	RECORD (PLAT 96-34)

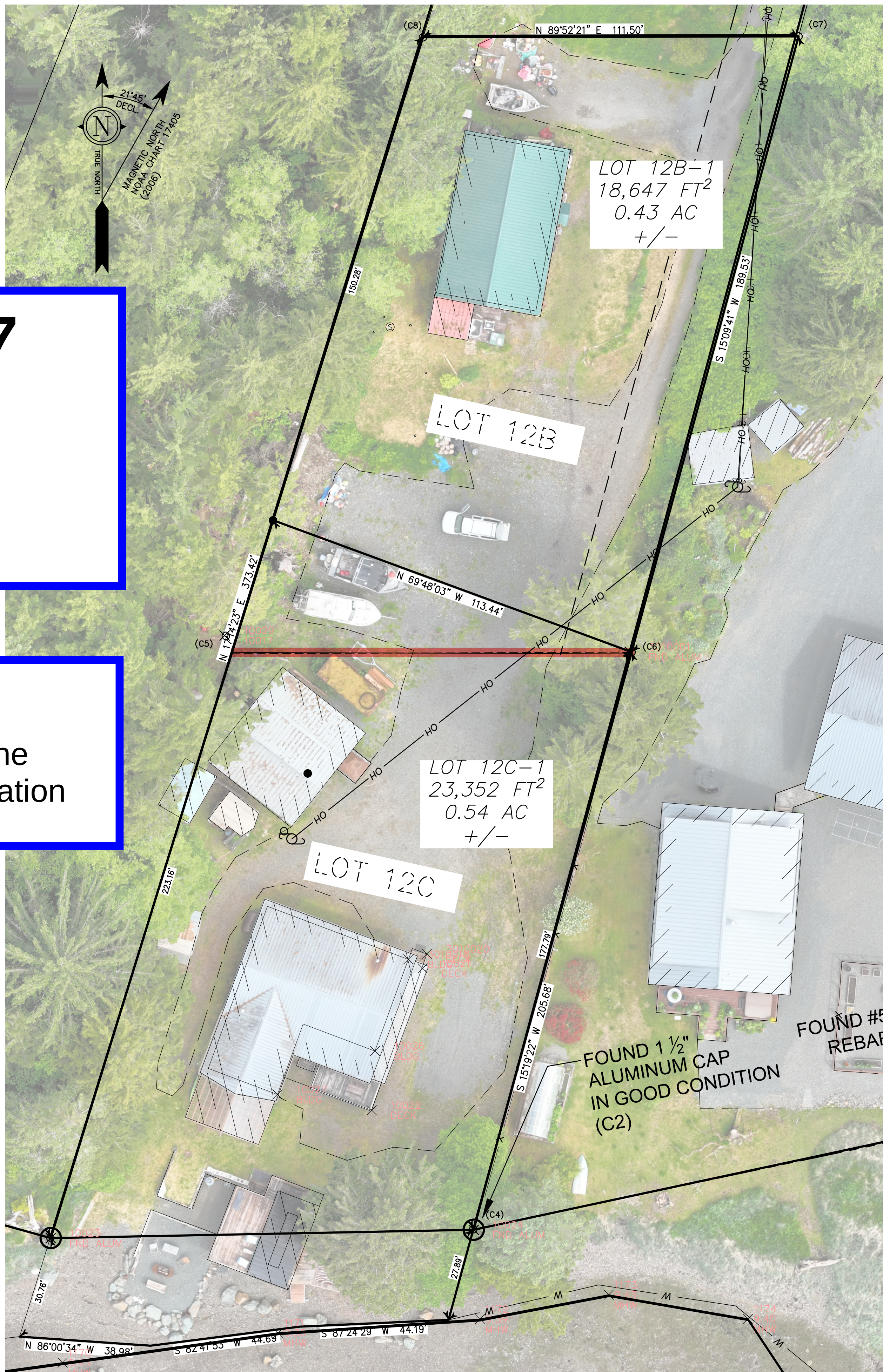
N 20°15'33" W 474.29' MEASURED OR CALCULATED

EV 3-427 Legend

Record boundary line
proposed for elimination



TIDAL DATA CRAIG: (NOAA CHART 17405 JAN 2006)	
MEAN HIGHER HIGH WATER	10.0'
MEAN HIGH WATER	9.2'
MEAN LOW WATER	1.3'
MEAN LOWER LOW WATER	0.0'
EXTREME LOW WATER	-4.0'



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KINGERY LIMITED PARTNERSHIP IS THE OWNER OF BALLARD REPLAT, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

PATRICK E. BALLARD
P.O. BOX 7777
CRAIG, AK. 99921

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY

OF _____, 202 _____ BY: _____,
_____, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

1. SET 30" LONG 5/8 REBAR WITH 2" ALUMINUM CAP AT LOCATIONS AS INDICATED ON THE PLAT, STAMPED AS SHOWN IN THE TYPICAL.
2. THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
4. THIS PLAT IS SUBJECT TO THE FOLLOWING:

A) ANY RESTRICTIONS, NOTES, EASEMENTS OR COVENANTS AS NOTED ON PLAT 83-65.
B) EASEMENT BETWEEN THE CITY OF CRAIG AND SHAAN-SEET, INC. RECORDED MAY 16, 1985 IN BOOK 131 PAGE 532, KR.D.
C) SEWER EASEMENT RECORDED APRIL 20, 2005 AS DOCUMENT NO. 2005-001486-0
D) PLAT 83-65 K.R.D.
E) RESERVATIONS AND EXCEPTIONS CONTAINED WITHIN US PATENT NUMBER 50-89-0693.

5. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTATED TO THE BASIS OF BEARINGS, OBSERVED THIS SURVEY, AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

6. THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER FORMS THE TRUE BOUNDS OF LOT 12C-1. THE APPROXIMATE LINE OF MEAN HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE LOT CORNERS BEING ON THE EXTENSION OF THE LOT SIDE LINES AND THEIR INTERSECTION WITH THE TRUE NATURAL MEANDERS.

7. BASIS OF ELEVATIONS FOR MHW WERE PREDICATED UPON LOCAL GPS CONTROL ADJUSTED TO MATCH THE PUBLISHED ELEVATION OF 10.44' FOR USC&GS TIDAL BENCH MARK 8, 1953. A STANDARD DISK STAMPED "NO 8 1953", SET IN A DARK STONE ON THE BEACH NEAR THE TROPHY PALACE, IN THE CITY OF CRAIG, AK. CORRELATING TIME COORDINATED TIDAL OBSERVATIONS ON JUNE 26TH, 2026 THIS SURVEY AGREED WITH THE OBSERVED BENCHMARK ELEVATIONS.

8. THERE ARE DISCREPANCIES BETWEEN THE RECORD MEANDER LINE AND THAT OF THE MEAN HIGH WATER LINE (MHWL) DETERMINED IN OR BY THIS SURVEY FOLLOWING 11AAC53.120 PROCEDURES. IT IS THIS SURVEYOR'S OPINION THAT THE DIFFERENCES RESULTED FROM DIFFERENT SURVEY PROCEDURES. MHWL DOES NOT APPEAR TO HAVE CHANGED SIGNIFICANTLY SINCE THE TIME OF THE ORIGINAL SURVEY. APPROVAL OF THIS PLAT DOES NOT PRECLUDE THE STATE OF ALASKA FROM ASSERTING ANY CLAIMS OR DEFENSES IN A FUTURE QUIET TITLE ACTION.

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

COMMISSIONER

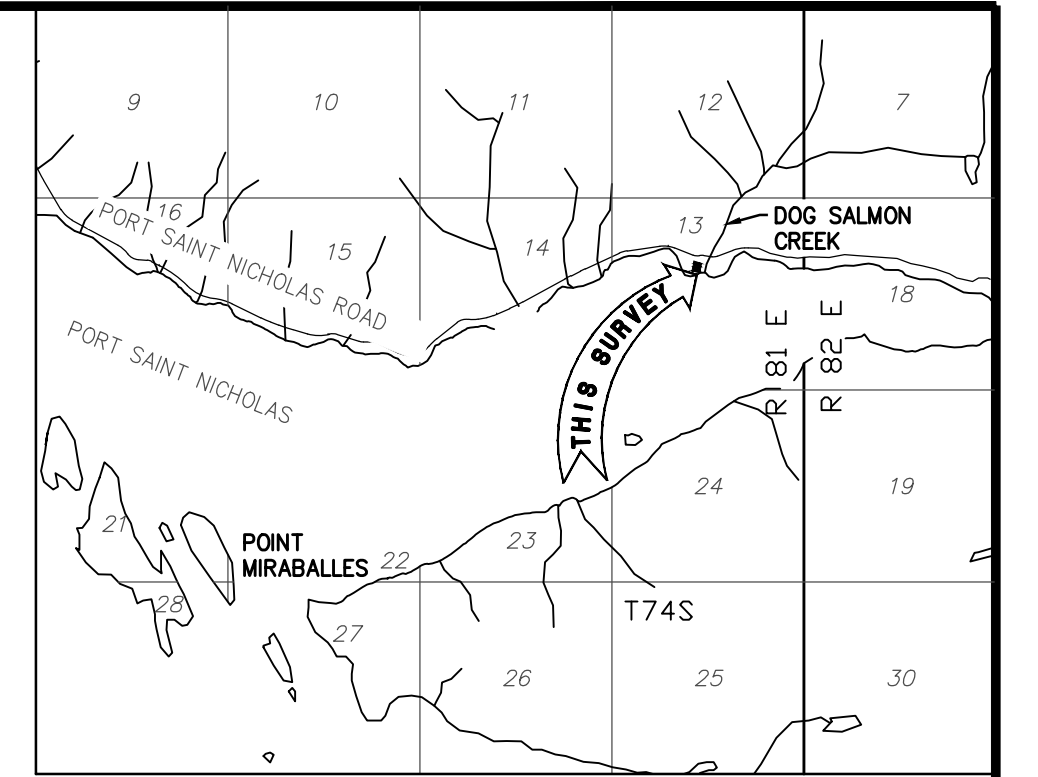
DATE

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

I HEREBY 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ REGISTRATION NO. 107552

REGISTERED LAND SURVEYOR

VICINITY MAP

SOURCE: U.S.G.S. QUADRANGLE CRAIG (C-4), ALASKA 1985
1"= 1 MILE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KINGERY LIMITED PARTNERSHIP IS THE OWNER OF KINGERY SUBDIVISION II, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

CHRISTOPHER JOSHUA CHENEY
P.O. BOX 1143
CRAIG, AK. 99921

MICHELLE CHENEY
P.O. BOX 1143
CRAIG, AK. 99921

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY

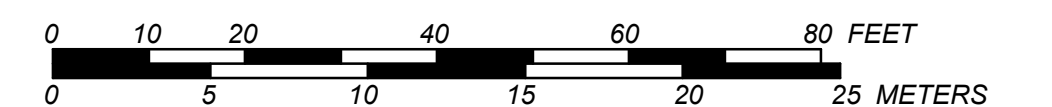
OF _____, 202 ____ BY: _____,
_____, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

DATE OF SURVEY:
BEGINNING: JUNE/26
ENDING: SEPT/26

NAME OF SURVEYOR:
R&M ENGINEERING KETCHIKAN INC.
7180 REVILLA ROAD SUITE #300
KETCHIKAN, AK. 99901
PROJECT# 262722 COA# C576

BALLARD REPLAT
CREATING LOTS 12B-1 AND 12C-2

A REPLAT OF LOTS 12P AND 13C PORT ST. NOCHOLAS
SUBDIVISION (PLAT 93-34), KR.D.
LOCATED WITHIN SECTION 13, T 74 S., R 81 E, CRM
CONTAINING 0.00 ACRES MORE OR LESS

DRAWN BY TC
DATE 07/13/26

SCALE:
1"=20'

CHECKED BY:
CGP

FILE NO.
PA2026XXXX

PRELIMINARY

STATE OF ALABAMA
JAN 10 2018
JAMES G. PIERCE
No. 107552
JUDICIAL PROFESSIONAL LAW SUITE

DR
DA
SC