EV 3-422 Exhibit 1

1 of 2

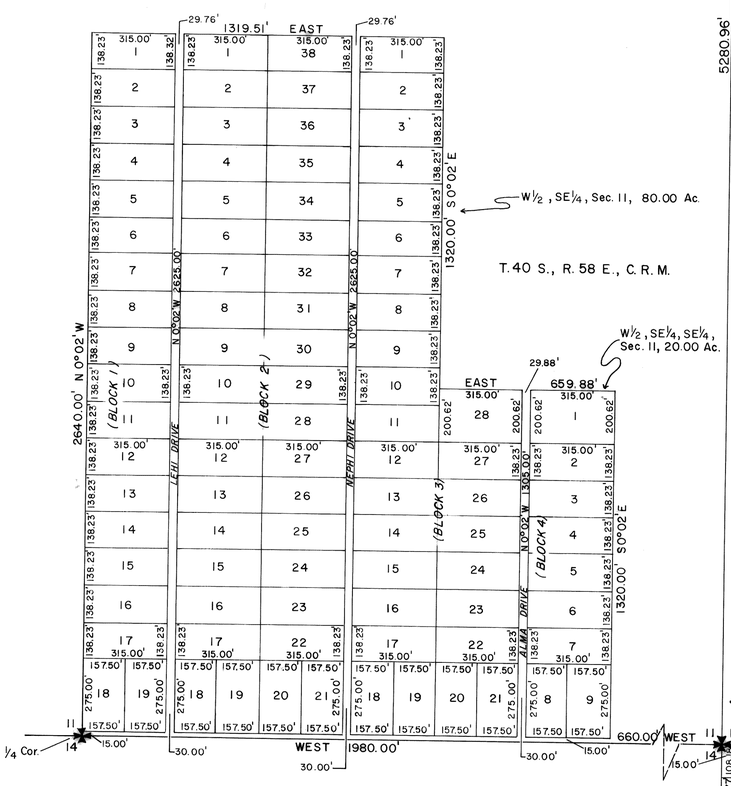
NOTES:

Original Public Lands survey monument

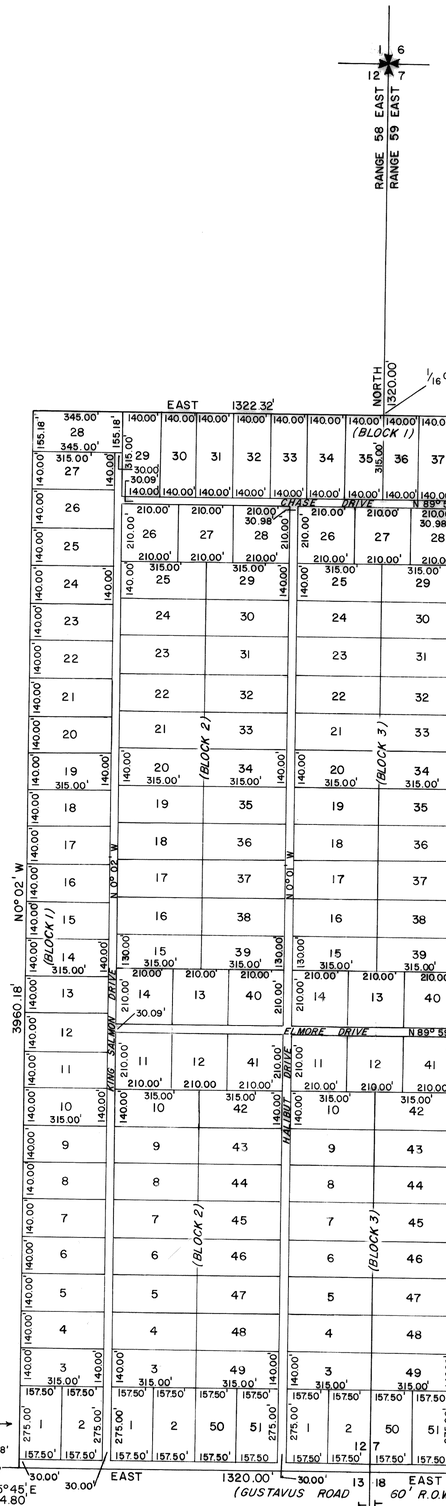
A 15 foot pedestrian easement exists above mean high water along the Salmon River only

EV 3-422 Legend

Record boundary line proposed for elimination



GLACIER BAY ACRES NO. 1
100.00 Acres
94 Lots



GLACIER BAY ACRES NO. 2
SE¼ of NE¼ & E½ of SE¼, Sec. 12, T. 40 S., R. 58 E., C.R.M. Lot 3, Lot 6, Lot 7, Sec. 7, T. 40 S., R. 59 E., C.R.M
218.89 Acres
201 Lots

LOT 2, SEC. 13
32.21 Acres
30 Lots

GLACIER BAY ACRES NO. 3
Lot 4, Lot 5, SW¼ of NE¼, NW¼ of SE¼, Sec. 7, T. 40 S., R. 59 E., C.R.M.
152.53 Acres
141 Lots

77-33
RECORDED - FILED 20th
JUNEAU REC. DIST.
DATE 6/29 1977
TIME 2:22 P M
Recorded by TIA
Address

STATE OF ALASKA
NOTARY PUBLIC
GLEN A. PRINCE
My Commission Expires July 19, 1980

Surveyor's Certificate

I certify I am a registered professional land Surveyor and this plat was prepared by me or under my supervision and all dimensional and other details are correct to the best of my knowledge. _____ *1977.*

STATE OF ALASKA
49TH
JAMES C. TAPP
No. 1844-S
REGISTERED
LAND SURVEYOR

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 June 29, 1977 Name John D. Chase

Subscribed and sworn before me this 29TH *day of* JUNE, 1977.

Notary State of ALASKA Notary Glen A. Prince

My commission expires _____.

GLACIER BAY ACRES SUBDIVISION

CONTAINING 503.63 ACRES 466 LOTS

A portion of the SE¼, Section 11 and NW¼, Section 13 and E½, Section 12, T. 40 S., R. 58 E., and a portion of Section 7, T. 40 S., R. 59 E., C.R.M.

Gustavus, Alaska April, 1977

Scale 1" = 300'

PLAT #77-33

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE BONADEA SUBDIVISION, JUNEAU RECORDING DISTRICT, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

_____ DATE

ARTEMIS BONADEA
PO BOX 58
GUSTAVUS, AK 99826

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

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

_____
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:_____

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE BONADEA SUBDIVISION, JUNEAU RECORDING DISTRICT, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

_____ DATE

CORPORATE REPRESENTATIVE
GLACIER BAY CONSTRUCTION
PO BOX 389
GUSTAVUS, AK 99826

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
) SS
STATE OF ALASKA)

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 SOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNMING 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.

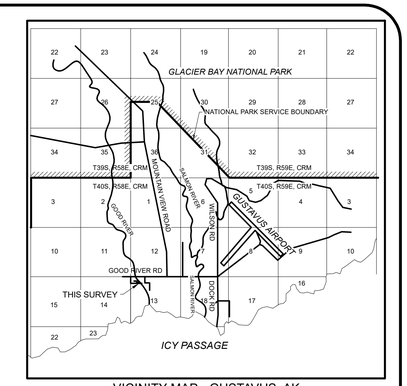
_____
COMMISSIONER DATE

TAX CERTIFICATE

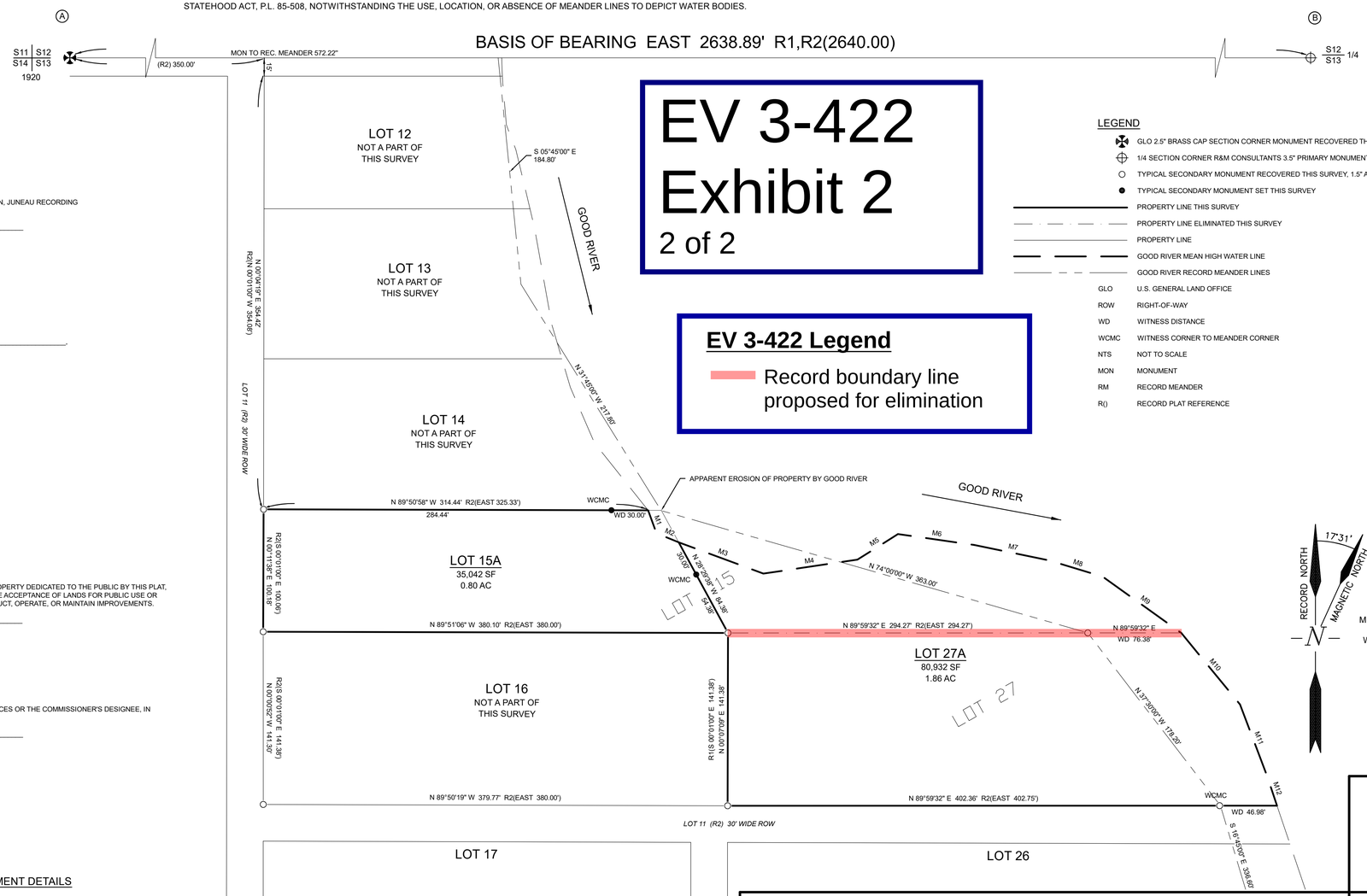
THIS PLAT IS NOT SUBJECT TO TAXATION, AT THE TIME OF FILING.

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
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. WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORD PLAT (R#).
4. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS OR RESERVATIONS AS NOTED IN U.S. PATENT No. 1003151 AND RECORD DOC No. 2016-003939-0 JRD.
5. THIS PLAT IS SUBJECT TO ANY NOTES OR EASEMENTS AS SHOWN ON PLAT No. 77-33 JRD.
5. 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. 77-33 JRD, GLACIER BAY ACRES SUBDIVISION, A SUBDIVISION OF GOVERNMENT LOT 2, SECTION 13 T 40 S, R 58 E CRM, RECORDED ON JUNE 29, 1977.
6. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE OF THE GOOD RIVER FORMS THE TRUE BOUNDS OF LOTS 15A AND 27A THIS SURVEY. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. 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.
8. THIS VACATION/REPLAT IS IN COMPLIANCE WITH STATE PLATTING RESOLUTION No. _____ APPROVED _____, EV-3-422, AND AS 29.40.120 -.140.
9. ACCEPTANCE OF THIS SURVEY DOES NOT PURPORT TO TRANSFER ANY INTEREST IN SUBMERGED LANDS TO WHICH THE STATE OF ALASKA IS ENTITLED UNDER THE EQUAL FOOTING DOCTRINE, SUBMERGED LANDS ACT OF 1953 AND SECTION 6(M) OF THE ALASKA STATEHOOD ACT, P.L. 85-508, NOTWITHSTANDING THE USE, LOCATION, OR ABSENCE OF MEANDER LINES TO DEPICT WATER BODIES.



VICINITY MAP - GUSTAVUS, AK
NOT TO SCALE



EV 3-422
Exhibit 2
2 of 2

EV 3-422 Legend

Record boundary line proposed for elimination

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
- TYPICAL SECONDARY MONUMENT RECOVERED THIS SURVEY, 1.5" ALUMINUM CAP ROSENBRUCH 1694-S
- TYPICAL SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINE THIS SURVEY
- PROPERTY LINE ELIMINATED THIS SURVEY
- PROPERTY LINE
- GOOD RIVER MEAN HIGH WATER LINE
- GOOD RIVER RECORD MEANDER LINES

GLO	U.S. GENERAL LAND OFFICE
ROW	RIGHT-OF-WAY
WD	WITNESS DISTANCE
WCMC	WITNESS CORNER TO MEANDER CORNER
NTS	NOT TO SCALE
MON	MONUMENT
RM	RECORD MEANDER
R()	RECORD PLAT REFERENCE

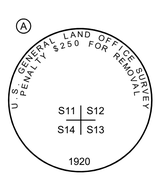
MEANDER "M" LINE TABLE

LINE	BEARING	DISTANCE
M1	N 20°01'21" W	19.96'
M2	N 67°50'56" W	19.68'
M3	N 69°42'08" W	73.81'
M4	S 81°33'40" W	77.73'
M5	N 57°45'05" E	39.24'
M6	N 81°51'49" W	63.04'
M7	N 78°19'00" W	63.21'
M8	N 73°01'41" W	45.14'
M9	N 54°22'37" W	78.90'
M10	N 39°24'09" W	75.82'
M11	S 20°40'34" E	61.86'
M12	N 18°41'44" W	26.30'

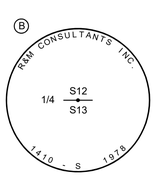
MAGNETIC DECLINATION
SOURCE:
WWW.NGDC.NOAA.GOV
APRIL 7, 2026

SCALE
1 INCH = 50 FEET
0 50 100 150 200 FEET
0 25 50 METERS

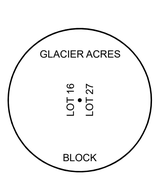
MONUMENT DETAILS



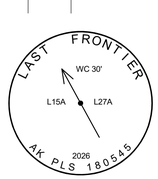
GLO PRIMARY MONUMENT
RECOVERED THIS SURVEY
2.5" BRASS CAP ON PIPE
GOOD CONDITION



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



TYPICAL DETAIL, 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

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

DATE: _____ REGISTRATION No. LS 180545

ALEC M. VENECHUK, PROFESSIONAL LAND SURVEYOR

PRELIMINARY

LAST FRONTIER
SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

CLIENT:
ARTEMIS BONADEA
PO BOX 58
GUSTAVUS, ALASKA 99826

A PLAT OF
BONADEA SUBDIVISION
CREATING LOTS 15A AND 27A

A REPLAT AND SUBDIVISION OF LOTS 15 AND 27, GLACIER BAY ACRES SUBDIVISION
RECORD PLAT No. 77-33, JUNEAU RECORDING DISTRICT
WITHIN GOVERNMENT LOT 2, SECTION 13, T 40 S, R 58 E, CRM
LOCATED IN GUSTAVUS, ALASKA

TOTAL LAND AREA: 2.66 ACRES
ALASKA DNR PLATTING FILE No. 20260022//EV-3-422

DATES OF FIELD SURVEY: 05/20/2026 - 05/25/2026 SHEET 1 OF 1