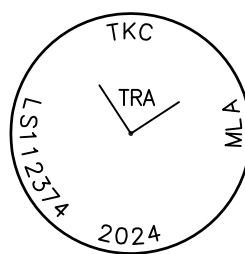


MAGNETIC DECLINATION
PER USGS QUADRANGLE MAP
RUSSIAN MISSION (C-2), 1952

LEGEND

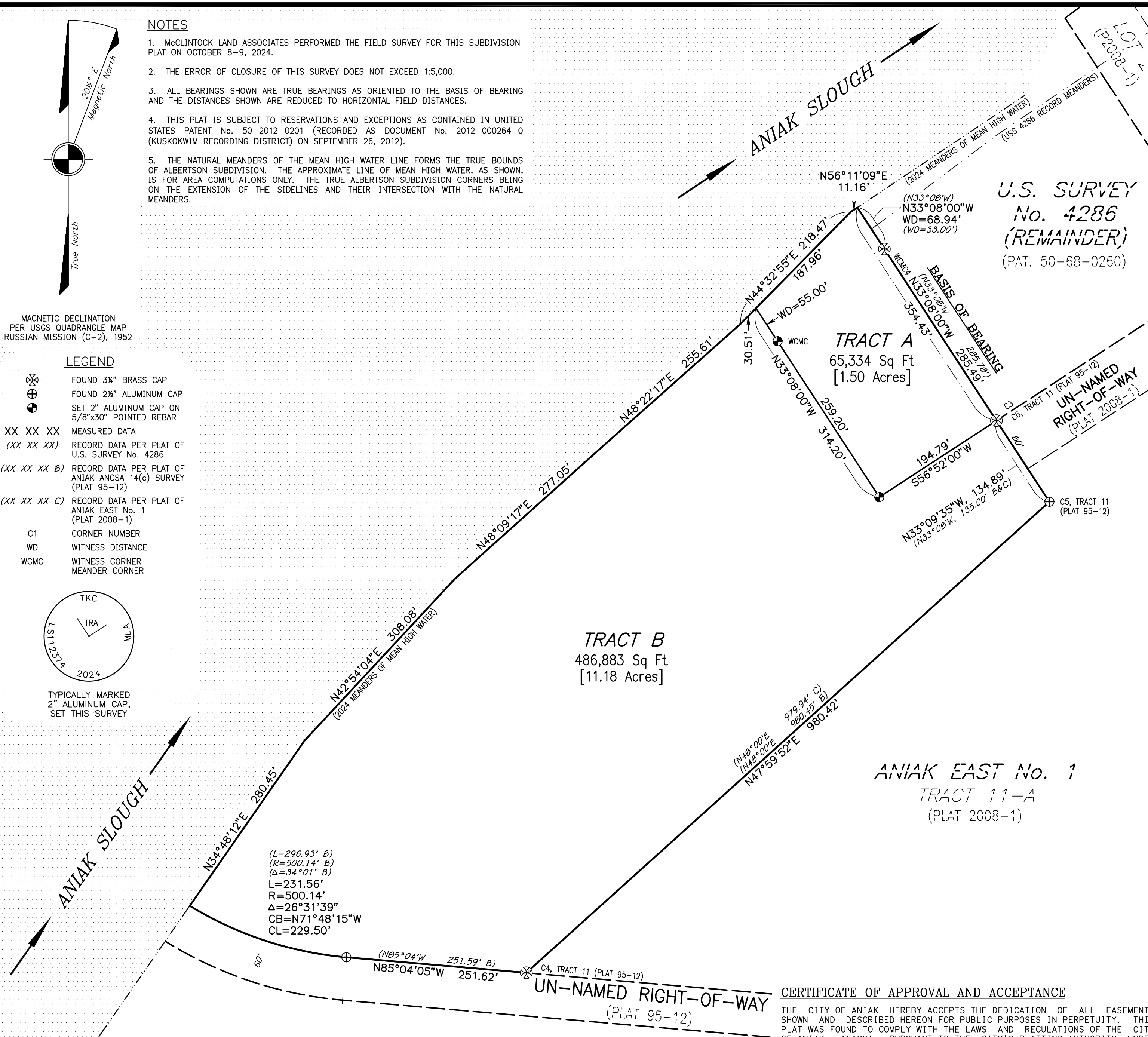
- ⊗ FOUND 3/4" BRASS CAP
⊕ FOUND 2 1/2" ALUMINUM CAP
⊙ SET 2" ALUMINUM CAP ON 5/8"x30" POINTED REBAR
- XX XX XX MEASURED DATA
(XX XX XX) RECORD DATA PER PLAT OF U.S. SURVEY No. 4286
(XX XX XX B) RECORD DATA PER PLAT OF ANIAK ANCSA 14(c) SURVEY (PLAT 95-12)
(XX XX XX C) RECORD DATA PER PLAT OF ANIAK EAST No. 1 (PLAT 2008-1)
- C1 CORNER NUMBER
WD WITNESS DISTANCE
WCMC WITNESS CORNER MEANDER CORNER



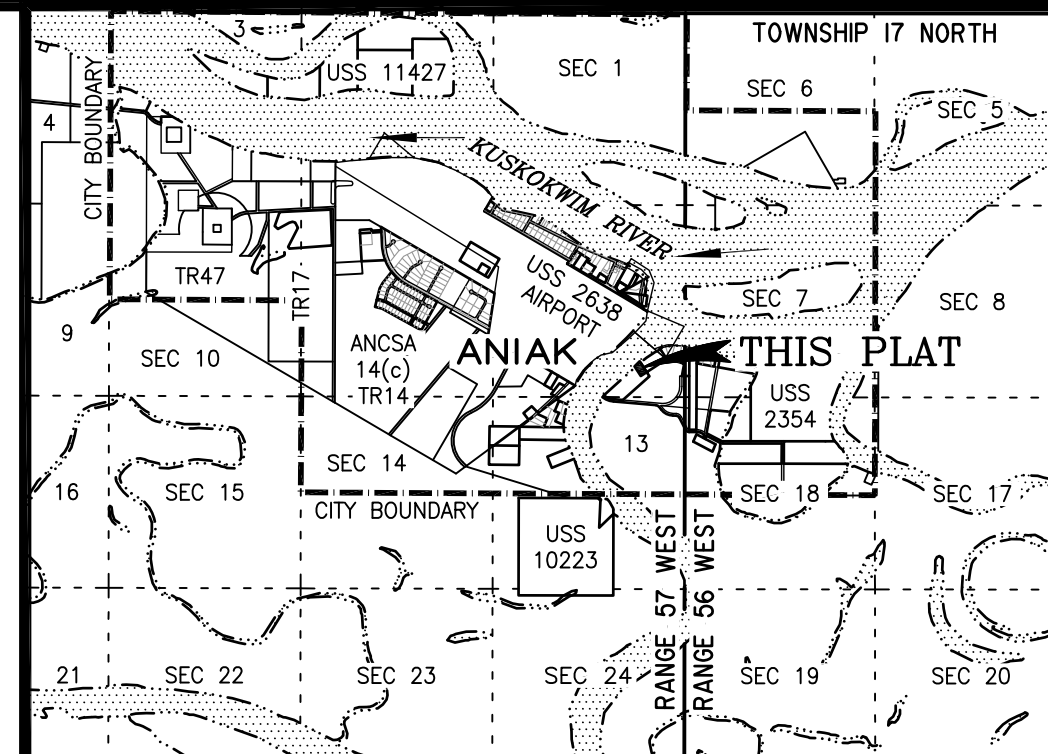
TYPICALLY MARKED
2" ALUMINUM CAP,
SET THIS SURVEY

NOTES

- McCLINTOCK LAND ASSOCIATES PERFORMED THE FIELD SURVEY FOR THIS SUBDIVISION PLAT ON OCTOBER 8-9, 2024.
- 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.
- THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT No. 50-2012-0201 (RECORDED AS DOCUMENT No. 2012-000264-0 (KUSKOKWIM RECORDING DISTRICT) ON SEPTEMBER 26, 2012).
- THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF ALBERTSON SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE ALBERTSON SUBDIVISION CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.



U.S. SURVEY
No. 4286
(REMAINDER)
(PAT. 50-68-0260)



VICINITY MAP SCALE: 1" = 1 mile
USGS QUADRANGLE MAP RUSSIAN MISSION (C-2), 1952

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT THE KUSKOKWIM CORPORATION IS THE OWNER OF ALBERTSON SUBDIVISION AS SHOWN ON THIS PLAT. ON BEHALF OF THE KUSKOKWIM CORPORATION, I APPROVE THIS SURVEY AND PLAT.

ANDREA GUSTY, PRESIDENT & CEO
THE KUSKOKWIM CORPORATION
4300 B STREET, SUITE 405
ANCHORAGE, ALASKA 99503

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,
_____, BY _____ ANDREA GUSTY _____, _____ PRESIDENT & CEO _____,
PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

GRAPHIC SCALE



Scale in Feet
1 inch = 100 feet

A PLAT OF ALBERTSON SUBDIVISION TRACTS A and B

A SUBDIVISION OF
BLM GOVERNMENT LOT 3 (REMAINDER) and
A PORTION OF U.S. PATENT No. 50-2012-0201
(DOCUMENT No. 2012-000264-0)
SITUATED WITHIN
SECTION 12, TOWNSHIP 17 NORTH, RANGE 57 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 12.68 ACRES, MORE OR LESS
KUSKOKWIM RECORDING DISTRICT

PREPARED BY: McCLINTOCK LAND ASSOCIATES, INC. 16942 NORTH EAGLE RIVER LOOP ROAD EAGLE RIVER, ALASKA 99577 (907) 206-5000		PREPARED FOR: THE KUSKOKWIM CORPORATION 4300 B STREET, SUITE 405 ANCHORAGE, ALASKA 99503 (907) 243-2944	
PLOT: 1"=100'	CHK: BM	JOB: 24-246	DWG: PL24-246
GRID: ANIAK	DWN: JC	DATE: 11-05-24	DISK: MLASERVER
FB NO: 657-62		SHEET: 1 OF 1	

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

TRAVIS J. BARIL
REGISTERED LAND SURVEYOR (LS 112374)
McCLINTOCK LAND ASSOCIATES, INC. (AECC596)

DATE

SECTION 12
BLM GOV LOT 3
(UNSURVEYED
REMAINDER)
(PAT. 50-2012-0201)
(PAT. 50-2012-0202)

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THE CITY OF ANIAK HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS SHOWN AND DESCRIBED HEREON FOR PUBLIC PURPOSES IN PERPETUITY. THIS PLAT WAS FOUND TO COMPLY WITH THE LAWS AND REGULATIONS OF THE CITY OF ANIAK, ALASKA, PURSUANT TO THE CITY'S PLATTING AUTHORITY UNDER ALASKA STATUTE 40.15.070, AS HEREBY APPROVED.

WILLIAM WILSON, MAYOR (CITY OF ANIAK)

DATE

ATTEST (CITY CLERK)

TAX CERTIFICATE

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