

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	S11°20'26"W (S11°40'00"W C)	1.56'
L2	N82°25'13"W (N82°35'30"W C)	30.38'
L3	N10°59'07"E (N10°57'50"E C)	3.74'

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

NOTES

1. MCCLINTOCK LAND ASSOCIATES PERFORMED THE FIELD SURVEY FOR THIS SUBDIVISION PLAT ON MAY 26 THROUGH MAY 27, 2019. THE 1" ALUMINUM MONUMENTS SHOWN ON THIS SUBDIVISION PLAT WERE SET DURING THE 2019 FIELD SURVEY AND INSTRUMENT OF SURVEY (PLAT No. 2020-1, KUSKOKWIM RECORDING DISTRICT).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT No. 1170457.
5. LOT 1, BLOCK 1 AND LOT 2 (SOUTH HALF), BLOCK 1 U.S. SURVEY No. 3093 ARE SUBJECT TO A BLANKET RIGHT OF WAY EASEMENT FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF A LEVEE AS SHOWN IN BOOK 6, PAGE 334, KUSKOKWIM RECORDING DISTRICT.
6. LOT 2 (SOUTH HALF), BLOCK 1, U.S. SURVEY No. 3093 AS SHOWN HEREON REFERS TO THAT PORTION OF LOT 2, BLOCK 1 (AS DESCRIBED IN TRUSTEE'S DEED RECORDED AS PART OF DOCUMENT No. 2011-000211-0, KUSKOKWIM RECORDING DISTRICT) EXCEPTING ANIAK AIRPORT TRACT VI, PARCEL B.

LEGEND

- ⊗ FOUND 3/4" BLM BRASS CAP
- ⊕ FOUND 3/4" ALUMINUM CAP
- △ FOUND 5/8" REBAR
- ⊙ SET 1" ALUMINUM CAP ON 5/8"x20" POINTED REBAR (PLAT 2020-1, SEE NOTE 1)
- XX XX XX MEASURED DATA
- (XX XX XX) RECORD DATA PER PLAT OF U.S. SURVEY No. 3093, TOWNSITE OF ANIAK, ALASKA
- (XX XX XX B) RECORD DATA PER TRUSTEE DEED'S LEGAL DESCRIPTION DATED MARCH 20, 1956 AND RECORDED AS PART OF DOCUMENT 2011-000211-0
- (XX XX XX C) RECORD DATA PER PLAT OF U.S. SURVEY 3093 (PLAT 87-2)
- (XX XX XX D) RECORD DATA PER STATE OF ALASKA DOT/F ANIAK AIRPORT PROPERTY PLAN (1996)
- ① BLOCK NUMBER
- C2 CORNER NUMBER
- WC WITNESS CORNER
- WD WITNESS DISTANCE



TYPICALLY MARKED
ALUMINUM CAP
(PLAT 2020-1,
SEE NOTE 1)

LOT 3A
(PLAT 87-2)

20' WIDE SEWER
MAINTENANCE EASEMENT

STREET INTERSECTION MONUMENT
FIRST STREET & BOUNDARY AVENUE
(USS 3093)

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. BARI
REGISTERED LAND SURVEYOR (LS 112374)
MCCLINTOCK LAND ASSOCIATES, INC. (AEC0596)

DATE



STREET INTERSECTION MONUMENT
FIRST STREET (USS 3093)

FIRST STREET

LOT 1
(REMAINDER)
(PLAT 2020-1)

WD=6.00'
51.46'
S89°41'25"W
(S89°33'W)

LOT 2
(N1/2)

LOT 1
4,005 Sq Ft

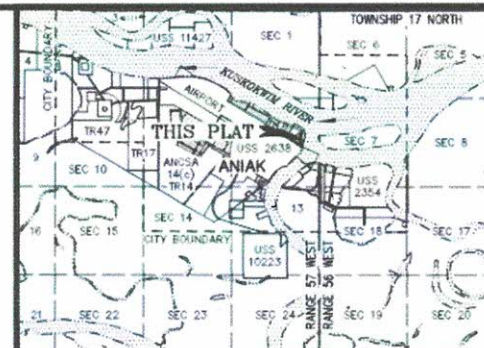
LOT 2
2,708 Sq Ft

USS 3093
TRACT B
LOT 3A
(PLAT 87-2)

GRAPHIC SCALE



Scale in Feet
1 inch = 30 feet



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

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF LEHMAN SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

DIANA LEHMAN
P.O. BOX 89
ANIAK, ALASKA 99557

DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____
20____ BY _____
OWNERSHIP CERTIFICATE SIGNATORY

NAME _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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.

MAYOR OF ANIAK

DATE

ATTEST (CITY CLERK)

TAX CERTIFICATE

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

PRELIMINARY PLAT OF LEHMAN SUBDIVISION LOTS 1 and 2

A SUBDIVISION OF
LOT 2 (South 1/2), BLOCK 1, TRACT B,
U.S. SURVEY No. 3093, TOWNSITE OF ANIAK, ALASKA
(PLAT No. 2020-1)

SITUATED WITHIN
SECTION 12, TOWNSHIP 17 NORTH, RANGE 57 WEST,
CONTAINING 0.15 ACRES, MORE OR LESS
KUSKOKWIM RECORDING DISTRICT

PREPARED BY:

McCLINTOCK LAND ASSOCIATES, INC.
16942 NORTH EAGLE RIVER LOOP ROAD
EAGLE RIVER, ALASKA 99577
(907) 694-4499

PREPARED FOR:

DIANA LEHMAN
P.O. BOX 89
ANIAK, ALASKA 99557
(907) 750-4491

PLOT: 1"=30' CHK: TB JOB: 22-103 DWG: PL22-103 FB NO: 211-37
GRID: ANIAK DWN: JC DATE: 2-07-22 DISK: MLASERVER SHEET: 1 OF 1