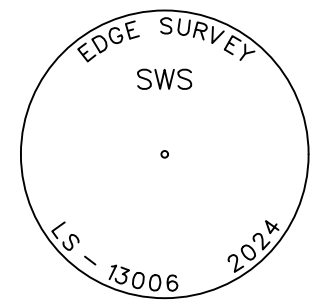


LEGEND

- FOUND MONUMENT AS NOTED
- SET 2" ALUMINUM CAP ON 5/8" REBAR (TYPICAL) UNLESS OTHERWISE NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EASEMENT DEDICATED THIS PLAT
- EASEMENT LINE
- OHU--- OVERHEAD UTILITY LINE
- EDGE OF DRIVEWAY/ROAD
- ▭ BUILDING OUTLINE
- UTILITY POLE
- BBRD BRISTOL BAY RECORDING DISTRICT
- (R1) PLAT NO. 78-8, S & W SUBDIVISION (BBRD)
- (R2) PLAT NO. 85-33, PTARMIGAN SUBDIVISION (BBRD)
- (C) COMPUTED
- (M) MEASURED
- (H) HELD
- (GBA) GRANT BOUNDARY ADJUSTMENT
- (DTP) DEDICATED THIS PLAT

TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF _____, 2024 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

PRESIDING OFFICER-PLANNING COMMISSION

DATE

TAX CERTIFICATION

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

CITY CLERK

DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON; THAT WE APPROVE THIS SURVEY AND PLAT.

CONNIE TIMMERMAN

DATE

(OWNER OF ORIGINAL LOT 14A)
P.O. BOX 85
DILLINGHAM, ALASKA 99576

HAROLD R. SAMUELSEN JR.

DATE

(OWNER OF ORIGINAL LOTS 14B & 14C)
P.O. BOX 1129
DILLINGHAM, ALASKA 99576

JUDY L. SAMUELSEN

DATE

(OWNER OF ORIGINAL LOTS 14B & 14C)
P.O. BOX 1129
DILLINGHAM, ALASKA 99576

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.

PERSONALLY APPEARED

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.

PERSONALLY APPEARED

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024.

PERSONALLY APPEARED

NOTARY PUBLIC

MY COMMISSION EXPIRES

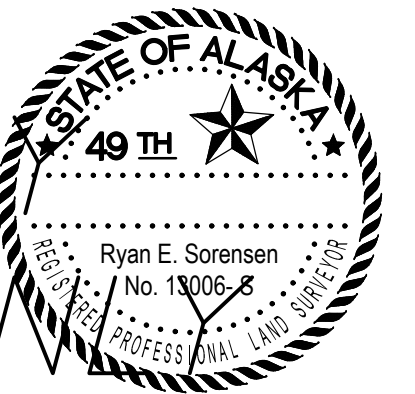
NOTES

1. BEARING ARE BASED ON THE PLAT OF S & W SUBDIVISION, FILED AS PLAT NO. 78-8 IN THE BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
2. THE PURPOSE OF THIS PLAT IS TO CORRECT BUILDING ENCROACHMENTS OVER EXISTING PROPERTY LINES BY MOVING INTERIOR LOT LINES & TO DEDICATE A NEW ACCESS EASEMENT.
3. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'-30.00').
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
5. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
6. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
7. THIS PROPERTY IS SUBJECT TO THE RESERVATIONS & EXCEPTIONS AS LISTED IN PATENT RECORDED JUNE 2, 1977 IN BK. 21, PG. 46. BBRD.
8. THIS PROPERTY IS SUBJECT TO THE ALASKA DOT&PF RIGHT-OF-WAY RECORDED MARCH 5, 1976 IN BK. 20, PG.597 BBRD. AND IS NOT PLOTTED HEREON DUE TO THE MAP BEING ILLEGIBLE.
9. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS ALL RECORDED IN THE BRISTOL BAY RECORDING DISTRICT WHEREAS THE EXACT LOCATION IS NOT ASCERTAINABLE:
ROW UTILITY EASEMENT RECORDED APRIL 21, 1978 IN BK. 21, PG. 456
ROW UTILITY EASEMENT RECORDED SEPTEMBER 4, 1979 IN BK. 22, PG. 342
ROW UTILITY EASEMENT RECORDED SEPTEMBER 4, 1979 IN BK. 22, PG. 365

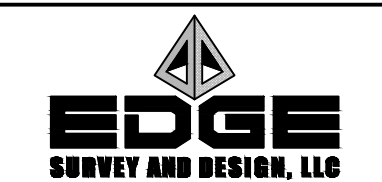
SURVEYOR CERTIFICATE

I, RYAN E. SORENSEN, 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: _____
RYAN E. SORENSEN, R.L.S. 13006-5



PRELIMINARY FOR REVIEW ONLY



8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-1990 Fax (907) 344-7794
AECIL1392 WWW.EDGESURVEY.NET

A PLAT PRELIMINARY OF
S & W SUBDIVISION REPLAT
A RESUBDIVISION OF LOTS 14A, 14B & 14C
AS SHOWN ON PLAT NO. 78-8
LOCATED WITHIN
NE1/4 SECTION 36, T13S, R56W, S.M. AK
BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT
DILLINGHAM, ALASKA
CONTAINING 4.14 ACRES

DRAWN BY: VLB	SURVEY DATE: 7/18/2024	PROJECT #: 24-175
DATE: 10/23/2024		
CHECKED BY: MA/RS	SCALE: 1"=50'	SHEET 1 OF 1

LINE #	BEARING	DISTANCE
L1	S70°48'22"E	27.30'
L2	S40°53'06"E	73.42'
L3	S55°30'34"W	89.34'
L4	S72°49'07"W	111.28'
L5	S86°10'52"W	103.81'

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	175.00'	46°31'24"	142.10'	S64°08'48"E	138.23'

