

**TAX CERTIFICATION**

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

**USABLE ACREAGE**

LOT	TOTAL	TUNDRA	USEABLE
2	2.415	0.744	1.671
3	2.586	1.228	1.358
4	2.274	0.292	1.982
TRACT A	10.079	2.763	7.316
TRACT B	20.071	11.242	8.829

**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 \_\_\_\_\_

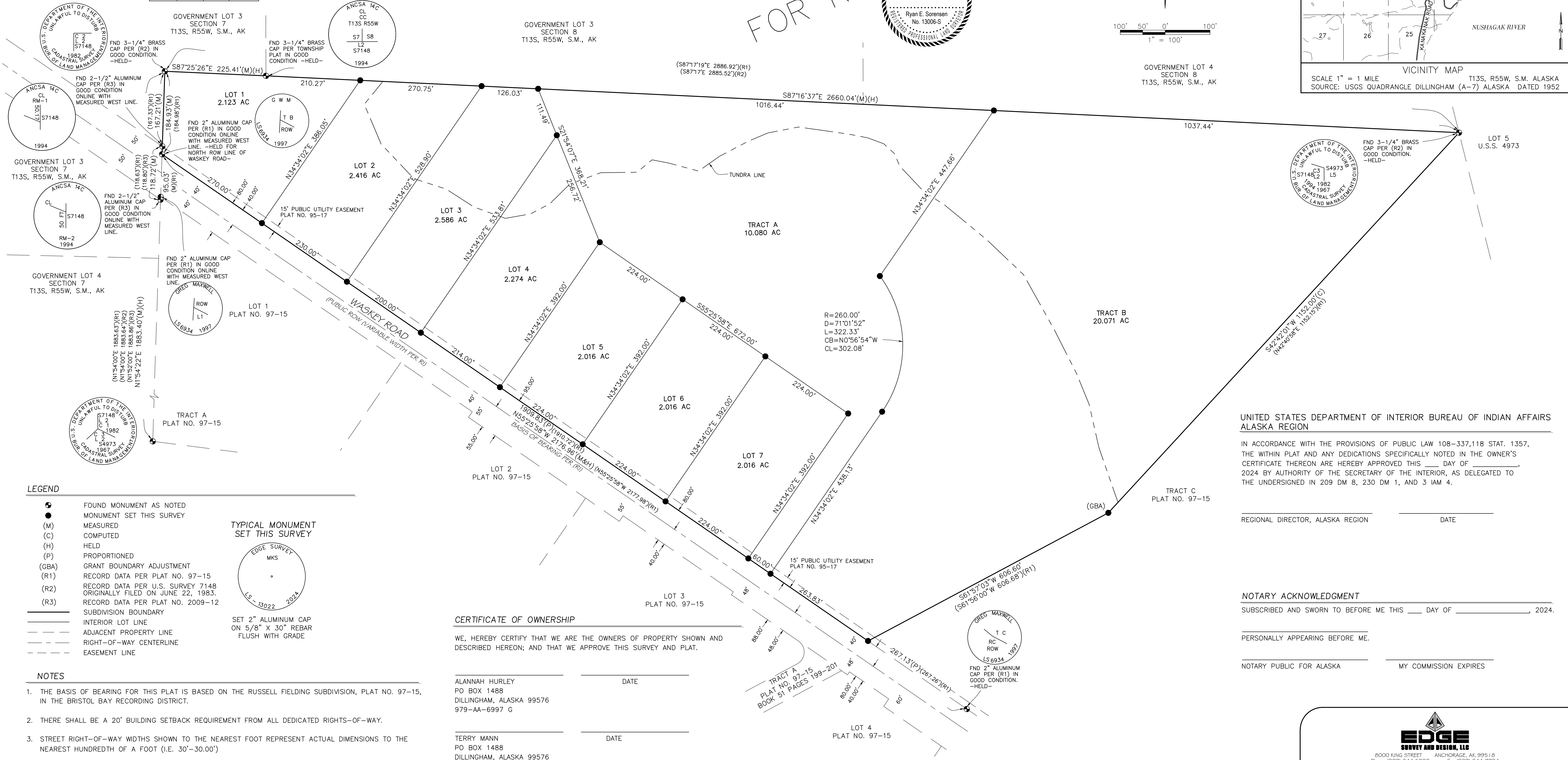
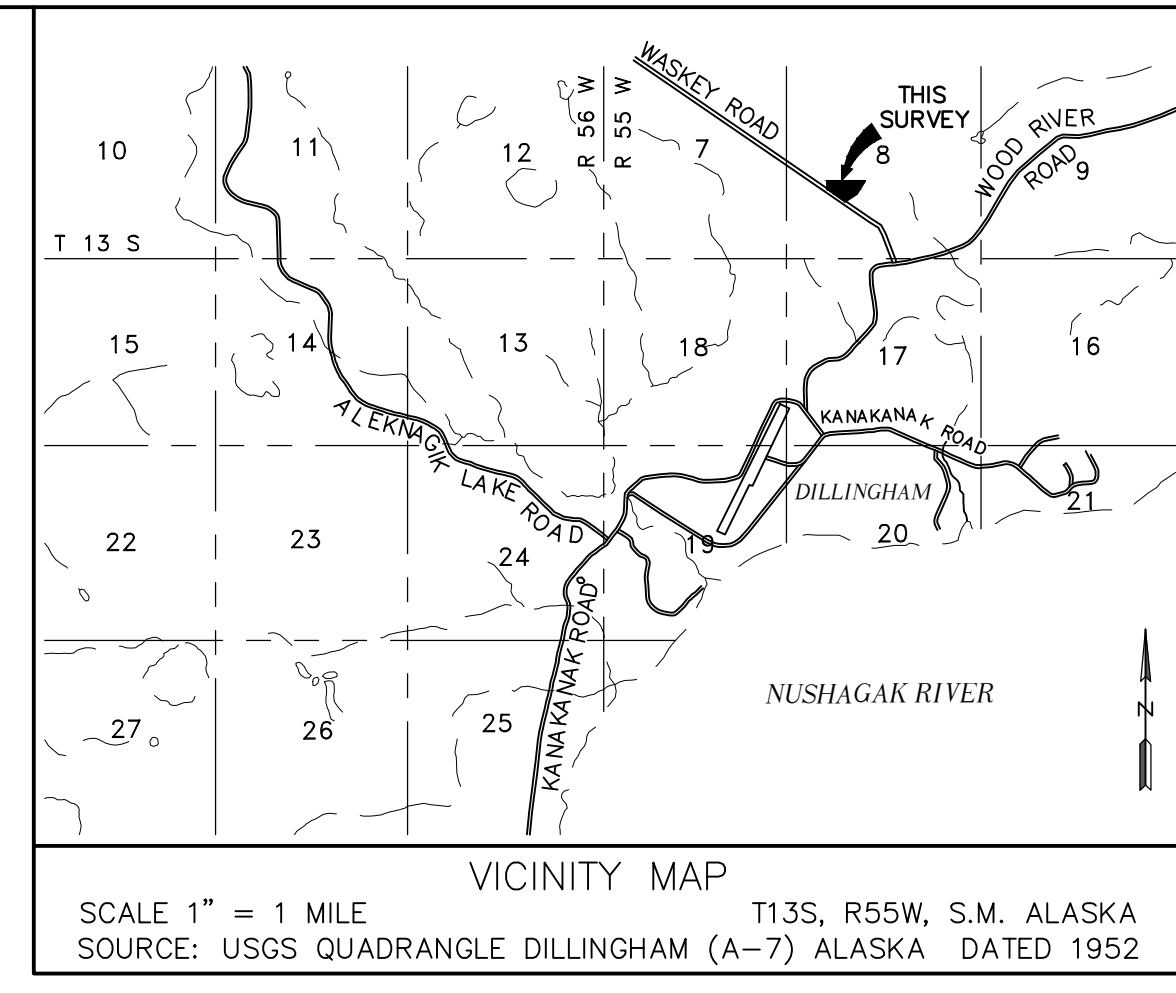
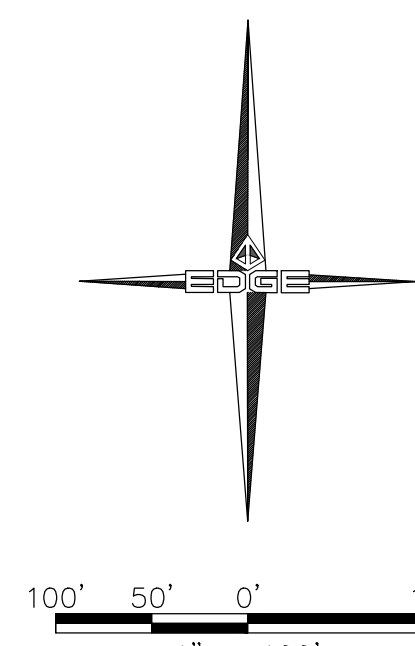
DATE \_\_\_\_\_

**SURVEYOR'S 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-S



- LEGEND**
- FOUND MONUMENT AS NOTED
  - MONUMENT SET THIS SURVEY
  - (M) MEASURED
  - (C) COMPUTED
  - (H) HELD
  - (P) PROPORTIONED
  - (GBA) GRANT BOUNDARY ADJUSTMENT
  - (R1) RECORD DATA PER PLAT NO. 97-15
  - (R2) RECORD DATA PER U.S. SURVEY 7148 ORIGINALLY FILED ON JUNE 22, 1983
  - (R3) RECORD DATA PER PLAT NO. 2009-12
- TYPICAL MONUMENT SET THIS SURVEY**
- 
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

- NOTES**
- THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE RUSSELL FIELDING SUBDIVISION, PLAT NO. 97-15, IN THE BRISTOL BAY RECORDING DISTRICT.
  - THERE SHALL BE A 20' BUILDING SETBACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
  - STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'-30.00')
  - 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.
  - WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
  - 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.
  - BY THE ORDER OF THE CITY OF DILLINGHAM PLANNING COMMISSION, RESOLUTION NO. 2024-17 APPROVED AND ADOPTED ON MARCH 14, 2024 HEREBY RELINQUISHES THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AUGUST 19, 1994 IN BOOK 42, PAGE 891-898 IN THE BRISTOL BAY RECORDING DISTRICT.

**CERTIFICATE OF OWNERSHIP**

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

ALANNAH HURLEY \_\_\_\_\_ DATE \_\_\_\_\_  
 PO BOX 1488  
 DILLINGHAM, ALASKA 99576  
 979-AA-6997 G

TERRY MANN \_\_\_\_\_ DATE \_\_\_\_\_  
 PO BOX 1488  
 DILLINGHAM, ALASKA 99576  
 979-AA-6997 G

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS ALASKA REGION**

IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337,118 STAT. 1357, THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED IN 209 DM 8, 230 DM 1, AND 3 IAM 4.

REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

8000 KING STREET ANCHORAGE, AK 99518  
 Phone (907) 344-5990 Fax (907) 344-7794  
 ACEL # 1392 WWW.EDGESURVEY.NET

**THE PRELIMINARY PLAT OF McKEEVER SUBDIVISION**  
 A SUBDIVISION OF TRACT B  
 RUSSELL FIELDING SUBDIVISION  
 PER PLAT NO. 97-15

LOCATED WITHIN  
 SECTIONS 7 & 8, T13S, R55W, S.M. AK  
 BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT  
 DILLINGHAM, ALASKA  
 CONTAINING 45.596 ACRES

DRAWN BY: VLB	SURVEY DATE: 04/10/2023	PROJECT #: 23-120
DATE: 3/27/2024		
CHECKED BY: MA/RS	SCALE: 1"=100'	SHEET 1 OF 1