

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT I APPROVE THIS SURVEY AND PLAT AND DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, ALLEYS AND OTHER PUBLIC AREAS SHOWN HEREON.

CAMERON POINDEXTER, PRESIDENT & CEO
 CHOCCIUNG INVESTMENT COMPANY, LLC
 PO BOX 330
 DILLINGHAM, ALASKA 99576

DATE _____

NOTARY ACKNOWLEDGMENT

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

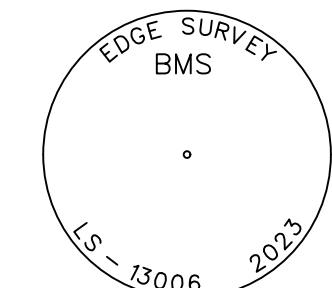
PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA _____ MY COMMISSION EXPIRES _____

LEGEND

- FOUND MONUMENT AS NOTED
- MONUMENT SET THIS SURVEY
- ⊙ SANITARY SEWER MANHOLE
- ⊕ ELECTRIC VAULT
- ⊖ GUY WIRE
- ⊗ UTILITY POLE
- ⊘ WELL
- (M) MEASURED
- (C) COMPUTED
- (H) HELD
- (HRR) HELD RECORD RADIUS
- (P) PROPORTIONED
- BBRD BRISTOL BAY RECORDING DISTRICT
- (R1) RECORD DATA PER PLAT NO. 77-3, BBRD
- (R2) RECORD DATA PER U.S.S. NO. 3643
- (R3) RECORD DATA PER PLAT NO. 81-2, BBRD
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- ▬ BUILDING OUTLINE

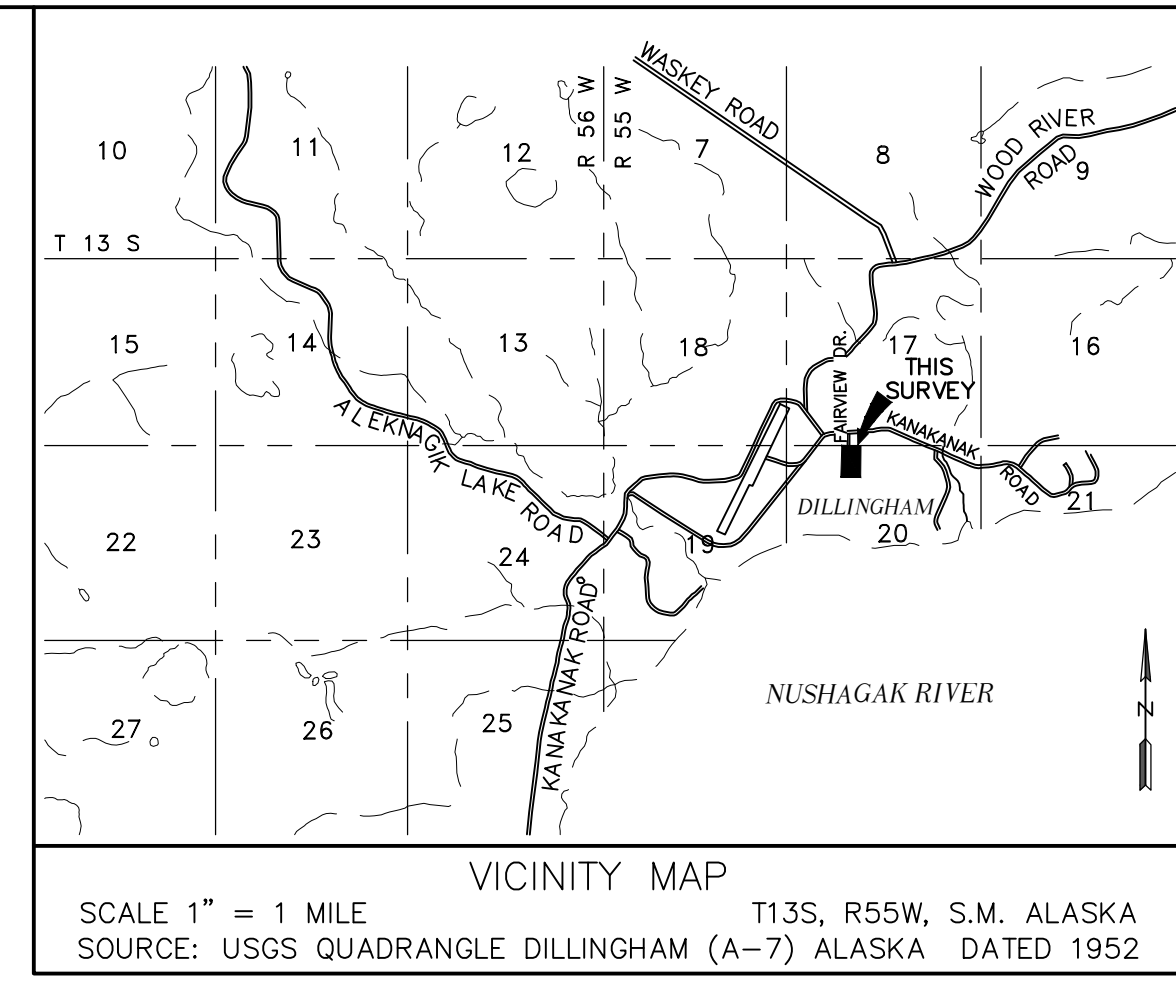
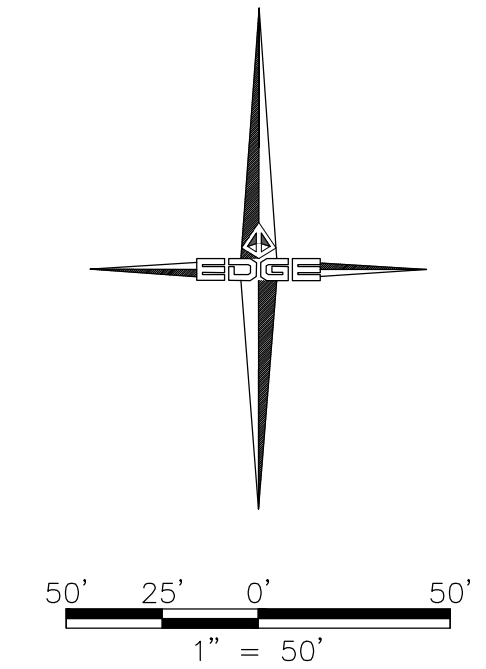
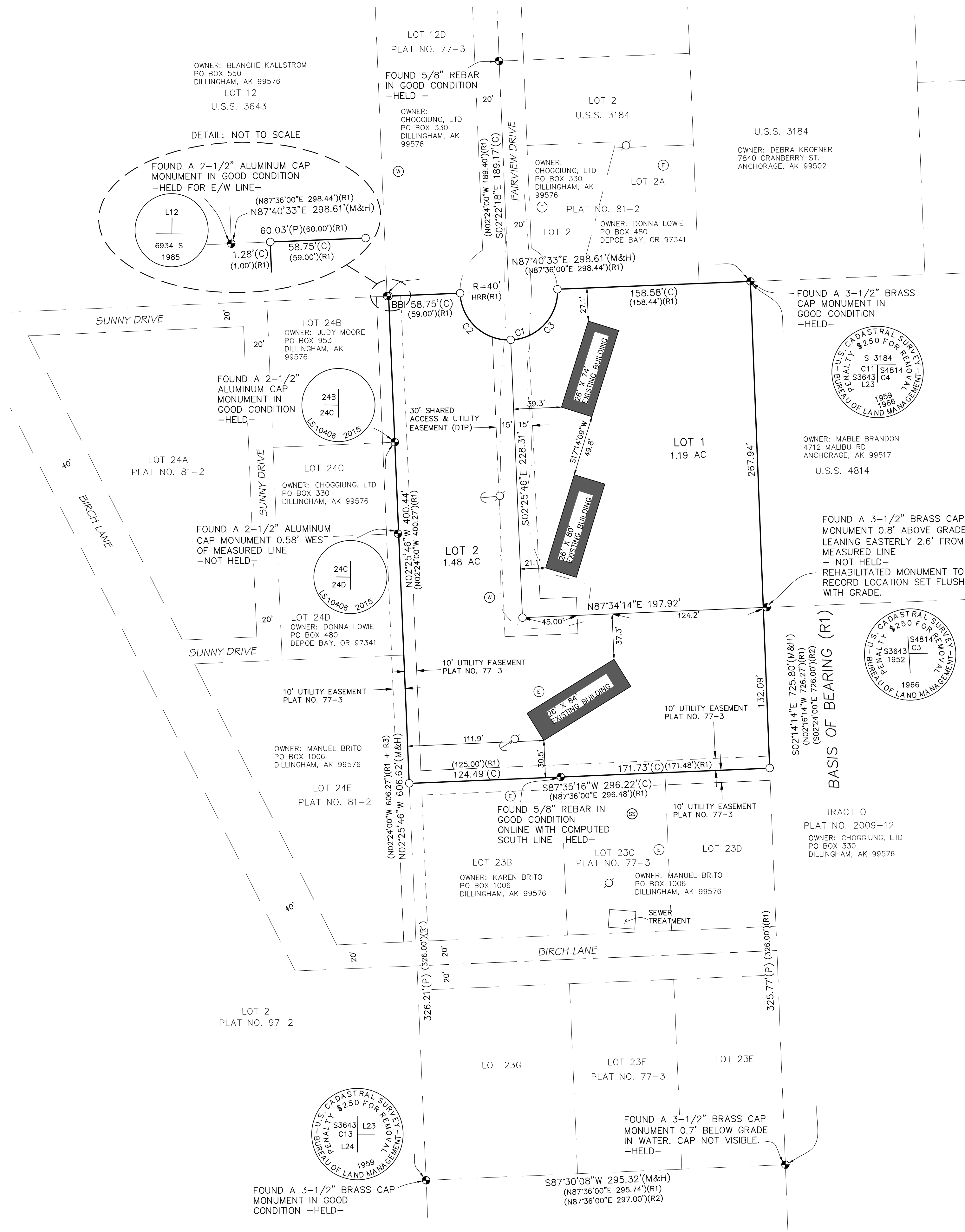
TYPICAL MONUMENT SET THIS SURVEY



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 FAIRVIEW SUBDIVISION, PLAT NO. 77-3, IN THE BRISTOL BAY RECORDING DISTRICT.
- THERE SHALL BE A 30' SHARED ACCESS EASEMENT CENTERED ON THE COMMON LINE BETWEEN LOTS 1 & 2 DEDICATED BY THE PLAT AND SHOWN HEREON.
- 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.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE C AN AREA OF MINIMAL FLOODING; FLOOD INSURANCE RATE MAP NO. 0200410017B BEARING AN EFFECTIVE DATE OF SEPTEMBER 30, 1982 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
- 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.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET ELECTRIC EASEMENTS GRANTED TO NUSHAGAK ELECTRIC COOPERATIVE, INC. RECORDED DECEMBER 5, 1997 IN BK. 21, PG. 237 AND IN BK. 21, PG. 242, BOTH IN THE BRISTOL BAY RECORDING DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE COVENANT FOR WATER AND SEWER USE AND RESERVATION OF EASEMENTS RECORDED JUNE 22, 1979 IN BK. 22, PG. 155 IN THE BRISTOL BAY RECORDING DISTRICT. THIS DOCUMENT INSURES THAT ALL PARCELS DESCRIBED IN SAID DOCUMENT ARE SERVED BY WATER AND AND A SEWAGE TREATMENT FACILITY.



Curve Table

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1(HRR)	40.00'	180°00'00"	125.66'	N87°40'33"E	80.00'
C2	40.00'	90°00'00"	62.83'	S47°19'27"E	56.57'
C3	40.00'	90°00'00"	62.83'	N42°40'33"E	56.57'

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF _____, 2023 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 _____

ACCEPTANCE OF DEDICATION

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

ALICE RUBY, MAYOR _____ DATE _____

CITY CLERK _____ 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



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

PRELIMINARY PLAT OF BINGMAN SUBDIVISION
 A SUBDIVISION OF LOT 23A
 FAIRVIEW SUBDIVISION
 PER PLAT NO. 77-3

LOCATED WITHIN SECTION 20, T13S, R55W, S.M. ALASKA
 BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT
 DILLINGHAM, ALASKA
 CONTAINING 2.67 ACRES

DRAWN BY: VLB	SURVEY DATE: 08/7/2023	PROJECT #: 23-550
DATE: 05/29/2024		
CHECKED BY: RS	SCALE: 1"=50'	SHEET 1 OF 1

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned JIM BINGMAN does hereby grant unto Nushagak Electric Cooperative, Inc. whose post office address is Dillingham, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the City of Dillingham, State of Alaska, and more particularly described as follows:

That area located between the service pole serving the Fairview Dwellings Sewage Treatment Plant and the new (1977) Phil Bingman house,

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations only a single pole and appurtenances will be used, and that the location of the poles will be such as to form least possible interference, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatever character except those held by the following persons:

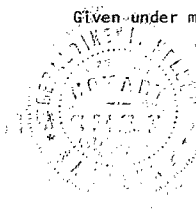
IN WITNESS WHEREOF, the undersigned has set his hand and seal this 30th day of November, 1977.

Jim Bingman (L.S.)

Before me, Geraldine V. Nelson, a Notary Public, in and for the State of Alaska, on this day personally appeared JIM BINGMAN known to me to be the person whose name he subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this 30th day of November, 1977.

27-430



RECORDED - <input checked="" type="checkbox"/> 5.00
Bristol Bay REC. DIST. <u>Geraldine V. Nelson</u>
Notary in and for the State of Alaska
DATE <u>12-5-77</u> My commission expires: <u>July 24, 1980</u>
TIME <u>2:41 P</u>
<u>Nushagak Electric Cooperative</u>
<u>Box 1197</u>
<u>Dillingham, Ak. 99576</u>

BOOK 21 PAGE 242
Bristol Bay Recording District

RIGHT-OF-WAY EASEMENT

77-434
RECORDED - FILED \$5.00
Bristol Bay REC. DIST.
DATE 12-5 1977
TIME 2:45 P.M.
Requested by Nushagak
Address Electric Cooperative
Box 197, Dillingham, AK

KNOW ALL MEN BY THESE PRESENTS, that the undersigned
FAIRVIEW DWELLINGS, INC.

for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto Nushagak Electric Cooperative, Inc., whose post office address is Dillingham, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the ~~County~~ of _____, State of ALASKA, and more particularly described as follows:

A strip 10 feet wide adjacent to west side of the drive serving the three multiplex dwellings known as Fairview Dwellings #1, #2 & #3 extending in a straight line approximately 750 feet from main highway south.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations only a single pole and appurtenances will be used, and that the location of the poles will be such as to form least possible interference, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this Oct. 25, 1972 day of _____, 1972

Jim Bergman (L.S.)

(L.S.)

STATE OF ALASKA }
COUNTY OF _____ } ss.

Before me, John Howard Raley, a Notary Public, in and for the County of _____, State of Alaska, on this day personally appeared Jim Bergman known to me to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this 25th day of Oct, 1972

John Howard Raley
Notary Public

My Commission expires: Nov 15, 1973

COVENANT FOR WATER AND SEWER USE
AND RESERVATION OF EASEMENTS

WHEREAS, the undersigned is the owner of the following described real property located in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

PARCEL NO. 1:

The East 100 feet of the south 354.90 feet of Lot Twelve (12), U. S. Survey No. 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska.

PARCEL NO. 2:

That Portion of U. S. Survey No. 3184, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

Commencing at the Southwest Corner of U.S. Survey No. 3184, identified as Corner No. 2, then North 87°36' East a distance of 156.4 feet; thence North 2° 24' West a distance of 189.4 feet; thence 87°37' West a distance of 156.4 feet; thence South 2°24' East a distance of 189.4 feet to the point of beginning; and a perpetual Easement for access to said property consisting of the West 20 feet of U. S. Survey No. 3184, between the subject property and the Kanakanak Road.

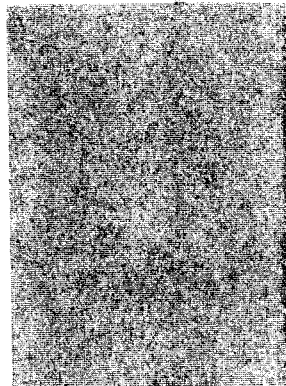
PARCEL NO. 3

Lot Twenty-three (23) of U. S. Survey 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, excepting therefrom the South 326 feet in said Lot Twenty-three (23).

PARCEL NO. 4:

That Portion of Lot Twenty-four (24), U. S. Survey 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

Beginning at the Northwest corner of Lot Twenty-three (23), U. S. Survey 3643; thence West 100 feet along the Southerly line of Lot Twelve (12), U. S. Survey 3643; thence South 100 feet; thence East 100 feet to the Westerly line of Lot Twenty-three (23); thence Northerly along the Westerly line of Lot Twenty-three (23), 100 feet to the point of beginning.



PARCEL NO. 5:

Lot Twenty-three "C" (23-C) of the
FAIRVIEW SUBDIVISION, according to Plat
No. _____;

and

WHEREAS, Parcels 1 through 4 are presently
encumbered by a Deed of Trust for the benefit of the National
Bank of Alaska and NABALASKA & CO., #182, said Deed of Trust
recorded in Book 20, Page 873 of the Bristol Bay Recording
District, Third Judicial District, State of Alaska; and

WHEREAS, the undersigned is requesting that Parcel
No. 2 be released from the above-referenced Deed of Trust and
reconveyed to the undersigned; and

WHEREAS, Parcel No. 2 contains a well which is able
to serve the other parcels of property above-described, in
conjunction with a well located on Parcel No. 3; and

WHEREAS, Parcel No. 5 has a sewage treatment
facility capable of treating the sewage disposal for all of
the above-described parcels; and

WHEREAS, the undersigned wishes to insure that all
parcels above-described are served by water and a sewage
treatment facility;

NOW, THEREFORE, the undersigned hereby makes the
following covenants and reservations of easements, which
covenants and reservations shall be deemed to run with the
land in perpetuity:

1. Parcel No. 5 above-described shall serve the
sewage treatment requirements of Parcel 1 through 4. Parcels
1 through 4 shall be deemed the dominant tenement and Parcel 5
shall be deemed the servient tenement for purposes of this
provision.

2. Parcels 2 and 3 shall provide water from wells
located on these parcels to Parcels 1 and 4. In the event
that the water supply from either Parcel 2 or 3 should become
inadequate for this purpose, then the remaining well shall
service all three remaining parcels with water.

These covenants and easements are for the benefit of
the undersigned, its successors in interest or assigns and all
future owners of the above-described parcels, and any future
owner shall have the right to enforce the terms and provisions
hereof.

IN WITNESS WHEREOF, the parties hereto have executed
this agreement on the 12 day of June, 1979.

FAIRVIEW DWELLING, INC.

By

James H. Bingham
James H. Bingham,
President

James H. Bingham
JAMES H. BINGHAM

Donna Shirley Bingham
DONNA SHIRLEY BINGHAM

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 1st day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM, known to me to be the President of FAIRVIEW DWELLING, INC., a corporation named above, and known to me to be the person named in and who executed the within and foregoing instrument, for and on behalf of said corporation by authority duly vested in him and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

S. James McCune
Notary Public in and for Alaska
My Commission Expires: 4-10-82

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 1st day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM and DONNA SHIRLEY BINGHAM, known to me to be the persons named in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

S. James McCune
Notary Public in and for Alaska
My Commission Expires: 4-10-82

79-354

RECORDED - FILED 9-
Bristol Bay REC. DIST.
DATE <u>6-22</u> 19 <u>79</u>
TIME <u>1:55</u> <u>P</u> M
Requested by <u>NBA</u>
Address _____