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.

CITY OF DILLINGHAM (LOT 3B)			DATE	
PO BOX 889				
DILLINGHAM, ALASKA 99576				
NOTARY ACKNOWLED CMENT				
NOTARY ACKNOWLEDGMENT				
SUBSCRIBED AND SWORN TO BEFOR	E ME THIS _	DAY OF		, 202
PERSONALLY APPEARING BEFORE ME	- - -•			
NOTARY PUBLIC FOR ALASKA	- <u>M</u> Y	COMMISSION	 FXPIRFS	
TOTAL TOBLES FOR ALIGNA	141 1	COMMISSION		
			D.175	
GREATLAND AUTO PARTS LLC (LOT :	2A)		DATE	
ROBERT CAMBRON, MANAGER 3060 N. LAZY EIGHT COURT, SUITE	2 #111			
WASILLA, ALASKA 99654	Z # 1 1 1			
,				
NOTARY ACKNOWLEDGMENT				
SUBSCRIBED AND SWORN TO BEFOR	E ME THIS .	DAY OF		, 202
DEDCOMMUN ADDEADING DESCREAM	<u>-</u> -			
PERSONALLY APPEARING BEFORE ME	-•			

NOTES

NOTARY PUBLIC FOR ALASKA

- 1. THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE HARBOR LEASE LOTS RESUBDIVISION, PLAT NO. 2014-10, IN THE BRISTOL BAY RECORDING DISTRICT.
- 2. 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.

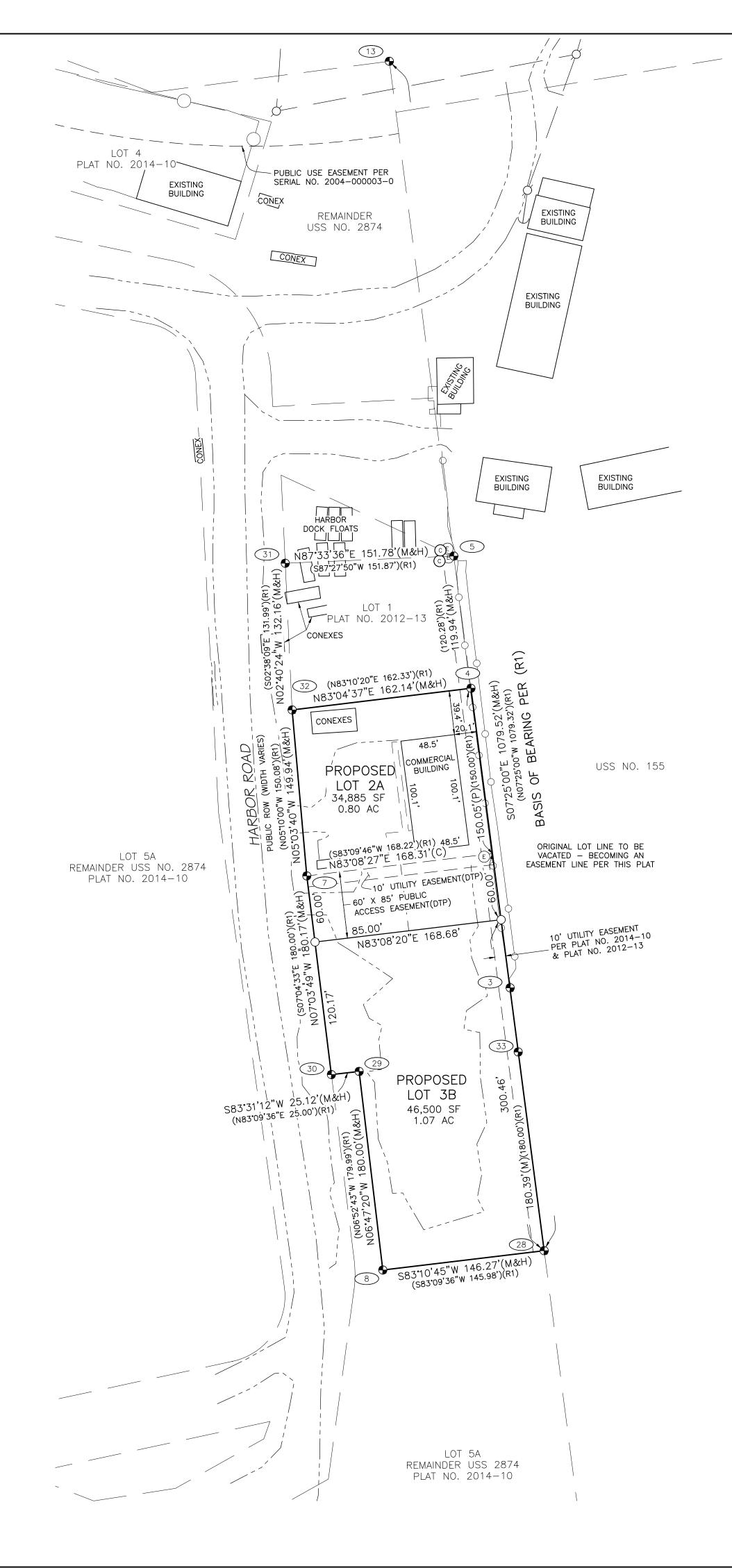
MY COMMISSION EXPIRES

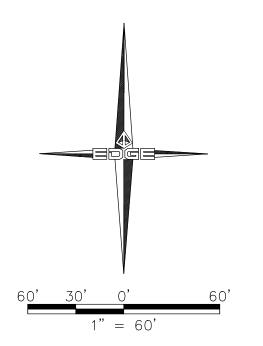
- 3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
- 4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE A6 AN AREA OF 100-YEAR FLOODING, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; 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.
- 5. 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.
- 6. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET ELECTRIC EASEMENTS GRANTED TO NUSHAGAK ELECTRIC COOPERATIVE, INC. RECORDED DECEMBER DECEMBER 5, 1997 IN BK. 21, PG. 237 AND IN BK. 21, PG. 242, BOTH IN THE BRISTOL BAY RECORDING DISTRICT.
- 7. THIS PROPERTY IS SUBJECT TO THE ASSIGNMENT & ASSUMPTION OG GROUND LEASE RECORDED SEPTEMBER 8, 2021 UNDER SERIAL NO. 2021-000303-0 IN THE BRISTOL BAY RECORDING DISTRICT.

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



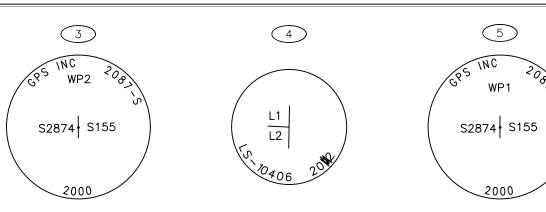




LEGEND

⊕ ○ (###) (\$\$\$	FOUND MONUMENT AS NOTED MONUMENT SET THIS SURVEY MONUMENT NUMBER SANITARY SEWER MANHOLE	TYPICAL MONUMENT SET THIS SURVEY
(E)	ELECTRIC VAULT GUY WIRE	EDGE SURVEY HLLR #2
Д © (м)	UTILITY POLE UTILITY POLE MEASURED	
(M) (C) (H)	COMPUTED HELD	3006 2024
(P) BBRD	PROPORTIONED BRISTOL BAY RECORDING DISTRICT	SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
ROW (R1)	RIGHT-OF-WAY RECORD DATA PER PLAT NO. 2014-10, BBRD	FLUSH WITH GRADE
(DTP) 	DEDICATED THIS PLAT SUBDIVISION BOUNDARY INTERIOR LOT LINE ADJACENT PROPERTY LINE	
	EASEMENT LINE FENCE LINE OVERHEAD UTILITY EDGE OF GRAVEL DRIVE	
	BUILDING OUTLINE	

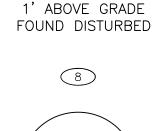
MONUMENT SUMMARY



FOUND 3" ALUMINUM CAP ON 2" POST 0.1' ABOVE GRADE IN GOOD CONDITION

7

L3



ON 5/8" REBAR

FOUND 2" ALUMINUM CAP FOUND 3" ALUMINUM CAP

ON 2" POST

0.5' ABOVE GRADE

IN GOOD CONDITION

(13)

C6 L5

FOUND 3" BRASS CAP

IN CASE ON 2" POST

0.85' BELOW RIM OF CASE

IN GOOD CONDITION

-HELD-

L3

ON 5/8" REBAR

AT GRADE

GOOD CONDITION

33

L3

FOUND DISTURBED

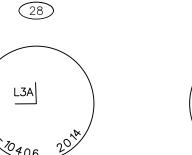
30

FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION

FOUND 2" ALUMINUM CAP ON 5/8" REBAR AT GRADE GOOD CONDITION

29

_____ L3A



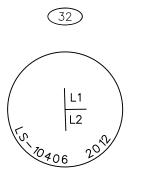
FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.2' ABOVE GRADE GOOD CONDITION

-HELD-

31

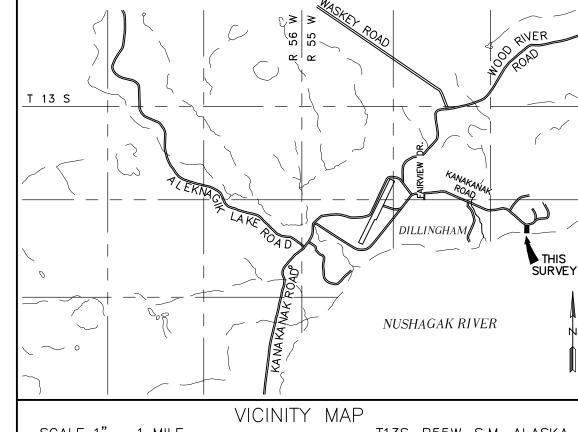
FOUND 2" ALUMINUM CAP FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.5' ABOVE GRADE GOOD CONDITION

FOUND 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION



GOOD CONDITION

FOUND 2" ALUMINUM CAP FOUND 2" ALUMINUM CAP ON 5/8" REBAR ON 5/8" REBAR 0.1' ABOVE GRADE 0.1' BELOW GRADE



SCALE 1" = 1 MILE T13S, R55W, S.M. ALASKA SOURCE: USGS QUADRANGLE DILLINGHAM (A-7) ALASKA DATED 1952

PLAT APPROVAL

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

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

ALICE RUBY, MAYOR DATE

CITY CLERK 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



8000 KING STREET ANCHORAGE, AK 995 | 8 Phone (907) 344-5990 Fax (800) 76 | -8502 AECL # 1392 WWW.EDGESURVEY.NET

HARBOR LEASE LOTS REPLAT NO. 2

A RE-SUBDIVISION OF LOT 2, HARBOR LEASE LOTS, PLAT NO. 2012-13 AND LOT 3A, HARBOR LEASE LOT RE-SUBDIVISION, PLAT NO. 2014-10 LOCATED WITHIN SECTION 21, T13S, R55W, S.M. AK

BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 1.87 ACRES

PROJECT #: 24-153 DATE: 10/7/2024 DRAWN BY: SM/VLB SCALE: 1"=60' CHECKED BY: RS SHEET 1 OF 1