



Fidelity Title Agency of Alaska

Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

ORDER NO: F-85630
PROPERTY: USS 6166, Dillingham, AK 99576

Dagen Nelson
PO Box 477
Dillingham, AK 99576

Questions regarding this Certificate to Plat should be directed to:
Michelle Prater at (907) 277-6623 or michellep@fidelityak.com

INVOICE

Remit Payment To:



Fidelity Title Agency
of Alaska

Fidelity Title Agency of Alaska, LLC
3150 "C" Street, Suite 220
Anchorage, AK 99503
Phone: 907-277-6601
Fax: 907-277-6617

Billed To:
Dagen Nelson
PO Box 477
Dillingham, AK 99576

Invoice Date: January 20, 2022
Our File Number: F-85630
Please Pay Before: 30 Days

Property:
USS 6166, Dillingham, AK 99576

Brief Legal: U.S. Survey Number 6166

DESCRIPTION	AMOUNT
Certificate to Plat	\$300.00

Please write the order number on all payments to our office.

**1st copy – Customer
remittance**

2nd copy-Please return with



Fidelity Title Agency of Alaska

Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

January 20, 2022

Charge: \$300.00

Dagen Nelson
PO Box 477
Dillingham, AK 99576

Re: Our Order No. **F-85630**

This is the Certificate to Plat as of **January 11, 2022** at 8:00 A.M. for plats of the following described properties:

U.S. SURVEY NUMBER 6166, located in the Bristol Bay Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

Russell Nelson

Subject to the Following Exceptions

1. **RESTRICTIONS AGAINST ALIENATION AND TAXATION**, as imposed upon said land pursuant to Native Allotment Certificate.
Recorded: April 18, 1983
Book: 26 Page: 353

Amended by instrument:
Recorded: May 14, 1984
Book: 27 Page: 961
2. **Reservations and exceptions** as contained in Native Allotment Certificate recorded April 18, 1983 in Book 26 at Page 353.
3. **ANY CONVEYANCE AND/OR ENCUMBRANCE** of said interest must be approved by the Secretary of the Interior, Bureau of Indian Affairs.

4. **Rights of the public and/or government entities** in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects: 33 feet on either side of section lines
5. **Right of access** to said premises. We find no notice in the public records of any dedicated or improved roadways abutting subject property.

NOTE: Subject property not within an organized taxing district.

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Michelle Prater, Title Officer



Fidelity Title Agency of Alaska

3150 C Street, Suite 220
Anchorage, AK 99503
907-277-6601 phone

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

NATIVE ALLOTMENT

IT IS HEREBY CERTIFIED That pursuant to the authority delegated to him by Bureau Order No. 701, as amended August 25, 1981 (46 F.R. 164) of the Director of the Bureau of Land Management, the Chief, Division of ANCSA and State Conveyances, Alaska State Office, on April 5, 1983, approved the application, Anchorage Serial Number A-054437, of George L. Nelson of Dillingham, Alaska, filed pursuant to the Act of May 17, 1906, 34 Stat. 197, 43 U.S.C. 270-1 to 270-3, as amended, for:

Lot 2, U.S. Survey No. 4972, Alaska, situated approximately two miles northeasterly of Dillingham, Alaska on the Wood River Road.

Containing 105.62 acres.

U.S. Survey No. 6166, Alaska, situated approximately 2 miles northeasterly of Dillingham, Alaska.

Containing 22.00 acres.

Aggregating 127.62 acres.

Therefore, let it be known that pursuant to the said Act of May 17, 1906, as amended, the land above-described shall be deemed the homestead of the allottee and his heirs in perpetuity, and shall be inalienable and nontaxable until otherwise provided by Congress or until the Secretary of the Interior or his delegate, pursuant to the provisions of the said Act of May 17, 1906, as amended, approves a deed of conveyance vesting in the purchaser a complete title to the land.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391, 43 U.S.C. 945;
2. A right-of-way for the construction of railroads, telegraph and telephone lines to the extent of one hundred (100) feet on either side of the center line of any such road and twenty-five (25) feet on either side of the center line of any such telegraph or telephone lines. Act of March 12, 1914, 43 U.S.C. 975d; and

50-83-0108

CERTIFICATE NO. _____

- 3. All the oil and gas in the land so allotted, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922, 42 Stat. 415, as amended and supplemented; 43 U.S.C. 270-11-13.

Subject to an easement for highway purposes, extending one hundred (100) feet on each side of the center line of the Dillingham Wood River Road and transferred to the State of Alaska pursuant to the quitclaim deed dated June 25, 1959, and executed by the Secretary of Commerce pursuant to the authority of the Alaska Omnibus Act, Pub. L. 86-70, 73 Stat. 141, as to Lot 2, U.S. Survey No. 4972.



Harold E. Wolverton
 Harold E. Wolverton
 Acting Chief, Division of
 ANCSA and State Conveyances

83-141

RECORDED - FILED 11 -
Bristol Bay REC. DIST.
DATE <u>4-18</u> 19 <u>83</u>
TIME <u>2:15</u> P. M.
Requested by <u>Bureau of Indian Affairs</u>
Address <u>Box 199120</u>
<u>Wachus, Ak 99510</u>

50-83-0108

CERTIFICATE NO. _____

DEED TO RESTRICTED INDIAN LAND

THIS INDENTURE, Made and entered into this 3rd day of April 1984,
one thousand nine hundred and eighty four, by and between George L. Nelson,
A-054437 of Dillingham, Alaska party of the first part, and Russell Nelson,
P. O. Box 85, Dillingham, Alaska party of the second part; P. O. Box
99576 2876
99576

WITNESSETH, That said party of the first part, for and in consideration of
Love and Affection, does hereby grant and convey unto said party of the
second part the following described real estate and premises situated in
the State of Alaska to wit:

U.S. Survey Number 6166, Alaska, situated approximately 2
miles northeasterly of Dillingham, Alaska. Containing 22.00
acres more or less.

EXCEPTING AND RESERVING TO THE UNITED STATES

A right-of-way for ditches and canals constructed by authority
of the United States, as provided in the Act of August 30,
1890 (26 Stat. 391, 43 U.S.C. 945); a right-of-way for
construction of railroads, telegraph and telephone lines, as
provided in the Act of March 12, 1914 (38 Stat. 305); all the
coal, oil, and gas in the lands herein conveyed; together with
the right to prospect for, mine and remove such deposits from
the same upon compliance with the conditions and subject to
the provisions and limitations of the Act of March 8, 1922 (42
Stat. 415), as amended and supplemented.

Together with all the improvements thereon and the appurtenances thereunto
belonging, said party of the first part being possessed of a restricted
title granted under provisions of the Act of May 17, 1906 (34 Stat. 197),
as amended, does grant said title, subject to restrictions against
alienation and taxation, to the party of the second part. This conveyance
is made pursuant to the Act of May 17, 1906 (34 Stat. 197), as amended by
the Act of August 2, 1956 (70 Stat. 954); and 25 CFR 152.25(d).

To have and to hold said described premises unto the said party of the
second part, his heirs, successors and assigns, forever.

IN WITNESS WHEREOF, that said party of the first part has hereunto set his
hand and seal on the day and year first above written.

GRANTOR:

George L. Nelson

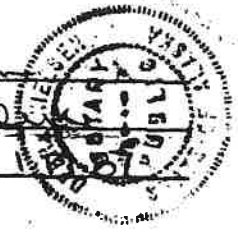
STATE OF Alaska)
) ss.
 JUDICIAL DISTRICT)

The foregoing instrument of writing was acknowledged before me this 30
day of April, 1984, by George L. Nelson.

Deed

Title: Accty. Co.

My Commission Expires: 1987



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
JUNEAU AREA OFFICE

The conveyance herein shall continue in effect without interrupting the restrictions against alienation and taxation provided by the Act of May 17, 1906 (34 Stat. 197), as amended. Subject to these qualifications, the within deed is approved pursuant to the authority delegated in 209 DM 8, and 10 BIA 3.1 dated November 17, 1981.

William A. Allen
(ACTING) Area Director, Juneau Area Office

April 19, 1984
Date

84-316

RECORDED-FILED 11
BRISTOL BAY REC. DIST.
DATE MAY 14 1984
TIME 10:18 A.M.
BY BIA
P.O. 100120
ANCH. AK 9510

ORIGINAL

U. S. SURVEY No. 6166, ALASKA

This plat contains the entire survey record.
U. S. Survey No. 4972 was surveyed by Jerry J. Cramer, Supervisory Cadastral Surveyor, in 1967 and 1968.

This survey was completed by William A. Gille, Cadastral Surveyor, in 1978. The survey was conducted in accordance with the specifications set forth in the Manual of Surveying Instructions, 1923. Special Instructions dated June 21, 1978, dated July 1978, and assignment instructions dated August 6, 1978.

Area: 32.00 Acres.

The azimuth was obtained from a direct observation of the sun and refers to the true meridian.

The approximate geographic position of corner No. 1, identified with corner No. 3, Lot 2, U. S. Survey No. 4972, as determined by staking from U. S. Geological Survey quadrangle map "DILLINGHAM (4-7)", Alaska, 1:50,000 scale, is:

Latitude: 59°01.4' North

Longitude: 137°28.5' West

The magnetic declination was taken from the above-mentioned U. S. Geological Survey quadrangle map.

This survey is situated approximately 2 miles easterly of Dillingham, Alaska.

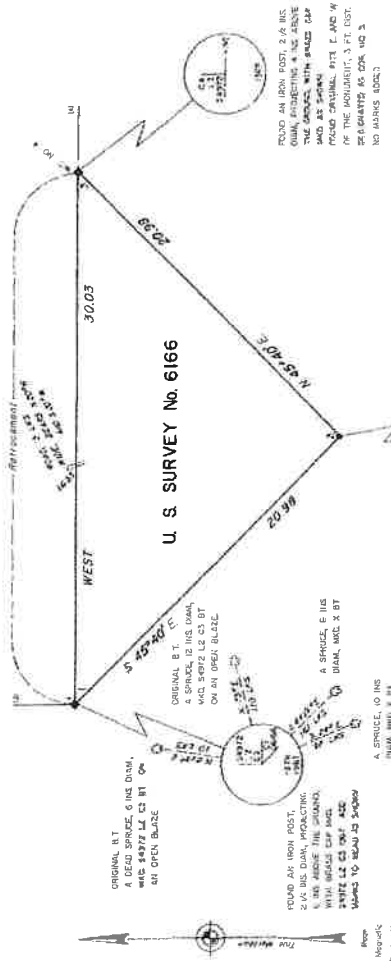
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska October 2, 1981

The survey represented by this plat, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Chief, Division of Cadastral Survey, Alaska

U. S. SURVEY No. 4972
LOT 2



FOUND AN IRON POST 2 1/2 IN. DIA., PROJECTING 4 IN. ABOVE THE GROUND, WITH PALES CAP AND AS SHOWN ON THE ORIGINAL PLAN. IT WAS FOUND TO BE 1.5 FT. SOUTH OF THE ORIGINAL 1.5 FT. CORNER MARKED BY COR. NO. 3. NO MARKS FOUND.

A SPRUCE, 10 IN. DIA., 10 1/2 FT. HIGH, MARKED BY STAKE, 11 IN. DIA., 10 1/2 X 8 FT.

A SPRUCE, 6 IN. DIA., 10 1/2 FT. HIGH, MARKED BY STAKE, 11 IN. DIA., 10 1/2 X 8 FT.

A SPRUCE, 10 IN. DIA., 10 1/2 FT. HIGH, MARKED BY STAKE, 11 IN. DIA., 10 1/2 X 8 FT.

FOR THE ROAD, CORNER NO. 10 IN THE SW CORNER

● ALUM. NOD. OR IRON DIA. WITH ALUM. CAP.
◆ RECORDED IRON POST

**Southwest Alaska Surveying, LLC
2800 N. Park Dr.
Wasilla Ak, 99654
(907) 373-1607**

Legal Description for a portion of U. S. Survey 6166 Alaska accepted October 2, 1981:

November 9, 2021

Beginning at a 3 1/4-inch BLM. Brass cap survey monument recovered at corner 1 of U. S. Survey 6166, common to corner 3 of Lot 2 of U.S. Survey 4972, the true point of beginning; thence N 89°50'24" E along the Northern property boundary of U.S. Survey 6166, common to Lot 2 of U. S. Survey 4972, a distance of 701.20 feet to a 2 inch aluminum cap survey monument recovered at the South West corner of Lot 2A of Blueberry Hill Subdivision, Plat No. 88-3 in the Bristol Bay recording District; thence N 89°54'30" E along the common boundary between Lot 2A and U. S. Survey 6166 a distance of 202.00 feet to a 2 inch Aluminum cap survey monument recovered at the South East corner of Lot 2A of Blueberry Hill Subdivision; thence S 26°11'15" E a distance of 160.85 feet; thence S 42°12'40" W a distance of 578.22 feet to the Westerly property boundary line of U. S. Survey 6166; thence N 45°43'47" W along the Westerly property boundary line of U. S. Survey 6166 a distance of 817.96' more or less to corner 1 of U. S. Survey 6166 the true point of beginning, containing 6.93 Acres more or less. Located in the North West ¼ of Section 16 and the North East ¼ of Section 17, Township 13 South, Range 55 West of the Seward Meridian Alaska, Within the Bristol Bay Recording district, Third Judicial District, State of Alaska.

CRD File> C:\Users\John OConnor\Desktop\survey\2019\RUSEL NELSON SUBD OF PROP\
R NELSON SUB PRELIMINARY PLAT.crd

PntNo	Bearing	Distance	Northing	Easting	Description
755			1847234.26	1550543.16	BLMBC
	N 89°50'24" E	701.20			
24			1847236.22	1551244.36	SW COR LOT 2A
	S 89°54'30" E	202.00			
558			1847235.90	1551446.36	ALCAP
	S 26°12'09" E	160.83			
560			1847091.59	1551517.38	ALCAP
	S 42°12'40" W	578.26			
26			1846663.29	1551128.86	SOUTH COR LOT 1
	N 45°43'47" W	817.96			
755			1847234.26	1550543.16	BLMBC

Closure Error Distance> 0.0000

Total Distance Inversed> 2460.26

Area: 301881.60, 6.93

CLOSURE REPORT BOUNDARY US. SURVEY 6166

CRD File> C:\Users\John OConnor\Desktop\survey\2019\RUSEL NELSON SUBD OF PROP\R

PntNo	Bearing	Distance	Northing	Easting	Description
755			1847234.26	1550543.16	BLMBC
	N 89°50'24" E	701.20			
24			1847236.22	1551244.36	SW COR LOT 2A
	S 89°54'30" E	202.00			
558			1847235.90	1551446.36	ALCAP
	N 89°57'25" E	1077.41			
562			1847236.71	1552523.77	USGSBRS
	S 45°35'28" W	1384.67			
25			1846267.75	1551534.61	SOUTH COR LOT 2
	N 45°43'47" W	1384.60			
755			1847234.26	1550543.16	BLMBC

Closure Error Distance> 0.0000

Total Distance Inversed> 4749.89

Area: 959179.32 SQ. FT., 22.02 ACRES

CLOSURE REPORT EAGLE POINT LOT 1
2021

Thu Dec 09 14:33:23

CRD File> C:\Users\John OConnor\Desktop\survey\2019\RUSEL NELSON SUBD OF PROP\R
NELSON SUB PRELIMINARY PLAT.crd

PntNo	Bearing	Distance	Northing	Easting	Description
558			1847235.90	1551446.36	ALCAP
	N 89°57'25" E	1077.41			
562			1847236.71	1552523.77	USGSBRS
	S 45°35'28" W	1384.67			
25			1846267.75	1551534.61	SOUTH COR LOT 2
	N 45°43'47" W	566.64			
26			1846663.29	1551128.86	SOUTH COR LOT 1
	N 42°12'40" E	578.26			
560			1847091.59	1551517.38	ALCAP
	N 26°12'09" W	160.83			
558			1847235.90	1551446.36	ALCAP

Closure Error Distance> 0.0000

Total Distance Inversed> 3767.81

Area: 657299.08 SQ. FT., 15.09 ACRES