

CERTIFICATE OF OWNERSHIP & DEDICATION

I, THE UNDERSIGNED HEREBY CERTIFY THAT ARTIC GOLD MINING, LLC IS THE OWNER OF TUNDRA LAKES SUBDIVISION, ADDITION #2, AS SHOWN ON THIS PLAT AND THAT I APPROVE THIS SURVEY AND PLAT.

DAVID YOUNG, MANAGING MEMBER  
ARTIC GOLD MINING, LLC  
P.O. BOX 5113  
EAGLE, CO 81631

DATE

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

PERSONALLY APPEARED

NOTARY PUBLIC MY COMMISSION EXPIRES

ACCEPTANCE OF DEDICATION

THE MAYOR HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND ROADWAYS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

CHAIRMAN OF THE NOME PLANNING COMMISSION DATE

APPROVAL OF MAJOR SUBDIVISION

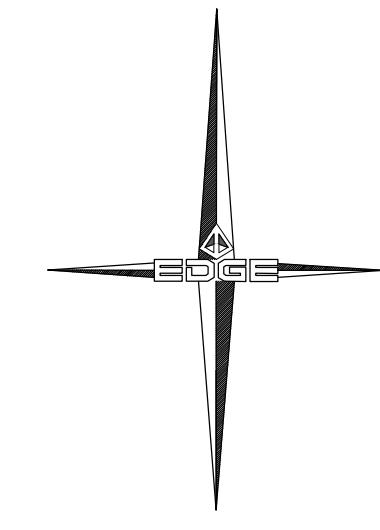
THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH THE CITY OF NOME SUBDIVISION REGULATIONS AND IS HEREBY APPROVED.

CHAIRMAN OF THE NOME PLANNING COMMISSION DATE

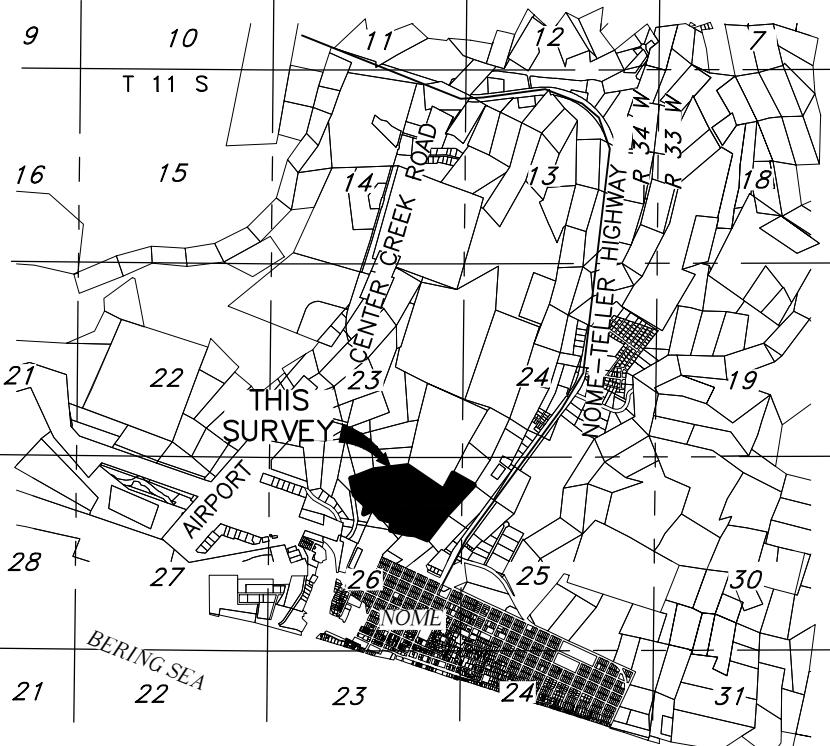
TAX CERTIFICATION

I HEREBY CERTIFY THAT THE TAXES DUE AND PAYABLE ON THE PROPERTY PLATTED HEREON HAVE BEEN PAID THROUGH THE PERIOD OF JANUARY 1, 2025.

CITY OF NOME TAX COLLECTION OFFICIAL DATE



200' 100' 0' 200'  
1" = 200'



VICINITY MAP  
T11S, R34W, KRM, ALASKA  
SOURCE: USGS QUADRANGLE NOME (C-1) ALASKA DATED 1950

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. ALL BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE BASIS OF BEARING IS ALASKA STATE PLANE, ZONE 8 NAD83 AS MEASURED BETWEEN THE TWO ALUMINUM MONUMENT AND HAVING A BEARING OF N40°42'41"W.
4. THE PROPOSED ROW DEDICATION AS SHOWN ON THIS MAP IS DESIGNED FROM THE PREVIOUSLY DEDICATED AND/OR FUTURE RESERVATION SHOWN ON PLAT NO. 94-8, 2007-13 & RECORD OF SURVEY 2013-6 AS TO ALIGN WITH SAID SURVEYS AND THE ACTUAL LOCATION OF THE ROAD.
5. 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.
6. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
7. 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.
8. LOT 1 MAY BE AFFECTED BY THE FUTURE ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPPING PROJECT NO. NFWHY-00397/90397 CENTER CREEK ROAD REHABILITATION THAT CURRENTLY IS IN THE PRELIMINARY STAGES.
9. PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO A FEDERAL AVIATION AGENCY AVIATION & HAZARD EASEMENT FOR OBSTRUCTED AIR SPACE EASEMENT ABOVE CERTAIN IMAGINARY PLANES AS DESCRIBED IN THE EASEMENT RECORDED IN THE CAPE NOME RECORDING DISTRICT AND COMMENCING AT BOOK 253, PAGE 209 AND CONTINUING THROUGH PAGE 242. AKDOT&PF SHOULD BE CONSULTED PRIOR TO CONSTRUCTING ANY STRUCTURES WITHIN LOT 2 AND A PORTION OF LOT 1 WITHIN U.S.M.S. NO. 1891 REX FRACTION .
10. THIS SUBDIVISION IS SUBJECT TO A WATER PIPE LINE EASEMENT RECORDED MAY 4, 1959 IN BOOK 239 AT PAGE 55 IN THE CAPE NOME RECORDING DISTRICT. THE EXACT LOCATION OF THIS EASEMENT CANNOT BE DETERMINED BY THE INSTRUMENT OF RECORD.

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 EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_

RYAN E. SORENSEN, RLS 13006-S



EDGE  
SURVEY & DESIGN, LLC

8000 KING STREET, ANCHORAGE, AK 99518  
Phone: (907) 344-5990 Fax: (907) 344-7794  
A/C# 1392 WWW.EDGE SURVEY.NET

PRELIMINARY PLAT OF

HARBOR VIEW SUBDIVISION - LOTS 1, 2 & 3  
A REPLATTING OF MS CLAIMS NO. 1891 - LOCKHEED FRACTION, BIRTHDAY & ELECTRA BENCH, MS CLAIMS NO. 1899 - SEYMOUR BENCH, AND PORTIONS OF MS CLAIMS NO. 1373 - GOOD LUCK FRACTION PLACER; MS CLAIMS NO. 1891 - REX FRACTION & NO. 7 BENCH PLACER; AND MS CLAIMS NO. 1373 - NO. 6 BENCH PLACER WITH RIGHT-OF-WAY DEDICATION OF LITTLE CREEK ROAD.

LOCATED WITHIN SECTION 25 & 26, T11S, R34W, KATEEL RIVER MERIDIAN, AK

NOME RECORDING DISTRICT, THIRD JUDICIAL DISTRICT

NO. 82.98 ACRES

REFERENCES

(R1) RECORD DATA PER MINERAL SURVEY NO. 1891 NRD  
(R2) RECORD DATA PER MINERAL SURVEY NO. 1173, NRD  
(R3) RECORD DATA PER PLAT NO. 2013-6, NRD  
(R4) RECORD DATA PER PLAT NO. 2007-13, NRD  
(R5) NOME AIRPORT PROPERTY PLAN APPROVED 10/21/2019

LEGEND

- FOUND MONUMENT AS NOTED
- SET 2" ALUMINUM CAP (TYPICAL)
- MEASURED & HELD
- COMPUTED
- (M&H) HELD RECORD RADIUS
- (C) GRANT BOUNDARY ADJUSTMENT
- (HRR) GRANTED THIS PLAT
- (GBA) RIGHT-OF-WAY
- (GTP) NOME RECORDING DISTRICT
- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY/INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE



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

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S37°19'08"W	59.56'
L2	S39°50'25"E	127.51'
L3	S67°30'59"W (R4) (N68°02'E)	294.60' (295.25')
L4	N13°10'50"E (R4) (S31°42'W)	244.01' (244.55')
L5	N40°42'41"W	58.77'

Curve Table

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1 (HRR)	2889.79'	2°54'41"	146.84'	N11°17'40"W	146.82'
C2	750.00'	2°07'06"	263.35'	N68°32'07"W	262.00'
C3	650.00'	2°07'06"	228.23'	N68°32'07"W	227.06'

DRAWN BY: VLB SURVEY DATE: 7/9/2024  
DATE: 8/26/2024 PROJECT #: 24-152  
CHECKED BY: MA/RS SCALE: 1"=200'  
SHEET 1 OF 1