CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ BOROUGH MANAGER, PETERSBURG BOROUGH

ATTEST:

DATE _____ BOROUGH CLERK, PETERSBURG BOROUGH

CERTIFICATE OF APPROVAL BY THE PLATTING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATTING BOARD

ATTEST:

DATE _____ BOROUGH CLERK, PETERSBURG BOROUGH

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAMES OF: _____ ,

AND _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR_____ WILL BE DUE ON OR BEFORE

DATED THIS _____ DAY OF _____ ,20____
AT PETERSBURG, ALASKA.

TREASURER – PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER: _____

DATE _____ OWNER: _____

DATE _____ OWNER: _____

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY OF PETERSBURG

THIS IS TO CERTIFY THAT ON THIS_____DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

APPEARED _____

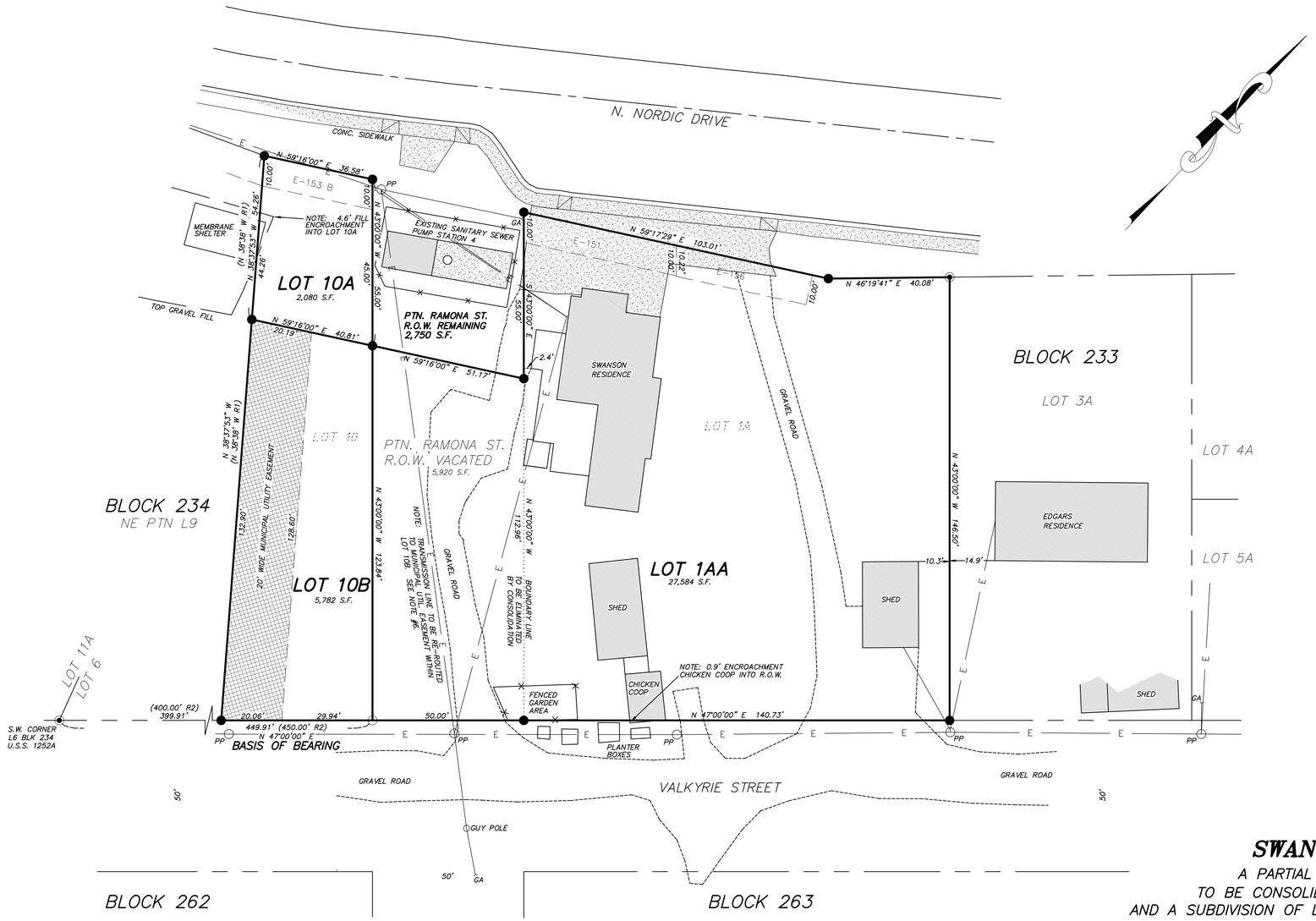
_____ TO ME

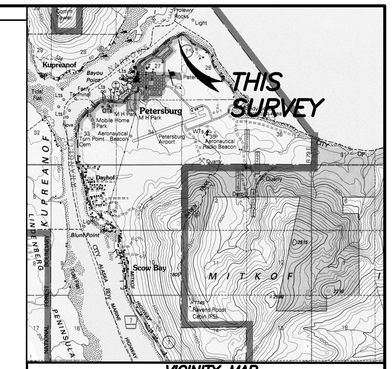
KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____





VICINITY MAP
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1986 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE

I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET OR STAKED AS SHOWN.

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR AELL No. 10390

STATE OF ALASKA 49TH DAVID C. THYNES LS 10390 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

SWANSON SUBDIVISION

A PARTIAL VACATION OF RAMONA STREET
TO BE CONSOLIDATED WITH LOT 1A OF BLOCK 233
AND A SUBDIVISION OF LOT 10, BLOCK 234 OF U.S. SURVEY 1252A

CREATING LOT 10A, LOT 10B AND CONSOLIDATED LOT 1AA
PETERSBURG RECORDING DISTRICT

PARCEL OWNERSHIP SUMMARY:

SUBJECT: CONSOLIDATED LOT 1A, BLOCK 233 U.S.S. 1252A – JOHN R. AND MIRIAM M. SWANSON DOC# 2000-000378-0 (ORIGINAL WARRANTY DEED DOC# 1978-001885-0)
ADJOINER: LOT 3A, BLOCK 233 U.S.S. 1252A – SANDRA EDGARS DOC# 1979-000854-0
SUBJECT: RAMONA STREET R.O.W. BETWEEN N. NORDIC AND VALKYRIE STREET – PETERSBURG BOROUGH U.S. SURVEY 1252A
ADJOINER: N.E. PORTION OF LOT 9, BLOCK 234 U.S.S. 1252A – EDGARS LIVING TRUST DOC# 2020-000743-0

AREA SUMMARY:

UNSUBDIVIDED PARENT LOT 10 = 7,862 S.F.
UNCONSOLIDATED LOT 1A = 21,664 S.F.
PORTION OF LOT 10 FORMING LOT 10B = 5,782 S.F.
PORTION OF LOT 10 FORMING LOT 10A = 2,080 S.F.
PORTION OF RAMONA STREET R.O.W. CONSOLIDATED INTO LOT 1AA = 5,920 S.F.
PORTION OF RAMONA STREET R.O.W. REMAINING AS R.O.W. = 2,750 S.F.

GENERAL NOTES

1. THE PURPOSE OF THIS SUBDIVISION AND PARTIAL R.O.W. VACATION IS TO CONSOLIDATE A PORTION THE OF RAMONA STREET R.O.W. WITH LOT 1A OF BLOCK 233 TO CREATE CONSOLIDATED LOT 1AA AND TO SUBDIVIDE LOT 10 OF BLOCK 234 TO CREATE LOT 10A AND LOT 10B.
2. THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN AN 1.5" ALUMINUM CAP MONUMENT (LS 5485), MARKING THE S.W. CORNER OF LOT 6, BLOCK 234, U.S. SURVEY 1252A AND AN IRON PIPE MONUMENT MARKING THE S.E. CORNER OF LOT 10, BLOCK 234, U.S. SURVEY 1252A, THE ACCEPTED BEARING BEING N 47°00'00" E.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES ( ) FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
6. PETERSBURG MUNICIPAL POWER & LIGHT DEPT. WILL RELOCATE THE OVERHEAD TRANSMISSION LINES RUNNING FROM THE POWER POLE ON N. NORDIC TO THE POWER POLE ON VALKYRIE ST. CROSSING LOT 10B. RE-ROUTED LINES WILL RUN INSIDE THE 20' MUNICIPAL UTILITY EASEMENT ALONG THE SOUTHWEST BOUNDARY OF LOT 10B.
7. THE MINOR ENCROACHMENTS WITHIN LOT 10A WILL BE ADDRESSED DURING THE CONSTRUCTION PHASE OF THE PUMP STATION 4 SANITARY SEWER FORCE MAIN PROJECT.
8. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
   (R1) U.S. SURVEY 1252A, APPROVED 11/4/1947 & ACCEPTED 3/4/1948
   (R2) AN UNRECORDED AS-BUILT SURVEY BY RICK G. BRAUN LS 5485 SHOWING LOT 6 AND LOT 10 AND THE PORTIONS OF LOT 8 AND LOT 9, OF BLOCK 234, U.S. SURVEY 1252A.
   (R3) THE MARTINSEN – ETCHER SUBDIVISION PLAT No. 2013-9, PETERSBURG RECORDING DIST.
   (R4) R.O.S. BY BISSET SURVEYING LS 10391 SHOWING THE EASTERLY LINES OF LOT 3A OF THE MARTINSEN – ETCHER SUBDIVISION, BLOCK 234, U.S. SURVEY 1252A. PLAT No. 2017-12.
   (R5) ISKUT STREET VACATION PLAT No. 90-21, PETERSBURG RECORDING DIST.
   (R6) A.D.O.T.& P/F R.O.S. OF CONTROL MONUMENTS ALONG N. NORDIC DRIVE AND SANDY BEACH ROAD PETERSBURG, ALASKA PLAT No. 2008-2 PETERSBURG RECORDING DISTRICT.
   (R7) A.D.O.T.& P/F R.O.W. MAP JOY ST. TO SANDY BEACH S-0937(10) PLAT No. 85-35 PETERSBURG RECORDING DISTRICT.
9. EASEMENTS E-151, E-153 B AND E-156, PER A.D.O.T. P/F R.O.W. MAP ALASKA PROJECT NUMBER S-0937(10), PLAT No. 85-35 SHEET 2 OF 17.

LEGEND

- IRON PIPE RECOVERED THIS SURVEY
- 1.5" ALCAP LS 5485 ON 5/8" REBAR RECOVERED THIS SURVEY
- C.S.S., L.S. 10390 2" ALCAP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
- LOT LINE ELIMINATED BY CONSOLIDATION
- EASEMENT BOUNDARY
- SUBDIVISION BOUNDARY LINE
- SIDELINE BOUNDARY
- PP POWER POLE
- GA GUY ANCHOR
- E OVERHEAD ELECTRICAL AND/OR COMMUNICATION TRANSMISSION LINE
- MUNICIPAL UTILITY EASEMENT
- BUILDING/STRUCTURE
- CONCRETE
- TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY — C.S.S. XX LS 10390 2024

CLIENTS: JOHN & MIRIAM SWANSON
P.O. BOX 1546
PETERSBURG, AK 99833

PETERSBURG BOROUGH
P.O. BOX 329
PETERSBURG, AK 99833

20 0 20 40 60
SCALE IN FEET

SURVEYOR:
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075
Email: fvnocona@gmail.com
RPLS #10390

SURVEY COMPLETED 10/23/2024
DRAWN BY D.C.T. DRAWING No. SWANSON SUBD REV 2024