



CURVE TABLE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S89°50'15"E	102.86'	841.47'	102.86'	7°00'35"
C2	S29°30'48"W	401.51'	231.03'	486.59'	120°40'31" (120°40'23")

GENERAL NOTES:

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY MEETS THE MINIMUM STANDARDS FOR CLASS C SURVEYS AND DOES NOT EXCEED 1:5000 ERROR OF CLOSURE.

NO ENCROACHMENTS EXIST AS INDICATED ON THE FACE OF THIS PLAT

BASE OF BEARINGS

THE BASIS OF BEARING ON THIS PLAT IS THE CALCULATED BEARING FROM THE 3.25' ALCP (25 FEET EASTERLY OF THE NW CORNER OF TRACT A-1 AND THE WITNESS CORNER FOR C-1, TRACT D, A.T.S. NO. 1465, WHICH WERE BOTH RECOVERED IN ORIGINAL CONDITION, WITH A CALCULATED BEARING OF S89°50'15"E AND A CALCULATED DISTANCE OF 1135.87 FEET. FOUND DISTANCE WAS 1136.18 FEET.

FLOOD EMERGENCY MANAGEMENT AGENCY

THE ONLY AREA THAT IS BELOW THE COMMUNITY DERIVED BASE FLOOD ELEVATION OF 22.0 FEET ABOVE MLLW IS A VERY SMALL AREA LOCATED AT THE SW PORTION OF TRACT A-1 NEAR THE BOAT HARBOR. THIS INFORMATION HAS BEEN PROVIDED TO THE CLIENT, BUT IS NOT BEING SHOWN ON THIS PLAT.

UTILITY LINES AND UNDERGROUND POWER AND TELEPHONE LINES

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LOCATIONS SHOWN HEREON WERE BASED ON THE KNOWLEDGE OF RICHARD SHIELDS, SR., EMPLOYEE OF THE CITY OF SAKAM, AND WERE NOT LOCATED WITH A PROFESSIONAL UNDERGROUND UTILITY COMPANY. THE WATER MAINS ARE BORED 4" DEEP AND THE ELECTRICAL AND COMMUNICATION LINES ARE ESTIMATED TO BE BURIED 4" TO 6" PER MR. SHIELDS.

LEGEND

—	BOUNDARY OF TRACT A-1
- - - -	BOUNDARY OF TRACT C, A.T.S. 1465
· · · ·	BOUNDARY OF A.T.S. 1465
●	3.25' ALCP - RECOVERED
○	2' ALCP - RECOVERED
+	PROPERTY CORNER
○	SEWER MANHOLE
○	CORNER(S) OF TRACT A-1
○	POWER POLE
○	TELEPHONE RISER
○	Storm Manhole
○	DRAIN INLET/CATCH BASIN
○	3-Port Hydrant
○	WATER VALVE
○	TOP OF BANK (WITH ELEVATIONS ABOVE MLLW)
—	OVERHEAD POWER LINES
—	UNDERGROUND POWER AND TELEPHONE
—	8" DUCTILE IRON WATERLINE

PROPERTY DESCRIPTION

PARCEL NO. 1: 2888 SOUTH TONGASS HIGHWAY, KETCHIKAN, AK 99901

TRACT A-1: THE PLAT ALTERATION OF TRACT C-1 AND A PORTION OF U.S. SURVEY NO. 1666, ACCORDING TO THE PLAT THEREOF FILED JUNE 10, 2003 AS PLAT NO. 2002-46, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

PARCEL NO. 2: 2888 SOUTH TONGASS HIGHWAY, KETCHIKAN, AK 99901

TRACT C, ALASKA TIDELANDS SURVEY NO. 1465: A SUBDIVISION OF TRACT B, ALASKA TIDELANDS SURVEY NO. 176, ACCORDING TO THE PLAT THEREOF FILED MARCH 16, 1998, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

TITLE EXCEPTIONS

- SCHEDULE B # TITLE EXCEPTIONS PER THIS STEWART TITLE INSURANCE COMMITMENT FILE NO. 83345, DATED OCTOBER 28, 2021 @ 8:00 A.M.
- RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE STATE OF ALASKA PATENT AND ACTS RELATING THERETO.
 - TERMS, PROVISIONS AND RESERVATIONS UNDER THE SUBMERGED LAND ACT (43 USC 1301, 67 STAT. 29) AND ENABLING ACT (PUBLIC LAW 85-508, 72 STAT. 339).
 - EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 2002-46. (AFFECTS PARCEL 1)
 - EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 98-9. (AFFECTS PARCEL 2)
 - EASEMENT FOR POWER POLES AND OVERHEAD POWER LINES, ENTERED INTO BY AND BETWEEN THE CITY OF SAKAM, GRANTOR, AND THE CITY OF KETCHIKAN, GRANTEE, RECORDED FEBRUARY 11, 1989 IN BOOK 16 AT PAGE 309.
 - EASEMENT FOR INSTALLATION AND MAINTENANCE OF A GUARDRAIL, ENTERED INTO BY THE STATE OF ALASKA, DEPT. OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTOR, AND THE CITY OF SAKAM, GRANTEE, RECORDED FEBRUARY 11, 1989 IN BOOK 16 AT PAGE 309.
 - EASEMENT FOR INSTALLATION AND MAINTENANCE OF A SEWAGE LIFT STATION AND A FORCE MAIN, OF WHICH THE CITY OF SAKAM IS THE GRANTOR AND GRANTEE, RECORDED MAY 28, 2011, AT DOCUMENT NO. 2011-001298-9. (AFFECTS PARCEL 1) - PLOTTED AS SHOWN.
 - MEMORANDUM OF LEASE WILLIAM G. MORAN, LESSOR AND ALASKA STAMSHIP COMPANY, LESSEE, RECORDED IN BOOK 19 AT PAGE 137.
 - LEASE AND TERMS OF CONDITIONS FOR TIDELANDS LEASE - STATE OF ALASKA, LESSOR, KETCHIKAN AND NORD LEARN TERNAL COMPANY, LESSEE, RECORDED FEBRUARY 11, 1989 IN BOOK 16 AT PAGE 309.
 - LEASE AND TERMS OF CONDITIONS THEREOF, KETCHIKAN WAREHOUSE COMPANY, LESSOR, AND THE CITY OF SAKAM, LESSEE, RECORDED FEBRUARY 11, 1989 IN BOOK 16 AT PAGE 309.
 - MEMORANDUM OF LEASE FOR ERECTING, INSTALLING, RECONSTRUCTING, AND MAINTAINING CERTAIN RADIO AND COMMUNICATIONS TOWER, BUILDINGS, AND EQUIPMENT, BETWEEN THE CITY OF SAKAM (LANDLORD) AND VERTICAL BRIDGE S3 ASSETS, LLC (TENANT), AND A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT, RECORDED SEPTEMBER 23, 2019, AT DOCUMENT NO. 2019-002492-0. (AFFECTS PARCEL 1) - PLOTTED AS SHOWN.
 - THE EFFECT, IF ANY, OF SECURITY AGREEMENT - FACILITY, MACHINERY AND EQUIPMENT BETWEEN OCEANS ALASKA AND U.S. DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION, RECORDED AUGUST 15, 2017 AT DOCUMENT NO. 2017-002114-0. (AFFECTS PARCEL 1)
 - RIGHT, TITLE AND INTEREST OF OCEANS ALASKA AS DISCLOSED BY DOCUMENT RECORDED AUGUST 15, 2017 AT DOCUMENT NO. 2017-002114-0. (AFFECTS PARCEL 1)

SURVEYOR'S CERTIFICATE

I 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 and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct according to the notes of said survey.

Gary L. Tams, Alaska R.L.S. No. 13013 Date: **4-01-22**



ALTA/NSPS SURVEY

Tract A-1, according to Plat No. 2002-46, K.R.D. and Tract C, Alaska Tidelands Survey No. 1465 according to Plat No. 98-9, K.R.D. (Saxman Seaport)

KETCHIKAN RECORDING DISTRICT

Client: Three Bears Alaska, Inc. 500 S. Triple B Street Wasilla, AK 99623	Surveyed by: G.T. Land Surveying LLC 737 Forest Avenue Ketchikan, AK 99901
Date of Survey: Begin: 03/22/2022 End: 03/30/2022	Date of Plat: 04/01/2022
Scale: 1" = 80'	Drawn by: Gary L. Tams