

**Parcel #:** 01-003-521

**Physical Address:** 306 Sandy Beach Road – Uplands

**Legal Description:** Lot: 6A; BLK: 231; US Survey: 1252A; Section: 26; Township: 58S, Range: 79E, Copper River Meridian

**Size:** 18,002 sqft (.413 acres)

**Zoned:** Single Family – Residential

**Assessed Value:** \$65,000

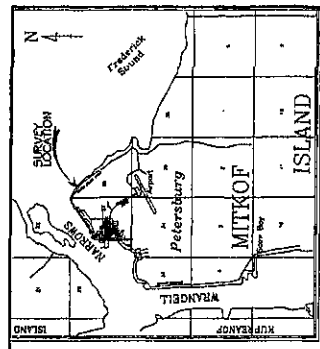
**Electric:** Power is available at the front of the lot.

**Water/Wastewater:** Water and Wastewater utilities are available to this lot at the property line. The water is a  $\frac{3}{4}$ " residential service. The sewer is a 6" ductile iron lateral.

**Other comments:** Survey Completed. This lot is above Sandy Beach Road and has developed lots on both sides.



The property is being sold by the Borough "AS-IS, WHERE-IS", with the Borough making no warranties or representation regarding the condition of the property. Provision of this material to potential bidders is not intended to serve as any guarantee as to the accuracy of the information provided herein; including but not limited to any depiction of the placement of the property lines, or information regarding the size of a lot, zoning, or the placement or availability of utilities. A bidder is required to make his or her own thorough inquiries regarding the property, and is purchasing property at his/her own risk.



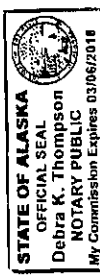
VICINITY MAP  
SCALE: 1" = 1 MILE

LEGEND

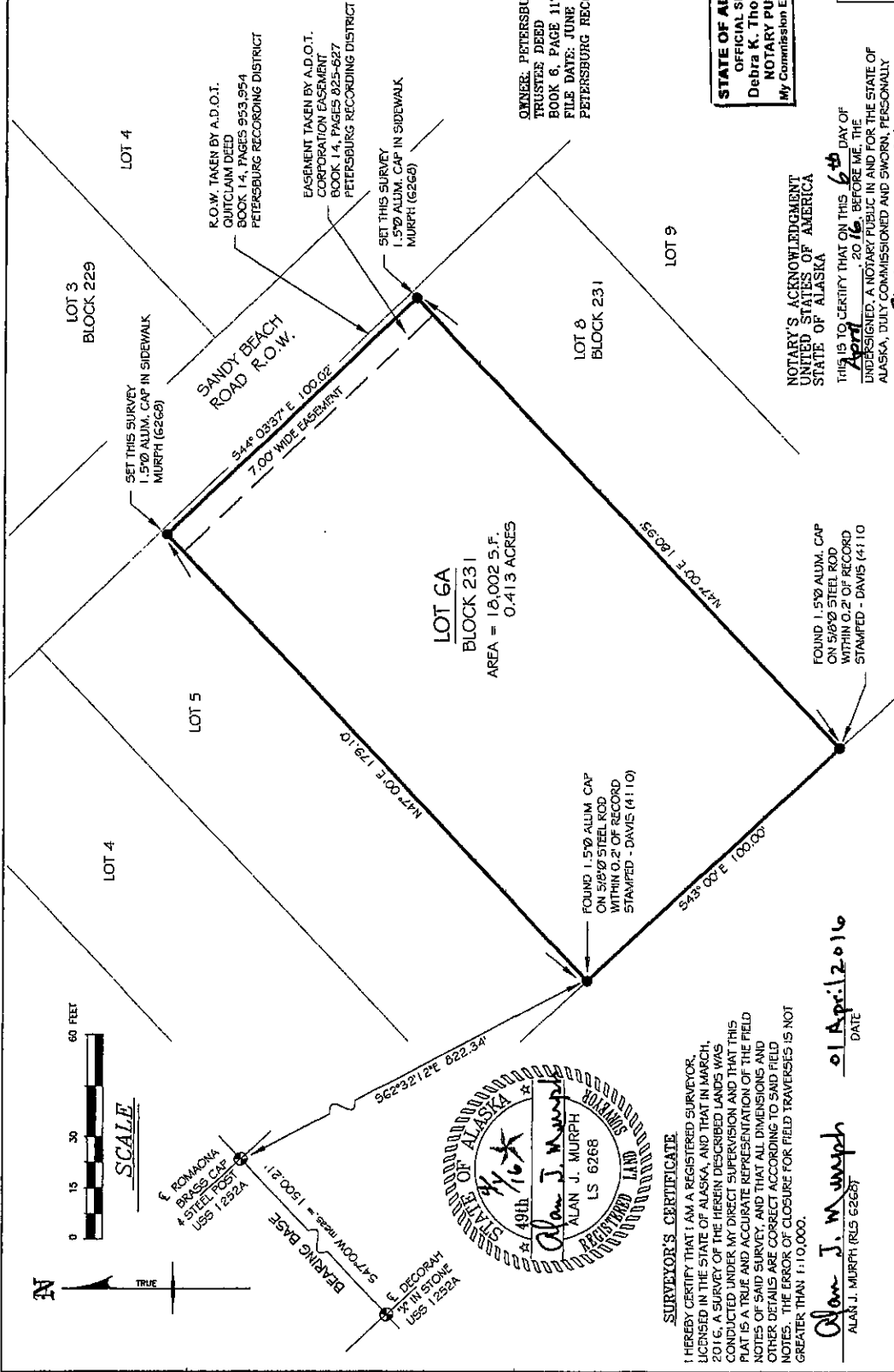
- PROPERTY LINES
- OTHER SURVEY LINES
- TIE LINES
- US SURVEY 1252A MONUMENT (FOUND)
- SECONDARY MONUMENT (SET)
- 1.5" ALUM. CAP 1.5" 9/8"
- STEEL ROD (MURPH, LS5668)
- RECORD BEARING & DISTANCE
- FOUND BEARING & DISTANCE

NOTICE OF MINOR LOT  
CONSOLIDATION  
DOCUMENT: 2015-000789-0  
FILE DATE: DEC. 29, 2015  
PETERSBURG RECORDING DIST.

2016-3



| RECORD OF SURVEY                     |                                   |
|--------------------------------------|-----------------------------------|
| LOT 6A, BLOCK 231, U.S. SURVEY 1252A | FORMALLY LOT 6 & LOT 7, BLOCK 231 |
| U.S. SURVEY 1252A                    |                                   |
| For: PETERSBURG BOROUGH              |                                   |
| P.O. BOX 329                         |                                   |
| PETERSBURG, ALASKA 99833             |                                   |
| Haral & Associates, Inc.             |                                   |
| P. O. Box 625                        |                                   |
| Petersburg, Alaska 99833             |                                   |
| Date: 3/25/2016                      | Surveyor: AJM                     |
| Scale: 1" = 30'                      | Drawn By: AJM                     |



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I REPRESENT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ACCEPT THIS SURVEY TO BE TRUE AND CORRECT, AND THAT THIS SURVEY DOES NOT DEPICT A LOT, PARCEL OR TRACT CREATED OR SUBDIVIDED CONTRARY TO LAW.

*Debra K. Thompson*  
PETERSBURG BOROUGH MANAGER  
DATE: 9-6-2016

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MAP SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE BOUNDARY SURVEY STANDARDS OF THE PETERSBURG BOROUGH, AND THAT SAID MAP HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

*Elizabeth Chua*  
COMMUNITY DEVELOPMENT DIRECTOR  
DATE: 4-6-2016

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN MARCH, 2016, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES. THE ERROR OF CLOSURE FOR FIELD TRAVERSES IS NOT GREATER THAN 1:110,000.

*Alan J. Murph*  
ALAN J. MURPH (RLS 6268)  
DATE: 01 April 2016

