CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF BELL SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE_____

OWNER: ORLANDO B. BELL VII
P.O. BOX 1609
PETERSBURG, AK 99833

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____, 20__
BY _____, PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
) SS.
FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED AND ACTING FINANCE DIRECTOR 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 NAME OF: _____ 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 _____
AT PETERSBURG, ALASKA.

FINANCE DIRECTOR – PETERSBURG BOROUGH

SURVEYOR CERTIFICATE:

I, THOMAS M. KIRCHMOR, L.S. 5713, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA
THOMAS M. KIRCHMOR
5713
LS

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.

_____ _____
MAYOR OF PETERSBURG BOROUGH DATE

NOTES:

1. ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
2. ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. RECORDED BEARING AND DISTANCE ARE SHOWN ENCLOSED IN PARENTHESES, WHILE MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESIS.
4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
5. TOTAL AREA OF SUBDIVISION IS 107.76 ACRES
6. THE FOLLOWING PLATS AND RECORDS WERE REFERRED TO IN CONDUCTING THIS SURVEY:
   (1.) U.S. SURVEY No. 1165 APPROVED APRIL 24, 1913.
   (2.) U.S. SURVEY No. 1524 APPROVED FEBRUARY 26, 1924
   (3.) U.S. SURVEY No. 1934 APPROVED AUGUST 1, 1929
   (4.) RECORD OF SURVEY, PLAT No. 85-910
   (5.) RECORD OF SURVEY, PLAT No. 2013-19
7. THE BASIS OF COORDINATES ON THIS PLAT WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING LDCA GPS-1200 UNITS, DIFFERENTIALLY CORRECTED AND PROCESSED BY N.G.S.A./N.G.S. GPUS SOLUTION SOFTWARE.
8. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDS OF LOTS 1,2,3,AND 5. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE LOTS 1,2,3, AND 4 CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
9. IN ACCORDANCE WITH (AS 40.15.300) PUBLIC ACCESS TO THE LOTS AND TRACTS WITHIN THIS SUBDIVISION IS VIA NAVIGABLE WATERS OF FREDERICK SOUND AND MUDDY RIVER.
10. THE PETERSBURG BOROUGH RESOLUTION NUMBER 2013—, PASSED AND APPROVED ON FEBRUARY 4, 2013, AUTHORIZED THE ALASKA DEPARTMENT OF NATURAL RESOURCES TO ACT AS THE PLATTING AUTHORITY FOR THE PETERSBURG BOROUGH UNTIL REGULATIONS AND PROCEDURES ARE ADOPTED BY THE PETERSBURG BOROUGH TO EXERCISE PLATTING AUTHORITY.

PLAT APPROVAL

THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH AS 40.15.

_____ _____
COMMISSIONER DATE

NOTES:

11. ACCEPTANCE OF THIS SURVEY DOES NOT PURPORT TO TRANSFER ANY INTEREST IN SUBMERGED LANDS TO WHICH THE STATE OF ALASKA IS ENTITLED UNDER THE EQUAL FOOTING DOCTRINE, SUBMERGED LANDS ACT OF 1953 AND SECTION 9(a) OF THE ALASKA STATEHOOD ACT, P.L. 86-508, NOTWITHSTANDING THE USE, LOCATION OF ABSENCE OF MEANDER LINES TO DEPICT WATER BODIES.
12. THIS SUBDIVISION IS LOCATED WITHIN AN AREA THAT IS NOT SERVED BY PUBLIC UTILITIES AT THE TIME OF THIS SURVEY.
13. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN US PATENT NUMBER 842756 AND US PATENT NUMBER 1062504.
14. LOCATION FOR THE EASTERLY BOUNDARY BETWEEN U.S.S. 1165 AND 1934 WAS ESTABLISHED BY HOLDING THE RELATIONSHIP OF RECORD BEARINGS (ANGLE BETWEEN BEARINGS) AND DISTANCES OF U.S.S. 1934 (BETWEEN CORNERS #1 AND #3).
15. MEAN HIGH WATER WAS DETERMINED BY THE COORDINATED HIGH TIDE OBSERVATIONS ON NOVEMBER 16, 17, AND 18, 2016 AS EXTRAPOLATED FROM THE NOAA CHART No. 17375.

NOAA CHART No. 17375

THOMAS, FARRAGUT, & PORTAGE BAYS. MARCH, 2014	HEIGHT REFERRED TO DATUM OF SOUNDING (MLLW)					
	LAT. / LONG.	MEAN HIGHER HIGH WATER	MEAN HIGH WATER	MEAN LOW WATER	MEAN LOWER LOW WATER	EXTREME LOW WATER
USGS Quad: PETERSBURG D-3	57°00'N / 132°47'W	15.4	14.5	6.34	0.00'	-5.0'

LEGEND

FOUND SURVEY MONUMENTS:

- FOUND G.L.O. MONUMENT: 2-1/2" BRASS CAP ON 2" DIA. PIPE
- FOUND U.S.F.S. MONUMENT: 3-1/4" ALUMINUM CAP ON 2" DIA. ALUMINUM PIPE
- FOUND MONUMENT: 3-1/4" ALUMINUM CAP ON 3" DIA. ALUMINUM PIPE SET PREVIOUSLY BY ALASKA LAND SURVEYING CO., L.L.C.

SET SURVEY MONUMENTS:

- MONUMENT SET THIS SURVEY: 2-1/2" DIA. ALUMINUM CAP ON 5/8" DIA. REBAR 36" LONG.
- MONUMENT SET THIS SURVEY: 1-1/4" DIA. YELLOW PLASTIC CAP ON 5/8" DIA. REBAR 36" LONG.

L.S. MONUMENT L.S. 5713

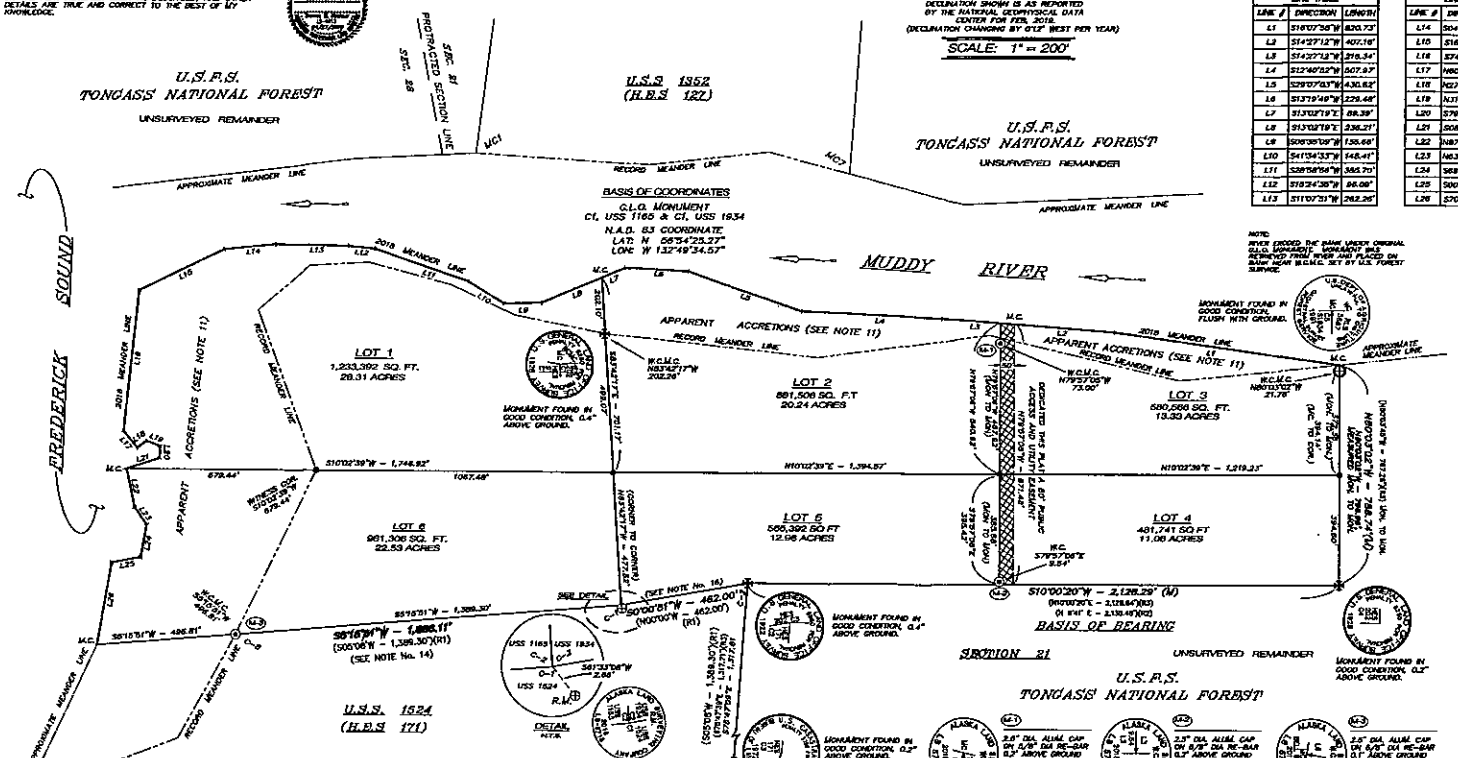
L1 MEASURED MEANDER LINE – SEE LINE TABLE
R/M REFERENCE MONUMENT
(M) MEASURED BEARING AND/OR DISTANCE.
(R) RECORD BEARING AND/OR DISTANCE.
(R1) REFERS TO RECORD INFORMATION ON GLO PLAT FOR U.S.S. 1524.
(R2) REFERS TO RECORD INFORMATION ON GLO PLAT FOR U.S.S. 1934.
(R3) REFERS TO RECORD OF SURVEY PLAT 2013-19 RS

SUBDIVISION BOUNDARY
SURVEYED LINES
UNSURVEYED LINES
PROTRACTED SECTION LINE
RECORD MEANDER LINE – UNSURVEYED
MEANDER LINE – UNSURVEYED
PUBLIC ACCESS AND UTILITY EASEMENT

VICINITY MAP
SCALE: 1" = 1 MILE
SOURCE: U.S.G.S. QUAD. PETERSBURG D-3, 1995

DECLINATION SHOWN IS AS REPORTED BY THE NATIONAL GEOPHYSICAL DATA CENTER FOR FEB. 2018. (DECLINATION CHANGING BY 0°12' WEST PER YEAR)

SCALE: 1" = 200'

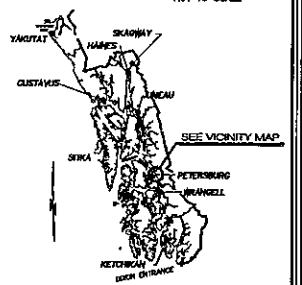


MEANDER LINE LINE TABLE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S16°07'36"W	820.73'
L2	S14°27'12"W	407.18'
L3	S14°27'12"W	216.34'
L4	S12°40'52"W	507.93'
L5	S29°07'03"W	430.63'
L6	S13°19'49"W	229.48'
L7	S13°02'19"E	88.39'
L8	S13°02'19"E	236.21'
L9	S06°35'05"W	150.68'
L10	S41°34'33"W	148.41'
L11	S38°58'54"W	355.70'
L12	S19°24'36"W	88.08'
L13	S11°07'31"W	242.26'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S04°09'27"W	184.30'
L15	S14°00'21"E	338.10'
L16	S74°01'14"E	309.66'
L17	N60°36'22"E	77.68'
L18	N27°12'37"W	41.44'
L19	N31°22'56"E	62.07'
L20	S79°59'40"E	42.61'
L21	S08°21'26"E	125.12'
L22	N87°55'40"E	141.64'
L23	N63°27'02"E	74.85'
L24	S68°55'09"E	121.97'
L25	S00°22'37"E	105.33'
L26	S70°13'51"E	300.45'

NOTE:
RIVER CROSSED THE SAME UNDER ORIGINAL G.L.O. MONUMENT. MONUMENT WAS REMOVED FROM RIVER AND PLACED ON SAME MEAN M.C.H.W.L. SET BY U.S. FOREST SURVEYS.



LOCATION MAP
NOT TO SCALE

OWNER:
ORLANDO B. BELL, VII
P.O. BOX 1609
PETERSBURG, AK 99833

SURVEYOR:
ALASKA LAND SURVEYING CO., L.L.C.
P.O. BOX 3302
5451 N. MAVERICK DRIVE
PALMER, AK 99645

GRAPHIC SCALE
0 FEET 200 400 600 800 1,000
0 METER 100 200 300
1 METER = 3.280833 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

A PLAT OF
BELL SUBDIVISION
CREATING LOTS 1 THROUGH 6
A SUBDIVISION OF U.S.S. No. 1165 AND U.S.S. No. 1934,
WITHIN SECTION 21 AND 28, T. 57 S., R. 80 E., C.R.M.
PETERSBURG, ALASKA, PETERSBURG RECORDING DISTRICT

SHEET 1 OF 1

CONTAINS 107.76 ACRES MORE OR LESS
APPROXIMATE LATITUDE AND LONGITUDE OF PARCEL:
LAT: N 56° 54' 25.27", LON: W 132° 49' 34.57"

SCALE: 1" = 200'	CHECK BY: TMK	PLAT DATE: 22 APRIL 2019	ALS FILE NO.: 18124-01-4000
	DRAWING BY: STAFF	SURVEY DATE: 16 NOVEMBER 2016	CAD FILE NO.: PA20140005

ALASKA LAND SURVEYING CO., L.L.C.