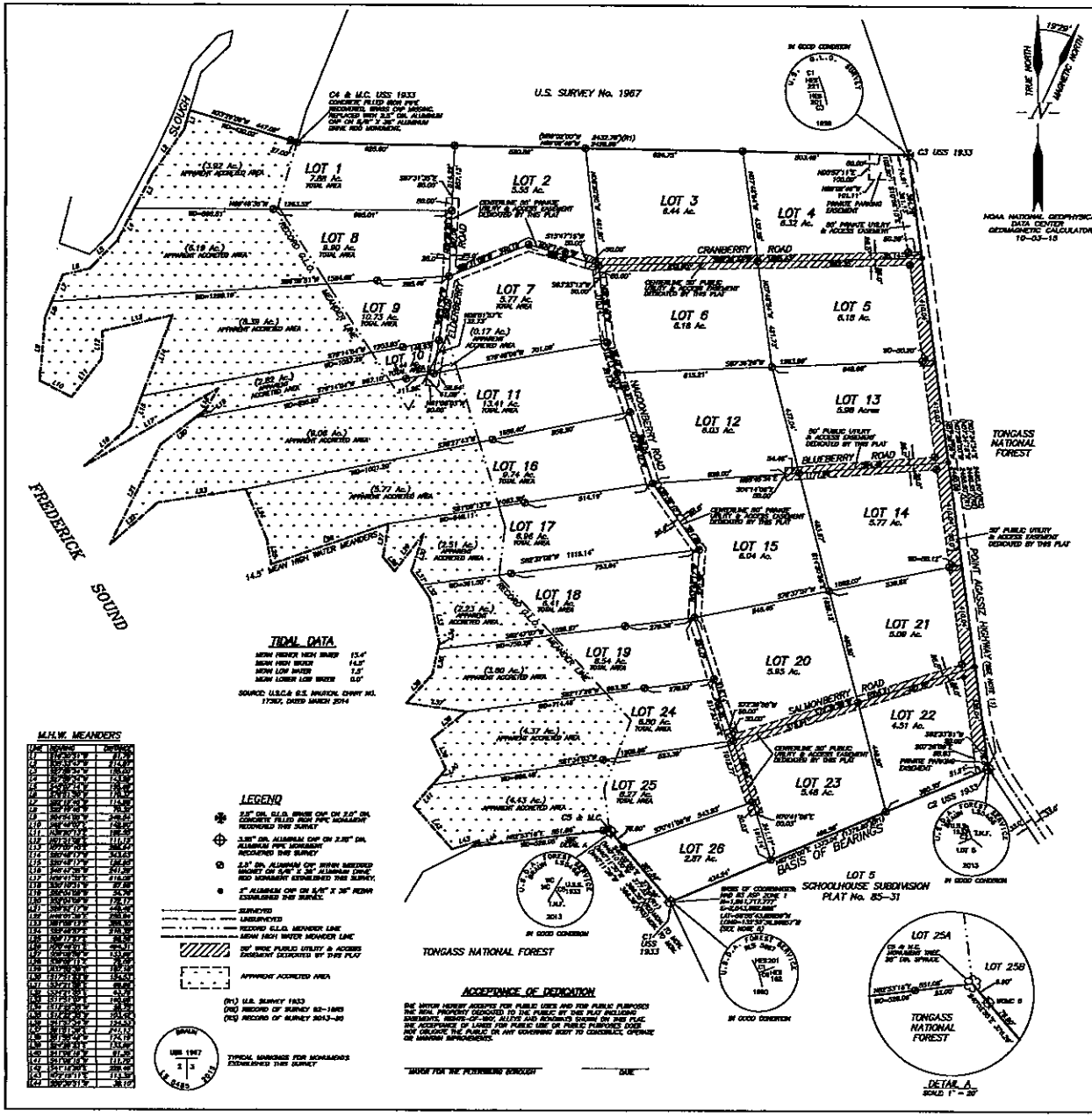


GENERAL NOTES

1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:20000. AN ASTER CORNER POSITION HAS A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. WHEN RECORDED SURVEY COORDINATES, BEARINGS AND/OR DISTANCES DIFFER FROM MEASURED AND/OR COMPUTED COURSES, THE RECORD COURSE IS SHOWN WITHIN PARENTHESES FOLLOWED BY THE SOURCE OF THE RECORD.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE U.S.D.A. FOREST SERVICE 3.25" DIA. ALUMINUM CAP ON PIPE MONUMENTS AT CORNERS 1 AND 2 OF U.S. SURVEY 1933. THE BEARING OF RECORD FROM U.S. SURVEY 1933 IS N 67°00'00"E.
5. MEAN HIGH TIDE WAS DETERMINED BY THE COORDINATED TIDAL OBSERVATIONS FROM JUNE 14 THROUGH JUNE 18, 2015 AS EXTRAPOLATED FROM THE NOAA PUBLICATION FOR THE PREDICTIONS OF HIGH AND LOW WATER FOR 2015. THE SOURCE OF THREE HIGH TIDES AND TWO LOW TIDES WERE AVERAGED. THE MEAN HIGH WATER LINE ELEVATION IS 14.5' FROM NOAA CHART 17367.
6. THE PETERSBURG BOROUGH RESOLUTION No. 2013-4, 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.
7. THE NATURAL MONUMENTS OF THE LINE OF MEAN HIGH WATER (M.H.W) FORM THE TRUE BOUNDS OF LOTS 1, 8, 9, 10, 11, 16, 17, 18, 19, 24 AND 25 OF THE RAMSTEAD HOMESTEAD SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER (MHW), AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
8. COORDINATES:
   THE SHOWN FOUND NAD 83 (2011) COORDINATES ARE BASED ON AN OPUS SOLUTION (OPUS: 3670.DOC). THE COORDINATES ARE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM (NSRS) USING THE CORS REFERENCE STATIONS: SEDRO WOOLLEY, WA (PID # DK8433), ALAMOSAN (PID # DU7481) ADAM AND PORTALOCANDER (PID # DL5885 ADAM).
9. PARTITIONS:
   THE ACCRETED LANDS AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE RAMSTEAD HOMESTEAD SUBDIVISION WERE APPORTIONED ACCORDING TO THE GUIDELINES DESCRIBED IN SECTION 6-133 OF THE B.L.M. MANUAL OF SURVEYING INSTRUCTION (2009). THE PARTITION LINE FOR THE LINE BETWEEN U.S.S. 1933 AND U.S.S. 1967 WAS DRAWN FROM C4 & M.C. U.S.S. 1933 AND IS PERPENDICULAR TO THE MEANDERING LINE OF OF THE EXISTING LINE OF MEAN HIGH WATER. THE PARTITION LINE FOR THE LINE BETWEEN U.S.S. 1933 AND THE TONGASS NATIONAL FOREST WAS DRAWN FROM C5 & M.C. U.S.S. 1933 AND PERPENDICULAR TO THE ADJACENT ADJUSTED RECORD MEANDER LINE OF U.S.S. 1933.
10. TITLE TO ACCRETIONS HAS NOT BEEN CONFIRMED THROUGH QUIET TITLE ACTION. THE SUBDIVIDER IS ASSUMING CLAIM TO THE ACCRETIONS AS SHOWN HEREON. APPROVAL OF THIS PLAT DOES NOT PRECLUDE THE STATE OF ALASKA FROM DISPOSING A FUTURE QUIET TITLE ACTION.
11. THE POINT AGASSIZ HIGHWAY AND RIGHT OF WAY, MUDDY RIVER SECTION, BEING 66 FEET IN WIDTH THROUGH U.S. SURVEY 1933 (H.E.S. 201) WAS DEDICATED AND DESCRIBED IN BOOK 1, PAGE 386 AND CUT CLAMSHELL BY THE U.S.D.A. FOREST SERVICE IN BOOK 25, PAGE 4, PETERSBURG RECORDING DISTRICT.
12. THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN US PATENT NUMBER 1088157.
13. IN ACCORDANCE WITH AS 40.15.300, LEGAL ACCESS TO LOTS 1, 6-11, 16-18, 24 AND 25 WITHIN THIS SUBDIVISION IS VIA THE NAVIGABLE WATERS OF FREDERICK SOUND.

TIDAL DATA

MEAN HIGHER HIGH WATER	15.4'
MEAN HIGH WATER	14.5'
MEAN LOW WATER	1.5'
MEAN LOWER LOW WATER	0.0'

SOURCE: U.S.C.& G.S. NAUTICAL CHART NO. 17362, DATED MARCH 2014

M.H.W. MEANDERS

LINE	BEARING	DISTANCE
L1	N 11°43'31" W	87.76'
L2	N 30°32'43" W	212.07'
L3	N 37°28'52" W	138.10'
L4	N 21°39'51" W	74.18'
L5	N 40°07'14" W	106.46'
L6	N 51°13'30" W	115.37'
L7	N 64°16'45" W	114.80'
L8	N 55°16'45" W	76.32'
L9	N 41°51'30" W	248.41'
L10	N 49°46'45" W	148.50'
L11	N 38°30'17" W	198.35'
L12	N 61°31'30" W	111.17'
L13	N 49°46'45" W	148.50'
L14	N 60°47'17" W	243.63'
L15	N 39°46'15" W	198.80'
L16	N 66°03'59" W	30.76'
L17	N 50°03'00" W	179.71'
L18	N 38°52'17" W	46.40'
L19	N 41°31'30" W	298.56'
L20	N 39°46'15" W	308.90'
L21	N 50°46'45" W	278.30'
L22	N 38°17'15" W	88.90'
L23	N 49°46'45" W	44.51'
L24	N 38°46'15" W	133.60'
L25	N 50°46'45" W	76.00'
L26	N 38°46'15" W	76.00'
L27	N 51°31'30" W	154.40'
L28	N 51°31'30" W	154.40'
L29	N 51°31'30" W	88.00'
L30	N 51°31'30" W	44.00'
L31	N 51°31'30" W	140.00'
L32	N 51°31'30" W	88.00'
L33	N 51°31'30" W	44.00'
L34	N 51°31'30" W	140.00'
L35	N 51°31'30" W	88.00'
L36	N 51°31'30" W	154.40'
L37	N 51°31'30" W	154.40'
L38	N 51°31'30" W	174.10'
L39	N 51°31'30" W	174.10'
L40	N 51°31'30" W	233.00'
L41	N 51°31'30" W	87.30'
L42	N 51°31'30" W	111.70'
L43	N 51°31'30" W	208.40'
L44	N 51°31'30" W	113.30'
L45	N 51°31'30" W	38.10'

LEGEND

- 2.5" DIA. C.L.G. BRASS CAP ON 2.0" DIA. CONCRETE FILLED IRON PIPE MONUMENT RECOVERED THIS SURVEY
- 3.25" DIA. ALUMINUM CAP ON 2.00" DIA. ALUMINUM PIPE, DESIGNATE RECOVERED THIS SURVEY
- 3.25" DIA. ALUMINUM CAP WITH RECORDED MAGNET ON 5/8" X 36" ALUMINUM DRIVE ROD MONUMENT ESTABLISHED THIS SURVEY.
- 2" ALUMINUM CAP ON 5/8" X 36" REBAR ESTABLISHED THIS SURVEY.
- SURVEYED
- UNSURVEYED
- RECORD C.L.G. MEANDER LINE
- MEAN HIGH WATER MEANDER LINE
- 30' WIDE PUBLIC UTILITY & ACCESS EASEMENT DEDICATED BY THIS PLAT
- APPARENT ACCRETED AREA

(R1) U.S. SURVEY 1933
(R2) RECORD OF SURVEY 82-1869
(R3) RECORD OF SURVEY 2013-80

TYPICAL MARKINGS FOR MONUMENTS ESTABLISHED THIS SURVEY

ACCEPTANCE OF DEDICATION

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

"MAYOR FOR THE PETERSBURG BOROUGH" _____ DATE

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 OWNED ON THE DAY RECORDED BY THE NAME OF:_____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST THE 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE THE UNDERSIGNED, COMPRY TRUST AND REAL ESTATE INVESTMENTS, LLC IS THE OWNER OF THE RAMSTEAD HOMESTEAD SUBDIVISION, AS SHOWN ON THIS PLAT, ON BEHALF OF AND REAL ESTATE INVESTMENTS, LLC WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC USE SITES, AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

GEORGE SHUMAN DORLE, FOR 818 PETERSBURG, AK 99833 _____ DATE

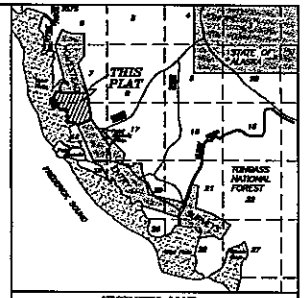
JOHN JOHNSON, FOR 881 PETERSBURG, AK 99833 _____ DATE

NOTARY'S CERTIFICATE

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____DAY OF _____, 20____

BY: _____ PERSONALLY
APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES:_____



VICINITY MAP
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)
DATE: 1995 SCALE: 1 INCH = 1 MILE

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, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ REGISTRATION NUMBER LS 5485

RICK G. BRAUN
REGISTERED LAND SURVEYOR

STATE OF ALASKA
RICK G. BRAUN
LS 5485
REGISTERED LAND SURVEYOR

PLAT APPROVAL

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

COMMISSIONER _____ DATE _____

AREA SUMMARY

TOTAL AREA ORIGINAL U.S.S. 1933 BOUNDARY	130.78 Ac.
TOTAL AREA ACCRETED LANDS	33.48 Ac.
TOTAL AREA RAMSTEAD HOMESTEAD SUBDIVISION	174.23 Ac.

SCALE

0' 200' 400' 800'
1" INCH = 200' FEET
20 0 20 40 80 120 160 200
GRAPHIC SCALE – METERS
1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

A PLAT OF RAMSTEAD HOMESTEAD SUBDIVISION

CREATING LOTS 1 THROUGH 26

A SUBDIVISION OF
U.S. SURVEY No. 1933 (H.E.S. No. 201)
CONTAINING 174.23 ACRES
LOCATED WITHIN
UNSURVEYED SECTIONS 12 & 13,
T.57 S., R.79 E., C.R.M.
AND UNSURVEYED SECTIONS 7 & 18,
T.57 S., R.80 E., C.R.M.
PETERSBURG RECORDING DISTRICT

OWNER: COMPRY TRUST AND REAL ESTATE INVESTMENTS, LLC
719 SANDY BEACH ROAD
PETERSBURG, AK 99833

SURVEYOR
RICK G. BRAUN, L.S.
P.O. BOX 211, PETERSBURG AK 99833
PH (907) 772-3806

DATE OF SURVEY: BEGINNING 8/14/13 END 8/30/13	DRAWN BY: R.G.B. DATE: 04/25/18	R.G.B. FILE NO.: 0208BJ013
	CHECKED BY: G.C.C. DATE: 04/25/18	BJUC FILE NO.: PA0018D003
SCALE: 1" = 200'		