

CERTIFICATE OF OWNERSHIP AND DEDICATION

I 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 _____ JAMES L. SELEY (aka JIM SELEY)

NOTARY'S ACKNOWLEDGMENT

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

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 INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CRAIG LAND DEVELOPMENT CODE - SUBDIVISION ORDINANCE. ALL DEDICATIONS TO THE PUBLIC HAVE BEEN INSPECTED AND ACCEPTED BY THE CITY OF CRAIG.

DATE _____ CITY PLATTING OFFICIAL
DATE _____ PRESIDING OFFICER - PLANNING COMMISSION
DATE _____ PLANNING COMMISSION MEMBER

CERTIFICATE OF IMPROVEMENTS

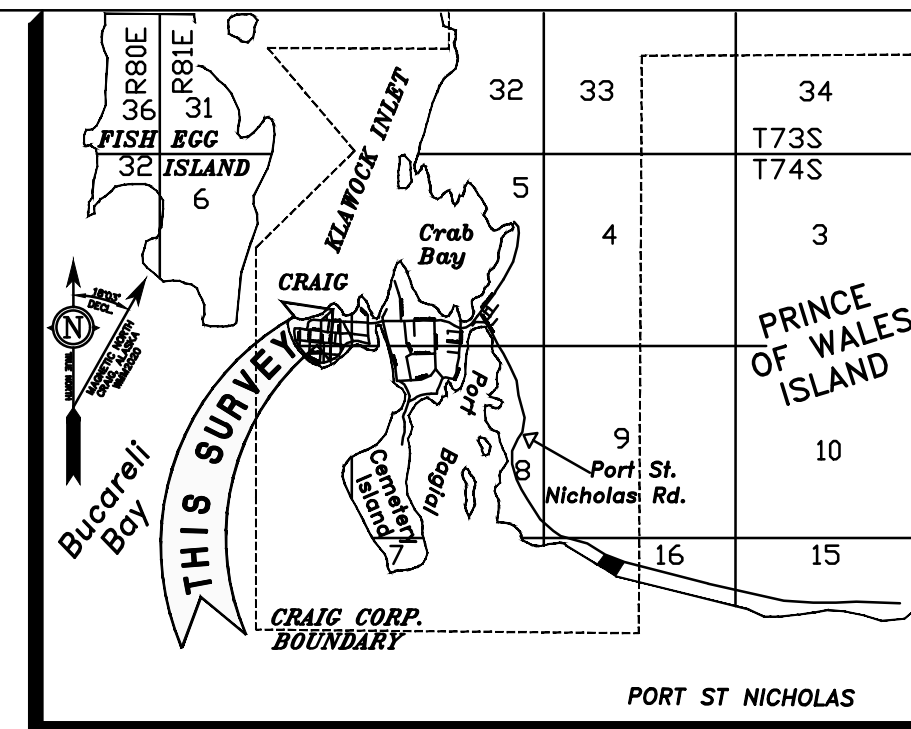
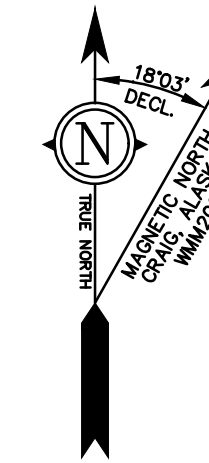
I HEREBY CERTIFY THAT NO IMPROVEMENTS ARE REQUIRED FOR THE VACATION / REPLAT.

DATE _____ PUBLIC WORKS DIRECTOR
DATE _____ CITY PLATTING OFFICIAL

TAX STATEMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSIGNMENTS AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.

DATE _____ CITY CLERK



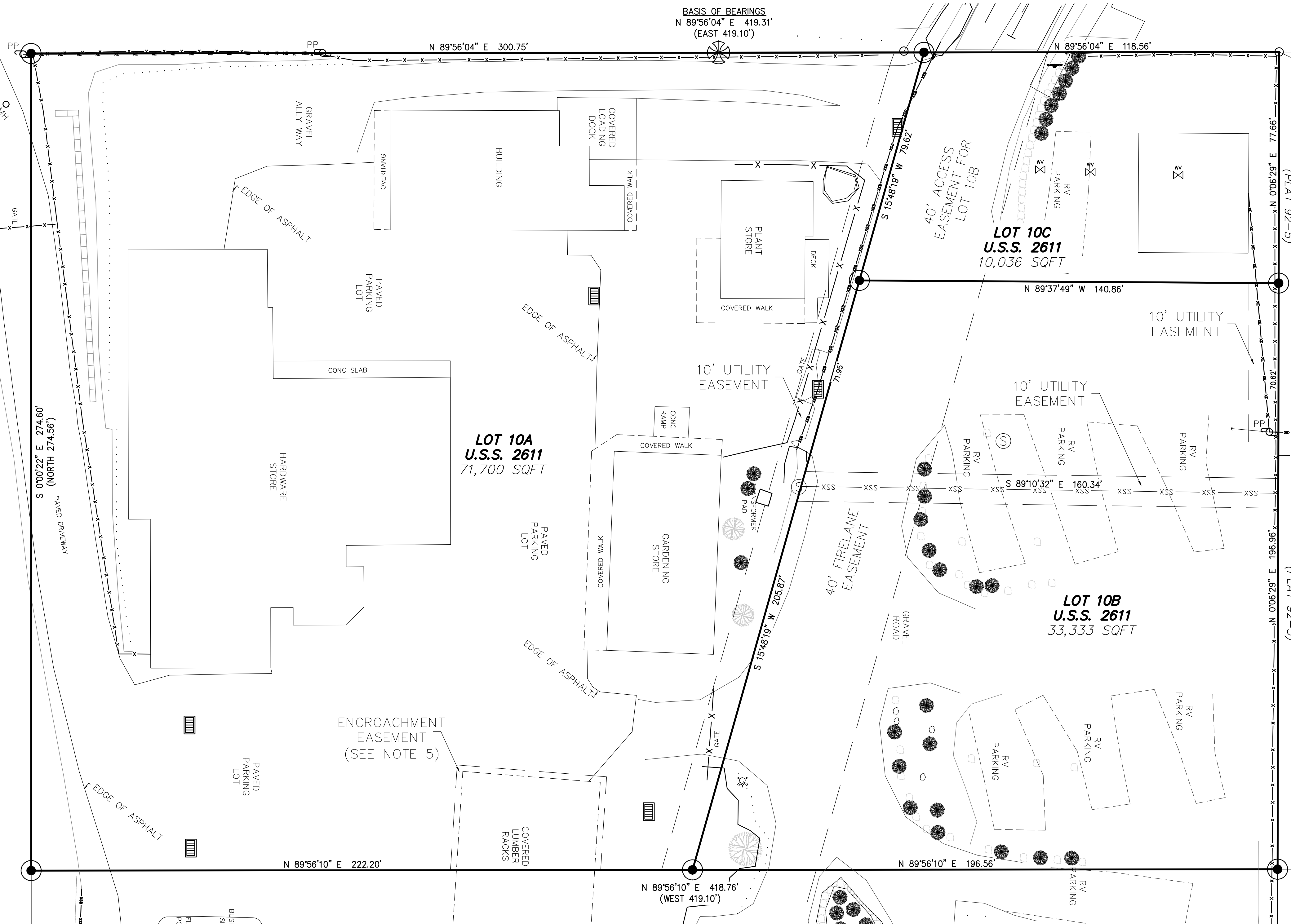
VICINITY MAP
1" = 1 MILE

BASIS OF BEARING

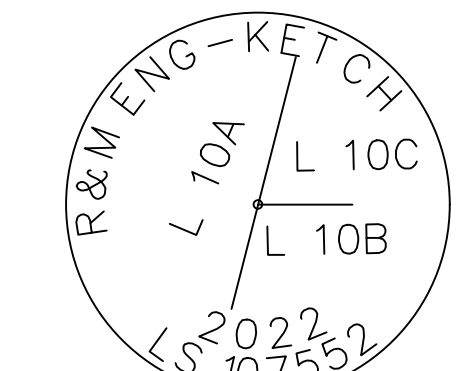
BEARINGS SHOWN ARE NAD_83(2011)(EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 52675.
- FIRELANE ACCESS PROVIDED IN LIEU OF PLATTING J.S. DRIVE ROW THROUGH LOT 10A AT THIS TIME. FIRELANE ACCESS EASEMENT TO BE VACATED UPON FINAL ALIGNMENT AND DEDICATION OF J.S. DRIVE.
- AT THE TIME OF THIS SURVEY THE COVERED LUMBER AREA ENCOACHES ONTO LOT 10. FUTURE PLANS CALL FOR THE REMOVAL OF THIS COVERED AREA OR REPLACING THE LINE BETWEEN LOT 10 AND 12 TO ACCOMMODATE THE STRUCTURE. FOR THE PURPOSE OF THIS SURVEY AN EASEMENT IS GRANTED FOR THE STRUCTURE BY THIS PLAT.
- REFERENCE THE FOLLOWING WITHIN THE KETCHIKAN RECORDING DISTRICT:
 - USS SURVEY 2611
 - POWERLINE EASEMENT BOOK 160, PAGE 036
 - POWERLINE EASEMENT BOOK 163, PAGE 992
 - SPECIAL LIMITATION CONCURRENCE PAGE 264, 791



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SCALE 1"=20'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

R&M
R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917
1780 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441
KETCHIKAN, AK 99901
CRAIG OFFICE Phone: (907) 826-2294
P.O. BOX 1273
CRAIG, AK 99921
CERTIFICATE OF AUTHORIZATION #: C576

J.S. COMMERCIAL SUBDIVISION

A SUBDIVISION OF
LOT 10 OF U.S.S. 2611
CREATING LOTS 10A, 10B, 10C, OF
J.S. COMMERCIAL SUBDIVISION
CONTAINING 2.64 ACRES MORE OR LESS

LOCATED WITHIN
U.S. SURVEY 2611
KETCHIKAN RECORDING DISTRICT
FIRST JUDICIAL DISTRICT
STATE OF ALASKA

| | |
|------------------|------------------------|
| SURVEYED BY: MCH | DRAWN BY: CGP |
| DATE: 2021 | DATE: SEPT 2022 |
| SCALE: 1"=20' | CHECKED: CGP |
| | R&M PROJECT NO: 162729 |

LEGEND

| | |
|--|--|
| | ORIGINAL BLM BRASS CAP |
| | SECONDARY MONUMENT SET THIS SURVEY |
| | SECONDARY MONUMENT RECOVERED |
| | ACCESS & UTILITY EASEMENT DEDICATED BY THIS PLAT |
| | SURVEYED |
| | MEASURED DATA |
| | RECORD DATA |
| | EXISTING OVERHEAD ELECTRICAL |
| | EXISTING UNDERGROUND SEWER LINE |
| | EXISTING UNDERGROUND WATER LINE |

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 SUPERVISION, THAT THE MONUMENTS SHOWN ARE CORRECTLY LOCATED, AND THAT ALL L...

DATE _____
CHRISTOPHER G. PIBURN, PLS # 107552

