

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, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date 12/27/16 Registration Number: LS-10398

Scott A. Menzies
Registered Land Surveyor

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that to the best of my knowledge, all local property taxes assessed against the property described hereon are paid in full _____; or that the current taxes for the year _____ will be due on or before _____; or _____ are exempt.

Cym Gaby 1/14/17
Finance Director
Ketchikan Gateway Borough

CERTIFICATE OF APPROVAL

I hereby certify that the subdivision shown hereon has been found to comply with the Subdivision Regulations of the Ketchikan Gateway Borough, and that the plat shown hereon has been approved for recording in the Office of the District Recorder, First Judicial District, Ketchikan, Alaska.

Chim French 1/20/17
Platting Official
[Signature] 1/16/17
Borough Assessor
Bea Selby 1/6/17
Borough Engineer

OWNER'S CERTIFICATE

I hereby certify that Seley Properties LTD, is the owner of the property shown and described hereon and that I hereby approve this survey and plat with my free consent to be prepared and recorded in the Office of the District Recorder, First Judicial District, Ketchikan, Alaska.

Steve Seley Jr. 12/27/16
Owner, Seley Properties LTD Date

NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 27th day of December 2016.

By: Steve Seley Jr.
(Name of person signing certificate hand lettered by notary)

Todd MacManus
Notary Public in and for the State of Alaska.
My Commission expires: 11-17-19
NOTARY PUBLIC
TODD MacMANUS
My Commission Expires 11-17-19

LIENHOLDER'S CERTIFICATE

I hereby certify that Salmon Falls, Inc., is a lienholder of the property shown and described hereon and that I hereby approve this survey and plat with my free consent to be prepared and recorded in the Office of the District Recorder, First Judicial District, Ketchikan, Alaska.

Alvin A. White
President, Salmon Falls, Inc. Date

NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 29th day of December 2016.

By: Alvin A. White
(Name of person signing certificate hand lettered by notary)

Brian Wichmann
Notary Public in and for the State of Washington.
My Commission expires: 07/09/2018

BRIAN WICHMANN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 9, 2018

LEGEND

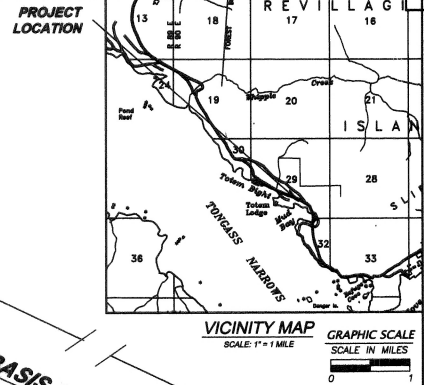
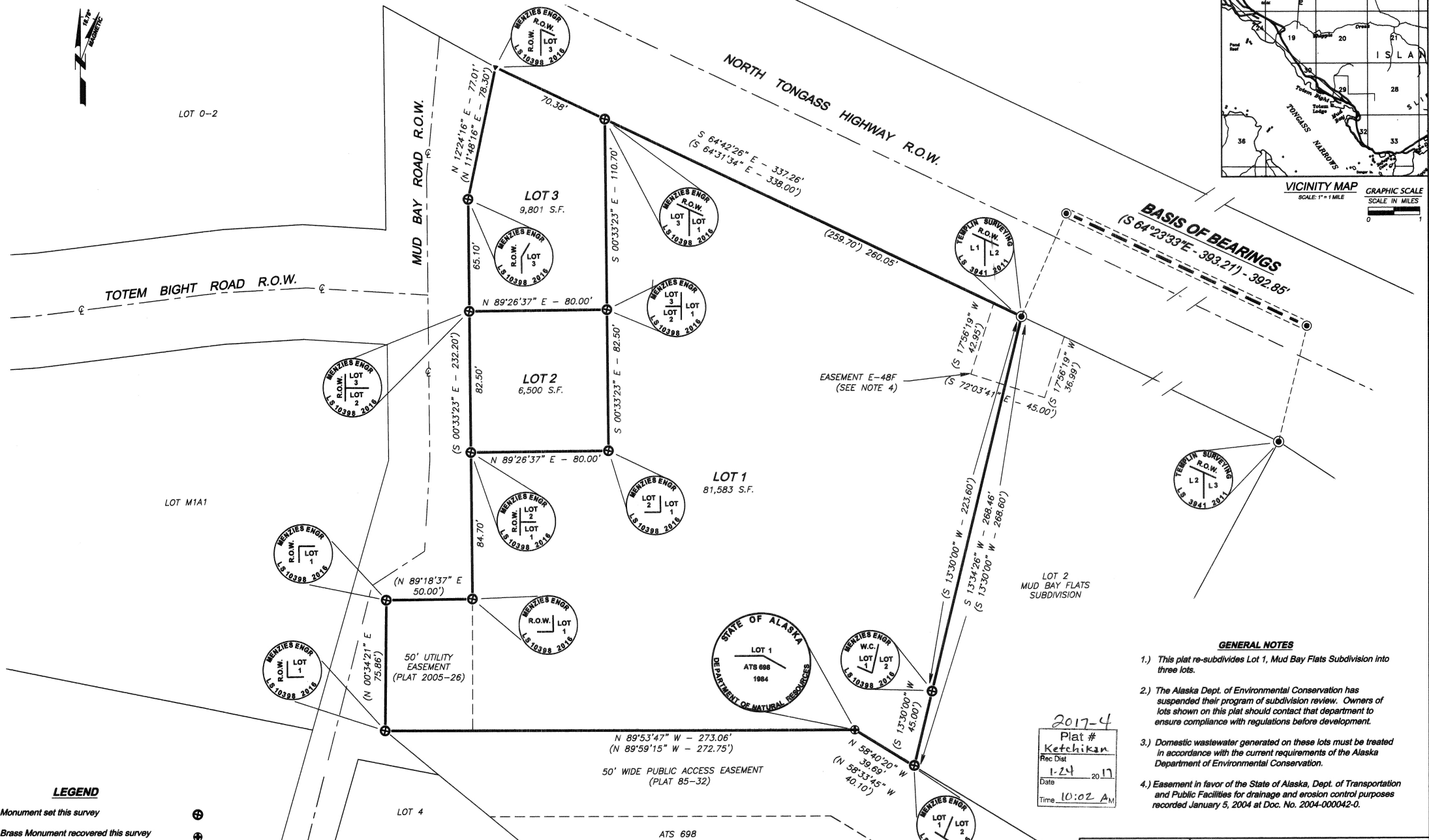
- Monument set this survey ⊕
- Brass Monument recovered this survey ⊕
- Aluminum Monument recovered this survey ⊙
- Rebar recovered this survey ▼
- Existing Property line this survey —
- New Property line this survey —
- Existing Easement line - - -
- Boundary Dimension - Record (123.45')
- Boundary Dimension - Found 123.45'

PLAT NOTES

No. of Lots before this plat: 1
No. of Lots after this plat: 3
Zoning before this plat: IH (Heavy Industrial)
Zoning after this plat: No change
None
Right-of-way dedicated:
Total area of plat: 97,884 Square Feet
2.25 Acres

PLAT REFERENCES

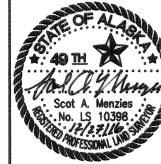
- Plat references for this survey
- PLAT 2005-26; K.R.D.
- PLAT 2011-38, K.R.D.
- PLAT 2008-47, K.R.D.



GENERAL NOTES

- 1.) This plat re-subdivides Lot 1, Mud Bay Flats Subdivision into three lots.
- 2.) The Alaska Dept. of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact that department to ensure compliance with regulations before development.
- 3.) Domestic wastewater generated on these lots must be treated in accordance with the current requirements of the Alaska Department of Environmental Conservation.
- 4.) Easement in favor of the State of Alaska, Dept. of Transportation and Public Facilities for drainage and erosion control purposes recorded January 5, 2004 at Doc. No. 2004-000042-0.

2017-4
Plat #
Ketchikan
Rec Dist
1-24 2017
Date
Time 10:02 AM



SMOKEY POINT SUBDIVISION			
CREATING LOTS 1, 2, AND 3			
A SUBDIVISION OF LOT 1, MUD BAY FLATS SUBDIVISION			
KETCHIKAN RECORDING DISTRICT			
SURVEYED BY: MENZIES ENGINEERING GRP. 6727 MUD BAY RD., STE 301 KETCHIKAN, ALASKA 99901	SURVEYED FOR: STEVE SELEY P.O. BOX 5183 KETCHIKAN, ALASKA 99901	DATE OF SURVEY: 6/30/2016	DATE OF PLAT: 12/27/2016
DRAWN BY: E.C.B.	SCALE: 1"=30'	FILE NO. 18705	