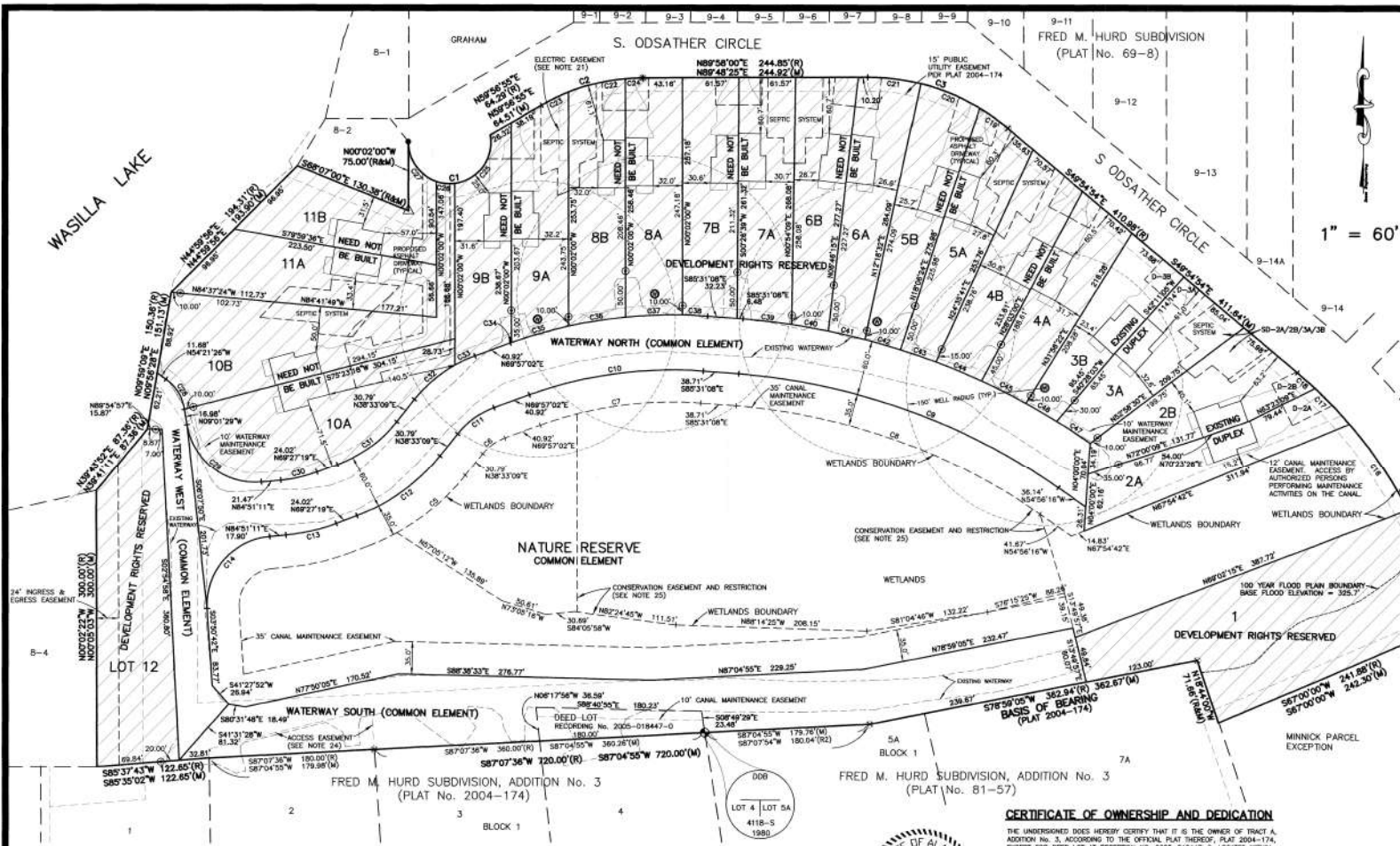




UNIT AREAS	
UNIT	AREA (S.F.)
1	46,102
2A	14,186
2B	15,880
3A	13,374
3B	11,804
4A	13,883
4B	14,887
5A	14,886
5B	15,369
6A	15,302
6B	14,777
7A	15,892
7B	15,666
8A	15,976
8B	15,947
9A	15,327
9B	15,118
10A	23,987
10B	26,941
11A	17,066
11B	13,906
12	27,499
NATURE RESERVE	
WATERWAY NORTH	65,607
WATERWAY WEST	14,323
WATERWAY SOUTH	61,334



VICINITY MAP
SCALE: 1" = 1 MILE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C101	156.32	156.32	78.16	156.32	N 19° 13' 30" E	36° 00' 00"
C102	115.25	230.50	57.63	115.25	N 13° 34' 10" E	30° 00' 00"
C103	115.25	230.50	57.63	115.25	N 13° 34' 10" E	30° 00' 00"
C104	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C105	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C106	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C107	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C108	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C109	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C110	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C111	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C112	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C113	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C114	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C115	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C116	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C117	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C118	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C119	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"
C120	165.25	330.50	82.63	165.25	N 13° 34' 10" E	30° 00' 00"

ENGINEER'S CERTIFICATE AS TO BUDGET RESERVES

PURSUANT TO AS 34.08.03(c)(3) THE UNDERSIGNED ENGINEER DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE CALCULATION OF THE AMOUNT OF THE RESERVES, AND THE ASSUMPTIONS THEREON IN THE FOOTNOTES, INCLUDING IN THE 2015 BUDGET PREPARED FOR PILOTS COVE CONDOMINIUMS AND THE PLANS AND SPECIFICATIONS FOR THE COMPONENTS LISTED, AND THAT BASED ON THAT EXAMINATION, IT IS MY PROFESSIONAL OPINION THAT:

(a) THE USEFUL LIFE FOR EACH COMPONENT LISTED IS REASONABLE, PROVIDED THERE IS A REASONABLE PROGRAM OF ONGOING PREVENTIVE MAINTENANCE.

(b) THE AMOUNT LISTED FOR REPLACEMENT OF EACH COMPONENT IS REASONABLE, PURSUANT TO THE ASSUMPTION.

(c) THE ASSUMPTIONS IN THE FOOTNOTES ARE ACCURATELY REFLECTED IN THE CALCULATIONS.

NO CERTIFICATION IS MADE, HOWEVER, THAT ALL POSSIBLE COMPONENTS THAT COULD DETERIORATE OR FAIL HAVE BEEN LISTED, THAT FAILURE OR DETERIORATION MIGHT OCCUR BECAUSE OF CONDITIONS OF WHICH I AM NOT AWARE OR THAT BECAUSE OF INFLATION, LACK OF NECESSARY MATERIALS OR LABOR SKILLS, FAILURE TO PROVIDE REASONABLE PREVENTIVE MAINTENANCE, OR FOR OTHER REASONS THE LISTED AMOUNTS WILL ACTUALLY FILL THE FULL COST OF THE PARTICULAR COMPONENT AT THE TIME OF REPLACEMENT.

THIS CERTIFICATE IS A STATEMENT OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.

SIGNATURE: Richard L. Besse
PRINT NAME: Richard L. Besse
TITLE: Engineer - Land Surveyor

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT THE PLAN AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED AND THAT THE INFORMATION REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THE PLAN AND PLANS FILED HEREWIT.

RICHARD L. BESSE
Besse Engineering
1800 Johnnie Marie Circle
Wasilla, Alaska 99654

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 15th day of Jan., 2015
For: Richard L. Besse
My commission Expires 1/4/2017
Notary Public



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF TRACT A, ADDITION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, PLAT 2004-174, EXCEPT FOR DEED LOT AT RECEPTION NO. 2005-018447-0, LOCATED WITHIN THE SW1/4 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, ("PROPERTY").

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION OF PILOTS COVE CONDOMINIUMS, RECORDED IN JANUARY 21, 2015 AT SERIAL NO. 2-015-001152-0, DOES HEREBY FILE THIS PLAN AND PLANS TO REFLECT THE CREATION OF THE UNITS AND COMMON ELEMENTS SHOWN HEREON AND DOES HEREBY SUBMIT THE PROPERTY TO THE ACT.

OWNERS' SIGNATURE AND NOTICE BY BLOCKS

DECLARANT: CANAL, L.L.C. R. Nugent
BY: R. Nugent R. Nugent, Its Managing Member
BY: Howard Nugent, Its Managing Member

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY THAT ON this 15th day of January, 2015 before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Richard L. Besse, to me known and known to me to be the Managing Member of Rugent Properties, LLC, the Managing Member of Canal, LLC and known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a true act and deed of the said limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on this 15th day of January, 2015 at Wasilla, Alaska.

1/16/16
My commission Expires 1/4/2017
Notary Public in and for Alaska



A CONDOMINIUM PLAT OF:
PILOTS COVE
LOTS 2A, 2B, 3A & 3B
TRACT A, FRED M. HURD SUBDIVISION, ADDITION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, PLAT 2004-174, EXCEPT FOR DEED LOT AT RECORDING NO. 2005-018447-0.
LOCATED WITHIN THE SW1/4, SECTION 1, T17N, R1W, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Containing 18.77 acres, more or less

BESSE ENGINEERING
1800 Johnnie Marie Circle
Wasilla, AK 99654
907-357-4257

Field Book: 903-01 Scale: 1" = 60' Date: 15JAN15 DWG: PlotCove2015
Drawn: MLK W.D. No.: 903-01 Res. Plat: 2004-174 Sheet: 1 OF 2