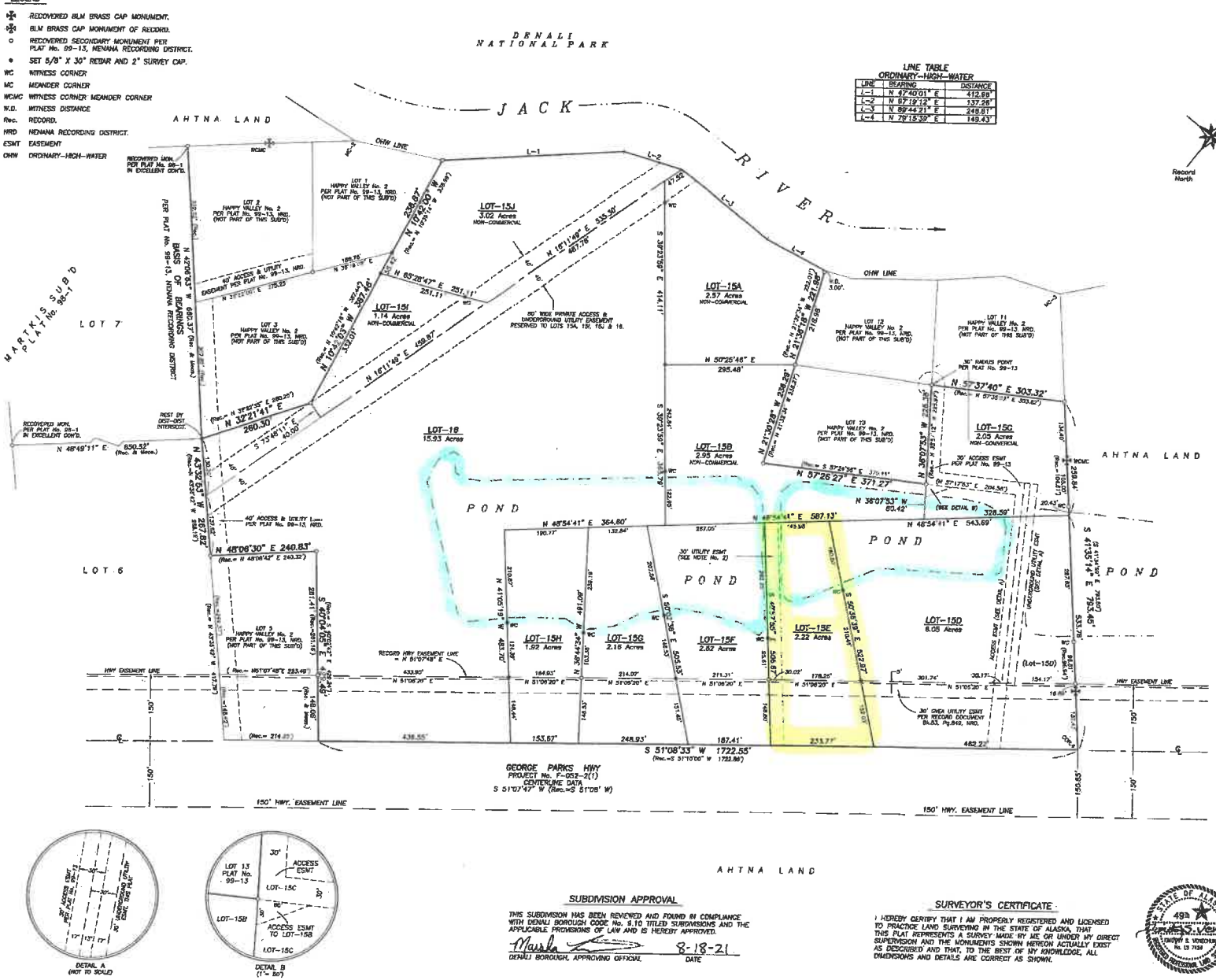
LEGEND

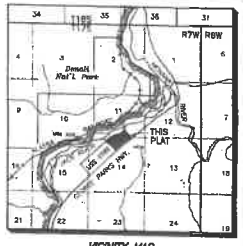
- RECOVERED BLM BRASS CAP MONUMENT.
- BLM BRASS CAP MONUMENT OF RECORD.
- RECOVERED SECONDARY MONUMENT PER PLAT No. 99-13, NENANA RECORDING DISTRICT.
- SET 5/8" X 30" REBAR AND 2" SURVEY CAP.

WC WITNESS CORNER
MC MEANDER CORNER
WCMC WITNESS CORNER MEANDER CORNER
W.D. WITNESS DISTANCE
Rec. RECORD.
NRD NENANA RECORDING DISTRICT.
ESMT EASEMENT
OHW ORDINARY-HIGH-WATER



LINE TABLE
ORDINARY-HIGH-WATER

LINE	BEARING	DISTANCE
L-1	N 67°40'01" E	412.69'
L-2	N 87°19'12" E	137.26'
L-3	N 89°44'21" E	245.61'
L-4	N 79°15'39" E	149.43'



VICINITY MAP
USGS QUAD: HEALY (B-4, 1949.)
Scale: 1" = 1 Mile.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF LOT 15 AS SHOWN ON THE REPLAT OF HAPPY VALLEY No. 2 FILED JUNE 22, 2021 AS PLAT No. 2021-2, RECORDS OF THE NENANA RECORDING DISTRICT, FOURTH JUDICIAL DISTRICT, STATE OF ALASKA AND THAT I HEREBY APPROVE OF THIS SUBDIVISION AND DEDICATE ALL ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON WITH MY FREE CONSENT.

DATE Aug 18, 2021.

KIRK MARTAKIS
P.O. BOX 127
CANTWELL, ALASKA 99729

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF August, 2021.

FOR Kirk Martakis

STATE OF ALASKA NOTARY PUBLIC

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES July 19, 2023

NOTES

1. ALL RECORD INFORMATION SHOWN HEREON IS DERIVED FROM HAPPY VALLEY SUBDIVISION No. 2, FILED AS PLAT No. 99-13 NENANA RECORDING DISTRICT UNLESS NOTED OTHERWISE.
2. A 30' PRIVATE UNDERGROUND UTILITY EASEMENT IS RESERVED TO LOT 15B.
3. ALL DISTANCE MEASUREMENTS ARE SHOWN IN U.S. SURVEY FEET.
4. IN ADDITION TO THE UTILITY EASEMENTS SHOWN, THERE IS A 36 FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.

   THE UTILITY COMPANY SHALL HAVE THE RIGHT TO IDENTIFY, AND THEN REMOVE, ANY DEAD, WEAK, OVERHANGING, OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.

   AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED BY THE UTILITY COMPANIES.
5. THIS SUBDIVISION HAS NOT BEEN INSPECTED FOR WASTEWATER DISPOSAL SYSTEMS. BE AWARE THAT SOIL CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT.
6. THIS SUBDIVISION IS SUBJECT TO DENALI BOROUGH, ORDINANCE 19-10, PROVIDING FOR SUBDIVISION PLANNING AND PLATTING.

TAX CERTIFICATE

THIS SUBDIVISION LIES WITHIN THE DENALI BOROUGH AND IS NOT SUBJECT TO TAXATION AT THIS TIME.

2021-4
Nenana
Denali
Initials

SCALE
0 100 200 300 400 FEET
0 50 100 METERS
1 METER = 3.2808333 U.S. FEET, 1 U.S. ACRE = 0.4047 HECTARES.

DETAIL A
(NOT TO SCALE)

DETAIL B
(1" = 50')

SUBDIVISION APPROVAL

THIS SUBDIVISION HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH DENALI BOROUGH CODE No. 9.10 TITLED SUBDIVISIONS AND THE APPLICABLE PROVISIONS OF LAW AND IS HEREBY APPROVED.

DENALI BOROUGH, APPROVING OFFICIAL — DATE 8-18-21

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 AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL DIMENSIONS AND DETAILS ARE CORRECT AS SHOWN.

STATE OF ALASKA 49th TIMOTHY S. VENEMAN LS No. LS 7634

DATED: 8-18-21

NENANA RECORDING DISTRICT

THE SUBDIVISION OF

LOT 15, HAPPY VALLEY SUBDIVISION No. 2

LOCATED WITHIN U.S. SURVEY No. 5889, T17S, R7W, F.M., ALASKA.

CLIENT	INTERIOR
KIRK MARTAKIS P.O. BOX 127 CANTWELL, ALASKA 99729	SURVEYING & MAPPING TIMOTHY S. VENEMAN PLS P.O. BOX 339 HEALY, ALASKA 99743
SCALE: 1" = 100' Dr. By: TSV, Date: 08/18/21	DENALI BOROUGH FILE No. 21-02