

SURVEYORS CERTIFICATE

I, _____, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL MONUMENTS ARE SET IN PLACE AND NOTED UPON THE PLAT AS PRESENTED.



DATE _____ REGISTRATION NO. _____

PLAT APPROVALS

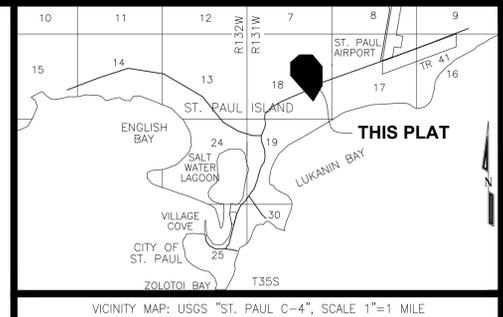
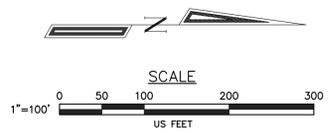
PLAT APPROVED BY UNITED STATES COAST GUARD, THIS _____ DAY OF 2024.

DAVID E. BRUMLEY _____ DATE _____
 REAL ESTATE CONTRACTING OFFICER
 CIVIL ENGINEERING UNIT OAKLAND
 1301 CLAY ST. STE. 700N
 OAKLAND, CA 94612-5203

PLAT APPROVALS

PLAT APPROVED BY THE CITY OF ST. PAUL, THIS _____ DAY

ZONING ADMINISTRATOR _____ DATE _____



CERTIFICATE OF OWNERSHIP

I (WE), THE UNDERSIGNED, CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF TRACT 48, AS SHOWN ON THIS PLAT. I (WE) APPROVE AND ACCEPT THIS SURVEY AND PLAT.

CDR TYLER K. HEFFNER _____ DATE _____
 COMMANDING OFFICER
 CC CEJ JUNEAU
 709 W. 9TH ST. STE. 817
 JUNEAU, AK 99801

ACKNOWLEDGMENT

ACKNOWLEDGED TO ME ON _____ DAY OF 2024, THAT THEY SIGNED THE ABOVE STATEMENT AND THAT THIS PLAT IS THEIR ACT.

PERSONALLY APPEARED _____
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP

I (WE), THE UNDERSIGNED, CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF TRACT 47, AS SHOWN ON THIS PLAT. I (WE) APPROVE AND ACCEPT THIS SURVEY AND PLAT.

JOHN G. LYONS _____ DATE _____
 CHIEF EXECUTIVE OFFICER
 TANADGUSIK CORPORATION, INC.
 2601 C ST. STE. 1000
 ANCHORAGE, AK 99503

ACKNOWLEDGMENT

ACKNOWLEDGED TO ME ON _____ DAY OF 2024, THAT THEY SIGNED THE ABOVE STATEMENT AND THAT THIS PLAT IS THEIR ACT.

PERSONALLY APPEARED _____
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

TOWER SUBDIVISION 2024 REPLAT

LOT LINE VACATION, RIGHT OF WAY VACATION, AND RETRACEMENT OF BLM TRACTS 47 & 48

DESCRIPTION: A DETERMINATION THAT THE UNITED STATES COAST GUARD, IN 2019, LACKED THE AUTHORITY TO CONVEY AND/OR SUBDIVIDE LAND AS RECORDED BY THE PLAT OF TOWER SUBDIVISION, RECORDED AS PLAT 2019-6, ALEUTIAN ISLANDS RECORDING DISTRICT, LED TO THE SUBSEQUENT SUBDIVISION OF TRACT 43, BY THE BUREAU OF LAND MANAGEMENT (BLM). THE PLAT ON FILE WITH BLM IS INADEQUATE FOR APPROVAL BY THE CITY OF ST. PAUL, AND RECORDING IN THE STATE OF ALASKA. THIS PLAT PROVIDES THE VACATION OF LOTS 1-5, TOWER SUBDIVISION RECORDED AS PLAT 2019-6 ALEUTIAN ISLANDS RECORDING DISTRICT, VACATION OF 60' POLOVINA TURNPIKE RIGHT OF WAY DEDICATED PER TOWER SUBDIVISION, RECORDED AS PLAT 2019-6, ALEUTIAN ISLANDS RECORDING DISTRICT, AND RETRACEMENT OF TRACTS 47 AND 48, SUBDIVISION OF TRACT 43, AS SURVEYED AND FILED BY BLM, JANUARY 04, 2024. ALL UNDERLYING EASEMENTS OF RECORD TO REMAIN.

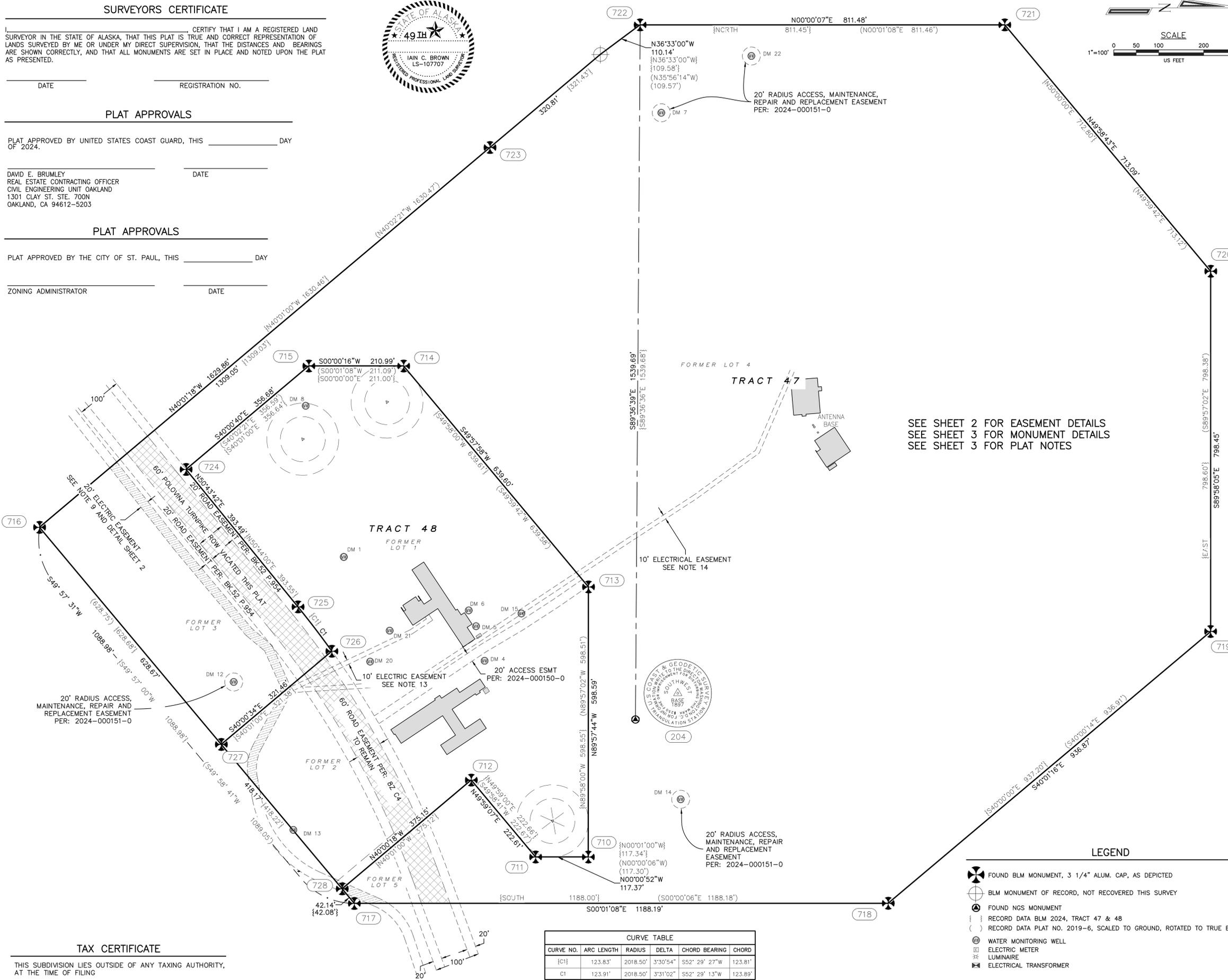
PREPARED FOR: UNITED STATES COAST GUARD
 CIVIL ENGINEERING UNIT - JUNEAU
 PO BOX 25517
 JUNEAU, ALASKA 99802

LOCATION: 84.88± AC. WITHIN: SECTION 18, TOWNSHIP 035 SOUTH, RANGE 131 WEST, SEWARD MERIDIAN, ALASKA AND THE CITY OF ST. PAUL, IN THE ALEUTIAN ISLANDS RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

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 Anchorage, Alaska 99503 Phone:
 907.561.1011 www.pndengineers.com
 AK LIC# AECC250

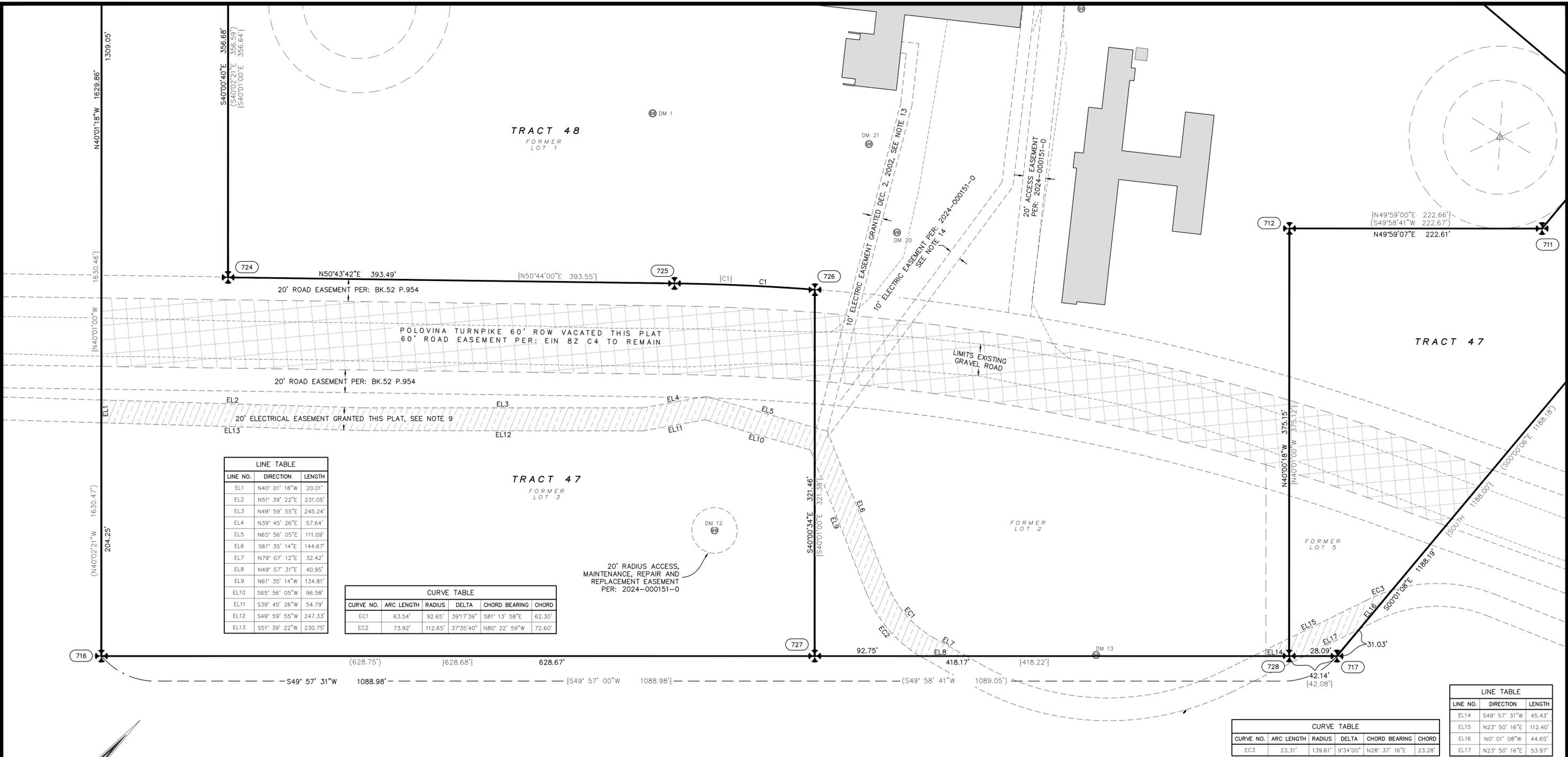
SCALE: 1" = 100' FIELD BOOK: 2024-2 GRID: ST PAUL ISLAND
 DESIGNED BY: IB DATE: 07/19/2024 CASE NO: XXXXXX
 CHECKED BY: CS PROJECT NO: 241100 SHEET NO: 1 of 3

TAX CERTIFICATE
 THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING



| CURVE TABLE | | | | |
|-------------|------------|----------|----------|---------------|
| CURVE NO. | ARC LENGTH | RADIUS | DELTA | CHORD BEARING |
| {C1} | 123.83' | 2018.50' | 3°30'54" | S52° 29' 27"W |
| CI | 123.91' | 2018.50' | 3°31'02" | S52° 29' 13"W |

- LEGEND**
- FOUND BLM MONUMENT, 3 1/4" ALUM. CAP, AS DEPICTED
 - BLM MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
 - FOUND NGS MONUMENT
 - RECORD DATA BLM 2024, TRACT 47 & 48
 - RECORD DATA PLAT NO. 2019-6, SUBDIVISION OF TRACT 43, AS SURVEYED AND FILED BY BLM, JANUARY 04, 2024. ALL UNDERLYING EASEMENTS OF RECORD TO REMAIN.
 - WATER MONITORING WELL
 - ELECTRIC METER
 - LUMINAIRE
 - ELECTRICAL TRANSFORMER

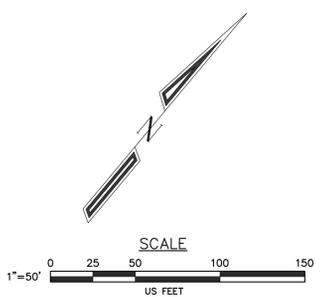


| LINE TABLE | | |
|------------|---------------|---------|
| LINE NO. | DIRECTION | LENGTH |
| EL1 | N40° 01' 18"W | 20.01' |
| EL2 | N51° 39' 22"E | 231.05' |
| EL3 | N49° 59' 55"E | 245.24' |
| EL4 | N39° 45' 26"E | 57.64' |
| EL5 | N65° 56' 05"E | 111.09' |
| EL6 | S61° 35' 14"E | 144.67' |
| EL7 | N79° 07' 12"E | 32.42' |
| EL8 | N49° 57' 31"E | 40.95' |
| EL9 | N61° 35' 14"W | 134.81' |
| EL10 | S65° 56' 05"W | 96.58' |
| EL11 | S39° 45' 26"W | 54.79' |
| EL12 | S49° 59' 55"W | 247.33' |
| EL13 | S51° 39' 22"W | 230.75' |

| CURVE TABLE | | | | | |
|-------------|------------|---------|-----------|---------------|--------|
| CURVE NO. | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| EC1 | 63.54' | 92.65' | 39°17'39" | S81° 13' 58"E | 62.30' |
| EC2 | 73.92' | 112.65' | 37°35'40" | N80° 22' 59"W | 72.60' |

| CURVE TABLE | | | | | |
|-------------|------------|---------|----------|---------------|--------|
| CURVE NO. | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| EC3 | 23.31' | 139.61' | 9°34'00" | N28° 37' 16"E | 23.28' |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE NO. | DIRECTION | LENGTH |
| EL14 | S49° 57' 31"W | 45.43' |
| EL15 | N23° 50' 16"E | 112.40' |
| EL16 | N0° 01' 08"W | 44.65' |
| EL17 | N23° 50' 16"E | 53.97' |



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DATE _____ REGISTRATION NO. _____

- LEGEND**
- FOUND BLM MONUMENT, 3 1/4" ALUM. CAP, AS DEPICTED
 - BLM MONUMENT OF RECORD, NOT RECOVERED THIS SURVEY
 - FOUND NGS MONUMENT
 - RECORD DATA BLM 2024, TRACT 47 & 48
 - RECORD DATA PLAT NO. 2019-6, SCALED TO GROUND, ROTATED TO TRUE BEARINGS
 - WATER MONITORING WELL
 - ELECTRIC METER
 - LUMINAIRE
 - ELECTRICAL TRANSFORMER

TOWER SUBDIVISION 2024 REPLAT

LOT LINE VACATION, RIGHT OF WAY VACATION, AND RETRACEMENT OF BLM TRACTS 47 & 48

DESCRIPTION: A DETERMINATION THAT THE UNITED STATES COAST GUARD, IN 2019, LACKED THE AUTHORITY TO CONVEY AND/OR SUBDIVIDE LAND AS RECORDED BY THE PLAT OF TOWER SUBDIVISION, RECORDED AS PLAT 2019-6, ALEUTIAN ISLANDS RECORDING DISTRICT, LED TO THE SUBSEQUENT SUBDIVISION OF TRACT 43, BY THE BUREAU OF LAND MANAGEMENT (BLM) THE PLAT ON FILE WITH BLM IS INADEQUATE FOR APPROVAL BY THE CITY OF ST PAUL, AND RECORDING IN THE STATE OF ALASKA. THIS PLAT PROVIDES THE VACATION OF LOTS 1-5, TOWER SUBDIVISION RECORDED AS PLAT 2019-6 ALEUTIAN ISLANDS RECORDING DISTRICT, VACATION OF 60' POLOVINA TURNPIKE RIGHT OF WAY DEDICATED PER TOWER SUBDIVISION, RECORDED AS PLAT 2019-6, ALEUTIAN ISLANDS RECORDING DISTRICT, AND RETRACEMENT OF TRACTS 47 AND 48, SUBDIVISION OF TRACT 43, AS SURVEYED AND FILED BY BLM, JANUARY 04, 2024. ALL UNDERLYING EASEMENTS OF RECORD TO REMAIN.

PREPARED FOR: UNITED STATES COAST GUARD
CIVIL ENGINEERING UNIT - JUNEAU
PO BOX 25517
JUNEAU, ALASKA 99802

LOCATION: 84.88± AC. WITHIN: SECTION 18, TOWNSHIP 035 SOUTH, RANGE 131 WEST, SEWARD MERIDIAN, ALASKA AND THE CITY OF ST PAUL, IN THE ALEUTIAN ISLANDS RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

P N D
1506 West 36th Avenue
Anchorage, Alaska 99503 Phone:
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AK LIC# AECC250

| | | |
|-----------------|--------------------|----------------------|
| SCALE: 1" = 50' | FIELD BOOK: 2024-2 | GRID: ST PAUL ISLAND |
| DESIGNED BY: IB | DATE: 07/19/2024 | CASE NO: XXXXXX |
| CHECKED BY: CS | PROJECT NO: 241100 | SHEET NO: 2 of 3 |

NOTES:

1. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASIS OF ELEVATION IS N.G.S. STATION "SOUTHWEST BASE", POINT NO. 204 THIS SURVEY. ORTHOMETRIC HEIGHT FOR 204 WAS DETERMINED VIA STATIC GNSS OBSERVATION, POST PROCESSED UTILIZING NATIONAL GEODETIC SURVEY (NGS) ONLINE USER POSITIONING SERVICE (OPUS). POINT NO. 204 WAS DETERMINED TO HAVE THE FOLLOWING ELEVATION:

ELEV: 44.60 US FEET

2. BASIS OF COORDINATES FOR THIS SURVEY ARE LOCAL GRID, WITH NGS MONUMENT "SOUTHWEST BASE", POINT NO. 204 THIS SURVEY HELD AS N: 10000' E: 10000'. BASIS OF GEODETIC CONTROL IS NGS MONUMENT "SOUTHWEST BASE", POINT NO. 204 THIS SURVEY, DETERMINED BY GNSS STATIC OBSERVATION AND POST PROCESSED UTILIZING NGS OPUS. POINT 204 WAS DETERMINED TO HAVE THE FOLLOWING NAD83(2011) POSITION:

LAT: N 57° 09' 8.42411"
LON: W 170° 14' 54.48800"

3. BEARINGS AND DISTANCES SHOWN ARE TRUE BEARINGS, GROUND DISTANCES, UTILIZING THE CONVERGENCE ANGLE AND COMBINED SCALE FACTOR AT NGS MONUMENT "SOUTHWEST BASE", POINT NO. 204 THIS SURVEY, DETERMINED BY GNSS STATIC OBSERVATION AND POST PROCESSED UTILIZING NGS OPUS. POINT NO. 204 WAS DETERMINED TO HAVE THE FOLLOWING PARAMETERS:

CONVERGENCE ANGLE: -0.20874167
COMBINED SCALE FACTOR: 0.99989902 US FEET

4. UNDERGROUND UTILITIES ARE SHOWN PER PLAT 2019-6 ALEUTIAN ISLANDS RECORDING DISTRICT. NO NEW UTILITIES WERE LOCATED DURING COURSE OF 2024 SURVEY.

5. THE 60 FOOT ROAD EASEMENT SHOWN IS PER EIN 8Z C4, AND REMAINS UNCHANGED BY THE VACATION OF THE 60 FOOT RIGHT OF WAY PREVIOUSLY DEDICATED BY 2019-6 AIRD.

6. THE EASEMENT SET FORTH IN SECTION 524(F)(2) OF THE PRIBILOF ISLANDS TRANSITION COMPLETION ACT AMENDMENTS, PUBL. 114-328 (DEC. 23, 2016) ("PITCAA") AUTHORIZING THE SECRETARY OF THE DEPARTMENT OF THE COAST GUARD IS OPERATING AT ANY TIME WITHIN THE FIRST FIVE YEARS AFTER THE ENACTMENT OF PITCAA TO OPERATE, MAINTAIN, KEEP, LOCATE, INSPECT, REPAIR, AND REPLACE COMMUNICATION EQUIPMENT, TOWERS, ANTENNAE, AND TRANSMITTERS ON PROPERTY THAT HAS BEEN CONVEYED UNDER THE PITCAA, IN ORDER TO PROVIDE A POSITIONING, NAVIGATION, AND TIMING SYSTEM TO PROVIDE A REDUNDANT CAPABILITY IN THE EVENT GPS SIGNALS ARE DISRUPTED.

7. THE RIGHT SET FORTH IN SECTION 524(G) OF PITCAA TO ENTER PROPERTY THAT HAS BEEN CONVEYED UNDER THE PITCAA AT ANY TIME WITH ADVANCE NOTICE TO THE OWNER, TO THE EXTENT IT IS POSSIBLE TO PROVIDE NOTICE, IF ENTRY IS FOR THE PURPOSE OF ENVIRONMENTAL COMPLIANCE AND REMEDIATION.

8. THE RESTRICTION ON FUTURE USE OF ALL PROPERTY WITHIN THE BOUNDARY OF TRACT 43 AS THAT BOUNDARY WAS IN EFFECT ON DECEMBER 23, 2016, PROHIBITING ANY PERSON FROM OPERATING OR MAINTAINING RADIO FREQUENCY TRANSMITTING EQUIPMENT THAT PRODUCES A SIGNAL THAT EXCEEDS 5 MICROVOLTS PER METER FIELD INTENSITY, OTHER THAN EQUIPMENT THAT WAS IN USE ON TRACT 43 BEFORE DECEMBER 23, 2016, NOR MAY ANY PERSON OPERATE OR MAINTAIN ELECTRIC WELDING EQUIPMENT, ELECTRIC GENERATING EQUIPMENT, A DIATHERMY MACHINE, ELECTRIC MOTORS OF ANY KIND HAVING A GREATER THAN 5 HORSEPOWER, OR ANY OTHER MACHINERY, ENGINE, OR EQUIPMENT THAT CAUSES ANY ELECTROMAGNETIC INTERFERENCE.

9. THE 20' UNDERGROUND ELECTRIC EASEMENT, SHOWN HEREON, LOCATION WAS DETERMINED VIA UNRECORDED EASEMENT FROM TDX CORP TO THE CITY OF ST. PAUL PER AGREEMENT DATED JANUARY 22, 2008 (EXHIBIT 23). LOCATION WAS VERIFIED WITH UTILITY LOCATE MARKINGS. ONLY THOSE PORTIONS OF THE EASEMENT FALLING WITHIN TRACT 47 AND 48 ARE GRANTED AS ELECTRICAL EASEMENT THIS PLAT. EASEMENT GRANTED BY THIS PLAT IS FOR THE PURPOSES OF ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF EXISTING UNDERGROUND ELECTRICAL FACILITIES ONLY.

10. FIELD SURVEY PERFORMED MAY 19-24, 2017 AND JULY 23-25, 2024 BY PND ENGINEERS.

11. THIS SUBDIVISION IS AFFECTED BY PERMANENT ROAD ACCESS AND WATERLINE EASEMENT, FOR THE BENEFIT OF TANADGUSIX CORPORATION, FILED SEPTEMBER 24, 2013 AS DOCUMENT NO. 2013-000467-0 ALEUTIAN ISLAND RECORDING DISTRICT. NOT PLOTTABLE AND NOT SHOWN HEREON.

12. THIS SUBDIVISION IS AFFECTED BY QUITCLAIM DEED, FROM TANADGUSIX CORPORATION TO THE CITY OF ST PAUL, ALASKA IN REGARDS TO THE SURFACE ESTATE OF ALL ROADWAYS, RECORDED SEPTEMBER 24, 2013, AS DOCUMENT NO. 2013-000462-0.

13. THE 10' UNDERGROUND ELECTRICAL EASEMENT SHOWN HEREON IS SHOWN CENTERED ON EXISTING ELECTRICAL FACILITIES, AND WAS ORIGINALLY GRANTED VIA A LETTER FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TO THE CITY OF ST PAUL, DATE DECEMBER 2, 2002.

14. THE 10' UNDERGROUND ELECTRICAL EASEMENT IS CENTERED ON EXISTING UNDERGROUND ELECTRICAL FACILITIES, MULTIPLE DESCRIPTIONS EXIST, SHOWN HEREON PER 2024-000151-0. EASEMENT ORIGINALLY GRANTED BY PLAT 2019-6 AIRD.



722

RECOVERED 3 1/2" ALUM. CAP MONUMENT IN GOOD CONDITION



721

RECOVERED 3 1/2" ALUM. CAP MONUMENT IN GOOD CONDITION



720

RECOVERED 3 1/2" ALUM. CAP MONUMENT IN GOOD CONDITION



719

RECOVERED 3 1/2" ALUM. CAP MONUMENT IN GOOD CONDITION



718

RECOVERED 3 1/2" ALUM. CAP MONUMENT IN GOOD CONDITION



717

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



716

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



723

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



728

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



712

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711

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710

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713

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714

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715

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



724

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



725

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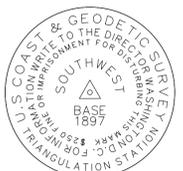
726

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



727

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



204

RECOVERED 3 1/2" BRASS CAP MONUMENT IN GOOD CONDITION



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TOWER SUBDIVISION 2024 REPLAT

LOT LINE VACATION, RIGHT OF WAY VACATION, AND RETRACEMENT OF BLM TRACTS 47 & 48

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| SCALE: | N/A | FIELD BOOK: | 2024-2 | GRID: | ST PAUL ISLAND |
| DESIGNED BY: | IB | DATE: | 07/19/2024 | CASE NO.: | XXXXXX |
| CHECKED BY: | CS | PROJECT NO.: | 241100 | SHEET NO.: | 3 of 3 |