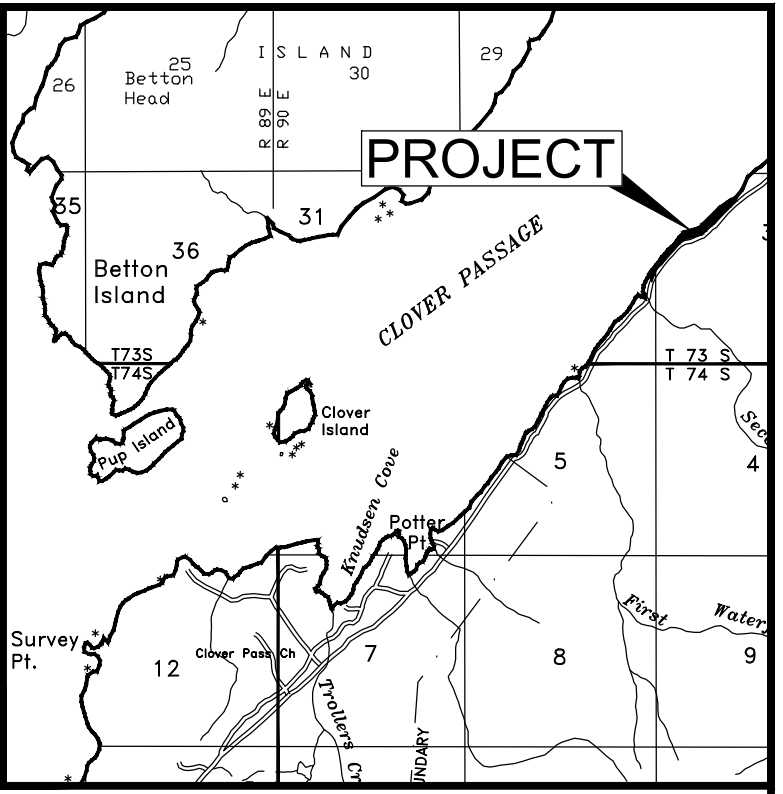


**GENERAL NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4A-1, ASLS 85-73, INDIAN BREAD SUBDIVISION AS SHOWN ON PLAT 2002-60 K.R.D. INTO LOTS 1-8, BETTON VIEW SUBDIVISION.
- 2) TOTAL AREA = 1,555,644 SQ FT
- 3) PARCELS CREATED BY THIS PLAT:  
 LOTS 1, BETTON VIEW SUBDIVISION  
 LOTS 2, BETTON VIEW SUBDIVISION  
 LOTS 3, BETTON VIEW SUBDIVISION  
 LOTS 4, BETTON VIEW SUBDIVISION  
 LOTS 5, BETTON VIEW SUBDIVISION  
 LOTS 6, BETTON VIEW SUBDIVISION  
 LOTS 7, BETTON VIEW SUBDIVISION  
 LOTS 8, BETTON VIEW SUBDIVISION
- 4) THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS SUSPENDED THEIR PROGRAM OF SUBDIVISION PLAN REVIEW AT THE TIME OF THIS SURVEY. CONTACT ADEC FOR INFORMATION ABOUT THEIR REQUIREMENTS FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION.
- 5) THE DATE OF THE FIELD SURVEY WAS 2/6/2024.
- 6) THIS SURVEY IS SUBJECT TO:  
 A) PLAT NO. V1-119, K.R.D.  
 B) PLAT NO. 91-20, K.R.D.  
 C) PLAT NO. 2002-60, K.R.D.
- 7) THIS SURVEY IS SUBJECT TO:  
 A) EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 86-44 AND PLAT NO. 2002-60.  
 B) EASEMENT AND THE TERMS AND CONDITIONS RECORDED IN BOOK 177 AT PAGE 461 ON MAY 11, 1990 GRANTED TO CITY OF KETCHIKAN D/B/A KETCHIKAN PUBLIC UTILITIES FOR THE PURPOSE OF SURVEY, DESIGN, CONSTRUCTION, INSTALLATION, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND RECONSTRUCTION OF UTILITY LINES AND APPURTENANCES.  
 C) EASEMENT AND THE TERMS AND CONDITIONS RECORDED IN BOOK 201 AT PAGE 323 ON APRIL 23, 1992 GRANTED TO LLOYD AND SHIRLEY NAULT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF ELECTRIC UTILITIES AND AN ACCESS ROAD. SAID EASEMENT WAS MODIFIED ON PLAT NO. 2002-60.  
 D) EASEMENT AND THE TERMS AND CONDITIONS RECORDED IN BOOK 228 AT PAGE 659 ON MARCH 31, 1994 GRANTED TO CHARLES D. PIERCY AND SALLY PIERCY FOR THE PURPOSE OF THE LAYING OUT, SURVEYING, DESIGN, CONSTRUCTION, INSTALLATION, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, AND RECONSTRUCTION OF A WATER LINE AND INTAKE.  
 E) EASEMENT AND THE TERMS AND CONDITIONS RECORDED IN BOOK 309 AT PAGE 468 ON FEBRUARY 22, 2024 GRANTED TO CITY OF KETCHIKAN D.B.A. KETCHIKAN PUBLIC UTILITIES FOR THE PURPOSE OF THE SURVEY, DESIGN, CONSTRUCTION, INSTALLATION, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION AND CRECONSTRUCTION AND USE OF UTILITY LINES AND APPURTENANCES.
- 8) THE CLOSURE ERROR OF THIS SURVEY DOES NOT EXCEED 1:5000.
- 9) ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- 10) THIS PLAT HAS BEEN PREPARED WITH THE AID OF A CERTIFICATE TO PLAT FROM ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC. FILE NO. 68222

**LEGEND**

- ⊕ 3" ALUMINUM PIPE MONUMENT RECOVERED THIS SURVEY
  - ⊗ BRASS CAP RECOVERED THIS SURVEY
  - REBAR WITH 2" CAP RECOVERED THIS SURVEY
  - MONUMENT SET THIS SURVEY PER DETAIL
- KGB KETCHIKAN GATEWAY BOROUGH  
 K.R.D. KETCHIKAN RECORDING DISTRICT  
 N.A.P. NOT A PART OF THIS PLAT
- PROPERTY LINES A PART OF THIS SURVEY
  - - - PROPERTY LINES NOT A PART OF THIS SURVEY
  - - - RECORD EASEMENT LINE
  - ( ) INDICATES RECORD DATA
  - WC WITNESS CORNER



**VICINITY MAP**  
 SCALE: 1 INCH = 1 MILE  
 SOURCE: USGS QUADRANGLE  
 KETCHIKAN C 6 AND B 6  
 (1995 AND 1994)

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE KETCHIKAN GATEWAY BOROUGH IS THE OWNER OF THE PROPERTY AS SHOWN HERE ON AND THAT I APPROVE THE PLAT OF THIS SURVEY.

OWNER: (BOROUGH MANAGER) \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

STATE OF ALASKA  
 FIRST JUDICIAL DISTRICT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 BY: \_\_\_\_\_

(SIGNER'S NAME, PRINTED BY NOTARY)

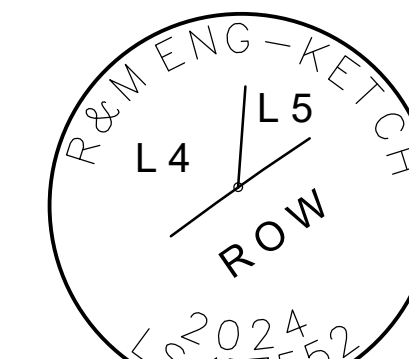
NOTARY PUBLIC IN AND FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KETCHIKAN GATEWAY BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING BY THE OFFICE OF THE DISTRICT RECORDER, FIRST JUDICIAL DISTRICT, KETCHIKAN, ALASKA.

PLATTING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
 PLATTING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
 BOROUGH ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
 BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**TYPICAL MONUMENT SET**



5/8"x30" LONG REBAR AND 2" ALUMINUM CAP WITH PLASTIC INSERT SET THIS SURVEY

**SCALE 1"=150'**

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



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

**BETTON VIEW SUBDIVISION**

CREATING LOTS 1-8

A SUBDIVISION OF LOT 4A-1, ASLS 85-73, INDIAN BREAD SUBDIVISION (PLAT 2002-60 K.R.D.)

KETCHIKAN RECORDING DISTRICT

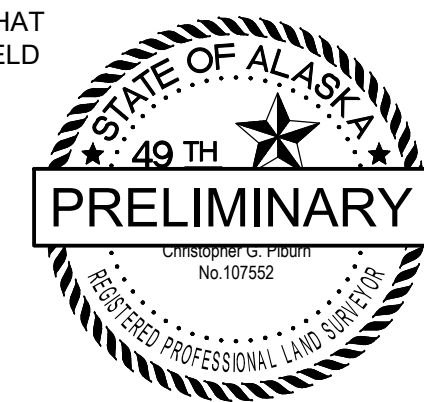
CLIENT: KETCHIKAN GATEWAY BOROUGH  
 1900 FIRST AVENUE  
 KETCHIKAN, AK 99901

RSM ENGINEERING-KETCHIKAN, INC. 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901		PHONE: (907) 225-7917 FAX: (907) 225-3441
CERTIFICATE OF AUTHORIZATION: C576		
DATE: 9/5/2024	DRAWN BY: JPT	JOB NO. 242302
SCALE: AS NOTED	APPROVED BY: CGP	SHEET NO. 1 OF 1

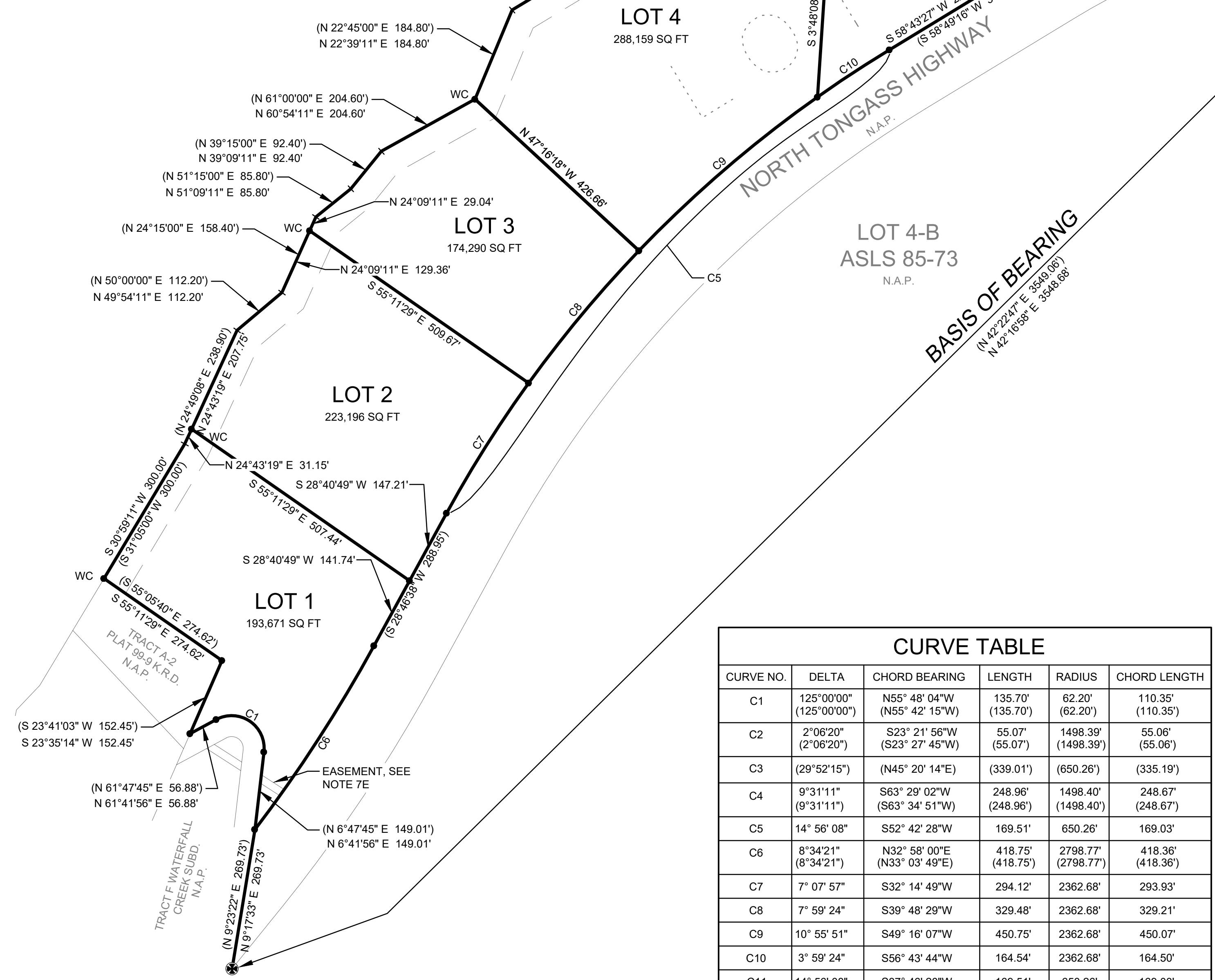
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_



LINE TABLE			
LINE NO.	BEARING & DISTANCE	LINE NO.	BEARING & DISTANCE
L1	S 79°57'49" E 61.00' (S 79°52'00" E 61.00')	L14	S 27°59'34" W 19.06' (S 26°47'18" W 19.06')
L2	N 54°28'11" E 83.09' (N 54°34'00" E 83.09')	L15	S 26°14'29" W 19.06' (S 28°05'24" W 19.06')
L3	S 48°15'49" E 44.92' (S 48°10'00" E 44.92')	L16	S 29°29'19" W 19.27' (S 29°35'08" W 19.27')
L4	N 15°04'11" E 54.63' (N 15°10'00" E 54.63')	L17	S 60°59'02" W 19.08' (S 61°04'51" W 19.08')
L5	N 81°35'11" E 4.65' (N 81°41'00" E 4.65')	L18	S 62°28'27" W 19.08' (S 62°34'16" W 19.08')
L6	S 22°18'46" W 3.91' (S 22°24'35" W 3.91')	L19	S 63°46'43" W 19.08' (S 63°52'32" W 19.08')
L7	S 22°19'44" W 19.06' (S 22°25'34" W 19.06')	L20	S 64°54'11" W 19.08' (S 65°00'00" W 19.08')
L8	S 22°28'35" W 19.06' (S 22°34'25" W 19.06')	L21	S 65°51'10" W 19.08' (S 65°57'00" W 19.08')
L9	S 22°46'31" W 19.06' (S 22°52'20" W 19.06')	L22	S 66°37'59" W 19.08' (S 66°43'48" W 19.08')
L10	S 23°13'46" W 19.06' (S 23°19'35" W 19.06')	L23	S 67°14'54" W 19.08' (S 67°20'44" W 19.08')
L11	S 23°50'36" W 19.06' (S 23°56'25" W 19.06')	L24	S 67°42'13" W 19.08' (S 67°48'03" W 19.08')
L12	S 24°37'18" W 19.06' (S 24°43'08" W 19.06')	L25	S 68°00'11" W 19.08' (S 68°06'01" W 19.08')
L13	S 25°34'10" W 19.06' (S 25°39'59" W 19.06')	L26	S 68°08'01" W 19.01' (S 68°13'51" W 19.01')
		L27	S 68° 14' 37" W 32.97'
		L28	S 58° 43' 27" W 108.18'
		L29	S 16° 01' 34" E 16.26'
		L30	S 56° 16' 49" W 56.17'
		L31	S 10° 26' 48" E 112.85'



CURVE TABLE					
CURVE NO.	DELTA	CHORD BEARING	LENGTH	RADIUS	CHORD LENGTH
C1	125°00'00" (125°00'00")	N55° 48' 04"W (N55° 42' 15"W)	135.70' (135.70')	62.20' (62.20')	110.35' (110.35')
C2	2°06'20" (2°06'20")	S23° 21' 56"W (S23° 27' 45"W)	55.07' (55.07')	1498.39' (1498.39')	55.06' (55.06')
C3	(29°52'15")	(N45° 20' 14"E)	(339.01')	(650.26')	(335.19')
C4	9°31'11" (9°31'11")	S63° 29' 02"W (S63° 34' 51"W)	248.96' (248.96')	1498.40' (1498.40')	248.67' (248.67')
C5	14° 56' 08"	S52° 42' 28"W	169.51'	650.26'	169.03'
C6	8°34'21" (8°34'21")	N32° 58' 00"E (N33° 03' 49"E)	418.75' (418.75')	2798.77' (2798.77')	418.36' (418.36')
C7	7° 07' 57"	S32° 14' 49"W	294.12'	2362.68'	293.93'
C8	7° 59' 24"	S39° 48' 29"W	329.48'	2362.68'	329.21'
C9	10° 55' 51"	S49° 16' 07"W	450.75'	2362.68'	450.07'
C10	3° 59' 24"	S56° 43' 44"W	164.54'	2362.68'	164.50'
C11	14° 56' 08"	S37° 46' 20"W	169.51'	650.26'	169.03'