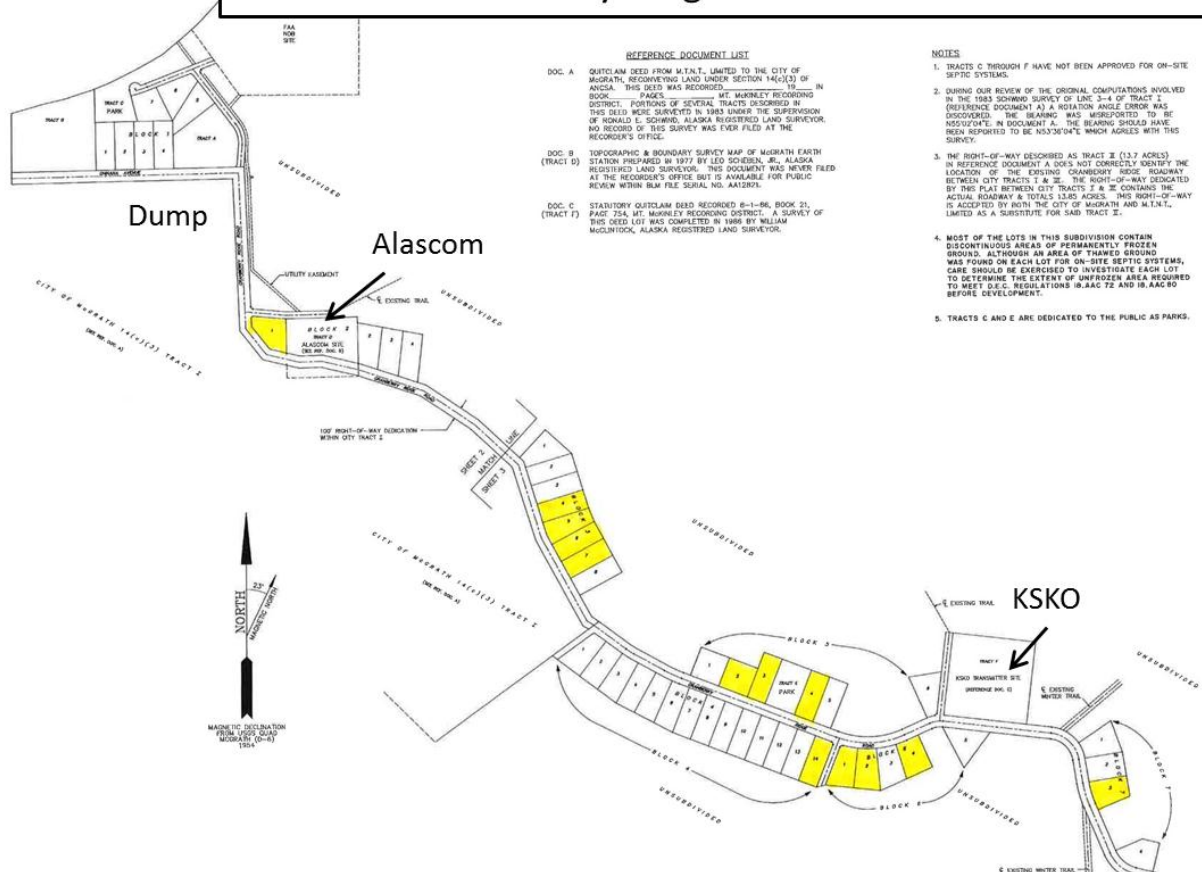


ANILCA 1.5 acre subdivision lots remaining to be selected Cranberry Ridge Road Subdivision

CRANBERRY RIDGE ROAD SUBD.
 TOWN OF MCGRATH, ALASKA
 REC. 10/21/89



REFERENCE DOCUMENT LIST

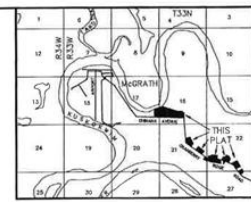
DOC. A QUILCIAM DEED FROM M.T.N.T., LIMITED TO THE CITY OF MCGRATH, RECORDING LAND UNDER SECTION 140(2) OF ANILCA. THIS DEED WAS RECORDED IN _____ IN BOOK _____ PAGES ____ MT. MCKENZIE RECORDING DISTRICT. PORTIONS OF SEVERAL TRACTS DESCRIBED IN THIS DEED WERE SUBVERTED IN 1983 UNDER THE SUPERVISION OF RONALD L. SCHWAB, ALASKA REGISTERED LAND SURVEYOR. NO RECORD OF THIS SURVEY WAS EVER FILED AT THE RECORDER'S OFFICE.

DOC. B TOPOGRAPHIC & BOUNDARY SURVEY MAP OF MCGRATH EARTH STATION PREPARED IN 1977 BY LEO SORESEN, JR., ALASKA REGISTERED LAND SURVEYOR. THIS DOCUMENT WAS NEVER FILED AT THE RECORDER'S OFFICE BUT IS AVAILABLE FOR PUBLIC REVIEW WITHIN BLM FILE SERIAL NO. A428281.

DOC. C STATUTORY QUILCIAM DEED RECORDED 8-1-86, BOOK 21, PAGE 254, MT. MCKENZIE RECORDING DISTRICT. A SURVEY OF THIS DEED LOT WAS COMPLETED IN 1988 BY WILLIAM MCKINTOCK, ALASKA REGISTERED LAND SURVEYOR.

NOTES

- TRACTS C THROUGH F HAVE NOT BEEN APPROVED FOR ON-SITE SEPTIC SYSTEMS.
- DURING OUR REVIEW OF THE ORIGINAL COMPUTATIONS INVOLVED IN THE 1983 SHOWING SURVEY OF LINES 3-4 OF TRACT 2 (REFERENCE DOCUMENT A) A ROTATION ANGLE ERROR WAS DISCOVERED. THE BEARING WAS MISREPORTED TO BE N55°03'04"E. THE BEARING SHOULD HAVE BEEN REPORTED TO BE N53°03'04"E WHICH AGREES WITH THIS SURVEY.
- THE RIGHT-OF-WAY DESCRIBED AS TRACT 2E (13.7 ACRES) IN REFERENCE DOCUMENT A DOES NOT CORRECTLY IDENTIFY THE LOCATION OF THE EXISTING CHANGEMOUNT ROAD. ROADWAY BETWEEN CITY TRACTS 1 & 2E. THE RIGHT-OF-WAY DESIGNATED BY THIS PLAT BETWEEN CITY TRACTS 2 & 2E CONTAINS THE ACTUAL ROADWAY & TOTALS 13.85 ACRES. THIS RIGHT-OF-WAY IS ACCEPTED BY BOTH THE CITY OF MCGRATH AND M.T.N.T., LIMITED AS A SUBSTITUTE FOR SAID TRACT 2E.
- MOST OF THE LOTS IN THIS SUBDIVISION CONTAIN DISCONTINUOUS AREAS OF PERMANENTLY FROZEN GROUND. ALTHOUGH AN AREA OF THAWED GROUND WAS FOUND ON EACH LOT FOR ON-SITE SEPTIC SYSTEMS, CARE SHOULD BE EXERCISED TO INVESTIGATE EACH LOT TO DETERMINE THE EXTENT OF UNFROZEN AREA REQUIRED TO MEET D.E.C. REGULATIONS IN 8-A.C.G.C. 72 AND 8-A.C.G.C. 70 BEFORE DEVELOPMENT.
- TRACTS C AND E ARE DESIGNATED TO THE PUBLIC AS PARKS.



FROM USGS QUAD MCGRATH (0-6) SCALE: 1" = 1 MILE
VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON. WE HEREBY DEDICATE TO PUBLIC USE THE SHOWN RIGHTS-OF-WAY. WE GRANT EASEMENTS, AS SHOWN, FOR THE PARTICULAR USE NOTED.

Tom Harris 3/14/89
 TOM HARRIS - CEO
 M.T.N.T., LIMITED
 BOX 300
 MCGRATH, ALASKA 99627

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF March, 1989, FOR M.T.N.T. LTD.
Robert Walton
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 5/1/90

B.R. Walton 3/14/89
 B.R. "WALT" WALTON - MAYOR
 CITY OF MCGRATH (OWNER OF CITY TRACT 2)
 BOX 57
 MCGRATH, ALASKA 99627

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF March, 1989, FOR City of McGrath.
Robert Walton
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: 5/1/90

CITY APPROVAL CERTIFICATE

THE MCGRATH PLANNING COMMISSION HEREBY APPROVES THIS PLAT.
W.R. Hansen 3-21-89
 SIGNED WILL PETERSEN
 TITLE CHAIRMAN

84-13
 RECORDED - FEB-20-1989
 MCKENZIE REC. DIST.
 BY *BOSS*
 THIS PLAT NOT SUBJECT TO TAXATION AT THE TIME OF FILING.



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, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

William McKintock 2-7-89
 REGISTERED LAND SURVEYOR DATE

SHEET 1 OF 3

PLAT OF
**CRANBERRY RIDGE ROAD
 SUBDIVISION**
 A SUBDIVISION OF
 PORTIONS OF
 UNSURVEYED SECTIONS 16, 17, 21, 22 & 27,
 T.32N., R.33W., S.16M.
 MT. MCKENZIE RECORDING DISTRICT

PREPARED BY
MCKINTOCK LAND SURVEY COMPANY
 P.O. BOX 8708, DENALI, AK 99501
 (907) 886-4488

SCALE: 1" = 400' DATE: OCT. 1988 JOB: 08-119 IN. NO.: 88M
 SHEET: MCGRATH SHEET: 26 COGS: 08M SHEET: 1 OF 3

MTNT

McGrath, Alaska