

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112).
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. THE CITY OF WRANGELL HAS A 10' POWERLINE EASEMENT ON EACH SIDE OF THE POWERLINE ALONG THE ZIMOVIA HIGHWAY R.O.W. (BOOK 13, PAGE 324)
5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - DEED ON PAGE 114, VOLUME 11 (RECORDED 02/27/1957)
  - DEED ON PAGE 118, VOLUME 11 (RECORDED 03/18/1957)
  - PLAT 64-112 (U.S. SURVEY 2321)
  - PLAT 77-1 (SUBD. OF A PORTION OF TRACT X)
  - DEED 1997-000608-0
  - PLAT 98-2 (ZIMOVIA HIGHWAY D.O.T. BASE MAP)
  - PLAT 2002-5 (ROAD HOUSE SUBDIVISION)
  - PLAT 2003-4 (FIGHTING ROYAL SUBDIVISION)
  - DEED 2003-000605-0
  - DEED 2005-000010-0
  - DEED 2016-000016-0

OWNERSHIP STATUS

1. PORTION OF TRACT "Y", U.S.S. 2321 (CITY & BOROUGH OF WRANGELL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (ROBERT J. & HELEN R. MOLINEK)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PROPOSED OWNERSHIP

1. LOT Y-A, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
2. LOT Y-B, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
3. LOT Y-C, BYFORD REPLAT (ROBERT J. & HELEN R. MOLINEK)
4. LOT Y-D, BYFORD REPLAT (BURRELL C. & MARIA E. ANTONIZIO BYFORD)

PREVIOUS LOT AREAS

1. PORTION OF TRACT "Y", U.S.S. 2321 (115,076 SQ. FT)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (18,712 SQ. FT)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (18,111 SQ. FT)

NEW LOT AREAS

1. LOT Y-A, BYFORD REPLAT (38,843 SQ. FT) (0.892 ACRES)
2. LOT Y-B, BYFORD REPLAT (36,996 SQ. FT) (0.849 ACRES)
3. LOT Y-C, BYFORD REPLAT (47,424 SQ. FT) (1.089 ACRES)
4. LOT Y-D, BYFORD REPLAT (26,564 SQ. FT) (0.610 ACRES)

LOT AREA TRANSFER

1. PORTION OF NEW LOT Y-3 TO BE TRANSFERRED FROM CITY & BOROUGH TO MOLINEK (29,274 SQ. FT) (0.672 ACRES)
2. PORTION OF NEW LOT Y-4 TO BE TRANSFERRED FROM CITY & BOROUGH TO BYFORD (8,453 SQ. FT) (0.194 ACRES)

PREVIOUS LOT ZONING

1. PORTION OF TRACT "Y", U.S.S. 2321 (LIGHT INDUSTRIAL)
2. PORTION OF TRACT "Y", DEED 2005-000010-0 (LIGHT INDUSTRIAL)
3. PORTION OF TRACT "Y", DEED 2016-000016-0 (LIGHT INDUSTRIAL)

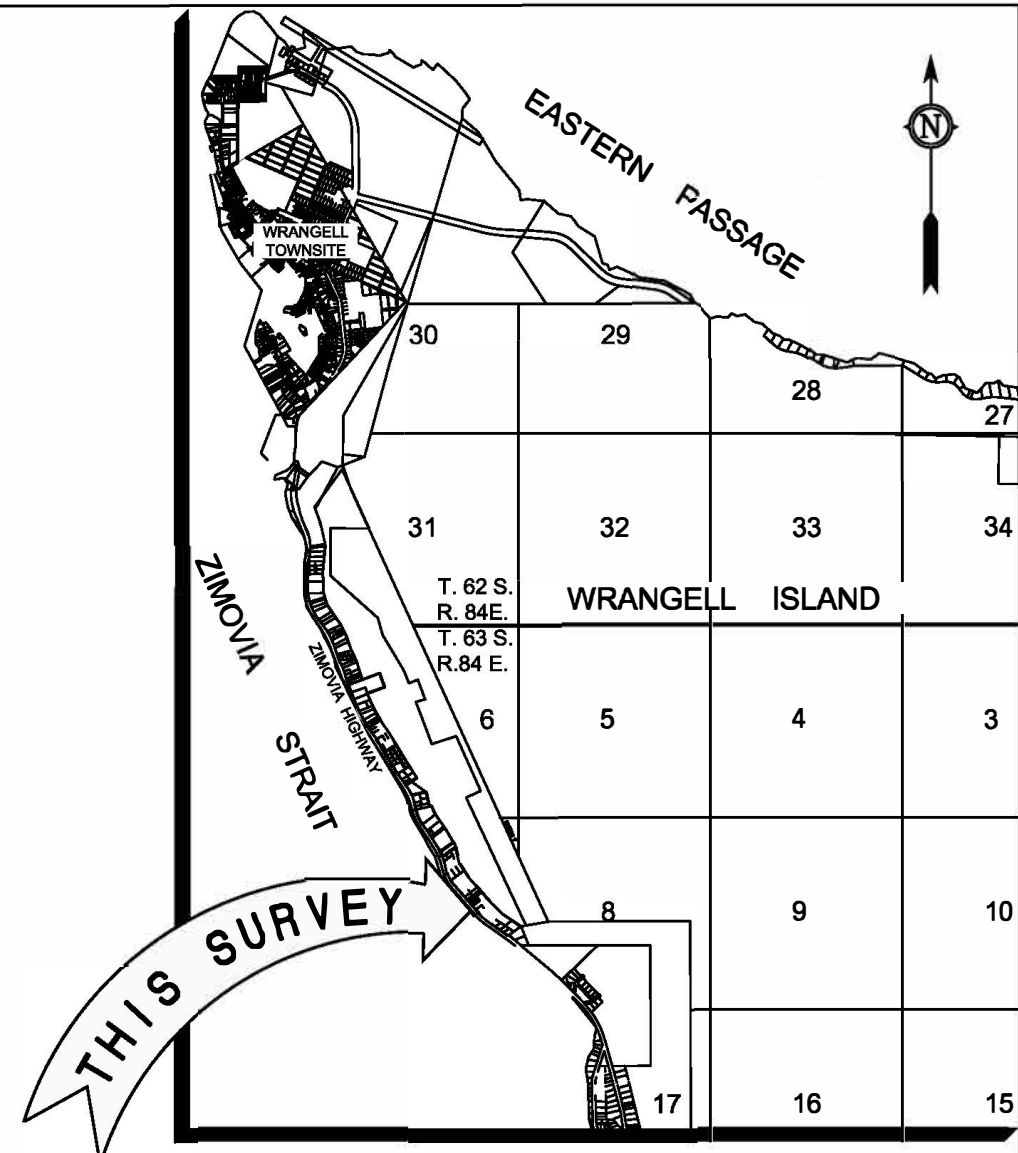
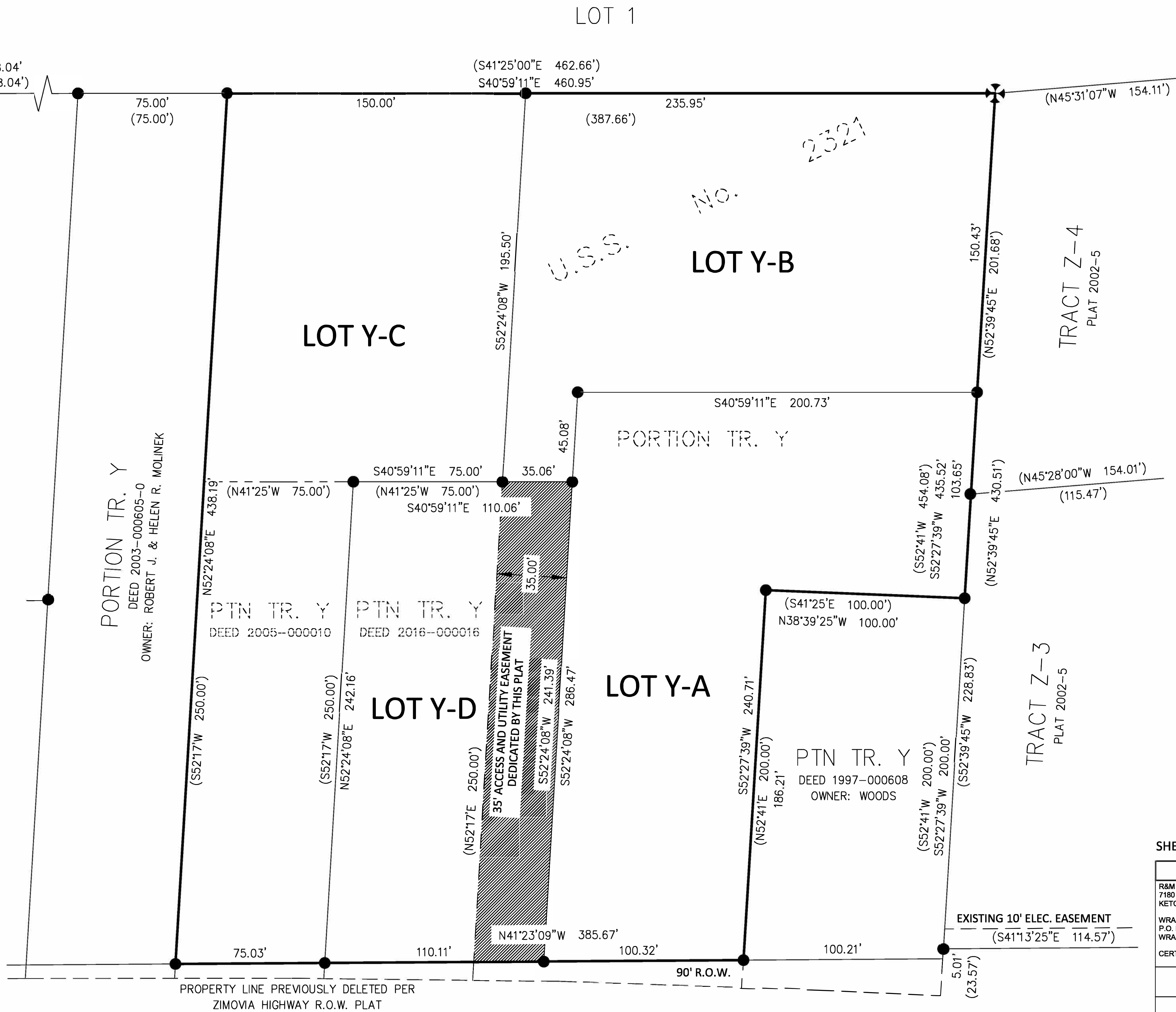
NEW LOT ZONING

1. LOT Y-A, BYFORD REPLAT (LIGHT INDUSTRIAL)
2. LOT Y-B, BYFORD REPLAT (LIGHT INDUSTRIAL)
3. LOT Y-C, BYFORD REPLAT (MIXTURE OF LIGHT INDUSTRIAL & RURAL RESIDENTIAL 1)  
PREVIOUS PORTION OWNED BY ROBERT MOLINEK WILL REMAIN L.I. (18,150 SQ. FT)  
PREVIOUS PORTION OWNED BY C&B OF WRANGELL WILL CHANGE FROM L.I. TO R.R.1 (29,274 SQ. FT)
4. LOT Y-D, BYFORD REPLAT (LIGHT INDUSTRIAL)

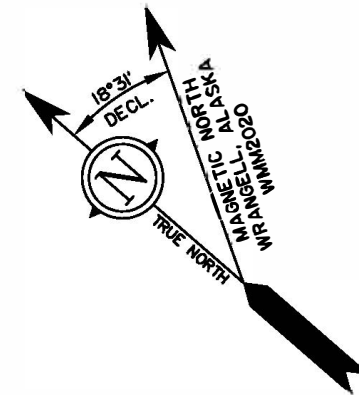
BASIS OF BEARING

BEARINGS SHOWN ARE NAD\_83(2011)(EPOCH:2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

| LEGEND      |  |
|-------------|--|
| ●           | SECONDARY MONUMENT SET THIS SURVEY     |
| ○           | SECONDARY MONUMENT RECOVERED           |
| ⊕           | PRIMARY MONUMENT RECOVERED             |
| <div></div> | EASEMENT DEDICATED BY THIS PLAT        |
| - - - - -   | UNSURVYED                              |
| =====       | SURVEYED                               |
| -----       | RECORD BOUNDARY LINE VACATED THIS PLAT |
| -----       | CENTERLINE                             |
| (XX)        | RECORD DATA                            |
| XX          | MEASURED DATA                          |



VICINITY MAP  
SCALE: 1" = 1 MILE



SCALE 1"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



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

SHEET 1 OF 2

|  |  |  |
|--|--|--|
| <b>R&amp;M</b><br>R&M ENGINEERING-KETCHIKAN, INC.<br>7180 REVILLA ROAD, SUITE 300<br>KETCHIKAN, AK 99901 |  | Phone: (907) 225-7917<br>Fax: (907) 225-3441 |
| WRANGELL OFFICE<br>P.O. BOX 2286<br>WRANGELL, AK 99929   |  | Phone: (907) 305-0820                        |
| CERTIFICATE OF AUTHORIZATION #: C576   |  |  |

BYFORD REPLAT

A SUBDIVISION AND REPLAT OF  
A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112),  
CREATING  
LOTS Y-A, Y-B, Y-C, AND Y-D,  
BYFORD REPLAT  
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN  
SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST  
COPPER RIVER MERIDIAN, ALASKA  
WRANGELL RECORDING DISTRICT

|   |                 |  |
|---|-----------------|--|
| SURVEYED BY: MCH<br>DATE: JUNE 2020 - JULY 2022 |                 | DRAWN BY: MCH<br>DATE: AUGUST 2020 - JULY 2022 |
| SCALE:<br>1"=30'                                | CHECKED:<br>CGP | R&M PROJECT NO:<br>202725.02                   |