CERTIFICATE OF OWNERSHIP & DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way and public areas to public use and grant all easements to the use shown.

Seward Townsite, Block 9, Lot 17A (Banic Replat)
Original Seward Townsite, Block 4, Lots 1 and 2 and
Vacated portion of Washington Street

_____
Authorized Official for
United States of America Dept. of Interior
National Park Service

NOTARY'S ACKNOWLEDGEMENT

for:_____
Subscribed and sworn before me this _____ day of _____, 2006 for the United States of America Dept. of Interior, National Parks Service.

_____
Notary Public for _____
My commission expires _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission in accordance with KPB 20.04.080 at the meeting of
_____.

Kenai Peninsula Borough

_____
Authorized Borough Official

WASTEWATER DISPOSAL

Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

Engineer _____ License No. _____ Date _____

SEWER SYSTEM

Existing City Public System

WATER SYSTEM

Existing City Public System

I hereby certify that this official USDA Forest Service survey was prepared in accordance with applicable Federal and State Law, by a Registered Land Surveyor employed by the United States Dept. of Agriculture, Forest Service, and that said surveyor prepared this survey at my request within the scope of this Federal Employment. The USDA Forest Service shall be responsible for this survey and subsequent amendments and corrections.

Forest Supervisor _____ Date _____

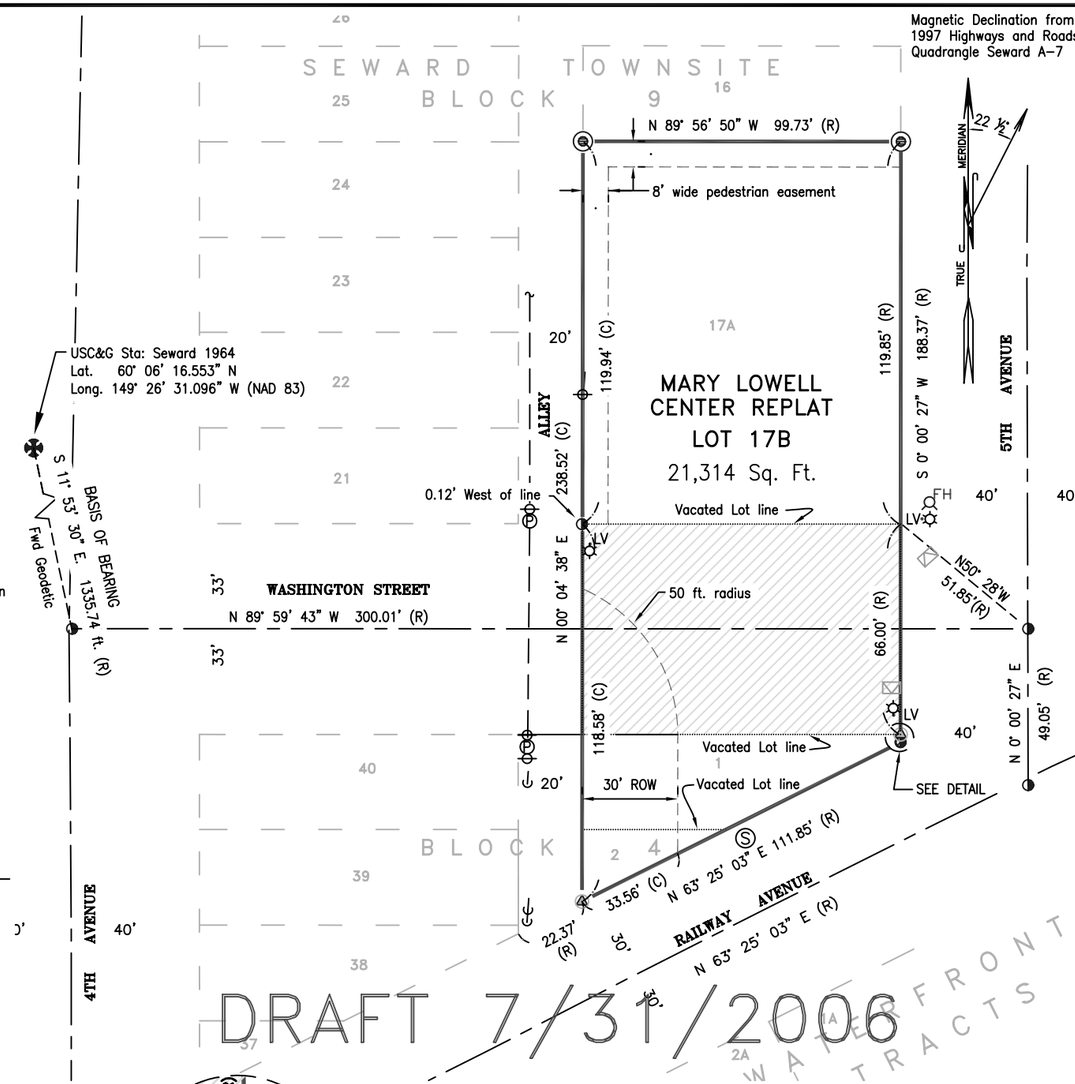
SURVEYOR'S CERTIFICATE

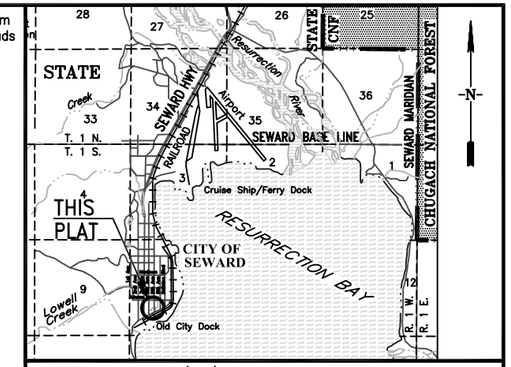
I, Randy D. Schrank, hereby certify that I am a duly licensed Land Surveyor in the State of Alaska, and that the accompanying plat is a true and correct representation of a survey performed by me or under my direct supervision or guidance, and that the dimensions and other details of this plat are correct to the best of my professional knowledge and belief.

STATE OF ALASKA
49TH
Randy D. Schrank
LS 7609
REGISTERED PROFESSIONAL LAND SURVEYOR

Registration No. LS-7609

Date _____ Randy D. Schrank
Registered Land Surveyor





Compilation of Seward (A-7), Alaska – 1989 Primary Base Series Quadrangle and Chugach National Forest GIS Database. Land Ownership shown is current as of January 2006

VICINITY MAP
Scale: 1" = 1 Mile

NOTES:

1. The purpose of this plat is to vacate a portion of Washington Street (6,594 sq. ft.) and to vacate the interior lot lines of Lot 17A, Block 9 (Banic Replat) and Lots 1 and 2, Block 4 of the Original Seward Townsite.

2. This parcel is subject to the City of Seward zoning and land use regulations. Not all easements and zoning restrictions are shown on this plat.

3. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

4. All distances shown are in U.S. Survey Feet.

5. The monuments depicted hereon actually exist as shown.

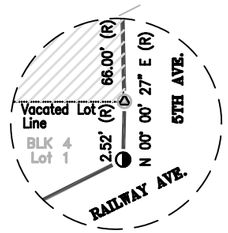
6. The bearings shown on this plat are True, unless otherwise noted.

7. (R) All Record information, Basis of Bearing, and lot line vacations are from Record of Survey Plat No. 2004-7, prepared by Wm. Nicholas Cline, LS-7569 and recorded 06/03/2004 in the Seward Recording District.

8. (C) Computed information based on Cline's record information as noted above. No Field Survey was performed in the preparation of this plat.

9. The vacated portion of Washington Street was approved by the Seward Planning and Zoning Commission on Oct. 7, 2005 per Resolution No. 2005-23 and by the Kenai Peninsula Borough (KPB) Planning Commission on Nov. 8, 2005.

10. A thirty (30) foot ROW along the east side of the alley between Washington Street and Railway Avenue was added to create a fifty (50) foot dedication per Seward Planning and Zoning Commission Resolution 2006-17; and extending north into Washington Street a 50 ft. curved radius was created in accordence with Kenai Peninsula Borough Code.



DETAIL
Scale: 1" = 4 Ft.

GRAPHIC SCALE 1 inch = 30 feet
30 20 10 0 30 60 90
1 METER = 3.2808333 U.S. SURVEY FEET

RECORDED-FILE
_____ REC. DIST.
DATE _____ 20____
TIME _____ ____ M
Requested by _____
Address _____

LEGEND:

- Standard Coast and Geodetic Survey Brass Cap stamped 'Seward 1964'
- PK Nail, set by Wm. Nicholas Cline, LS-7569, in 2004 as shown on Record of Survey Plat No. 2004-7 and recorded 06/03/2004 in the Seward Recording Office.
- ⅝" iron rebar with yellow plastic cap mkd 'CLINE LS 7569', set by Wm. Nicholas Cline, LS-7569, in 2004 as shown on Record of Survey Plat No. 2004-7 and recorded 06/03/2004 in the Seward Recording Office.
- ⅝" iron rebar with yellow plastic cap mkd 'LS 7328 1996'
- Boundary of Mary Lowell Replat
- Existing lot lines
- Vacated lot lines
- Vacated portion of Washington Street

Utilities Legend:

- Light Poles
- Power/Utility Poles
- LV Lighting Vaults
- FH Fire Hydrant
- Guy Anchor
- Water Grate, Drainage (2'x1.5')
- Overhead Electrical Lines
- Sewer Manhole
- Conduit pipe

SEWARD RECORDING DISTRICT
CITY OF SEWARD

MARY LOWELL CENTER REPLAT

A REPLAT OF LOT 17A, BLOCK 9 AND LOTS 1 AND 2. BLOCK 4
ORIGINAL TOWNSITE OF SEWARD ALASKA AND VACATION OF A PORTION OF WASHINGTON ST.
LOCATED WITHIN SECTION 10
T. 1 S., R. 1 W., SEWARD MERIDIAN

DRAWN BY/DATE: R.Barnes 04/2006
CHECKED BY/DATE: R. Schrank 05-03-2006

CHUGACH NATIONAL FOREST
3301 C STREET, SUITE 300
ANCHORAGE, ALASKA 99503

FILE NAME: p_mary_lowell_replat.dwg
PROJECT NO.: 370-06
SHEET NO. 1 of 1