

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

5/11/06 Clark W. Wingert  
 DATE OWNER (SIGNATURE)  
 President of Wingert Development, Inc.

**NOTARY'S ACKNOWLEDGMENT**

US OF AMERICA  
 STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF May, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Clark W. Wingert, President of Wingert Development, Inc.

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND HAVE EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN, FIRST HEREIN WRITTEN.

Notary Public in and for the State of Alaska

MY COMMISSION EXPIRES 7/1/07



**CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA) (FIRST JUDICIAL DISTRICT)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Wingert Development, Inc.

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL, THAT CURRENT TAXES FOR THE YEAR 2005 WILL BE DUE ON OR BEFORE Aug. 31, 2006.

DATED THIS 11th DAY OF May, 2006 AT SITKA, ALASKA.

Signature for the Assessor, City and Borough of Sitka

**CERTIFICATE OF APPROVAL BY THE BOARD**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2006-05 DATED 5/11/06 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

5/11/06  
 Signature  
 SECRETARY

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ DATED 5/11/06 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

5/11/06  
 Signature  
 CITY AND BOROUGH CLERK



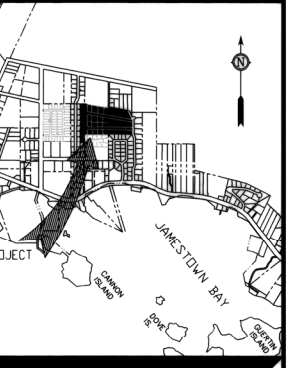
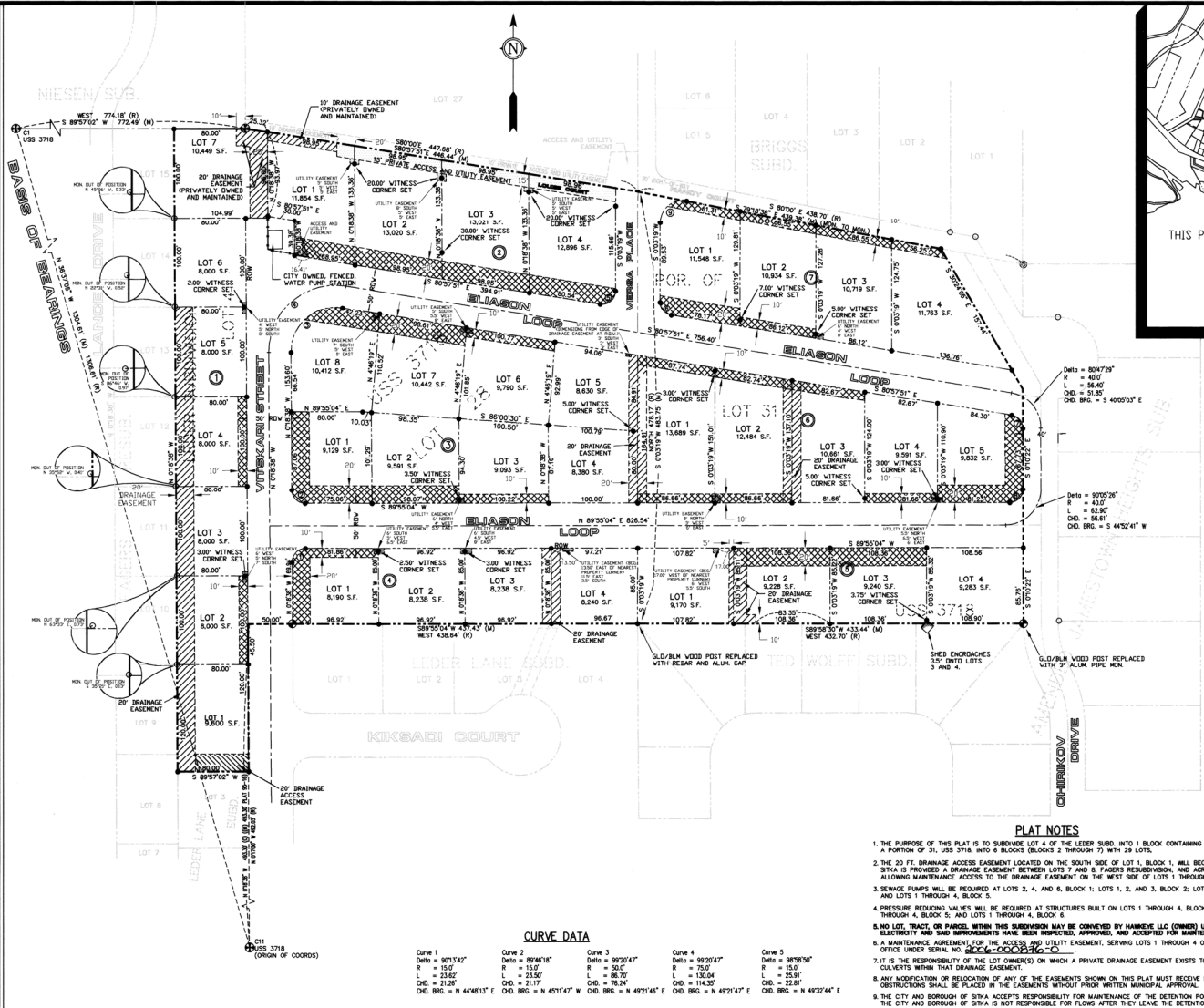
**CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF Wingert Development, Inc.

CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.L.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11th DAY OF May, 2006 AT SITKA, ALASKA.

Signature  
 FINANCE DIRECTOR  
 CITY & BOROUGH OF SITKA



**VICINITY MAP**  
 SCALE 1"=1,000'

**LEGEND**

- ⊕ GLO/BLM PRIMARY BRASS CAP (RECOVERED)
- ⊙ GLO/BLM BRON PIPE REMAINS OF BRASS CAP (RECOVERED)
- ALUMINUM PIPE MONUMENT
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- ▨ EASEMENT
- ▭ UTILITY EASEMENT (NOTE: BOUNDARIES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO R.O.W. LINE. DIMENSIONS ARE FROM NEAREST PROPERTY CORNER UNLESS OTHERWISE NOTED).
- CHAIN LINK FENCE

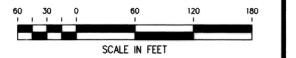
2006-11  
 Sitten REC DIST #8  
 DATE 5-16-2006  
 TIME 9:29 AM  
 Requested by Sgt. B.  
 Address

**PLAT NOTES**

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4 OF THE LEADER SUBD. INTO 1 BLOCK CONTAINING 7 LOTS AND TO SUBDIVIDE LOTS 28 AND A PORTION OF 31, USS 3718, INTO 6 BLOCKS (BLOCKS 2 THROUGH 7) WITH 29 LOTS.
- THE 20 FT. DRAINAGE ACCESS EASEMENT LOCATED ON THE SOUTH SIDE OF LOT 1, BLOCK 1, WILL BECOME VOID IF THE CITY AND BOROUGH OF SITKA IS PROVIDED A DRAINAGE EASEMENT BETWEEN LOTS 7 AND 8, FACING RESECTOR/AVENUE, AND ACROSS LOT 3, LEADER LANE SUBDIVISION, ALLOWING MAINTENANCE ACCESS TO THE DRAINAGE EASEMENT ON THE WEST SIDE OF LOTS 1 THROUGH 5, BLOCK 1, OF THIS SUBDIVISION.
- SEWAGE PUMPS WILL BE REQUIRED AT LOTS 2, 4, AND 8, BLOCK 1; LOTS 1, 2, AND 3, BLOCK 2; LOT 5, BLOCK 3; LOTS 3 AND 4, BLOCK 4; AND LOTS 1 THROUGH 4, BLOCK 5.
- PRESSURE REDUCING VALVES WILL BE REQUIRED AT STRUCTURES BUILT ON LOTS 1 THROUGH 4, BLOCK 2; LOTS 5 THROUGH 8, BLOCK 3; LOTS 2 THROUGH 4, BLOCK 5, AND LOTS 1 THROUGH 4, BLOCK 6.
- NO LOT, TRACT, OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED BY HAWKEYE LLC (OWNER) UNTIL SERVED BY ROAD, WATER, SEWER, AND ELECTRICITY AND SAID IMPROVEMENTS HAVE BEEN INSPECTED, APPROVED, AND ACCEPTED FOR MAINTENANCE BY THE CITY AND BOROUGH OF SITKA, ALASKA.
- A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT, SERVING LOTS 1 THROUGH 4 OF BLOCK 2, IS FILED IN THE SITKA RECORDER'S OFFICE UNDER SERIAL NO. 2006-00043.
- IT IS THE RESPONSIBILITY OF THE LOT OWNER(S) ON WHICH A PRIVATE DRAINAGE EASEMENT EXISTS TO MAINTAIN THE OPEN CHANNEL AND/OR CULVERTS WITHIN THAT DRAINAGE EASEMENT.
- OFFICE UNDER SERIAL NO. 2006-00043.
- ANY MODIFICATION OR RELOCATION OF ANY OF THE EASEMENTS SHOWN ON THIS PLAT MUST RECEIVE PRIOR MUNICIPAL APPROVAL. NO OBSTRUCTIONS SHALL BE PLACED IN THE EASEMENTS WITHOUT PRIOR WRITTEN MUNICIPAL APPROVAL.
- THE CITY AND BOROUGH OF SITKA ACCEPTS RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION POND LOCATED WITHIN THE PRATO EASEMENT. THE CITY AND BOROUGH OF SITKA IS NOT RESPONSIBLE FOR FLOWS AFTER THEY LEAVE THE DETENTION POND.

**CURVE DATA**

Curve 1 Data = 9071'42" R = 15.0' L = 23.62' Chd. = 21.26' Chd. Brg. = N 46°41'3" E	Curve 2 Data = 89°46'18" R = 15.0' L = 23.62' Chd. = 21.27' Chd. Brg. = N 42°14'7" W	Curve 3 Data = 99°20'47" R = 50.0' L = 86.70' Chd. = 78.24' Chd. Brg. = N 49°21'45" E	Curve 4 Data = 99°20'47" R = 75.0' L = 120.04' Chd. = 114.35' Chd. Brg. = N 49°21'45" E	Curve 5 Data = 98°58'50" R = 15.0' L = 25.87' Chd. = 22.81' Chd. Brg. = N 49°21'45" E
Curve 6 Data = 81°19'19" R = 15.0' L = 21.26' Chd. = 18.49' Chd. Brg. = S 47°21'6" E	Curve 7 Data = 89°17'29" R = 15.0' L = 21.26' Chd. = 18.44' Chd. Brg. = S 40°34'07" E	Curve 8 Data = 90°59'27" R = 15.0' L = 25.88' Chd. = 21.23' Chd. Brg. = S 41°52'21" W	Curve 9 Data = 100°28'14" R = 25.0' L = 43.9' Chd. = 38.48' Chd. Brg. = N 50°22'21" E	



**O'NEILL SURVEYING AND ENGINEERING**

BOX 1849 SITKA, ALASKA 99835  
 PHONE: (907) 747-6700  
 FAX: (907) 747-7590  
 EMAIL: onelleng@aen.net

BY	DATE	REV	DESCRIPTION OF CHANGE
			RECORD OF REVISIONS



DESIGNED: P. O'NEILL  
 DRAWN: K. O'NEILL  
 CHECKED: PKO  
 DATE OF PLAT: 19.10.2006 \* 08.06.10  
 SCALE: 1" = 60'  
 DRAWING NAME: 30205-16

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2006, 2005 AND 2004 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

5/11/06  
 DATE  
 Patrick K. O'Neill  
 PATRICK K. O'NEILL L.S. 6304

**HILLSIDE SUBDIVISION**  
 LOT 28 AND A PORTION OF LOT 31,  
 USS 3718, AND LOT 4, LEADER SUBDIVISION

CLIENT: HAWKEYE, LLC