

**O'NEILL**  
 SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835  
 PHONE: (907) 747-0700  
 FAX: (907) 747-7590  
 EMAIL: onellengr@aol.net

BY	DATE	REV	DESCRIPTION & CHANGE

RECORD OF REVISIONS



DESIGNED: P. O'NEILL  
 DRAWN: J. O'NEILL  
 CHECKED: P.O.  
 DATE OF PLAT: APRIL 11, 2006 # 1006927  
 SCALE: 1" = 150'  
 DRAWING NAME: 30014-120  
 PROJECT NO.: 30014-120-00

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN March 2006 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.

*Patrick K. O'Neill*  
 PATRICK K. O'NEILL, L.S. 6304

**SAWMILL COVE INDUSTRIAL PARK SUBDIVISION #1**  
**U.S. SURVEY 3551, 2797 AND ATS NO. 6**  
 CLIENT: CITY AND BOROUGH OF SITKA

2006-8 Sitka

# 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.

DATE March 17, 2006   
OFFICIAL AUTHORIZED TO SIGN  
City & Borough of Sitka Administrator


## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF March, 2006 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Patricia A. Russell, City & Borough of Sitka Administrator.

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND WE ACKNOWLEDGED TO ME THAT WE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES 4-15-07



## 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 CITY AND BOROUGH OF SITKA.

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 2006 WILL BE DUE ON OR BEFORE August 31.

DATED THIS 14th DAY OF April, 2006, AT SITKA, ALASKA.

  
ASSESSOR, CITY AND BOROUGH OF SITKA

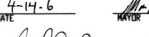
## CERTIFICATE OF APPROVAL BY THE BOARD

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. 100-02 DATED 20 2006 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4/14/06   
CHAIRMAN, PLATTING BOARD  
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 20 PAGE 20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4-14-06   
CITY AND BOROUGH CLERK

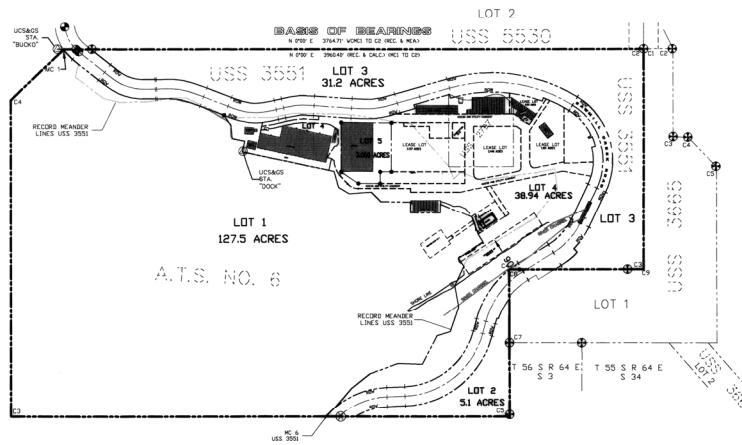
## CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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 CITY AND BOROUGH OF SITKA.

GALL 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 14th DAY OF April, 2006 AT SITKA, ALASKA.

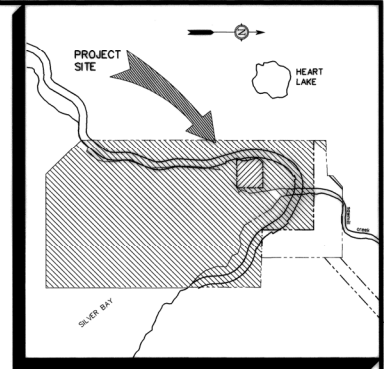
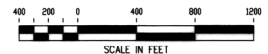
  
FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA



## INFORMATIONAL PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE LARGE TRACTS AT THE MUNICIPALLY OWNED SAWMILL COVE INDUSTRIAL PARK, AND TO FACILITATE A SALE OF LOT 5.
2. IN THE EVENT THE SALE OF LOT 5 IS COMPLETED IN THE SPRING OF 2006, A SALES AGREEMENT WILL BE RECORDED THAT OUTLINES THE TERMS OF THE SALE, CONTAINS REVERTER CLAUSES, AND HAS LIMITATIONS ON RETAIL SALES.
3. IT IS ANTICIPATED THAT THERE WILL BE A RESUBDIVISION OF LOT 4 IN THE NEAR FUTURE. THAT RESUBDIVISION WILL FURTHER DEFINE THE PROPERTY AND EASEMENTS.
4. IT IS ANTICIPATED THAT THE MUNICIPALITY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS AND UTILITY EASEMENTS. MAINTENANCE BY OTHER PARTIES MAY BE DELINEATED IN LEASE OR SALES AGREEMENTS.
5. ALL WATER RIGHTS ARE RETAINED BY THE CITY AND BOROUGH OF SITKA AND ARE FULLY DESCRIBED IN ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDS.
6. THE SAWMILL CREEK ROAD RIGHT OF WAY IS RETAINED BY THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
7. THE OVERWHELMING MAJORITY OF LOT 1 IS SUBMERGED TIDELANDS.
8. ENVIRONMENTAL AGREEMENTS ARE IN PLACE FOR THE SITE THAT ARE BINDING ON THE LAND OWNERS AND TENANTS. THE CITY AND BOROUGH OF SITKA OR THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION CAN BE CONSULTED AS TO THE SPECIFICS OF THOSE AGREEMENTS.
9. OTHER LOCAL, STATE, AND FEDERAL REGULATIONS MAY APPLY TO USES ON THE PROPERTY CONTAINED IN THIS SUBDIVISION.
10. BUILDING AND STRUCTURE LOCATIONS SHOWN ON THIS PLAT SHALL BE CONSIDERED APPROXIMATE.

2006-8  
S. H. H. REC 087  
DATE 4-18 2006  
TIME 2:17 P.M.  
Requested By SP-2 B  
Address \_\_\_\_\_



VICINITY MAP  
SCALE 1"=1,000'

## LEGEND

- PRIMARY CONTROL, MONUMENT (RECOVERED)
- ⊕ GLD/BLM PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

## O'NEILL SURVEYING AND ENGINEERING

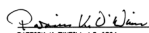
BOX 1849 SITKA, ALASKA 99835  
PHONE: (907) 747-5700  
FAX: (907) 747-7590  
EMAIL: sitkasurvey@ooneill.net

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED P. O'NEILL  
DRAWN K. O'NEILL  
CHECKED P. O'NEILL  
DATE OF PLAT/REVISION 11.2006 11.2006  
SCALE: 1" = 400'  
DRAWING NAME 30014-120  
PROJECT NO. 30014-120-00

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DATE 4/18/06  
  
PATRICK M. O'NEILL, L.S. 6304

## SAWMILL COVE INDUSTRIAL PARK SUBDIVISION #1

U.S. SURVEY 3551, 2797,  
AND ATS NO. 6

CLIENT: CITY AND BOROUGH OF SITKA

SHEET 1 OF 1