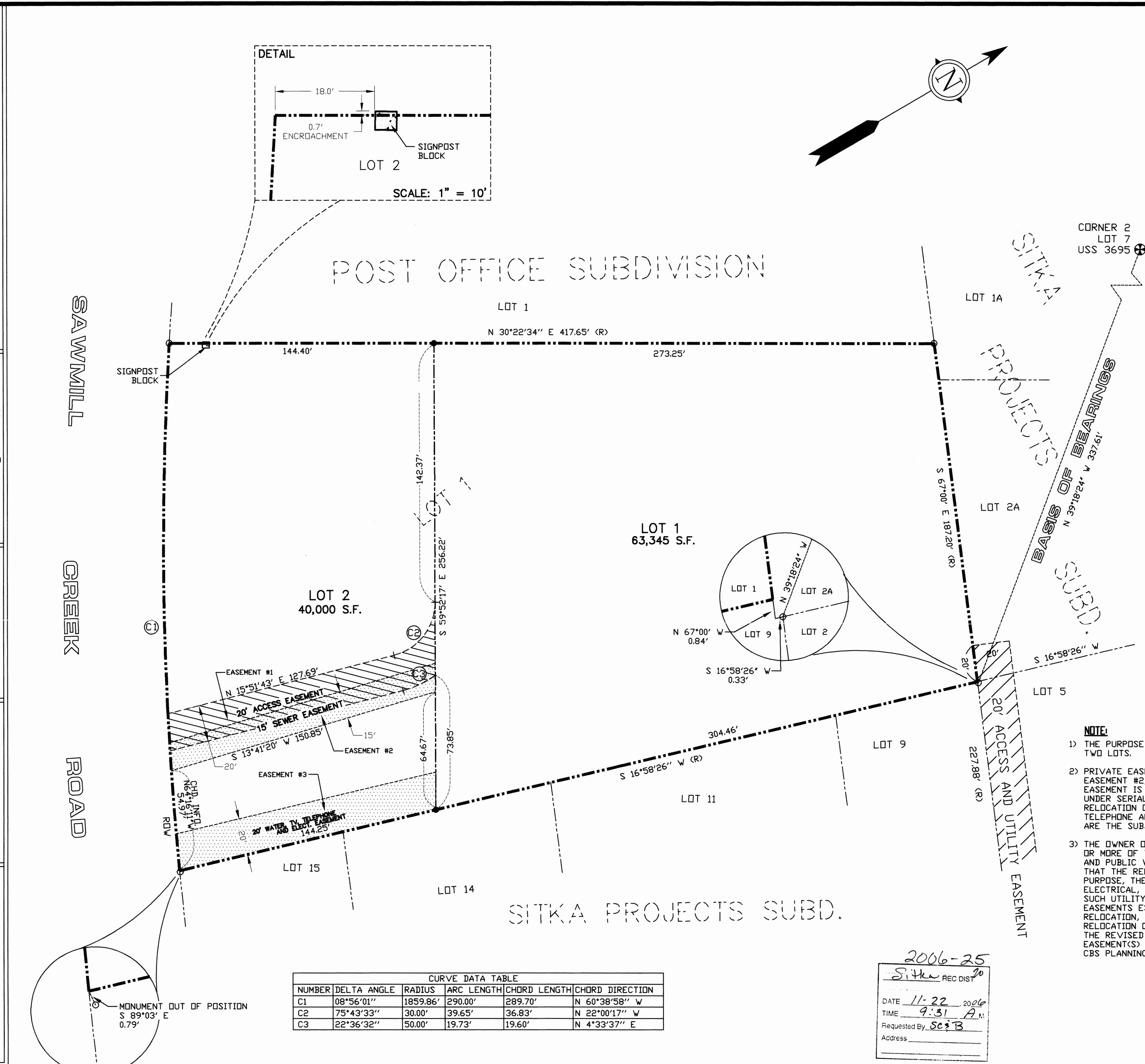


CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE 11/1/06 OWNER Marcel Prato (SIGNATURE)
DATE _____ OWNER _____ (SIGNATURE)
NOTARY'S ACKNOWLEDGMENT
US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA
THIS IS TO CERTIFY THAT ON THIS 1 DAY OF November, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Marcel Prato
TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO 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 IN THIS CERTIFICATE FIRST HEREIN WRITTEN.
Sara L. Russell
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 4-5-07
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 Marcel Prato
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, 2006
DATED THIS 21ST DAY OF November, 2006, AT SITKA, ALASKA.
Ann A. Corak
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. 2006-25 DATED 20, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.
DATE 11/3/06 CHAIRMAN, PLATTING BOARD
Sara L. Russell
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 _____ PAGE _____ DATED 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 11-2-06 MAYOR
M. H.
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: Marcel Prato
(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.
DATED THIS 21ST DAY OF November, 2006, AT SITKA, ALASKA.
Sara L. Russell
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



VICINITY MAP
SCALE 1"=1,000'

LEGEND

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

NOTE:

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE BARANOF SUBDIVISION INTO TWO LOTS.
- 2) PRIVATE EASEMENT MAINTENANCE AGREEMENT FOR EASEMENT #1, ACCESS EASEMENT, EASEMENT #2, SEWER EASEMENT, AND EASEMENT #3, WATER, TV, TELE, AND ELECTRICAL EASEMENT IS RECORDED NOVEMBER 21, 2006 AT THE SITKA RECORDING DISTRICT UNDER SERIAL NUMBER 2006-00252-0. THAT AGREEMENT INCLUDES PROVISIONS ALLOWING RELOCATION OF EASEMENT #2, SEWER EASEMENT, AND EASEMENT #3, WATER, TV, TELEPHONE AND ELECTRICAL EASEMENT, AND RELOCATION OF THE UTILITY LINES THAT ARE THE SUBJECT OF THOSE EASEMENTS, AS SUMMARIZED IN PLAT NOTE 3, BELOW.
- 3) THE OWNER OF LOT 2 SHALL BE ENTITLED AT ITS EXPENSE TO RELOCATE ANY ONE OR MORE OF THE UTILITY LINES SERVING LOT 1, SO LONG AS THE PLANNING DIRECTOR AND PUBLIC WORKS DIRECTOR OF THE CITY AND BOROUGH OF SITKA (CBS) CONCUR THAT THE RELOCATION COMPLIES WITH THEN-APPLICABLE CBS CODE. FOR THIS PURPOSE, THE "UTILITY LINES" INCLUDE THE WATER LINE, THE UNDERGROUND ELECTRICAL, TV, AND TELEPHONE LINES AND THE SANITARY SEWER SERVING LOT 1. SUCH UTILITY LINES MAY THEN BE RELOCATED EITHER WITHIN OR OUTSIDE THE EASEMENTS ESTABLISHED FOR THEM UNDER THIS PLAT. UPON COMPLETION OF THE RELOCATION, THE OWNER OF LOT 2 WILL RECORD A REVISED PLAT SHOWING THE RELOCATION OF THOSE UTILITY LINES AND THE EASEMENTS FOR THEM. UPON RECORDING THE REVISED PLAT, THIS PLAT WILL BE DEEMED AMENDED BY THE RELOCATION OF THE EASEMENT(S) FOR THOSE UTILITY LINES, WITHOUT THE NECESSITY OF APPROVAL BY THE CBS PLANNING COMMISSION OR ASSEMBLY.

2006-25
Sitka REC DIST 20
DATE 11-22-2006
TIME 9:31 A.M.
Requested By SCB
Address _____

30 15 0 30 60 90
SCALE IN FEET

O'NEILL SURVEYING AND ENGINEERING BOX 1849 SITKA, ALASKA 99835 PHONE: (907) 747-6700 FAX: (907) 747-7590 EMAIL: onellengroak.net	BY _____ DATE _____ REV _____ DESCRIPTION OF CHANGE _____ RECORD OF REVISIONS		DESIGNED: <u>P. O'NEILL</u>	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN <u>Oct 2006</u> 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. <u>10-16-06</u> DATE <u>Patrick K. O'Neill</u> PATRICK K. O'NEILL LS 6304	BARANOF SUBDIVISION #2 LOT 1, BARANOF SUBDIVISION CLIENT: MARCEL PRATO
			CHECKED: <u>PKO</u>		