TIFICATE OF OWNERSHIP AND DEDICATION

TIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED
AT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT
ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO
VATE USE AS NOTED.

Jim Dinley, Administrator
OWNER (SIGNATURE)

Sitka City & Borough of
OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

SKA
H OF SITKA

RTIFY THAT ON THIS 19 DAY OF November 2008, BEFORE ME,
NED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
AND SWORN, PERSONALLY APPEARED Jim Dinley,
ator for the City & Borough of Sitka

TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE
AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME
OLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

ND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST
N.

IN AND FOR THE STATE OF ALASKA

EXPIRES 8/9/09

STATE OF ALASKA
NOTARY PUBLIC
COLLEEN PELLETT

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

GNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE
H OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF
BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS
TAX RECORDS IN THE NAME OF City & Borough of Sitka

CORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED
S AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL THAT CURRENT
YEAR 2009 WILL BE DUE ON OR BEFORE 8-31-09

19TH DAY OF November, 2008, AT SITKA, ALASKA.

Y AND BOROUGH OF SITKA

RTIFICATE OF APPROVAL BY THE BOARD

IFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
HE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING
T SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO.
DATED 20, AND THAT THE PLAT SHOWN
BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT
X-OFFICIO RECORDER, SITKA, ALASKA.

CHAIRMAN, PLATTING BOARD

uck, For the

IFICATE OF APPROVAL BY THE ASSEMBLY

IFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
HE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY
IN MINUTE BOOK PAGE DATED 20
PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE
HE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

08

MAYOR

UGH CLERK

CITY AND BOROUGH OF SITKA
DECEMBER 14, 1971

TE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

GNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR
BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS
BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE
HE NAME OF: City & Borough of Sitka

OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION,
SESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH
PAID IN FULL.

DAY OF November

ITKA, ALASKA.

TOR
H OF SITKA

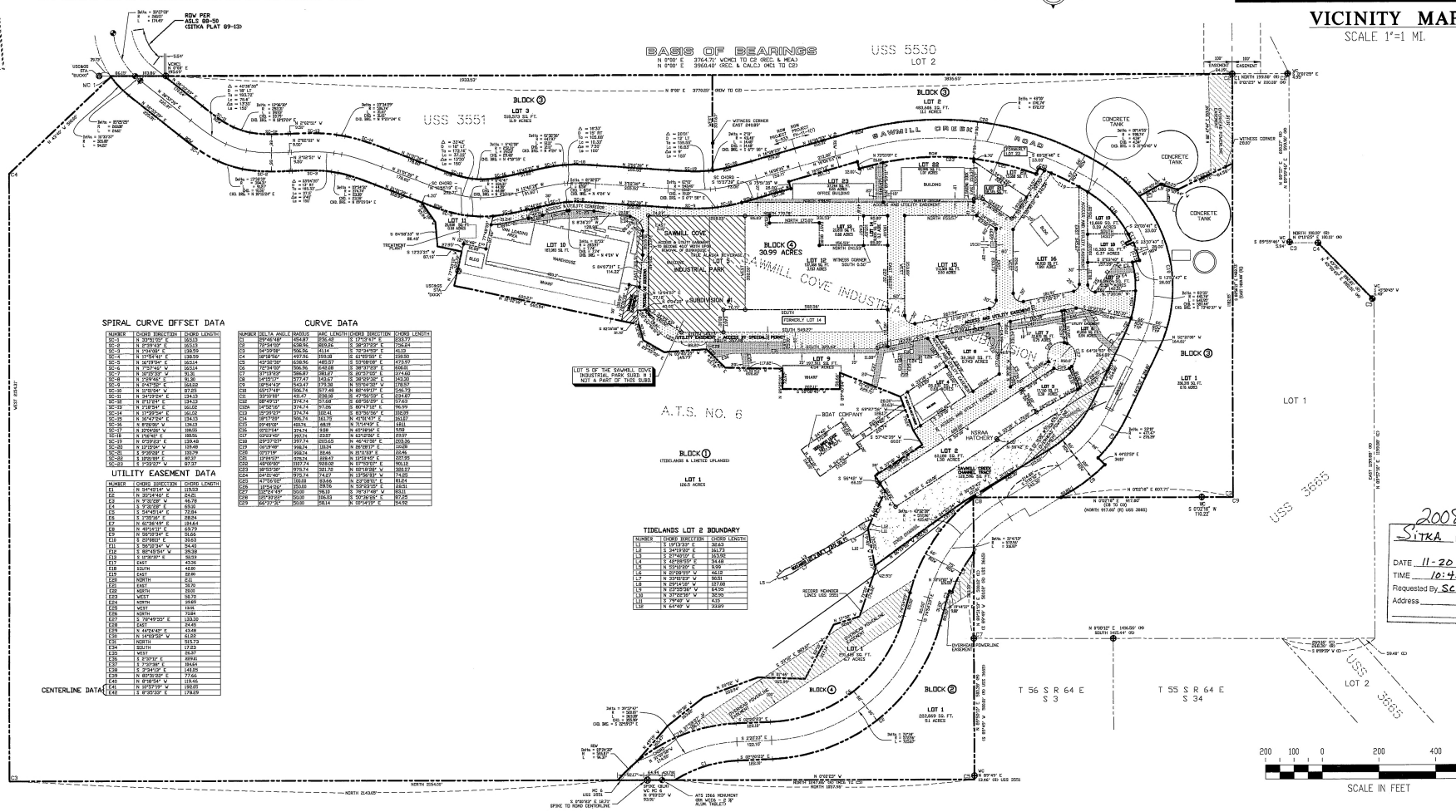
NOTES

1. THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE THE SAWMILL COVE INDUSTRIAL PARK SUBDIVISION INTO A TOTAL OF 4 BLOCKS, WITH 2 LOTS AND A LEASE LOT IN BLOCK 1, 1 LOT IN BLOCK 2, 3 LOTS IN BLOCK 3, AND 22 LOTS (EXCLUDING LOT 5) IN BLOCK 4. ALSO, THE PURPOSE OF THIS PLAT IS TO PROVIDE ADDITIONAL EASEMENTS ON THE SAWMILL COVE PROPERTY AND CLARIFY THE COMMON USE STATUS OF EXISTING EASEMENTS.
2. NEW BUILDINGS CONSTRUCTED AFTER THE DATE OF THIS PLAT SHALL MEET THE SETBACK REQUIREMENTS OF SITKA GENERAL CODE.
3. OFF STREET PARKING ON PRIVATE PROPERTY OR ON PUBLICLY OWNED LANDS IDENTIFIED FOR PARKING PURPOSES IS REQUIRED.
4. THE FUTURE EASEMENT EXPANSION FOR LOT 10 WILL OCCUR UPON REMOVAL OF THE "BUNKHOUSE" SHOWN.
5. SPECIAL USE UTILITY EASEMENTS LOCATED WITHIN INDIVIDUAL PARCELS ARE SHOWN IN SHADED AREAS. THESE SPECIAL USE EASEMENTS BENEFIT THE MUNICIPALITY AND THE OWNERS WITHIN THE PARK. THEY ARE INTENDED TO COVER ACTIVE UTILITIES; HOWEVER, DUE TO THE COMPLEXITY OF EXISTING AND ABANDONED UTILITIES IN THE AREA OF THIS PLAT, AND THE INABILITY TO VISUALLY CONFIRM THE EXISTENCE OR ABSENCE OF ADDITIONAL BURIED UTILITIES, SOME ACTIVE UTILITIES MAY HAVE BEEN MISSED. SPECIAL USE EASEMENTS ARE INTENDED TO PROVIDE ACCESS FOR THE MAINTENANCE AND REPLACEMENT OF ALL EXISTING ACTIVE UTILITIES WHETHER SHOWN WITHIN AN EASEMENT OR NOT.
6. WITH THE EXCEPTION OF LOT 9, LOTS WITHIN BLOCK 4 MAY BE SURROUNDED ON ONE OR SEVERAL SIDES BY COMMON USE ACCESS AND UTILITY, OR COMMON USE UTILITY ONLY EASEMENTS (CORRIDORS). THE AREAS OF THESE LOTS ARE INTENDED TO BE EXCLUSIVE OF THE EASEMENTS. EASEMENT OWNERSHIP WILL BE RETAINED BY THE CITY AND BOROUGH OF SITKA. THE MUNICIPALITY RESERVES THE RIGHT TO MODIFY LOT LINES AND/OR FURTHER RESUBDIVIDE THE PARCELS WITHIN THIS SUBDIVISION WITHOUT PRECONDITIONS FOLLOWING THE PROCEDURES IN SITKA GENERAL CODE TITLE 21, AS LONG AS ALL LOTS CONTINUE TO BE SERVED BY THE COMMON USE EASEMENTS.
7. THE COMMON USE EASEMENT CROSSING LOT 9 IS TO BE HELD IN FEE BY THE OWNERS OF LOT 9. USE OF THAT EASEMENT WILL BE BY AGREEMENT WITH THE CITY AND BOROUGH OF SITKA.

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- USC & GS TRIANGULATION STATION (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- BUILDING
- LOT 5 (WITHIN BLOCK 4) - NOT A PART OF THIS SUBDIVISION
- COMMON USE ACCESS & UTILITY EASEMENTS WITHIN CORRIDORS TO BE RETAINED BY CBS (SEE NOTE 6)
- SPECIAL USE UTILITY EASEMENT (SEE NOTE 5)

VICINITY MAP
SCALE 1"=1 MI.



SPIRAL CURVE OFFSET DATA

NUMBER	CHORD DIRECTION	CHORD LENGTH
SC-1	N 39°51'19" E	163.13
SC-2	N 8°28'43" E	150.13
SC-3	N 7°45'59" E	138.59
SC-4	N 27°54'41" E	138.59
SC-5	N 26°19'54" E	163.14
SC-6	N 7°57'45" W	163.14
SC-7	N 9°03'04" W	16.16
SC-8	N 2°49'45" E	16.36
SC-9	N 2°47'59" E	163.18
SC-10	N 3°16'54" E	87.25
SC-11	N 3°47'04" E	134.13
SC-12	N 3°47'04" E	134.13
SC-13	N 2°18'54" E	161.62
SC-14	N 2°18'54" E	161.62
SC-15	N 6°42'54" E	154.13
SC-16	N 6°42'54" E	154.13
SC-17	N 4°56'09" W	139.03
SC-18	N 4°56'09" W	139.03
SC-19	N 2°29'23" E	139.48
SC-20	N 2°29'23" E	139.48
SC-21	S 2°26'08" E	139.79
SC-22	S 2°26'08" E	87.37
SC-23	S 2°29'27" W	87.37

UTILITY EASEMENT DATA

NUMBER	CHORD DIRECTION	CHORD LENGTH
E1	N 54°40'41" W	115.03
E2	N 20°24'56" E	24.21
E3	N 9°30'39" E	46.29
E4	S 5°24'09" E	49.04
E5	S 7°49'41" E	50.84
E6	S 7°49'41" E	28.84
E7	N 61°36'49" E	144.64
E8	N 42°43'12" E	49.79
E9	N 28°28'34" E	51.65
E10	S 57°59'07" E	36.63
E11	S 56°28'34" W	34.43
E12	S 86°43'54" W	29.38
E13	S 1°30'39" E	50.33
E17	EAST	43.00
E18	SOUTH	42.80
E19	EAST	22.80
E20	NORTH	211
E21	EAST	30.00
E22	NORTH	23.00
E23	WEST	38.70
E24	NORTH	39.80
E25	WEST	19.16
E26	NORTH	73.84
E27	S 79°49'20" E	133.30
E28	EAST	24.49
E29	N 44°04'44" E	43.48
E30	N 14°09'52" W	61.22
E31	NORTH	515.73
E34	SOUTH	17.23
E35	WEST	19.37
E36	S 3°03'01" E	89.81
E37	S 7°39'39" E	84.61
E38	S 3°34'12" E	148.25
E39	N 89°55'20" E	77.65
E40	N 8°38'54" W	119.45
E41	N 79°49'20" W	150.00
E42	S 8°25'35" E	179.29

CENTERLINE DATA

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25°40'48"	454.87	556.48	S 13°13'37" E	533.77
C2	70°34'09"	638.96	800.26	S 28°27'29" E	736.64
C3	54°39'08"	506.96	414	S 75°34'53" E	411.9
C4	18°08'54"	497.96	159.18	S 43°05'59" E	158.50
C5	43°36'35"	638.96	485.37	S 57°18'09" E	473.97
C6	76°34'09"	506.96	1,412.88	S 38°27'29" E	808.61
C7	77°19'39"	506.87	1,381.27	S 39°05'05" E	1,279.62
C8	14°55'17"	577.47	143.67	S 28°29'39" E	143.30
C9	19°54'43"	543.47	179.38	N 19°54'39" W	178.52
C10	53°17'48"	506.74	377.48	N 60°45'17" E	364.23
C11	53°17'48"	506.74	377.48	N 60°45'17" E	364.23
C12	89°49'31"	974.74	1,528.28	S 69°05'55" E	977.43
C13A	14°58'16"	974.74	97.86	S 60°47'37" E	96.99
C13	19°39'23"	974.74	1,000.46	S 83°56'56" E	1,000.39
C14	18°17'53"	956.74	1,161.73	N 40°51'47" E	1,161.27
C15	11°45'05"	482.74	99.07	N 71°14'49" E	98.91
C16	10°57'44"	374.74	9.98	N 61°38'06" E	9.98
C17	03°02'49"	393.74	23.57	N 63°23'56" E	23.57
C18	29°37'07"	297.74	1,203.65	N 46°41'56" E	1,203.36
C19	09°39'49"	398.74	139.34	N 28°39'21" E	139.28
C19A	07°17'19"	398.74	88.46	N 81°13'31" E	88.46
C20	10°44'31"	329.74	618.47	N 13°34'47" E	607.88
C20A	48°06'00"	337.74	1,268.02	N 07°03'01" E	1,230.12
C21	38°37'29"	979.74	1,321.78	N 05°18'38" W	1,303.27
C24	04°55'40"	973.74	74.87	N 13°36'33" W	74.85
C25	47°30'55"	355.61	1,646	N 25°38'05" E	81.84
C26	18°04'06"	355.61	89.56	N 39°23'39" E	89.31
C27	03°04'49"	3000	160.9	N 78°37'48" W	160.11
C28	03°37'05"	500.00	1,166.93	S 05°26'39" E	87.25
C29	09°13'31"	500.00	80.14	N 09°49'31" E	154.90

TIDELANDS LOT 2 BOUNDARY

NUMBER	CHORD DIRECTION	CHORD LENGTH
L1	S 19°13'33" E	30.63
L2	S 34°13'00" E	161.73
L3	S 27°40'10" E	163.00
L4	S 42°09'05" E	94.48
L5	N 53°10'25" E	9.99
L6	N 35°09'33" W	46.12
L7	N 23°51'23" W	90.51
L8	N 09°43'39" W	137.68
L9	N 03°05'56" W	64.95
L10	N 39°05'59" W	36.96
L11	S 79°49' W	4.15
L12	N 64°49' W	33.89

2008
SITKA
DATE 11-20
TIME 10:4
Requested By Sc
Address

EILL
EYING AND ENGINEERING
SITKA, ALASKA 99835
907) 747-6700
47-7590
illeng@oak.net

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

STATE OF ALASKA
49TH
PATRICK K. O'NEILL
LS 6304
PROFESSIONAL LAND SURVEYOR

DESIGNED: P. O'NEILL
DRAWN: JCH/KD/ACAD
CHECKED: PKO
DATE OF PLAT: SEPT 24, 2008 @ 09:46:14
SCALE: 1" = 200'
DRAWING NAME: SCIP RESUB1(B)

PROJECT NO. 30014-137-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN July - Sept, 2008 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.

11/19/08
DATE

PATRICK K O'NEILL LS 6304

SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1

A RESUBDIVISION OF SAWMILL COVE INDUSTRIAL PARK SUBDIVISION NO. 1, EXCLUDING LOT 5

CLIENT: CITY AND BOROUGH OF SITKA