

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.

1/25/2021
DATE
C.M. (SIGNATURE)
OWNER (SIGNATURE)
DATE
OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 25th DAY OF JANUARY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Charles McGraw for Sitka Dock Company, LLC

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.

MY COMMISSION EXPIRES June 17, 2023

Notary Seal
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

NOTARY PUBLIC
AMY AINSLIE
STATE OF ALASKA
MY COMMISSION EXPIRES June 17, 2023

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 & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF Sitka Dock Company, LLC

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 2021 WILL BE DUE ON OR BEFORE August 31, 2021

DATED THIS 25 DAY OF JANUARY, AT SITKA, ALASKA.

Harry Red
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. P-20-034 DATED AUGUST 9, 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

12/29/2020
DATE
Chairman, PLATTING BOARD

Secretary
SECRETARY

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 Sitka Dock Company, LLC

(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 25 DAY OF JANUARY, 2021, AT SITKA, ALASKA.

Finance Director
CITY & BOROUGH OF SITKA

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 DATED 12/18/20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

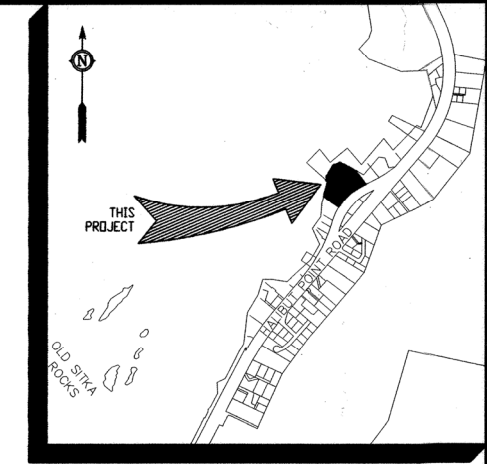
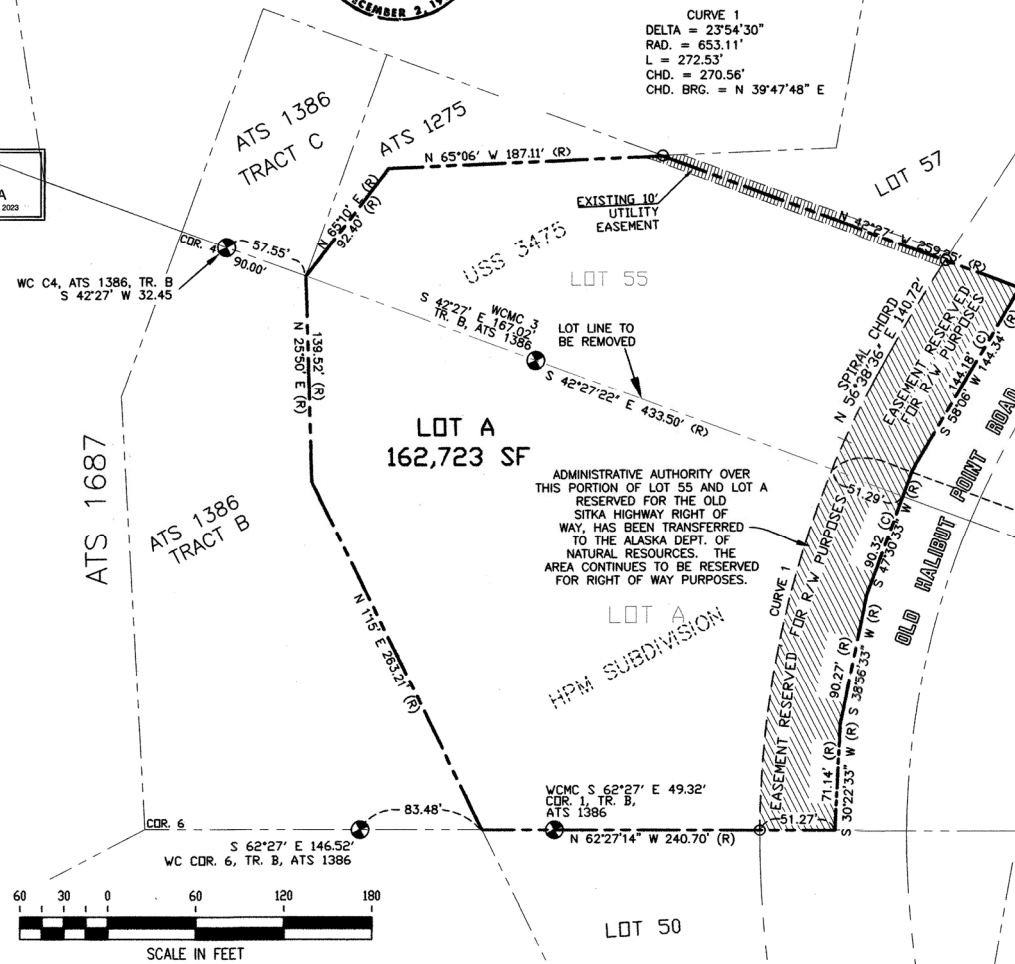
12/18/20
DATE
Mayor
CITY AND BOROUGH CLERK



NOTE:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE LOT A OF THE HPM SUBDIVISION WITH LOT 55 U.S. SURVEY 3475 INTO A SINGLE LOT.
2. THE CITY AND BOROUGH OF SITKA IS A PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCRoACHMENTS ON CITY ASSETS OR EASEMENTS.
3. A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT PARALLELING LOT 55 U.S. SURVEY 3475 AND LOT 57 U.S. SURVEY 3475 IS RECORDED IN THE SITKA RECORDING DISTRICT OFFICE BOOK 82, PG. 310-311.

CURVE 1
DELTA = 23°54'30"
RAD. = 653.11'
L = 272.53'
CHD. = 270.56'
CHD. BRG. = N 39°47'48" E

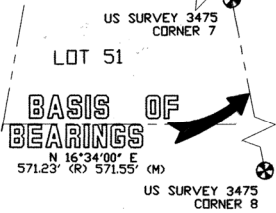


VICINITY MAP
SCALE 1"=1,000'

LEGEND

- BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

2021-1
SITKA
DIST
1-29-2021
DATE
1:52 PM
TIME



SITKA RECORDING DISTRICT

NORTH 57*
LAND SURVEYING LLC
607 747-6700 215-F SMITH STREET, SITKA, AK
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED: K. O'NEILL
DRAWN: JCH/SL/ACAD
CHECKED: SL
DATE OF PLAT: DEC 3, 2020 = 91447
SCALE: 1" = 50'
DRAWING NAME: 40012-07
PROJECT NO: 40012-07

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JULY, 2020, 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.
Dec 3, 2020
DATE
KELLY J. O'NEILL
LS 13321

MARINE SUBDIVISION
LOT A HPM SUBDIVISION AND
LOT 55, U.S. SURVEY 3475
CLIENT: CHUCK MCGRAW