

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 4-1-04 OWNER Deana & Paddy Hansen
DATE 4-7-04 OWNER Deana & Paddy Hansen

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA
THIS IS TO CERTIFY THAT ON THIS 13th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Deana & Paddy Hansen and Paddy Q. Hansen

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND WHO ACKNOWLEDGED TO ME THAT THEY ENTERED 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.

Don W. Russell
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 AND BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED IN THE 14th RECORD IN THE NAME OF Deana & Paddy Hansen

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL FOR THE YEAR ENDING AUGUST 31, 2004.

DATED THIS 13 DAY OF April, 2004 AT SITKA, ALASKA

Don W. Russell
ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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. 2004-1 DATED 4-1-04 AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4-1-04 CHAIRMAN PLATTING BOARD

Don W. Russell
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 20 DATED 4-1-04 AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 4-1-04 MAYOR

Don W. Russell
CITY AND BOROUGH CLERK

Don W. Russell
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 IN THE RECORDS IN THE NAME OF Deana & Paddy Hansen AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LIEN'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 13 DAY OF April, 2004 AT SITKA, ALASKA

Don W. Russell
FINANCE DIRECTOR

Don W. Russell
CITY & BOROUGH OF SITKA

O'NEILL
SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-4700
FAX: (907) 747-7590
EMAIL: ohsurvey@out.net

BY DATE REV DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED P. O'NEILL
DRAWN JAG/SOL/ACAD
CHECKED ESD
DATE OF PLAT MAR 29, 2004 # 085248
SCALE: 1"=200'
DRAWING NAME 38484-01
PROJECT NO. 30484-01-00

SURVEYOR'S CERTIFICATE

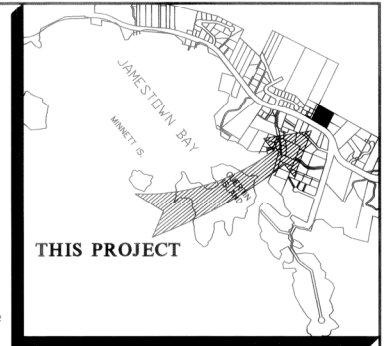
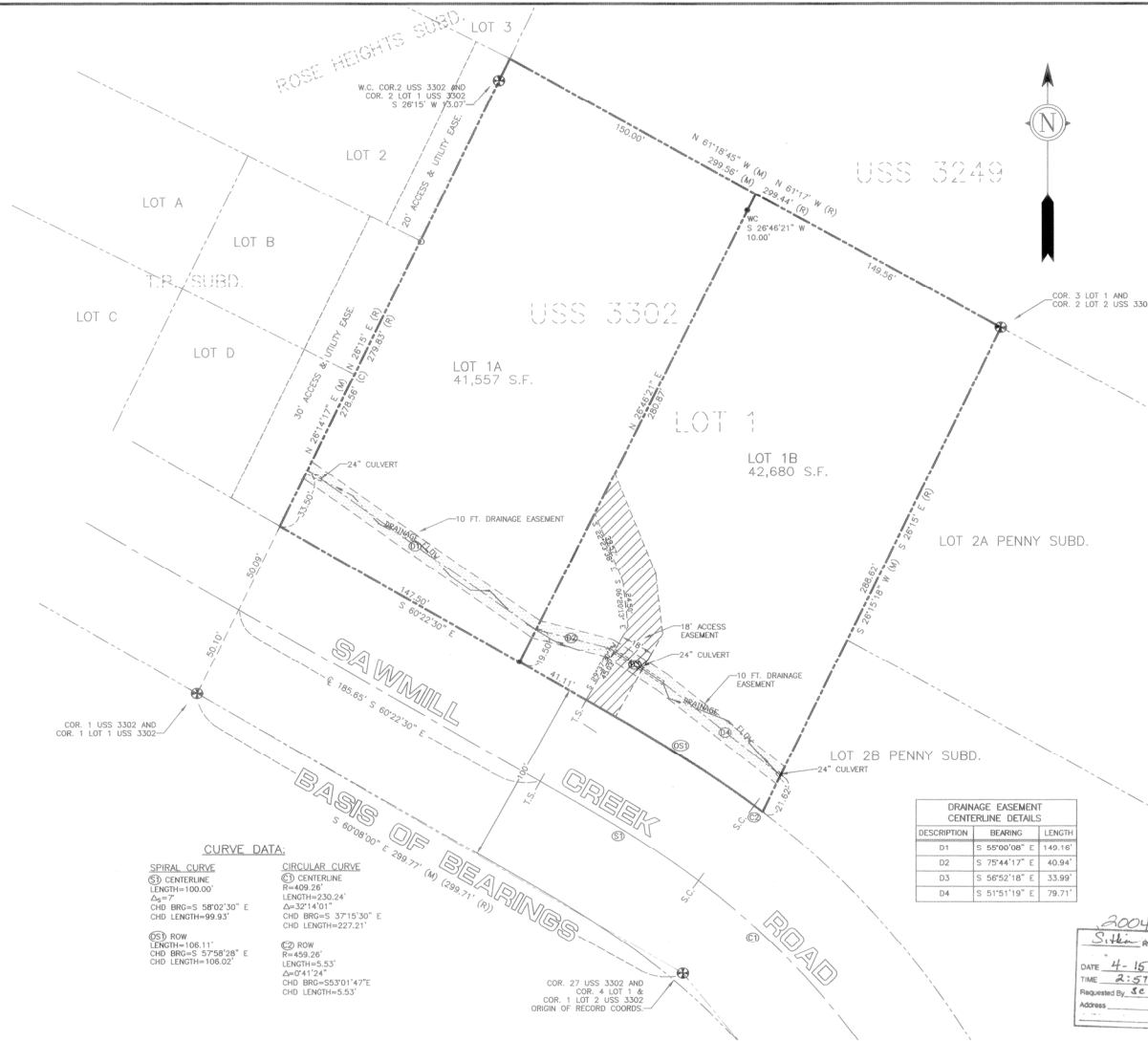
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN March, 2004 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS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

DATE 3/30/04
PATRICK K. O'NEILL, L.S. 6384

HANSEN-NESS SUBDIVISION

LOT 1, US SURVEY 3302

CLIENT: Deana & Paddy Hansen, PO Box 1152, Sitka AK, 99835



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- ⊕ GLO/BLM BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- REBAR AND ALUMINUM CAP (SET)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

NOTES:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, USS 3302, INTO TWO LOTS.
- THE INTENT OF THE 10 FT. DRAINAGE EASEMENT IS TO CENTER THE EASEMENT OVER THE GENERAL COURSE OF THE DRAINAGE AND TO MAINTAIN THE EXISTING DRAINAGE CHANNEL ALONG THE HIGHWAY.
- A MAINTENANCE AGREEMENT FOR THE DRIVEWAY CROSSING LOT 1B IS FILED IN THE SITKA RECORDING OFFICE UNDER SERIAL NUMBER 2004-0045-0.
- THE ACCESS EASEMENT CROSSING LOT 1B WILL AUTOMATICALLY BECOME VOID UPON ANY RESUBDIVISION OF LOT 1A OR WHEN ACCESS IS PROVIDED TO LOT 1A DIRECTLY FROM SAWMILL CREEK ROAD.

DRAINAGE EASEMENT CENTERLINE DETAILS		
DESCRIPTION	BEARING	LENGTH
D1	S 58°00'08" E	149.16'
D2	S 79°44'17" E	40.94'
D3	S 58°52'18" E	33.99'
D4	S 51°51'19" E	79.71'



2004-6
Sitka RECORDS
DATE 4-15 2004
TIME 2:57 PM
Requested by Deana
Address _____