

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 BLUE FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

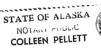
DATE: 11/19/08 OWNER: Jim Dunlap, Administrator City & Borough of Sitka
DATE: X OWNER: X (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA STATE OF ALASKA CITY & BOROUGH OF SITKA
THIS IS TO CERTIFY THAT ON THIS 19 DAY OF November 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: Jim Dunlap, Administrator For the City & Borough of Sitka

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE VOUCHER PLAT AND WHO ACKNOWLEDGED TO ME THAT THEY 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 2/28/09



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 & 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 2008 WILL BE DUE ON OR BEFORE 8-31-09

DATED THIS 19th DAY OF November, 2008, AT SITKA, ALASKA.
James H. Rank, 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. 08-15, DATED 11/19/08, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

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 PAGE 20, DATED 11-19-08, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT CLERK, EX-OFFICIO RECORDER, SITKA, ALASKA.

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 & Borough of Sitka.

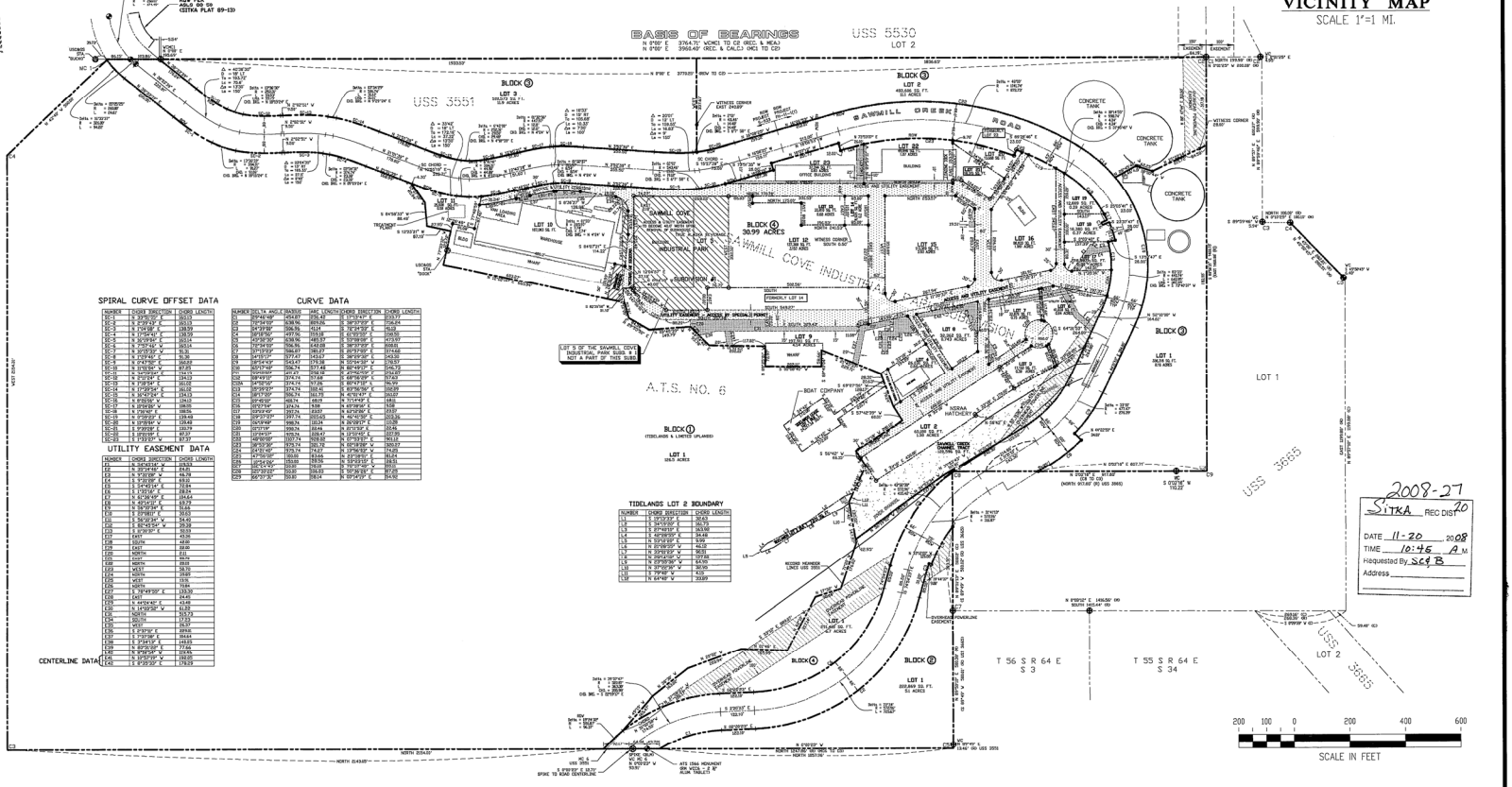
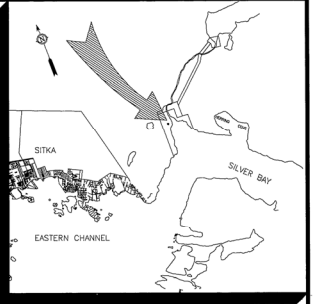
CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.L.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.
DATED THIS 19th DAY OF November 2008, AT SITKA, ALASKA.

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 "BURKHUCK" SHOWN.
5. SPECIAL USE UTILITY EASEMENTS LOCATED WITHIN INDIVIDUAL PARCELS ARE SHOWN IN SHADDED 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)
SECONDARY MONUMENT (RECOVERED)
SECONDARY MONUMENT (SET)
SECONDARY MONUMENT (RECOVERED)
US & GS TRIANGULATION STATION (RECOVERED)
RECORDED DATA
COMPUTED DATA
REQUIRED 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)



Tables containing SPIRAL CURVE OFFSET DATA, CURVE DATA, UTILITY EASEMENT DATA, and CENTERLINE DATA.



2008-27
SITKA REC DIST 20
DATE 11-20 2008
TIME 10:45 A.M.
Prepared by SCB
Address:

O'NEILL SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: oneillgreat.net

RECORD OF REVISIONS table with columns for BY, DATE, REV, and DESCRIPTION OF CHANGE.



DESIGNED P. O'NEILL
CHECKED PND
DATE OF PLAT: SEPT 24, 2008 # 084654
SCALE: 1" = 200'
DRAWING NAME: SCIP RESUBDIV
PROJECT NO. 30014-137-00
DATE 11/18/08

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

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

SHEET 1 OF 1

