

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 _____ OWNER _____ (SIGNATURE) _____

DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF IDAHO
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN _____ AND FOR THE STATE OF IDAHO, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

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, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____

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 20____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS _____ DAY OF _____.

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. _____ 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 _____ CHAIRMAN, PLATTING BOARD _____

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 _____ MAYOR _____

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: _____

(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.

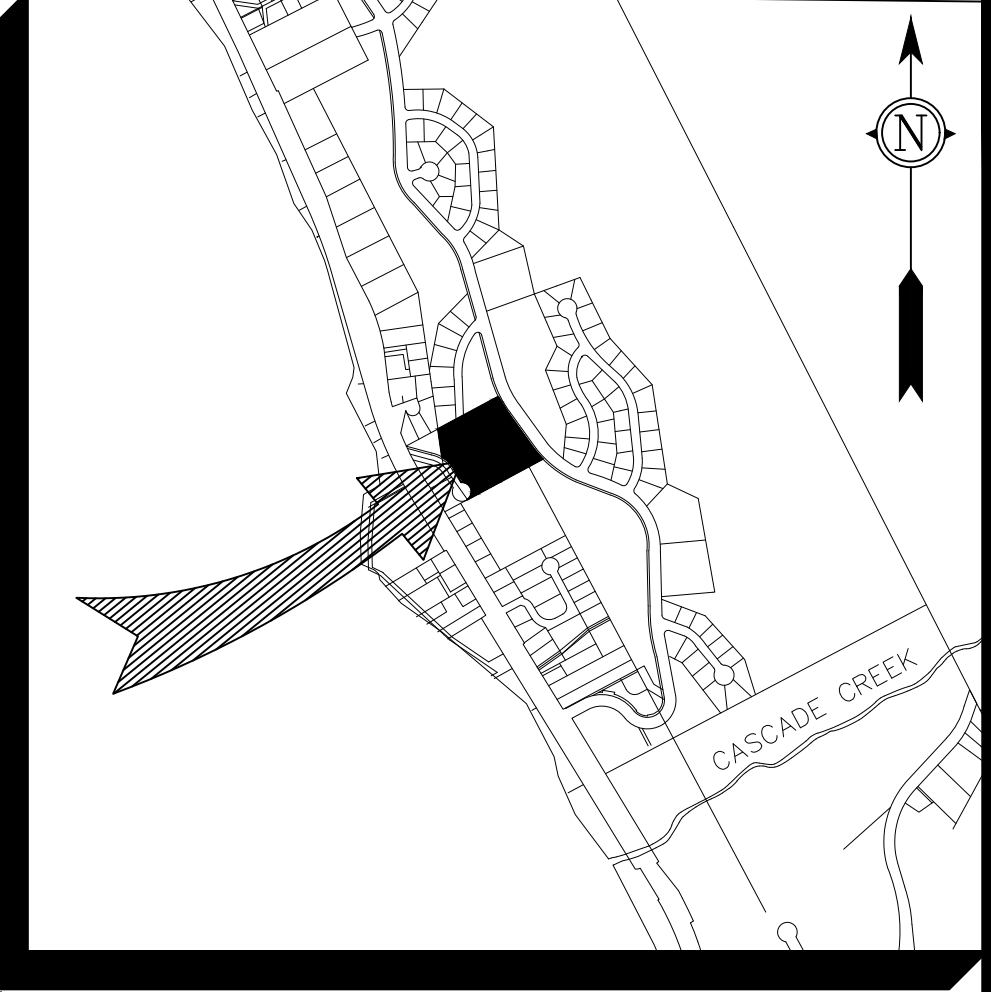
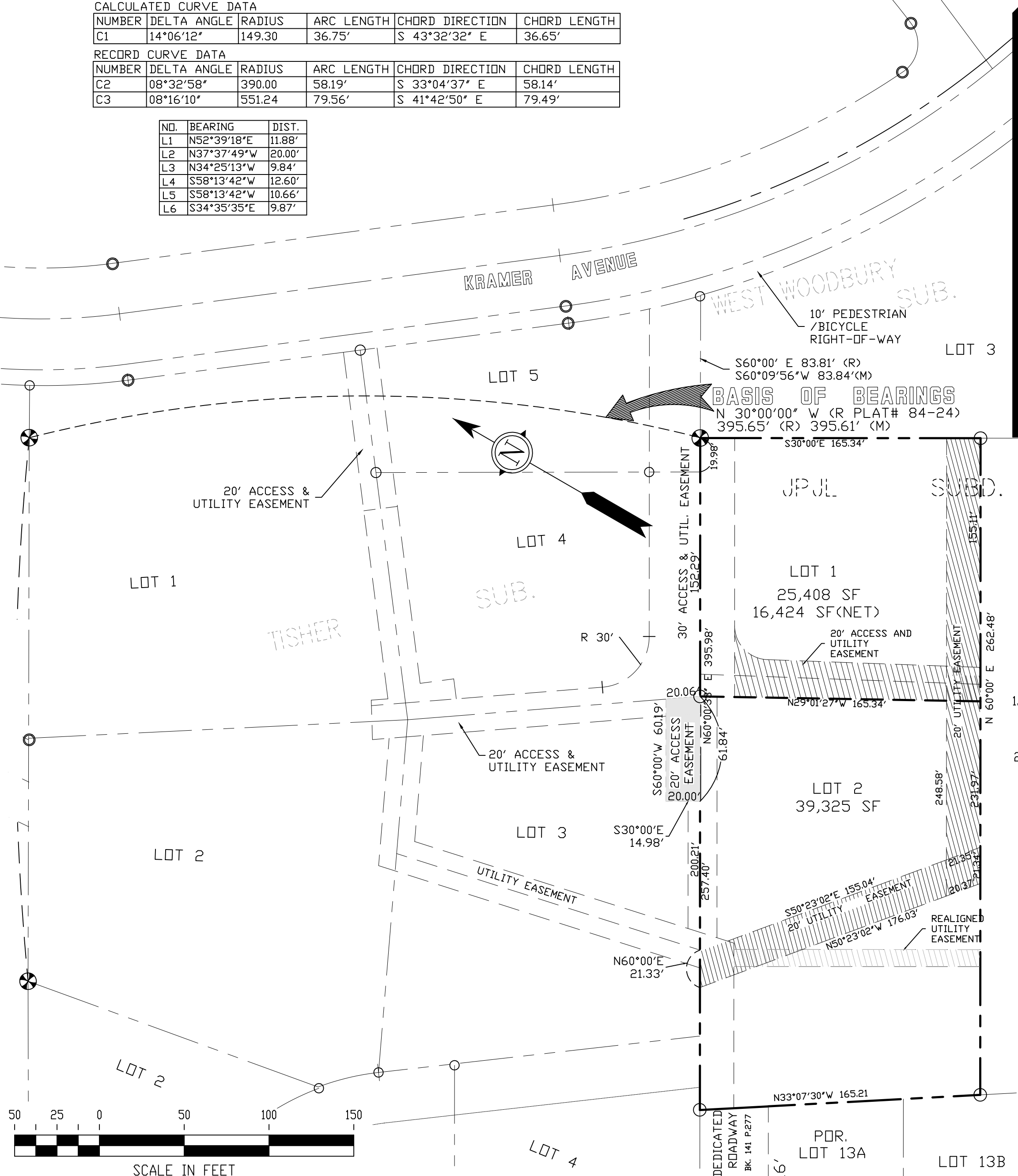
DATED THIS _____ DAY OF _____
20____, AT SITKA, ALASKA.

FINANCE DIRECTOR _____ CITY & BOROUGH OF SITKA _____

CALCULATED CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	14°06'12"	149.30	36.75'	S 43°32'32" E	36.65'

RECORD CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	08°32'58"	390.00	58.19'	S 33°04'37" E	58.14'
C3	08°16'10"	551.24	79.56'	S 41°42'50" E	79.49'

NO.	BEARING	DIST.
L1	N52°39'18"E	11.88'
L2	N37°37'49"W	20.00'
L3	N34°25'13"W	9.84'
L4	S58°13'42"W	12.60'
L5	S58°13'42"W	10.66'
L6	S34°35'35"E	9.87'



VICINITY MAP

SCALE 1"=1,000'

LEGEND

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

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE JPJL SUBDIVISION INTO 2 LOTS. THESE LOTS CANNOT BE FURTHER SUBDIVIDED.
2. THE MUNICIPALITY IS 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 2 JPJL AND LOTS 1 AND 2 OF THIS SUBDIVISION IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. _____
4. A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT CROSSING LOT 1 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2019-001332-0.
5. A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT ON LOT 2 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2019-001331-0.
6. UPON RECORDING OF THIS PLAT LOTS 1 AND 2 ARE A PARTY TO THE EASEMENT AGREEMENT RECORDED IN THE SITKA RECORDING DISTRICT, SERIAL NO. 2019-001333-0, AS REQUIRED BY THEIR DEPENDENCE ON THE BURIED UTILITY LINES ON LOT 1 JPJL SUBDIVISION.

SITKA RECORDING DISTRICT

NORTH 57*
LAND SURVEYING LLC
(907) 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
RECORD OF REVISIONS			



DRAWN: JCH/ACAD
CHECKED: KD
DATE OF PLAT: NOV. 30, 2021
SCALE: 1" = 50'
DRAWING NAME: 40036-05-01(EASEMENT)
PROJECT NO. 40036-05

SURVEYOR'S CERTIFICATE

MJ's SUBDIVISION
LOT 1 JPJL SUBDIVISION (PLAT #2020-3)
CLIENT: MICK TISHER