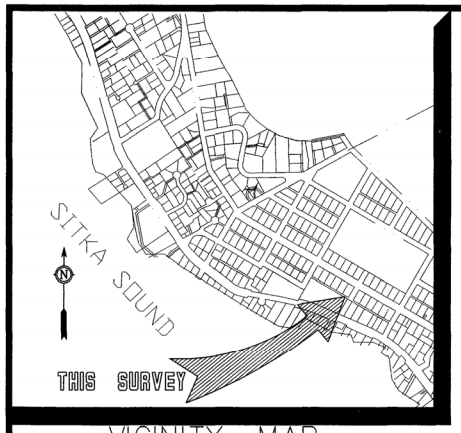


VICINITY MAP

SCALE 1"=1,000'

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.

5/19/2020 — Mike McConnell
DATE — 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 19th DAY OF May, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Mildred McConnell, CO-Executive Director for the Sitka Community Land Trust TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND She ACKNOWLEDGED TO ME THAT She 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 PUBLIC IN AND FOR THE STATE OF ALASKA

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

CERTIFICATE 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 Sitka Community Land Trust 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 2020 WILL BE DUE ON OR BEFORE AUGUST 31, 2020 DATED THIS 9th DAY OF June 2020.

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. P19-03 DATED January 15, 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

5-22-2020
DATE — CHAIRMAN, PLATTING BOARD

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 Community Land Trust

(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 27th DAY OF May 2020, 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 UNDER SERIAL NUMBER ____ 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.

5-26-2020
DATE — MAYOR

CITY AND BOROUGH CLERK

CITY AND BOROUGH OF SITKA
DECEMBER 2, 1971

2020-7
Plat #
Sitka
Rec Dist
6/15/2020
Date
Time 2:58 P.M.

NOTES

1.) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF LOT 2 LITTLE CRITTER LLA CREATING ONE 6,000 SF LOT AND TO CREATE A NEW ACCESS EASEMENT THROUGH LOT 1 OLD CITY SHOPS SUBDIVISION.

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.

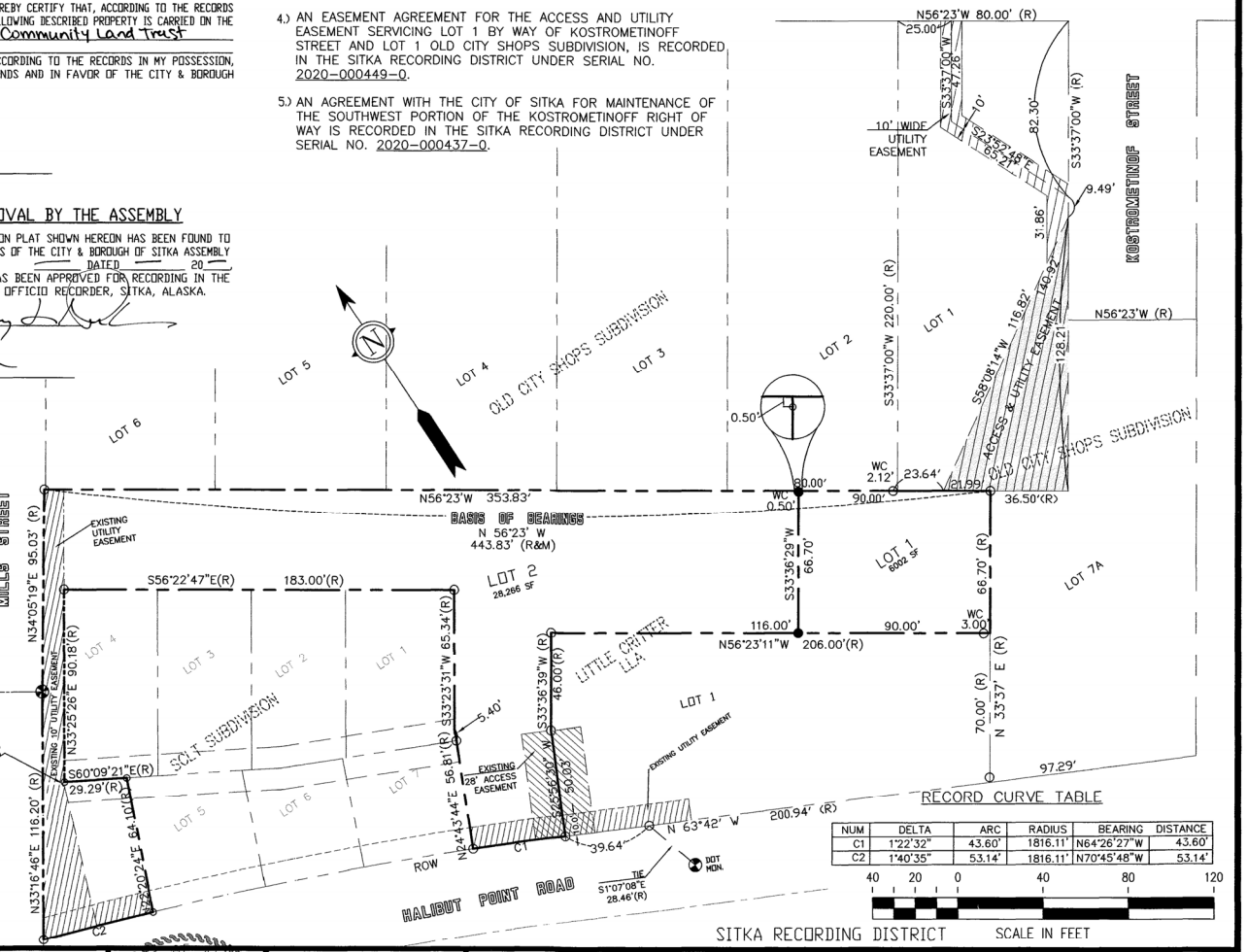
3.) AN EASEMENT AGREEMENT FOR THE UTILITY EASEMENT SERVICING LOT 1 THROUGH LOT 1 OLD CITY SHOPS SUBD. IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2020-000450-0.

4.) AN EASEMENT AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT SERVICING LOT 1 BY WAY OF KOSTROMETINOFF STREET AND LOT 1 OLD CITY SHOPS SUBDIVISION, IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2020-000449-0.

5.) AN AGREEMENT WITH THE CITY OF SITKA FOR MAINTENANCE OF THE SOUTHWEST PORTION OF THE KOSTROMETINOFF RIGHT OF WAY IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2020-000437-0.

LEGEND

- PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA



RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°22'32"	43.60'	1816.11'	N64°26'27"W	43.60'
C2	1°40'35"	53.14'	1816.11'	N70°45'48"W	53.14'

40 20 0 40 80 120

SITKA RECORDING DISTRICT — SCALE IN FEET

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

STATE OF ALASKA 49TH KELLY J. O'NEILL #LS 13321 REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED: K. O'NEILL
DRAWN: JCH/ACAD
CHECKED: KO
DATE OF PLAT: MAY. 18, 2020
SCALE: 1" = 40'
DRAWING NAME: 40038-03
PROJECT NO. 40038-03

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JAN. 2019 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.

May 18, 2020 — KELLY J. O'NEILL — LS13321
DATE

LITTLE CRITTER HIGHLANDS SUBDIVISION

A POR. OF LOT 2 LITTLE CRITTER LLA (PLAT#2018-08)

CLIENT: SITKA COMMUNITY LAND TRUST

SHEET 1 OF 1