

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ASSENT 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.

8-29-24 *Tom Fleming*
 DATE SIGNER (SIGNATURES)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY CONSTITUTED AND SWORN PERSONALLY APPEARED Tom Fleming
for Sound Development 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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES July 18, 2026

STATE OF ALASKA
 NOTARY PUBLIC
Kimberly Davis
 My Commission Expires July 18, 2026

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 DEBITED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: Sound Development LLC

ALL 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 29 DAY OF August
2024 AT SITKA, ALASKA.

Tom Fleming
 FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA

RECORD CURVE DATA

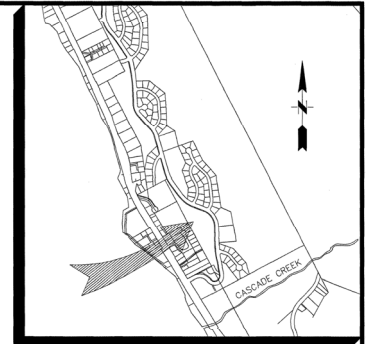
| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|--------|------------|-----------------|--------------|
| C1 | 10°58'12" | 248.28 | 47.54 | S 08°57'09" E | 47.46 |
| C2 | 69°24'07" | 284.93 | 345.13 | S 38°10'07" E | 284.48 |
| C3 | 26°59'19" | 551.24 | 259.61 | S 59°21'58" E | 287.21 |
| C4 | 09°11'28" | 551.24 | 95.19 | S 30°47'48" E | 78.07 |
| C5 | 05°14'22" | 551.24 | 60.03 | S 58°54'08" E | 60.00 |
| C6 | 12°23'19" | 551.24 | 104.39 | S 67°26'49" E | 104.23 |

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3 OF THE WEST WOODBURY SUBDIVISION INTO 4 LOTS.
2. THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE MUNICIPALITY. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
3. ALL PARCELS WITHIN THIS SUBDIVISION ARE IMPACTED BY NATURALLY OCCURRING OFFSITE DRAINAGE FLOWS. THE OWNERS OF THE PARCELS MAY NOT DIVERT THE OFFSITE FLOWS FROM ENTERING THE PARCELS AND ARE REQUIRED TO DISCHARGE THE FLOWS AT THE SAME LOCATION AS NATURALLY OCCURRING OR INTO A PUBLIC DRAINAGE FACILITY SPECIFICALLY DESIGNED TO COLLECT THE FLOWS. THE OWNER MAY REDIRECT THE FLOW PATHWAY WITHIN THE PARCEL PROVIDED THE ENTRY AND DISCHARGE LOCATIONS ARE THE SAME AS THE EXISTING OCCURRING DRAINAGE FLOW PATHWAY.
4. OWNERS OF LOTS CONTAINING WETLANDS AND WATERS OF THE UNITED STATES SHALL CONTACT THE DEPARTMENT OF THE ARMY (DA), US ARMY CORPS OF ENGINEERS, TO DETERMINE THE NEED OF A DA PERMIT FOR WORK ON THE LOT.
5. A MAINTENANCE AGREEMENT FOR LOTS 1, 2, AND 3 OF THIS SUBDIVISION PERTAINING TO THE WATERMAIN UTILITY EASEMENT IN KRAMER AVENUE BETWEEN EMMONS STREET AND THE FISHER SUBDIVISION IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2024-000659-0
6. FOR LOTS 1, 2, AND 3 OF THIS SUBDIVISION, STORM EXCEEDING THE PRE-DEVELOPMENT FLOWS OF A 1 HOUR STORM EVENT SHALL NOT CROSS PROPERTY LINES.

LEGEND

- ⊕ BLK/OLD PRIMARY BRASS CAP (RECOVERED)
- ⊙ SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- ORIGINAL WHITCOMB HTS. MONUMENT (RECOVERED)
- (R) RECORDED DATA (PLAT# 2014-4)
- (C) COMPUTED DATA
- (M) MEASURED DATA



VICINITY MAP
 SCALE 1"=1,000'

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:

Sound Development 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 2024 WILL BE DUE ON OR BEFORE AUGUST 30, 2024. DATED THIS 29 DAY OF August, 2024.

Tom Fleming
 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. PA-01 DATED June 6, 2024, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

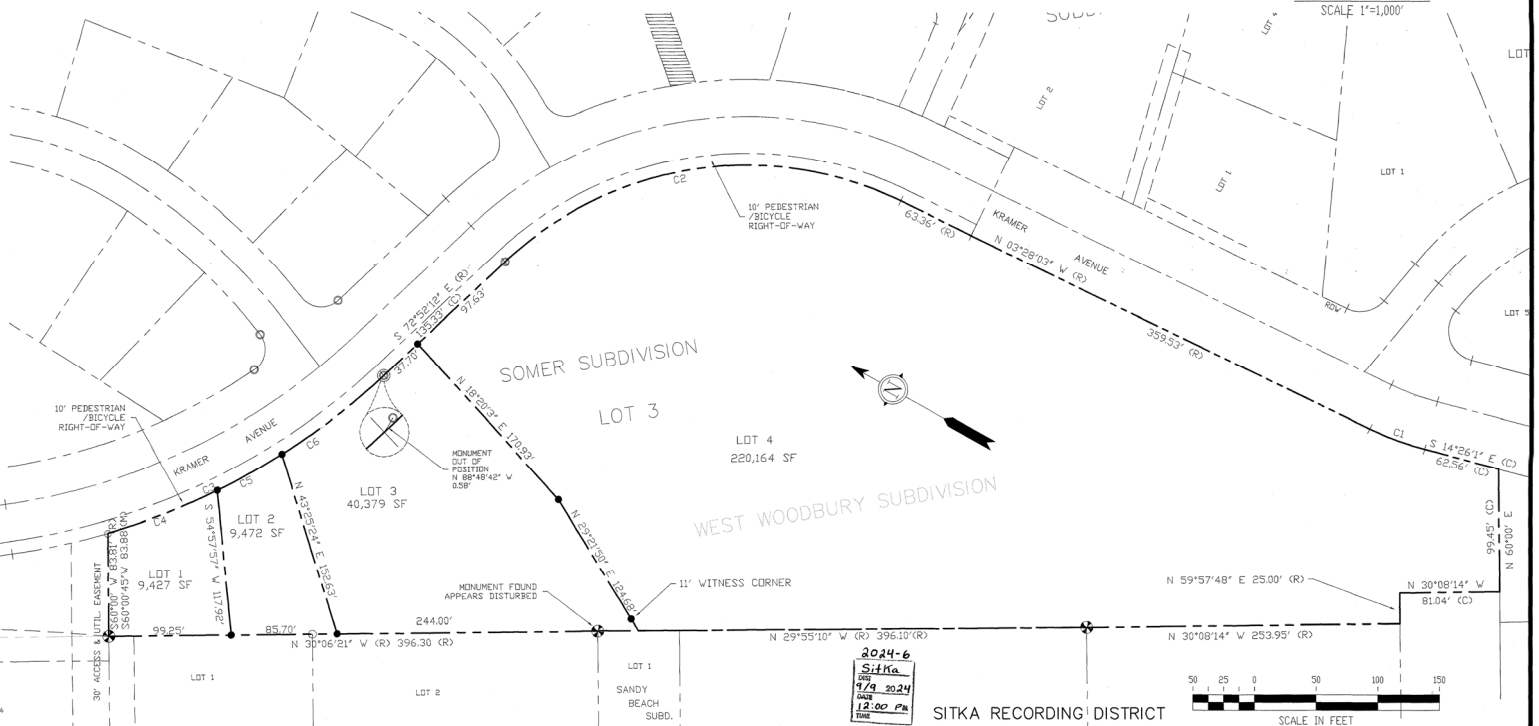
9-29-24
 DATE *Samuel Windsor*
 CHAIRMAN, PLATTING BOARD
Tom Fleming
 SECRETARY

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 _____ PAGE _____ DATED _____, _____, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

9/12/24
 DATE *Tom Fleming*
 CITY AND BOROUGH CLERK

BASIS OF BEARINGS



NORTH 57*
LAND SURVEYING LLC
 (907) 747-6700 215-F SMITH STREET, SITKA, AK
 MAILING ADDRESS 2807 CASCADE CREEK ROAD,
 SITKA, AK 99585
 EMAIL: north57landsurveying@yahoo.com

| BY | DATE | REV | DESCRIPTION OF CHANGE |
|----|------|-----|-----------------------|
| | | | |

RECORD OF REVISIONS



DESIGNED K. O'NEILL
 DRAWN JCH/ML/JACAB
 CHECKED SD
 DATE OF PLAT/REV. 2-2024
 SCALE 1"= 50'
 DRAWING NAME 40270-03
 PROJECT NO. 40270-03

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY; AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE PART IN 5,000; AND THAT ALL PERMANENT EXTERIOR CONTROL, MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE Aug 12, 2024
Kelly O'Neill
 KELLY O'NEILL LS 13881

SITKA RECORDING DISTRICT

SOMER SUBDIVISION
 LOT 3, WEST WOODBURY SUBDIVISION (PLAT 2014-4)

CLIENT: SOUND DEVELOPMENT