

# LEGEND

- EXISTING RIGHT OF WAY
- RIGHT OF WAY TO BE DEDICATED THIS SURVEY
- LOT CREATED THIS PLAT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) Education am (are) the owner(s) of the property shown and described hereon and that I (we) (it) hereby adopt this plan of subdivision with my (our) (its) free consent, and dedicate U.S.S. Campus Access, easements, alleys, walks, parks, and other open spaces to public or private use as referenced on DOT & PF R.O.W. Project No. 68790 Sitka-Japonski Island Utility and Road Improvements.

Owner(s) / Company Name  
Date  
01/08/2010

## NOTARY ACKNOWLEDGMENT

STATE OF ALASKA  
FIRST JUDICIAL DISTRICT

This is to certify that on this 27th day of January, 2010, before the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, appeared Education described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska  
My Commission Expires: 11/01/11



## CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA  
FIRST JUDICIAL DISTRICT

I, the undersigned, being duly appointed and qualified, and acting 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 on the tax records in the name of:

STATE OF ALASKA (all owners of record), 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; that current taxes for the year 2010 will be due on or before AUGUST 31, 2010.

DATED this 24th day of MARCH, 2010 at Sitka, Alaska

Assessor  
City and Borough of Sitka

## CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of the City and Borough Planning Commission, and that said plot has been approved by the board by Plat Resolution No. 2010-10, dated January 28, 2010, and that the plot shown hereon has been approved for recording in the office of the district court, ex officio recorder, Sitka, Alaska.

Date  
01/28/2010

ATTEST:

Secretary

Chairman, Planning Commission

## CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision regulations of the City and Borough of Sitka, and that said plot has been approved by the Assembly as recorded in Minute Book Page dated January 28, 2010, and that the plot shown hereon has been approved for recording in the office of the district court, ex officio recorder, Sitka, Alaska.

Date  
January 28, 2010

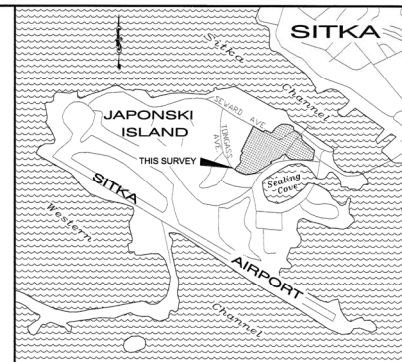
ATTEST:

Municipal Clerk, Acting



## CERTIFICATE OF SURVEYOR

I, Robert M. Hagg, certify that I am a registered land surveyor in the State of Alaska, that this plot 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.



VICINITY MAP  
(NOT TO SCALE)

## GENERAL NOTES

- The purpose of this plat is to replat Lot 150 USS 1496 into Lot 1501, ASLS 88-62 Tracts C & F into Tracts C1 and F1 and to dedicate a Right of Way, sewer and water easements for UAS Campus Access project. Lot 150 USS 1496 was created by Recorded Plat 2007-7.
- All bearings shown on this plat are true bearings as oriented to the basis of bearing.
- All distances shown on this plat have been reduced to horizontal field distances.
- Where record survey courses differ from field measured and/or computed courses, the record course is shown in parenthesis.
- The flow of water in any creek, stream, or intermittent drainage shall not be blocked. The flow may be relocated or culverted by the property owner as long as adjacent properties or right of ways are not adversely impacted by the modification.
- U.S. Survey 1496 was surveyed by Fred Dahlquist U.S. Cadastral Engineer in 1923. U.S. Survey 1496 was dependently resurveyed and subdivided into Lots 1-7, by Michael D. Wilson, Cadastral Surveyor in 1984. U.S. Survey 1496 Lots 1,2,4 & 5 were retraced & a subdivision of Lot 2 into Lots 8-11 by Michael D. Wilson, Cadastral Surveyor in 1985. U.S. Survey 1496 supplemental plat dated March 28, 1990, Subdivision of original Lot 8 into Lots 12-15 is based upon the plat of U.S. Survey 1496 accepted November 15, 1985. Alaska Tidelands Survey 298 was surveyed in 1971 by the Alaska Division of Aviation as shown on the plat approved March 2, 1971. Alaska Tidelands Survey 1292 was surveyed in 1986 by Stragler Engineering as shown on the plat approved October 10, 1986. Alaska Department of Highways Right of Way Project F-099-3(7) Sitka to Japonski Island was approved November 7, 1969. Sitka to Japonski Island was approved November 7, 1969. Alaska Department of Highways Right of Way Project F-M-0935(6) Sitka Airport Access Road was approved February 20, 1973. Alaska Department of Highways Right of Way Project F-M-0935(6) Sitka Airport Access Road was approved July 1993. Alaska State Land Survey 88-62 surveyed in 1986-1991 by R&M Engineering as shown on plat approved August 13, 1992. Alaska State Land Survey 97-63 surveyed in 1998 by O'Neill Surveying & Engineering as shown on the plat approved July 8, 1998.
- Additional information for the Right of Way of Tongass and Seward streets, as well as drainage & utility easements, can be found on DOT & PF project Japonski Island Streets Utilities, Project No. 67985 Recorded Plat 2007-9 Sitka Recording District.

## HORIZONTAL CONTROL

The Basis of Bearing for this project is the State Plane grid bearing of S43°02'50"E from the recovered Sitka Airport runway Centerline Monument No.110, a 2" aluminum cap grouted into the threshold of runway 11 to the recovered runway Centerline Monument No. 107, a 2" brass cap grouted into the threshold of runway 29.

## CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, the undersigned, being duly appointed and qualified, and acting finance director 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 on the records in the name of:

State of Alaska (all owners of records), and that, according to the records in my possession, all L.I.D.'s assessed against said lands and in favor of the City and Borough of Sitka are paid in full.

Dated this 24th day of March, 2010 at Sitka, Alaska.

Finance Director  
City and Borough of Sitka

## JAPONSKI ISLAND SUBDIVISION UAS CAMPUS ACCESS HDP-0003(093) 68790

REPLAT OF  
U.S.S. 1496, LOT 150 into 1501  
& A.S.L.S 88-62 TRACT C & F  
into Tract C1 & F1

City and Borough of Sitka  
Sitka Recording District

SURVEYOR: State of Alaska D.O.T./P.F. Southeast Region

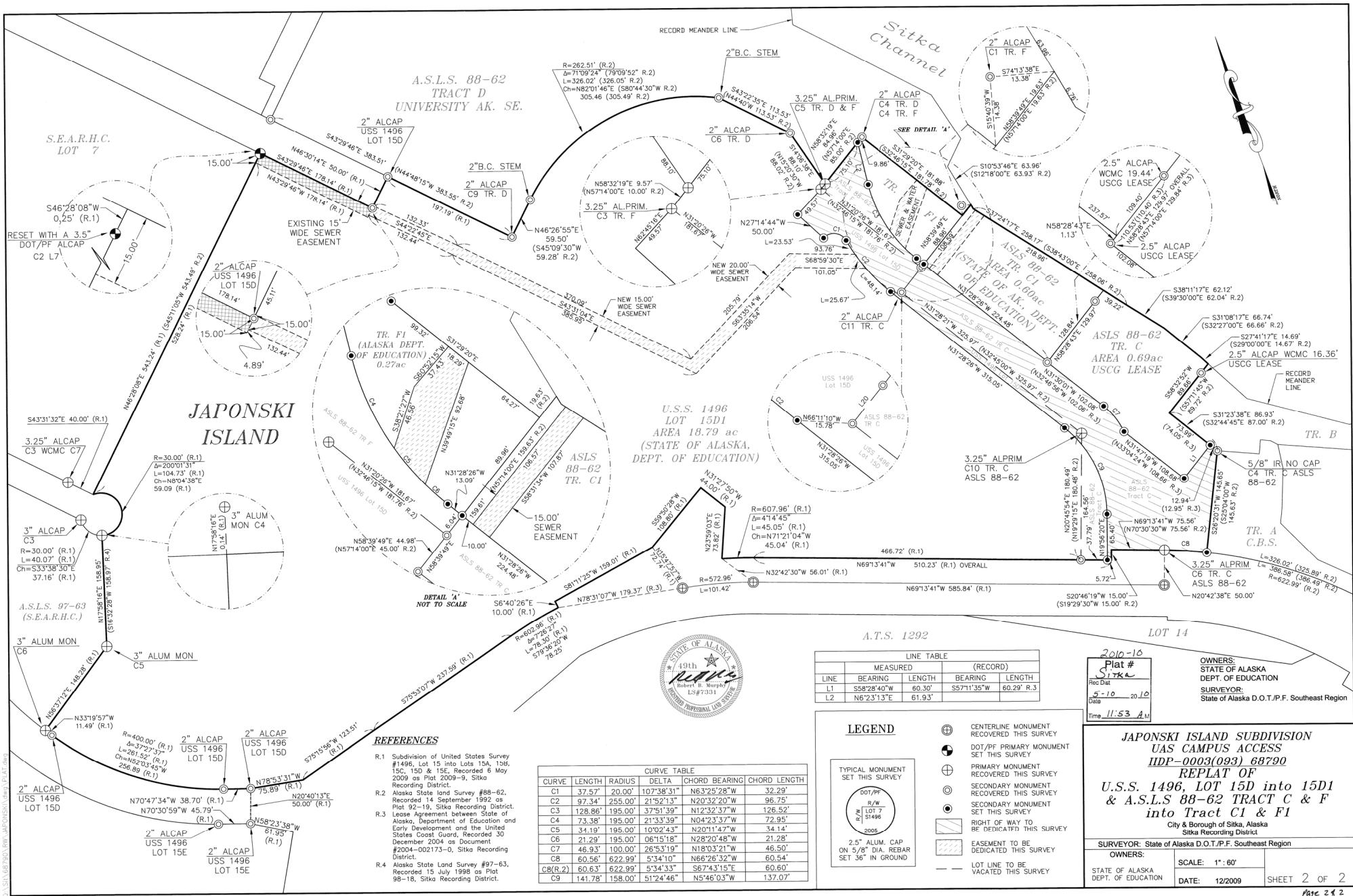
OWNERS:  
STATE OF ALASKA  
DEPT. OF EDUCATION

SCALE: 1" = 100'  
DATE: 12/2009

SHEET 1 of 2

STATE BUSINESS - NO FEE

Sitka Recording Dist. 2010-10



REFERENCES

- R.1 Subdivision of United States Survey #1496, Lot 15 into Lots 15A, 15B, 15C, 15D & 15E, Recorded 6 May 2009 as Plat 2009-9, Sitka Recording District.
- R.2 Alaska State Land Survey #88-62, Recorded 14 September 1992 as Plat 92-19, Sitka Recording District.
- R.3 Lease Agreement between the State of Alaska, Department of Education and Early Development and the United States Coast Guard, Recorded 30 December 2004 as Document #2004-002173-0, Sitka Recording District.
- R.4 Alaska State Land Survey #97-63, Recorded 15 July 1998 as Plat 98-18, Sitka Recording District.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.57'	20.00'	107°38'31"	N63°25'28"W	32.29'
C2	97.34'	255.00'	21°52'13"	N20°32'20"W	95.75'
C3	128.86'	195.00'	37°51'39"	N12°32'37"W	126.52'
C4	73.38'	195.00'	21°33'39"	N04°23'37"W	72.95'
C5	34.19'	195.00'	10°02'43"	N20°11'47"W	34.14'
C6	21.29'	195.00'	06°15'18"	N28°20'48"W	21.28'
C7	46.93'	100.00'	26°53'19"	N18°03'21"W	46.50'
C8	60.56'	622.99'	5°34'10"	N66°26'32"W	60.54'
C8(R.2)	60.63'	622.99'	5°34'33"	S67°43'15"E	60.60'
C9	141.78'	158.00'	51°24'46"	N5°46'03"W	137.07'

LINE TABLE			
LINE	BEARING	LENGTH	(RECORD) LENGTH
L1	S58°28'40"W	60.30'	S57°11'35"W 60.29' R.3
L2	N6°23'13"E	61.93'	

**LEGEND**

- Centerline Monument Recovered This Survey
- DOT/PF Primary Monument Set This Survey
- Primary Monument Recovered This Survey
- Secondary Monument Recovered This Survey
- Secondary Monument Set This Survey
- Right of Way to be Dedicated This Survey
- Easement to be Dedicated This Survey
- Lot Line to be Vacated This Survey

**TYPICAL MONUMENT SET THIS SURVEY**

2.5" ALUM. CAP ON 5/8" DIA. REBAR SET 36" IN GROUND

**JAPONSKI ISLAND SUBDIVISION**  
**UAS CAMPUS ACCESS**  
**HDP-0003(093) 68790**  
**REPLAT OF**  
**U.S.S. 1496, LOT 15D into 15D1**  
**& A.S.L.S. 88-62 TRACT C & F**  
**into Tract C1 & F1**  
City & Borough of Sitka, Alaska

**SURVEYOR:** State of Alaska D.O.T./P.F. Southeast Region

**OWNERS:**  
STATE OF ALASKA  
DEPT. OF EDUCATION

**SCALE:** 1" = 60'

**DATE:** 12/2009

**SHEET 2 OF 2**