

I HEREBY CERTIFY THAT ALBERTSONS COMPANIES INC. IS THE OWNER 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.

NOTARY'S ACKNOWLEDGMENT

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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: _____, 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 _____ WILL BE DUE ON OR BEFORE _____.

ASSESSOR
CITY AND BOROUGH OF SITKA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

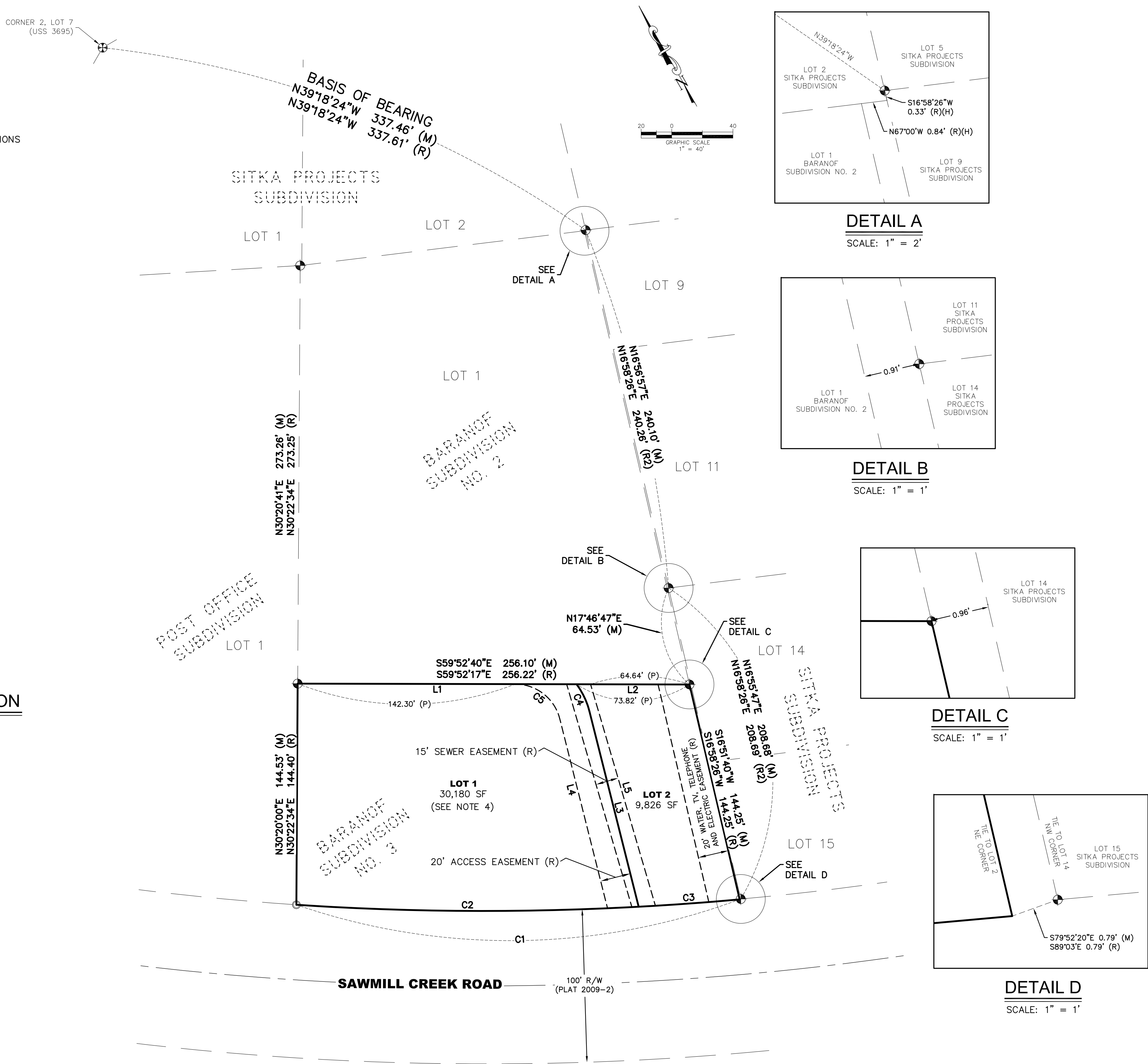
SECRETARY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK _____, PAGE _____, DATED _____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

MUNICIPAL CLERK

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: _____ 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.

FINANCE DIRECTOR
CITY AND BOROUGH OF SITKA



CURVE TABLE					
CURVE #	LENGTH	RADIUS (H)	DELTA	CHORD	CHORD BEARING
C1 (M)	290.05'	1859.86'	8°56'08"	289.76'	N60°41'36"W
C1 (R)	290.00'	1859.86'	8°56'01"	289.70'	N60°38'58"W
C2 (M)	223.86'	1859.86'	6°53'47"	223.73'	S59°40'25"E
C3 (M)	66.19'	1859.86'	2°02'20"	66.18'	S64°08'29"E
C4 (M)	19.73'	50.00'	22°36'23"	19.60'	N4°33'14"E
C4 (R)	19.73'	50.00'	22°36'32"	19.60'	N4°33'37"E
C5 (C)	39.65'	30.00'	75°44'04"	36.83'	N22°00'40"W
C5 (R)	39.65'	30.00'	75°43'33"	36.83'	N22°00'17"W

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	182.28	S59°52'40"E
L2	73.82	S59°52'40"E
L3	131.71	N15°51'20"E
L4	127.70	N15°51'20"E
L5	150.84	N13°40'57"E

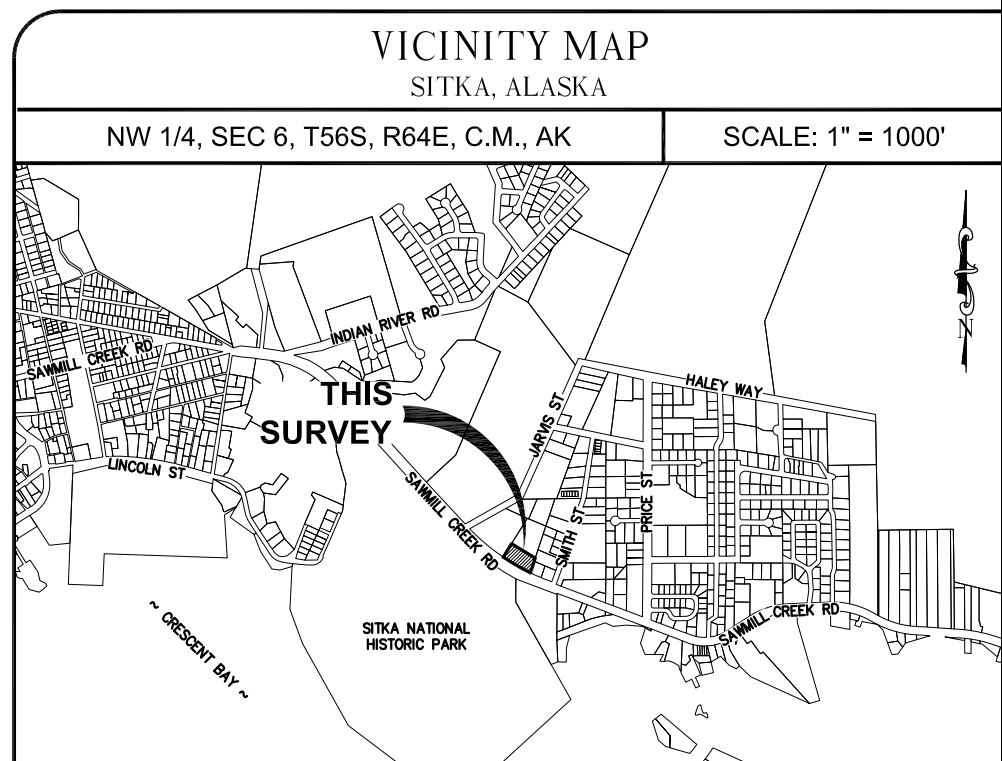


I, BRADFORD ROCKEY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT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

	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR
(R)	RECORD (PLAT 2006-25)
(R2)	RECORD (PLAT 87-15)
(M)	MEASURED
(C)	COMPUTED
(P)	PROPORTIONED
(H)	HELD

 LOT LINE
 ADJACENT LOT LINE
 EASEMENT LINE
 SURVEY TIE LINE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2, BARANOF SUBDIVISION #2 (PLAT 2006-25), INTO TWO LOTS.
2. THE CITY AND BOROUGH OF SITKA IS A PARTY TO ALL ACCESS AND UTILITY EASEMENTS AND THE EASEMENTS SHALL NOT BE MODIFIED OR RELOCATED WITHOUT MUNICIPAL APPROVAL.
3. AN EASEMENT MAINTENANCE AGREEMENT FOR THE 20' ACCESS EASEMENT, 15' SEWER EASEMENT, AND 20' WATER, TV, TELEPHONE AND ELECTRICAL EASEMENT IS RECORDED AS SERIAL NUMBER 2006-002132-0 IN THE SITKA RECORDING DISTRICT.
4. THE AREA OF LOT 1 NET OF ACCESS EASEMENT IS 27,091 S.F.



BELL & ASSOCIATES
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www.bellalaska.com
CoA No. AEC0582

A RESUBDIVISION OF
BARANOF SUBDIVISION #2 LOT 2, PLAT 2006-25
LOCATED WITHIN NW 1/4, SEC 6, T56S, R64E, C.R. MERIDIAN, ALASKA
CONTAINING 0.918 ACRES
SITKA RECORDING DISTRICT,
FIRST JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED FOR: ALBERTSONS COMPANIES INC.

DRAWN BY: VFS/WM	JOB NO. : 2026-3128	SHEET: 1 of 1
CHECKED BY: BJR	FIELD BOOK: 2025-03	
DATE: 07/09/2026	SCALE: 1" = 40'	