

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT 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 1-7-2020 Jamie L. Licker  
OWNER (SIGNATURE)  
DATE 1/7/2020 [Signature]  
OWNER (SIGNATURE)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF JANUARY, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jamie L. Licker and John P. Licker, known to me to be the individuals mentioned and who executed the within plat and THEY acknowledged to me that THEY 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  
AMY ANGLER  
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 Jamie L. Licker and John P. Licker, 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 2019 WILL BE DUE ON OR BEFORE AUGUST 31, 2020, DATED THIS 20<sup>th</sup> DAY OF JANUARY 2020.  
John P. Licker  
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 PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 2019-07, DATED September 4, 2019, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 1-2-2020 [Signature]  
CHAIRMAN, PLANNING BOARD  
SECRETARY [Signature]

## 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 2019-07, PAGE 20, DATED 2019-07-20.

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

DATE 1-16-20 [Signature]  
MAYOR, DEPUTY  
CITY AND BOROUGH CLERK

## CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENTS

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 Jamie L. Licker and John P. Licker, and THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LIENS ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 20<sup>th</sup> DAY OF JANUARY 2020, AT SITKA, ALASKA.

[Signature]  
FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA

**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			



DESIGNED K. O'NEILL  
DRAWN JOH/ACAD  
CHECKED SD  
DATE OF PLAT 10/15/19  
SCALE: 1"=48'  
DRAWING NAME: 00000000-01  
PROJECT NO: 40105-01

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Nov. 3, 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.

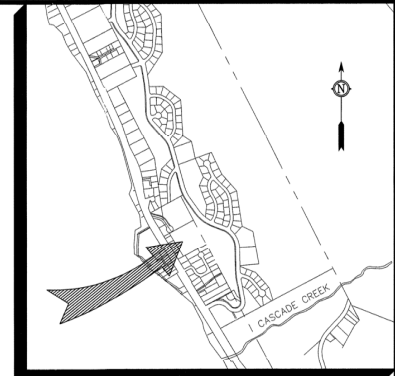
DATE Dec. 4, 2019  
KELLY D. O'NEILL  
LS 1324

**JPJL SUBDIVISION**

**PORTION OF LOT 13, US SURVEY 2418**

CLIENT: MICHAEL TISHER

SITKA RECORDING DISTRICT



VICINITY MAP  
SCALE 1"=1,000'

## LEGEND

- ⊕ BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

## NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A POR. OF LOT 13 USS 2418 INTO TWO LOTS.
- 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.
- A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT ON LOT 1 IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2019-001332-0.
- A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT ON LOT 1 IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2019-001333-0.
- A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT FOR LOT 2 FROM SAND DOLLAR DRIVE IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2019-001331-0.
- ANY DEVELOPMENT OF WETLANDS WILL BE APPROVED BY THE ARMY CORPS OF ENGINEERS.

40 20 0 40 80 120  
SCALE IN FEET

2020-3  
Plat #  
Sitka  
Rec Date  
1/24/2020  
Time 3:02 PM

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 3-31-2020 OWNER Michael J. Tisher (SIGNATURE)  
DATE 3-31-2020 OWNER Glenda Tisher (SIGNATURE)

US OF AMERICA  
STATE OF IDAHO  
COUNTY OF Ada

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael Tisher and Glenda Tisher

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED, AND WHO EXECUTED THE WITHIN PLAT AND 5 ACKNOWLEDGED TO ME THAT 5 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 12/31/22

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

HILLARY HENSLEE  
COMMISSION NO. 57185  
NOTARY PUBLIC  
STATE OF IDAHO

## CERTIFICATE OF PAYMENT OF TAXES (STATE OF ALASKA)

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 Michael and Glenda Tisher 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 25 DAY OF March, 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. 219-08 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.

DATE 3-26-2020 CHAIRMAN, PLATTING BOARD [Signature]

SECRETARY [Signature]

## 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, 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.

DATE 3/10/20 MAYOR [Signature]

CITY AND BOROUGH CLERK [Signature]

## 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: Michael and Glenda Tisher

(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.

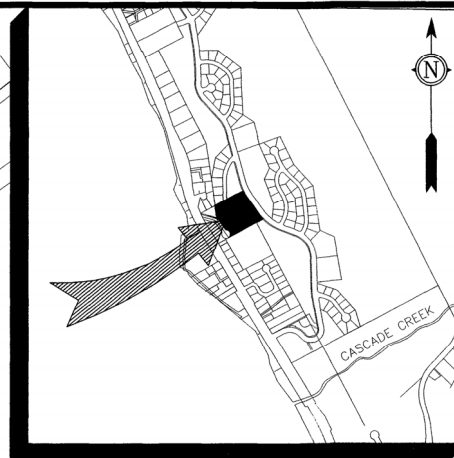
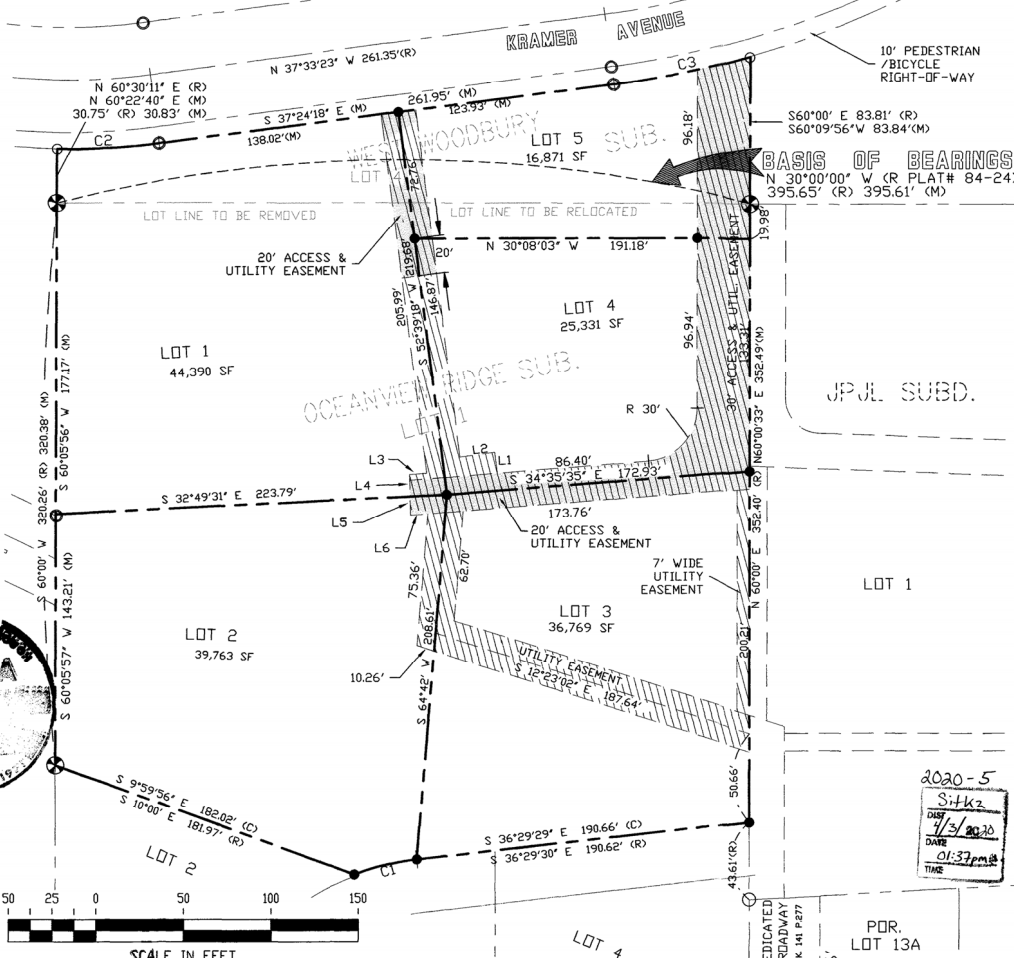
DATED THIS 25 DAY OF March, 2020, AT SITKA, ALASKA.

FINANCE DIRECTOR CITY & BOROUGH OF SITKA [Signature]

CALCULATED CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
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
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	S50°13'45"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/GLD 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 OCEANVIEW RIDGE SUBDIVISION AND LOT 4 WEST WOODBURY SUBDIVISION INTO 5 LOTS.
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 ACCESS AND UTILITY EASEMENT PARALLELING LOTS 1 AND 5 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000236-0
4. A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT CROSSING LOTS 3, 4 AND 5 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000237-0
5. A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT ON LOTS 1 AND 4 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000238-0
6. A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT ON LOTS 2 AND 3 OF THIS SUBDIVISION IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000239-0
7. UPON RECORDING OF THIS PLAT LOTS 1 THROUGH 5 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 JPUL 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/ACAB  
CHECKED: KOL  
DATE OF PLAT: FEB. 24, 2020  
SCALE: 1" = 50'  
DRAWING NAME: 40036-03(FINAL)  
PROJECT NO. 40036-03

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Feb. 2020 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.

March 10, 2020 [Signature]  
DATE KELLY O'NEILL LS 13321

## TISHER SUBDIVISION

LOT 1 OCEANVIEW RIDGE SUBD. (PLAT #84-24) AND LOT 4 WEST WOODBURY SUBDIVISION (PLAT #2014-4)

CLIENT: MICK TISHER

SHEET 1 OF 1