

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 Michael Jon Tisher (SIGNATURE)
 DATE 3-31-2020 Glenda Tisher (SIGNATURE)
 DWIVER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

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 to ACKNOWLEDGED TO ME THAT to 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 12/01/22
 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 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.

DATE 3-26-2020
 CHAIRMAN, PLATTING BOARD

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. P19-08 DATED January 15th, 2020, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 3-26-2020
 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 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.

DATE 3/10/20
 MAYOR

CITY AND BOROUGH CLERK

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

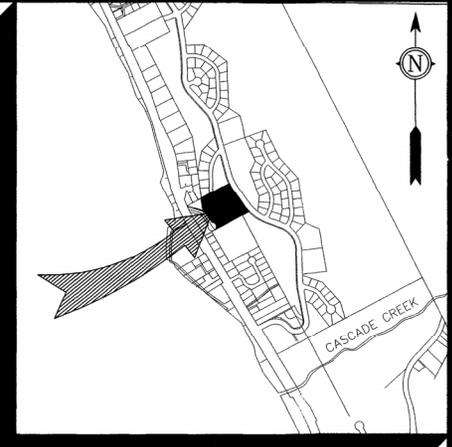
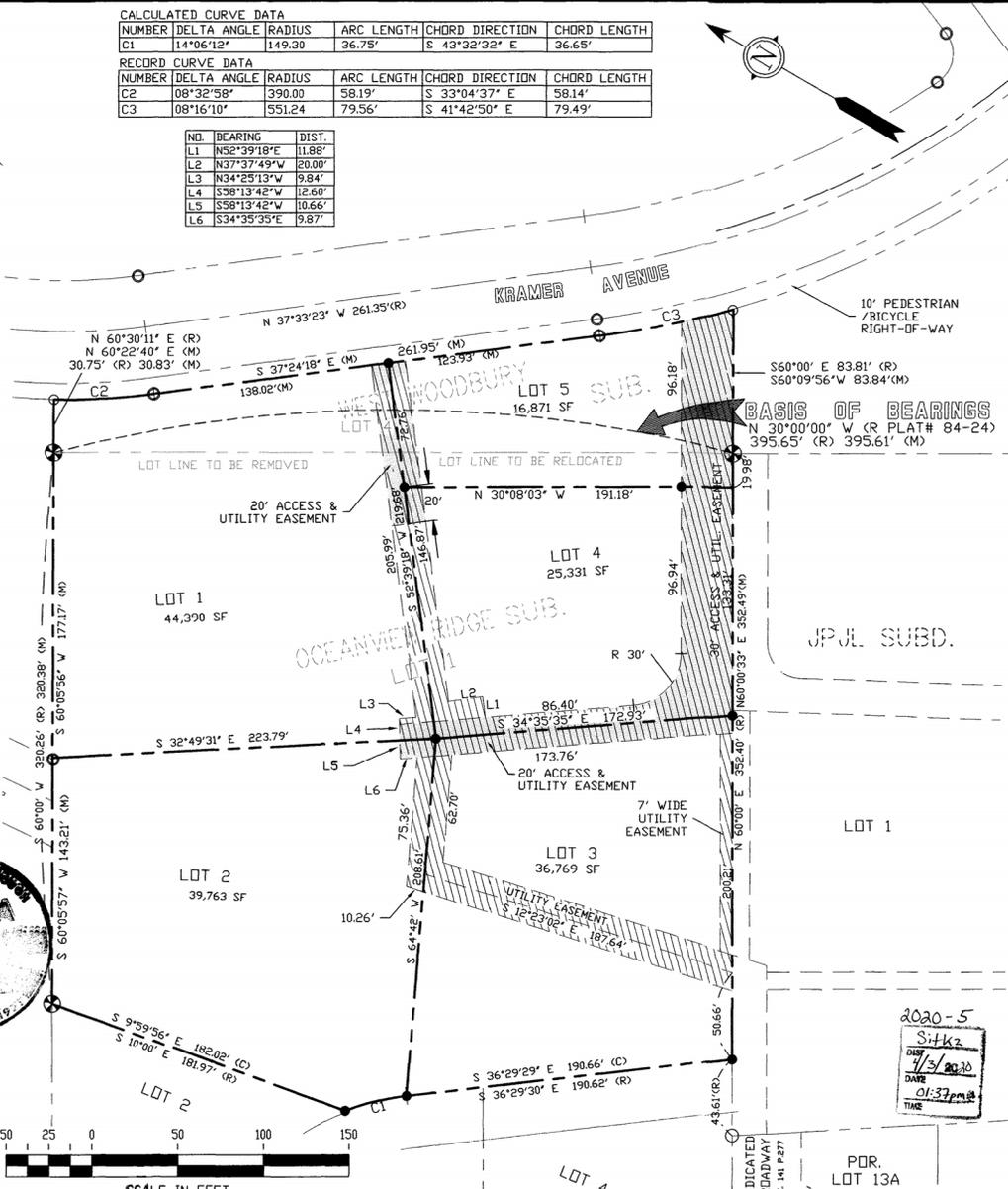
(CALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.
 DATED THIS 25th DAY OF March, 2020, AT SITKA, ALASKA.

DATE 3-26-2020
 FINANCE DIRECTOR CITY & BOROUGH OF SITKA

CALCULATED CURVE DATA					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
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	CHORD LENGTH
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	S58°13'42"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. 2020-000239-0
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. 2020-000237-0
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.

2020-5
 Sitka
 DATE 7/5/2020
 TIME 01:37pm

NORTH 57*
LAND SURVEYING LLC
 (907) 747-6700 215-F SMITH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99825
 EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE
RECORD OF REVISIONS			



DRAWN JCH/ACAD
 CHECKED KD
 DATE OF PLAT/REV. 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 KSJ
 DATE KELLY DINEEN LS 13321

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