

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 Feb 9, 2023 OWNER [Signature] (SIGNATURE)
Co-Executive Director for Sitka Community Land Trust

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Randy Huggan, Co-Executive Director for the Sitka Community Land Trust 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.

MY COMMISSION EXPIRES 10/19/2025

NOTARY PUBLIC
 CORAL ORENKA
 STATE OF ALASKA
 MY COMMISSION EXPIRES 10/19/25

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 Sitka Community Land Trust and Hard Rock Construction, 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 FULLY THAT CURRENT TAXES FOR THE YEAR 2023 WILL BE DUE ON OR BEFORE AUGUST 31, 2023, DATED THIS 16 DAY OF February 2023.

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. 2-20-2023 DATED July 20, 2023, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2-14-23 CHAIRMAN, PLATTING BOARD
[Signature]

SECRETARY

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: Sitka Community Land Trust and Hard Rock Construction, LLC (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 10th DAY OF February 2023, AT SITKA, ALASKA.

FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA

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 UNDER SERIAL NUMBER 2023-000018 DATED August 9, 2023 AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2/13/23 MAYOR
[Signature]
 CITY AND BOROUGH CLERK

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 2/13/23 OWNER [Signature] (SIGNATURE)
Hard Rock Construction, LLC

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Samuel Smith, Manager, Hard Rock Construction, 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.

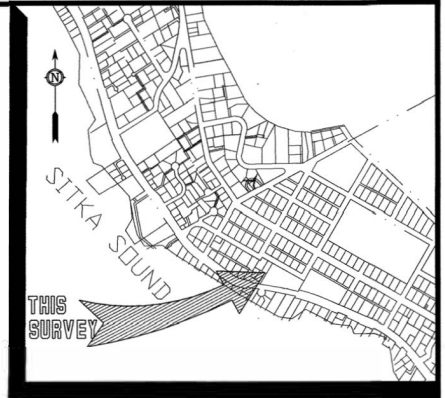
MY COMMISSION EXPIRES June 17, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

NOTARY PUBLIC
 AMY ANSLIE
 STATE OF ALASKA
 MY COMMISSION EXPIRES June 17, 2023

LEGEND

- SECONDARY MONUMENT (RECOVERED)
- ⊙ SECONDARY MONUMENT (VISUALLY LOCATED ONLY)
- SECONDARY MONUMENT (SET)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA



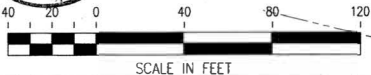
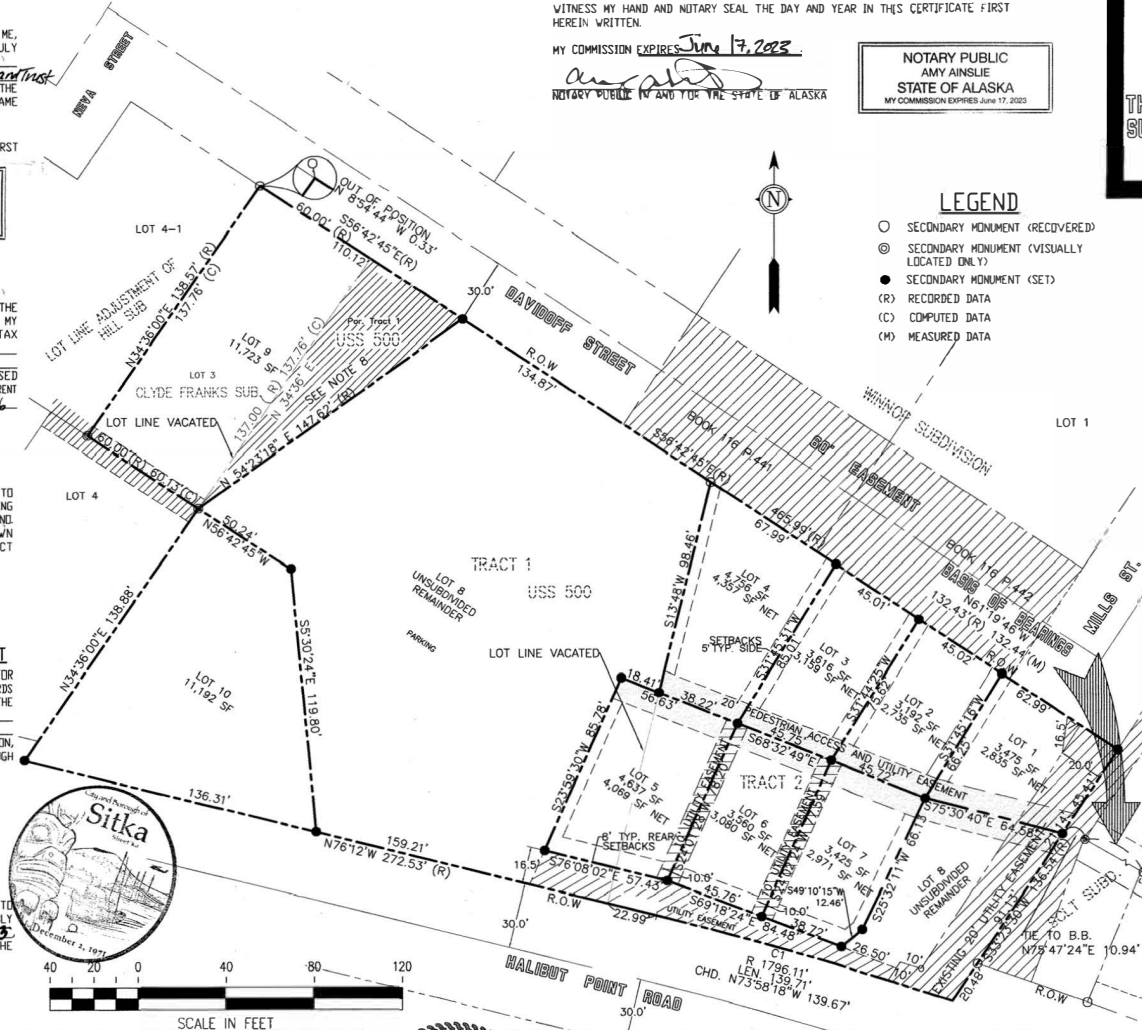
VICINITY MAP

SCALE 1"=1,000'

2023-5
 Sitka
 2/15/2023
 DATE
 2:45 P.M.
 TIME

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 9 NEW LOTS WITHIN USS 500 AND ADJUST THE LOT LINE BETWEEN USS 500 AND LOT 3, CLYDE FRANKS SUBDIVISION, INCREASING THE SIZE OF LOT 3 BY APPROXIMATELY 1,382 SF.
- 2) MINIMUM SETBACK REQUIREMENTS HAVE BEEN ALTERED TO ALLOW FOR 10' FRONT SETBACKS AND 5' SIDE SETBACKS FOR LOTS 1-7. LOTS 1-4 ARE SUBJECT TO A 0' REAR SETBACK AND LOTS 5-7 ARE SUBJECT TO AN 8' REAR SETBACK. MAXIMUM BUILDING COVERAGE IS INCREASED FOR LOTS 1-7 TO 60% BUILDING COVERAGE.
- 3) 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.
- 4) A MAINTENANCE AGREEMENT FOR THE PEDESTRIAN AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2023-000018-0.
- 5) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 5 AND 6 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000018-0.
- 6) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT BETWEEN LOTS 6 AND 7 IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000018-0.
- 7) CODE'S, COVENANTS AND RESTRICTIONS APPLY TO LOTS 1-8 ONLY AND ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO 2018-000076-0.
- 8) THAT PORTION OF TRACT 1, USS 500 BEING A PART OF THE NEWLY CREATED LOT 9 (EXPANDED LOT 3) ON THIS SUBDIVISION IS SUBJECT TO A BUILD HEIGHT RESTRICTION, NO STRUCTURE SHALL BE PLACED ON THIS PORTION (ONLY) OF LOT 9 WHICH WOULD RISE ABOVE 133 FT FROM SEA LEVEL (MLLW = 0.0') - THE SAME HEIGHT AS THE EXISTING NORTHWESTERLY MOST PROPERTY CORNER. ALSO, THE SETBACK ALONG THE ORIGINAL LOT 3 SOUTHEAST LOT BOUNDARY REMAINS IN EFFECT. THE EXPANDED AREA WILL NOT INFLUENCE THE LOCATION OF THE SETBACK LINE ALONG THIS BOUNDARY.



NORTH 57*
LAND SURVEYING LLC
 (907) 747-6700 215-F 5TH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD,
 SITKA, AK 99835
 EMAIL north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED K. O'NEILL
 DRAWN CHACAR
 CHECKED NIL
 DATE OF PLAT, DEC. 28, 2022
 SCALE: 1" = 50'
 DRAWING NAME: 40038-06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Dec. 2022 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 Jan. 3, 2023
 KELLY J. O'NEILL
 L13223

SITKA RECORDING DISTRICT

Su'S Heeni Shaak Subdivision

TRACTS 1 AND 2 USS 500 AND LOT 3 CLYDE FRANKS SUBDIVISION

SITKA COMMUNITY LAND TRUST

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.

7/10/18
 DATE
 7/10/18
 DATE
 7/10/18
 DATE
 Min McConnell
 OWNER (SIGNATURE)
 Burgess Boudier
 OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF July, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Min McConnell, d/b/a VICTORIN VOSBUGY Burgess Boudier TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) 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.

My Commission Expires 7-31-18
 Janet Norman
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 My Commission Expires Jul 31, 2018

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

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 2018 WILL BE DUE ON OR BEFORE AUGUST 31, 2018 DATED THIS 7th DAY OF June 2018
 Windsor Lawrence
 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. _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

6/27/18
 DATE
 Chairman, PLATTING BOARD
 6/27/18
 SECRETARY

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 UNDER SERIAL NUMBER _____ DATED _____ 20____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

28 June 2018
 DATE
 Mayor
 Sara Peterson
 CITY AND BOROUGH CLERK

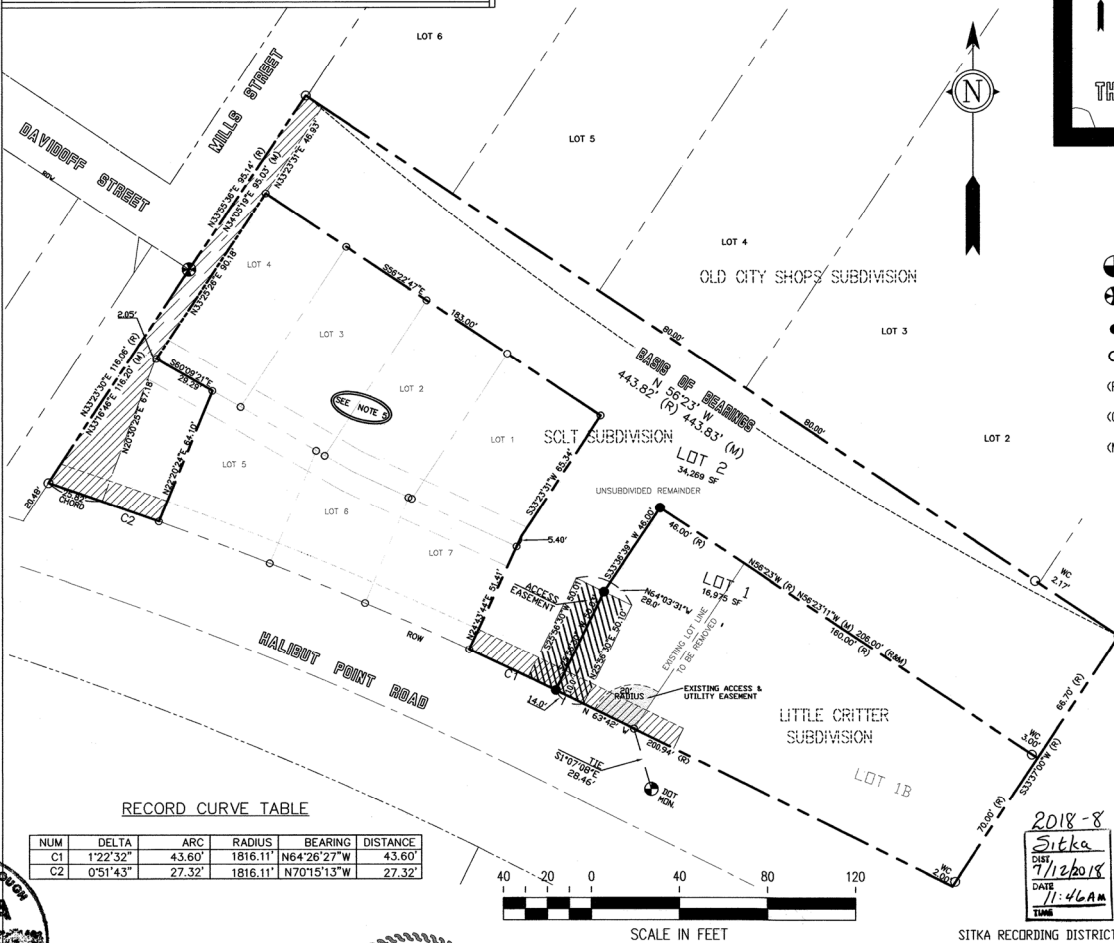
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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:

(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.

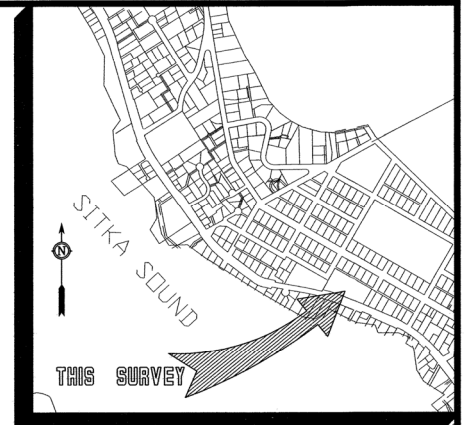
DATED THIS 27th DAY OF June
 20 18, AT SITKA, ALASKA.

Finance Director
 CITY & BOROUGH OF SITKA



RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°22'32"	43.60'	1816.11'	N64°26'27"W	43.60'
C2	0°51'43"	27.32'	1816.11'	N70°15'13"W	27.32'



VICINITY MAP
 SCALE 1"=1,000'

LEGEND

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

NOTES

- 1.) THE PURPOSE OF THIS PLAT IS MOVE THE BOUNDARY LINE BETWEEN LOT 1B LITTLE CRITTER SUBDIVISION AND THE UNSUBDIVIDED REMAINDER OF THE SCLT SUBDIVISION, THUS INCREASING THE OVERALL SQUARE FOOTAGE OF LOT 1B LITTLE CRITTER SUBDIVISION BY 4,132 SF.
- 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.) AN EASEMENT AGREEMENT FOR THE EXISTING ACCESS AND UTILITY EASEMENTS SERVICING LOT 1 IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2010-001239-0.
- 4.) AN EASEMENT AGREEMENT FOR THE NEW ACCESS EASEMENT SERVICING BOTH LOTS 1 AND 2 IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2018-000729-0.
- 5.) SEE SCLT SUBDIVISION PLAT NO. 2018-1 FOR ALL INFORMATION PERTAINING TO LOTS 1-7 OF THE SCLT SUBDIVISION, THESE LOTS ARE NOT A PART OF THIS PLAT.

2018-8
 Sitka
 DATE 7/12/2018
 TIME 11:46 AM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN JAN. 2018 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.

DESIGNED: K. O'NEILL
 DRAWN: JCH/ACAD
 CHECKED: KJO
 DATE OF PLAT: MAY 24, 2018
 SCALE: 1" = 40'
 DRAWING NAME: 40038-02
 PROJECT NO. 40038-02
 DATE: June 7, 2018
 SURVEYOR: KELLY J. O'NEILL (L3332)

RECORD OF REVISIONS

BY	DATE	REV.	DESCRIPTION OF CHANGE

North 57*
 land surveying
 (907) 747-6700 215-F SMITH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
 EMAIL: north57landsurveying@yahoo.com

LITTLE CRITTER LLA
 LOT 1B, LITTLE CRITTER SUBD.
 AND A POR. OF THE UNSUBDIVIDED
 REMAINDER OF SCLT SUBDIVISION
 CLIENT: SITKA COMMUNITY LAND TRUST

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 12/28/17 OWNER Mildred J. McConnell
 DATE _____ OWNER _____
 (SIGNATURE) (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
 STATE OF ALASKA
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF December 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

Mildred L. McConnell, Executive Director
 TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND she ACKNOWLEDGED TO ME THAT she SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR ABOVE SUBSCRIBED FIRST HEREIN WRITTEN.
 My Commission Expires 1-26-2020
 Notary Public
 State of Alaska
 My Commission Expires Jan 26, 2020

Ruth M. Seavelle
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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:

Sitka Community Development Corporation
 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 2017 WILL BE DUE ON OR BEFORE AUGUST 31, 2017, DATED THIS 28 DAY OF December.

Wanda Lawrence
 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. P16-04 DATED May 23 2017, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/28/17 CHAIRMAN, PLATTING BOARD
Janet Davis
 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 UNDER SERIAL NUMBER _____ DATED May 23 2017, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2 January 2018 MAYOR
Melissa Henshaw
 CITY AND BOROUGH CLERK, SITKA, AK



North 57*
 land surveying

907-747-6700 215-F SMITH STREET, SITKA, AK
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99825
 EMAIL: north57landsurveying@yahoo.com

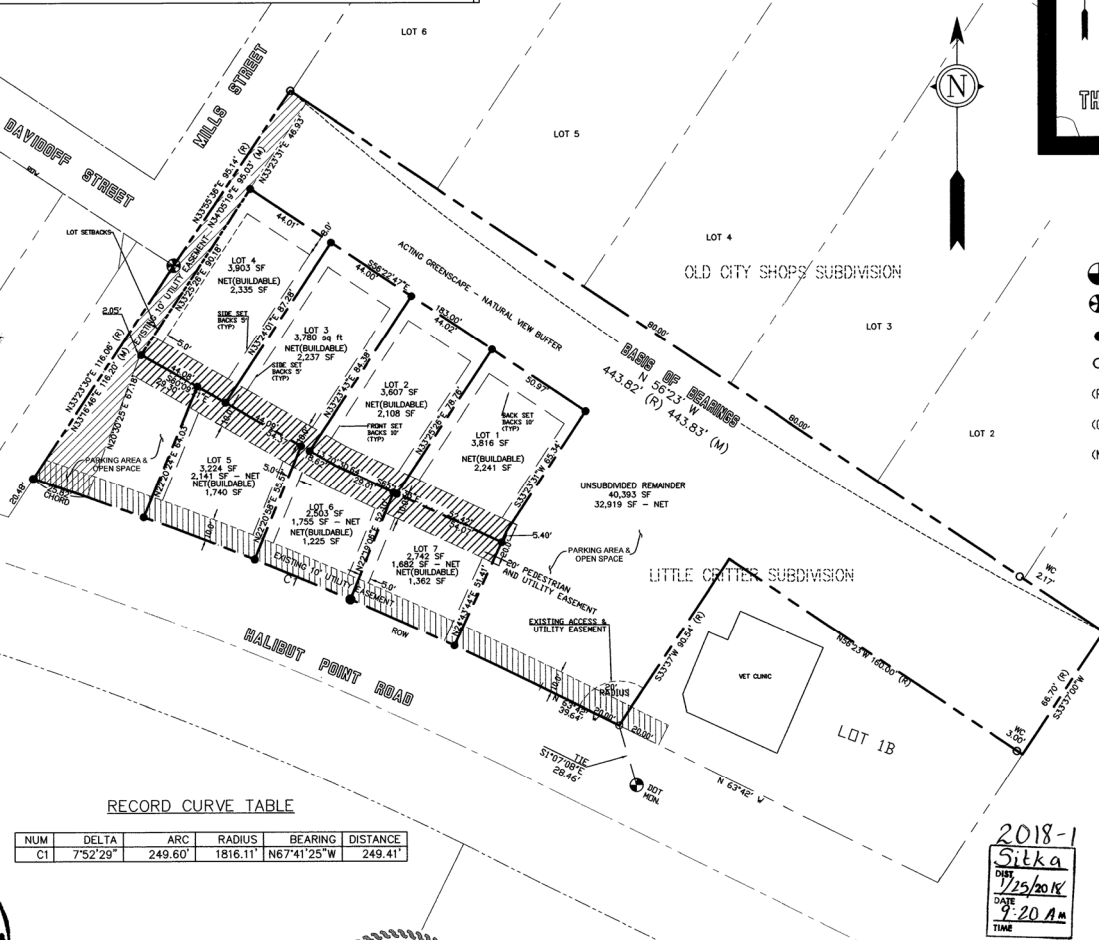
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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: Sitka Community Development Corporation

(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 28 DAY OF December 2017, AT SITKA, ALASKA.

M. Haly
 FINANCE DIRECTOR
 CITY & BOROUGH OF SITKA



RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	75°2'29"	249.60'	1816.11'	N67°41'25"W	249.41'



DESIGNED: K. O'NEILL
 DRAWN: JCH/ACAD
 CHECKED: KD
 DATE OF PLAT: DEC. 26, 2017
 SCALE: 1" = 40'
 DRAWING NAME: 40038-01A
 PROJECT NO.: 40038-01

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Dec 2017 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 27, 2017
 PROJECT: 21-01-01
 SURVEYOR: Keely J. O'Neill

2018-1
 Sitka
 DATE: 1/25/2018
 DATE: 9:20 AM
 TIME

VICINITY MAP

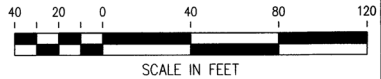
SCALE 1"=1,000'

LEGEND

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

NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1A OF THE LITTLE CRITTER SUBDIVISION INTO 8 LOTS CREATING A PLANNED UNIT DEVELOPMENT.
- 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 PEDESTRIAN AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000077-0.
- 4.) CODE'S, COVENANTS AND RESTRICTIONS ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000077-0.



SITKA RECORDING DISTRICT

SCLT SUBDIVISION

LOT 1A, LITTLE CRITTER SUBD.

CLIENT: SITKA COMMUNITY LAND TRUST

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

SHEET 1 OF 1