CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

4-1-04 DATE — OWNER (SIGNATURE)

4-7-04 DATE — OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA 7th

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF April 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Loretta J. Ness and Paddy G. Hansen

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.

Sara L. Russell
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-15-04

SARA L. RUSSELL NOTARY PUBLIC STATE OF ALASKA

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) ss.

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND 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 Paddy G. Hansen and Loretta J. Ness 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 2004 WILL BE DUE ON OR BEFORE AUGUST 30, 2004

DATED THIS 13 DAY OF April, 2004 AT SITKA, ALASKA

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. P04-1 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

4-8-04 DATE — CHAIRMAN, PLATTING BOARD

Sara L. Russell
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 IN MINUTE BOOK _____ PAGE _____ 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

4/19/04 DATE — MAYOR

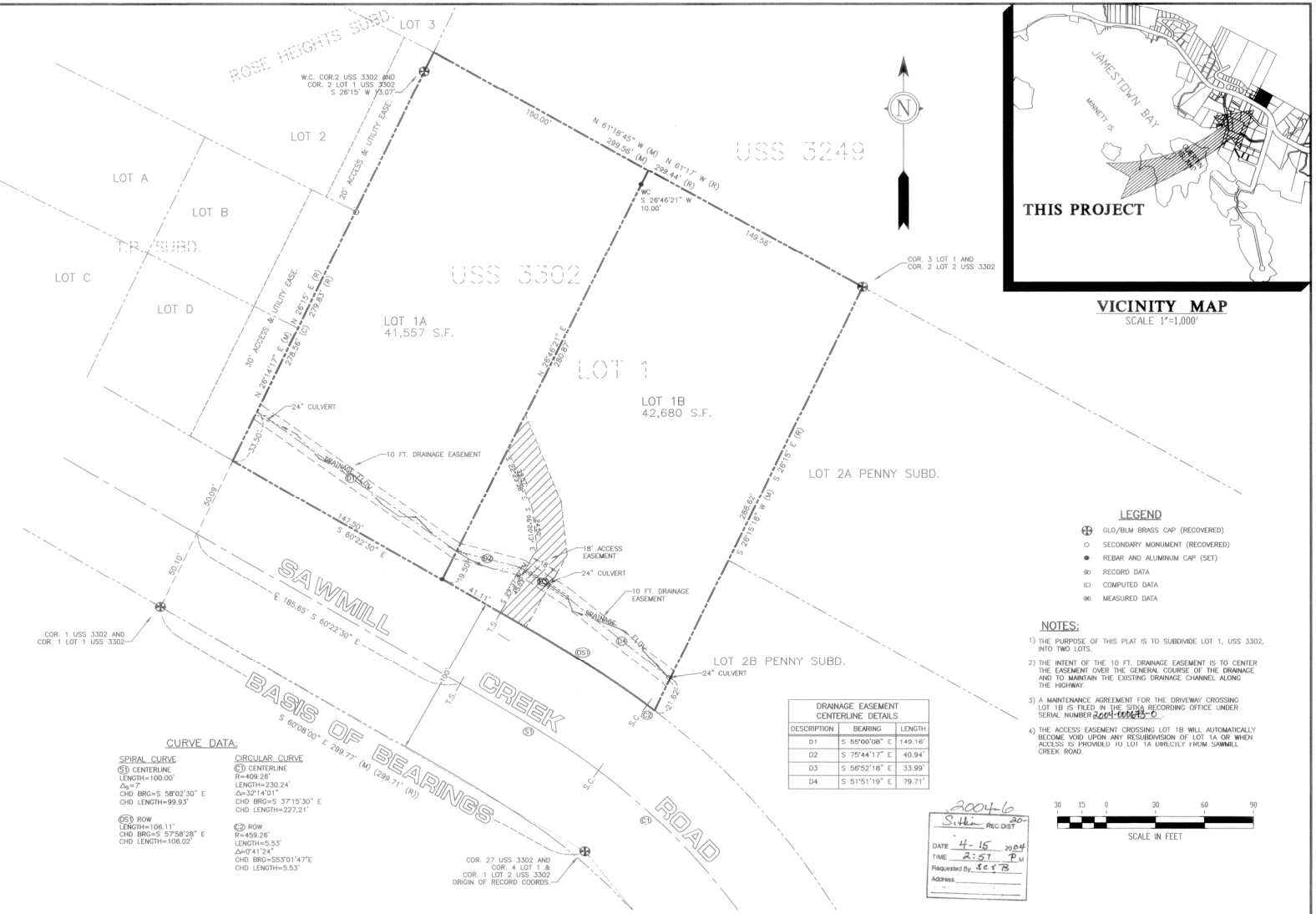
CITY AND BOROUGH CLERK

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: Paddy G. Hansen and Loretta J. Ness (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 8th DAY OF April 2004 AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- GLO/BLM BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- REBAR AND ALUMINUM CAP (SET)
- (R) RECORD DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, USS 3302, INTO TWO LOTS.
2) THE INTENT OF THE 10 FT. DRAINAGE EASEMENT IS TO CENTER THE EASEMENT OVER THE GENERAL COURSE OF THE DRAINAGE AND TO MAINTAIN THE EXISTING DRAINAGE CHANNEL ALONG THE HIGHWAY.
3) A MAINTENANCE AGREEMENT FOR THE DRIVEWAY CROSSING LOT 1B IS FILED IN THE SITKA RECORDING OFFICE UNDER SERIAL NUMBER 2004-000443-0.
4) THE ACCESS EASEMENT CROSSING LOT 1B WILL AUTOMATICALLY BECOME VOID UPON ANY RESUBDIVISION OF LOT 1A OR WHEN ACCESS IS PROVIDED TO LOT 1A DIRECTLY FROM SAWMILL CREEK ROAD.

CURVE DATA:

SPIRAL CURVE
(S1) CENTERLINE
LENGTH=100.00'
Δ=7°
CHD BRG=S 58°02'30" E
CHD LENGTH=99.93'

(DS1) ROW
LENGTH=106.11'
CHD BRG=S 57°58'28" E
CHD LENGTH=106.02'

CIRCULAR CURVE
(C1) CENTERLINE
R=409.26'
LENGTH=230.24'
Δ=32°14'01"
CHD BRG=S 37°15'30" E
CHD LENGTH=227.21'

(C2) ROW
R=459.26'
LENGTH=5.53'
Δ=0°41'24"
CHD BRG=S53°01'47"E
CHD LENGTH=5.53'

DRAINAGE EASEMENT CENTERLINE DETAILS

DESCRIPTION	BEARING	LENGTH
D1	S 55°00'08" E	149.16'
D2	S 75°44'17" E	40.94'
D3	S 56°52'18" E	33.99'
D4	S 51°51'19" E	79.71'

2004-6
Sitka REC DIST 20
DATE 4-15 2004
TIME 2:57 P.M.
Requested By SCST
Address

30 15 0 30 60 90
SCALE IN FEET

O'NEILL
SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: sitkasurveys@att.net

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

STATE OF ALASKA 49TH PATRICK K. O'NEILL LS 6304 REGISTERED LAND SURVEYOR

DESIGNED P. O'NEILL
DRAWN TAD/KD/ACAD
CHECKED PKO
DATE OF PLAT MAR 29, 2004 * 080740
SCALE 1"=30'
DRAWING NAME 30484-01
PROJECT NO. 30484-01-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN March, 2004, 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.

3/30/04 DATE

Patrick K O'Neill
PATRICK K O'NEILL LS 6304

HANSEN-NESS SUBDIVISION

LOT 1, US SURVEY 3302

CLIENT: Deana & Paddy Hansen, PO Box 1152, Sitka AK, 99835

SHEET 1 OF 1