

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.

DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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 _____

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 _____

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 20____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS DAY OF _____

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.

DATE _____ CHAIRMAN, PLATTING BOARD _____

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: _____

(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 _____ DAY OF _____, 20____, AT SITKA, ALASKA.

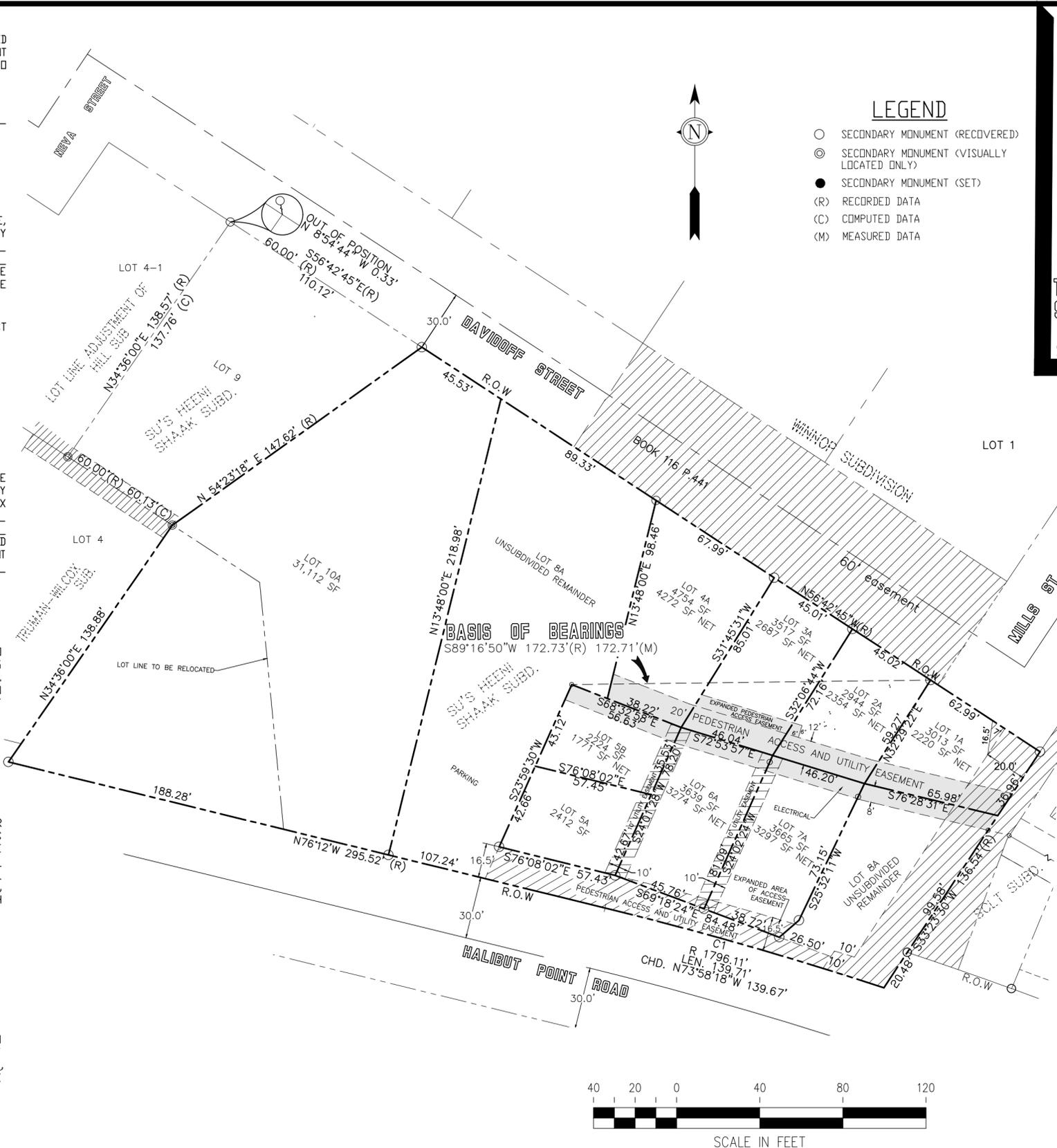
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

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.

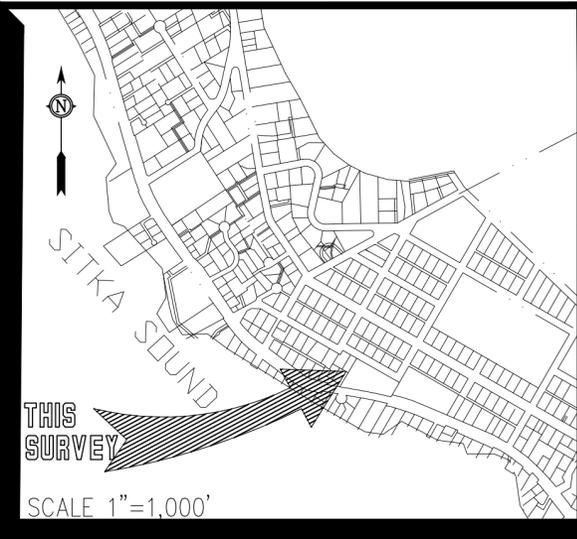
DATE _____ MAYOR _____

CITY AND BOROUGH CLERK _____



LEGEND

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



VICINITY MAP

NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO MODIFY THE BOUNDARIES BETWEEN THE LOTS ALONG THE 20' PEDESTRIAN ACCESS EASEMENT, TO SPLIT LOT 5 INTO TWO LOTS, AND MODIFY THE BOUNDARY OF LOT 10 INCREASING IT'S AREA. LOT 1A IS DESIGNATED THE NEW COMMUNITY AREA AND SHALL NOT BE UTILIZED AS A HOME SITE.
- 2.) DEVELOPMENT STANDARDS HAVE BEEN ALTERED AS FOLLOWS:
LOTS 1A, 2A, 3A, AND 4A: LOT FRONTS ARE THE SOUTHERN BOUNDARY LINES WITH 10' FRONT SETBACKS, 5' SIDE SETBACKS, AND 0' REAR SETBACKS ALONG THE NORTHERN BOUNDARY COMMON TO THE UNDEVELOPED DAVIDOFF STREET RIGHT OF WAY.
LOTS 5A AND 5B: LOT FRONTS ARE THE WESTERN BOUNDARY LINES COMMON TO LOT 8A WITH 5' FRONT SETBACKS, 5' SIDE SETBACKS ALONG THE COMMON BOUNDARY LINE WITH LOTS 5A AND 5B, 8' SIDE SETBACKS ON ALL OTHER SIDES, AND 5' REAR SETBACKS ALONG THE BOUNDARY COMMON WITH LOT 6A.
LOTS 6A AND 7A: LOT FRONTS ARE THE SOUTHERN BOUNDARY LINES WITH 8' FRONT SETBACKS, 5' SIDE SETBACKS, AND 8' REAR SETBACKS ALONG THE SHARED BOUNDARIES WITH LOTS 2A AND 3A.
MINIMUM LOT SIZE REQUIREMENTS ARE WAIVED.
MAXIMUM BUILDING COVERAGE FOR LOTS 1A - 7A IS INCREASED TO 60%.
PARKING SPACES FOR LOTS 1A - 7A ARE CENTRALIZED ON LOT 8A, AND PARKING REQUIREMENTS HAVE BEEN REDUCED TO 1.5 SPACES PER DWELLING UNIT FOR THESE LOTS.
- 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 REMAINS IN EFFECT FOR THE PEDESTRIAN AND UTILITY EASEMENT AS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2023-000091-0.
- 5.) A MAINTENANCE AGREEMENT REMAINS IN EFFECT FOR THE UTILITY EASEMENT BETWEEN LOTS 5 AND 6 AS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000093-0.
- 6.) A MAINTENANCE AGREEMENT REMAINS IN EFFECT FOR THE UTILITY EASEMENT BETWEEN LOTS 6 AND 7 AS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. 2023-000092-0.
- 7.) CODE'S, COVENANTS AND RESTRICTIONS APPLY TO LOTS 1A-8A ONLY AND ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000076-0

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



DESIGNED: K. O'NEILL
DRAWN: KO/ACAD
CHECKED: KO
DATE OF PLAT: NOV. 21, 2023
SCALE: 1" = 40'
DRAWING NAME: 40038N08R(ReSub)
PROJECT NO. 40038-08-00

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN _____ 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: _____ KELLY J. O'NEILL LS13321

Su'S Heeni Shaak Sub. REPLAT
SITKA RECORDING DISTRICT
LOTS 1 THROUGH 8 AND LOT 10,
SU'S HEENI SHAAK SUBDIVISION
SITKA COMMUNITY LAND TRUST

SHEET 1 OF 1