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.

02/22/2008
DATE

OFFICIAL AUTHORIZED TO SIGN (SIGNATURE)
Administrator for the City and Borough of Sitka

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF February 20 08, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John C. Stein,
Administrator for the City and Borough of Sitka

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.

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

SARA L. RUSSELL NOTARY PUBLIC STATE OF ALASKA

MY COMMISSION EXPIRES 4-15-2011

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
the City and Borough of Sitka
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 22 DAY OF February 2008.
exempt.

Joann A Locke
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. 2008-12 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.

2-22-08
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.

2/22/08
DATE

MAYOR

CITY AND BOROUGH CLERK

CITY AND BOROUGH OF SITKA DECEMBER 2, 1971

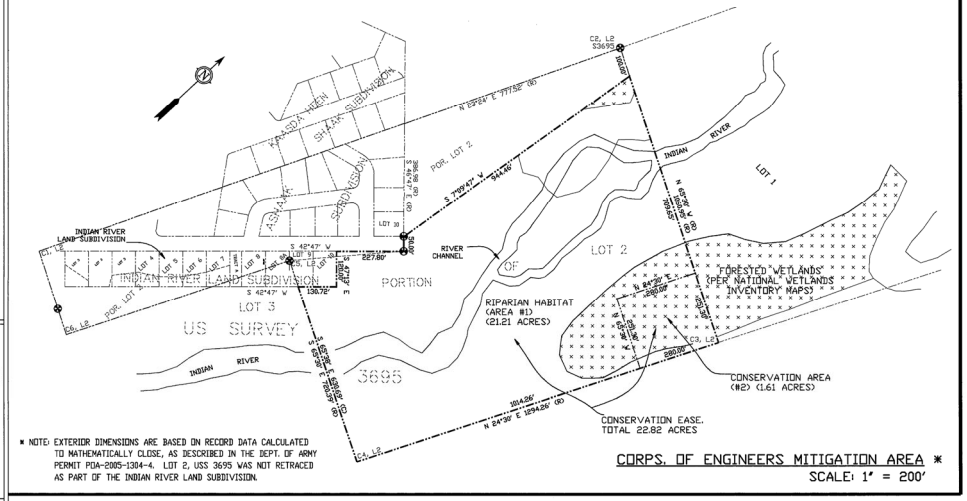
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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: the City and Borough of Sitka

(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 22nd DAY OF February 20 08 AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

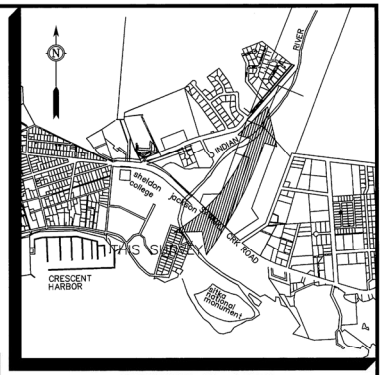


* NOTE: EXTERIOR DIMENSIONS ARE BASED ON RECORD DATA CALCULATED TO MATHEMATICALLY CLOSE, AS DESCRIBED IN THE DEPT. OF ARMY PERMIT POA-2005-1304-4. LOT 2, USS 3695 WAS NOT RETRACED AS PART OF THE INDIAN RIVER LAND SUBDIVISION.

CORPS. OF ENGINEERS MITIGATION AREA *
SCALE: 1" = 200'

TABLE OF ACCESSORIES

CORNER	DESCRIPTION	BEARING	DISTANCE
LOT 1 SOUTH CORNER	10" DIA. HEMLOCK	N 21°17' W	32.3'
	26" DIA. SPRUCE	S 32°43' E	28.2'
	20" DIA. SPRUCE	S 30°47' W	17.1'
LOT 10 EAST CORNER	26" DIA. SPRUCE	N 78°17' E	19.3'
	24" DIA. SPRUCE	S 43°30' W	18.4'
	15" DIA. SPRUCE	N 66°43' W	14.0'

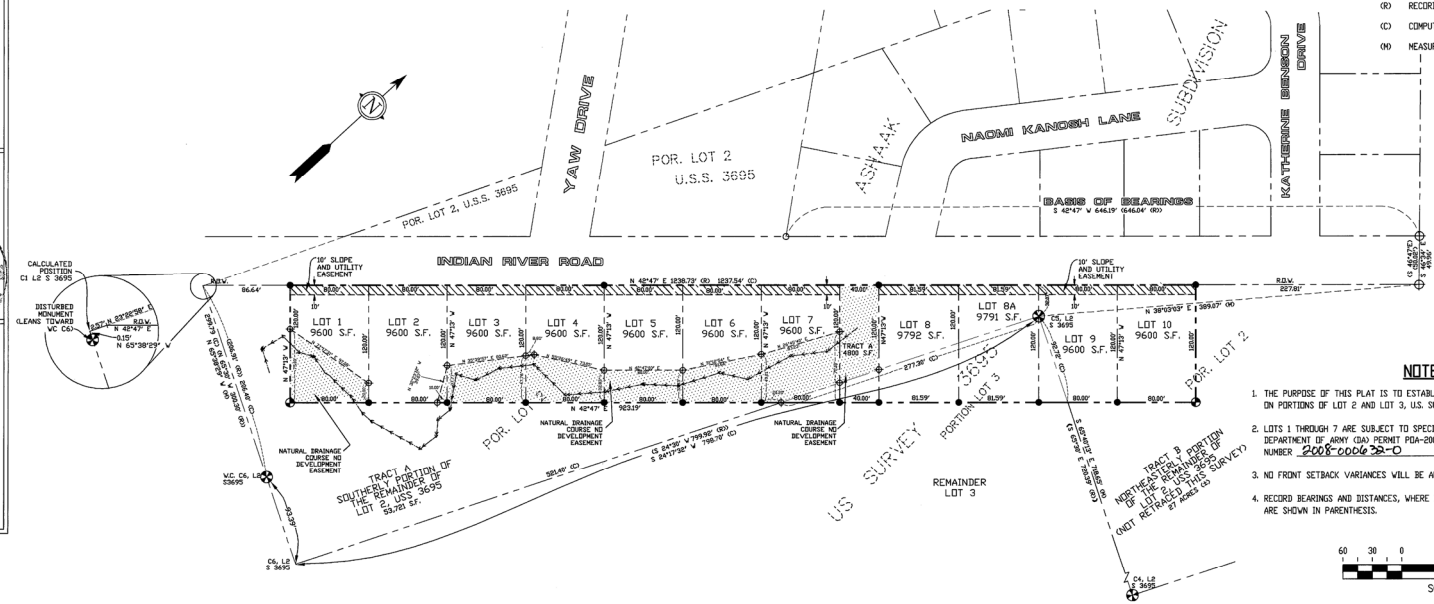


VICINITY MAP

SCALE 1"=1,000'

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- PRIMARY MONUMENT (SET)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- WETLANDS (NO DEVELOPMENT) MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA



2008-5
Sitka REC DIST 20
DATE 4-21 2008
TIME 1:49 PM
Requested By SCFB
Address

NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE INDIAN RIVER LAND SUBDIVISION ON PORTIONS OF LOT 2 AND LOT 3, U.S. SURVEY 3695
2. LOTS 1 THROUGH 7 ARE SUBJECT TO SPECIAL CONDITIONS AS DESCRIBED IN THE DEPARTMENT OF ARMY (DA) PERMIT POA-2005-1304-4 RECORDED UNDER SERIAL NUMBER 2008-000632-0, SITKA RECORDING DISTRICT.
3. NO FRONT SETBACK VARIANCES WILL BE ALLOWED ON LOTS 2, 8, 8A, 9, AND 10.
4. RECORD BEARINGS AND DISTANCES, WHERE DIFFERENT THAN MEASURED OR CALCULATED, ARE SHOWN IN PARENTHESIS.

60 30 0 60 120 180
SCALE IN FEET

O'NEILL
SURVEYING AND ENGINEERING

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

BY	DATE	REV	DESCRIPTION OF CHANGE
KD	8/31/06	#1	INCORPORATED TRIANGULAR SECTION OF LOT 3, S 3695 INTO SUBD.

RECORD OF REVISIONS

STATE OF ALASKA — PATRICK K. O'NEILL — LS 6304 — 40TH YEAR — REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED: P. O'NEILL
DRAWN: WAD/KD/ACAD
CHECKED: PKO
DATE OF PLAT: FEB 22, 2008 @ 09:38:40
SCALE: 1" = 60'
DRAWING NAME: 30014-110-01
PROJECT NO. 30014-110-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Jan.-Feb., 2008 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.

2/22/08
DATE

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

INDIAN RIVER LAND SUBDIVISION

SUBDIVISION OF A PORTION OF LOTS 2 AND 3, U.S. SURVEY 3695

CLIENT: CITY AND BOROUGH OF SITKA
100 LINCOLN STREET
SITKA, ALASKA 99835

SHEET 1 OF 1