



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM:

Case No: VAR 17-16
Proposal: Request for reduction in the rear setback from 10 feet to 5 feet for the construction of an accessory dwelling unit
Applicant: Adam Chinalski
Owner: Adam and Kris Chinalski
Location: 610 Biorka Street
Legal: Portion of Lot 2 Block 15 US Survey 1474
Zone: R-1 single family and duplex residential district
Size: 6411 square feet
Parcel ID: 1-2015-000
Existing Use: Residential
Adjacent Use: Residential
Utilities: Existing
Access: Biorka Street

KEY POINTS AND CONCERNS:

- Neighborhood harmony:
 - Consistency with zoning requirements and neighboring properties
 - Substandard lot size of this lot and surrounding lots
 - Setbacks are intended to provide privacy and access to light and air
 - The need for additional affordable housing has been discussed throughout the comprehensive plan update process
 - Additional structure could result in increased drainage concerns

RECOMMENDATION:

Move to approve the variance request for reduction in the rear setback from 10 feet to 5 feet for the construction of an accessory dwelling unit at 610 Biorka Street.

ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Vicinity Map
Attachment C: Zoning Map
Attachment D: Site Plan
Attachment E: Subdivision Plat
Attachment F: Parcel Pictures

Attachment G: Application
Attachment H: Correspondence
Attachment I: Flood Zone Map
Attachment J: Mailing List
Attachment K: Proof of Payment
Attachment L: Warranty Deed

BACKGROUND

The existing lot at 610 Biorka Street resulted from US Survey 1474 in 1924. The property was currently developed with a single family structure, and the structure was recently demolished. A primary structure is currently under construction. Adjacent lots are residential in use.

The item was considered by the Historic Preservation Commission on December 13 and January 10.

PROJECT DESCRIPTION

The original variance request was for the reduction in the side setback from 8 feet to 5 feet and the rear setback from 10 feet to 8 feet for the construction of a garage with accessory dwelling unit on a 6411 square foot lot. The property is being redeveloped with a primary house and an accessory dwelling unit with garage was proposed.

Prior to the December 19 hearing, the City and Borough of Sitka Electric Department determined that utility infrastructure existed in the side setback. The applicant and Electric Department worked together to reconfigure the proposed site plan to suit the needs of both parties. The new request is for a rear setback variance from 10 feet to 5 feet for the construction of a two-story accessory dwelling unit totaling 960 square feet. A 320 square foot carport would be constructed within setbacks.

The minimum setbacks in the R-1 zone are 20 feet on the front, 10 feet on the rear, and 8 feet on the sides.¹ Setbacks are measured from property lines to eaves, gutters, and drip lines. The proposal would result in 35% building lot coverage, which matches the 35% maximum.

¹ Table 22.20-1—Development Standards

The primary structure has been approved to be reconstructed on the footprint of the prior legal nonconforming structure. The primary structure will be situated 6 feet from the side property line and 19 feet from the front property line.²

Drainage has been a concern in this neighborhood. This property is filled higher than neighboring properties. Conditions of approval will require that all structures are guttered and routed toward the street and/or storm drains. In addition, the property will be required to establish and maintain at least 100 square feet of landscaping to help capture rain water.

A neighbor to the rear has raised concerns for the privacy impacts caused by reducing the setback. The rear neighbor's as-built survey has been attached to the packet to assist commissioners in understanding the concern. The proposed structure will have only one window on the rear wall inside the codified setback, and it is a bathroom window on the first floor. There will be no rear windows on the rear of the second story. If the commission wished, a condition of approval could require that the rear-facing bathroom window be frosted to preserve privacy.

ANALYSIS

Project / Site: The project area is primarily flat. The lot is 6411 square feet, approximately 80% of the 8000 square foot minimum requirement currently set in code.

Zone: R-1: Intent. This zone is intended to provide for primarily for single-family and duplex residences at moderate densities.³

Traffic: The addition of an accessory dwelling unit could result in a minimal increase in traffic. Proposed expansion is situated at the rear of the lot and would not impede pedestrian or motorist visibility.

Parking: The property provides the required four parking spaces for two dwelling units.

Noise: An additional dwelling unit within the setback could result in a minimal increase in residential noise.

Public Health or Safety: Fire concern increases as proximity to the property line increases. Building code requirements to mitigate possible risk will be addressed during the building permit process. Setbacks are intended to protect privacy and access to light and air.

² Sitka General Code 22.24.050(E)2. "Nonconforming structures may be replaced or reconstructed on the same footprint of the original structure..."

³ Section 22.16.040—R-1 District

Habitat: None.

Property Value or Neighborhood Harmony: A variance from required development standards could create neighborhood disharmony. Lots in this neighborhood are substandard size, and the majority of nearby properties do not conform to development standards. A new accessory dwelling unit could increase the value of this property.

Drainage has been a concern in this neighborhood, and increased lot coverage may result in additional runoff. Gutters on new structures should be routed to empty runoff toward street and nearby storm drains.

The comprehensive plan update process has identified this and other downtown neighborhoods for higher density residential development.

Alaska Statute 29.40.040(b)3 states that a variance may not be granted solely to relieve financial hardship or inconvenience.

Comprehensive Plan: The proposed variance for the reduction in the rear setback from 10 feet to 5 feet for the construction of an accessory dwelling unit conforms to the Comprehensive Plan Section 2.4.1 which states, *“To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,”* by allowing for the construction of an accessory dwelling unit on a substandard sized residential lot.

D. Required Findings for Variances. ⁴

1. Required Findings for Variances Involving Major Structures or Expansions. Before any variance is granted, it shall be shown:
 - a) That there are special circumstances to the intended use that do not apply generally to the other properties, *here, that the lot square footage is only 80% of the minimum size requirement prescribed by code;*
 - b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, *here, the development of an accessory dwelling unit;*
 - c) That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels, or public infrastructure, *specifically, that the structure will be located away from the visibility of pedestrians and motorists, and the site plan avoids interference with existing municipal infrastructure;* and
 - d) That the granting of such will not adversely affect the Comprehensive Plan: *specifically, the variance is in line with Comprehensive Plan Section 2.4.1 which states, “To guide the orderly and efficient use of private and public land in a manner which maintains a*

⁴ Section 22.30.160(D)(1)—Required Findings for Major Variances

small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations,” by allowing for the construction of an accessory dwelling unit on a substandard sized residential lot.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to adopt and approve the required findings for major structures or expansions as discussed in the staff report.
- 2) I move to approve the variance request for 610 Biorka Street subject to the condition of approval. The request is for the reduction in the rear setback from 10 feet to 5 feet for the construction of an accessory dwelling unit. The property is also known as Portion of Lot 2 Block 15 US Survey 1474. The request is filed by Adam Chinalski. The owners of record are Adam and Kris Chinalski.

Condition of Approval:

1. All structures shall be guttered and routed toward the street and/or storm drains. The property shall also establish and maintain at least 100 square feet of landscaping to help capture rain water.





City & Borough of Sitka, Alaska

Selected Parcel: 610 Blorka St ID: 12015000

Printed 11/28/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

20 m
100 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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City & Borough of Sitka, Alaska

Selected Parcel: 610 Biorka St ID: 12015000

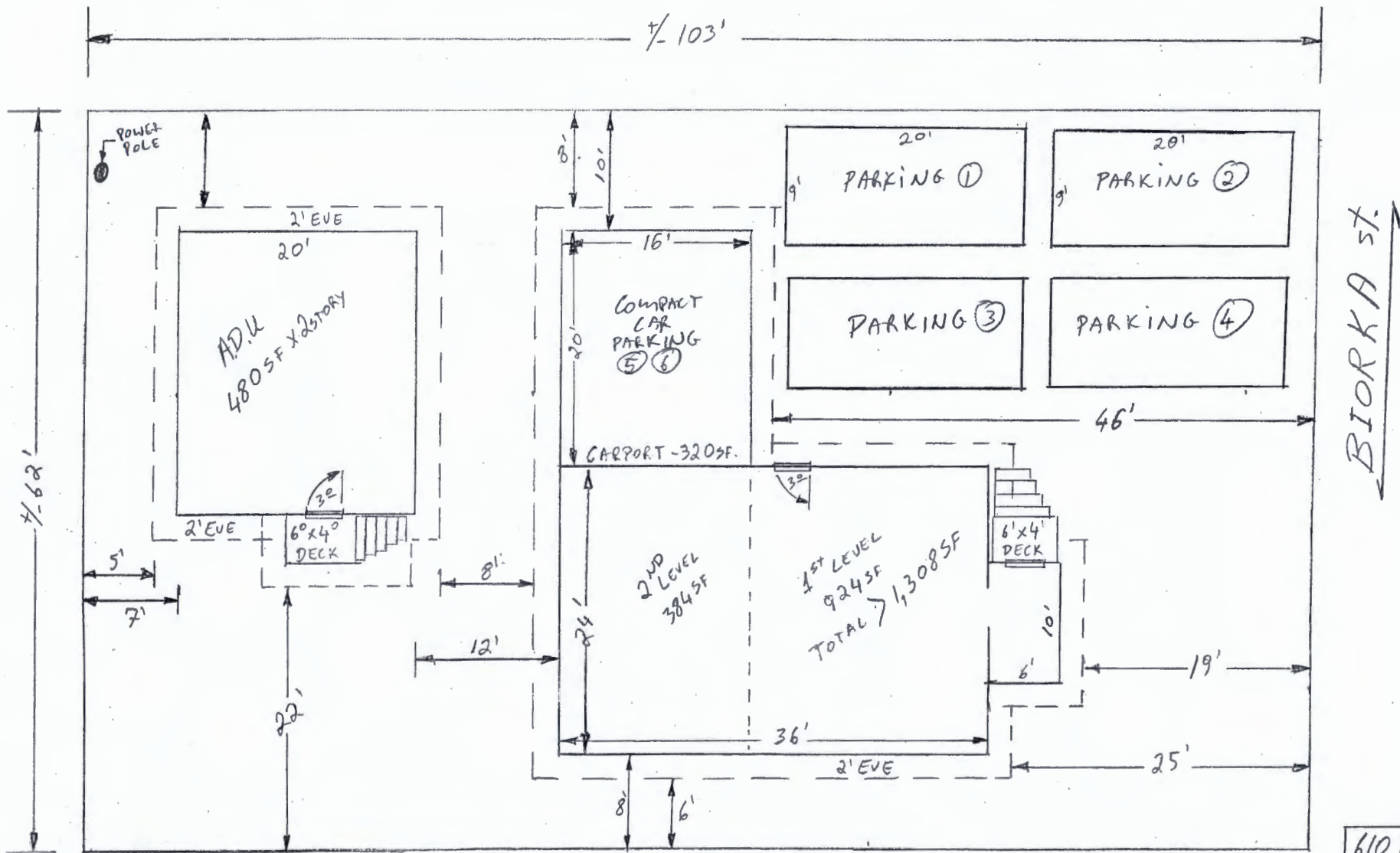
Printed 11/27/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

20 m
100 ft



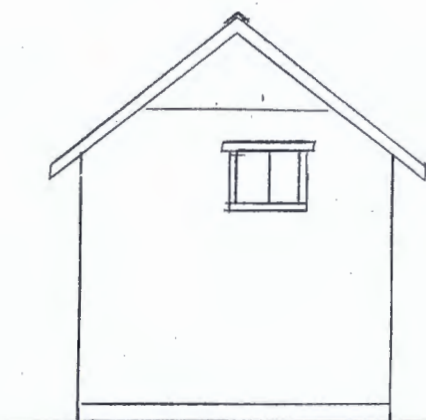
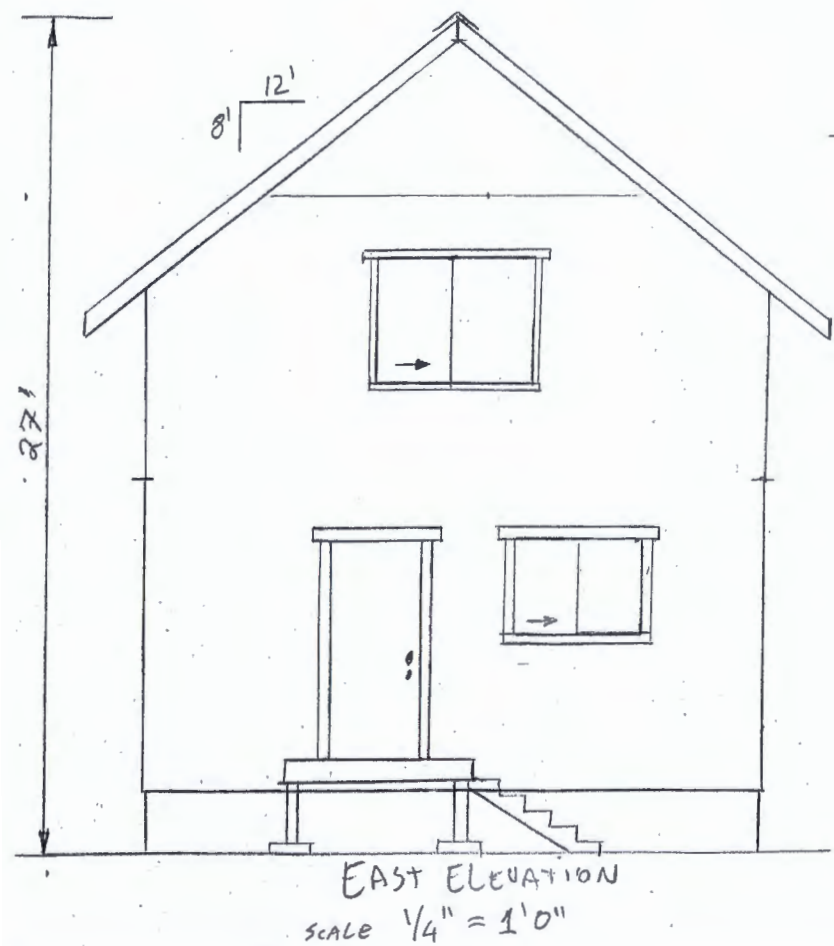
MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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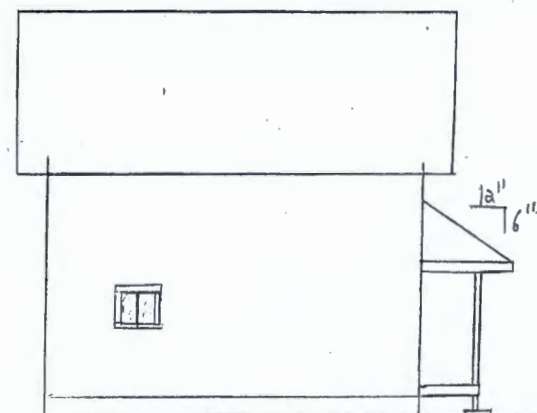


SITE PLAN

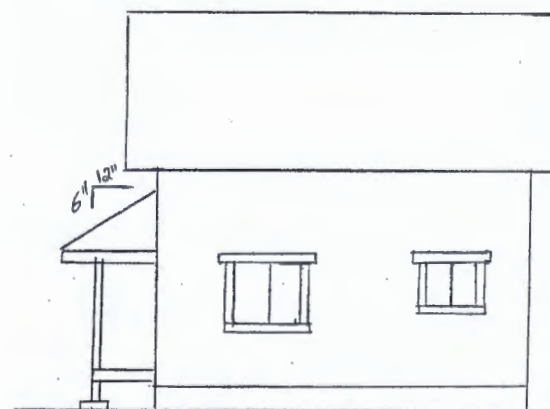
610 BIORKA ST. SITKA
CHINALSKI, ADAM
cel - 360.652.9092
SCALE 1" = 2 FT Jan 11/



WEST ELEV.
SCALE $\frac{1}{8}" = 1'0"$



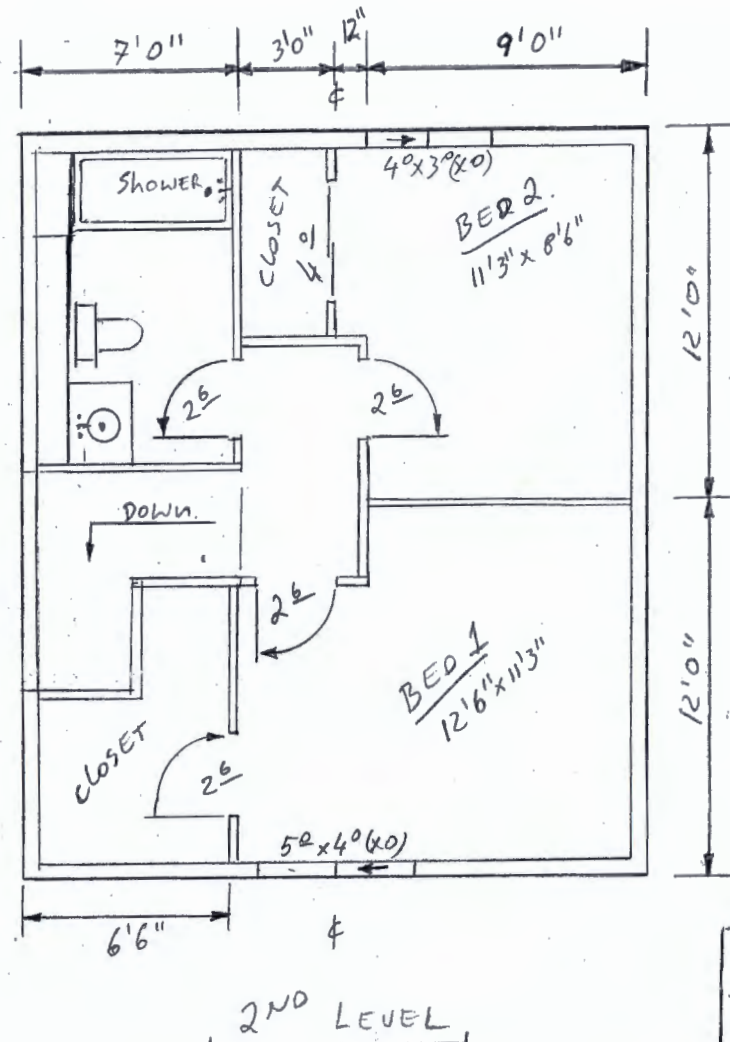
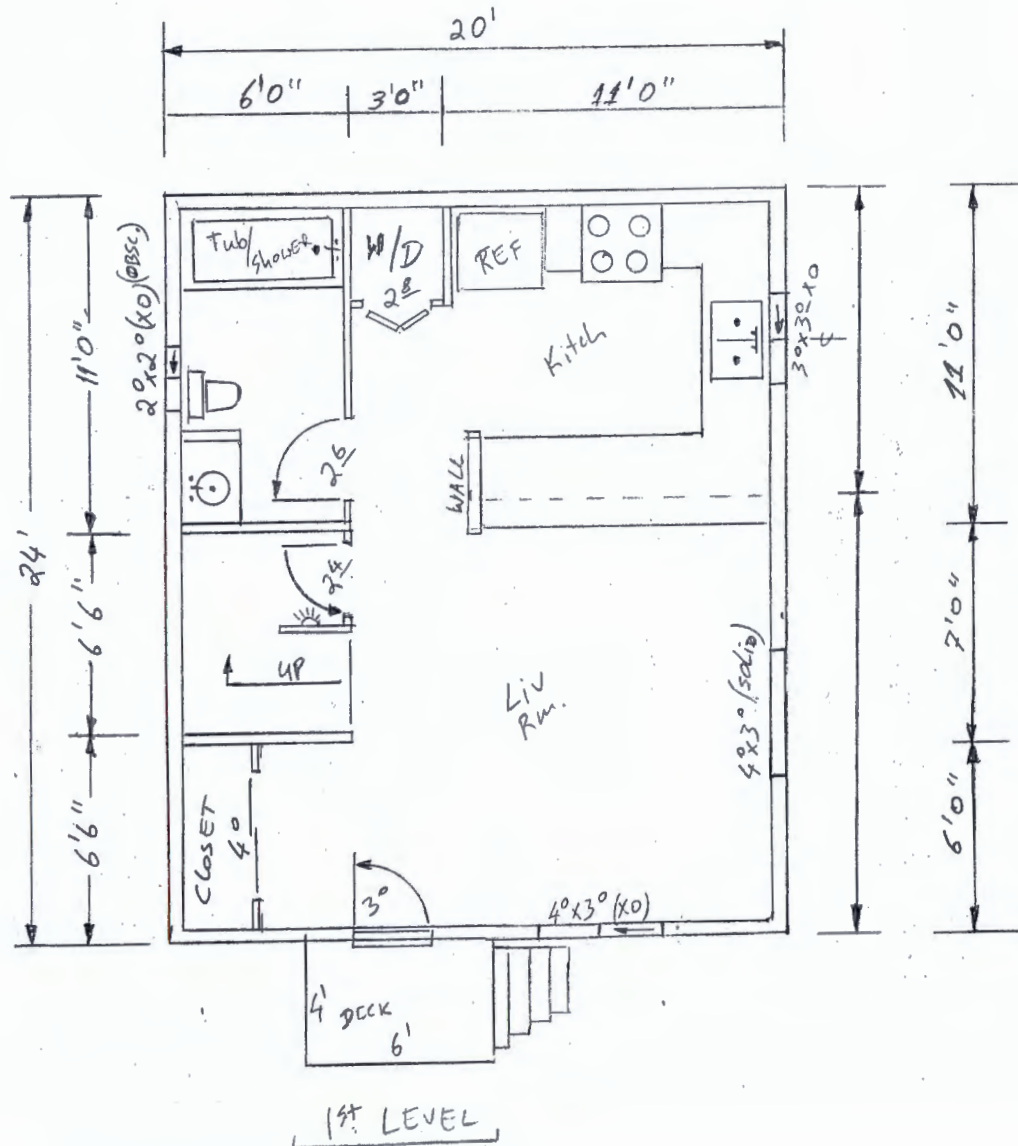
SOUTH ELEV.
(OGA ST.)
SCALE $\frac{1}{8}" = 1'0"$



NORTH ELEV.
(BIORKAST)
SCALE $\frac{1}{8}" = 1'0"$

610 BIORKAST SITKA, CHINALSKI ADAM 360.652.9092 11.1.2010

INT. LAY OUT

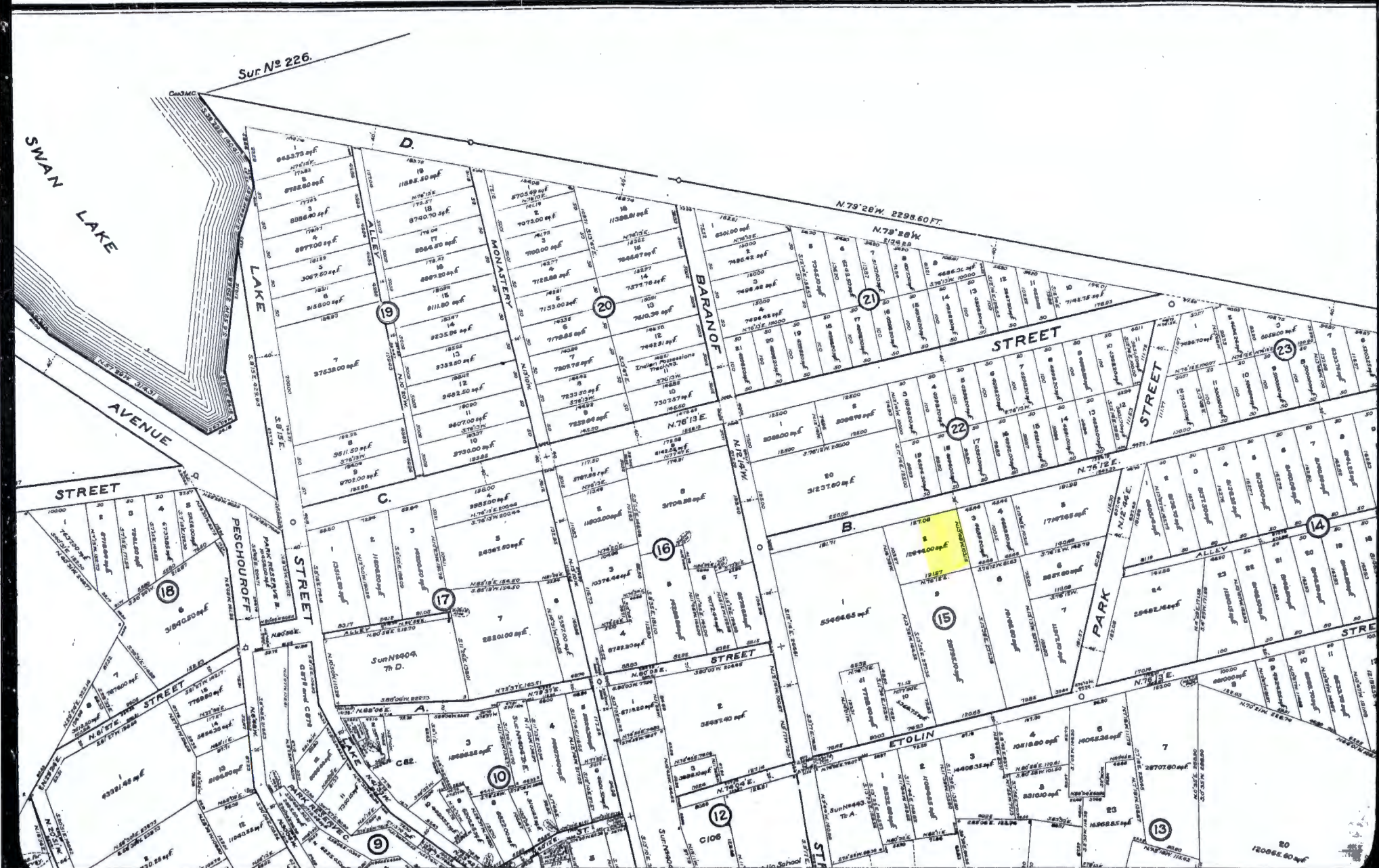


Biorca St.

610 BIORKA ST.
SITKA

CHINALSKI, ADAM
360.652.9092

SCALE = 12" Jan/11/2018











CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

RECEIVED NOV 17 2017

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☒ VARIANCE

☒ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Build garage (624sf) with Accessory
Dwelling Unit (624sf) Above it.
Setback reduction for STAIRCASE & EYES.

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): residential PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Adam Chinalski

PROPERTY OWNER ADDRESS: 2174 HPR Sitka.

STREET ADDRESS OF PROPERTY: 610 BIORKA ST

APPLICANT'S NAME: ADAM Chinalski

MAILING ADDRESS: 2174 HPR. Sitka

EMAIL ADDRESS: hmrrepair guy@gmail.com DAYTIME PHONE: cel. 360.652.9092

PROPERTY LEGAL DESCRIPTION:

TAX ID: 12015000 LOT: Pt 2 BLOCK: 15 TRACT: _____

SUBDIVISION: _____ US SURVEY: 1474

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

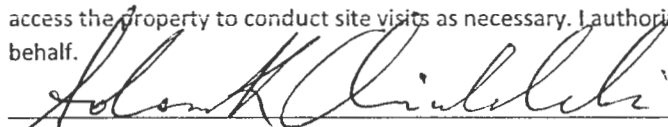
- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

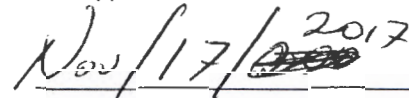
- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.



Owner



Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

Applicant (If different than owner)

Date



City and Borough of Sitka

Electric Department

105 Jarvis Street, Sitka, Alaska 99835

(907) 747-4000, FAX (907) 747-3208

www.cityofsitka.com

Anthony M. Bird, T&D System Manager (907) 747-4008

December 26th, 2017

CBS Planning Department

Re: 610 Biorka Street variance

To: Michael Scarcelli / Samantha Pierson

Michael and Samantha,

610 Biorka Street has a back lot line powerline currently serving this lot and the three residences on two sides of the property.

Mr. Chinalski has agree to a modification to his existing site plan for accommodating CBS Electric Department infrastructure for service and maintenance.

In order for CBS Electric to modify our infrastructure to accommodate the previous variance request CBS Electric would have considerable time and money invested. This would require modification of neighboring homes, service entrances and pole line access not currently granted. CBS Electric is satisfied we can maintain the existing facilities with the newly proposed variance.

We are currently working to upgrade the existing powerlines in this neighborhood and plan to address these facilities as part of this process.

Thank You for your consideration,

Tony Bird
T&D System Manager

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 11/17/2017

To: ADAM CHINAIOSKI

2174 HPE

SITKA, AK 99835

PAID

NOV 17 2017

CITY & BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002

PLANNING & ZONING

Variance ✓	75.00
Conditional Use Permit ✓	100.00
Minor Subdivision	
Major Subdivision	
Zoning Map Change	
Zoning Text Change	
Lot Merger	
Boundary Line Adjustment	
General Permit	
Appeal of Enforcement Action (Pending)	
Other	
Sales Tax 5%	8.75
TOTAL	\$ 183.75

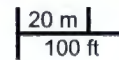
Thank you



City & Borough of Sitka, Alaska

Selected Parcel: 610 Biorka St ID: 12015000

Printed 11/27/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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Parcel ID: 1-1225-000
Jones, Linda, M
Jones, Pete, J
4118 Halibut Point Rd
Sitka AK 99835

Parcel ID: 1-1225-001
City and Borough of Sitka
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-1320-000
Nunes, Alice, A
McLeod, Adam, B
P.O. Box 6537
Sitka AK 99835-6537

Parcel ID: 1-1325-000
Curran, Richard, J
P.O. Box 1336
Sitka AK 99835-1336

Parcel ID: 1-1340-000
Krug, Susan, M
2013 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-1360-000
Lostotter, Toni
614 Etolin St
Sitka AK 99835

Parcel ID: 1-1665-000
The Corp of the Catholic Bishop of
P.O. Box 495
Sitka AK 99835

Parcel ID: 1-1700-000
Adams, David, T
Adams, Rachel, M
210 Park St
Sitka AK 99835

Parcel ID: 1-1950-001
Dagnillo, Ann, T
703 Etolin St
Sitka AK 99835

Parcel ID: 1-1950-002
Kendall, Barbara
Solovyov, Eugene
206 Park St
Sitka AK 99835

Parcel ID: 1-1960-000
Scalcucci, David, P
Anthony, Nancy, L
200 Park St
Sitka AK 99835

Parcel ID: 1-1990-000
Hames Corporation
208 Lake St, Ste B
Sitka AK 99835

Parcel ID: 1-2007-000
Kauffman, Duane
607 Oja St
Sitka AK 99835

Parcel ID: 1-2010-000
Edenso, Jr, Robert, R
608 Biorka St
Sitka AK 99835

Parcel ID: 1-2015-000
Chinalski, Adam
Chinalski, Kris
2176 Halibut Point Rd
Sitka AK 99835

Parcel ID: 1-2020-000
Holmgren, Elizabeth, B
Holmgren, Eric, G
612 Biorka St
Sitka AK 99835

Parcel ID: 1-2022-000
Olmstead, Louise
Olmstead, Timothy, J
211 Park St
Sitka AK 99835

Parcel ID: 1-2024-000
Miller, Clinton, O
Miller, Marina
P.O. Box 1124
Sitka AK 99835-1124

Parcel ID: 1-2026-000
Kirkness, Jacob, O
OToole, Kerri, L
616 Biorka St
Sitka AK 99835

Parcel ID: 1-2030-000
Dennard, Robert, A
209 Park St
Sitka AK 99835

Parcel ID: 1-2075-000
Marx, Brandon, C
Marx, Jamey, I
P.O. Box 6171
Sitka AK 99835

Parcel ID: 1-2080-000
Blankenship, John, A
P.O. Box 2765
Sitka AK 99835-2765

Parcel ID: 1-2085-000
Evans, Janet, L
Evans, Daniel, R
611 Etolin St
Sitka AK 99835

Parcel ID: 1-2090-000
Evans, Daniel, R
Evans, Janet, L
611 Etolin St
Sitka AK 99835

Parcel ID: 1-2100-000
Glaab, Pat, G
Todd, Christine, A
609 Oja St
Sitka AK 99835

Parcel ID: 1-2102-000
Newman, Kathryn, E
613 Oja St
Sitka AK 99835

Parcel ID: 1-2105-000
Murray, Robert, C
609 Etolin St
Sitka AK 99835

Parcel ID: 1-2110-000
Speck, Eric
Speck, Brita
607 Etolin St
Sitka AK 99835-7639

Parcel ID: 1-2120-000
Brown, Judith, A
607 Oja St
Sitka AK 99835

Parcel ID: 1-2130-000
Norwood Paul, H
Schafer, Brooke, McCay
605 Etolin St
Sitka AK 99835

Parcel ID: 1-2135-000
Hackett, Phyllis, A
707-C Lake St
Sitka AK 99835

Parcel ID: 1-2140-000
Klingler, Mark
Klingler, Denise
603 Etolin St
Sitka AK 99835

Parcel ID: 1-2150-000
City and Borough of Sitka
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-3050-000
Barruga, Jeremy, M
612 Degroff St
Sitka AK 99835

Parcel ID: 1-3055-000
Davis, Ronald, E
P.O. Box 11
Sitka AK 99835-0011

Parcel ID: 1-3080-000
Rieta, Pedro
Rieta, Shirley
619 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3085-000
Carbillon, Rogelio and Tilda
Carbillon Revocable Trust
617 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3090-000
Rofkar, Graig
Jones, Peter and Linda
615-A Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3095-000
Rauscher, Bud, W
Rauscher, Evelia, M
P.O. Box 379
Skagway AK 99840

Parcel ID: 1-3100-000
Sparks Rev Trust, Janet
611 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3105-000
Welch, Bridget, L
P.O. Box 6613
Sitka AK 99835-6613

Parcel ID: 1-3110-000
Smith, Donald, H
135 NE 59th St
Seattle WA 98105

Parcel ID: 1-3115-000
Main, Doris, A
605 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3150-000
City and Borough of Sitka
100 Lincoln St
Sitka AK 99835

Parcel ID: 1-3160-000
McConnell, Mildred, L
McConnell, Michael, D
606 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3170-000
McNally Revocable Trust
McNally, William and Mary (Trustees)
608 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3175-000
Tisher, Jerry, N
Tisher, Susan, N
P.O. Box 1634
Sitka AK 99835-1634

Parcel ID: 1-3180-000
Sibayan, Michael, F
612 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3185-000
Danielson, Mark
Danielson, Amy, R
P.O. Box 782
Sitka AK 99835-0782

Parcel ID: 1-3190-000
Cranford, Breezy, H
Cranford, Gary
616 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3195-001
US Dept of Agriculture, RD
P.O. Box 790170
St Louis MO 63179-0170

Parcel ID: 1-3195-002
Foster, Kathryn, L
620 Sawmill Creek Rd
Sitka AK 99835

Parcel ID: 1-3216-000
Dunn, Gregory
Dunn, Jamie
303 Park St
Sitka AK 99835

Parcel ID: 1-3217-000
Warren, Craig
Warren, Lesley
301 Park St
Sitka AK 99835

Parcel ID: 1-3230-000
Mosher, Elizabeth, L
Mosher, Ronald, F
617 Biorka St
Sitka AK 99835

Parcel ID: 1-3235-000
Danielson, Mark
Danielson, Amy, R
P.O. Box 782
Sitka AK 99835-0782

Parcel ID: 1-3240-000
Pitts, Howard
106 Sand Dollar St
Sitka AK 99835

Parcel ID: 1-3245-000
Knowles, Fredrick, B
P.O. Box 6626
Sitka AK 99835-6626

Parcel ID: 1-3250-000
Martin, Maria, W
609 Biorka St
Sitka AK 99835

Parcel ID: 1-3260-000
Armstrong, Theodore, A
Ferguson Armstrong, Lana
1613 6th St
Daphne AL 36526

Parcel ID: 1-3275-000
Thielke, John
Thielke, Karen
19518 NW 14TH Ave
Shoreline WA 98177-2702

Parcel ID: 1-3280-000
Romar Holdings LLC
208 Lake St, Ste B
Sitka AK 99835

Parcel ID: 1-3283-000
Romar Holdings LLC
208 Lake St, Ste B
Sitka AK 99835

Parcel ID: 1-3285-000
Romar Holdings LLC
208 Lake St, Ste B
Sitka AK 99835

Parcel ID: 1-3290-000
Nasseri, Dalila
607 Biorka St
Sitka AK 99835

P&Z Mailing
December 8, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 11/17/2017

To: ADAM CHINALSKI
2174 HPE
SITKA, AK 99835

PAID

NOV 17 2017

CITY & BOROUGH OF SITKA

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance ✓	75.00
Conditional Use Permit ✓	100.00
Minor Subdivision	
Major Subdivision	
Zoning Map Change	
Zoning Text Change	
Lot Merger	
Boundary Line Adjustment	
General Permit	
Appeal of Enforcement Action (Pending)	
Other	
Sales Tax 5%	8.75
TOTAL	\$ 183.75

Thank you



AFTER RECORDING, RETURN TO:

Adam Chinalski
Kris Chinalski
2176 HPR
Sitka, AK 99835

AETIA/54322

DEED OF PERSONAL REPRESENTATIVE

The GRANTOR, **Ralph W. Brady**, as **Personal Representative of the Estate of Isabella Brady, Deceased**, Probate File No. **1SI-17-36PR**, State of Alaska in the **First Judicial District**, whose address is **2716 #26, HPR, Sitka, AK 99835**, and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold, quitclaimed and conveyed, and by these presents does grant, bargain, sell, quitclaim, convey and transfer to the said **ADAM CHINALSKI and KRIS CHINALSKI, husband and wife, as tenants by the entirety with full right of survivorship**, Grantees, whose mailing address is **2176 HPR, Sitka, AK 99835**, and to the heirs and assigns, forever, all of the right, title and interest that the Estate of Isabella Brady, at the time of her death, and also all of the right, title and interest that said Estate, by operation of law or otherwise, may have acquired, in and to the following described real estate located in the Sitka Recording District, First Judicial District, State of Alaska:

The East one-half of Lot No. 2, in Block No. 15, Sitka Townsite, as shown on the official plat thereof, U.S. Survey No. 1474 Tract A and more particularly described as follows:

Begin at the Northwest corner of Lot 2 in said Block 14, hereinafter referred to as Corner No. 1; thence South 76 deg. 12 min. West a distance of 63.54 feet to Corner No. 2; thence in a Southerly direction to a point on the south boundary line of said Lot No. 2, Block No. 15, which point is South 76 deg. 12 min. West a distance of 60.985 feet from the southeast corner of said Lot No. 2, Block 15, to Corner No. 3; thence North 76 deg. 12 min., East a distance of 60.985 feet to Corner No. 4; which corner is Identical with the southeast corner of said Lot No. 2, Block 15; thence North 13 deg. 48 min. West a distance of 103.15 feet to Corner No. 1 and point of beginning located in the Sitka Recording District, First Judicial District, State of Alaska

PERSONAL REPRESENTATIVE'S DEED -1-
A-4350-5523

$$\begin{array}{r} 48 + 21 \\ 48 + 24\frac{1}{4} \\ 48 + 48 \end{array}$$

PT. 2

PT. 2

S 76° 12' W

PT. 9
609

62-10
PT 8 & 9
611

140-05

2' W.C.

SIDEWALK

E OJA STREET

STATE OF ALASKA
49TH
David F. Stragier
No. 33374
REGISTERED PROFESSIONAL LAND SURVEYOR

I, NOEL F. STRAGIER, being a Registered Land Surveyor in the State of Alaska, having inspected PT. LOTS 8 & 9, BLOCK 15, USS 1474-A, hereby certify that the improvements located thereon lie wholly within the property lines and that improvements on adjacent properties do not encroach upon the subject property.

- 5/8" REBAR WITH SURV-KAP
SET THIS SURVEY

AS-BUILT PLOT PLAN

PT. LOTS 8 & 9
BLOCK 15, USS 1474-A

PREPARED FOR: MRS. FRANKLIN
BOX 759
SITKA, AK 99835

PREPARED BY: **STRAGIER**
ENGINEERING SERVICES
DATE: **3/83**
P.O. Box 4555 Sitka, Alaska 99835
(907) 747-5833