



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 17-09
Proposal: Subdivision replat to incorporate accreted lands into existing lots
Applicant: James Brennan
Owner: James T. Brennan/Mark N. Young & Dawn L. Young
Location: Baranof Warm Springs
Legal Desc.: Lot 2 and Portion of Lot 1 Block 7 US Survey 3291 A&B
Zone: Recreation District
Size: Existing Lot 2: 3825 square feet
Existing Pt. Lot 1: 3400 square feet
Proposed Lot 1A: 4254 square feet
Proposed Lot 2: 4581 square feet
Parcel ID: 4035000 & 4034700
Existing Use: Recreational Residential
Adjacent Use: Recreational Residential
Utilities: Private
Access: Warm Springs Bay and Spring Street

KEY POINTS AND CONCERNS:

- Boardwalk that is currently within state tidelands and outside the applicants' property would come within the proposed plat of accretion. Therefore, necessary easements and potential maintenance and access agreements are necessary conditions of approval.

RECOMMENDATION: Approve the replat subject to the attached conditions of approval.

BACKGROUND/PROJECT DESCRIPTION:

This replat request is intended to claim tidelands that have risen due to accretion within parcel (rebound from glacial melt). The upland owners now have a legal claim to those lands. A quiet title action with the state is pending and this plat approval is part of that process.

Title 21

The purposes of the subdivision regulations are: to promote and protect the public, health, safety and welfare; provide for appropriate roads, streets, and access; provide for useful, adequate and convenient open space; provide for means for efficient transportation, mobility, and access; assure adequate utilities; provide for emergency response accessibility; provide adequate recreation, light, and air; avoid population congestion; facilitate orderly development and growth; and accurate surveying.¹

Title 22:

The minimum lot area for the Recreation (R) District is open. Regardless, in this case due to existing nature of subdivided parcels with existing structures, coupled with the fact that this is adding to each parcel, the default, common sense conclusion is that the lot area is adequate.

Project Analysis

Site: The proposal shows a boardwalk that will need to be addressed in regards to ownership, access easement, and maintenance agreement.

Utilities: Boardwalk could be used as a means to hold water or electrical lines.

Access, Roads, Transportation, and Mobility: (see above regarding Boardwalk)

Public, Health, Safety and Welfare: (see above regarding Boardwalk).

Rec, Light, Air: Lack of access to boardwalk could impact recreation uses.

Orderly and Efficient Layout and Development: Lack of access easement to Boardwalk could impact efficient layout.

FINDINGS

¹ SGC Section 21.04.020

It can be found that as modified and conditioned that the proposed replat with conditions requiring an easement for the boardwalk complies with all pertinent development codes, complies with the Comprehensive Plan, and also does not negatively impacts the public's health, safety, and welfare.

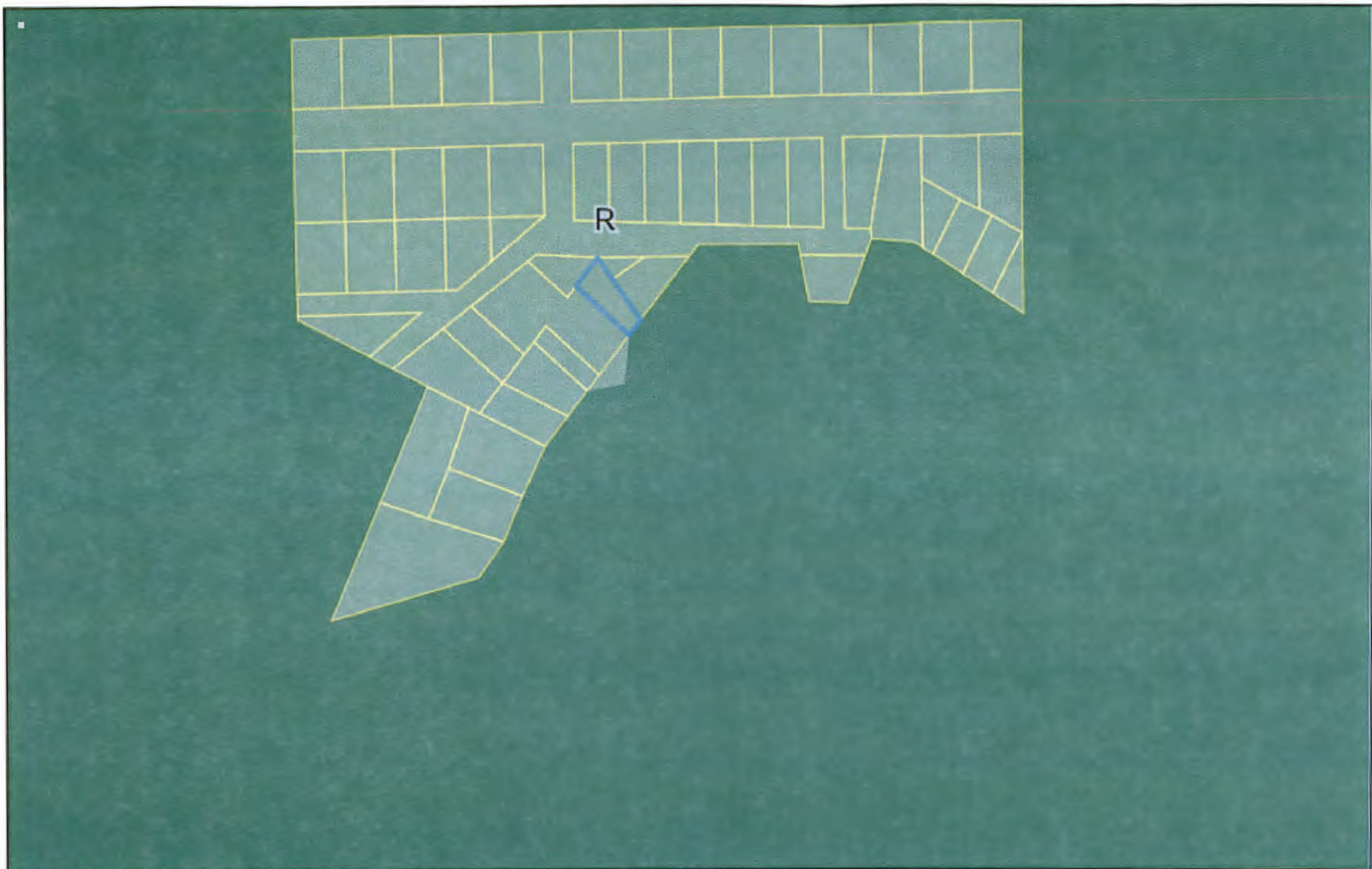
MOTIONS

1. I move to find that as modified and conditioned that the proposed replat with conditions requiring an easement for the boardwalk complies with all pertinent development codes, complies with the Comprehensive Plan, and also does not negatively impacts the public's health, safety, and welfare.
2. I move to **approve** the subdivision replat request for properties at Baranof Warm Springs subject to the attached conditions. The properties are known as Lot 2 and the Southerly Portion of Lot 1, Block 7, US Survey 3291 A&B and adjacent accreted tidelands. The request is filed by James Brennan. The owners of record are James Brennen and Mark and Dawn Young.
 - a. Conditions of Approval:
 - i. The plat shall show note and detail an access easement for the boardwalk.
 - ii. If required by the municipality, documents detailing the access easement and any required maintenance rights or liabilities shall be approved by the municipality prior to recording and referencing on any final plat. Legal and administration will work with the application to meet this condition of approval. If documents are required, these shall also be noted on the plat.
 - iii. The plat shall follow all recording requirements including proper monumentation. Secondary monuments shall be placed at all angle points, and at least one primary monument shall be located along the boundary line.
 - iv. All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.

ATTACHMENTS:

- I. Staff Documents
 - a. Maps
 - b. Example Easement Documents: from 2004
- II. Applicants' Documents
 - a. CBS Application and correspondence/narrative
 - b. Pictures
 - c. Plat(s)

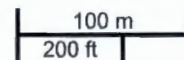




City & Borough of Sitka, Alaska

Selected Parcel: Baranof Warm Springs ID: 40350000

Printed 12/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



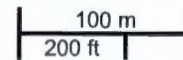
This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

Selected Parcel: Baranof Warm Springs ID: 40350000

Printed 12/22/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



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City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Alan

June 28, 2004

James T. Brennan, Esq.
Hedland, Brennan, Heideman & Cooke, PC
1227 W. 9th Avenue, Suite 300
Anchorage, Alaska 99501-3218

VIA FAX and MAIL

RE: Baranof Warm Springs Boardwalk Easements

Dear Jim:

I appreciated the opportunity to talk with you last week about the easements the City and Borough of Sitka is seeking at Baranof Warm Springs. At your request, here are copies of the single-parcel easements that the City and Borough would like to get and have sent out to the property owners. As we discussed, these easements help the property owners because they clarify the legal status of the boardwalk that all the property owners use. It would be greatly appreciated if you could help the City and Borough obtain these easements speedily.

Thank you very much.

Sincerely,

Clifford J. Groh, II
City and Borough Attorney

Enclosures



City and Borough of Sitka

PUBLIC SERVICES

100 LINCOLN STREET • SITKA, ALASKA 99835

PHONE (907) 747-1804 FAX (907) 747-3158

28 June 2004

Mr. James T. Brennan
1006 "G" Street
Anchorage, AK 99501

Subject: Easement for Existing Boardwalk
Baranof Warm Springs, Alaska

Dear Mr. Brennan,

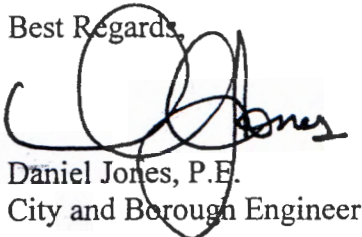
The City and Borough of Sitka Engineering and Legal Departments are working on the continuing property problem associated with the Baranof Warm Springs boardwalk from the dock to the falls. The boardwalk crosses your property. The purpose of this letter is to seek an easement for this small area.

Attached please find a proposed easement. It has been written to recognize the improvements that are within the proposed easement, so that the act of granting the easement will not generate an encroachment.

We are also working with the State of Alaska to obtain a 20' strip of property across the waterside of your property and your neighbors' properties, to accommodate the portions of the boardwalk that are in that area. Although we have no current plans for maintenance or replacement of the boardwalk, it is our intention that, should the boardwalk be replaced in the future, it would be moved fully into this 20' strip. If and when that happens, it is our intention that we would vacate the easements we are now requesting.

Please review the attached easement and sign it as indicated (in the presence of and with the certification of a Notary) if it is correct and acceptable to you, and return the originals to this office. If you have any questions or believe that there are any corrections that need to be made, please contact me at your earliest convenience.

Best Regards,



Daniel Jones, P.E.
City and Borough Engineer

File: 80130

Please return to: City and Borough of Sitka
Legal Department
100 Lincoln Street
Sitka, Alaska 99835

GRANT OF ACCESS AND UTILITY EASEMENT

James T. Brennan, the current owner of Lot 2, Block 7, USS 3291, Baranof Warm Springs Alaska, hereby grants a public access and utility easement for a boardwalk or another form of pedestrian way at Grantee's discretion as well as for public and private utilities, within or adjacent to the owners' property, subject to the owners' existing improvements within the easement. The grant of this easement is in perpetuity unless vacated by the City and Borough of Sitka. The easement shall run with the land, and shall be binding and be effective as against future owners. The easement is more particularly described as follows:

Commencing at a brass capped monument marking the Witness Corner to Corner 1, M.C. U.S. Survey 3291; thence S65°00'E 49.83 feet to Meander Corner 1; thence N37°28'E along the platted meander line a distance of 202.88 feet to the true point of beginning, said point being the property corner common to Lot 2, Block 7, U.S. Survey 3291 and to Lot 1, Southwick Subdivision, filed as Plat 96-22 in the Petersburg, Alaska, Recording District; thence continuing along the meander line N37°28'E 26.55 feet to the northerly boundary of Lot 2; thence N39°22'W 8.75 feet along said boundary; thence S38°59'W 25.24 feet along a line parallel to and 5.00 feet northwesterly of the northwesterly edge of the existing boardwalk; thence continuing parallel to the boardwalk S27°43'W 3.37 feet to the southerly property line of Lot 2; thence along said property line S52°32'E 8.62 feet to the true point of beginning, containing 245 square feet, more or less.

A pictorial representation of the easement, the owner's existing improvements within the easement, and the easement's relationship to the existing boardwalk is shown in the attached drawing, "Baranof Warm Springs Lot 2, Block 7, USS 3291," Sheet 4/9.

This easement is effective on the date of signing of this document

Date

James T. Brennan

State of Alaska)
)ss. ACKNOWLEDGMENT
Third Judicial District)

THIS CERTIFIES that on this ____ day of _____, 2004, James T. Brennan personally appeared before me to be the person who executed the foregoing Grant Of Access and Utility Easement and stated that he is the authorized signer of this Grant Of Access and Utility Easement and he acknowledged that he executed it.

Notary Public for Alaska

My Commission Expires: _____

(SOUTH) POR.
LOT 1

LOT 2
BRENNAN

SOUTHWICK
SUBD.

EXISTING BOARDWALK
AT 5/16

TRACT 2
SUBJECT
AREA
PROPOSED
BOARDWALK
CORRIDOR

EXISTING BOARDWALK

WARM SPRINGS
BAY

SUBJECT AREA 5

PROPOSED
BOARDWALK
CORRIDOR

O'NEILL
SURVEYING AND ENGINEERING
P.O. BOX 1849
SITKA, ALASKA 99835

BARANOF
WARM SPRINGS
LOT 2, BLOCK 7, USS 3291

DRAWN:	SCALE:
CHECKED:	DATE:
DRAWING NAME	IND. LOTS
SHEET NO.	/



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request project in case of emergency, or in case of adverse effect on the
2. Review guidelines and provide the information.
3. Fill out the application, the request will be considered within a certain time.
4. Submit all supporting documents and fees to the city.

APPLICATION FOR:

☐ VARIANCE

☐ CONDITIONAL USE

☐ ZONING AMENDMENT

☒ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: In Baranof Warm Springs; a subdivision/re-plot
combining two accreted tracts of tidelands with the adjacent upland lots.

PROPERTY INFORMATION:

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

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

APPLICANT INFORMATION:

PROPERTY OWNER: James and Lani Brennan and Mark and Dawn Young

PROPERTY OWNER ADDRESS: 1006 G St, Anchorage AK 99501 PO Box 2016, Sitka, AK 99835

STREET ADDRESS OF PROPERTY: _____

APPLICANT'S NAME: James Brennan

MAILING ADDRESS: _____

EMAIL ADDRESS: brennanalaska@gmail.com DAYTIME PHONE: 907-342-2776

PROPERTY LEGAL DESCRIPTION:

TAX ID: ^{BRENNAN} 40350000; ^{Young} 40347000 LOT: 2nd Portion Lot 1 BLOCK: 7 TRACT: _____

SUBDIVISION: _____ US SURVEY: 3291 A & B

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
- NA ☐ Plat Certificate from a title company
- ☒ Topographic information
- NA ☐ 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.

Mark & Dawn Young
Owner

12/15/17
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

100 Lincoln St.

Sitka, Alaska 99835

Attn: Planning Dept.

Re: Minor Subdivision Application Fee

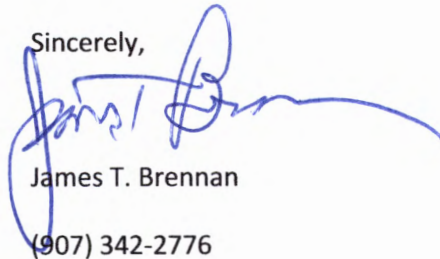
CBS Representative:

Enclosed is my check for \$52.50, in payment of your 8/30/17 invoice for the above referenced fee relating to the Baranof Shore Subdivision, in Baranof Warm Springs. I understand that our application is up for review and hearing at the Platting Commission hearing on the proposed subdivision/replat on Tuesday, January 16, 2017 at 7 p.m. Our surveyor, Pat O'Neill, has provided the department with the required supplemental information, including the proposed plat featuring monuments. Mr. O'Neill will attend the hearing, and I will seek to attend telephonically.

This application arises out of the effort by Jim and Lani Brennan, owners of Lot 2A, and Mark and Dawn Young, owners of Lot 1A, to gain title to the "accreted" seaward uplands of their properties, via a quiet title action which has been filed in State Superior Court, pursuant to their rights as riparian owners of the uplands. The process requires that the Borough first approve the proposed plat of the subdivision incorporating the accreted lands, after which the State DNR reviews the matter, in anticipation of a stipulation between the State and the owners to conveyance of the accreted lands by a court judgment, which would result in a document recordable in the land records of the Recorder's Office.

If the department has any questions for myself or Mr. O'Neill in advance of the hearing, please let us know. Otherwise, we will be available at the hearing to respond to questions from the Commission.

Sincerely,



James T. Brennan

(907) 342-2776

Cc/Mark and Dawn Young

Pat O'Neill, O'Neill Surveying and Engineering

O'NEILL SURVEYING & ENGINEERING

P.O. BOX 1849, SITKA, ALASKA 99835
PHONE (907) 747-6700
FAX (907) 747-7590



September 1, 2017

RE: Jim Brennan Subdivision (Baranof Warm Springs)

CBS Planning Dept.
100 Lincoln ST
Sitka, AK 99835

Mike & Samantha,

Attached please find a copy of our preliminary plat (Baranof Shore Subdivision), the existing Townsite of Baranof plat, photos of the accreted properties fronting the Young's and Brennan's lots, and copies of the owner's individual deeds.

Jim Brennan has copies of the application forms, which he has been asked to sign and return to CBS, and your application invoice.

Please let me know if you require further information or have any questions.

Pat O'Neill

WARRANTY DEED WITH RESERVE LIFE ESTATE

The grantor, RICHARD BRENNAN, a widower of Petersburg, Alaska, for and in consideration of \$10.00 in hand paid, conveys and warrants to JAMES T. BRENNAN, the following described real estate:

Lots 2, 9, and 10, in Block 3; Lots 5 and 7 in Block 4; and Lot 2 in Block 7, all in the Townsite of Baranof, Petersburg Recording District, First Judicial District, State of Alaska, according to the official plat of survey of said townsite;

Together with existing water rights and pipeline rights appertaining to said property, acquired by any means and held by grantor;

SUBJECT TO: Reservations in the respective United States Patents,

located in the State of Alaska.

Grantor reserves the use, rent and benefits from said property, and the right to operate and control said property during the terms of his natural life.


DATED this 1 day of ~~August~~ Sept, 1972.


Richard Brennan

STATE OF ALASKA)
: SS.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 1st day of ~~August~~ Sept, 1972, in Petersburg, Alaska, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared RICHARD BRENNAN, known to me to be the person he represents himself to be, and who executed the above and foregoing Warranty Deed with Life Reserve, and who acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day, month and year in this certificate first above written.


Notary Public, State of Alaska
My commission expires: _____

District Magistrate

RECORDED - FILED

Petersburg REC. DIST.

DATE Sept 1 1972

TIME 3 30 P.M.

Requested by R. Brennan

Address Box 142
PSA

Filed for Record at Request of:
First American Title of Alaska
33532
AFTER RECORDING MAIL TO:

Name Mark Young & Dawn Young
Address P.O. Box 2016
City, State Zip Sitka, AK 99835

Escrow Number: 204-0287

Statutory Warranty Deed

THE GRANTOR Earl D. Nicol and Sandra R. Nicol as to an undivided one-half (1/2) interest

whose mailing address is: 4001 Cooper Lane, Cody, WY 82414

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
Mark N. Young and Dawn L. Young, husband and wife,
in hand paid, conveys and warrants to ~~Mark N. Young and Dawn L. Young, husband and wife,~~
as tenants by the entirety

the following described real estate, situated in the Recording District of Petersburg
State of Alaska:

Lot One (1), Block Seven (7), Baranof Townsite, U.S. Survey 3291 A & B, Excepting therefrom that portion commencing at the most Westerly corner of said lot; thence Easterly along the Northerly boundary of said lot to the most Easterly corner thereof; thence Southwesterly along the southwesterly boundary of said lot 25.00 feet, thence Westerly to the point of beginning, Petersburg Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated this 13th day of December, 2004

Earl D. Nicol
Earl D. Nicol

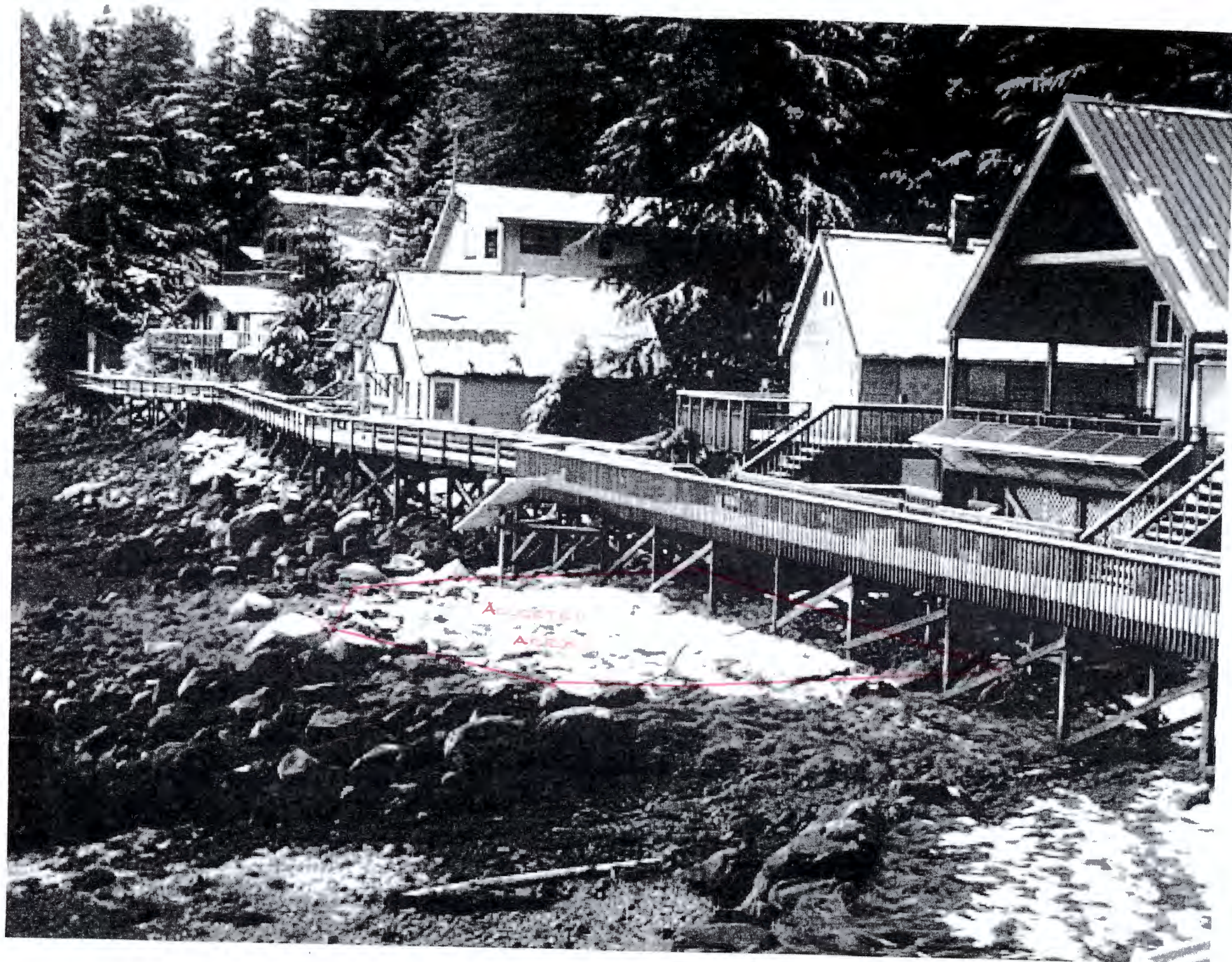
Sandra R. Nicol
Sandra R. Nicol

STATE OF Wyoming)
County of Park) ss:

THIS IS TO CERTIFY that on this _____ day of December, 2004, before me the undersigned Notary Public, personally appeared Earl D. Nicol and Sandra R. Nicol, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

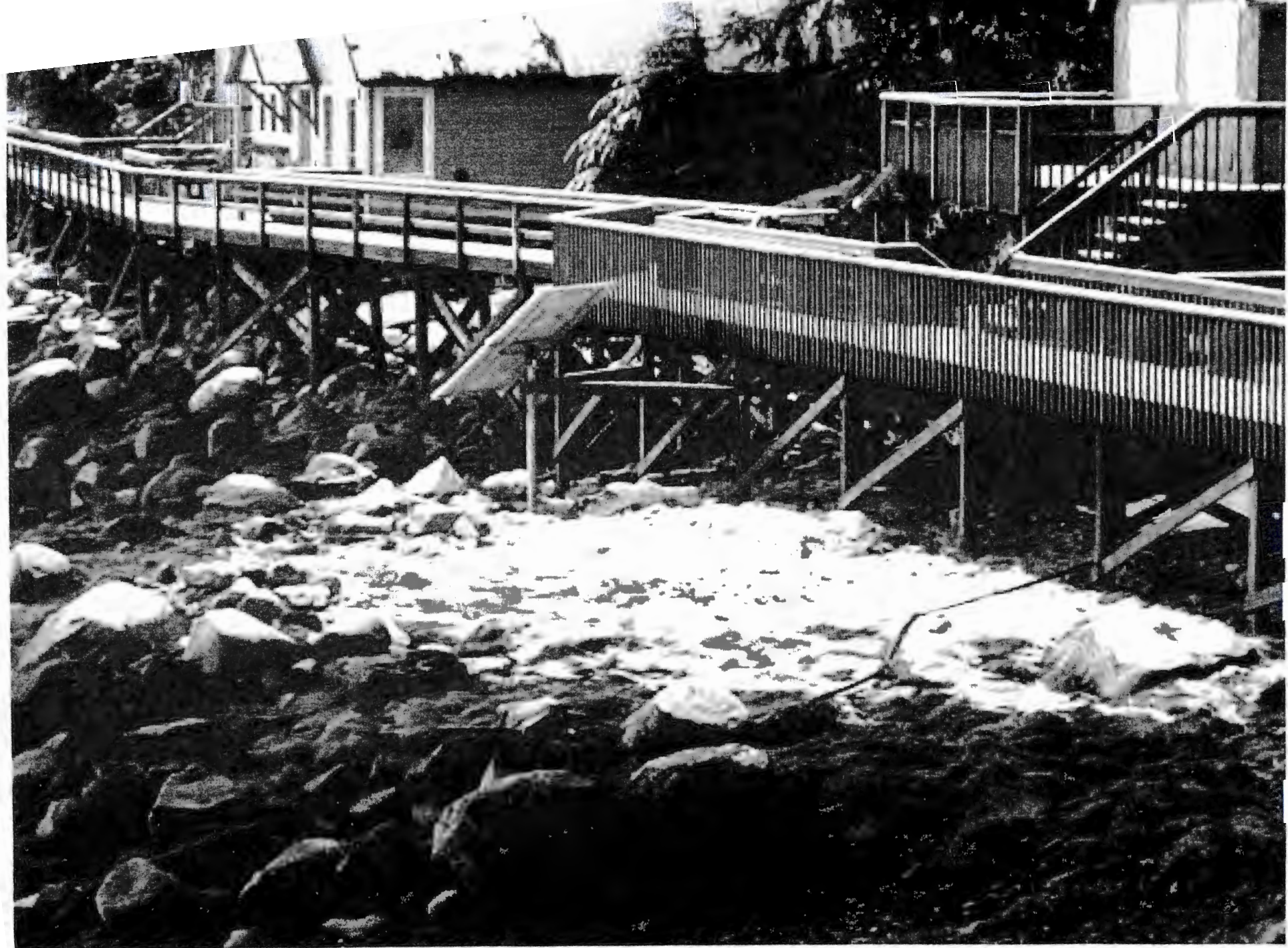
Michelle Clingman







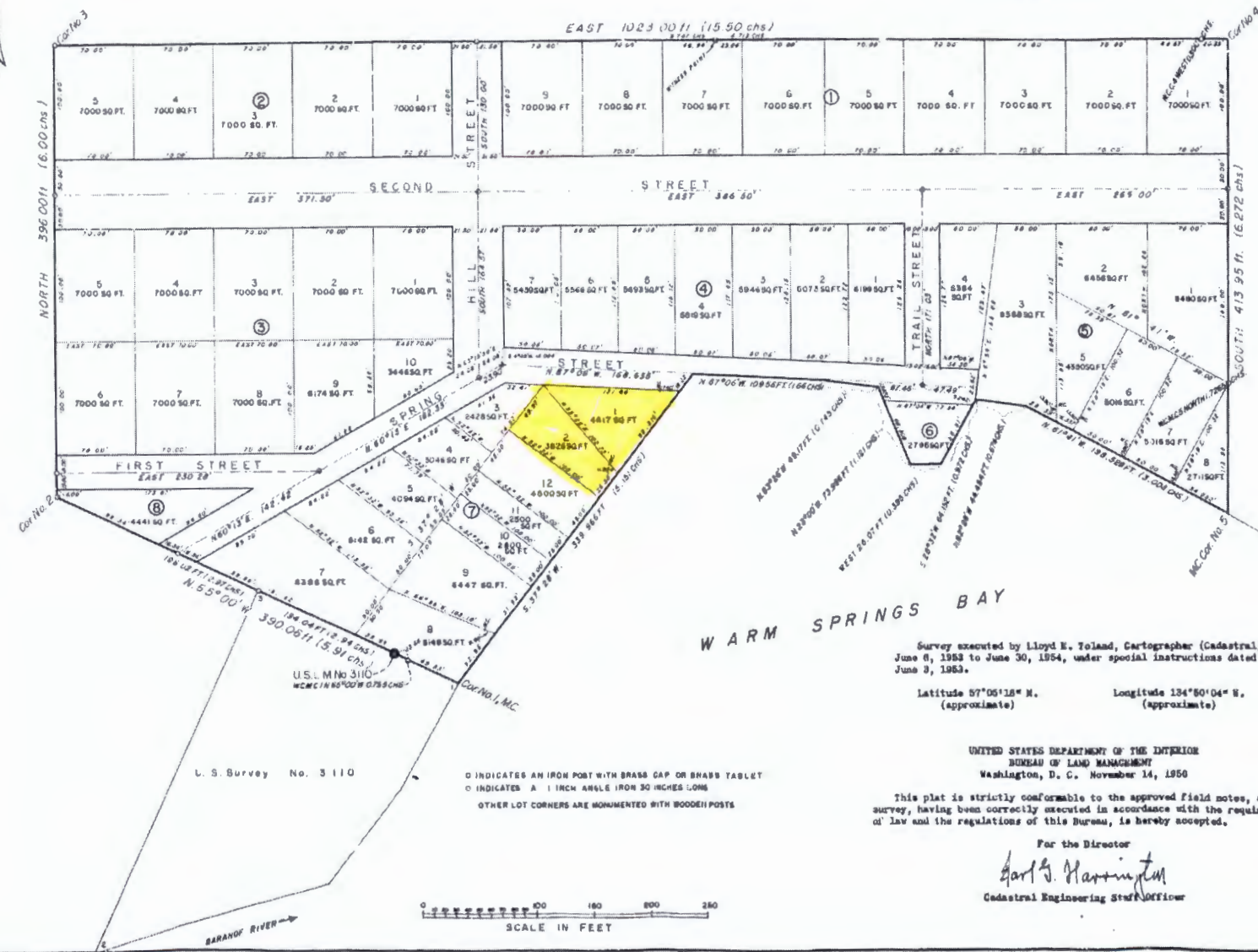
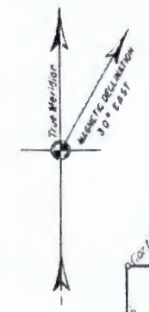




U. S. SURVEY No. 3291A (Boundaries)
U. S. SURVEY No. 3291B (Subdivision)
TOWNSITE OF BARANOF, ALASKA

SITUATED
ON THE NORTH SHORE OF WARM SPRINGS BAY, EASTERLY
SHORE OF BARANOF ISLAND

AREA: 9.456 ACRES



WARM SPRINGS BAY

Survey executed by Lloyd E. Toland, Cartographer (Cadastral),
June 8, 1953 to June 30, 1954, under special instructions dated
June 8, 1953.
Latitude 57°05'18" N. Longitude 134°50'04" W.
(approximate) (approximate)

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. November 14, 1950

This plat is strictly conformable to the approved field notes, and the
survey, having been correctly executed in accordance with the requirements
of law and the regulations of this Bureau, is hereby accepted.

For the Director
Earl S. Harrington
Cadastral Engineering Staff Officer

○ INDICATES AN IRON POST WITH BRASS CAP OR BRASS TABLET
○ INDICATES A 1 INCH ANGLE IRON 30 INCHES LONG
OTHER LOT CORNERS ARE MONUMENTED WITH WOODEN POSTS

U. S. Survey No. 3110



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 _____ OWNER _____ (SIGNATURE)

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 30, 20____ DATED THIS DAY OF _____

ASSESSOR, CITY AND BOROUGH OF SITKA

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.L.B.'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 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 _____ OWNER _____ (SIGNATURE)

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 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.

DATE _____ MAYOR _____

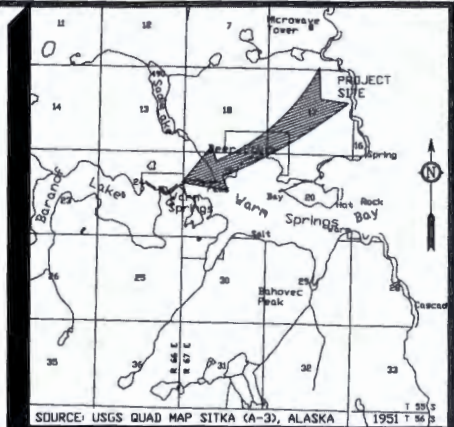
CITY AND BOROUGH CLERK

CERTIFICATE OF APPROVAL BY THE BOARD

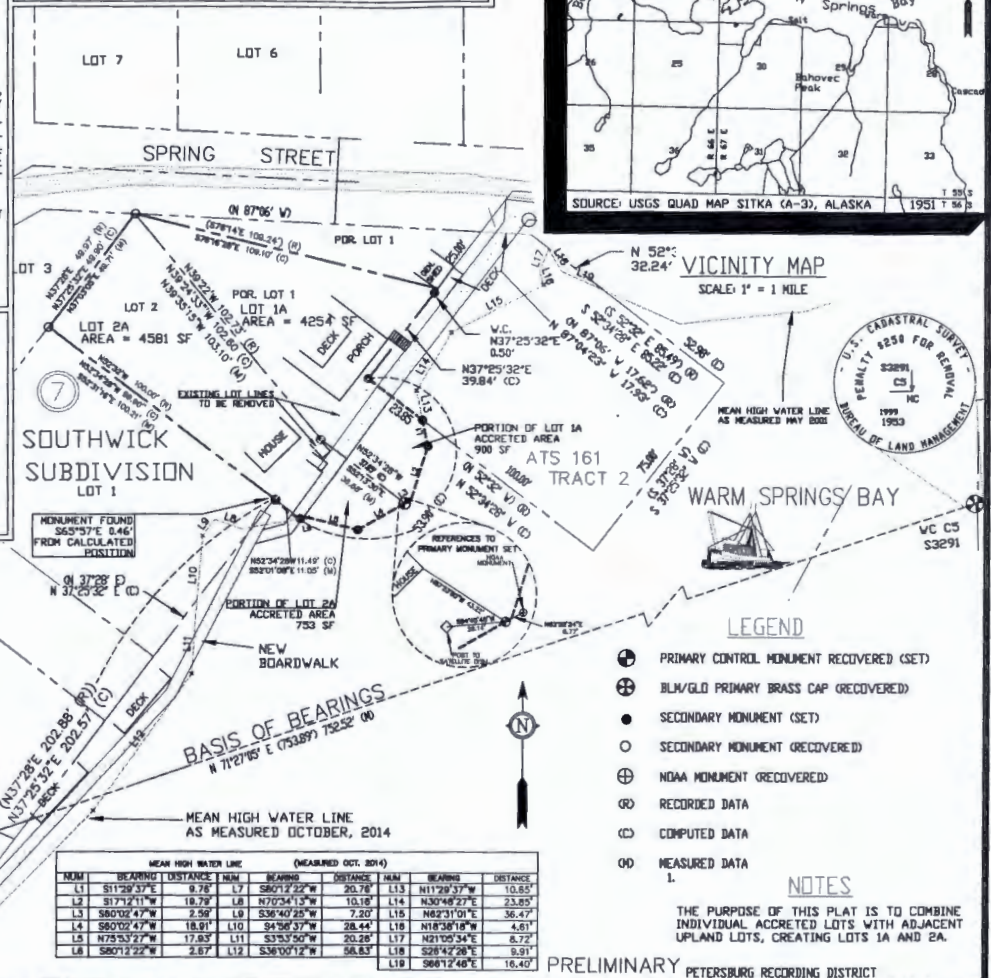
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY



SOURCE: USGS QUAD MAP SITKA (A-3), ALASKA 1951 T 56 D

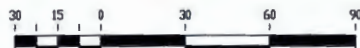


- LEGEND**
- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (SET)
 - ⊕ BLU/GLO PRIMARY BRASS CAP (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - SECONDARY MONUMENT (RECOVERED)
 - ⊕ NOAA MONUMENT RECOVERED
 - ⊕ RECORDED DATA
 - ⊕ COMPUTED DATA
 - ⊕ MEASURED DATA

NOTES

THE PURPOSE OF THIS PLAT IS TO COMBINE INDIVIDUAL ACCRETTED LOTS WITH ADJACENT UPLAND LOTS, CREATING LOTS 1A AND 2A.

PRELIMINARY PETERSBURG RECORDING DISTRICT



O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
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EMAIL: on@oengine.com

BY _____ DATE _____ REV. _____ DESCRIPTION OF CHANGE _____

RECORD OF REVISIONS



DESIGNED BY P. O'NEILL
DRAWN BY M. ADAR
CHECKED BY P. O'NEILL
DATE OF PLATTING REVIEW _____
SCALE: 1\" = 20'
DRAWING NAME: SUBDIVISION
PROJECT NO. 30853-01

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 _____ PATRICK K. O'NEILL RLS 6304

BARANOF SHORE SUBDIVISION

REPLAT OF LOT 2 AND THE SOUTHERLY PORTION OF LOT 1, BLOCK 7, USS 3291 A & B AND ADJACENT ACCRETTED TIDELANDS BARANOF WARM SPRINGS, ALASKA

CLIENT: JIM BRENNAN
1227 WEST NINTH AVE. # 300
ANCHORAGE, ALASKA 99505