



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 17-08
Proposal: Final plat – minor subdivision to result in 2 lots
Applicant: Steve Reifentstuhl
Owner: Steven Reifentstuhl and Andrea Thomas
Location: 218 Shotgun Alley
Legal Desc.: Lot 3 WR Resubdivision
Zone: SFLD Single Family Low Density
Size: Existing Plat - Lot 3: approx. 65,245 square feet
Proposed Plat:
Proposed Lot 1: 50,238 square feet
Proposed Lot 2: 15,011 square feet
Total: 65,249 sf.
Parcel ID: 31150003
Existing Use: low density residential
Adjacent Use: low density residential
Utilities: Existing
Access: Shotgun Alley/Yakobi Way

KEY POINTS AND CONCERNS:

- Area standards have not been met in regards to lot width; however, lot dimensions are adequate for lot development.
- Citizens concerned about utilities (access and maintenance), access, additional structures on the property, and density.
- Staff concerns about off-site parking on Shotgun Alley, off-site boat parking on Yakobi Way, Shed encroachment on Shotgun Alley, access and use of accessory structures.

RECOMMENDATION: Approve the final plat of the minor subdivision of 218 Shotgun Alley subject to the attached conditions of approval.

ATTACHMENTS:

- I. Staff Attachments
 - a. Maps
 - b. Pictures
 - c. Utility Diagram
- II. Applicant's Supporting Documents
 - a. Application and Deed
 - b. Existing and Proposed Plats
 - c. As-built Lot 3
 - d. Utility Details
 - e. Flagging Photos

BACKGROUND:

218 Shotgun Alley, Lot 3, was created by W.R. Resubdivision in 1985 (Plat 85-4), which listed 65,245 square feet (sf).

PROJECT DESCRIPTION:

The proposed Minor Subdivision is intended to divide Lot 3 into two parcels: As proposed, Lot 1: 50,238 square feet and Lot 2: 15,011 square feet (Total: 65,249 sf).

The applicant has provided updated plats showing topography, improvements, etc. The proposed lots have been flagged and pictures provided. Utility details have also been provided.

CODE OVERVIEW

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:

22.16.030 SF/SFLD single-family residential and single-family low density residential districts.

A. Intent.

1. The SF/SFLD districts are intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.
2. The SF/SFLD districts are very restrictive districts and may also be utilized as holding districts for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.
3. For the SFLD, all provisions of the SF district shall apply except that the minimum [lot](#) size shall be fifteen thousand square feet.
4. This district is intended for areas where the lack of utilities or topography makes increased [density](#) undesirable.

B. Prohibited Uses. [Short-term rentals](#) are prohibited in SF and SFLD districts.

Development Standards

The minimum lot area for the SFLD Single Family Low Density District is 15,000 square feet. Minimum lot width is 80 feet.

¹ SGC Section 21.04.020

Accessory Uses and Structures

Under SGC section 22.16.016, the following accessory uses and structures are allowed: 1. In all zones, uses such as a garage or shed are permitted accessory uses; 2. Loading facilities are permitted accessory uses in all zones; and 3. Parks, playground, and open space are permitted accessory uses in all residential zones. However; private recreational cabins are only allowed as permitted accessory uses in the GI, LI, and OS zones.

Project Analysis

Site: Lot 2 would be 15,011 sf, just slightly larger than the minimum lot size. Lot 1 would be a very large lot at 50,238 sf. Both lots meet the minimum square footage requirement of 15,000 sf. Lot 2 has an oblong shape and meets the 80 foot width requirement at some points ***but does not meet the required width dimension in other areas.*** Overall, the lots' dimensions are adequate for development in all other regards.

Utilities: Public utilities are accessible off of Shotgun Alley. It is important to note, that there could be design, accessibility, maintenance, and cost issues associated with developing utilities through Yakobi Way. The applicant has provided utility details. In addition, it is conditioned that all utility development will have to comply with code and get all necessary permits.

Access, Roads, Transportation, and Mobility: Lot 2 would have direct access from Yakobi Way. Lot 2's frontage on Shotgun Alley would be inadequate for direct access of utilities and access or maintenance, since its width of 2.77 feet would not be adequate for that purpose. Lot 1 has adequate frontage along Shotgun Alley for direct utilities, access, and parking. However, the topography would have to be altered for future driveway access or easy maintenance for vehicular or equipment access.

Off-site parking is encroaching into the Shotgun Alley right of way. A shed is encroaching into the Shotgun Alley ROW. And a boat is parked in the Yakobi ROW. The Sitka General Code section 22.20.100.D.1 requires on-site residential parking of two 9'x18' parking spaces per residential lot.

Public, Health, Safety and Welfare: Lack of proper parking and access could have impacts to present and future public. There were some community concerns regarding presence of additional structures and whether they were legal. Other citizen concerns were regarding access and maintenance of private and public utilities.

Rec, Light, Air: Proposal is low density and there is little impact to these items.

Orderly and Efficient Layout and Development: Some concern about access, parking and use of the land. As is and as proposed, the development uses off-site parking and storage. There is concern here. Staff highly recommend this development come into conformity.

Comprehensive Plan

The proposed minor subdivision will need to be in line with Comprehensive Plan Sections 2.4.19 and 2.5.7 which state respectively to use the subdivision process as the primary tool to manage land use and to assure through the subdivision process that all lots have adequate size and access, including adequate lot width ratios. In this case, the proposed Lot 2 falls below the width standard; however, overall width is adequate. The proposal utilizes off-site parking for cars and boats in the adjacent rights of way. This will need to be corrected to be in conformity with the Comprehensive Plan and Sitka General Code in regards to on-site parking requirements.

Recommendation and Motions

It is recommended that the Planning Commission adopt the staff analysis and findings and move to approve the minor subdivision final plat subject to conditions of approval.

1) I move to find that:

- a. As modified and conditioned, the final plat does meet its burden of proof as to access, lot width, utilities, and parking.
- b. As modified and conditioned, that the proposed minor subdivision final plat complies with the Comprehensive Plan Sections 2.4.19 and 2.5.7 by using the subdivision process as the primary tool to manage land and have orderly development and layout;
- c. As modified and conditioned, that the proposed minor subdivision final plat may comply with the subdivision code; and
- d. As modified and conditioned, that the minor subdivision final plat may not be injurious to the public health, safety, and welfare and further that the proposed plat notes and conditions of approval protect the harmony of use and the public's health, safety and welfare.

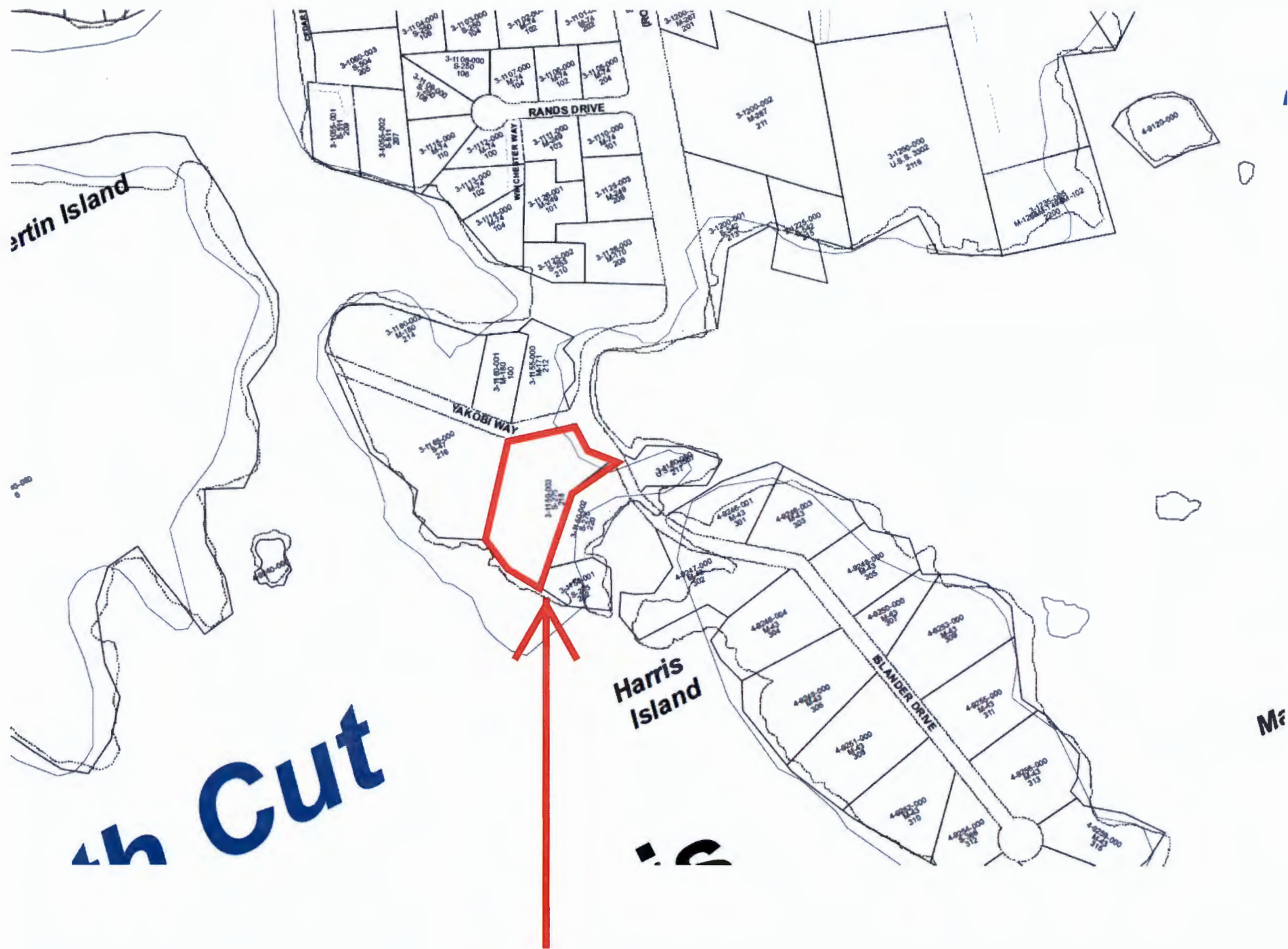
2) I move to approve the final plat (Reifenstuhl Subdivision), for a minor subdivision at 218 Shotgun Alley subject to the attached conditions of approval. The property is also known as Lot 3 WR Resubdivision. The request is filed by Steve Reifenstuhl. The owners of record are Steven Reifenstuhl and Andrea Thomas.

a. Conditions of Approval.

1. Prior to recording, all angle points shall have secondary monumentation and at least one primary monument recovered or placed along the boundary line of the subdivision.
2. The applicant shall use all accessory structures as accessory structures and not as principal residential uses nor for temporary residential uses.
3. On-site parking shall comply with code prior to recording the final plat (SGC 22.20.100.D.1: two 9'x18' parking spaces per residential lot shall be provided on site).
 - a. This can occur through a variety of means such as providing access to Lot 1 via Lot 2 (would require easement added to plat), or showing on-site parking on lot 1 that is readily accessible.
4. Encroachments off-site by any temporary structure, such as the shed and off-site parking improvements, shall be corrected or receive proper permission of use within 3 months of approval.
5. All utilities, including water, sewer, and electricity shall be required to have an approved permit from the municipality; and all utility permits and design shall

comply with all applicable code and design polices including, but not limited to 15.04.100, 15.04.110, 15.04.240, and 15.04.250.

6. This subdivision development and the final plat shall comply with all applicable Sitka General Code prior to recording.
7. Note: there may be difficulty developing utilities through Yakobi Way.
8. Please note: Minor errors, corrections, and language of plat notes, may be approved by the Planning Director that do not substantially and materially impact the nature of the subdivision.
9. All applicable state, federal, and tribal permits, licenses, regulations, and statutes shall be followed in subdividing this land.

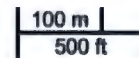




City & Borough of Sitka, Alaska

Selected Parcel: 218 Shotgun Alley ID: 31150003

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



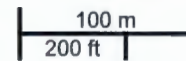
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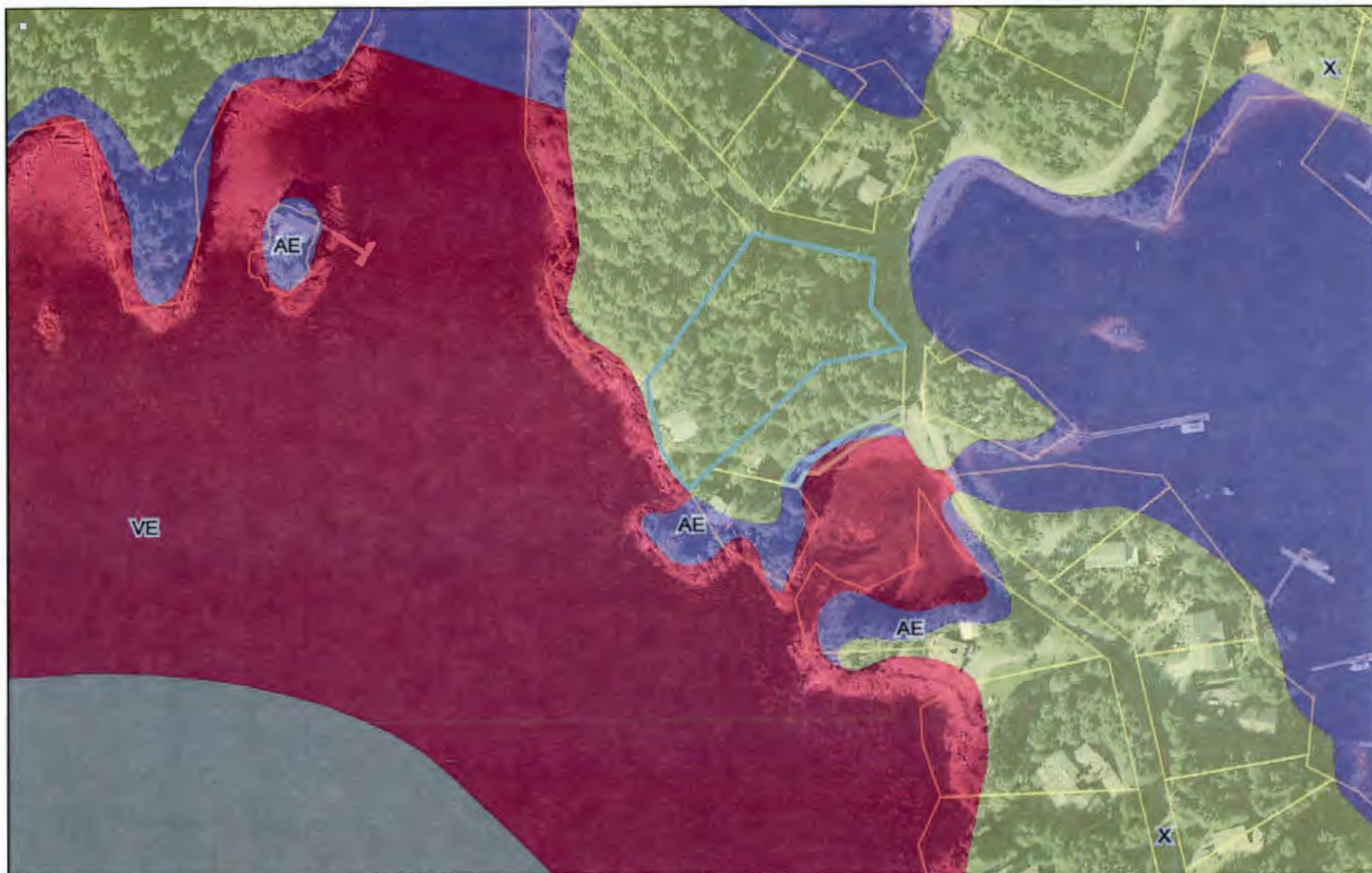
City & Borough of Sitka, Alaska

Selected Parcel: 218 Shotgun Alley ID: 31150003

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



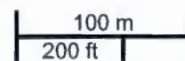
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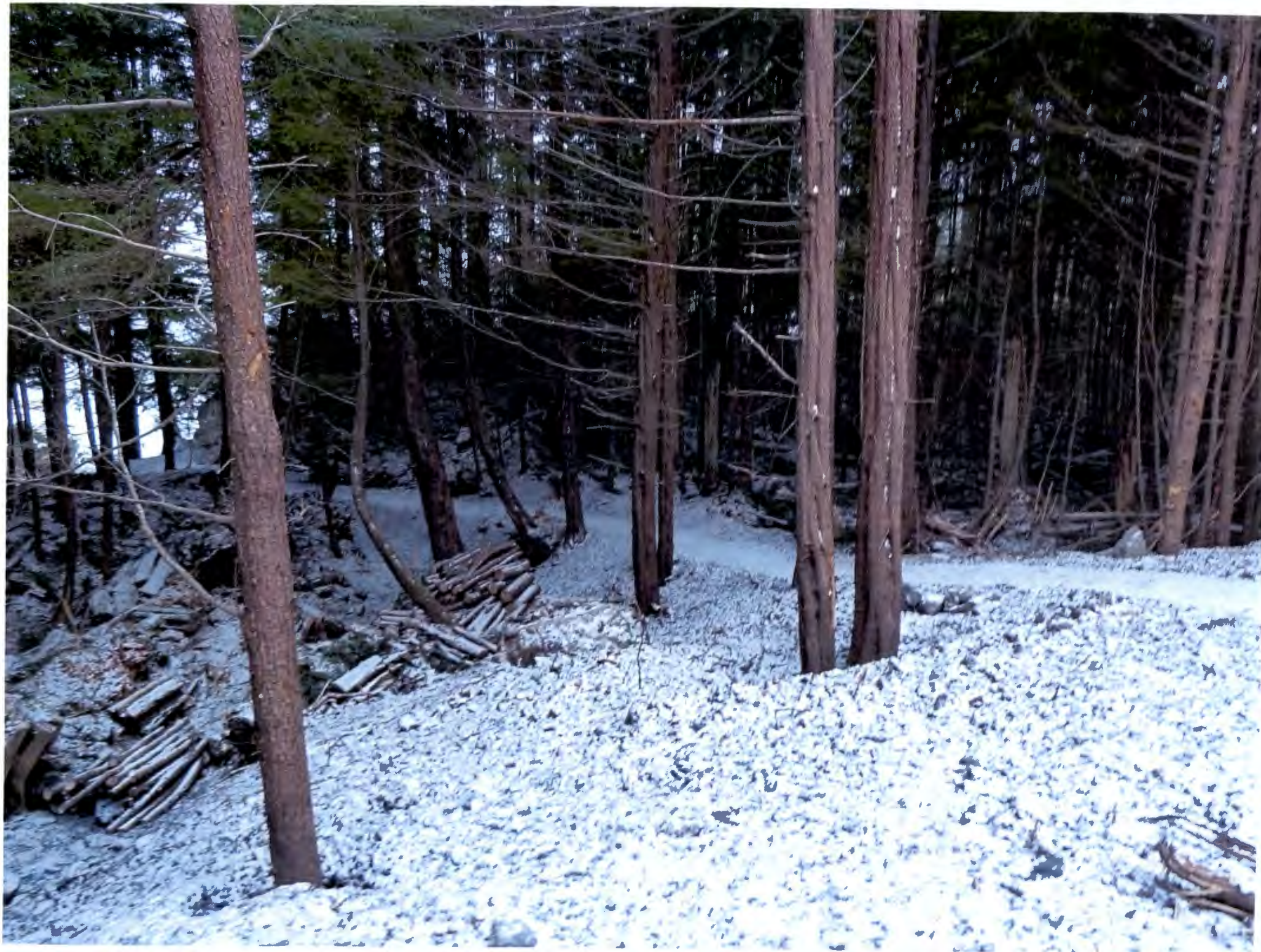












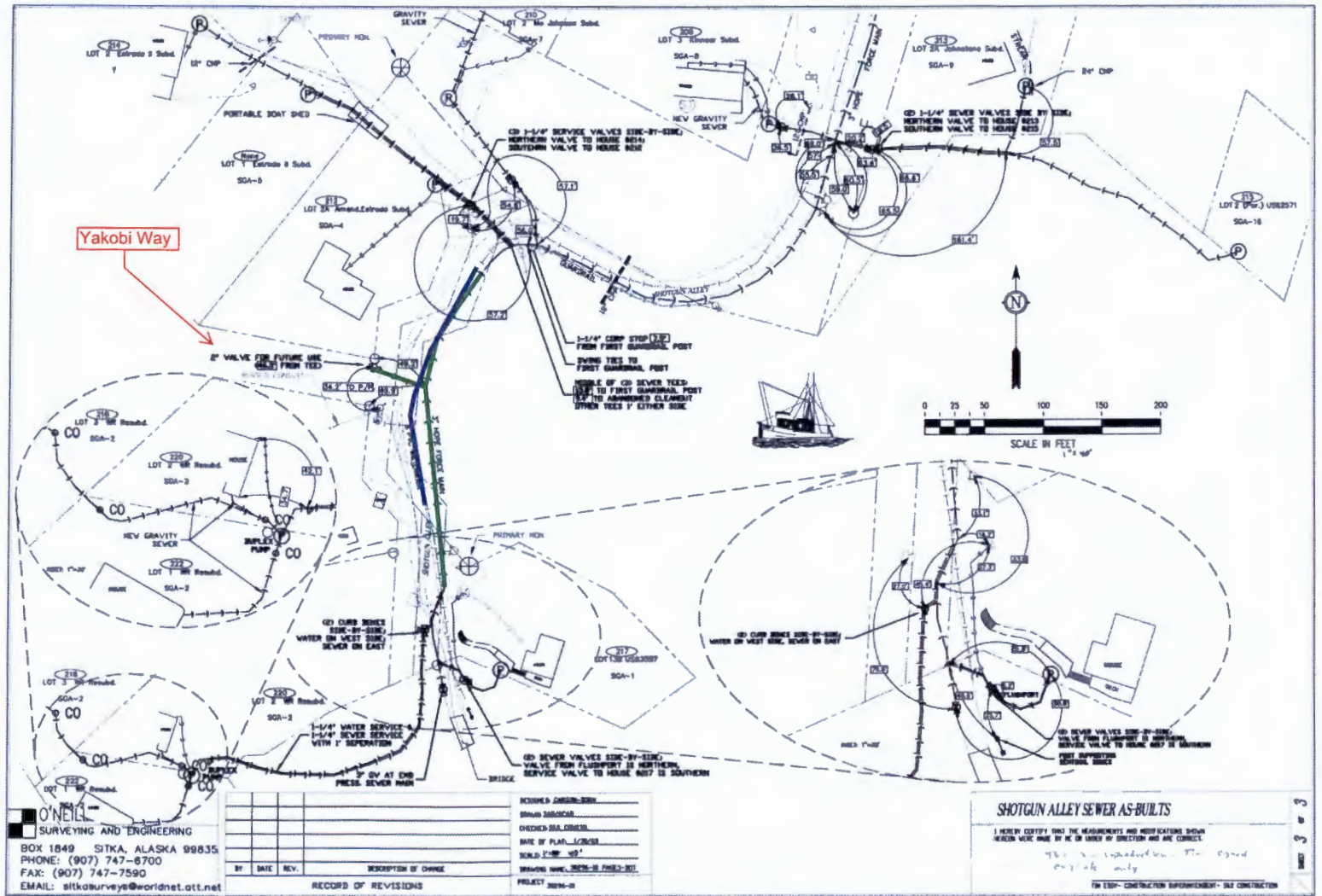




DRAWING NUMBER
S-102

DRAWING NUMBER

DRAWING NUMBER



O'NEILL
SURVEYING AND ENGINEERING
BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-8700
FAX: (907) 747-7590
EMAIL: sltkasurveys@worldnet.att.net

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

APPROVED DESIGNER	
DRAWN	
CHECKED	
DATE OF PLAN	
SCALE	
DRAWING NAME	
PROJECT	

SHOTGUN ALLEY SEWER AS-BUILTS

I HEREBY CERTIFY THAT THE MEASUREMENTS AND MODIFICATIONS SHOWN HEREON WERE MADE BY ME OR UNDER MY SUPERVISION AND ARE CORRECT.

[Signature]

DATE: 10/1/01

PROJECT: 2004-01

FW 1500 - CONSTRUCTION SUPERVISOR - ALL CONSTRUCTION

Samantha Pierson

From: David Longtin
Sent: Tuesday, January 09, 2018 2:47 PM
To: Samantha Pierson
Subject: Yakobi Way utilities
Attachments: Yakobi Way utilities.pdf

Sam,

Here's the best drawing we have showing water and sewer utilities adjacent to Yakobi Way. I highlighted the nearby 8" PVC water main in blue, and the nearby 3" HDPE sewer force main in green. The sewer line running west up Yakobi is 2" HDPE.

Some electrical utilities are shown as well, but the drawing is an as-built of a sewer project, so I'm not sure how reliable they are.

Dave Longtin, P.E.
Senior Engineer
City and Borough of Sitka
Department of Public Works
100 Lincoln Street
Sitka, AK 99835
P (907) 747-1883
F (907) 747-3158



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

RECEIVED
DEC 11 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: SUBDIVIDE LOT 218 SHOTGUN ALLEY.
ACCESS TO NEW LOT IS YAKOBI WAY. NEW LOT IS ~ 15,000 sqft.
CURRENT LOT 65,245 sqft. MINUS 15,000 sqft. = ~ 40,000 sqft.

PROPERTY INFORMATION:

CURRENT ZONING: SFLD PROPOSED ZONING (if applicable): SAME
CURRENT LAND USE(S): FOREST W/ PAD PROPOSED LAND USES (if changing): CONSTRUCT TIMBERFRAME
HOUSE IN NEXT 7 YEARS

APPLICANT INFORMATION:

PROPERTY OWNER: STEVE REIFENSTUHL + ANDREA THOMAS
PROPERTY OWNER ADDRESS: 218 SHOTGUN ALLEY
STREET ADDRESS OF PROPERTY: SAME
APPLICANT'S NAME: STEVE REIFENSTUHL
MAILING ADDRESS: 218 SHOTGUN ALLEY RD
EMAIL ADDRESS: skk.reifenstuhl@gmail.com DAYTIME PHONE: 907 738 3509

PROPERTY LEGAL DESCRIPTION:

TAX ID: 3-1150-003 LOT: 3 BLOCK: _____ TRACT: _____
SUBDIVISION: W.R. US SURVEY: 3557

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

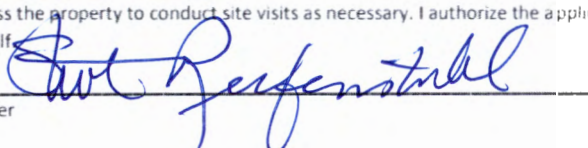
if Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

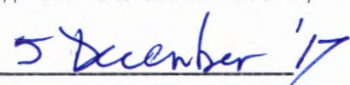
CERTIFICATION:

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

Quit Claim Deed BOOK 95 PAGE 857
Sitka Recording District

THE GRANTOR Steve Reifensuhl

P.O. Box 1495, Sitka, Alaska 99835

for and in consideration of one cent

convey and quit claim to Steve Reifensuhl and Andrea Thomas husband & wife

whose address is P.O. Box 1495, Sitka, Alaska 99835

the following described real estate, situated in the Sitka

Recording District

State of Alaska including any interest therein which grantor may hereafter acquire:

Lot 3 of the WR resubdivision, according to the plat thereof filed April 12, 1985 as plat # 85-4, formerly contained within tract A, Bice Subdivision, according to the plat thereof filed January 15, 1982 as plat # 82-5, Sitka Recording District, First Judicial District at Sitka, Alaska

Dated this

27th day of December, 1991

Steve Reifensuhl

(uak)

(uak)

STATE OF ALASKA, } ss.
Judicial District

On this day personally appeared before me Steve Reifensuhl

to me known to be the individual described in and who executed the within and foregoing instrument, and

acknowledged that he signed the same as a

free and voluntary act and deed, for the

uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of January

Jean Myer

Notary Public in and for the State of Alaska
My Commission Expires 7-11-93



This Space Reserved for Records Use

AFTER RECORDING MAIL TO:

9 2-0 0 2 7

15 00

RECORDED-FILED
SITKA REC.
DISTRICT

JAN 6 3 39 PM '92

REQUESTED BY & Return to:

ADDRESS Andrea Thomas

PO Box 1495
Sitka AK 99835

Filed for Record at Request of:

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY HEREIN AND INCORPORATED HEREIN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL EASEMENTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 11/12/85 OWNER Willa Rabinovitch
 DATE 11/12/85 OWNER Willa Rabinovitch
 DATE 11/12/85 OWNER Willa Rabinovitch
 DATE 11/12/85 OWNER Willa Rabinovitch

NOTARY'S ACKNOWLEDGEMENT

U.S. OF AMERICA
 STATE OF ALASKA

CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS DAY OF 11, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND BORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO SIGNED THE WITHIN PLAN AND ACKNOWLEDGED TO ME THAT ALL SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

CERTIFICATE STATE OF ALASKA FIRST JUDICIAL DISTRICT 155

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF SITKA HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX MAPS OF THE CITY AND BOROUGH OF SITKA IN THE NAME OF Willa Rabinovitch & Philip G. Davis 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 1985 WILL BE DUE IN OR BEFORE JULY 11, 1985.

DATE 11-12-85
 ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HEREIN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA PLANNING BOARD, AND THAT SAID PLAN HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 85-28 DATED 11-12-85, AND THAT THE PLAT HEREIN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 11-12-85 CHAIRMAN, PLANNING BOARD
David A. Jones

SECRETARY
Charles A. Johnson

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HEREIN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 1 PAGE 2 DATED 11-12-85, AND THAT THE PLAN HEREIN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 11-12-85
John E. Dagnall

CITY AND BOROUGH CLERK
John E. Dagnall



CERTIFICATE OF OWNERSHIP

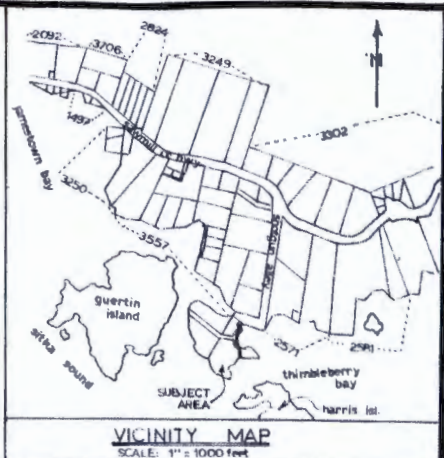
I the undersigned, hereby certify that I am the owner of Lot 3 as shown hereon. I hereby approve this survey and plat.

DATE 11-12-85
Willa Rabinovitch

Subscribed and sworn to before me on 11-12-85
Willa Rabinovitch

Notary Public for the State of

My commission expires



LEGEND

BRASS CAP MON (EXISTING)

RECORDED - 10
 SITKA
 DATE April 12, 85
 TIME 10:11 A.M.
 Requested by Cody + Davis
 Address 304 Lark St
 Station 99835

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in OCTOBER 1984 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 11-12-85
Philip G. Davis



W.R. RESUBDIVISION

BICE SUBDIVISION

FOR: WILLA RABINOVITCH
 P.O. BOX 1476
 SITKA, ALASKA 99835

DAVIS & ASSOCIATES, INC.
 LAND SURVEYORS
 BOX 1849
 SITKA, ALASKA 99835

DATE OCTOBER 1, 1984 NAME OF SURVEYOR PROJECT NUMBER
 SCALE 1" = 40' DAVIS & ASSOC., INC. 21589-01-00
 DRAWN BY TJK

PLAT 85-4

85-4



SITKA SOUND



I HEREBY CERTIFY THAT I HAVE INSPECTED THE FOLLOWING DESCRIBED PROPERTY: LOT 3, WR RESUBDIVISION, SITKA RECORDING DISTRICT, ALASKA, AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCRUMBER ON THE PROPERTY ADJACENT THERETO, THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRUMBER ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

DATED AT SITKA, ALASKA THIS 5TH DAY OF JULY, 1988.

JOB NO.: 943
SCALE: 1"=30'

AS-BUILT PLOT PLAN	
LOT 3, WR RESUBDIVISION	
PREPARED FOR: STEVE REIFENSTUHL P.O. BOX 1495 SITKA, AK 99835	
PREPARED BY:	SIBAGIER

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 _____ SIGNATURES _____

DATE _____ OWNER _____ SIGNATURES _____

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 PAYMENT OF TAXES (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 HEREIN 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 HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN 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 HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK

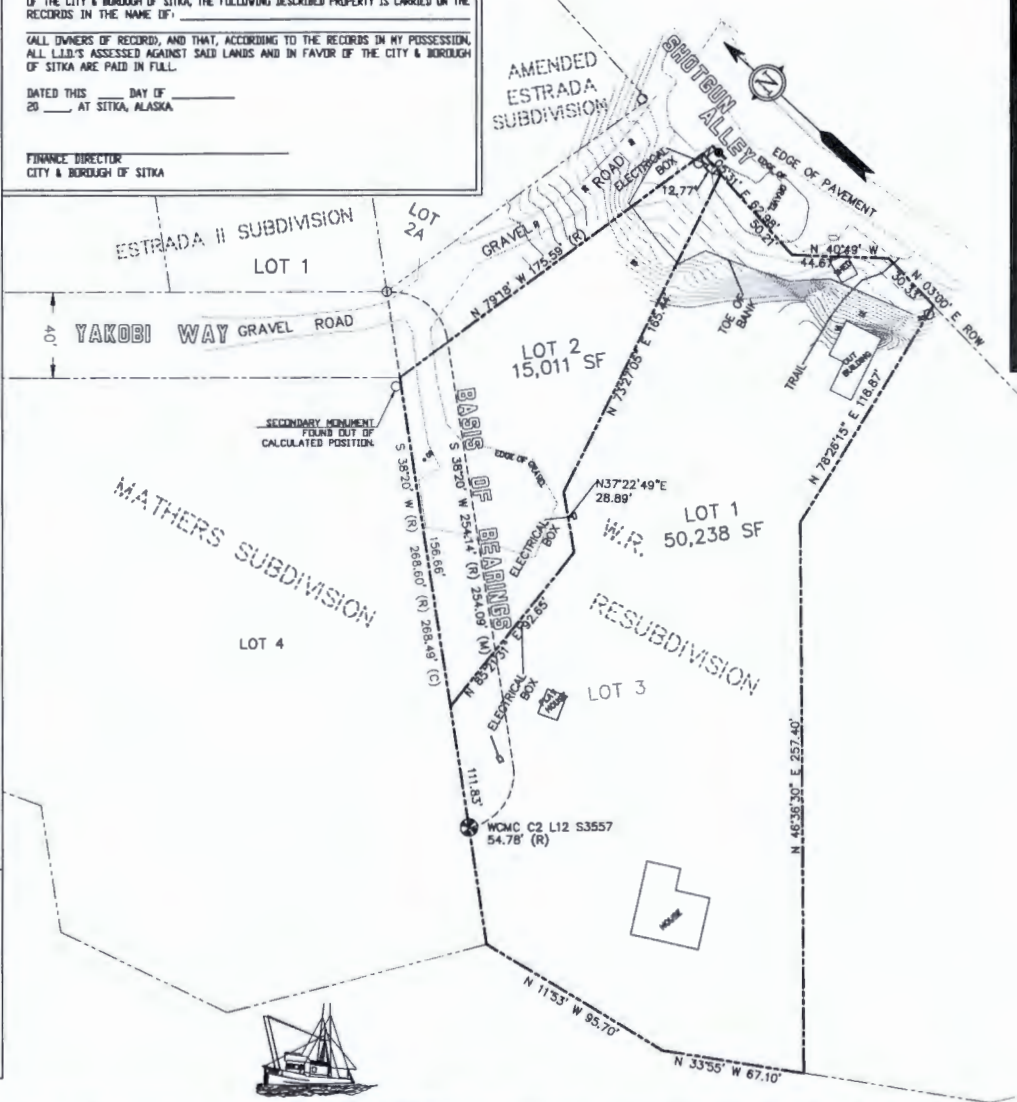
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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



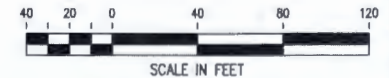
VICINITY MAP

LEGEND

- ⊕ 3/4" GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- (D) RECORDED DATA
- (CD) COMPUTED DATA
- (MD) MEASURED DATA
- ⚡ POWER POLE
- CO CLEAN DUT

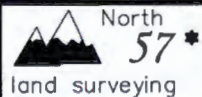
NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3 OF THE W.R. RESUBDIVISION INTO 2 LOTS.



SCALE IN FEET

PRELIMINARY



BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



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 OVERSIGHTS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE _____ KELLY J. O'NEILL LS 13321

BRANN KILMICAL
CHECKED MAP

DATE OF PLATING: 11.30.07

SCALE 1" = 40'

DRAWING NAME: 0802-01

PROJECT NO. 40097-01

REIFENSTUHL SUBDIVISION

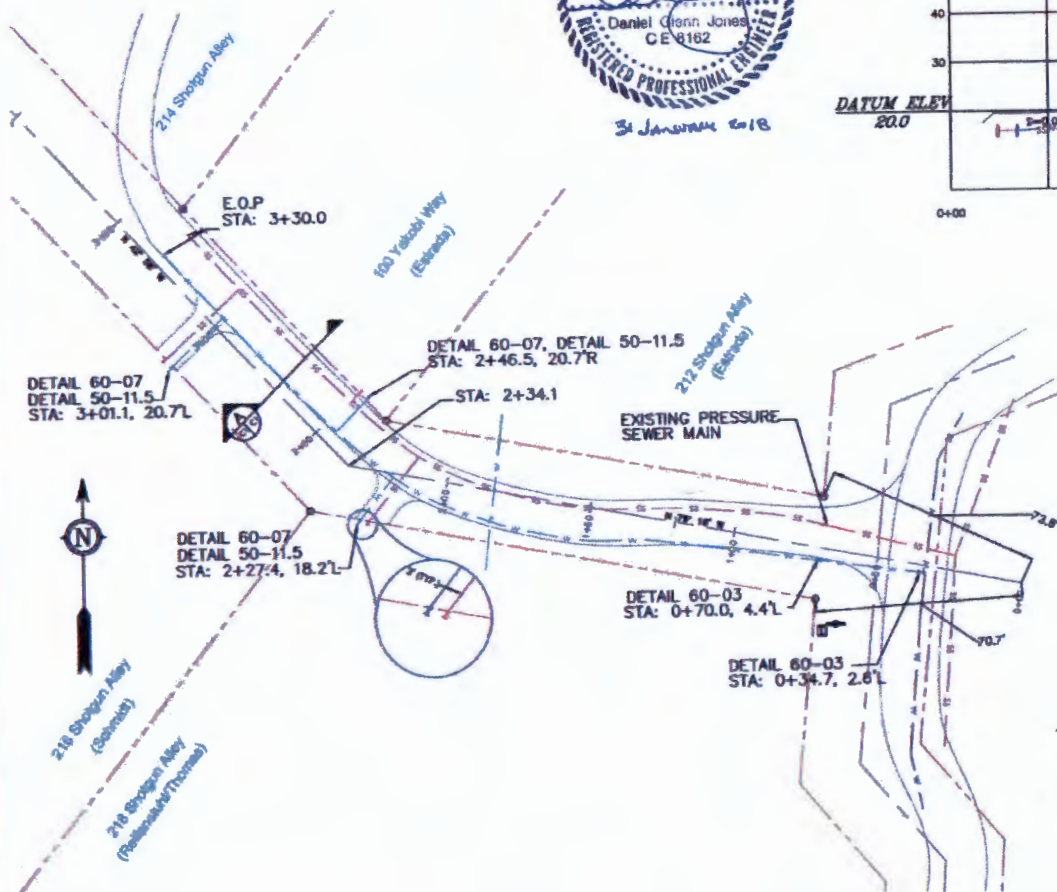
LOT 3,
W. R. RESUBDIVISION

CLIENT: STEVE REIFENSTUHL

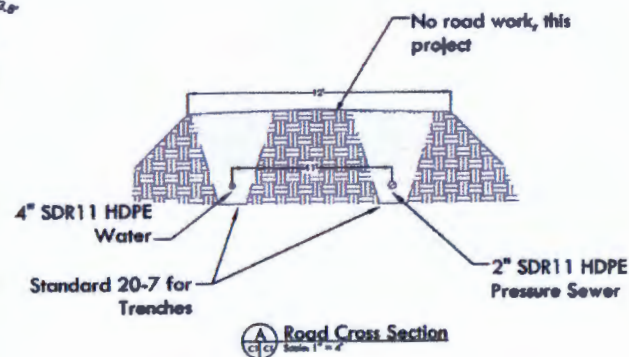
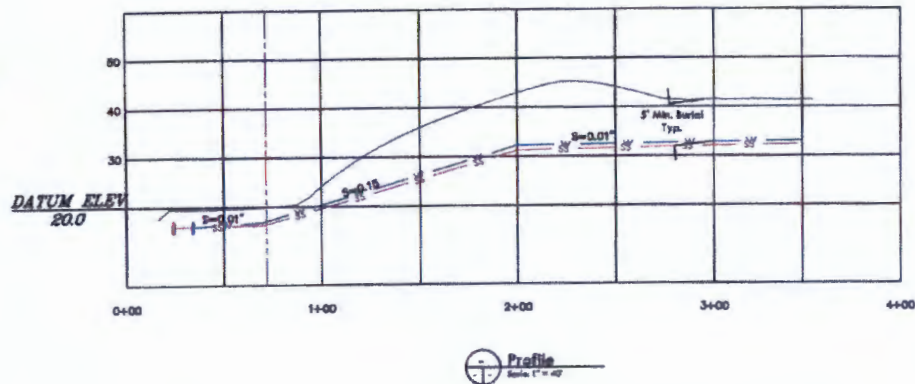
1 OF 1 SHEET

Reference:
O'Neill Land Surveying and Engineering, City and Borough of
Sitka Drawing S-182, Shotgun Alley Sewer As-built, January
2003.
Construction Engineering Services, Water Main Extension, Sheet
8 of 9, June 1978.

Survey Controls:
Horizontal Control: S19.45' N44°34'36"E Between WCMC C2
172 US 3557 and WCMC C1 US 3557
Vertical Control: PH Beyond Yakobi Way On Shotgun Alley,
Assumed Elev. 20.0'



Road, Water and Sewer Layout
Scale: 1" = 20'



DESIGNED BY
DOJ
DWG BY
JOH
DATE
31, JAN, 2018
SCALE
As Noted

Water and Sewer
Layout, Profile, and
Cross Section

Yakobi Way Utilities
Referendum/Thomas
218 Shotgun Alley
Sitka, AK 99835

DANIEL G. JONES P.E., LLC
REGISTERED PROFESSIONAL ENGINEER
SITKA, ALASKA 99835
(907) 773-0888
daniel@dgjones.com







