



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

*Coast Guard City, USA*

## **Planning and Community Development Department**

Case No: P 18-03  
Proposal: Boundary Line Adjustment  
Applicant: Sitka Community Land Trust  
Owner: Sitka Community Development Corporation, Burgess Bauder/Victoria Vosburg  
Location: 1300 and 1306 Halibut Point Road  
Legal Desc.: Lot 1B Little Critter Subdivision and Unsubdivided Remainder SCLT Subdivision  
Zone: R-2 Multifamily Residential District  
Size: Existing: 12,844 square feet and 40,393 square feet  
Proposed: 16,975 square feet 34,269 square feet  
Parcel ID: 1-4707-002 and 1-4707-001  
Existing Use: Vet Clinic, Undeveloped (Platted for PUD Housing)  
Adjacent Use: Residential, Vet Clinic, undeveloped  
Utilities: Halibut Point Road  
Access: Halibut Point Road

### **KEY POINTS AND CONCERNS:**

- Incorporating past conditions of approval
- Parking, access, mixed use, harmony of use
- Loss of open area and parking area

**RECOMMENDATION:** Approve subject to the attached conditions of approval

## **ATTACHMENTS:**

Attachment A: Applicant Materials (existing and proposed plats)

Attachment B: Staff Materials

**REQUEST:** Sitka Community Land Trust is requesting approval of a Boundary Line Adjustment to a final approved and recorded plat for a planned unit development subdivision (PUD) and Litter Critter Subdivision. The PUD Plat was recorded on January 25, 2018 (Plat 2018-1). Since the Plat has not been officially recorded for at least 18 months, the Planning Director can't approve the BLA and this authority rests upon the Planning Commission (SGC 21.16.010.A)

The lot line adjustment would give approximately 6,124 square feet of land area to Lot 1 of the Litter Critter Subdivision, and reduce the SCLT's unsubdivided remainder area that was reserved for parking area and open space. The unsubdivided remainder area is currently approx. 40,393 sf, and the proposal would reduce it to approx. 34,269 sf.

## **BACKGROUND:**

The Planning Commission approved the final plat of the major subdivision during the April 18, 2017 meeting on a 3-1 vote. Preliminary approval was granted March 21, 2017 on a 3-1 vote and concept approval was granted April 19, 2016 on a 3-1 vote.

On October 3, 2006, the community voted to sell 1306, 1410, and 1414 Halibut Point Road for the purpose of affordable housing development, not subject to competitive bid. On November 24, 2015, the Assembly voted to transfer 1306 Halibut Point Road to Sitka Community Development Corporation for the purpose of promoting permanently affordable home ownership by placing affordable homes on the market. The SCLT operates as a land trust, where private owners purchase homes but the land trust retains ownership of the land. Land is leased to homeowners on long term agreements. The applicant can describe their model in more detail.

The subdivision divided a 61,958 square foot lot into 7 residential lots and an unsubdivided remainder to be used for parking and community space. The 7 residential lots range in net buildable area from 1,225 square feet to 2,335 square feet. These lots do not meet the R-2 multifamily residential zone's minimum square footage of 8000 square feet; however, the planned unit development process allows for design flexibility. The lots are accessed from Halibut Point Road.

Post the approval of the SCLT PUD Plat, there was concern within this Department about the purpose of the voter's initiative and the Assembly transfer for the purpose of "affordable housing." Staff discussion with the Community Affairs Director, the prior Administrator, and the Municipal Attorney about the purpose of the land sale to the SCLT and also of the Boundary Line Adjustment occurred. It was opined by the Municipal Attorney that the prospective sale of the area being adjusted by this BLA would be allowable in that the underlying Deed, which did not restrict such sale controlled in this case.

**\*\*next page\*\***



For the SCLT Subdivision, these were the conditions of approval.

**Conditions of Approval:**

- 1. A complete as-built survey will be required to capture all existing utilities on the parcel (including drainage, prospective French drain, etc.).**
- 2. Plat notes and development shall ensure no encroachment on city assets or existing utility easements.**
- 3. Parking shall be provided on-site, off-street, in the amount of 1.5 spaces per dwelling unit.**
- 4. The boundary of the building footprints are the maximum size of buildings allowed within each lot and shall act as setbacks. No variances shall be granted for deviations from plat setbacks as shown and noted on the final plat. Note: Setbacks are measured from lot lines to drip lines/eaves.**
- 5. Any grading or geotechnical work performed or required on the property shall obtain any applicable permit(s) and be completed by an appropriate professional. It should be noted that there could be additional development costs associated with slope stabilization.**
- 6. Installation of water and sewer mains would require engineered plans and approvals via Alaska Department of Environmental Conservation. In addition, CBS would require a clear understanding of the ownership of new utility lines, easements, and perhaps shared user agreements.**
- 7. Alaska Department of Transportation is the jurisdiction for approving driveway permits along Halibut Point Road. Applicant should consult with the DOT regarding traffic and driveway plans. All applicable DOT approvals shall be received prior to use of any driveways, parking lots, or access points.**
- 8. All easement, access, and utility agreements shall be approved by Public Works and the Planning and Community Development Department prior to recording. Such agreements shall be referenced on the plat, via a note, and shall be recorded prior to Final Plat being recorded.**

**Motion PASSED 3-1 with Spivey voting against.**

**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.<sup>1</sup>

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<sup>1</sup> SGC 21.04.020

## **Title 22**

The R-2 Multifamily residential district is intended primarily for single-family and multi-family residences at moderately high population densities (SGC 22.16.050.A). Open space shall be provided in all R-2 residential projects in the amount of 100 s.f. per unit, so in this case that would be at least 700 square feet of open space, which the project far exceeds. In addition, such space shall be separated or fenced so as to avoid open space being used for parking or storage or another use outside of open space (recreational purposes) (SGC 22.16.050.B).

## **Project Analysis**

**Site:** The site being adjusted is subject to underlying conditions of approval. The important issues include parking, open space, access, and utilities. Parking will need to be shown as conditioned. Open space will need to be reserved and preserved as conditioned. Utilities and access will have to remain as conditioned.

**Utilities:** All utilities shall be developed as approved and conditioned in the SCLT Subdivision (P 16-04) and utility easements shall not be altered. Building permits may not be issued until water and sewer utilities are installed.<sup>2</sup>

**Access, Roads, Transportation, and Mobility:** Direct access from Halibut Point Road.<sup>3</sup> Additionally, driveway permits must be obtained from CBS Public Works and Alaska DOT.

**Public, Health, Safety and Welfare:** There could be impact from mixed use of the parking area and open space. More detail as to arrangement of parking and open space is needed. SGC 20.01 does not apply for two reasons: 1) the proposed BLA is exempt from being included as major construction activity and 2) is not within a restricted landslide area.

**Rec, Light, Air:** Changes to open space could impact opportunities for recreation. Closer development between lots could impact light and air.

**Orderly and Efficient Layout and Development:** the proposed plat has significant details that differ from the approved SCLT Plat 2018-1. Details noting setbacks, footprints, parking area and open space have been omitted. For clarity and consistency, it shall be conditioned to include all information from Plat 2018-1 on the final BLA plat including all applicable plat notes. It will be allowable to distinguish between plat notes & conditions of approval that apply to the SCLT side and those that apply to the other side (Vet Clinic).

## **Comprehensive Plan**

The proposed boundary line adjustment complies with Comprehensive Plan Section 2.4.19 by going through the required subdivision process.

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<sup>2</sup> SGC 21.40.130(H)

<sup>3</sup> SGC 21.40.120



## **Recommendation and Motions**

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the written staff report and move to approve the boundary line adjustment plat subject to conditions of approval.

### **1) I move to find that:**

- a. As conditioned, the boundary line adjustment plat does meet its burden of proof as to access, open space, utilities, easements, and parking.
- b. As conditioned, the boundary line adjustment plat does comply with the Comprehensive Plan Section 2.4.19 by going through the required subdivision process;
- c. As conditioned, the boundary line adjustment plat does comply with the subdivision code as to appropriate open space, parking, access, easements, and utilities; and
- d. As conditioned, the boundary line adjustment plat is not 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 boundary line adjustment request for 1300 and 1306 Halibut Point Road in the R-2 multifamily residential district. The properties are also known as Lot 1B Little Critter Subdivision and Unsubdivided Remainder SCLT Subdivision. The request is filed by Randy Hughey for Sitka Community Land Trust. The owners of record are Sitka Community Development Corporation, Burgess Bauder, and Victoria Vosburg.**

#### **a. Conditions of Approval.**

1. All conditions of approval from the prior SCLT approval (P 16-04) as referenced in this written staff report are hereby incorporated and adopted into this approval. Conditions that apply only to the SCLT side of things are allowed to be distinguished from conditions that do not apply to the Vet side of things. However, access and utility easements shall serve the intended purposes of the SCLT approvals and conditions.
2. All plat notes from plat 2018-1 shall be included in the BLA plat. Notes that apply only to the SCLT side are allowed to be distinguished.
3. All germane and pertinent details shown on Plat 2018-1 shall be included in the BLA and shall include, but not be limited to:
  1. Designating the parking and open space areas
  2. Including all footprints of the 7 residential lots
  3. Showing all setbacks
  4. Providing all area dimensions and totals
4. A parking plan shall be provided that meets the required parking as conditioned for the SCLT that shall at least provided 1.5 spaces per dwelling unit, and shall incorporate applicable aisle widths and ingress and egress.
5. All access and design standards shall be met including local and state permits and regulations.

# Attachment A

## Applicant Materials



# CITY AND BOROUGH OF SITKA

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

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:

a boundary line adjustment between the Halibut Point Cottages & the Pete's Choice Animal Hospital to create parking for the hospital.

### PROPERTY INFORMATION:

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

CURRENT LAND USE(S): Parking PROPOSED LAND USES (if changing): Parking

### APPLICANT INFORMATION:

PROPERTY OWNER: Sitka Community Land Trust

PROPERTY OWNER ADDRESS: PO BOX 6461

STREET ADDRESS OF PROPERTY: 1306 HPR

APPLICANT'S NAME: Randy Hughey

MAILING ADDRESS: PO BOX 6461

EMAIL ADDRESS: randy.hughey@gmail.com DAYTIME PHONE: 738-2999

### PROPERTY LEGAL DESCRIPTION:

TAX ID: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ US SURVEY: \_\_\_\_\_

### OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	



For All Applications:

**For Conditional Use Permit:**

For Plat/Subdivision:

If Pertinent to Application:

**CERTIFICATION:**

Owner

Date \_\_\_\_\_

Applicant (If different than owner)

Date \_\_\_\_\_



## **Samantha Pierson**

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**From:** Victoria Vosburg <baldeaglevet@gmail.com>  
**Sent:** Thursday, February 22, 2018 3:50 PM  
**To:** Samantha Pierson; Randy Hughey  
**Subject:** boundary line adjustment

Burgess Bauder and I authorize the adjustment of the boundary line at 1300 HPR.

--  
Victoria Vosburg, DVM  
Pet's Choice Veterinary Hospital  
Alaska Raptor Center Consulting Veterinarian  
Sitka Mountain Rescue/Sitka Volunteer Fire Department Incident Management Team  
Audubon Christmas Bird Count Coordinator

Randy Hughey  
Sitka Community Land Trust  
Project Manager

Application narrative

We are requesting a boundary line adjustment between Pet's Choice Animal Hospital and the Halibut Point Cottages CLT neighborhood. The clinic does not really have parking and we have allowed for this sale in our cottage neighborhood design. There is a plat now in the Planning office which shows the proposed new property lines. The survey has been completed and the monuments are in place.

Proposed

### 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 VOUCHER PLAT AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

### CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF \_\_\_\_\_

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE AUGUST 31, 20\_\_\_\_ DATED THIS DAY OF \_\_\_\_\_

ASSESSOR, CITY AND BOROUGH OF SITKA

### CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN 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 OF 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.

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 UNDER SERIAL NUMBER \_\_\_\_\_ 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.

CITY AND BOROUGH CLERK

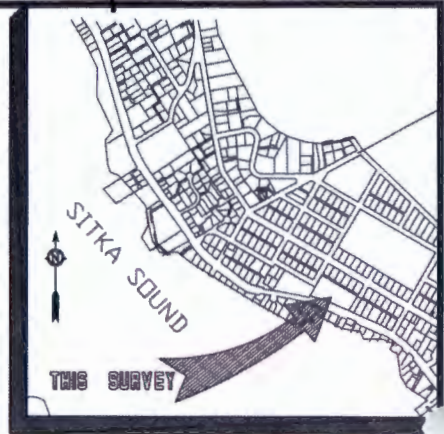
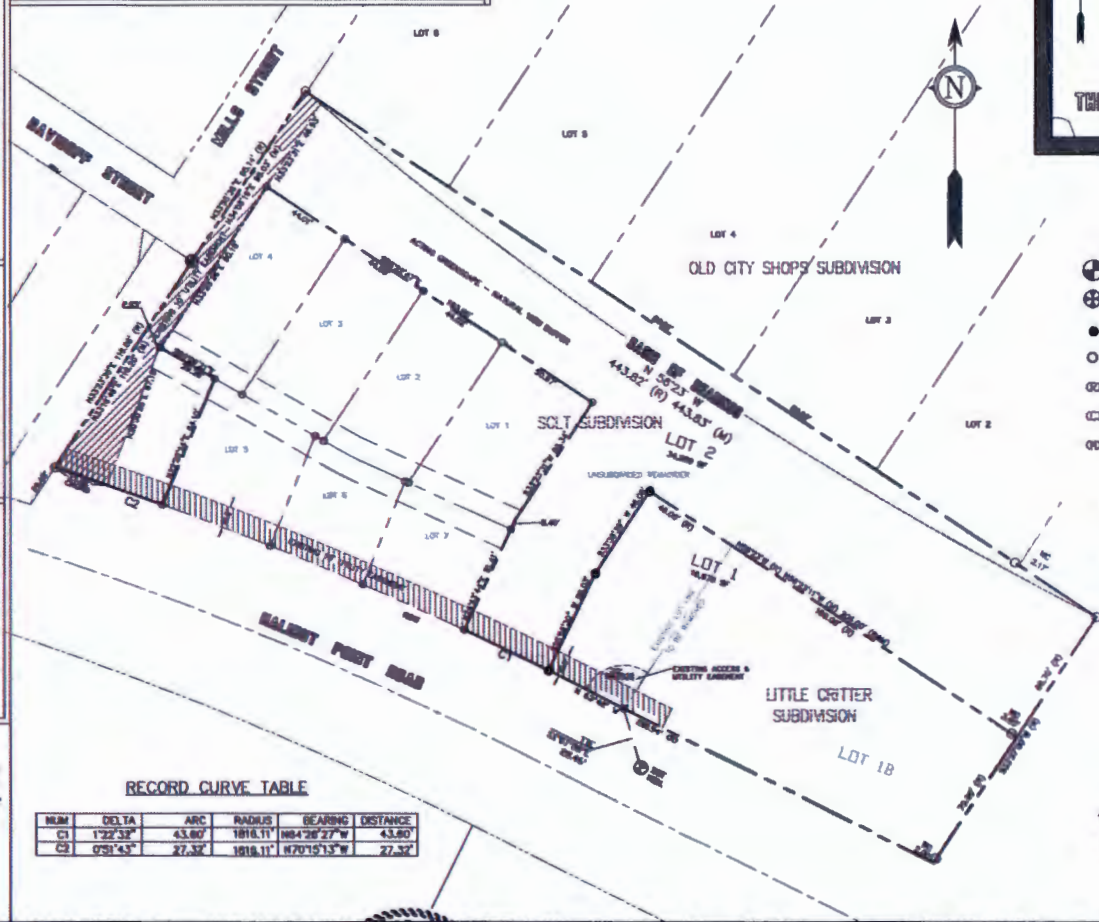
### CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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 \_\_\_\_\_

CALL 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

SCALE 1"=1,000'

### LEGEND

- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BLK/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (CSET)
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

### NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO INCREASE THE OVERALL SQUARE FOOTAGE OF LOT 18 LITTLE CRITTER SUBDIVISION BY 4,132 SF.
- 2) THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.

### RECORD CURVE TABLE

BLK	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°22'33"	43.80'	1818.11'	N84°28'27"W	43.80'
C2	0°51'43"	27.32'	1818.11'	N70°15'13"W	27.32'



DESIGNED & DRAWN  
BY: J. J. J. J.  
CHECKED BY: J. J. J. J.  
DATE OF PLAT: J. J. J. J.  
SCALE: 1" = 40'  
DRAWING NAME: J. J. J. J.  
PROJECT NO. 40038-02

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_, A SUBJECT 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 THIS SURVEY, AND THAT ALL EASEMENTS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

**LITTLE CRITTER LLA**  
LOT 18, LITTLE CRITTER SUBD.  
AND A POR. OF THE UNSUBDIVIDED  
REMANDEE OF SCLT SUBDIVISION  
CLIENT: SITKA COMMUNITY LAND TRUST

**North 57° land surveying**  
CHS 747-6780 425-F 3RD STREET, SITKA, AK  
MAILING ADDRESS - 2847 CHOCOMA CREEK ROAD, SITKA, AK 99585  
EMAIL: n57@north57surveying.com

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



Current

# CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ABSTAIN 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 12/20/17 Michael J. McConnell  
OWNER Eric Director (SIGNATURE)

DATE \_\_\_\_\_ OWNER \_\_\_\_\_ (SIGNATURE)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
STATE OF ALASKA  
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF December 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND PERSONALLY APPEARED  
Michael J. McConnell, Executive Director

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUALS MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND She ACKNOWLEDGED TO ME THAT She SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR FIRST RECORDED FIRST HEREIN WRITTEN

MY COMMISSION EXPIRES 1-26-2020 My Commission Expires Jan 26, 2020

Ruth M. Joubert  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

## CERTIFICATE OF 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  
Sitka Community Development Corporation  
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. MY CURRENT TAXES FOR THE YEAR 2017 WILL BE DUE ON OR BEFORE AUGUST 31, 2017. DATED THIS 28 DAY OF December

Wendy Sorenson  
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. 14-001 DATED March 23 2013, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/28/17 Cathy  
CHAIRMAN, PLATTING BOARD

Jan Pinner  
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 AS RECORDED UNDER SERIAL NUMBER \_\_\_\_\_ DATED May 23 2017, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 2 January 2018 W. Joubert  
DATE \_\_\_\_\_ NOTARY

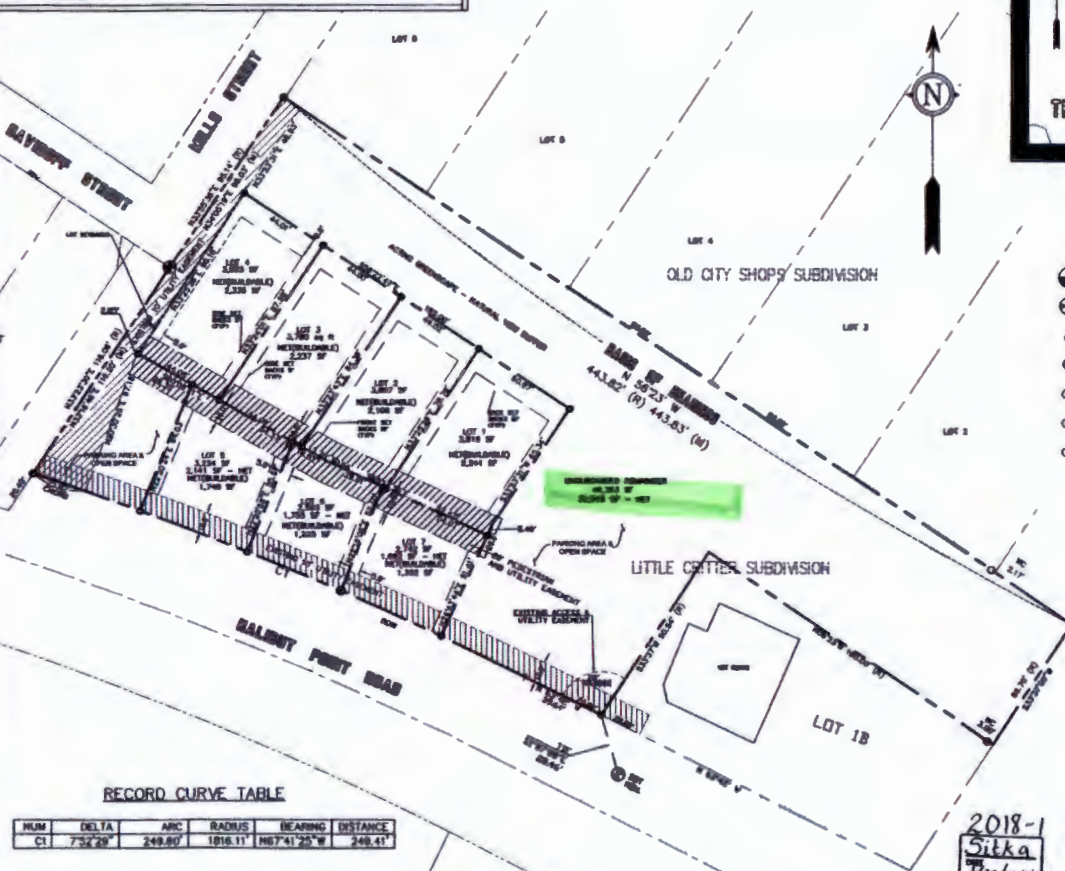
Melissa Kershaw  
CITY AND BOROUGH CLERK, SITKA, ALASKA

# 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: Sitka Community Development Corporation  
(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 28 DAY OF December  
2017, AT SITKA, ALASKA.

M. Haley  
FINANCE DIRECTOR  
CITY & BOROUGH OF SITKA



RECORD CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	73°22'29"	249.80'	1816.11'	N67°41'25"W	248.41'



VICINITY MAP

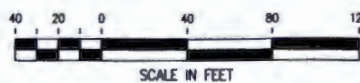
SCALE 1"=1,000'

## LEGEND

- PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- BLK/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA

## NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1A OF THE LITTLE CRITTER SUBDIVISION INTO 8 LOTS CREATING A PLANNED UNIT DEVELOPMENT.
- 2) THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE PLATTING BOARD. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
- 3) A MAINTENANCE AGREEMENT FOR THE PEDESTRIAN AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000077-0.
- 4) CODES, COVENANTS AND RESTRICTIONS ARE FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2018-000077-0.



SITKA RECORDING DISTRICT

## SCLT SUBDIVISION

LOT 1A, LITTLE CRITTER SUB.

CLIENT: SITKA COMMUNITY LAND TRUST

North 57°  
land surveying

CHPT 740-6200 205-F 5TH STREET, SITKA, AK  
MAILING ADDRESS - 6047 CASCADIA CREEK ROAD, SITKA, AK 99583  
EMAIL: north57landsurveying@yahoo.com



BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

DESIGNED BY: J. O'Neill  
DRAWN BY: J. O'Neill  
CHECKED BY: J. O'Neill  
DATE OF PLAT: 12-20-17  
SCALE: 1"=50'  
DRAWING NAME: SCLT SUB  
PROJECT NO: 40038-01

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT ON Dec 20, 2017, A SURVEY OF THE HEREIN DESCRIBED LAND 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.  
Dec 23, 2017 J. O'Neill  
DATE \_\_\_\_\_ SURVEYOR



Current

### CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY AND BOROUGH OF SITKA HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THEY HEREBY ADMIT THIS PLAN OF SUBDIVISION WITH THEIR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 5-24-05  
 REPRESENTATIVE [Signature]  
 AUTHORIZED TO SIGN

### NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
 STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF MAY 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature]

TO BE KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAN 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.

MY COMMISSION EXPIRES 4-15-07

[Signature]  
 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:

CITY 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 2005 WILL BE DUE ON OR BEFORE AUGUST 31, 2005. DATED THIS 24 DAY OF MAY, 2005  
[Signature]  
 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. 2005-8 DATED 5-10-05, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 5/23/05  
[Signature]  
 CLERK, PLATTING BOARD

### 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 20 DATED 5-23-05 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 5-23-05  
[Signature]  
 MAYOR (Deputy)  
 CITY AND BOROUGH CLERK - Acting Deputy Clerk



### CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

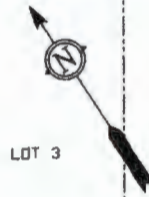
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, NO FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: CITY OF SITKA

GALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.B.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

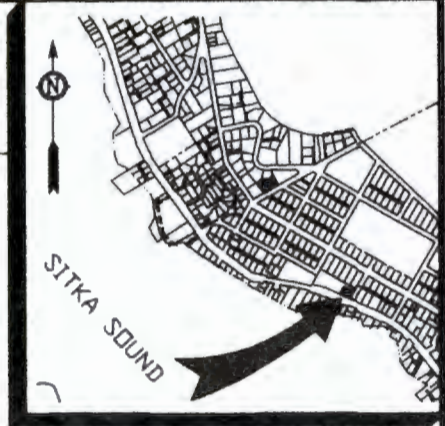
DATED THIS 24 DAY OF MAY 2005 AT SITKA, ALASKA.

[Signature]  
 FINANCE DIRECTOR  
 CITY & BOROUGH OF SITKA

EDGECLIFF DRIVE



LOT 3 LOT 2 LOT 1



### VICINITY MAP

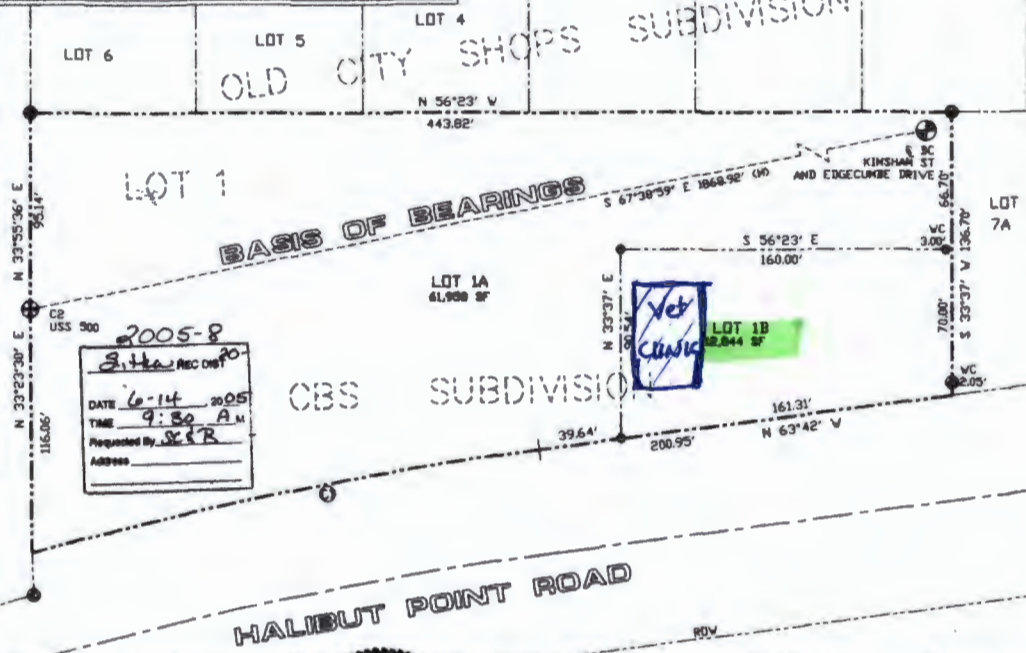
SCALE 1"=1,000'

### LEGEND

- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BULK/OLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- REBAR AND YPC (RECOVERED)
- REBAR (RECOVERED)
- REBAR AND ALUM. CAP (RECOVERED)
- Ⓢ RECORDED DATA
- Ⓢ COMPUTED DATA
- Ⓢ MEASURED DATA

### CURVE DATA:

- ⊙ Δ = 7°32'29"
- ⊙ R = 1806.31'
- ⊙ L = 249.62'
- ⊙ CHD L = 249.41'
- ⊙ CHD BNG = N 67°41'29" V



### LITTLE CRITTER SUBDIVISION

LOT 1  
 CBS SUBDIVISION

CLIENT: CITY AND BOROUGH OF SITKA

O'NEILL  
 SURVEYING AND ENGINEERING

BOX 1869 SITKA, ALASKA 99805  
 PHONE: (907) 747-0700  
 FAX: (907) 747-0700  
 EMAIL: [info@ooneillsurveying.com](mailto:info@ooneillsurveying.com)

BY	DATE	REV.	DESCRIPTION OF CHANGE
RECORD OF REVISIONS			



DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE OF PLATTING: 5-10-05  
 SCALE: 1" = 80'  
 DRAWING NUMBER: 30014-109-00  
 PROJECT NO: 30014-109-00

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN Alaska, A MONUMENT OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN 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.  
[Signature]  
 SURVEYOR



LOT 6

LOT 5

OLD CITY SHOPS SUBDIVISION

**LEGEND**

- ⊕ PRIMARY BRASS CAP (RECOVERED)
- REBAR AND PLASTIC CAP (RECOVERED)
- ⊙ REBAR AND ALUMINUM CAP (RECOVERED)
- ⊖ RECORD DATA
- ⊖ COMPUTED DATA
- ⊖ MEASURED DATA

**BASIS OF BEARINGS**  
 $S 67^{\circ}38'59'' E 1868.92'$  (C)  
 $N 62^{\circ}05'28'' W 285.76'$  (C)

**PLAT NOTES**

1. OFFSET DISTANCES ARE SHOWN TO THE NEAREST ONE HALF FOOT FROM THE PROPERTY LINE TO THE IMPROVEMENT.
2. THIS PLAT DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AS SET FORTH BY THE ALASKA SOCIETY OF PROFESSIONAL LAND SURVEYORS (ASPLS).
3. THIS PLAT IS NOT TO BE SCALED FROM, USE GIVEN DIMENSIONS ONLY.
4. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN ON THIS PLAT.

LOT 1A

CBS SUBDIVISION

LOT 1A

LOT 1B

LITTLE CRITTER SUBD.

FOUNDATION

GUY ANCHOR

POWER POLE

ROW

HALIBUT POINT ROAD

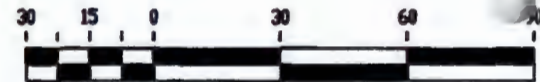
CLIENT: BURGESS BOWEN  
 BOX 277  
 SITKA, ALASKA 99835

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSTERING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES, & CORRS. SET.

DATE

PATRICK K O'NEILL, L.S. 6304



SCALE IN FEET

O'NEILL

SURVEYING AND ENGINEERING

P.O. BOX 1849 SITKA, ALASKA 99835

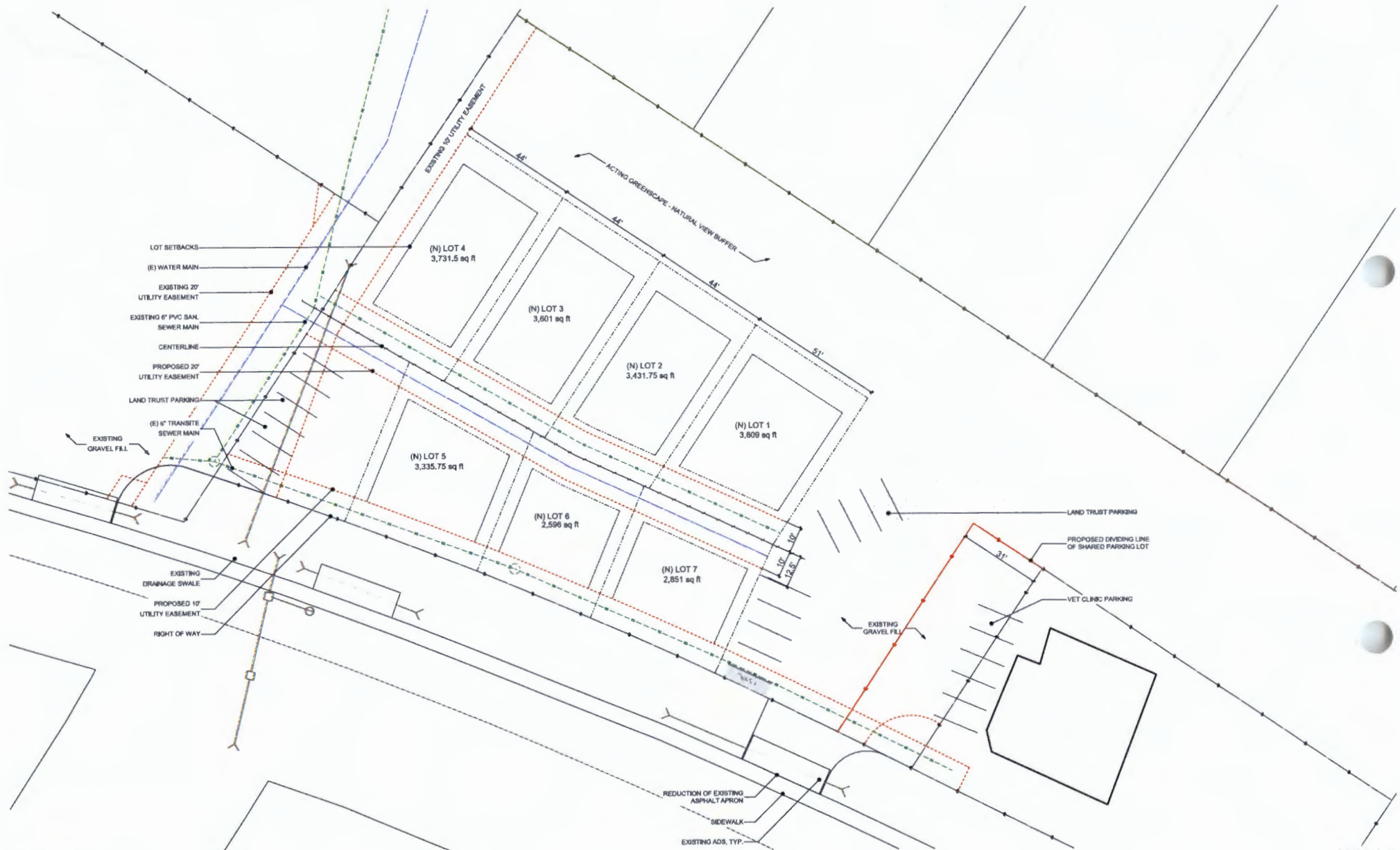
**FOUNDATION ONLY****AS-BUILT SURVEY**

LOT 1B LITTLE CRITTER SUBDIVISION


DRAWN BY: JCM/KAR  
 CHECKED BY: PMH  
 DATE PLATTED: 11/02/06  
 DATE SURVEYED: 09/29/06  
 SCALE: 1" = 30'  
 SURVEYOR: PATRICK K. O'NEILL  
 PROJ. NO.: 20522-01

30599-01 OCT 09, 2006 15:03:29





ALASKA  
**2016-000300-0**  
 Recording District 183 SITKA  
 8/25/2016 09:06 AM Page 1 of 1



AFTER RECORDING, RETURN TO:  
 City and Borough of Sitka - Municipal Clerk  
 100 Lincoln Street  
 SITKA, ALASKA 99835

This is to replace 2016-000152-0 for legal address revision

**QUIT CLAIM DEED**

The Grantor, CITY AND BOROUGH OF SITKA, 100 Lincoln Street, Sitka, Alaska 99835, for and in consideration of the sum of \$1.00, conveys and quit claims to Grantee, Sitka Community Development Corporation, the following designated property which is located in the Sitka Recording District of Alaska:

Lot One A (1A), Little Critter Subdivision, according to the official plat thereof, Recorded as Plat Number 2005-8, Records of the Sitka Recording District, First Judicial District, State of Alaska.

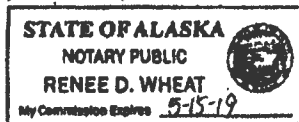
This conveyance is authorized by City and Borough of Sitka Ordinance 2015-56, approved by the Assembly on November 24, 2015.

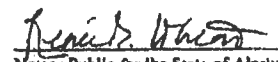
DATED at Sitka, Alaska, on this 23<sup>rd</sup> day of March, 2016.

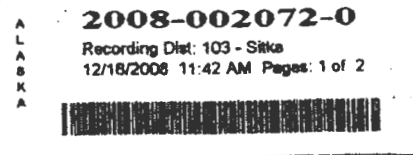
  
 Mark Gorman, Administrator

STATE OF ALASKA )  
 ) ss.  
 FIRST JUDICIAL DISTRICT)

THIS CERTIFIES that on this 23<sup>rd</sup> day of March, 2016, before me, a Notary Public in and for the State of Alaska, personally appeared Mark Gorman, Municipal Administrator of the City and Borough of Sitka, Alaska, a municipal corporation organized under the laws of the State of Alaska, that he has been authorized by the Assembly for the City and Borough of Sitka to execute the foregoing deed on its behalf, and he executes it freely and voluntarily.



  
 Notary Public for the State of Alaska  
 My commission Expires: 5-15-19



### GRANT OF UTILITY EASEMENT

The City and Borough of Sitka, the current owner of Tract 2 of Plat 63, a Subdivision of a portion of USS 500, hereby grants the City and Borough of Sitka a 10' wide Utility Easement. The Grantee shall retain the right to install and maintain utilities within this 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 on all future owners. The easement is more particularly described on Attachment A.

and

### PARTIAL CONVERSION OF SEWER EASEMENT TO UTILITY EASEMENT

The City and Borough of Sitka, the current owner of Tract 2 of Plat 63, a Subdivision of a portion of USS 500 and Lot 1A Little Criter Subdivision and Grantee of an existing Sewer Easement described in Book 117 Page 891 Sitka Recording District, hereby converts a portion of said sewer easement to a Utility Easement. The Grantee shall retain the right to install and maintain utilities 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 on all future owners. The location of the converted easement is more particularly described on Attachment A.

12/16/08  
Date

*James Dinkley*  
City Administrator

State of Alaska

First Judicial District

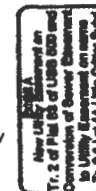
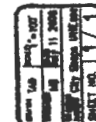
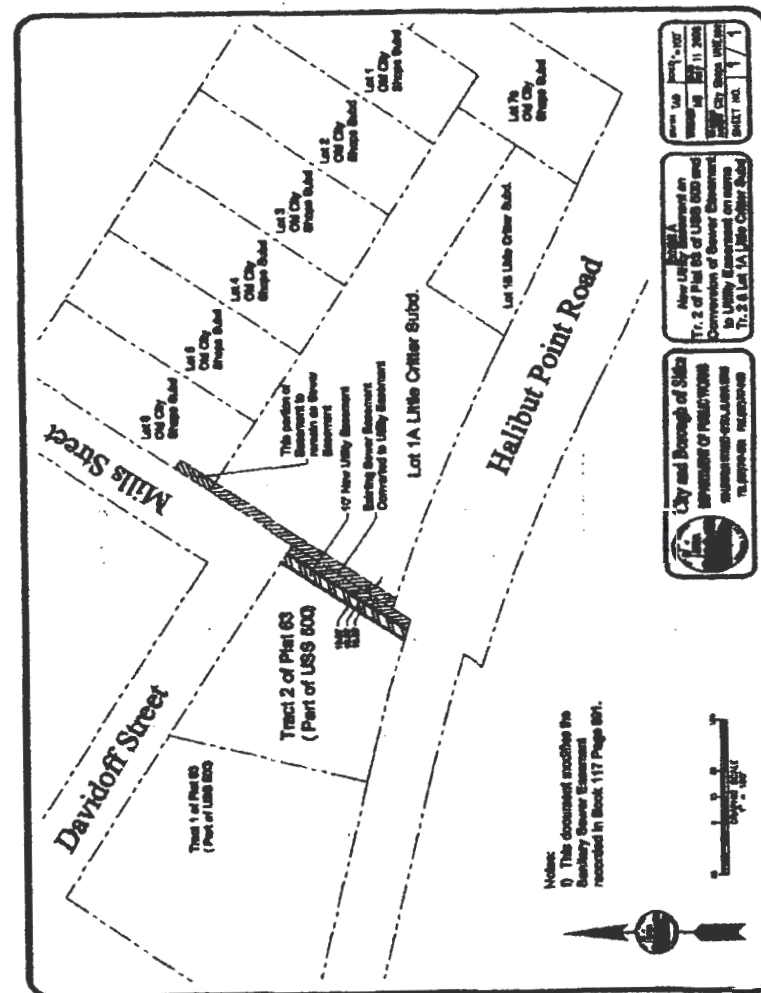
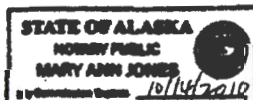
THIS CERTIFIES that on this 16<sup>th</sup> day of December, 2008 before me, a notary public in and for the State of Alaska, personally appeared James Dinkley to me known and known to me to be the person whose name is subscribed to the foregoing easement, and after being first duly sworn according to law, stated that is the authorized agent for the above mentioned organization and he has 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 document first herein written.

*Mary Ann Jones*  
Notary Public in and for the State of Alaska

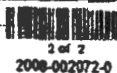
My Commission expires: 10/14/2010

Please return to:

City & Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835



Notes:  
1) This document vacates the  
existing Sewer Easement  
recorded in Book 117 Page 891.





# Attachment B

## Staff Materials



## City & Borough of Sitka, Alaska

**Selected Parcel: 1306 HALIBUT POINT ID: 14707001**

Printed on 3/23/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



**MainStreetGIS**  
MainStreetGIS, LLC  
[www.mainstreetgis.com](http://www.mainstreetgis.com)

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: 1306 HALIBUT POINT ID: 14707001**

Printed on 3/22/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

This map is for informational purposes only. It is not for appraisal or description of.



no legal responsibility for the information contained herein.

**Sitka Community Land Trust**  
Planned Unit Development  
1306 Halibut Point Road





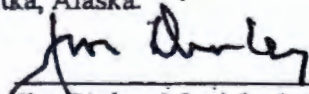
AFTER RECORDING, RETURN TO:  
Burgess Bauder and Victoria Vosburg  
1315 Halibut Point Road  
Sitka, Alaska 99835

### QUIT CLAIM DEED

The Grantor, City and Borough of Sitka, 100 Lincoln Street, Sitka, Alaska, 99835, for and in consideration of a Deed of Trust and a Promissory Note to secure the payment of Sixty Seven Thousand and Seventeen Dollars (\$67,017.00) and other valuable consideration, by Burgess Bauder and Victoria Vosburg, 1315 Halibut Point Road, Sitka, Alaska, 99835, conveys and quit claims to Burgess Bauder and Victoria Vosburg, the following real property which is located in the Sitka Recording District of Alaska:

Lot 1B of the Little Critter Subdivision, according to the official plat filed and recorded as Plat No. 2005-8, Sitka Recording District, First Judicial District, State of Alaska, subject to reservations, exceptions, easements, covenants, conditions and restrictions of record, right of ways, roads, public improvements, utility improvements, if any.

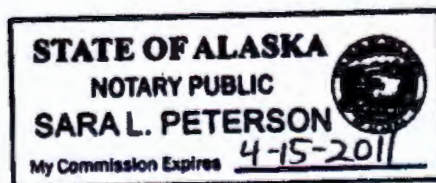
DATED this 29 day of September, 2010 at Sitka, Alaska.

  
Jim Dinley, Municipal Administrator

STATE OF ALASKA )  
 ) ss.  
FIRST JUDICIAL DISTRICT )

THIS CERTIFIES that on September 29, 2010, before me, a Notary Public in and for the State of Alaska, personally appeared JIM DINLEY, known to me to be the person whose name is subscribed to the foregoing deed, and by signing this deed, swears or affirms under oath that he is the Municipal Administrator of the City and Borough of Sitka, Alaska, a municipal corporation organized under the laws of the State of Alaska, that he has been authorized to execute this deed on its behalf, which he executes freely and voluntarily.

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



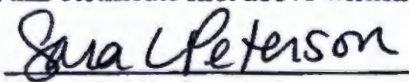
  
Notary Public for Alaska  
My Commission Expires: 4-15-2011

Exhibit B

ALASKA

2010-001240-0

Recording Dist: 103 - Sitka

9/29/2010 11:13 AM Pages: 1 of 2



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

### GRANT OF UTILITY EASEMENT

Burgess Bauder and Victoria Vosburg, the new and current owners of Lot 1B of the Little Critter Subdivision, in Sitka, Alaska, agree to grant a utility easement, which is graphically shown on the attached Exhibit A, based on the Purchase And Sales Agreement Between City And Borough Of Sitka And Burgess Bauder And Victoria Vosburg, to the City and Borough of Sitka, the prior owner, executed regarding Lot 1B.

The utility easement, which is for the creation and/or maintenance of the existing and/or future utility system(s), is more particularly described as follows:

Commencing at the lower southwestern corner of Lot 1B, Little Critter Subdivision, filed as Plat 2005-8, Sitka Recording District, Sitka, Alaska, and consisting of a 10 ft. wide section running for 20 ft. along the southern boundary of Lot 1B, adjacent to the Halibut Point Road right-of-way; and containing 194 square feet more or less.

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 effective on all future lot owners.

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



9/29/10  
Date

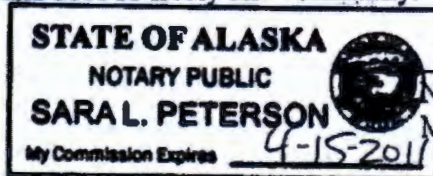
Burgess Bauder  
Burgess Bauder

9/29/2010  
Date

Victoria Vosburg  
Victoria Vosburg

State of Alaska )  
                                  ) ss.  
First Judicial District )

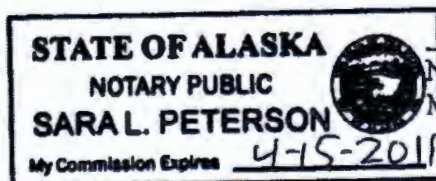
THIS CERTIFIES that on this 29 day of September, 2010, Burgess Bauder personally appeared before me and known to be the person who executed the foregoing document, and acknowledges by signing this document that he is authorized to sign and does so freely and voluntarily.



Sara L. Peterson  
Notary Public for Alaska  
My Commission Expires: 4-15-2011

State of Alaska )  
                                  ) ss.  
First Judicial District )

THIS CERTIFIES that on this 29 day of September, 2010, Victoria Vosburg personally appeared before me and known to be the person who executed the foregoing document, and acknowledges by signing this document that he is authorized to sign and does so freely and voluntarily.



Sara L. Peterson  
Notary Public for Alaska  
My Commission Expires: 4-15-2011





























