



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 18-06
Proposal: Easement vacation and realignment
Applicant: Michael Tisher
Owner: Michael Tisher, George/Tamara Eliason, Jeremiah Jeske, Volney/Linda Smith
Location: 2314, 2316, 2318, and 2370 Halibut Point Road
Legal Desc.: Lots 1, 2, 3, 4 Oceanview Ridge Subdivision
Zone: R-1 MH single-family, duplex and manufactured home zoning district
Size: Existing: Lot 1 – 142,308 square feet, Lot 2 – 17,223 square feet, Lot 3 – 20,173 square feet, Lot 4 – 20,413 square feet
Parcel ID: 2-5210-000, 2-5210-001, 2-5210-002, 2-5210-003
Existing Use: Residential, Undeveloped
Adjacent Use: Residential, undeveloped
Utilities: Existing from Halibut Point Road and Proposed from Kramer Avenue
Access: From Halibut Point Road

KEY POINTS AND CONCERNS:

- Request requires signature of all parties (SGC 21.20.010.A.2) that has been requested and not provided. This is required.
- Proposal requires agreements (access and utility easements and agreements including maintenance and access to them) from all parties (SGC.20.010.A.3).
- All beneficiaries of an easement modification shall approve the modification prior to review by the Planning Commission (SGC 21.20.060).
- Easement and Design Standards: must comply with 21.40.030 especially subsections A (City a Party), B (Utility easements), C (Access Easements), and D (Drainage Easements).
- Utility plans and any applicable easements and maintenance/access agreements shall be provided.
- How this vacation may impact Tisher and Licari Subdivisions in regards to ability to provide access and utilities. While each is separate in various ways they are part of the same whole, at least by implication of proposed easements and existing easements.

RECOMMENDATION: Postpone or pull prior to hearing.

ATTACHMENTS:

Attachment A: Applicant Materials

Attachment B: Staff Materials

BACKGROUND:

Plat 84-24 was recorded August 2, 1984 for the Oceanview Ridge Subdivision, which subdivided Lot 14 of the USS 2418 into 4 lots. Lot 1 of the Oceanview Ridge Subdivision is proposing an additional 4 lot minor subdivision on a separate agenda item. Lot 13 of USS 2418 is proposing a 2 lot minor subdivision on a separate agenda item.

PROJECT DESCRIPTION:

The request is to vacate a platted private access drive that was platted as a cul-de-sac 50 feet wide with a 50 foot radius, but was never fully developed and more homes were built encroaching into the right of way, which impacts their ability to sell and creates legal risk. In essence, the request is to solve this mistake. One note: this ROW should have never been platted due to lack of practical development and topography. This is an example to consider for Licari and Tisher for the other agenda items.

The proposed access easement is approximately at least 25 feet wide and varies slightly in width due to existing development. As proposed (and as built) it would no longer serve Lot 1. There is no information as to ownership agreement, maintenance, access, nor utilities.

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

In this case, careful consideration and postponement should occur to make sure the owners' interests are preserved, that appropriate easements are established, that appropriate agreements are established, and that appropriate access and utilities are preserved.

Subdivision Development Standards

Maximum grade for access easements shall not exceed 20% in any case and shall only exceed 15% in exceptional cases. The applicant should submit verification from a registered land surveyor to verify the slope of the easement.²

¹ SGC 21.04.020

² SGC 21.40.030(C)4-5

Title 22

22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.

A. Intent. See the intent statement for the R-1 district. The R-1 MH district is intended primarily for single-family, single-family [manufactured homes](#) or [duplex dwellings](#), at moderate [densities](#), but [structures](#) and uses required to serve recreational and other public needs of [residential](#) areas are allowed as [conditional uses](#) subject to restrictions intended to preserve the [residential](#) character of the R-1 MH district.

Zoning Development Standards

The minimum lot area for the R-1 MH District is 8,000 square feet. Minimum lot width is 80 feet. Proposed lots meet these requirements. Access width shall be at least 20 feet and wide enough to serve drainage, slope development, and road development/maintenance (and utilities if incorporated).

Project Analysis

Site: Existing developed lots. Platted easement never developed as platted due to topography and slope. Houses encroach into easement.

Utilities: Utility plans, potential utility easements and maintenance/access agreements should be provided by applicant. There is concern here that there could be utility issues.

Access, Roads, Transportation, and Mobility: Need all owners' agreements and signatures on access and utilities.

Public, Health, Safety and Welfare: Need more information as to agreements and utilities.

Rec, Light, Air: Proposed lots are larger than the minimum lot size for the zone. No concerns.

Orderly and Efficient Layout and Development: Need more detail as to agreements and utilities.

Comprehensive Plan

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

****next page****

Recommendation and Motions

It is recommended that the Planning Commission postpone or pull this item prior to consideration and discussion.

I move to postpone Public hearing and consideration of a request to vacate platted access and slope easements and realign the access easement at 2314, 2316, 2318, and 2370 Halibut Point Road in the R-1 MH district with direction to provide the **requested information**. The property is also known as Lots 1, 2, 3, and 4 Oceanview Ridge Subdivision. The request is filed by Michael Tisher. The owners of record are Michael Tisher, Jeremiah Jeske, George and Tamara Eliason, and Volney and Linda Smith.

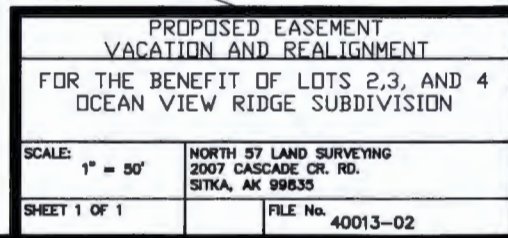
Requested Information:

1. Signatures of all ownership interests in easement and agreement to vacate and modify easement.
2. Access easement agreements including maintenance agreements
3. Utility plans, and;
 - a. if needed, utility easement agreements including maintenance agreements
4. Approval of entire subdivision concepts for Tisher, Licari, and this vacation to ascertain if access and utilities are best provided in the proposed designs. Staff would request a sit-down with all subdivision applicants and staff.

Attachment A

Applicant Materials

RECEIVED MAR 08 2018



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT 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 INDIVIDUALS 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

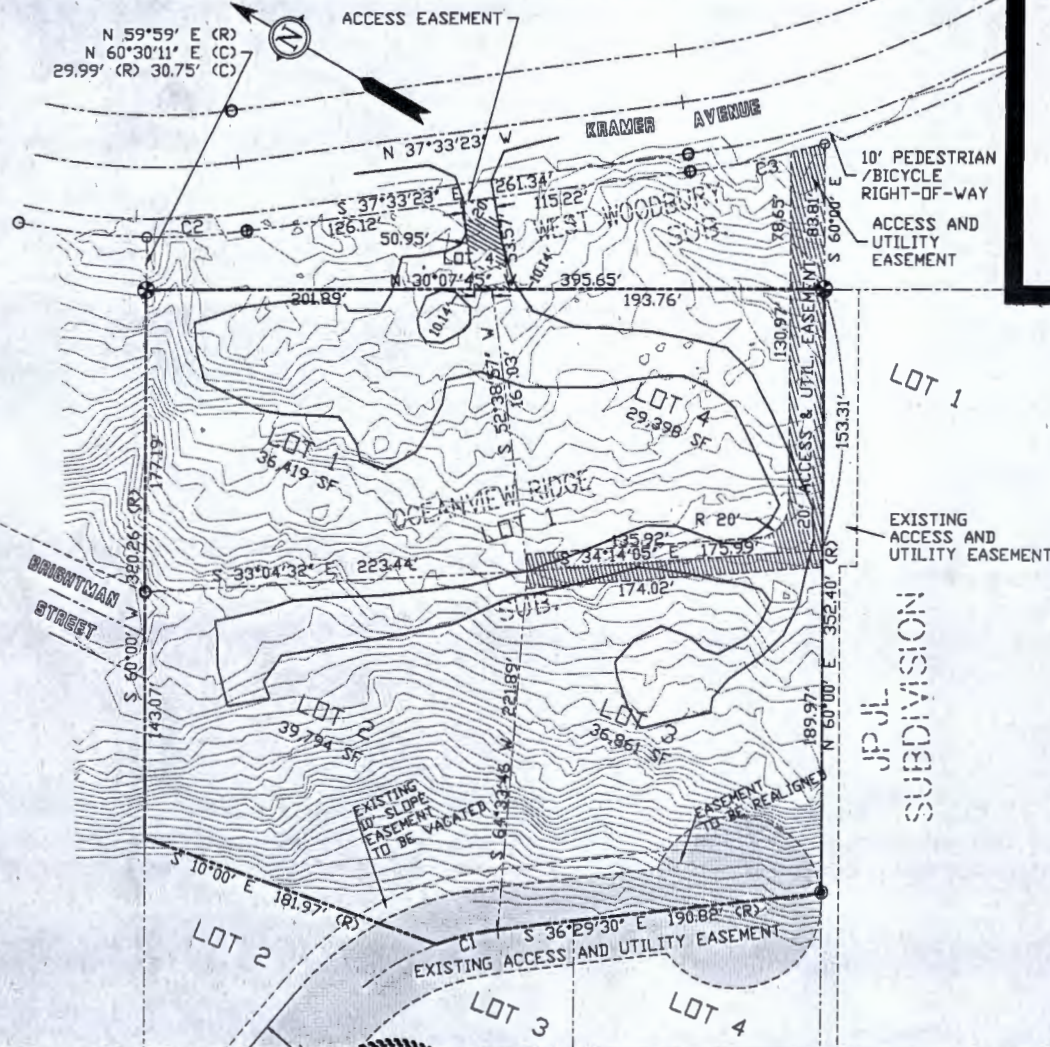
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF _____

(ALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.R.'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

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	38°11'50"	150.00'	36.71'	N 43°29'53" W	36.62'
C2	08°32'00"	390.00	58.08	S 33°17'23" E	58.03
C3	08°19'36"	551.24	80.11	S 41°43'12" E	80.04



VICINITY MAP

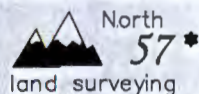
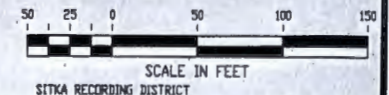
SCALE 1"=1,000'

LEGEND

- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BLU/GLO PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- ORIGINAL WHITCOMB HTS. MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- 00 MEASURED DATA

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE OCEANVIEW RIDGE SUBDIVISION INTO 4 LOTS.
- 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.
- AN EASEMENT AGREEMENT IS RECORDED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. _____ REGARDING THE VACATION AND REALIGNMENT OF THE SLOPE EASEMENT AND EXISTING ACCESS AND UTILITY EASEMENT FOR LOTS 1, 2, 3 AND 4 OCEANVIEW RIDGE SUBDIVISION.



(907) 747-6700 8067 CASCADIA CREEK ROAD, SITKA, AK 99501

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: J. DWELL	CHECKED BY: _____
DRAWN BY: J. DWELL	DATE OF PLAT: 06-20-2018
SCALE: 1" = 50'	TRAVELING NAME: 40063-03
PROJECT NO. 40063-03	DATE: _____

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

TISHER SUBDIVISION

LOT 1 OCEANVIEW RIDGE SUBD.

CLIENT: MIC TISHER

2cud 3/5/18

RECEIVED
MAR 05 2018

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADAPT 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 INDIVIDUALS 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

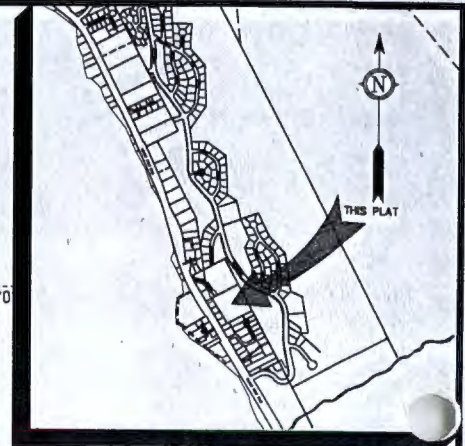
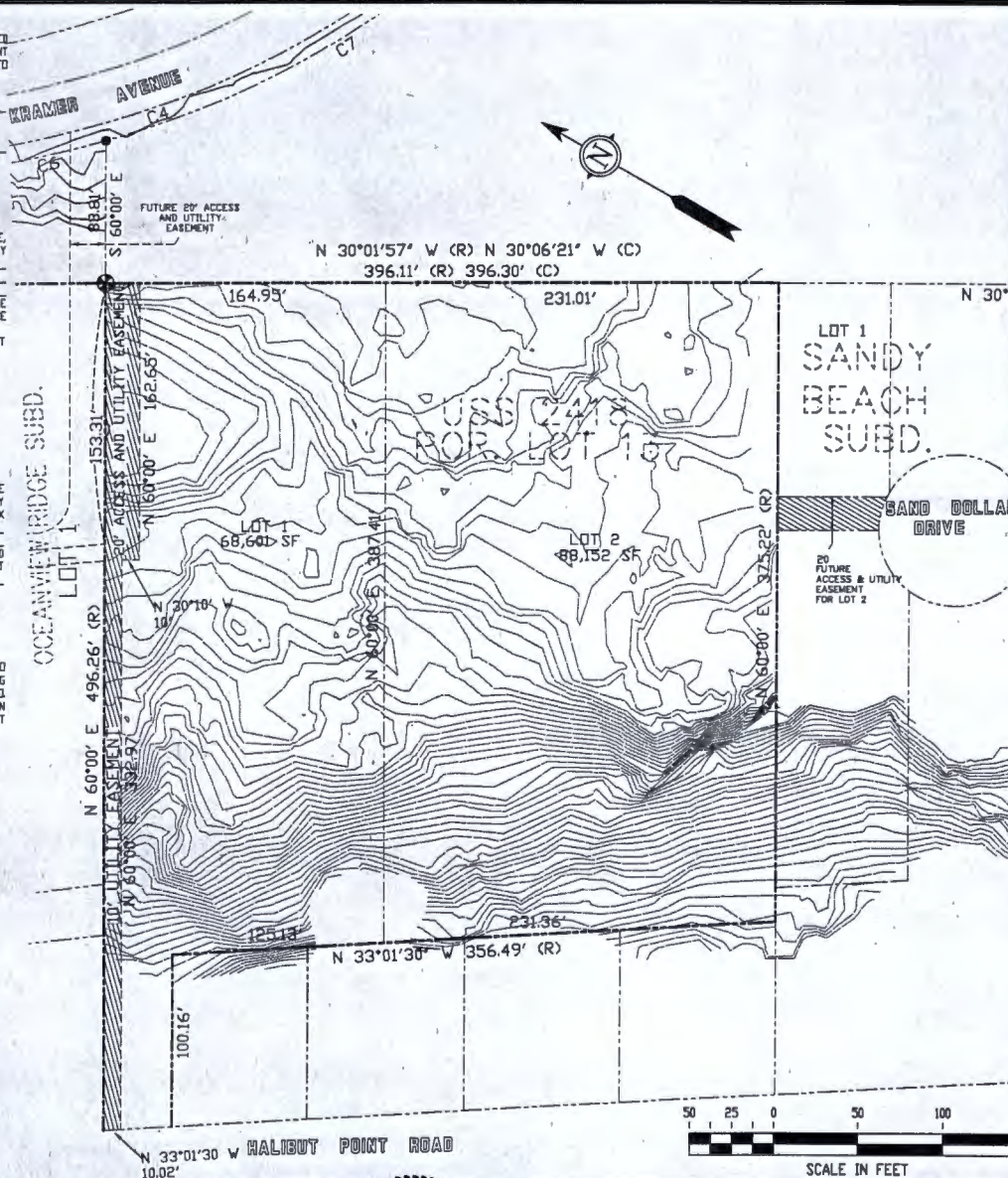
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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 _____

CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.L.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'

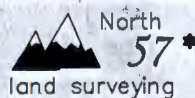
LEGEND

- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- ⊕ BLK/GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- ORIGINAL WHITCHAM HTS. MONUMENT (RECOVERED)
- Ⓢ RECORDED DATA
- Ⓢ COMPUTED DATA
- Ⓢ MEASURED DATA

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A POR. OF LOT 13 USS 2418 INTO TWO LOTS.
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 ACCESS AND UTILITY EASEMENT FOR LOT 2 IS RECORDED IN THE SITKA RECORDING DISTRICT SERIAL NO. _____
4. A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT FOR LOT 1 IS RECORDED IN THE SITKA RECORDING DISTRICT SERIAL NO. _____
5. ANY DEVELOPMENT OF WETLANDS WILL BE APPROVED BY THE ARMY CORPS OF ENGINEERS.

PRELIMINARY SITKA RECORDING DISTRICT



(907) 747-6700 1807 CASCADE CREEK ROAD, SITKA, AK 99805

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: APRIL 5, 2018
SCALE: 1" = 20'
DRAWING NUMBER: 40105-01
PROJECT NO: 40105-01

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 _____ KELLY O'NEILL, L.S. 12821

JPJL SUBDIVISION

POR. LOT 13 USS 2418

CLIENT: JOHN LICARI

Attachment B

Staff Materials



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.

STATEMENT OF PURPOSE OF LOCAL IMPROVEMENT DISTRICT

I, the undersigned, being the person who has been authorized by the Board of Commissioners of the City and County of Denver, Colorado, to prepare the Statement of Purpose of the Local Improvement District, hereby certify that the following statement was presented to the Board of Commissioners of the City and County of Denver, Colorado, on the 1st day of May, 1968, and that the Board of Commissioners of the City and County of Denver, Colorado, has approved the same.

Michael J. Fisher

AM I AM, according to the provisions of my jurisdiction, the
1. I, the undersigned, hereby certify that the following is the
the City and County of Denver, Colorado, on the 1st day of May, 1968.

Michael J. Fisher

1. I, the undersigned, hereby certify that the following is the
the City and County of Denver, Colorado, on the 1st day of May, 1968.

Michael J. Fisher

- U.S.G.L.O. MONUMENT RECOVERED THIS SURVEY
- 5/8" REBAR WITH "SURV-CAP" SET THIS SURVEY



THE 50' PRIVATE ACCESS EASEMENT AS SHOWN ON THIS PLAT MAY BE REQUIRED TO BE FORMALLY DEDICATED TO THE PUBLIC AND CONSTRUCTED TO FULL CITY SPECIFICATIONS IN THE FUTURE, AS A CONDITION TO ADDITIONAL SUBDIVISION AND DEVELOPMENT OF THIS PROPERTY.



- (1)
- | | |
|---|------------|
| R | = 2200.83" |
| D | = 2200.83" |
| A | = 2200.83" |
| L | = 17.11" |
| T | = 41.11" |
| C | = 41.11" |
- CHORD (R/L) = N 27°35'33" W
- (2)
- | | |
|---|------------|
| R | = 2200.83" |
| D | = 2200.83" |
| A | = 2200.83" |
| L | = 17.11" |
| T | = 41.11" |
| C | = 41.11" |
- CHORD (R/L) = N 29°25'27" W
- (3)
- | | |
|---|------------|
| R | = 1550.50" |
| D | = 1550.50" |
| A | = 1550.50" |
| L | = 30.71" |
| T | = 88.40" |
| C | = 88.40" |
- CHORD (R/L) = N 49°28'23" W
- (4)
- | | |
|---|------------|
| R | = 1550.50" |
| D | = 1550.50" |
| A | = 1550.50" |
| L | = 77.21" |
| T | = 170.85" |
| C | = 170.85" |
- CHORD (R/L) = N 69°35'27" W

NOTE

THE 50' PRIVATE ACCESS EASEMENT AS SHOWN ON THIS PLAT MAY BE REQUIRED TO BE FORMALLY DEDICATED TO THE PUBLIC AND CONSTRUCTED TO FULL CITY SPECIFICATIONS IN THE FUTURE, AS A CONDITION TO ADDITIONAL SUBDIVISION AND DEVELOPMENT OF THIS PROPERTY.

OCEANVIEW RIDGE
SUBDIVISION

A SUBDIVISION OF LOT 14, U.S.S. 241B

SCALE: 1"=50'	
DATE: JUNE '84	
PREPARED FOR:	

MR. NINE TIER
BOX 1200
RITKA, ALASKA 99567

WILSON - JAMES
Wilson
 August 4, 1968
 10th A
 Department of City-Plan
 3rd Lane St.
 Seattle, WA 98101

PLAT 84-24

94 2