



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: P 17-07
Proposal: Replat to result in 1 lot
Applicant: Vicky Brown
Owner: Eagle Bay Inn LLC
Location: 1319 and 1321 Sawmill Creek Road
Legal Desc.: US Survey 2729 and Lot 3 Burkhart Subdivision Lot Line Adjustment
Zone: C-2 general commercial mobile home district
Size: Existing: 8706 square feet and 69,300 square feet
Proposed: 76,833 square feet
Parcel ID: 30450000, 30447000
Existing Use: Commercial, Undeveloped
Adjacent Use: Residential, Commercial, Industrial, Undeveloped
Utilities: Sawmill Creek Road and Easement
Access: Sawmill Creek Road, Current Easement

KEY POINTS AND CONCERNS:

- Existing lot 3 currently has development challenges related to its triangular shape
- Proposed lot is within development standards outlined in Sitka General Code
- Subdivision replat can be approved at one hearing of the Planning Commission

RECOMMENDATION: Approve the subdivision replat at 1319 and 1321 Sawmill Creek Road.

ATTACHMENTS:

Attachment A: Applicant Materials

Attachment B: Staff Materials

BACKGROUND:

1321 Sawmill Creek Road (SMC) was created by US Survey 2729 in 1951. The lot is currently developed as a shopping plaza with hotel, marijuana retail and cultivation establishments, restaurant, various retail shops, and professional offices. 1319 SMC was created by Burkhart Subdivision Lot Line Adjustment in 2002. The lot is currently undeveloped.

PROJECT DESCRIPTION:

The proposed minor subdivision is intended to join two lots in common ownership into one lot. Existing lot sizes are 8706 square feet and 69,300 square feet, both exceeding the C-2 zone's minimum lot size of 6000 square feet. Proposed lot is larger at 76,833 square feet. Access to 1321 SMC is directly from Sawmill Creek Road. Access for 1319 SMC is currently via access easement.

Lots are flat. 1319 SMC is undeveloped and 1321 SMC is developed as a shopping plaza. The triangular shape of 1319 SMC presents challenges for development. While the replat would result in an odd lot shape, it would render the land currently known as 1319 SMC more usable.

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**22.16.080 C-1 general commercial district or C-2 general commercial mobile home district.**

A. Intent. The general [commercial](#) district is intended to be served by major essential utilities and to include those areas which are heavily dependent upon vehicular access. The district is intended for those areas surrounding major intersections where [personal services](#), convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the general [commercial](#) district along the roads in a strip fashion is to be discouraged.

¹ SGC Section 21.04.020

B. All provisions of the C-1 district apply in the C-2 district, except that permitted uses also include [manufactured homes](#) on single [lots](#) and [manufactured home](#) parks.

Development Standards

The minimum lot area for the C-2 District is 6,000 square feet. Minimum lot width is 60 feet.² Proposed lot meets these standards.

ANALYSIS:

Site: Proposed lot to be 76,833 square feet. Land is flat. Current lots are triangular and rectangular, and resulting lot would have an odd shape. Proposed lot would be approximately 148 feet at the most narrow width, exceeding the 60 foot minimum.

Utilities: Utilities are available from Sawmill Creek Road, Price Street, and existing easements. 1321 SMC is currently developed with utilities. No new easements proposed.

Access, Roads, Transportation, and Mobility: Direct access from Sawmill Creek Road.

Public, Health, Safety and Welfare: Setbacks and other development standards will apply for any future development. No concerns.

Rec, Light, Air: Lots meet development standards and future development must meet standards. No concerns.

Orderly and Efficient Layout and Development: Access and utilities are provided, and proposed lot exceeds minimum lot size. While the proposed lot would be an odd shape, it currently may be the best option for optimal utilization of current 1319 SMC. No concerns.

Comprehensive Plan

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

² SGC Table 22.20-1

Recommendation and Motions

It is recommended that the Planning Commission adopt the staff analysis and findings and move to approve the subdivision replat.

- 1) **I move to approve** the subdivison replat to result in one lot at 1319 and 1321 Sawmill Creek Road. The properties are also known as US Survey 2729 and Lot 3 Burkhart Subdivision Lot Line Adjustment. The request is filed by Vicki Brown. The owner of record is Eagle Bay Inn, LLC.
- 2) **I move to find that:**
 - a. The replat meets its burden of proof as to access, utilities, and dimensions as proposed;
 - b. That the replat complies with the Comprehensive Plan Section 2.4.19 by going through the required subdivision process;
 - c. That the replat complies with subdivision code; and
 - d. That the replat is not injurious to the public health, safety, and welfare.

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: Would like to combine Block 1319 (Lot 3) and Block 1321 (Lot 18) into
one lot for the future purpose of expansion of current building located on Block 1321 (Lot 18)

PROPERTY INFORMATION:

CURRENT ZONING: C-2 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Lot 3- storage containers PROPOSED LAND USES (if changing): expansion of current building
located on Lot 18

APPLICANT INFORMATION:

PROPERTY OWNER: Rudolph Daniel Kelly

PROPERTY OWNER ADDRESS: 346 Verret St., New Orleans, LA 70116

STREET ADDRESS OF PROPERTY: 1321 Sawmill Creek Road and 1319 Sawmill Creek Road

APPLICANT'S NAME: Rudolph Daniel Kelly

MAILING ADDRESS: 346 Verret St., New Orleans, LA 70116

EMAIL ADDRESS: _____ DAYTIME PHONE: 1-504-434-8154

PROPERTY LEGAL DESCRIPTION:

TAX ID: 30450000 LOT: 3 and 18 BLOCK: 1319 & 1321 TRACT: _____

SUBDIVISION: Burkhart Subdivision (see attached Quick US SURVEY: 3695
Claim Deed dated 4-22-2009)

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

AUGUST 1, 2017

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.

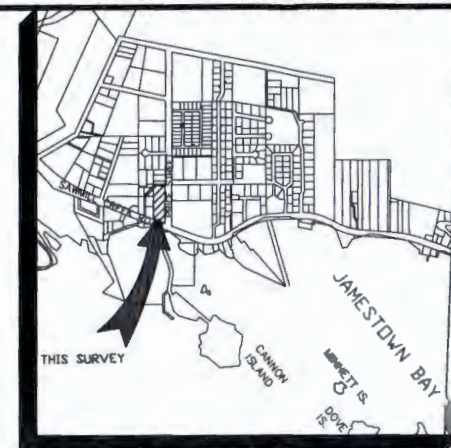
Applicant (If different than owner)

Date

1321 Sawmill Creek Road
Potential Subdivision of USS 2729 and Lot 3 Burkhardt Subdivision
Mike Daly for Eagle Bay Inn, LLC

- Intent is to combine lots to facilitate expansion of marijuana cultivation facility.
- Zoned C-2
- Comp Plan 2.4.1: "To guide the orderly and efficient use of private and public land..."
- Comp Plan 2.4.4: "To resolve conflicts, through a public process, between residential, commercial, recreational and industrial land uses."
- Comp Plan 2.4.21: "To consider conditional use permits for commercial uses and high impact residential uses only in the areas served by an adequate road network and not in areas such as neighborhoods where adjacent properties can be adversely impacted."
- Concerns:
 - Odor and other neighborhood impacts
 - Have already received complaints
 - Some residential use nearby
 - Consider likelihood of CUP being granted for expansion
 - Prospective lot
 - Odd-shaped, although not disallowed by code
 - Size in excess of development standards
 - 69,300 ft² and 8706 ft²
 - No city utilities shown on GIS to be directly impacted
 - Daly's plans show transformer/utilities along building rear
 - Easement to Lot 3 through Lots 1 and 2 of Burkhardt Subdivision
 - Could be amended to stop at Lot 2
 - Fire Department access to addition – need input of Fire Chief
 - Construction to require engineering
 - Parking recalculation required with expansion
 - Potential security issues with reduced access
 - 5 foot setbacks for the triangular parcel
- Recommendation to Daly: Pursue CUP amendment prior to replat
- Would be helpful to see footprint of proposed expansion

RECEIVED APR 19 2018

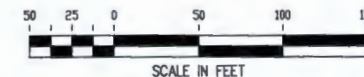


VICINITY MAP
SCALE 1"=1,000'

- LEGEND**
- ⊕ PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
 - ⊕ BLU/GLD PRIMARY BRASS CAP (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - SECONDARY MONUMENT (RECOVERED)
 - (R) RECORDED DATA
 - (C) COMPUTED DATA
 - (M) MEASURED DATA

NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINE U.S. SURVEY 2729 AND LOT 3 OF THE BURKHART SUBDIVISION INTO ONE LOT.



SITKA RECORDING DISTRICT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ OWNER _____ (SIGNATURE) _____

DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

**CERTIFICATE OF 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 _____

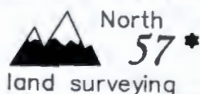
CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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.O.'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



(907) 747-6780 2807 CASCADIA CREEK ROAD, SITKA, AK 99825

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED BY: K. HOWELL
DRAWN BY: K. HOWELL
CHECKED BY: _____
DATE OF PLAT: JULY 2017
SCALE: 1" = 30'
DRAWING NAME: ADJUSTMENT
PROJECT NO.: 40089-01

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 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.

DATE _____ KELLY HOWELL U.S. 2205

EAGLE BAY SUBDIVISION

U.S. SURVEY 2729 AND LOT 3,
BURKHART SUB. LOT LINE ADJUSTMENT
CLIENT: EAGLE BAY INN LLC
P.O. BOX 6036
NEW ORLEANS, LA 70174

SHEET 1 OF 1

U.S.S. 3695

17-B1

17

20' ACCESS EASEMENT

EAST

150.15'

45.788m

89.37'

25.108m

PRICE STREET

U.S.S. 1947

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 AND BOROUGH OF SITKA PLATING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 77-43 DATED September 12, 1977, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

12-9-77

DATE

CHASMAN PLATTING BOARD

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 AND BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 4, PAGE 230, DATED September 27, 1977, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

12-9-77

DATE

CITY AND BOROUGH CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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.

12-9-77

DATE

WILLIAM L. BURKHART

WITNESS

OWNER

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT)
THIS IS TO CERTIFY THAT ON THIS 14 DAY OF December, 1977, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, PERSONALLY APPEARED William L. Burkhart AND Philip S. Davis TO ME TO BE THE PERSONS NAMED IN THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND THAT THEY INDIVIDUALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE NAMED FIRST ABOVE.

Philip S. Davis

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

6/22/78

CERTIFICATE STATE OF ALASKA)

FIRST JUDICIAL DISTRICT)

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 RECORDS OF THE CITY AND BOROUGH OF SITKA IN THE NAME OF:

William L. Burkhart

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 1977 WILL BE DUE ON OR BEFORE JULY 31, 1978.

DATED THIS 9 DAY OF December, 1977

Philip S. Davis

ASSESSOR, CITY AND BOROUGH OF SITKA

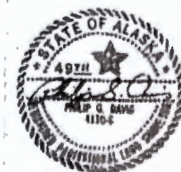
SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered surveyor licensed in the State of Alaska and that on August 1977 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.

Philip S. Davis

12-9-77

DATE



BURKHART SUBDIVISION

LOT 18
U.S. SURVEY 3695

FOR LEE BURKHART
BOX 1148
SITKA, ALASKA

DAVIS - SWANSON

12-9-77
1:500

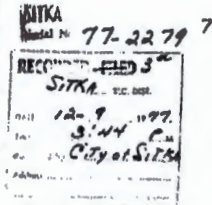
24 AUG. 1977

PHIL DAVIS

15282-01-00

BD

Plat No. 77-35 Sheet 10



U.S.S. 2997

U.S.S. 2729

SAWMILL CREEK HIGHWAY

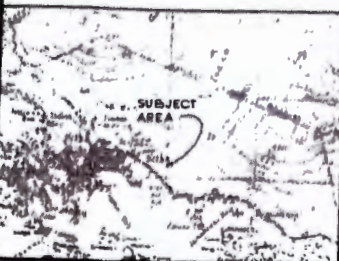
S69°33'E

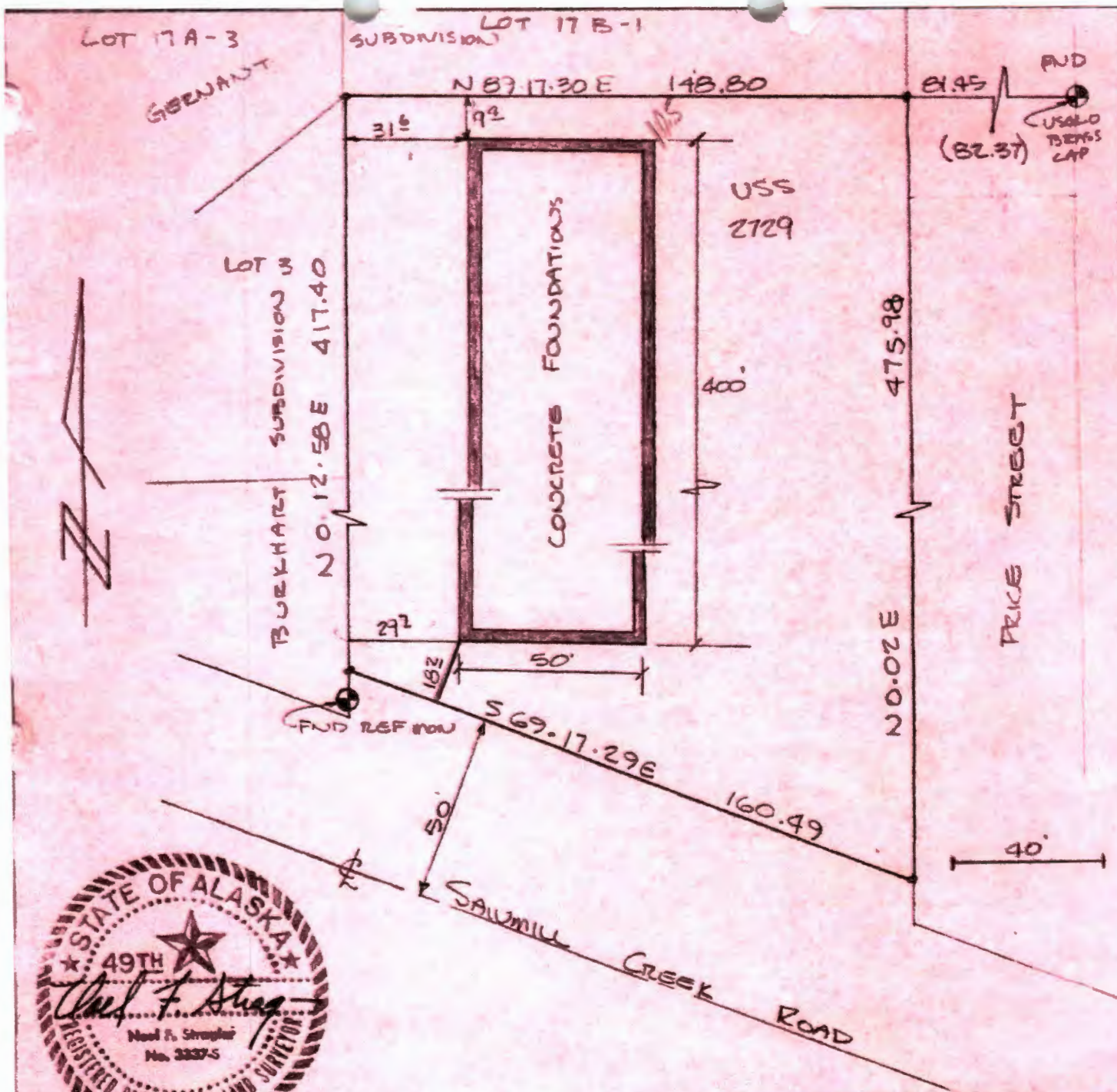
VICINITY MAP

SCALE: 1" = 1 MILE

LEGEND

- REBAR & PLASTIC CAP (EXISTING)
- BRASS CAP MON. (FOUND)
- REBAR & PLASTIC CAP (SET)





I, NOEL F. STRAGIER, being a Registered Land Surveyor in the State of Alaska, having inspected USS 2729, hereby certify that the improvements located thereon lie wholly within the property lines and that improvements on adjacent properties do not encroach upon the subject property.

AS-BUILT PLOT PLAN	
USS 2729	
PREPARED FOR: ONIDA-NORTH Box 10-573 ANCHORAGE, ALASKA 99511	
PREPARED BY: STRAGIER ENGINEERING SERVICES P.O. Box 4556 Sitka, Alaska 99835 (907) 747-5833	
DATE: AUG '83	

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 REDEVELOP ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 12-28-2001

OWNER Clyde B. Bright

DATE 12/31/2001

OWNER Valerie L. Bright

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 28th day of December 2001, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared CLYDE BRIGHT & VALERIE L. BRIGHT, known to me to be the identical individuals mentioned and who executed the within plat and who acknowledged to me that they executed 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.

Notary Public in and for the State of Alaska
My Commission Expires Nov. 18, 2015

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 CLYDE BRIGHT & VALERIE L. BRIGHT, 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 AND THAT CREDIT SHALL BE MADE FOR THE YEAR 2001. I HEREBY CERTIFY THAT THE DAY OF 2001, at closing.

RECORDED, 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, PLATING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 1-3-02, DATED 1-3-02, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 1-3-02

CLERK OF DISTRICT COURT
Valerie L. Bright

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 IN KOMATIE BOOK, N/A, PAGE 2, DATED 12/28/01, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/31/01

CLERK OF DISTRICT COURT
Valerie L. Bright

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 CLYDE BRIGHT & VALERIE L. BRIGHT, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LAND ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 28th day of January 2002
at SITKA, ALASKA

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

O'NEILL

SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: sitkasurvey@worldnet.att.net

BY DATE REV. DESCRIPTION OF CHANGE
RECORD OF REVISIONS



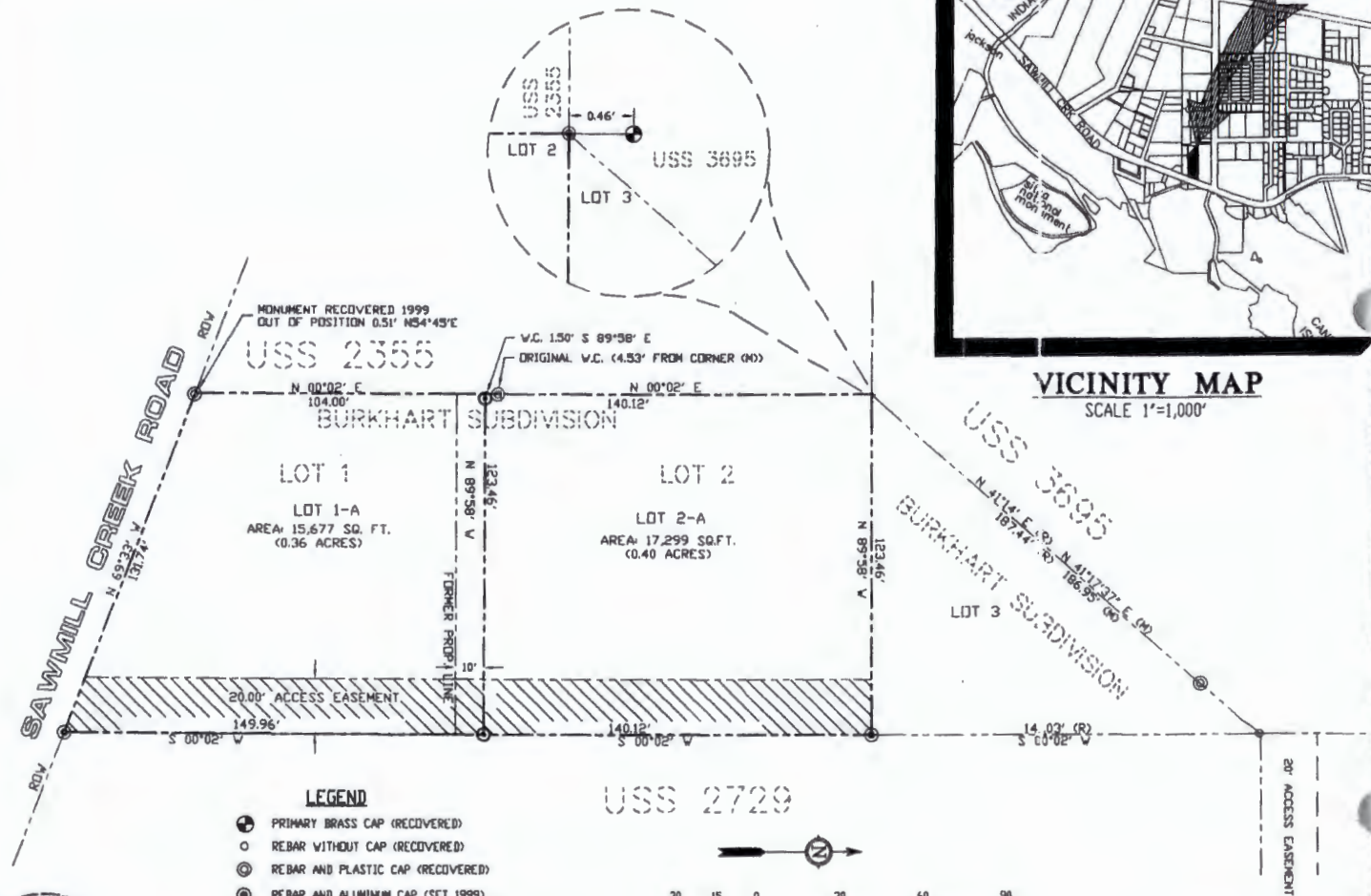
DESIGNED P. O'NEILL
DRAWN TABANIAN
CHECKED P. O'NEILL
DATE OF PLAT DEC 24, 2001
SCALE 1"=50'
DRAWING NAME 30165-03
PROJECT NO. 30165-03

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN DEC 2001, 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 12/24/01
PATRICK B. O'NEILL, L.S. 674

BURKHART SUB. LOT LINE ADJUSTMENT

LOTS 1 AND 2
BURKHART SUBDIVISION

CLIENT: CLYDE BRIGHT, 3406 HALIBUT POINT ROAD, SITKA, AK 99835



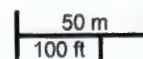
Sitka Recording District
DATE: 1-3-02
TIME: 1:32 P
Requested By: SCB
Address: _____
PLAT# 2002-2



City & Borough of Sitka, Alaska

Selected Parcel: 1321 SAWMILL CREEK ID: 30450000

Printed 6/1/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

EASEMENT
(Standard/Partial Property)

PROJECT NAME: SIT-SAWMILL CREEK ROAD
STATE PROJECT #: 68216
FEDERAL-AID PROJECT #: MGS-STP-0933(021)
PARCEL #: E-37

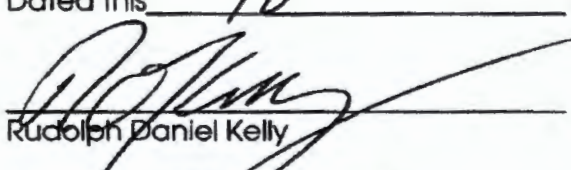
THE GRANTORS, Rudolph Daniel Kelly, P.O. Box 40173 Memphis, TN 38174-0173 for and in consideration of TEN DOLLARS (\$10.00), and other valuable consideration, in hand paid, convey and warrant to the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, 6860 Glacier Highway, Juneau, Alaska 99801-7999, its successors or assignees, a perpetual, full and unrestricted easement and right-of-way along, over, under, and across the following-described tract of land located in the State of Alaska:

Being a portion of U.S. Survey 2729, Sitka Recording District, First Judicial District, State of Alaska, Excepting therefrom that portion conveyed to the State of Alaska by right of way deed recorded March 15, 1954 in Book 10, Page 562. Also excepting therefrom any portion within the right of way of Sawmill Creek Road.

The parcel is further delineated on the plat attached hereto and made a part hereof as page 3 of this instrument and designated as Parcel No. E-37. Said parcel, containing 251 (square feet), more or less, in addition to existing right-of-way, is hereby conveyed to the State of Alaska, Department of Transportation and Public Facilities for the purpose(s) of : to establish and maintain a highway, utility and drainage corridor to be constructed and installed, maintained or replaced into perpetuity.

The above-named Grantor hereby covenants with the State of Alaska that said Grantor has good title to the above-described tract of land and covenant that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right-of-way of which this easement area is a part, remains a public way.

Dated this 10TH day of JULY, 2006.


Rudolph Daniel Kelly

Filed for Record of the
Request of and Return to:
State of Alaska
DOT&PF ROW Section
6860 Glacier Hwy.
Juneau, AK 99801-7999
State Business-No Charge

Tennessee
STATE OF ALASKA)
Shelby County :
FIRST JUDICIAL DISTRICT)

Rudolph Daniel Kelly

On this 10th day of July, 2006 before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared JAMES J. GINNATY, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.
(NOTARY SEAL)



Cynthia R. Jayne
Notary Public in and for the State of Alaska
My Commission Expires: 12/9/2009

ACKNOWLEDGMENT OF GRANTOR
STATE OF ALASKA)
FIRST JUDICIAL DISTRICT)

On this ____ day of _____, 2006 before me, the undersigned, a Notary Public in and for the State of _____, personally appeared SHAN R. GINNATY, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that she signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.
(NOTARY SEAL)

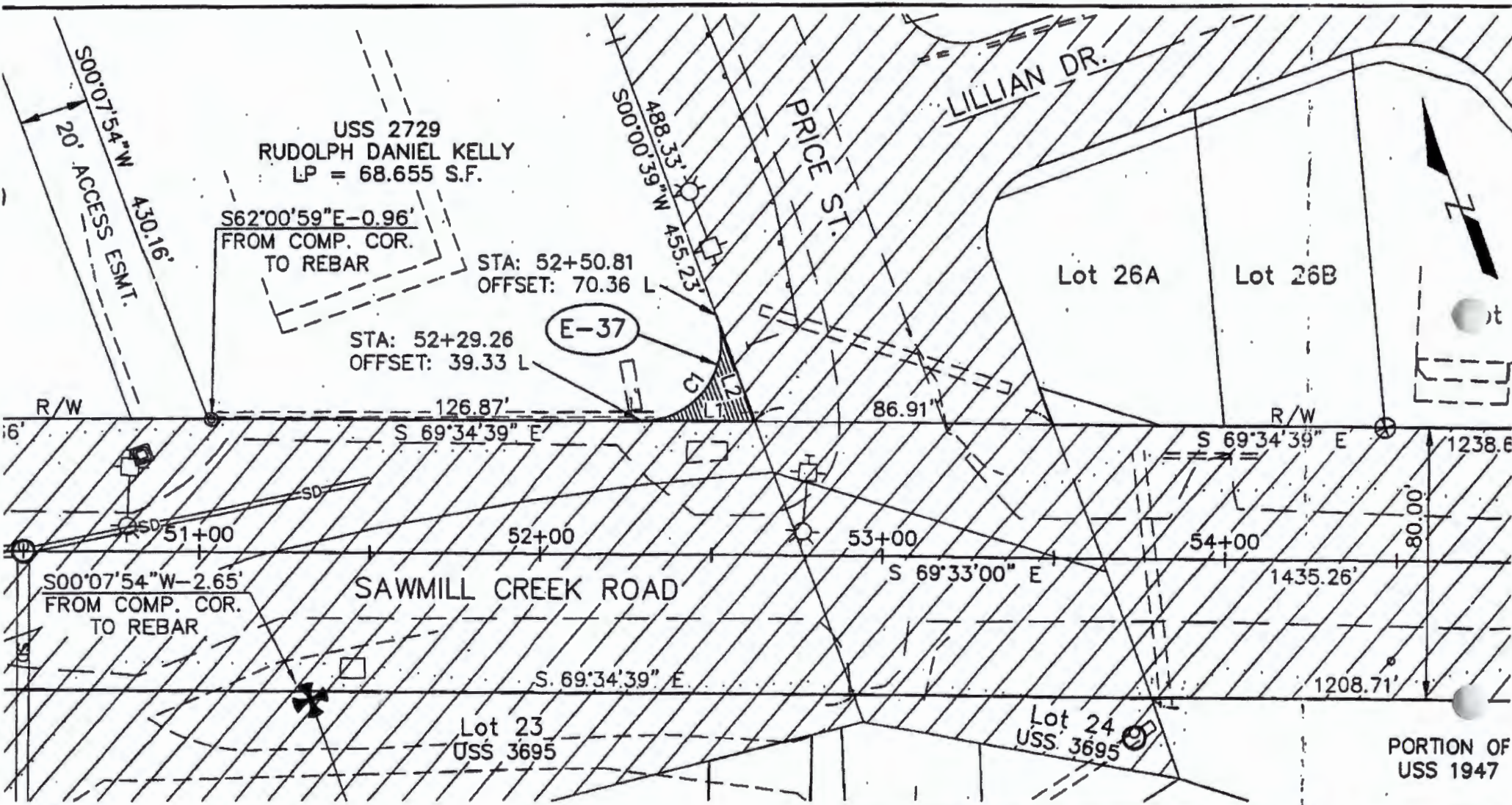
Notary Public in and for the State of _____
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 11 day of September, 2006.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES



LINE TABLE

BEARING	LENGTH
S69°34'39"E	33.10'
S00°00'39"W	33.10'

CURVE TABLE

LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
4.32'	23.00'	110°24'42"	N55°13'00"E	37.78'

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

OWNER'S INITIAL: RCB
 ATTACHED TO: _____
 PAGE ____ OF ____ DATE: _____
 DRAWN BY: ROW CHECKED BY: RL

RIGHT OF WAY REQUIRED FOR
STP-BR-0933(2) 682
SITKA
SAWMILL CREEK ROAD

PARCEL NO. E-37 DATE: 5
 AREA: 252 S.F. SCALE: 1
 SHEET 1 OF C

Attachment B

Staff Materials



12/13/2017



City & Borough of Sitka, Alaska

Selected Parcel: 1321 Sawmill Creek Rd ID: 30450000

Printed 12/13/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



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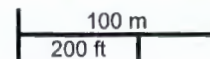
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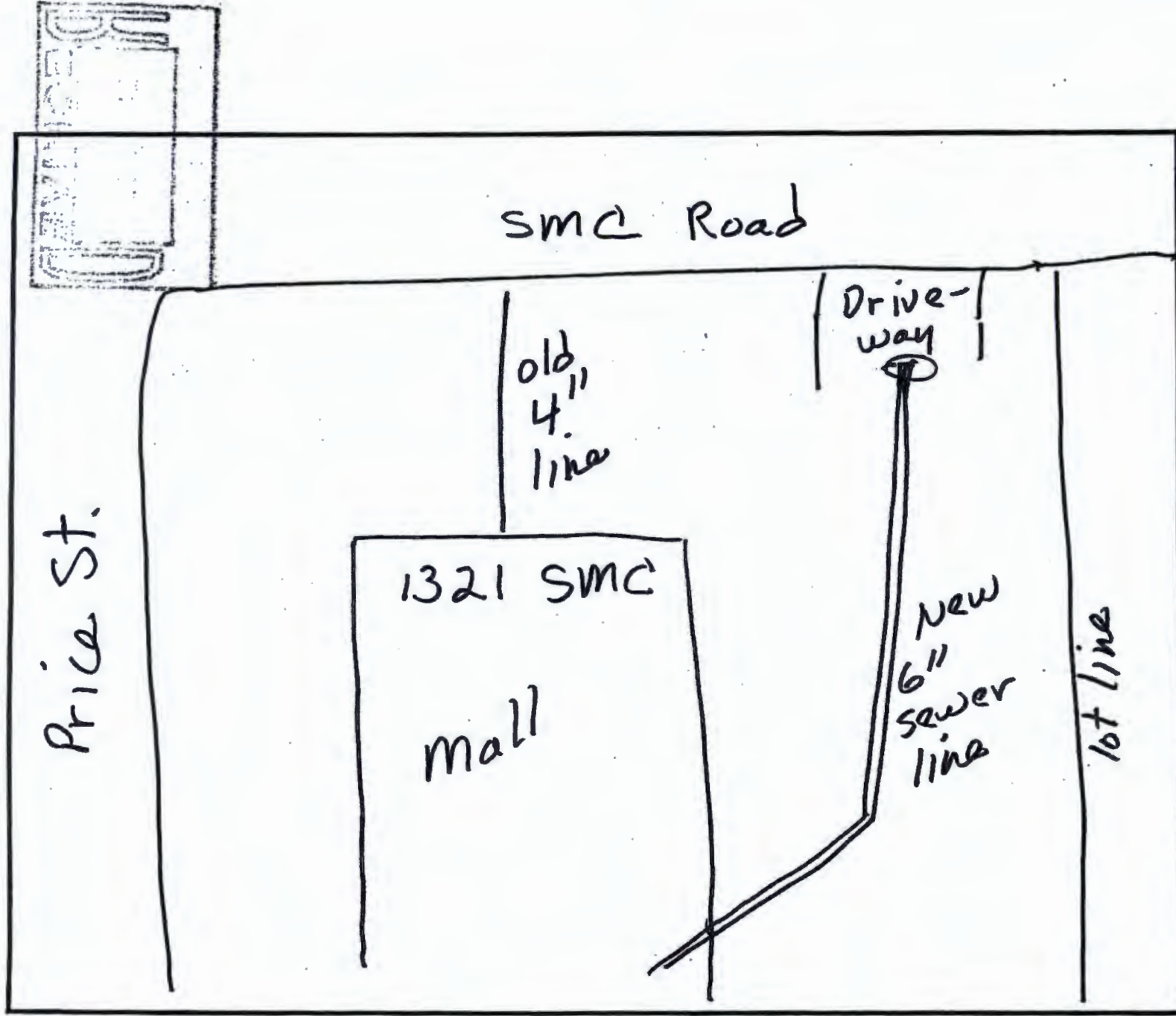
City & Borough of Sitka, Alaska

Selected Parcel: 1321 Sawmill Creek Rd ID: 30450000

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SKETCH









