

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, WATER, SEWER AND ELECTRICAL UTILITIES TO PUBLIC OR PRIVATE USE AS NOTED. DEDICATION AND TRANSFER OF OWNERSHIP OF RIGHTS OF WAY AND PUBLIC UTILITIES SHALL BECOME EFFECTIVE UPON WRITTEN ACCEPTANCE BY THE MUNICIPALITY OF THOSE FACILITIES.

DATE 12/5/01 Robert A. Rucelle
CHIEF EXECUTIVE OFFICER SHEE ATKA INC. (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF December, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SHEE ATKA INC.
CHIEF EXECUTIVE OFFICER Robert A. Rucelle

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

Shirley Rucelle
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES Nov. 18, 2005

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

SHEE ATKA INC.
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 2001 WILL BE DUE ON OR BEFORE AUGUST 31, 2002, DATED THIS 10th DAY OF December, 2001

Shirley Rucelle
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 PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 200-19, DATED November 20, 2001, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/10/01 Shirley Rucelle
CHAIRMAN, PLANNING 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 17, PAGES 96-97, DATED December 20, 2001, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/5/01 Robert A. Rucelle
MAYOR

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

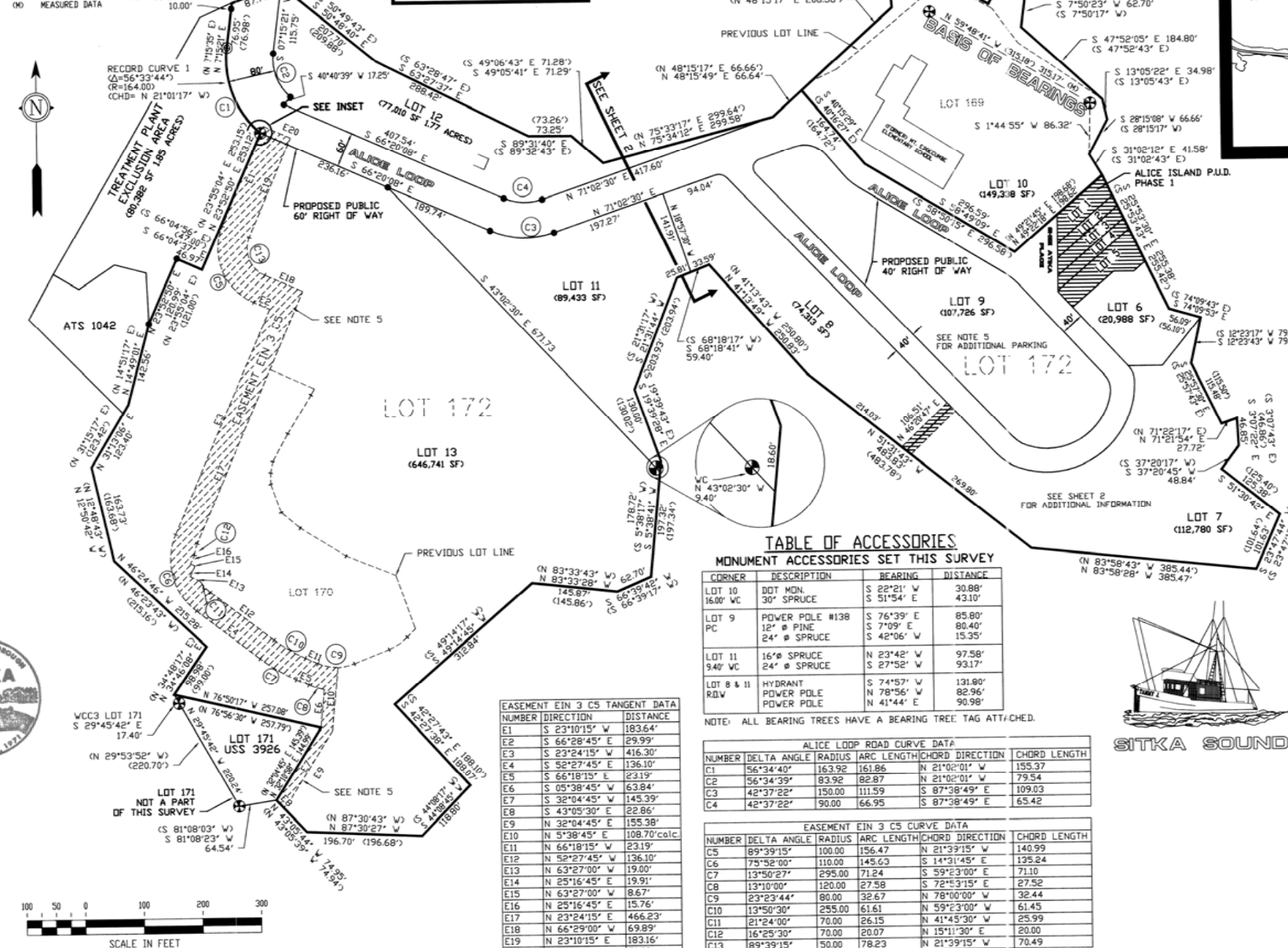
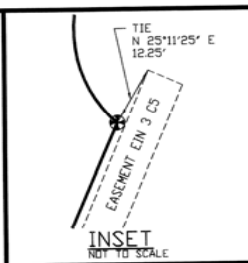
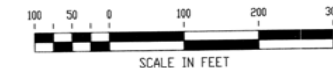
SHEE ATKA INC.
(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 11th DAY OF December, 2001, AT SITKA, ALASKA.

Shirley Rucelle
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

LEGEND

- PRIMARY CONTROL MONUMENT (SET)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED NOVEMBER 2000)
- SECONDARY MONUMENT (SET)
- ROCK TABLET (SET)
- REBAR (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA



VICINITY MAP SCALE 1"=1,000' PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOTS 169, 170, 172, AND 173 ON ALICE AND CHARCOAL ISLANDS.

2. BEARINGS AND DISTANCES SHOWN ARE ALASKA STATE PLANE ZONE 1 GRID BEARINGS AND DISTANCES AS DETERMINED BY THE STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS, DIVISION OF AVIATION, AS PART OF THE SITKA AIRPORT BOUNDARY SURVEY SIGNED DECEMBER, 1971. THAT SURVEY ENCOMPASSED PORTIONS OF JAPANESE ISLAND (US SURVEY 1496) AND ALICE AND CHARCOAL ISLANDS (US SURVEY 3926, LOT 96) AND UTILIZED A PROJECT SCALE FACTOR OF 0.9999735 AND A DELTA GAMMA ANGLE OF 124417' CLOCKWISE DEVIATION (AS MEASURED FROM USRLM NO. 1, SITKA) TO CONVERT TRUE GRID TO ALASKA STATE GRID.

THIS SURVEY UTILIZED AN IDENTICAL SCALE FACTOR AND DELTA GAMMA ANGLE ROTATION. THIS ALLOWED THE SURVEY TO REMAIN CONSISTENT WITH THE SITKA AIRPORT BOUNDARY SURVEY AND ALSO WITH A SURVEY CONDUCTED BY R & H CONSULTANTS, INC. FOR THE U.S. BUREAU OF INDIAN AFFAIRS IN 1980, TITLED "A SUBDIVISION OF JAPANESE ISLAND (US SURVEY NO. 1496) CHARCOAL ISLAND AND ALICE ISLAND (LOT 96, US SURVEY NO. 3926)". THIS SUBDIVISION PLAT WAS NOT RECORDED, BUT WAS UTILIZED BY OTHERS TO CREATE LEGAL DESCRIPTIONS FOR ACCESS AND UTILITY EASEMENTS AND THE TREATMENT PLANT EXCLUSION AREA ON CHARCOAL ISLAND.

3. EXTERIOR BOUNDARIES OF LOTS 169 THROUGH 173 ARE AS RECORDED IN THE ORIGINAL FIELD NOTES OF THE SUBDIVISION OF LOT 96, U.S. SURVEY NO. 3296, INTO LOTS 169, 170, 172, AND 173, BY THE U.S. BUREAU OF LAND MANAGEMENT, ACCEPTED JUNE 11, 1984. ALL HAVE BEEN ROTATED TO GRID BEARINGS AND ADJUSTED TO FIT RECOVERED MONUMENTS.

4. RECORD BEARINGS (AS ROTATED TO GRID) AND DISTANCES, WHERE DIFFERENT THAN MEASURED OR CALCULATED, ARE SHOWN IN PARENTHESES.

5. EASEMENT EIN 3 CS WAS TAKEN FROM THE EASEMENT MAP ATTACHED TO US PATENT NO. 50-86-024, RECORDED IN BOOK 473, PAGES 215 THROUGH 220, SITKA RECORDING DISTRICT, ALASKA, MARCH 21, 1986. RECORD DATA ONLY IS PRESENTED, WITH THE ORIGIN OF RECORD COORDINATES HELD AT CORNER 1 OF LOT 171 (S.E. CORNER). AN ERROR IN THE EASEMENT DESCRIPTION OCCURS AT THE SOUTH END OF THE EASEMENT. CALCULATED BEARINGS AND DISTANCES ALONG THE WEATHER LINE ARE 5.430544' E 26.9 FEET. THE RECORD DATA RESULTS IN A GAP OF APPROX. 0.4 FEET BETWEEN THE EASEMENT AND THE BLM BOUNDARY AT CORNER 14, LOT 172. THE EASEMENT BOUNDARY DIVERGES FROM THE BLM BOUNDARY AT THE ANGLE OF 0°42'30" AT THIS POINT.

THE DESCRIBED EASEMENT WIDTH ALONG THE PUBLIC HEALTH MAUSOLEUM ACCESS ROAD IS 30 FEET PER THE PATENT AND ASSOCIATED EASEMENT RESERVATION, CROOK 73, PAGES 215 THROUGH 220, A 25 FOOT ROAD WIDTH WAS RESERVED.

6. PARKING FOR GUESTS OF TOWNHOME OWNERS (LOTS 1 through 5) WILL BE PROVIDED WITHIN LOT 9 AT A RATE OF 15 PARKING SPACES PER TOWNHOME.

7. THE TOWNHOME COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN BOOK 157, PAGES 102-108, FILED IN THE SITKA RECORDING DISTRICT.

8. NO LOT, TRACT, OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED BY THE SHEE ATKA CORP. OWNER UNTIL SERVED BY ROAD, WATER, SEWER, AND ELECTRICITY AND SAID IMPROVEMENTS HAVE BEEN INSPECTED, APPROVED, AND ACCEPTED FOR MAINTENANCE BY THE CITY AND BOROUGH OF SITKA, ALASKA.

9. EASEMENT EIN 3 CS WITHIN LOT 11 IS RESERVED FOR THE USE OF THE OWNERS OF LOT 171, US SURVEY 3926. MAINTENANCE OF THE ROAD AND ANY UTILITIES WITHIN THE EASEMENT IS THE RESPONSIBILITY OF THE LOT 171 OWNERS.

10. UTILITY EASEMENTS ALONG THE COMMON BOUNDARY OF LOTS 5 AND 6 AND CROSSING THROUGH THE INTERIOR PORTIONS OF LOTS 2 THROUGH 5 ARE FOR ELECTRICAL AND COMMUNICATION UTILITY SERVICES. THE COST OF MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE OWNER OF THE INDIVIDUAL SERVICE, OR IF THE SERVICE IS A COMMON USE LINE, COSTS ARE TO BE EQUALLY SHARED BY ALL OWNERS DERIVING BENEFIT FROM THAT LINE.

11. UTILITY COMPANIES ARE INDIVIDUALLY RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THEIR UTILITY MAINS WITHIN THE DESIGNATED EASEMENTS.

TABLE OF ACCESSORIES

MONUMENT ACCESSORIES SET THIS SURVEY

CORNER	DESCRIPTION	BEARING	DISTANCE
LOT 10 160' WC	DOT MON. 30" SPRUCE	S 22°21' W S 51°54' E	30.88' 43.10'
LOT 9	POWER POLE #138 12" Ø PINE 24" Ø SPRUCE	S 76°39' E S 7°09' E S 42°06' W	85.80' 80.40' 15.35'
LOT 11 940' WC	16" Ø SPRUCE 24" Ø SPRUCE	N 23°42' W S 27°52' W	97.58' 93.17'
LOT 8 & 11 RDV	HYDRANT POWER POLE POWER POLE	S 74°57' W N 78°56' W N 41°44' E	131.80' 82.96' 90.98'

NOTE: ALL BEARING TREES HAVE A BEARING TREE TAG ATTACHED.

ALICE LOOP ROAD CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C1	56°34'40"	163.92	161.86	N 21°02'01" W
C2	56°34'39"	83.92	82.87	N 21°02'01" W
C3	42°37'22"	150.00	111.59	S 87°38'49" E
C4	42°37'22"	90.00	66.95	S 87°38'49" E

EASEMENT EIN 3 CS CURVE DATA				
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION
C5	89°39'15"	100.00	156.47	N 21°39'15" W
C6	78°58'00"	110.00	145.63	S 14°31'45" E
C7	13°50'27"	295.00	71.24	S 59°23'00" E
C8	13°10'00"	120.00	27.58	S 72°53'15" E
C9	23°23'44"	80.00	32.67	N 78°00'00" W
C10	13°50'30"	255.00	61.61	N 59°23'00" W
C11	21°24'00"	70.00	26.15	N 41°45'30" W
C12	16°25'30"	70.00	20.07	N 15°11'30" E
C13	89°39'15"	50.00	78.23	N 21°39'15" W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN REG. NO. 30008A02, 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.

DESIGNED P. O'NEILL

DRAWN GDS/KD/ACAD

CHECKED PMO

DATE OF PLAT DEC. 02, 2001 162231

SCALE: 1"=100'

DRAWING NAME 30008A02



O'NEILL SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590

ALICE AND CHARCOAL ISLAND SUBDIVISION AND ALICE ISLAND - PLANNED UNIT DEVELOPMENT - PHASE 1

LOTS 169, 170, 172 AND 173
OF SUBD. OF LOT 96, US SURVEY 3926

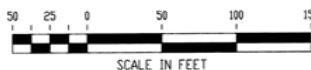
Q
5
T
SHEET

LEGEND

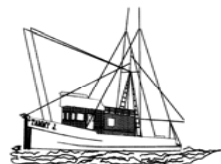
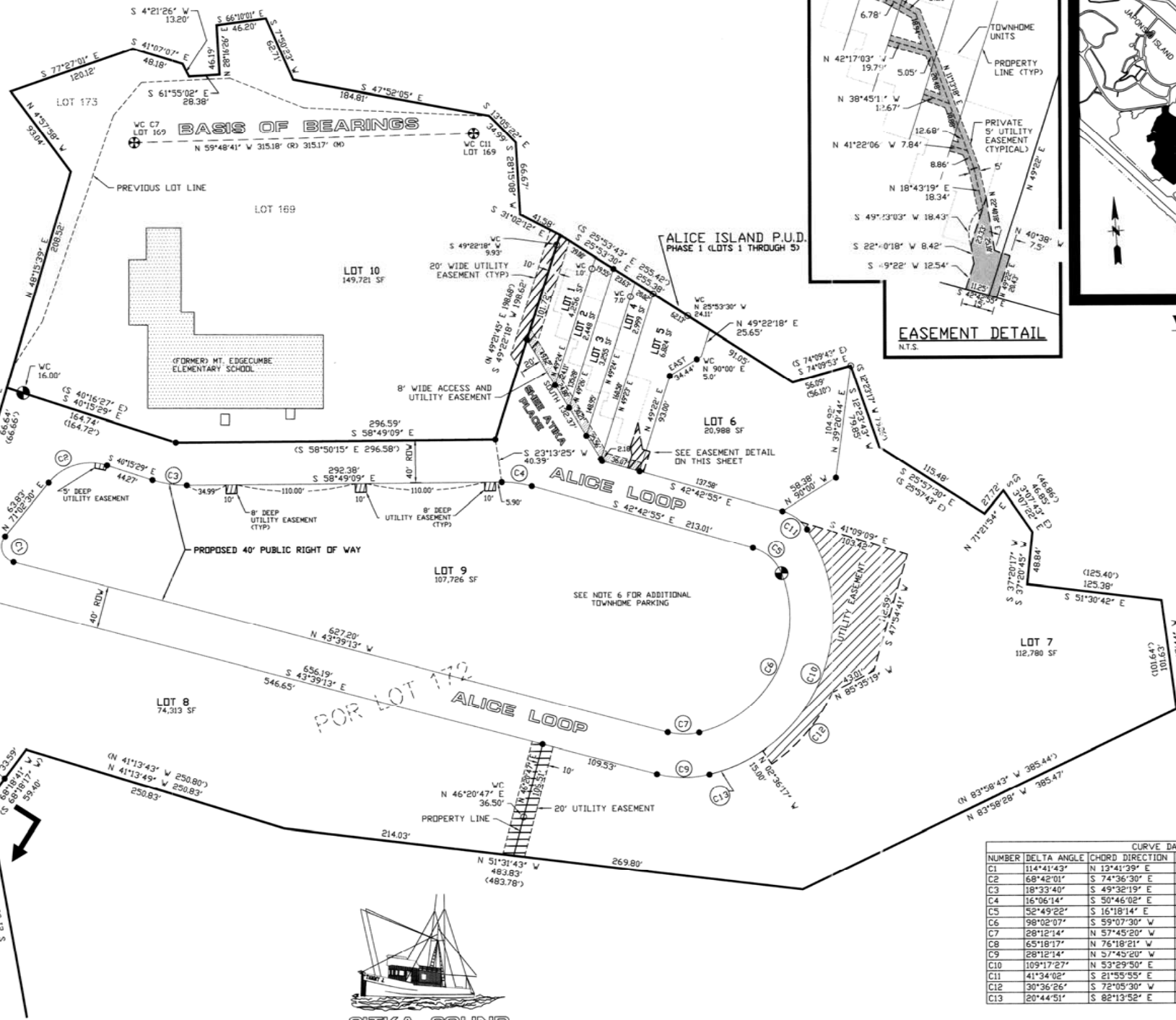
- PRIMARY CONTROL MONUMENT (SET)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED NOVEMBER 2000)
- SECONDARY MONUMENT (SET)
- ROCK TABLET (SET)
- REBAR (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- MEASURED DATA
- UTILITY EASEMENT (TYPICAL)



SEALING COVE



SCALE IN FEET



SITKA SOUND

EASEMENT DETAIL

N.T.S.

VICINITY MAP

SCALE 1"=1,000'

CURVE DATA					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	114°41'43"	N 13°41'39" E	15.00	30.03	25.26
C2	68°42'01"	S 74°36'30" E	50.00	59.95	56.42
C3	18°33'40"	S 49°32'19" E	100.00	32.40	32.25
C4	16°06'14"	S 50°46'02" E	100.00	28.11	28.01
C5	52°49'22"	S 16°18'14" E	40.00	36.88	35.59
C6	98°02'07"	S 59°07'30" W	110.00	188.21	166.08
C7	28°12'14"	N 57°45'20" W	60.00	29.53	29.24
C8	65°18'17"	N 76°18'21" W	20.00	22.80	21.58
C9	28°12'14"	N 57°45'20" W	100.00	49.22	48.73
C10	109°17'27"	N 53°29'50" E	150.00	286.12	244.68
C11	41°34'02"	S 21°55'55" E	40.00	29.02	28.39
C12	30°36'26"	S 72°05'30" W	165.00	88.14	87.10
C13	20°44'51"	S 82°13'52" E	150.00	54.32	54.02

2001-20
Sitka
12-12-01
10:42 A
Sc: B

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



DESIGNED: P. O'NEILL
DRAWN: GOS/KOL/ACAD
CHECKED: PKO
DATE OF PLAT: DEC 02, 2001 # 162358
SCALE: 1"=50'
DRAWING NAME: 30028-02

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN FEBRUARY, 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.

ALICE AND CHARCOAL ISLAND SUBDIVISION AND ALICE ISLAND - PLANNED UNIT DEVELOPMENT - PHASE 1

LOTS 169, 170, 172 AND 173
OF SUBD. OF LOT 96, US SURVEY 3826

OF SHEET