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.

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, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY AND BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS 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 _____.

DATED THIS _____ DAY OF_____, AT SITKA, ALASKA.

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. _____ DATED_____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

SECRETARY

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

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

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

DATED THIS ____ DAY OF _____
20 ____, AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

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_____ DATED_____ 20____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

CITY AND BOROUGH CLERK

MINOR ISLANDS

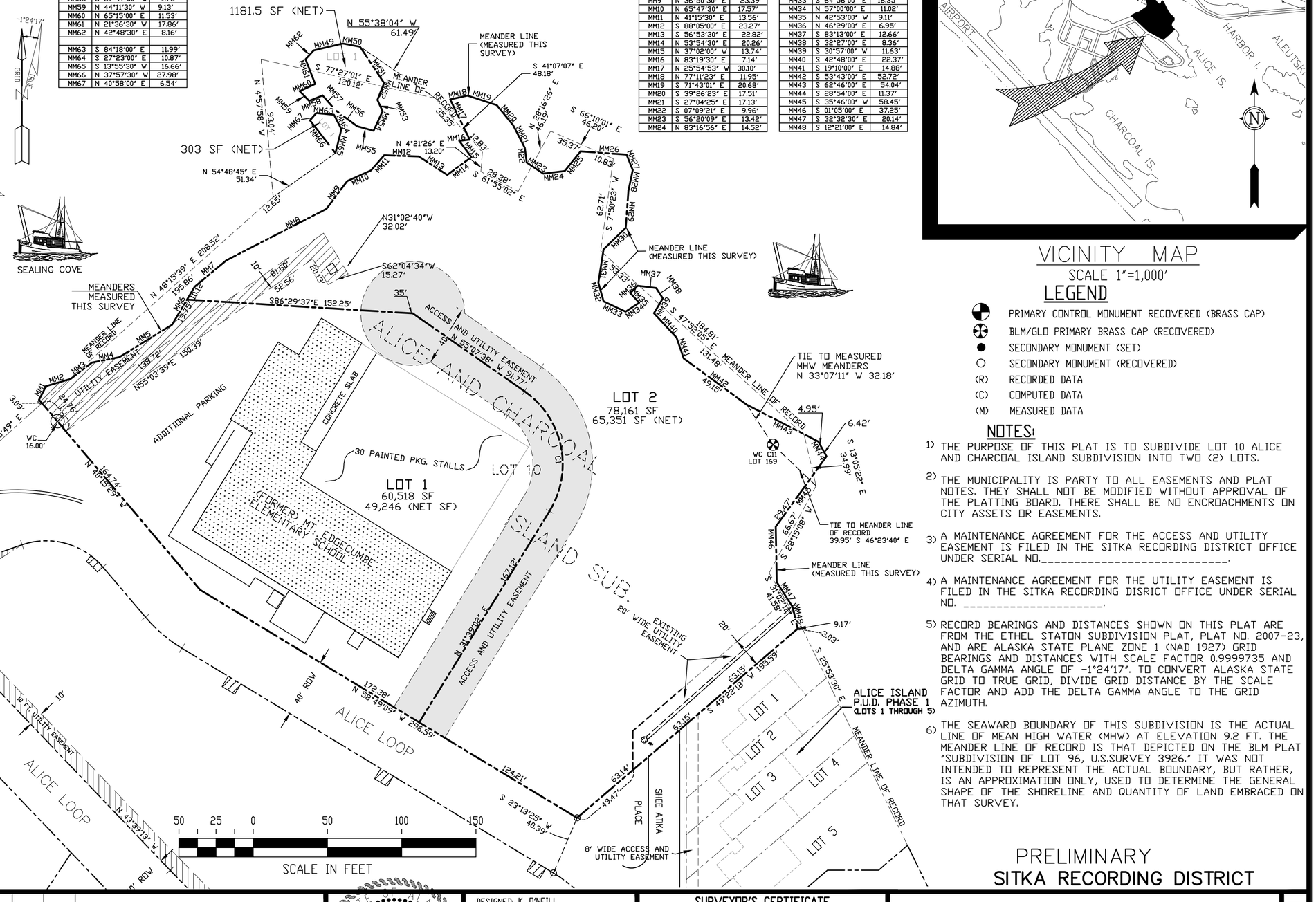
MEASURED MHW MEANDERS		
DESCRIP.	BEARING	DISTANCE
MM49	N 76°37'30" E	20.15'
MM50	S 79°41'30" E	11.73'
MM51	S 33°35'30" E	29.43'
MM52	S 21°47'00" W	12.19'
MM53	S 24°38'30" E	8.35'
MM54	S 24°38'00" W	14.48'
MM55	N 75°04'30" W	11.45'
MM56	N 53°29'30" W	18.37'
MM57	N 40°58'30" W	13.06'
MM58	S 67°47'00" W	9.75'
MM59	N 44°11'30" W	9.13'
MM60	N 65°15'00" E	11.53'
MM61	N 21°36'30" W	17.86'
MM62	N 42°48'30" E	8.16'
MM63	S 84°18'00" E	11.99'
MM64	S 27°23'00" E	10.87'
MM65	S 13°55'30" W	16.66'
MM66	N 37°57'30" W	27.98'
MM67	N 40°58'00" E	6.54'

CURVE DATA					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	86°46'28"	N 11°44'02" W	60.00	90.87	82.44

LOT 10 UPLAND

MEASURED MHW MEANDERS		
DESCRIP.	BEARING	DISTANCE
MM1	N 27°20'00" E	10.33'
MM2	N 73°37'00" E	17.17'
MM3	N 52°33'30" E	18.00'
MM4	N 78°40'30" E	18.92'
MM5	N 58°27'30" E	41.60'
MM6	N 30°42'00" E	29.88'
MM7	N 50°16'00" E	27.71'
MM8	N 62°45'00" E	75.71'
MM9	N 36°50'30" E	23.39'
MM10	N 65°47'30" E	17.57'
MM11	N 41°15'30" E	13.56'
MM12	S 88°05'00" E	23.27'
MM13	S 56°53'30" E	22.82'
MM14	N 53°54'30" E	20.26'
MM15	N 37°02'00" W	13.74'
MM16	N 83°19'30" E	7.14'
MM17	N 25°54'53" W	30.10'
MM18	N 77°11'23" E	11.95'
MM19	S 71°43'01" E	20.68'
MM20	S 39°26'23" E	17.51'
MM21	S 27°04'25" E	17.13'
MM22	S 07°09'21" E	9.96'
MM23	S 56°20'09" E	13.42'
MM24	N 83°16'56" E	14.52'

MEASURED MHW MEANDERS		
DESCRIP.	BEARING	DISTANCE
MM25	N 38°46'21" E	17.07'
MM26	S 85°55'51" E	31.08'
MM27	S 21°51'46" E	11.24'
MM28	S 11°55'36" W	14.14'
MM29	S 04°12'30" W	25.11'
MM30	S 45°45'00" W	20.88'
MM31	S 08°42'00" W	22.68'
MM32	S 15°22'00" E	13.02'
MM33	S 64°56'00" E	16.35'
MM34	N 57°00'00" E	11.02'
MM35	N 42°53'00" W	9.11'
MM36	N 46°29'00" E	6.95'
MM37	S 83°13'00" E	12.66'
MM38	S 32°27'00" E	8.36'
MM39	S 30°57'00" W	11.63'
MM40	S 42°48'00" E	22.37'
MM41	S 19°10'00" E	14.88'
MM42	S 53°43'00" E	52.72'
MM43	S 62°46'00" E	54.04'
MM44	S 28°54'00" E	11.37'
MM45	S 35°46'00" W	58.45'
MM46	S 01°05'00" E	37.25'
MM47	S 32°32'30" E	20.14'
MM48	S 12°21'00" E	14.84'



VICINITY MAP

SCALE 1"=1,000'

LEGEND

- PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
- BLM/GLO 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 SUBDIVIDE LOT 10 ALICE AND CHARCOAL ISLAND SUBDIVISION INTO TWO (2) 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 IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO._____.

4) A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISRICT OFFICE UNDER SERIAL NO. _____.

5) RECORD BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE FROM THE ETHEL STATON SUBDIVISION PLAT, PLAT NO. 2007-23, AND ARE ALASKA STATE PLANE ZONE 1 (NAD 1927) GRID BEARINGS AND DISTANCES WITH SCALE FACTOR 0.9999735 AND DELTA GAMMA ANGLE OF -1°24'17". TO CONVERT ALASKA STATE GRID TO TRUE GRID, DIVIDE GRID DISTANCE BY THE SCALE FACTOR AND ADD THE DELTA GAMMA ANGLE TO THE GRID AZIMUTH.

6) THE SEAWARD BOUNDARY OF THIS SUBDIVISION IS THE ACTUAL LINE OF MEAN HIGH WATER (MHW) AT ELEVATION 9.2 FT. THE MEANDER LINE OF RECORD IS THAT DEPICTED ON THE BLM PLAT "SUBDIVISION OF LOT 96, U.S.SURVEY 3926." IT WAS NOT INTENDED TO REPRESENT THE ACTUAL BOUNDARY, BUT RATHER, IS AN APPROXIMATION ONLY, USED TO DETERMINE THE GENERAL SHAPE OF THE SHORELINE AND QUANTITY OF LAND EMBRACED ON THAT SURVEY.

PRELIMINARY
SITKA RECORDING DISTRICT

NORTH 57
LAND SURVEYING
(907) 747-6700 2007 CASCADE CREEK ROAD, SITKA, AK 99835

BY	DATE	REV.	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

STATE OF ALASKA 49TH
KELLY J. O'NEILL #LS 13321
REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED: K. O'NEILL
DRAWN: JCH/ACAD
CHECKED: KO
DATE OF PLAT: JULY 02, 2019 @ 9:46:21
SCALE: 1" = 50'
DRAWING NAME: LOT10MINORCDS
PROJECT NO. 40034-01

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 J. O'NEILL LS 13321

DR. WALTER SOBOLEFF SUBDIVISION

LOT 10, ALICE AND CHARCOAL ISLAND SUBDIVISION

CLIENT: SHEE ATIKA INC.

SHEET 1 OF 1