

# CERTIFICATE OF OWNERSHIP AND DEDICATION

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

1/2/2020  
 DATE  
 1/2/2020  
 DATE  
 HARRIN MCNEILL  
 OWNER (SIGNATURE)  
 HARRIN MCNEILL  
 OWNER (SIGNATURE)

## NOTARY'S ACKNOWLEDGMENT

US OF AMERICA  
 STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 2<sup>nd</sup> DAY OF January, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED HARRIN MCNEILL, C.O. SHEE ATIKA HOLDINGS ALICE ISLAND, LLC.

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND SHEE ACKNOWLEDGED TO ME THAT SHEE 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 June 17, 2023  
 NOTARY PUBLIC  
 AMY AINSLIE  
 STATE OF ALASKA  
 MY COMMISSION EXPIRES June 17, 2023

## 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 IN THE TAX RECORDS IN THE NAME OF SHEE ATIKA HOLDINGS ALICE ISLAND, LLC.

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 2020 WILL BE DUE ON OR BEFORE August 31, 2020.

DATED THIS 20<sup>th</sup> DAY OF January 2020  
 1/2/20  
 DATE  
 AMY AINSLIE  
 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. 21-05, DATED November 11, 2019, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

1-2-2020  
 DATE  
 AMY AINSLIE  
 CHAIRMAN, PLATTING BOARD

## 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 IN THE RECORDS IN THE NAME OF SHEE ATIKA HOLDINGS ALICE ISLAND, LLC.

ALL OWNERS OF SAID LANDS, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL LIABILITIES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 20<sup>th</sup> DAY OF January 2020  
 1/2/20  
 DATE  
 JAMES SUMMERS III  
 FINANCE DIRECTOR  
 CITY & BOROUGH OF SITKA

## CERTIFICATE OF APPROVAL BY THE ASSEMBLY

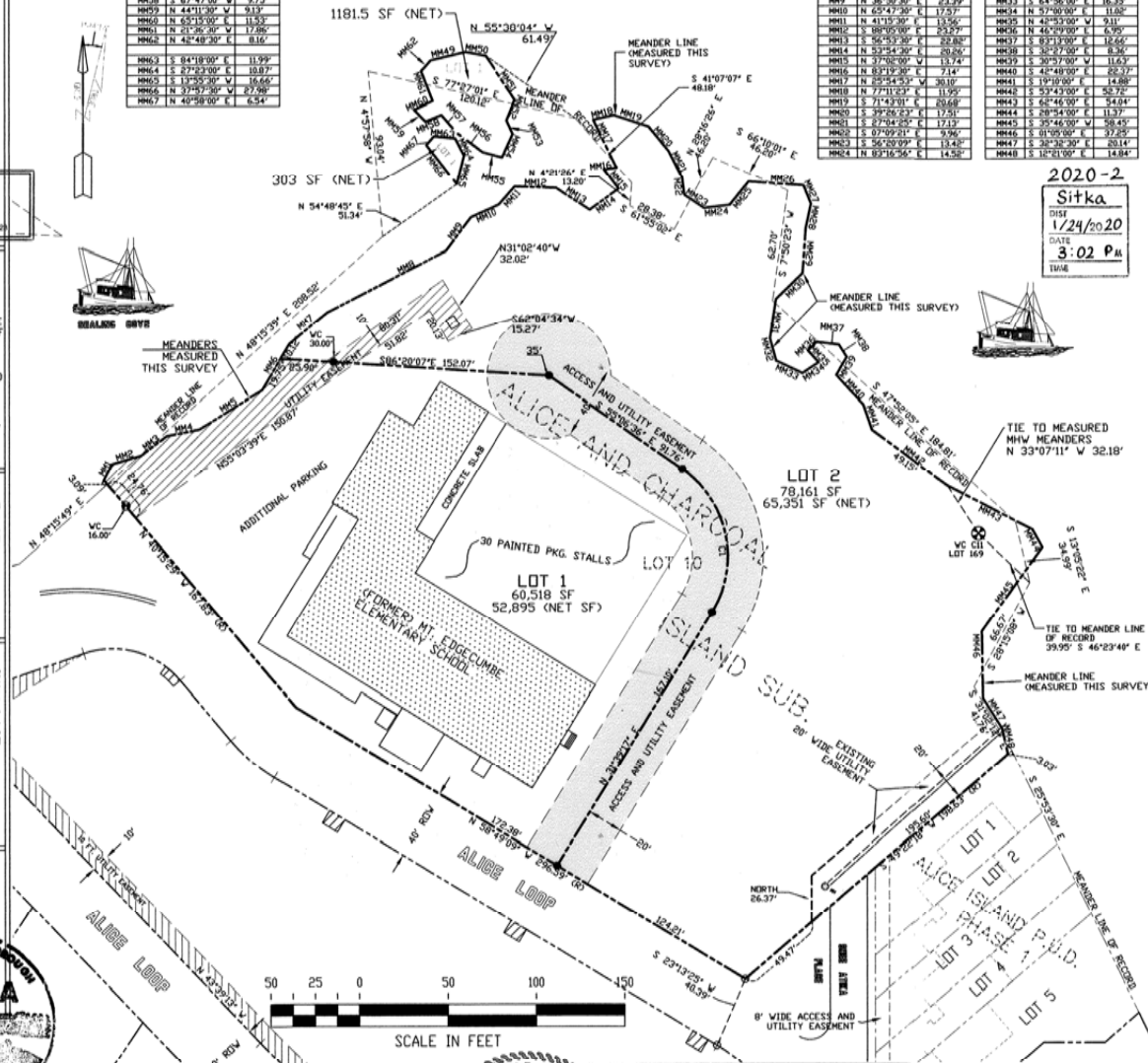
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED 20\_\_\_\_.

AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.  
 1-16-20  
 DATE  
 JANA REID  
 CITY AND BOROUGH CLERK

## MINOR ISLANDS

MEASURED MHW MEANDERS	DESCRIPTION	BEARING	DISTANCE
MM49	N 72°37'30" E	10.33'	
MM50	N 72°37'30" E	17.17'	
MM51	S 31°35'30" E	29.43'	
MM52	S 24°48'30" E	0.35'	
MM53	S 24°48'30" E	14.48'	
MM54	N 70°04'30" E	11.45'	
MM55	N 53°25'30" E	18.37'	
MM56	N 40°58'30" E	13.96'	
MM57	S 67°47'30" E	9.75'	
MM58	N 44°11'30" E	9.13'	
MM59	N 65°13'00" E	11.53'	
MM60	S 67°47'30" E	11.86'	
MM61	N 40°58'30" E	8.16'	
MM62	S 67°47'30" E	11.99'	
MM63	N 70°04'30" E	10.87'	
MM64	S 31°35'30" E	16.64'	
MM65	N 37°53'30" E	27.90'	
MM66	N 40°58'30" E	6.54'	

CURVE DATA					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	86°45'54"	S 11°43'39" E	60.00	90.86	82.42

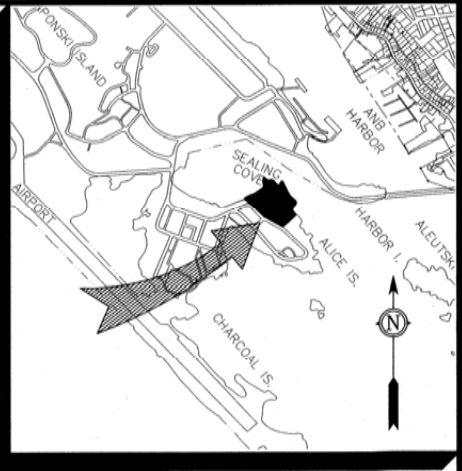


## LOT 10 UPLAND

MEASURED MHW MEANDERS	DESCRIPTION	BEARING	DISTANCE
MM1	N 27°20'00" E	10.33'	
MM2	N 73°37'00" E	17.17'	
MM3	N 53°25'30" E	18.37'	
MM4	N 70°04'30" E	11.45'	
MM5	N 50°16'00" E	27.71'	
MM6	N 50°16'00" E	27.71'	
MM7	N 50°16'00" E	27.71'	
MM8	N 65°45'00" E	25.71'	
MM9	N 65°45'00" E	25.71'	
MM10	N 65°45'00" E	25.71'	
MM11	N 41°15'30" E	13.56'	
MM12	S 18°05'00" E	22.88'	
MM13	S 18°05'00" E	22.88'	
MM14	S 18°05'00" E	22.88'	
MM15	N 37°40'00" E	20.26'	
MM16	N 37°40'00" E	20.26'	
MM17	N 37°40'00" E	20.26'	
MM18	N 77°11'23" E	11.95'	
MM19	S 71°43'01" E	20.68'	
MM20	S 29°28'23" 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	14.48'	
MM24	N 82°16'56" E	14.50'	

MEASURED MHW MEANDERS	DESCRIPTION	BEARING	DISTANCE
MM25	N 38°46'21" E	17.07'	
MM26	S 85°25'21" E	31.09'	
MM27	N 20°49'42" E	4.50'	
MM28	S 11°55'28" E	14.14'	
MM29	S 04°12'30" E	28.11'	
MM30	S 45°45'00" E	23.88'	
MM31	S 08°42'00" E	16.39'	
MM32	S 15°02'00" E	13.02'	
MM33	S 64°06'00" E	16.39'	
MM34	N 57°00'00" E	11.02'	
MM35	N 48°53'00" E	9.11'	
MM36	N 48°53'00" E	9.11'	
MM37	S 83°13'00" E	12.66'	
MM38	S 30°17'00" E	8.36'	
MM39	S 30°17'00" E	11.03'	
MM40	S 48°48'00" E	22.37'	
MM41	S 19°01'00" E	14.08'	
MM42	S 53°43'00" E	52.72'	
MM43	S 64°46'00" E	34.04'	
MM44	S 28°54'00" E	11.37'	
MM45	S 35°46'00" E	58.45'	
MM46	S 01°05'00" E	37.25'	
MM47	S 38°32'00" E	20.14'	
MM48	S 12°21'00" E	14.84'	

2020-2  
 Sitka  
 DATE  
 1/24/2020  
 TIME  
 3:02 PM



VICINITY MAP  
 SCALE 1"=1,000'

## LEGEND

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

## NOTES:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 10 ALICE AND CHARCOAL ISLAND SUBDIVISION INTO TWO (2) 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.
- A MAINTENANCE AGREEMENT FOR THE ACCESS AND UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000005-0.
- A MAINTENANCE AGREEMENT FOR THE UTILITY EASEMENT IS FILED IN THE SITKA RECORDING DISTRICT OFFICE UNDER SERIAL NO. 2020-000006-0.
- RECORD BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE FROM THE ALICE AND CHARCOAL ISLAND SUB. PLAT, PLAT NO. 2001-20, AND ARE ALASKA STATE PLANE, ZONE 1 (NAD 1927) GRID BEARINGS AND DISTANCES. THAT SURVEY CONTINUED THE PRACTICE IN THIS AREA OF UTILIZING A PROJECT SCALE FACTOR OF 0.9999735 AND DELTA GAMMA ANGLE OF -1°24'17" CLOCKWISE DEVIATION (AS MEASURED FROM USRLN NO 1, SITKA) TO CONVERT TRUE GRID TO ALASKA STATE GRID.
- 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.

SITKA RECORDING DISTRICT

**NORTH 57 LAND SURVEYING LLC**  
 (907) 747-6700 215-F SMITH STREET, SITKA, AK  
 MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835  
 EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED: J. O'NEILL  
 DRAWN: JCH/ACAD  
 CHECKED: KJO  
 DATE OF PLAT: DEC. 13, 2019 # 125421  
 SCALE: 1" = 50'  
 DRAWING NAME: LOT10INDRCS  
 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 NOV. 2019, 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.  
 Dec. 18, 2019  
 DATE  
 KELLY J. O'NEILL, LS 13351

**DR. WALTER SOBOLEFF SUBDIVISION**  
 LOT 10, ALICE AND CHARCOAL ISLAND SUBDIVISION (PLAT # 2001-20)  
 CLIENT: SHEE ATIKA INC.

SHEET