

#### NOTES:

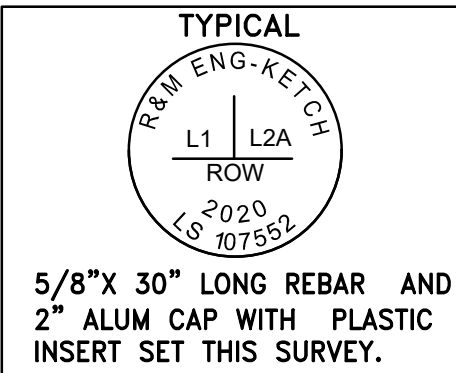
- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FOR FUTURE DEVELOPMENT.
- SET 30" LONG 5/8 REBAR WITH 2" ALUMINUM CAP AT LOCATIONS AS INDICATED ON THE PLAT, STAMPED AS SHOWN IN THE TYPICAL.
- THE EXISTING ORIGINAL CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE SUBDIVISION BOUNDARIES, AS SHOWN ON THIS PLAT.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- THIS PLAT IS SUBJECT TO THE FOLLOWING: (THE CITY AND BOROUGH OF SITKA IS A PARTY TO ALL ACCESS AND UTILITY EASEMENTS. EASEMENT SHALL NOT BE MODIFIED OR RELOCATED WITHOUT MUNICIPAL APPROVAL.)
  - EASEMENTS AND NOTES AS SHOWN ON PLAT NO. 2001-20 AND PLAT NO. 2020-2.
  - EASEMENT VACATION AND RELOCATION AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: RECORDED APRIL 22, 2002 AT DOCUMENT NO. 2002-000760-0.
  - ACCESS AND UTILITY EASEMENT MAINTENANCE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED JANUARY 2, 2020 AT DOCUMENT NO. 2020-000005-0 IS HEREBY REPLACED BY ACCESS AND UTILITY EASEMENT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED ON JULY \_\_\_\_, 2020 AT DOCUMENT NUMBER 2020-\_\_\_\_.
  - UTILITY EASEMENT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED JANUARY 2, 2020 AT DOCUMENT NO. 2020-000006-0.
- ALL BEARINGS ARE RECORD GRID BEARINGS (PLAT 2020-02) AS ORIENTATED TO THE BASIS OF BEARINGS, OBSERVED THIS SURVEY, DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

REGISTRATION NO. 107552 DATE: \_\_\_\_\_

REGISTERED LAND SURVEYOR



LOT 1 AND 2 UPLAND RECORD MEANDER LINES DR. WALTER SOBOLEFF SUBD.		
LINE	BEARING	DISTANCE
1	N27°20'00\"E	10.33'
2	N73°37'00\"E	17.17'
3	N52°33'30\"E	18.00'
4	N78°40'30\"E	18.92'
5	N58°27'30\"E	41.60'
6	N30°42'00\"E	29.88'
7	N50°16'00\"E	27.71'
8	N62°45'00\"E	75.71'
9	N36°50'30\"E	23.39'
10	N65°47'30\"E	17.57'
11	N41°15'30\"E	13.56'
12	S88°05'00\"E	23.27'
13	S56°53'30\"E	22.82'
14	N53°54'30\"E	20.26'
15	N37°00'00\"W	13.74'
16	N83°19'30\"E	7.14'
17	N25°54'53\"W	30.10'
18	N77°11'23\"E	11.95'
19	S71°43'01\"E	20.68'
20	S39°26'23\"E	17.51'
21	S27°04'25\"E	17.13'
22	S07°09'21\"E	9.96'
23	S56°20'09\"E	13.42'
24	S83°16'56\"E	14.52'
25	N38°46'21\"E	17.07'
26	S85°55'51\"E	31.08'
27	S21°51'46\"E	11.24'
28	S11°55'36\"W	14.14'
29	S04°12'30\"W	25.11'
30	S45°45'00\"W	20.88'
31	S08°42'00\"W	22.68'
32	S15°22'00\"E	13.02'
33	S64°56'00\"E	16.35'
34	N57°00'00\"E	11.02'
35	N42°53'00\"W	9.11'
36	N46°29'00\"E	6.95'
37	S83°13'00\"E	12.66'
38	S32°27'00\"E	8.36'
39	S30°57'00\"W	11.63'
40	S42°48'00\"E	22.37'
41	S19°10'00\"E	14.88'
42	S53°43'00\"E	52.72'
43	S62°46'00\"E	54.04'
44	S28°54'00\"E	11.37'
45	S35°46'00\"W	58.45'
46	S01°05'00\"E	37.25'
47	S32°32'30\"E	20.14'
48	S12°21'00\"E	14.84'

MINOR ISLANDS RECORD MEANDER LINES DR. WALTER SOBOLEFF SUBD.		
LINE	BEARING	DISTANCE
49	N76°37'30\"E	20.15'
50	S79°41'30\"E	11.73'
51	S33°35'30\"E	29.43'
52	S21°47'00\"W	12.19'
53	S24°38'30\"E	8.35'
54	S24°38'00\"W	14.48'
55	N75°04'30\"W	11.45'
56	N53°29'30\"W	18.37'
57	N40°58'30\"W	13.06'
58	S67°47'00\"W	9.75'
59	N44°11'30\"W	9.13'
60	N65°15'00\"E	11.53'
61	N21°36'30\"W	17.86'
62	N42°48'30\"E	8.16'
63	S84°18'00\"E	11.99'
64	S27°23'00\"E	10.87'
65	S13°55'3030\"E	16.66'
66	N37°57'30\"W	27.98'
67	N40°58'00\"E	6.54'

#### LEGEND:

- BLM MONUMENT RECOVERED 3\"CAP ON 2\" PIPE
- SEE NOTE 4
- SECONDARY MONUMENT RECOVERED ALUMINUM CAP ON 5/8 REBAR
- CENTERLINE
- UNSURVEYED
- SURVEYED
- BOUNDARY LINE BEING ELIMINATED THIS PLAT
- EASEMENT LINE BEING VACATED THIS PLAT
- SITKA RECORDING DISTRICT
- RECORD PLAT (2020-2)

#### CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA )

FIRST JUDICIAL DISTRICT )

I, UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE CITY AND 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 AND BOROUGH OF SITKA ARE PAID IN FULL: THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AT SITKA, ALASKA

ASSESSOR  
CITY AND BOROUGH OF SITKA

#### CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING FINANCE DIRECTOR FOR THE CITY AND 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, L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY AND BOROUGH OF SITKA ARE PAID IN FULL:

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AT SITKA, ALASKA

FINANCE DIRECTOR  
CITY AND BOROUGH OF SITKA

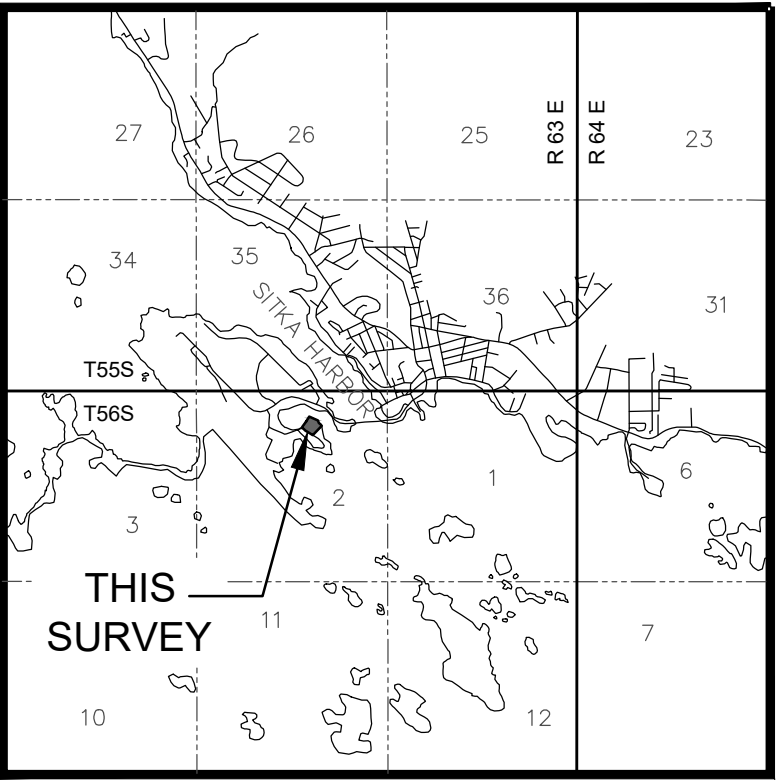
#### CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH PLANNING COMMISSION, AND THAT THE SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. \_\_\_\_\_, DATED \_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

ATTEST:

SECRETARY



#### Vicinity Map

SOURCE: U.S.G.S. QUADRANGLE SITKA A-5 SE & A-4 SW, ALASKA 2017  
1\"= 1 MILE

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE SHEE ATIKA HOLDINGS ALICE ISLAND, LLC 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 \_\_\_\_\_ SHEE ATIKA HOLDINGS ALICE ISLAND, LLC

#### NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2020 BY: \_\_\_\_\_

\_\_\_\_\_, PERSONALLY APPEARING BEFORE ME.

\_\_\_\_\_, NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

#### 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 AND THAT THE SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DATED \_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

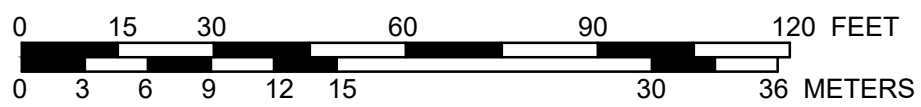
DATE \_\_\_\_\_ MAYOR

ATTEST:

MUNICIPAL CLERK

#### SCALE 1\"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES

CLIENT: SHEE ATIKA HOLDINGS  
ALICE ISLAND, LLC

SITKA RECORDING DISTRICT

Revisions		
No.	Date	Description
<b>R&amp;M</b>		
R&M ENGINEERING-KETCHIKAN, INC. 7160 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99901 COA #: C576		Phone: (907) 225-7917 Fax: (907) 225-3441 JOB#: 192737
CRAIG OFFICE P.O. BOX 1273 CRAIG, AK 99921		Phone: (907) 826-2294 Fax: (907) 874-2187

PROJECT: **DR. WALTER SOBOLEFF REPLAT**  
A REPLAT OF LOTS 1 & 2  
DR. WALTER SOBOLEFF SUBDIVISION (PLAT #2020-2)  
LOCATED WITHIN PROTRACTED SECTION 2  
TOWNSHIP 56 SOUTH, RANGE 63 EAST,  
COPPER RIVER MERIDIAN, ALASKA  
SITKA RECORDING DISTRICT  
CONTAINING 3.24 ACRES