TIFICATE OF OWNERSHIP AND DEDICATION

TIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED
T WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT
ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO
VATE USE AS NOTED.

Jim Dinley, Administrator
OWNER (SIGNATURE) Sitka City & Borough of

OWNER (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

SKA
H OF SITKA

RTIFY THAT ON THIS 19 DAY OF November 20 08, BEFORE ME,
NED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY
AND SWORN, PERSONALLY APPEARED Jim Dinley,
ator for the City & Borough of Sitka

TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE
AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME
OLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

AND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST
N.

IN AND FOR THE STATE OF ALASKA
EXPIRES 8/9/09

STATE OF ALASKA
NOTARY PUBLIC
COLLEEN PELLETT

CERTIFICATE OF PAYMENT OF TAXES
(STATE OF ALASKA)
(FIRST JUDICIAL DISTRICT)

GNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE
H OF SITKA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF
BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS
TAX RECORDS IN THE NAME OF City & Borough of Sitka

CORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED
AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT
YEAR 2008 WILL BE DUE ON OR BEFORE 8-31-09

19TH DAY OF November, 2008, AT SITKA, ALASKA.

Y AND BOROUGH OF SITKA

RTIFICATE OF APPROVAL BY THE BOARD

IFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
HE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING
T SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO.
DATED 20 , AND THAT THE PLAT SHOWN
BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT
X-OFFICIO RECORDER, SITKA, ALASKA.

CHAIRMAN, PLATTING BOARD

ch, For the

IFICATE OF APPROVAL BY THE ASSEMBLY

IFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO
HE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY
IN MINUTE BOOK PAGE DATED 20
PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE
HE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

08

MAYOR

OUGH CLERK

CITY AND BOROUGH OF SITKA
DECEMBER 14, 1971

E OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

GNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR
BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS
BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE
HE NAME OF: City & Borough of Sitka

OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION,
SESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH
PAID IN FULL.

DAY OF November
SITKA, ALASKA.

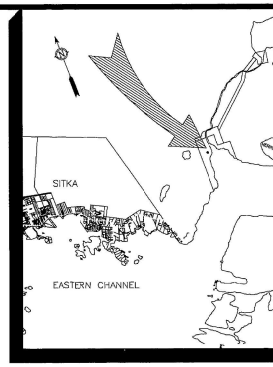
TOR
H OF SITKA

NOTES

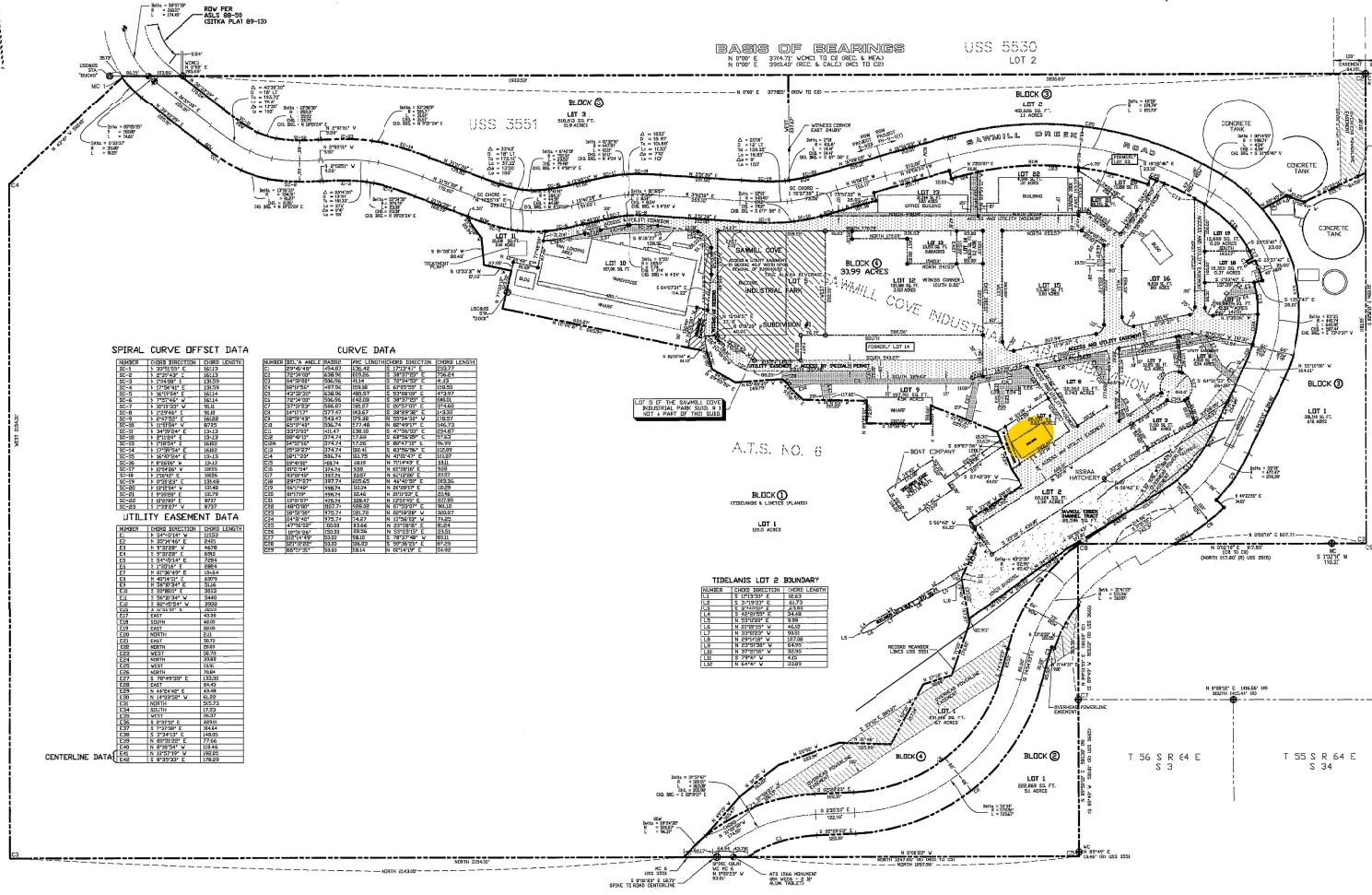
1. THE PURPOSE OF THIS PLAT IS TO FURTHER SUBDIVIDE THE SAWMILL COVE INDUSTRIAL PARK SUBDIVISION INTO A TOTAL OF 4 BLOCKS, WITH 2 LOTS AND A LEASE LOT IN BLOCK 1, 1 LOT IN BLOCK 2, 3 LOTS IN BLOCK 3, AND 22 LOTS (EXCLUDING LOT 5) IN BLOCK 4. ALSO, THE PURPOSE OF THIS PLAT IS TO PROVIDE ADDITIONAL EASEMENTS ON THE SAWMILL COVE PROPERTY AND CLARIFY THE COMMON USE STATUS OF EXISTING EASEMENTS.
2. NEW BUILDINGS CONSTRUCTED AFTER THE DATE OF THIS PLAT SHALL MEET THE SETBACK REQUIREMENTS OF SITKA GENERAL CODE.
3. OFF STREET PARKING ON PRIVATE PROPERTY OR ON PUBLICLY OWNED LANDS IDENTIFIED FOR PARKING PURPOSES IS REQUIRED.
4. THE FUTURE EASEMENT EXPANSION FOR LOT 10 WILL OCCUR UPON REMOVAL OF THE "BUNKHOUSE" SHOWN.
5. SPECIAL USE UTILITY EASEMENTS LOCATED WITHIN INDIVIDUAL PARCELS ARE SHOWN IN SHADED AREAS. THESE SPECIAL USE EASEMENTS BENEFIT THE MUNICIPALITY AND THE OWNERS WITHIN THE PARK. THEY ARE INTENDED TO COVER ACTIVE UTILITIES; HOWEVER, DUE TO THE COMPLEXITY OF EXISTING AND ABANDONED UTILITIES IN THE AREA OF THIS PLAT, AND THE INABILITY TO VISUALLY CONFIRM THE EXISTENCE OR ABSENCE OF ADDITIONAL BURIED UTILITIES, SOME ACTIVE UTILITIES MAY HAVE BEEN MISSED. SPECIAL USE EASEMENTS ARE INTENDED TO PROVIDE ACCESS FOR THE MAINTENANCE AND REPLACEMENT OF ALL EXISTING ACTIVE UTILITIES WHETHER SHOWN WITHIN AN EASEMENT OR NOT.
6. WITH THE EXCEPTION OF LOT 9, LOTS WITHIN BLOCK 4 MAY BE SURROUNDED ON ONE OR SEVERAL SIDES BY COMMON USE ACCESS AND UTILITY, OR COMMON USE UTILTY ONLY EASEMENTS (CORRIDORS). THE AREAS OF THESE LOTS ARE INTENDED TO BE EXCLUSIVE OF THE EASEMENTS. EASEMENT OWNERSHIP WILL BE RETAINED BY THE CITY AND BOROUGH OF SITKA. THE MUNICIPALITY RESERVES THE RIGHT TO MODIFY LOT LINES AND/OR FURTHER RESUBDIVIDE THE PARCELS WITHIN THIS SUBDIVISION WITHOUT PRECONDITIONS FOLLOWING THE PROCEDURES IN SITKA GENERAL CODE TITLE 21, AS LONG AS ALL LOTS CONTINUE TO BE SERVED BY THE COMMON USE EASEMENTS.
7. THE COMMON USE EASEMENT CROSSING LOT 9 IS TO BE HELD IN FEE BY THE OWNERS OF LOT 9. USE OF THAT EASEMENT WILL BE BY AGREEMENT WITH THE CITY AND BOROUGH OF SITKA.

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- GLO/BLM PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- USC & GS TRIANGULATION STATION (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA
- BUILDING
- LOT 5 (WITHIN BLOCK 4) - NOT A PART OF THIS SUBDIVISION
- COMMON USE ACCESS & UTILITY EASEMENTS WITHIN CORRIDORS TO BE RETAINED BY CBS (SEE NOTE 6)
- SPECIAL USE UTILITY EASEMENT (SEE NOTE 5)



VICINITY MAP
SCALE 1"=1 MI.



SPIRAL CURVE OFFSET DATA

NUMBER	CORD DIRECTION	CHORD LENGTH
SC-1	S 39°51'09" E	16.13
SC-2	S 2°27'43" E	16.13
SC-3	S 34°19'39" E	19.59
SC-4	S 71°56'41" E	19.59
SC-5	S 36°17'04" E	16.14
SC-6	S 7°57'46" W	16.14
SC-7	S 50°33'55" W	16.16
SC-8	S 7°19'46" E	16.16
SC-9	S 2°47'55" E	16.02
SC-10	S 11°15'54" E	87.15
SC-11	S 34°19'24" E	13.13
SC-12	S 21°21'54" E	13.13
SC-13	S 7°18'53" E	16.85
SC-14	S 12°28'54" E	16.85
SC-15	S 34°19'24" E	13.13
SC-16	S 41°53'06" E	13.13
SC-17	S 7°18'53" E	16.85
SC-18	S 12°28'54" E	16.85
SC-19	S 34°19'24" E	13.13
SC-20	S 21°21'54" E	13.13
SC-21	S 7°18'53" E	16.79
SC-22	S 12°28'54" E	16.79
SC-23	S 1°19'07" W	87.57

UTILITY EASEMENT DATA

NUMBER	CORD DIRECTION	CHORD LENGTH
E1	S 54°01'24" W	13.03
E2	S 30°27'46" E	24.71
E3	S 3°37'28" W	46.78
E4	S 5°37'23" E	69.93
E5	S 54°01'24" E	28.64
E6	S 21°05'11" E	72.84
E7	S 40°14'43" E	69.64
E8	N 40°14'43" W	69.64
E9	N 56°01'24" W	51.25
E10	S 39°55'17" E	38.13
E11	S 56°31'34" W	54.46
E12	S 62°05'14" W	29.00
E13	A SCALED	20.00
E17	EAST	43.55
E18	SOUTH	46.00
E19	EAST	69.48
E20	NORTH	0.11
E21	EAST	39.79
E22	NORTH	15.49
E23	WEST	56.70
E24	NORTH	39.89
E25	WEST	13.16
E26	NORTH	76.84
E27	S 79°49'32" E	133.30
E28	EAST	24.49
E29	N 44°52'48" E	43.48
E30	N 14°23'32" W	51.20
E31	NORTH	325.73
E34	SOUTH	17.33
E35	WEST	16.37
E36	S 9°37'31" E	69.46
E37	S 7°27'39" E	94.64
E38	S 3°34'13" E	148.05
E39	N 80°31'55" E	17.46
E40	N 9°37'31" W	112.46
E41	N 3°27'39" W	182.05
E42	S 9°25'33" E	179.29

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	29°46'49"	454.97	236.46	S 17°13'11" E	233.77
C2	72°14'09"	638.96	805.06	S 38°37'05" E	752.64
C3	04°06'51"	936.06	41.14	S 79°34'55" E	41.13
C4	59°12'50"	497.94	515.18	S 42°05'55" E	492.53
C5	42°25'50"	638.96	473.37	S 53°06'05" E	473.37
C6	72°14'09"	936.06	1182.08	S 38°37'05" E	1105.51
C7	37°10'53"	566.01	367.37	S 60°57'05" E	374.65
C8	14°11'17"	577.47	143.07	S 26°29'36" E	142.67
C9	38°49'43"	544.47	369.38	S 33°54'33" W	362.37
C10	63°47'48"	536.74	577.48	N 88°49'11" E	548.73
C11	33°20'01"	410.47	238.78	S 47°56'00" E	235.43
C12	04°46'11"	1000.00	83.27	S 69°37'31" E	83.24
C13A	19°39'15"	374.74	128.56	S 60°47'55" E	126.99
C14	14°03'39"	374.74	92.41	S 43°56'55" E	92.20
C15	18°42'32"	374.74	122.35	S 41°24'47" E	121.87
C16	04°43'46"	483.74	40.19	N 77°14'47" E	40.17
C17	19°39'15"	374.74	128.56	N 60°38'16" E	128
C18	13°50'49"	374.74	90.59	N 42°05'36" E	90.37
C19	39°19'23"	327.74	225.45	N 42°41'55" E	221.06
C20	04°47'48"	398.74	33.34	N 28°28'31" E	33.28
C21	18°13'19"	159.74	32.46	N 20°10'32" E	32.56
C22	13°19'37"	159.74	37.15	N 12°03'16" E	37.08
C23	18°13'19"	1027.74	163.22	N 07°03'17" E	163.18
C24	19°39'15"	375.74	128.79	N 09°18'58" W	128.27
C25	04°16'40"	375.74	14.27	N 17°56'53" W	14.26
C26	47°56'58"	50.00	43.66	N 23°28'35" E	41.64
C27	110°14'06"	50.00	96.16	N 55°03'19" E	82.01
C28	38°07'28"	50.00	33.27	N 29°37'48" W	32.67
C29	38°07'28"	50.00	33.27	S 59°36'03" E	97.25
C30	38°07'28"	50.00	33.27	N 66°14'19" E	32.92

CENTERLINE DATA

TIDELANIS LOT 2 BOUNDARY

NUMBER	CORD DIRECTION	CORD LENGTH
L1	S 17°13'33" E	12.63
L2	S 2°17'03" E	62.73
L3	S 8°40'59" E	23.55
L4	S 48°09'59" E	24.02
L5	N 53°02'01" E	9.99
L6	N 82°26'01" E	44.53
L7	N 23°02'01" E	93.51
L8	N 25°15'01" E	137.08
L9	N 23°31'59" W	64.95
L10	N 37°02'59" W	30.95
L11	S 7°56'01" E	4.15
L12	N 64°56'01" E	13.89

EILL
EYING AND ENGINEERING

SITKA, ALASKA 99835
907) 747-6700
47-7590
illengeak.net

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS

STATE OF ALASKA
49TH
PATRICK K. O'NEILL
LS 6304
PROFESSIONAL LAND SURVEYOR

DESIGNED: P. O'NEILL
DRAWN: JCH/KD/ACAD
CHECKED: PKO
DATE OF PLAT: SEPT 24, 2008 @ 09:46:14
SCALE: 1" = 200'
DRAWING NAME: SCIP RESUB(R)
PROJECT NO. 30014-137-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN July - Sept. 2008 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.

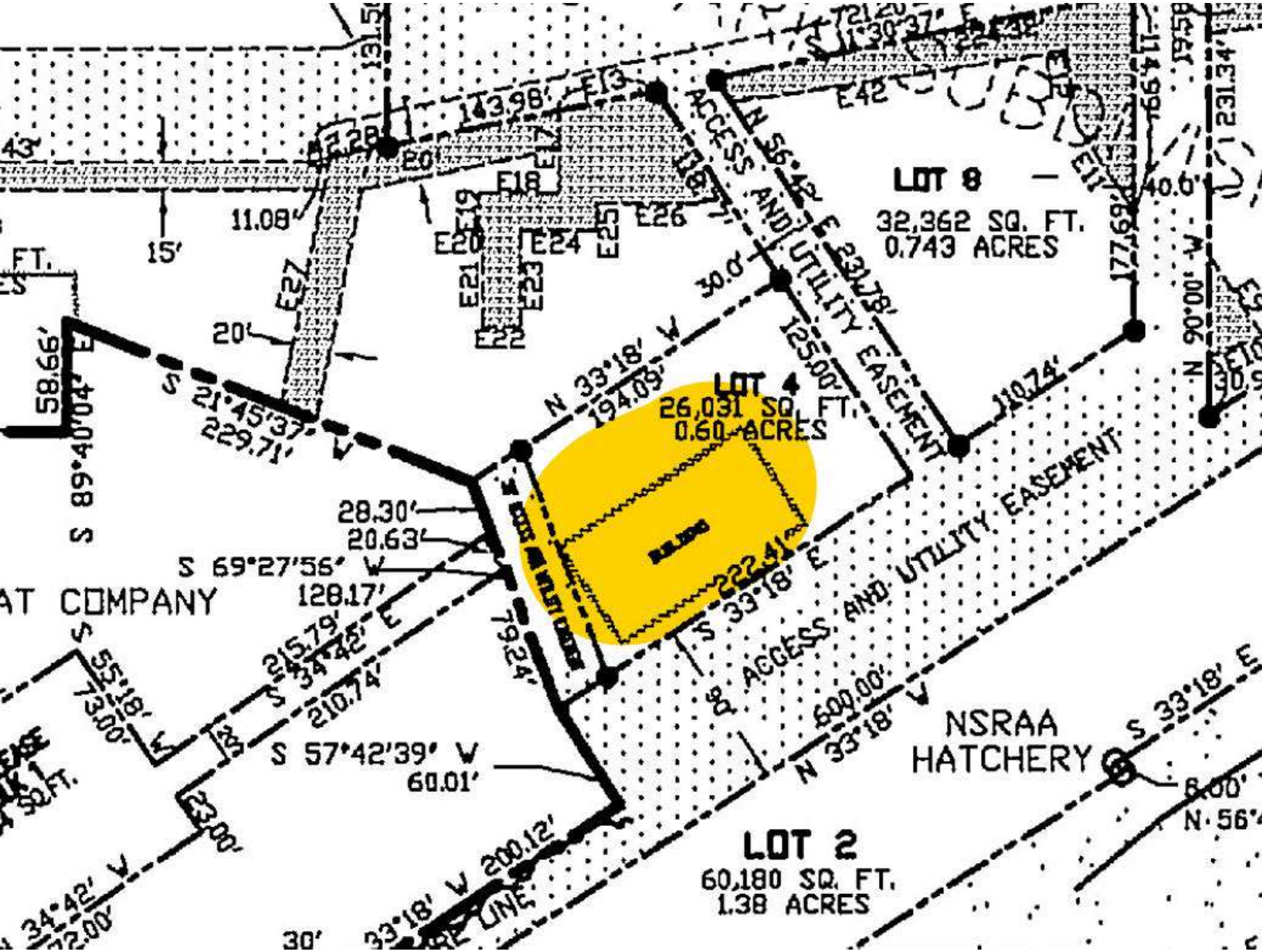
11/19/08
DATE

PATRICK K O'NEILL LS 6304

SAWMILL COVE INDUSTRIAL PARK RESUBDIVISION NO. 1

A RESUBDIVISION OF SAWMILL COVE INDUSTRIAL PARK SUBDIVISION NO. 1, EXCLUDING LOT 5

CLIENT: CITY AND BOROUGH OF SITKA


LOT 8
32,362 SQ. FT.
0.743 ACRES
LOT 4
26,031 SQ. FT.
0.60 ACRES
LOT 2
60,180 SQ. FT.
1.38 ACRES
NSRAA
HATCHERY
ACCESS AND UTILITY EASEMENT
N 56°42' E 231.78'
N 33°18' W
194.09'
125.00'
110.74'
N 00°06' W 100.06'
S 21°45'37" W
229.71'
S 89°40'04" E
58.66'
28.30'
20.63'
S 69°27'56" W
128.17'
79.24'
222.41'
S 33°18' E
S 34°42' E
215.79'
210.74'
S 55°18' W
73.00'
S 57°42'39" W
60.01'
23.00'
N 33°18' W
600.00'
S 33°18' E
200.12'
N 34°42' W
32.00'
30'
11.08'
15'
20'
30.0'
143.98'
E13
E18
E19
E20
E21
E22
E23
E24
E25
E26
E27
E28
E42
40.6'
AT COMPANY