

NOTES

4. THE PURPOSE OF THIS PLAN IS TO FURTHER SUBDIVIDE THE SAMMILL COWBOY 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 4 LOTS IN BLOCK 4. THE PURPOSE OF THIS PLAN IS TO RECONSTRUCT THE SAMMILL COWBOY INDUSTRIAL PARK SUBDIVISION EASEMENTS ON THE SAMMILL COWBOY PROPERTY AND CLARIFY THE COMMON USE STATUS OF EXISTING EASEMENTS.

5. NEW BUILDINGS CONSTRUCTED AFTER THE DATE OF THIS PLAN SHALL MEET THE SETBACK REQUIREMENTS OF SITKA GENERAL CODE.

6. OFF STREET PARKING ON PRIVATE PROPERTY OR ON PUBLICLY OWNED LANDS IDENTIFIED FOR PARKING PURPOSES IS REQUIRED FOR THE FOLLOWING:

a. THE FUTURE EASEMENT EXPANSION FOR LOT 10 WILL OCCUR UPON REMOVAL OF THE "BURNHOUSE" SHOWN.

7. SPECIAL USE UTILITY EASEMENTS LOCATED WITHIN INDIVIDUAL PARCELS ARE SHOWN IN SHADED AREAS. SPECIAL USE EASEMENTS BENEATH THE MUNICIPALITY AND THE OWNERS WITHIN THE PARK. THESE ARE INTENDED TO COVER ACTIVE UTILITIES, HOWEVER, DUE TO THE COMPLEXITY OF EXISTING AND ABANDONED UTILITIES IN THE AREA, THE INTENT OF THIS PLAN IS TO REQUEST THE MUNICIPALITY TO CONDUCT A DETAILED SURVEY OF EXISTING, BURIED UTILITIES, SOME ACTIVE UTILITIES MAY HAVE BEEN MISSED. SPECIAL USE EASEMENTS ARE INTENDED TO PROVIDE FOR THE MAINTENANCE AND REPLACEMENT OF ALL EXISTING ACTIVE UTILITIES WHETHER SHOWN WITHIN AN EASEMENT OR NOT.

8. 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 UTILITY ONLY EASEMENTS (CORRIDORS). THE AREAS OF COMMON USE ACCESS AND UTILITY ARE INTENDED TO PROVIDE ACCESS TO THE COMMON USE AREAS OF THE CITY AND BOROUGH OF SITKA. THE MUNICIPALITY RESERVES THE RIGHT TO MODIFY LOT LINES AND/OR EASEMENTS TO ACCOMMODATE UTILITIES AND ACCESS TO THE COMMON USE AREAS OF THE CITY AND BOROUGH OF SITKA. PROCEDURES IN SITKA GENERAL CODE TITLE 21, AS LONG AS ALL LOTS CONTINUE TO BE SERVED BY THE COMMON USE EASEMENTS.

9. THE COMMON USE EASEMENT CROSSING LOT 9 IS TO BE HELD IN FEE BY THE OWNERS OF LOT 9. USE OF LOT 9 SHALL BE BY AGREEMENT OF THE OWNERS OF LOT 9.

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF November 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jim Dineley,
Administrator for the City Borough of Sitka

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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 8/9/09

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 City & Borough of Sitka

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 2008 WILL BE DUE ON OR BEFORE 8-31-09

DATED THIS 19th DAY OF November, 2008, AT SITKA, ALASKA.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM 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. 03-13 DATED 20 _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN PROVIDED FOR RECORDING IN THE OFFICE OF THE DISTRICT REGISTRAR, EX-OFFICIO RECORDING, SITKA, ALASKA.

11/20/2008
DATE Chasman Plating Board
L. P. Deland, For the
SECRETARY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN WAS 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 HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

11-19-08
DATE _____
WATER _____
CITY AND BOROUGH CLERK _____

SEAL: CITY & BOROUGH OF SITKA, ALASKA

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 RESIDUED PROPERTY IS CARRIED ON THE
RECORDS IN THE NAME OF: City & Borough of Sitka

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

DATED THIS 20 DAY OF November
2008 AT SITKA, ALASKA.

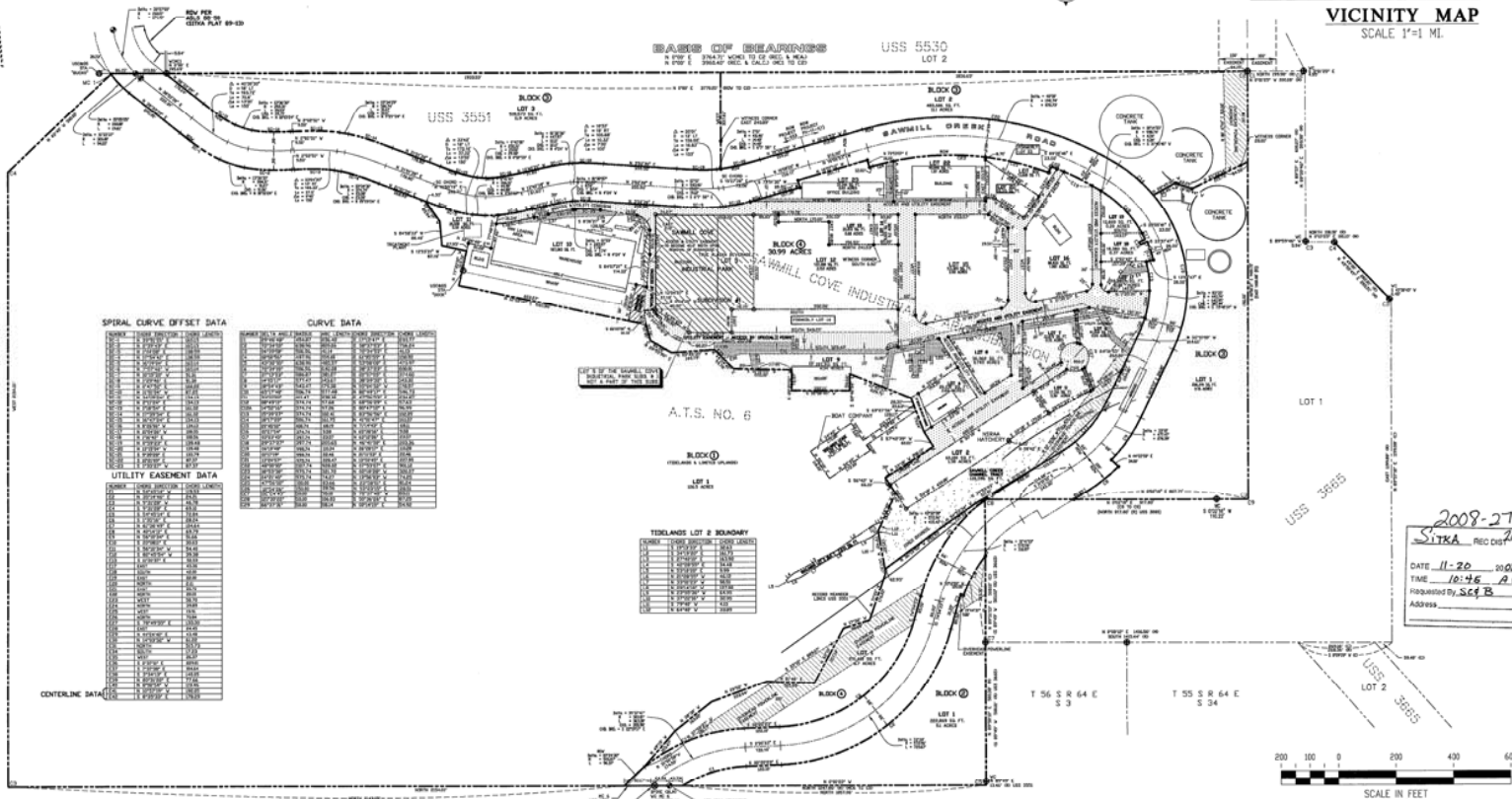
[Signature]
FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

LEGEND

- PRIMARY CONTROL MONUMENT (RECOVERED)
- GLOBE/IN PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- USC & GS TRIANGULATION STATION (RECOVERED)
- RECORDED DATA
- COMPUTED DATA
- 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 CDS (SEE NOTE 6)
- SPECIAL USE UTILITY EASEMENT (SEE NOTE 5)



VICINITY MAP
SCALE 1"=1 MI.



2008-27
SITKA REC DIST 2
DATE 11-20 2008
TIME 10:45 A
Requested By SCF B
Address _____

O'NEILL**SURVEYING AND ENGINEERING**

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: oneillengr@aol.com



DESIGNED: P. O'NEILL
DRAWN: JCH/MD/ACAD
CHECKED: PKD
DATE OF PLAT: SEPT 24, 2008 * 09:46:14
SCALE: 1" = 200'
DRAWING NAME: SCIP_RIS/BJ(B)
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 - Dec., 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.

DATE 11/14/08

Patrick K. O'Neill
PATRICK K O'NEILL, LS 6384

**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

[illegible]

