



- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FOR FUTURE DEVELOPMENT.
 - SET 30' LONG 6" 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; EASEMENTS 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. 2002-000780-0.
 - ACCESS AND UTILITY EASEMENT MAINTENANCE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF AS RECORDED JANUARY 2, 2020 AT DOCUMENT NO. 2020-00005-0 IS HEREBY REPLACED BY ACCESS AND UTILITY EASEMENT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED ON AUGUST 14TH, 2020 AT DOCUMENT NUMBER 2020-00087-0.
 - UTILITY EASEMENT MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED JANUARY 2, 2020 AT DOCUMENT NO. 2020-00005-0.

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. 157582 DATE 09/24/2020

Chris Calven
REGISTERED LAND SURVEYOR



TYPICAL

5/8" x 30" LONG REBAR AND 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY.

LOT 1 AND 2 UPLAND RECORD MEASUREMENT LINES ON WALTER SOBOLLEFF SUBD.		
LINE	BEARING	DISTANCE
1	N 27° 20' 00" E	30.33
2	N 73° 33' 30" E	17.17
3	N 52° 33' 30" E	18.07
4	N 78° 40' 30" E	18.92
5	N 58° 27' 30" E	41.60
6	N 30° 42' 00" E	29.88
7	N 50° 16' 00" E	27.71
8	N 62° 45' 00" E	75.71
9	N 36° 30' 30" E	23.59
10	N 45° 42' 30" E	17.57
11	N 41° 15' 30" E	13.56
12	S 88° 05' 00" E	23.27
13	S 56° 51' 30" E	22.82
14	N 51° 54' 30" E	20.26
15	N 70° 00' 00" W	13.74
16	N 81° 19' 30" E	7.14
17	N 75° 54' 33" W	30.10
18	N 77° 11' 23" E	11.95
19	S 71° 43' 01" E	20.68
20	S 92° 28' 23" E	17.51
21	S 27° 04' 25" E	17.13
22	S 67° 09' 21" E	9.96
23	S 56° 20' 00" E	13.47
24	S 81° 16' 56" E	14.52
25	N 38° 46' 21" E	17.07
26	S 40° 55' 31" E	31.08
27	S 31° 51' 46" E	11.28
28	S 11° 55' 36" W	14.14
29	S 04° 12' 30" W	25.11
30	S 45° 45' 00" W	20.88
31	S 08° 42' 00" W	22.68
32	S 13° 22' 00" E	13.02
33	S 64° 56' 00" E	16.35
34	N 57° 00' 00" E	11.02
35	N 45° 33' 00" W	6.11
36	N 40° 26' 00" E	6.95
37	S 81° 13' 00" E	12.66
38	S 10° 27' 00" E	8.30
39	S 30° 17' 00" W	11.43
40	S 40° 46' 00" E	22.37
41	S 10° 10' 00" E	14.88
42	S 53° 43' 00" E	52.72
43	S 62° 46' 00" E	54.04
44	S 28° 54' 00" E	11.37
45	S 35° 40' 00" W	58.45
46	S 01° 05' 00" E	37.25
47	S 32° 32' 30" E	20.14
48	S 12° 21' 00" E	14.84

MINOR ISLANDS RECORD MEASUREMENT LINES ON WALTER SOBOLLEFF SUBD.		
LINE	BEARING	DISTANCE
49	N 76° 37' 30" E	20.15
50	S 70° 41' 30" E	11.72
51	S 10° 25' 30" E	28.43
52	S 21° 47' 00" W	12.19
53	S 24° 38' 30" E	8.35
54	S 24° 38' 00" W	14.48
55	N 75° 04' 30" W	11.45
56	N 53° 29' 30" W	18.37
57	N 40° 58' 30" W	13.06
58	S 67° 47' 00" W	9.75
59	N 44° 11' 30" W	9.13
60	N 65° 15' 00" E	11.53
61	N 21° 36' 30" W	17.89
62	N 44° 48' 30" E	8.16
63	S 84° 18' 00" E	11.99
64	S 27° 23' 00" E	10.87
65	S 13° 55' 30" E	16.66
66	N 17° 37' 30" W	27.98
67	N 40° 38' 00" E	6.54

LEGEND:

- BLM MONUMENT RECOVERED 3" ALUM CAP ON 2" PIPE
- SEE NOTE 2
- SECONDARY MONUMENT RECOVERED ALUMINUM CAP ON 6" REBAR
- CENTERLINE
- UNSURVEYED
- SURVEYED
- BOUNDARY LINE BEING ELIMINATED THIS PLAT
- EASEMENT LINE BEING VACATED THIS PLAT
- SITKA RECORDING DISTRICT
- BRD
- RECORD PLAT (2020-2)

Vicinity Map

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

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
FIRST JUDICIAL DISTRICT) SS.

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 Shee Atika Holdings Alice Island, LLC (ALL OWNERS OF RECORD), 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 2021 WILL BE DUE ON OR BEFORE August 31, 2021.

DATED THIS 2nd DAY OF November, 2020 AT SITKA, ALASKA.

Ann Red
ASSESSOR
CITY AND BOROUGH OF SITKA

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.

10/14/2020
DATE

Phonica McConnell
SHEE ATIKA HOLDINGS ALICE ISLAND, LLC

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS 14th DAY OF October, 2020 BY Phonica McConnell.

Co-Owner Shee Atika Holdings Alice Island, LLC PERSONALLY APPEARING BEFORE ME.

Duglass D NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES June 19, 2023

NOTARY PUBLIC
AMY KAGULE
STATE OF ALASKA
MY COMMISSION EXPIRES June 17, 2023

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 Shee Atika Holdings Alice Island, LLC (ALL OWNERS OF RECORD), 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.

DATED THIS 24th DAY OF October, 2020 AT SITKA, ALASKA.

Ann Red
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 REGISTRATION NO. 9220-2 DATED August 19, 2020 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

10-7-2020
DATE

Chris Calven
CHAIRMAN, PLANNING COMMISSION

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 10/14/20 PAGE 1 DATED 10/14/20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

10/14/20
DATE

Chris Calven
MAYOR

Shee Atika Holdings
MUNICIPAL CLERK

SCALE 1" = 200 FEET

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 METERS

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

No.	Description	Revisions

RSM
REAR ENGINEERING & DESIGN, INC.
7180 REVILLA ROAD, SUITE 300
NETCHIKAN, AK 99801
COA # C378
CRAIG OFFICE
P.O. BOX 1271
CRAIG, AK 99821

Phone: (907) 225-7617
Fax: (907) 225-3441
JOB# 192737
Phone: (907) 826-2284
Phone: (907) 874-1817

PROJECT: DR. WALTER SOBOLLEFF REPLAT

A REPLAT OF LOTS 1 & 2
DR. WALTER SOBOLLEFF SUBDIVISION (PLAT #2020-2)
LOCATED WITHIN PROTRACTED SECTION 2
TOWNSHIP 53 SOUTH, RANGE 63 EAST,
COPPER RIVER MERIDIAN, ALASKA
SITKA RECORDING DISTRICT
CONTAINING 3.24 ACRES