

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE 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 _____ OWNER _____ (SIGNATURE) _____

DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ 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 _____

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

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 MUNICIPALITY OF SKAGWAY, AK AND THE PLANNING AND ZONING COMMISSION, DATED THIS _____ DAY OF _____ 2022

AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SKAGWAY, ALASKA.

DATE _____ CHAIRMAN, PLATTING AND ZONING COMMISSION _____

ATTEST: CLERK _____ 20____

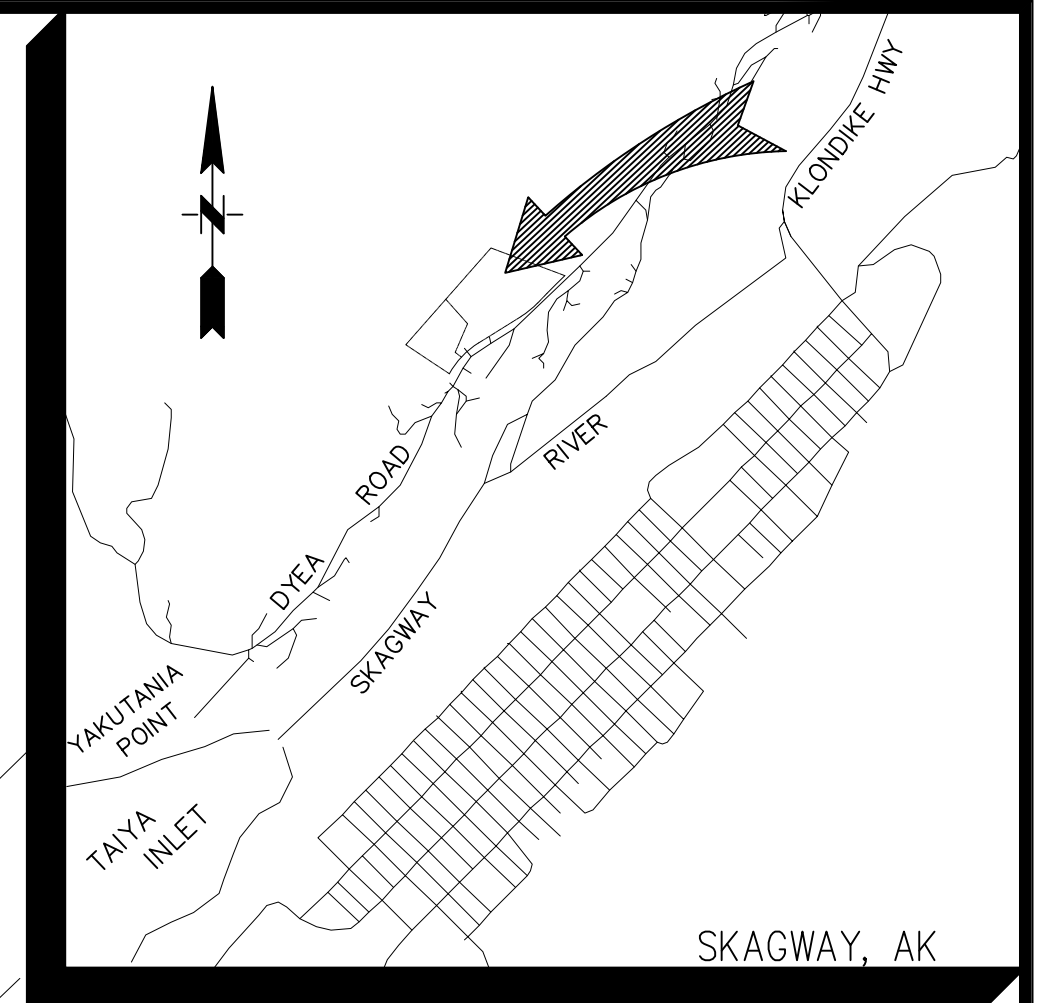
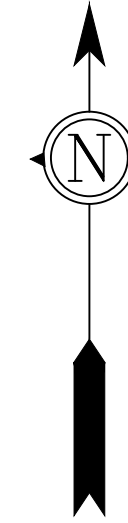
TAX CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AND ASSESSMENTS FOR THE PROPERTY ARE CURRENT.

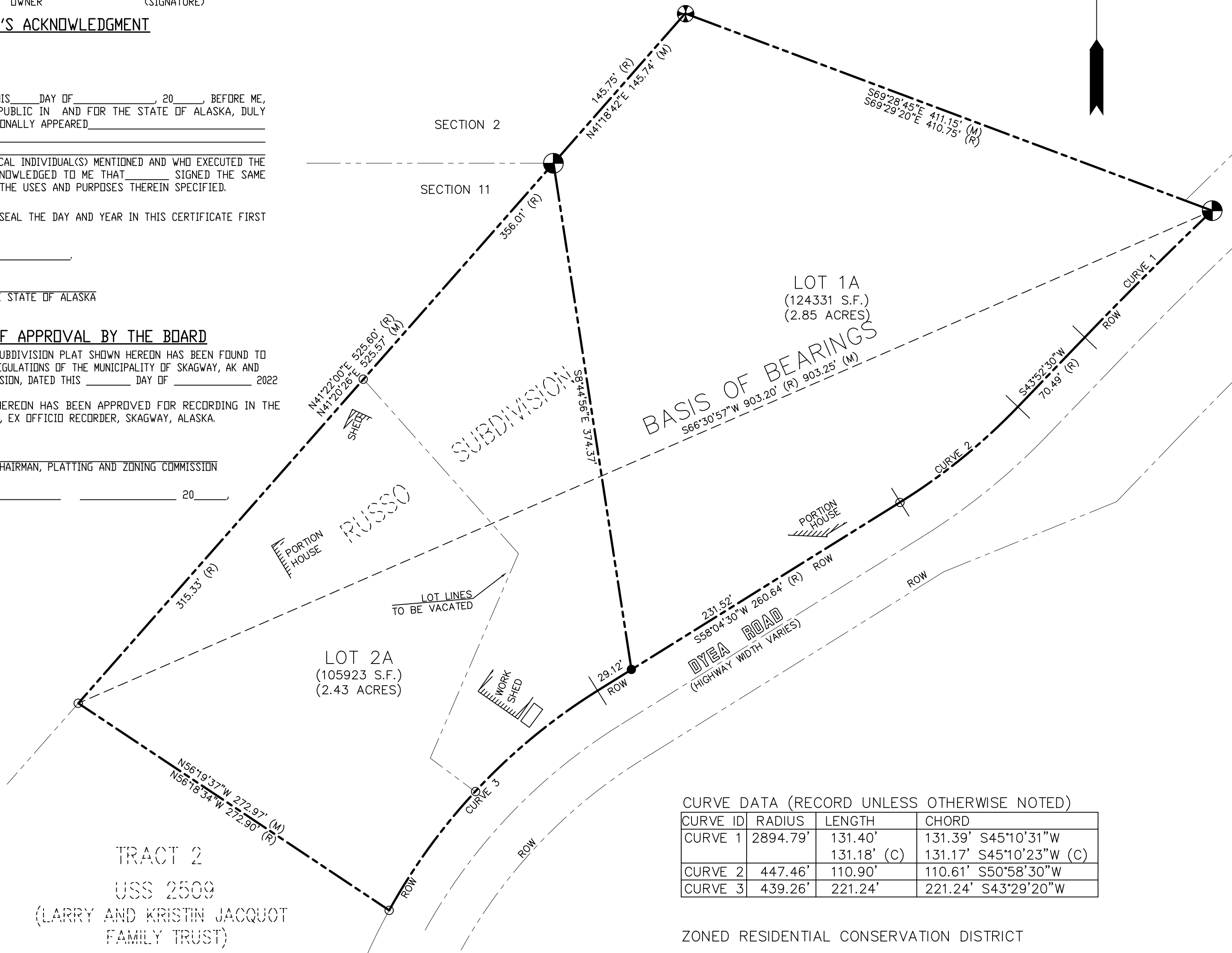
DATED THIS _____ DAY OF _____ 20____

SKAGWAY MUNICIPAL ASSESSOR _____

USS 5110
(CITY OF SKAGWAY)



VICINITY MAP
SCALE 1"=1,000'



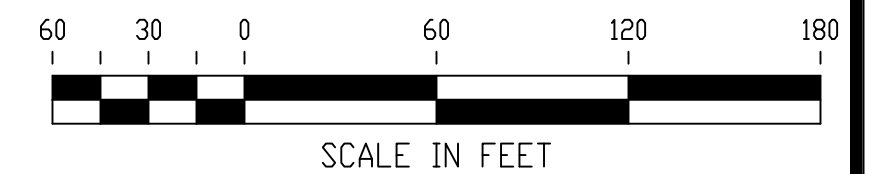
BASIS OF BEARINGS
S66°30'57"W 903.20' (R) 903.25' (M)

CURVE DATA (RECORD UNLESS OTHERWISE NOTED)

CURVE ID	RADIUS	LENGTH	CHORD
CURVE 1	2894.79'	131.40'	131.39' S45°10'31"W
		131.18' (C)	131.17' S45°10'23"W (C)
CURVE 2	447.46'	110.90'	110.61' S50°58'30"W
CURVE 3	439.26'	221.24'	221.24' S43°29'20"W

- LEGEND**
- G.L.D. MONUMENT (RECOVERED)
 - PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
 - SECONDARY MONUMENT (RECOVERED)
 - SECONDARY MONUMENT (SET)
 - RECORDED DATA (PER PLAT# 2005-3)
 - COMPUTED DATA
 - MEASURED DATA

- NOTES**
- 1) THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN LOTS 1 AND 2 OF THE RUSSO SUBDIVISION AS SHOWN CREATING A STRAIGHT LINE.
 - 2) ALL REQUIRED STATE AND FEDERAL PERMITS FOR THIS PROPERTY HAVE PREVIOUSLY BEEN OBTAINED.

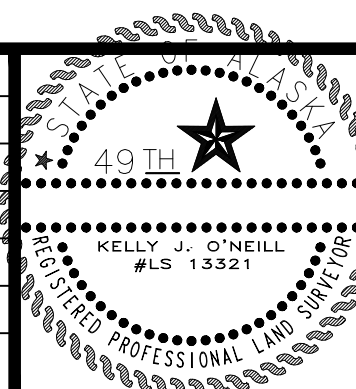


ZONED RESIDENTIAL CONSERVATION DISTRICT

SKAGWAY RECORDING DISTRICT

NORTH 57*
LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
8800 GLACIER HWY., STE. 224 1/2, JUNEAU, AK
MAILING ADDRESS - 2007 CASCADE CREEK ROAD, SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV.	DESCRIPTION OF CHANGE
RECORD OF REVISIONS			



DRAWN: JCH/ACAD
CHECKED: KD
DATE OF PLAT: DEC. 28, 2022 * 12:33:55
SCALE: 1" = 60'
DRAWING NAME: 40407-01
PROJECT NO. 40407-01

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN SEPT. 2022 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 _____ KELLY O'NEILL LS 13321

PLAT OF
RUSSO LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF
LOT 1 AND LOT 2, RUSSO SUBDIVISION
(PLAT# 2005-3)
CLIENT: MICHAEL B. KLENSCH

SHEET _____ OF _____