



CITY & BOROUGH OF WRANGELL PUBLIC HEARING AGENDA

**Tuesday, September 22, 2015
6:30 – 7:00 p.m.**

Location: Assembly Chambers, City Hall

1. Call to Order
2. Roll Call
3. Public Hearing Items:
 - a. Approval of a request to Vacate a Storage Easement, on Lot 3, Block A, Sortyard Subdivision, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins
4. Written Testimony
5. Oral Testimony
6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY PUBLIC HEARING AGENDA ITEM September 22, 2015

INFORMATION:

Approval of a request to Vacate a Storage Easement, on Lot 3, Block A, Sortyard Subdivision, zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins

Attachments:

1. Memo from Carol Rushmore, ED Director
2. Map of the area

City and Borough of Wrangell, Alaska

Date: September 9, 2015

To: Jeff Jabusch, Borough Manager

From: Carol Rushmore, Economic Development Director

Re: Request to Vacate a Storage Easement, on Lot 3 Block A Sortyard Subdivision. zoned Waterfront Development, requested by Charles Jenkins Jr., owned by Christine Jenkins.

At the August meeting of the Planning and Zoning Commission, Mr. Jenkins, on behalf of his mother, submitted a preliminary plat request, replatting 4 lots into 2 lots to create a lot with frontage on Front Street and a lot that fronts Silvernail Work Road. Both lots would be zoned Waterfront Development.

Mr. Jenkins is also seeking to vacate a storage easement across what is now Lot 3 Block A Sortyard Subdivision. The easement was granted to Mr. Jenkins when the land was unfilled tidelands owned by the City, prior to the area being filled. After it was filled, the City subdivided the land and sold off several parcels on the east side of Silvernail Work Road. The land is now owned by Christine Jenkins and the storage easement is no longer necessary.

The request to vacate must go to the Assembly for approval prior to completion of the final plat.

The Commission at their regular August meeting voted to recommend to the Assembly to approve the storage easement vacation.

CERTIFICATE OF OWNERSHIP AND DEED
I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN TO THE SITE OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAT AND HAS FOUND THAT THE SAME IS CORRECTLY LOCATED AND THE 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.

DISTRICT JAMES
DATE
TOWN OF JUNEAU, ALASKA

NOTARY'S ACKNOWLEDGMENT

I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALASKA, DATED 2015 AND THAT I HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA. I HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA. I HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA.

CERTIFICATE OF OWNERSHIP AND DEED

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAT AND HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA. I HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA. I HAVE BEEN DULY QUALIFIED AND COMMISSIONED BY THE STATE OF ALASKA.

CITY & BOROUGH OF JUNEAU

NOTARY PUBLIC AND TITLE

NOTARY'S ACKNOWLEDGMENT

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CITY & BOROUGH OF JUNEAU

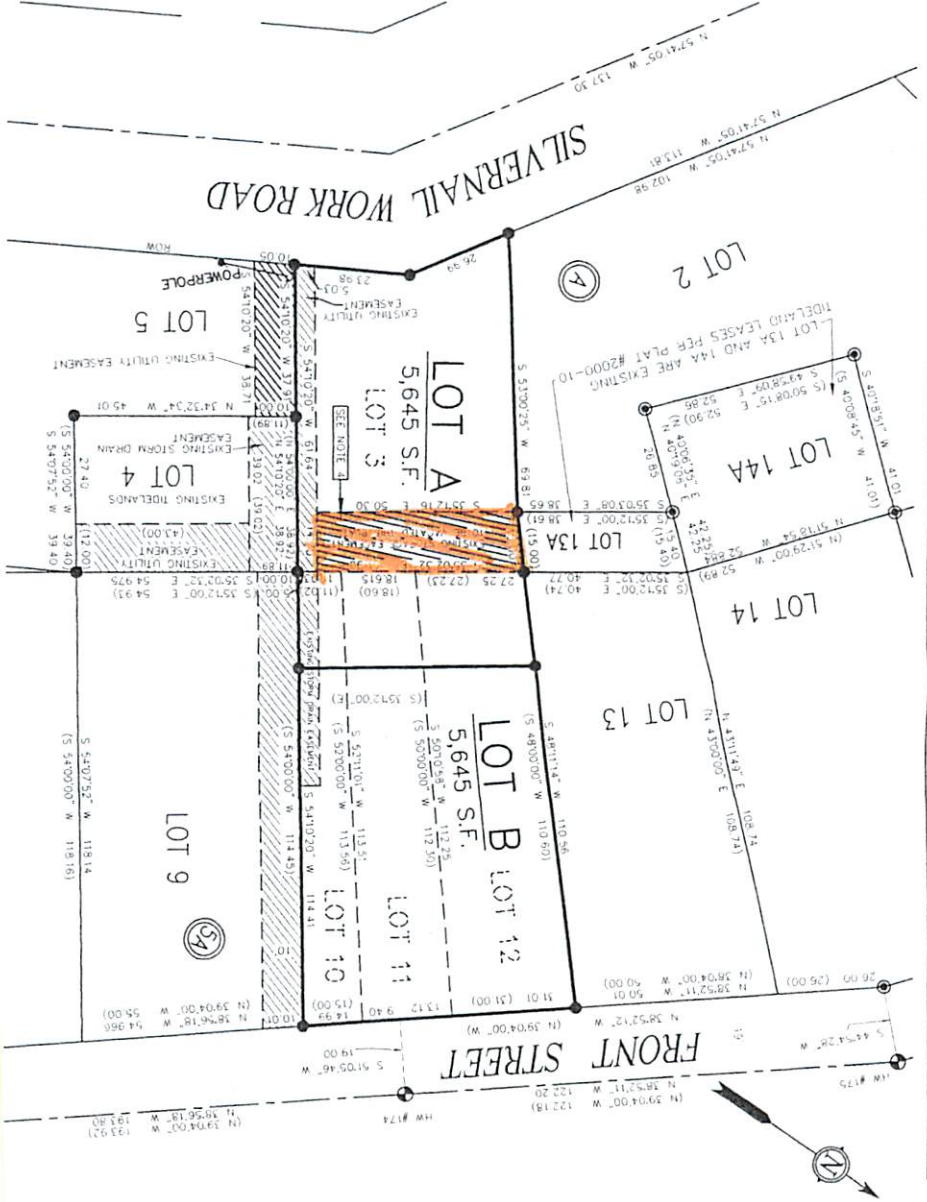
NOTARY PUBLIC AND TITLE

CHARLES JENKINS JR.
BOX 1483
WRANGELL AK 99929

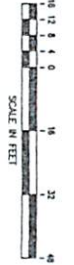
CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN TO THE SITE OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAT AND HAS FOUND THAT THE SAME IS CORRECTLY LOCATED AND THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN TO THE SITE OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAT AND HAS FOUND THAT THE SAME IS CORRECTLY LOCATED AND THE 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.

CERTIFICATE OF APPROVAL BY THE ASSEMBLY
I HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN TO THE SITE OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAT AND HAS FOUND THAT THE SAME IS CORRECTLY LOCATED AND THE 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.



EASEMENT TO BE VACATED



LEGEND
PRIMARY 2" BRASS CAP RECOVERED
REBAR, 30" LONG WITH 2" ALUM. CAP WITH PLASTIC INSERT SET THIS SURVEY



- PLAT NOTES**
1. PROPERTY ZONED WATERFRONT DEVELOPMENT.
 2. RECORDED WITHIN THE WRANGELL RECORDING DISTRICT.
 3. PROPOSED 45'x80' BUILDING, NO TALLER THAN 35'.
 4. EXISTING STORAGE EASEMENT, PER BOOK 32 PAGE 803, TO BE VACATED THIS PLAT.



WRANGELL RECORDING DISTRICT
PROJECT: REPLANT AND STORAGE EASEMENT VACATIO
SUBD. & LOTS 10, 11, & 12 BLK. 5A, ATS 83 WRANGELL, AK.