

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 10-28-2020
CITY & BOROUGH OF WRANGELL

DATE 10-28-2020
Stephen Prusunka, Mayor
PRINTED NAME & TITLE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS 28th day of October 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Stephen Prusunka 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.

Notary Public
State of Alaska

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 7-27-2021

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 WRANGELL AS RECORDED IN MINUTE BOOK PAGE DATED 20 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10-28-2020
MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:
City Clerk

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF City and Borough of Wrangell

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20 WILL BE DUE ON OR BEFORE OCTOBER 15, 20 DATED THIS DAY OF

Assessor City and Borough of Wrangell

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 OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. DATED 20, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE 10/15/2020
CHAIRMAN, PLANNING COMMISSION

SECRETARY

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.

DATE 10/9/2020
CHRISTOPHER G. PIBURN
PLS # 107552

STATE OF ALASKA
10TH
CHRISTOPHER G. PIBURN
PLS # 107552
REGISTERED PROFESSIONAL LAND SURVEYOR

VICINITY MAP
SCALE: NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE LOT 1 WITHIN BLOCK 35 OF WRANGELL TOWNSITE (USS 1119), CREATING LOTS 1A, 1B, AND 1C, BLOCK 35, ETOLIN / SPRUCE SUBDIVISION, WITHIN USS 1119, WRANGELL RECORDING DISTRICT.

2. THE BASIS OF BEARING IS THE ACCEPTED BEARING OF N06°29'00"W BETWEEN RECOVERED CENTERLINE MONUMENTS AT THE S.I. OF SPRUCE & ETOLIN, AND HEMLOCK & ETOLIN. THE RECORD DISTANCE IS 440.05 FT, WHILE THE MEASURED DISTANCE IS 440.11 FT.

3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.

4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

5. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:

- USS 1119 (WRANGELL TOWNSITE)
- DEED 104-1999-000482-0
- DEED OF CLERK OF COURT 2011-000434-0
- PLAT 59-4 (R.A.L. SUBDIVISION)
- PLAT 96-2 (CITY SUBDIVISION)

PREVIOUS LOT AREAS

1. LOT 1, USS 1119, (57,849 SQ. FT.)

NEW LOT AREAS

1. LOT 1A (18,825 SQ. FT.) (0.432 ACRES)

2. LOT 1B (19,513 SQ. FT.) (0.448 ACRES)

3. LOT 1C (19,510 SQ. FT.) (0.448 ACRES)

TYPICAL SECONDARY MONUMENT
SET THIS SURVEY

SET 5/8" X 30" LONG REBAR
(UNLESS OTHERWISE NOTED) AND
2" ALUMINUM CAP WITH PLASTIC
INSERT

SCALE 1"=30'

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

SHEET 1 OF 1

R&M

R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
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WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

ETOLIN / SPRUCE SUBDIVISION

A SUBDIVISION AND REPLAT OF
LOT 1, BLK 35, OF WRANGELL TOWNSITE (USS 1119),
CREATING
LOTS 1A, 1B, AND 1C,
ETOLIN / SPRUCE SUBDIVISION

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020

DRAWN BY: MCH
DATE: APRIL 2020 - OCTOBER 2020

SCALE: 1"=30'

CHECKED: CGP

R&M PROJECT NO: 202729