

# *City and Borough of Wrangell, Alaska*

## WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

May 14, 2015

7:00pm

### Agenda

#### A. CALL TO ORDER/ROLL CALL

#### B. AMENDMENTS TO THE AGENDA

#### C. APPROVAL OF MINUTES: December 11, 2014; January 8, 2015; March 12, 2015; April 9, 2015

None Submitted

#### D. PERSONS TO BE HEARD

#### E. CORRESPONDENCE

#### F. OLD BUSINESS

#### G. NEW BUSINESS

- Pub Hrg 1. Preliminary Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 26, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler.
- Pub Hrg 2. Preliminary Plat review for Torgramsen-Smith Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Prunella Subdivision, creating Lot B and Remainder Lot A-2, within USS 3823, zoned Single Family Residential, owned by Lisa Torgramsen, requested by Bruce Smith Jr.
3. Final Plat review of Edgley-Massin Subdivision, a replat of Lot 7-I, 7-J and 7-S, Block 67 Mt. Dewey Farm Resubdivision and Lot 1-C, Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley.

#### H. PUBLIC COMMENT

#### I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

#### J. ADJOURNMENT

# City and Borough of Wrangell

Date: May 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review for Portion of Cedar Street Vacation, a vacation of the remaining 15 feet of Cedar Street between Lot 4, Block 26, Zoned Single Family Residential and Lot 2A, Block 31 zoned Multi Family Residential, requested by Tony and Sue Guggenbickler

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A couple of years ago, Mr Guggenbickler received approval to vacate the remaining portion of Cedar Street. The other half had been vacated to Alaska Housing Finance Corporation years ago. Mr. Guggenbickler was constructing a carport, starting the construction without a building permit. The Commission and Assembly approved the vacation of Cedar Street. However, because the carport was constructed encroaching onto the State property, Mr. Guggenbickler was trying to resolve that issue prior to the plat.

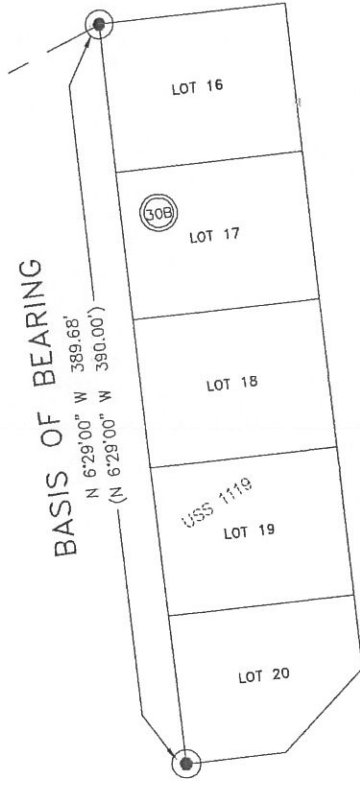
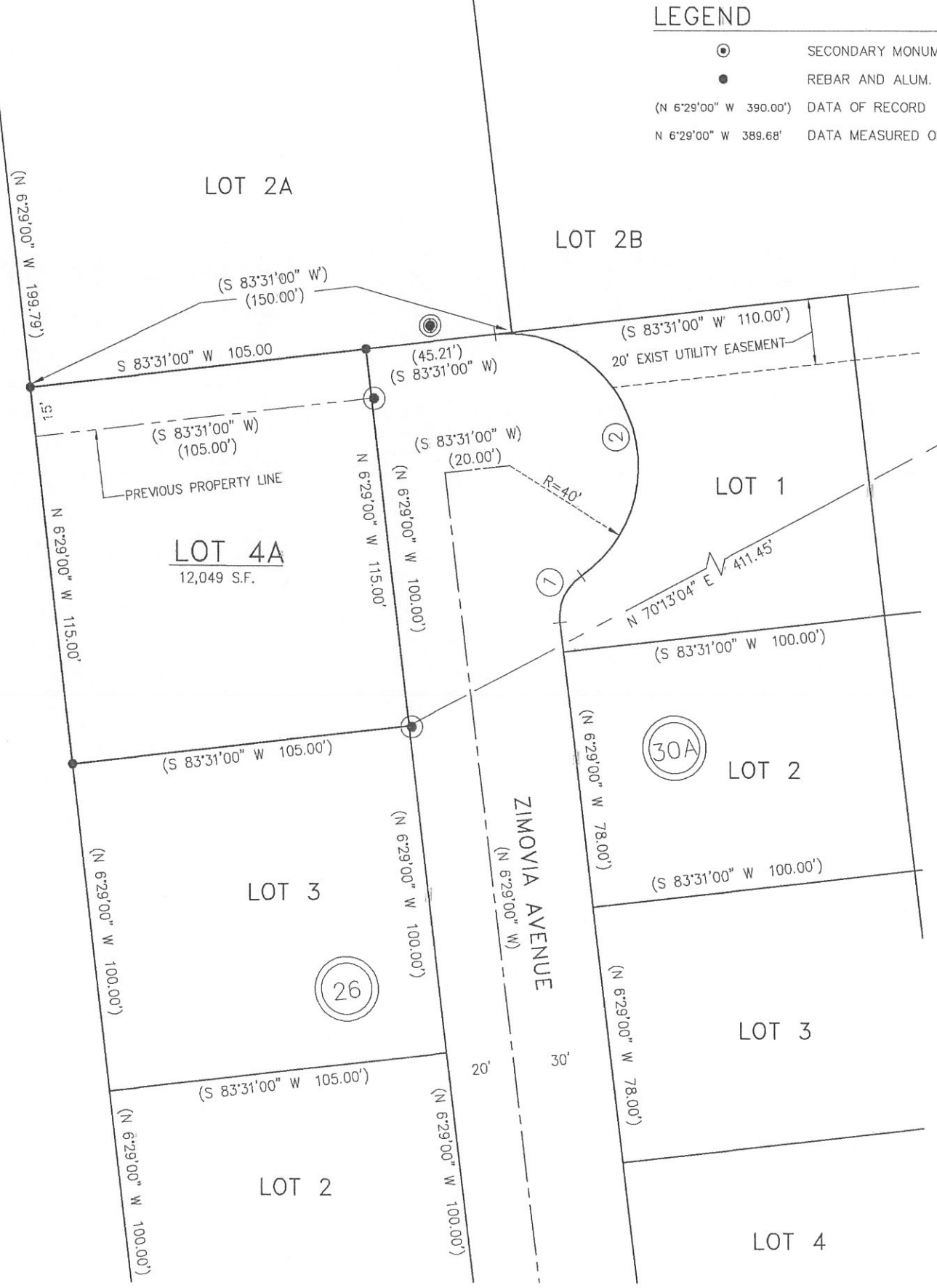
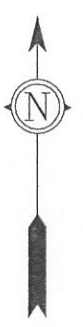
To this date I do not believe that the encroachment issue has been resolved, but that does not affect moving forward with the plat vacating the ROW where he has constructed a car port.

Staff recommends approval of the preliminary plat.

4/28/2015 4:48:26 PM, 1:2.14153

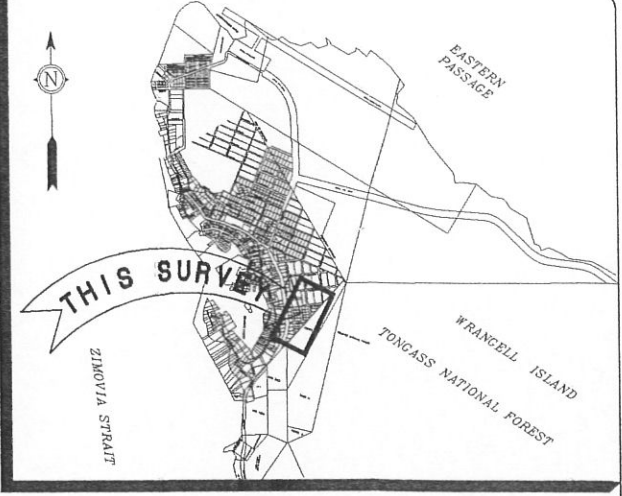
**LEGEND**

- ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
- REBAR AND ALUM. CAP SET THIS SURVEY
- (N 6°29'00" W 390.00') DATA OF RECORD
- N 6°29'00" W 389.68' DATA MEASURED OR CALCULATED



**PLAT NOTES**

1. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT
  - A. PLAT #73-7, SUBDIVISION OF BLOCKS 29, 30 & 38, USS 1119.
  - B. BOOK 17, PAGE 453.
  - C. PLAT #91-2, REUBDIVISION AND STREET VACATION SURVEY.
  - D. PLAT #96-5, SHTAX'-HEEN SUBD.
  - E. PLAT #99-7, RECORD OF SURVEY, SHTAX'-HEEN SUBD.
  - F. PLAT #2010-4, HEALTH CARE SUBDIVISION.
  - G. PLAT #2010-6, HEALTH CARE SUBDIVISION II.
2. REFERENCE ALASKA ESCROW AND TITLE INSURANCE AGENCY, INC. CERTIFICATE TO PLAT, ORDER #51215.
3. PLAT #73-7, WRANGELL RECORDING DISTRICT, IS LOCALLY KNOWN AS LEMIEUX SUBDIVISION AND IS SOMETIMES REFERRED TO BY THIS NAME.
4. AREA OF PORTION CEDAR STREET VACATED = 1,572 S.F.
5. PREVIOUS AREA OF LOT 4 = 10,477 S.F.
6. NEW AREA OF LOT 4A = 12,049 S.F.



**VICINITY MAP**  
NOT TO SCALE

**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 \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION  
SECRETARY \_\_\_\_\_

**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 ASSEMBLY 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 \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL  
ATTEST:  
CITY CLERK \_\_\_\_\_

**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 \_\_\_\_\_ TONY GUGGENBICKLER REVOCABLE TRUST  
PRINTED NAME AND TITLE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL  
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.  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_ MAYOR, CITY & BOROUGH OF WRANGELL  
PRINTED NAME AND TITLE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

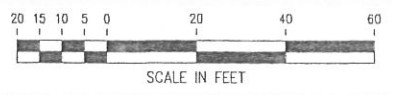
U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL  
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) 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.  
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**TAX CERTIFICATE - CITY AND BOROUGH OF WRANGELL  
STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss**

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 \_\_\_\_\_ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENTLY TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE AUGUST 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
ASSESSOR CITY AND BOROUGH OF WRANGELL \_\_\_\_\_

DRAWN BY: TJS  
CHECKED BY: GGS  
DATE PLATTED: APRIL 13, 2015  
DATE SURVEYED: APRIL 2015  
SCALE: 1"=20'  
SURVEYOR: GREGORY G. SCHEFF  
PROJ NO.: 152721

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_ APRIL 2015 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 \_\_\_\_\_ GREGORY G. SCHEFF LS 6700



CLIENT: TONY AND SUE GUGGENBICKLER  
BOX 393  
WRANGELL, ALASKA 99929



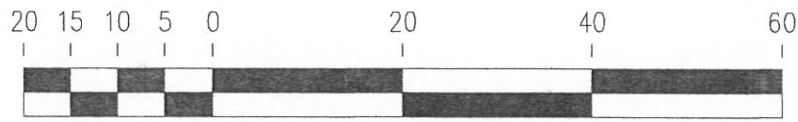
**WRANGELL RECORDING DISTRICT**

Revisions		
No.	Date	Description

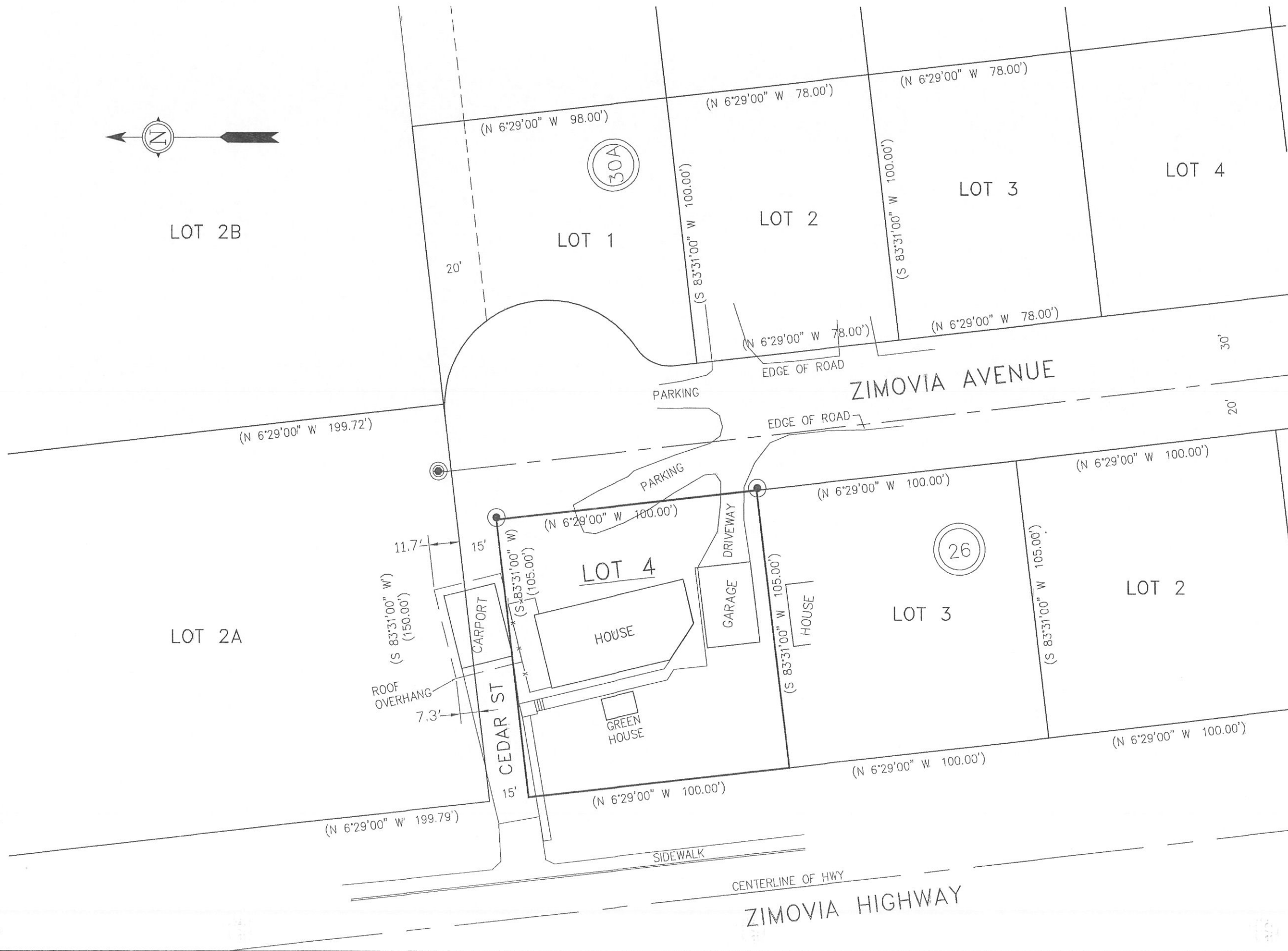
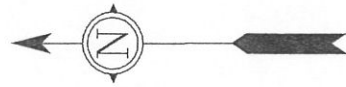
RSM  
R&M ENGINEERING-KETCHIKAN, INC.  
355 Cadorna Lake Road  
Ketchikan, AK 99901  
Phone: (907) 874-2177  
Fax: (907) 874-2187

**PRELIMINARY**

PROJECT:  
PORTION OF CEDAR STREET VACATION  
VACATION OF A PORTION OF CEDAR STREET  
TO LOT 4, BLOCK 26, USS 1119,  
CREATING LOT 4A, BLOCK 26, USS 1119,  
WRANGELL TOWNSITE



SCALE IN FEET



**PRELIMINARY**

CLIENT: ANTHONY GUGGENBICKLER  
 BOX 393  
 WRANGELL, ALASKA 99929

DRAWN BY: TLS  
 CHECKED BY: GGS  
 DATE PLATTED: APRIL 13, 2015  
 DATE SURVEYED: APRIL 2015  
 SCALE: 1"=20'  
 SURVEYOR: GGS  
 PROJ NO.: 152721



R&M ENGINEERING-KETCHIKAN, INC.  
 355 Carlanna Lake Road  
 Ketchikan, AK 99901

Phone: (907) 225-7917  
 Fax: (907) 225-3441

WRANGELL OFFICE  
 P.O. BOX 1331  
 Wrangell, AK 99929

Phone: (907) 874-2177  
 Fax: (907) 874-2167

PROJECT:

**AS-BUILT SURVEY  
 OF A CARPORT WITHIN  
 CEDAR STREET R.O.W.**

4/28/2015 4:27:06 PM, 1:1

City and Borough of Wrangell

Date: May 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Preliminary Plat review for Torgramsen-Smith Subdivision, a subdivision of the remainder of Lot A-2 Torgramsen-Prunella Subdivision, creating Lot B and Remainder Lot A-2, within USS 3823, zoned Single Family Residential, owned by Lisa Torgramsen, requested by Bruce Smith Jr.

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Applicant Bruce Smith Jr is purchasing land from Lisa Torgramsen. This is an additional subdivision to her large tract of land along Zimovia Highway just past Alpine Mini Mart. The long narrow strip will provide access to the back portion of the lot, rather than creating an easement to a flag lot subdivision.

Staff recommends approval of the preliminary plat.



**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 \_\_\_\_\_  
 USA TORGRAMSEN \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

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

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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE STATE OF ALASKA  
 (FIRST JUDICIAL DISTRICT)ss**

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR 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 \_\_\_\_\_

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 AUGUST 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

ASSESSOR CITY AND BOROUGH OF WRANGELL \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

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DATE \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

SECRETARY \_\_\_\_\_

**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 ASSEMBLY 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.

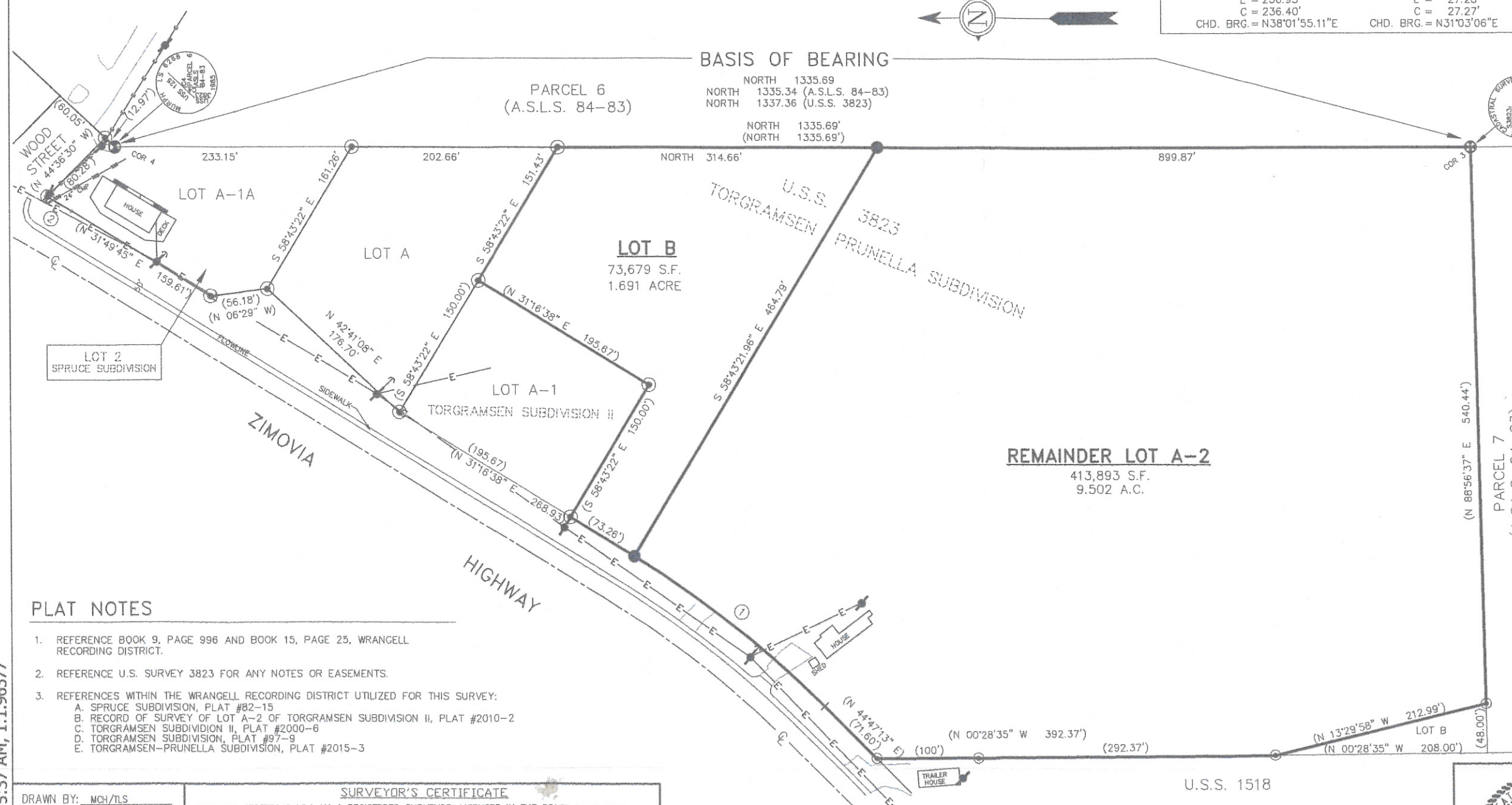
DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL \_\_\_\_\_

CITY CLERK \_\_\_\_\_



VICINITY MAP:  
 SCALE: NOT TO SCALE

RECORD CURVE DATA			
①	Δ = 13°30'55"	②	Δ = 01°33'18"
	R = 1004.93'		R = 1004.92'
	L = 236.95'		L = 27.28'
	C = 236.40'		C = 27.27'
	CHD. BRG. = N38°01'55.11"E		CHD. BRG. = N31°03'06"E



- LEGEND**
- ⊕ BLM/GLO BRASS CAP MONUMENT RECOVERED THIS SURVEY
  - ⊙ PRIMARY ALUM. CAP PIPE MONUMENT MURPH LS 6268 RECOVERED THIS SURVEY
  - ⊙ SECONDARY MONUMENT RECOVERED THIS SURVEY
  - REBAR AND ALUM. CAP SET THIS SURVEY
  - (R) DATA OF RECORD
  - OVERHEAD ELECTRICAL
  - POWER POLE & GUY ANCHOR
  - PREVIOUS PROPERTY LINE

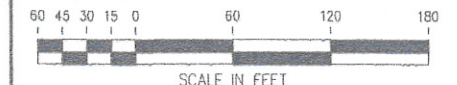
**PLAT NOTES**

- REFERENCE BOOK 9, PAGE 996 AND BOOK 15, PAGE 25, WRANGELL RECORDING DISTRICT.
- REFERENCE U.S. SURVEY 3823 FOR ANY NOTES OR EASEMENTS.
- REFERENCES WITHIN THE WRANGELL RECORDING DISTRICT UTILIZED FOR THIS SURVEY:
  - SPRUCE SUBDIVISION, PLAT #82-15
  - RECORD OF SURVEY OF LOT A-2 OF TORGRAMSEN SUBDIVISION II, PLAT #2010-2
  - TORGRAMSEN SUBDIVISION II, PLAT #2000-6
  - TORGRAMSEN SUBDIVISION, PLAT #97-9
  - TORGRAMSEN-PRUNELLA SUBDIVISION, PLAT #2015-3

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN APRIL 2015 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 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 \_\_\_\_\_ GREGORY G. SCHEFF LS 6700



**WRANGELL RECORDING DISTRICT**

Revisions	
No.	Date

**RISM**  
 RAM ENGINEERING-KETC  
 355 Carlena Lake Rd  
 Ketchikan, AK 999

**PRELIMINARY**

WRANGELL OFFICE  
 P.O. BOX 1331  
 Wrangell, AK 99929

PROJECT:  
**TORGRAMSEN-SMITH SUBDIVISION**  
 A SUBDIVISION OF REMAINDER LOT A-2,  
 TORGRAMSEN-PRUNELLA SUBDIVISION.  
 CREATING LOT B AND REMAINDER LOT A-2  
 TORGRAMSEN-SMITH SUBDIVISION  
 WITHIN U.S. SURVEY 3823,  
 WRANGELL RECORDING DISTRICT



CLIENT: BRUCE SMITH JR.  
 BOX 1551  
 WRANGELL, ALASKA 99929

4/28/2015 9:45:37 AM, 1:1.96377



*City and Borough of Wrangell*

Date: May 9, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Final Plat review of Edgley-Massin Subdivision, a replat of Lot 7-I, 7-J and 7-S, Block 67 Mt. Dewey Farm Resubdivision and Lot 1-C, Roberts and Massin Subdivision, creating Lot A and Lot B, zoned Single Family Residential, requested by Warren Edgley.

---

This subdivision came before the Commission last year to clean up an encroachment from Massin's property onto Edgley's property and to address the electrical easements.

Staff recommends approval of the final plat.

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: WARREN G. EDGLEY, OWNER LOT 7-I, 7-J & 7-S, BLOCK 67
DATE: CHLOE C. EDGLEY, OWNER LOT 7-I, 7-J & 7-S, BLOCK 67

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA, STATE OF ALASKA, CITY OF WRANGELL

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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

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: MICHELLE C. MASSIN, OWNER LOT 1-C, BLOCK 67

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA, STATE OF ALASKA, CITY OF WRANGELL

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.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)ss

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY 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 OF WRANGELL, IN THE NAME OF:

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 19 WILL BE DUE ON OR BEFORE AUGUST 15, 20 DATED THIS DAY OF

ASSESSOR CITY 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 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: CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL 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: MAYOR, CITY OF WRANGELL

CITY CLERK

LEGEND

- REBAR AND ALUM CAP SET THIS SURVEY
PK NAIL SET IN ROCK FACE
REBAR AND ALUM CAP RECOVERED THIS SURVEY (SET BY OTHERS)
REBAR AND YELLOW PLASTIC CAP RECOVERED THIS SURVEY (SET BY OTHERS)

(N 67°12'00" W 164.37) DATA OF RECORD

N 67°12'00" W 164.37 DATA MEASURED OR CALCULATED

CLIENT: WARREN EDGLEY, BOX 251, WRANGELL, ALASKA 99929

DRAWN BY: TJS
CHECKED BY: GGS
DATE PLATTED: APRIL 30, 2015
DATE SURVEYED: 10/2014-2/2015
SCALE: 1"=30'
SURVEYOR: GREGORY G. SCHEFF
PROJ. NO.: 132740

SURVEYOR'S CERTIFICATE

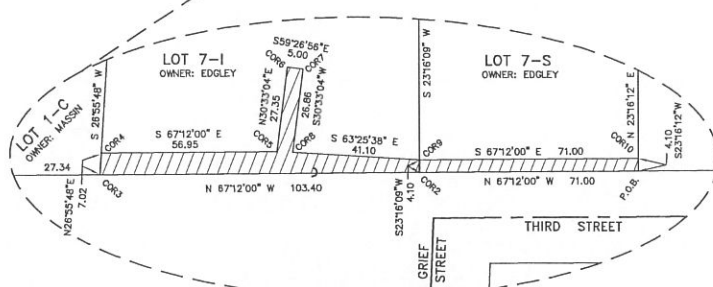
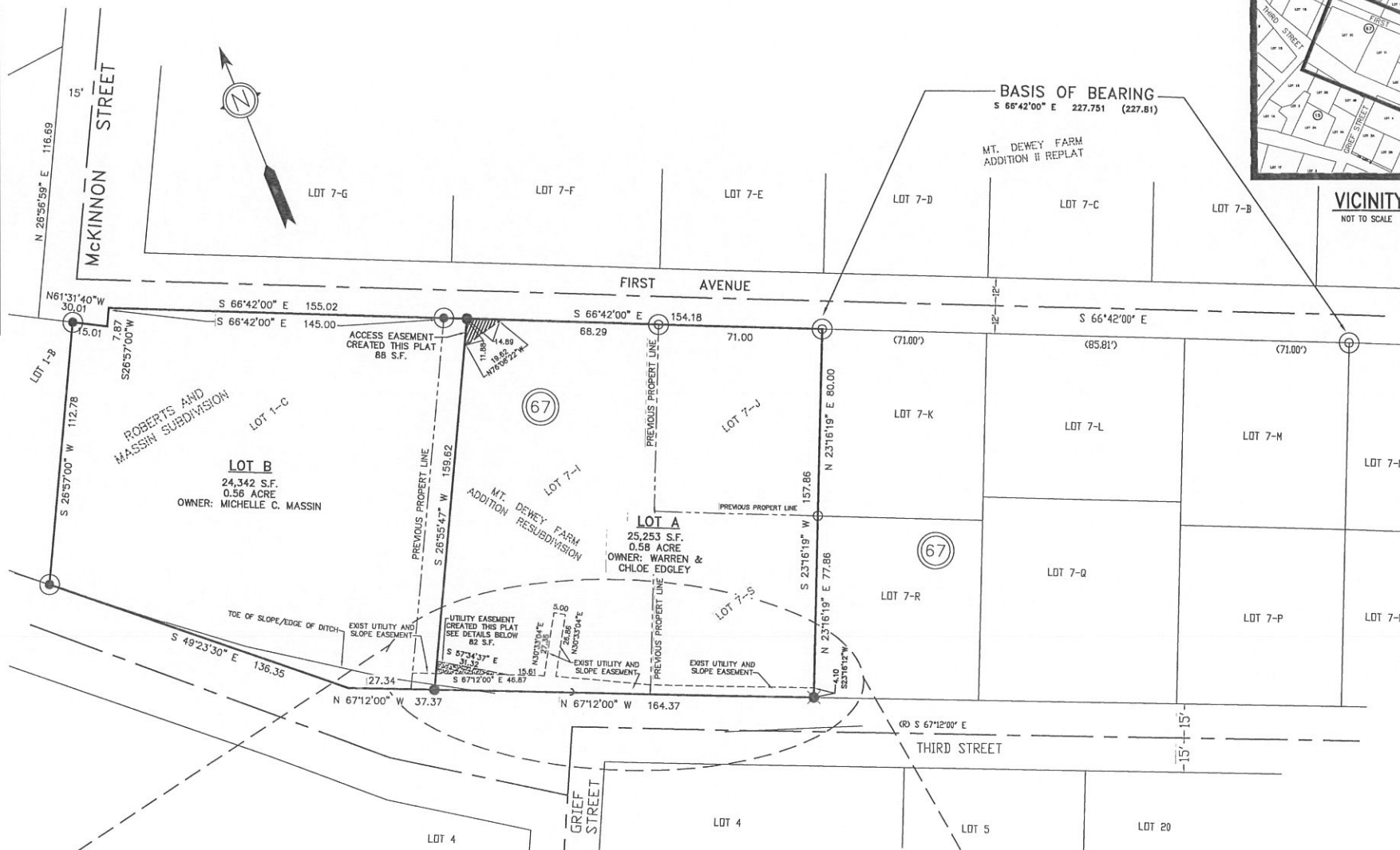
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN FEB. 2015 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: GREGORY G. SCHEFF LS 6700

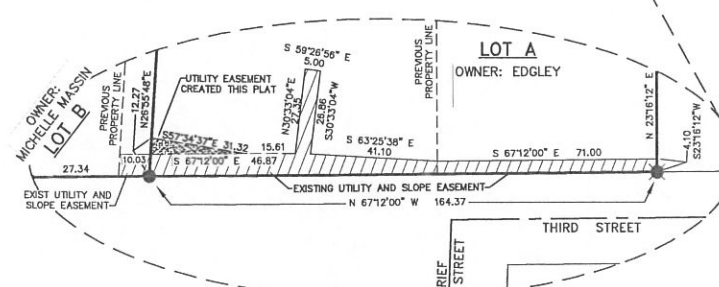


TYPICAL MONUMENT SET THIS SURVEY

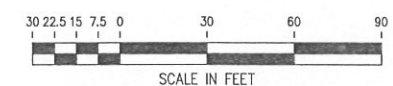
2" ALUM. CAP WITH PLASTIC INSERT ON 5/8" DIA. REBAR, 30" LONG



EXISTING UTILITY AND SLOPE EASEMENT FROM DOCUMENT 2003-000272-0, DATED 04/11/2003, WRANGELL RECORDING DISTRICT. DETAIL NOT TO SCALE

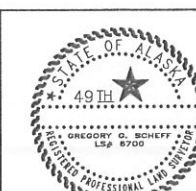


UTILITY AND SLOPE EASEMENT TO BE CREATED THIS PLAT. DETAIL NOT TO SCALE



PLAT NOTES

- 1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO RELOCATE THE PROPERTY LINE BETWEEN LOT 1-C AND LOT 7-I SO THAT THE EXISTING BUILDING CURRENTLY ENCRANCHING FROM LOT 1-C ONTO LOT 7-I ARE WITHIN THE BUILDING OWNER'S PROPERTY OF LOT B (PREVIOUSLY LOT 1-C), CREATE A NEW UTILITY EASEMENT THAT ENCOMPASSES THE UTILITY POWERLINES AS ACTUALLY INSTALLED BY THE CITY AND BOROUGH OF WRANGELL AND TO CREATE TWO NEW LOTS WITHIN THIS NEW SUBDIVISION, LOT A AND LOT B, EDGLEY-MASSIN SUBDIVISION. THIS PLAT WILL ELIMINATE THE PROPERTY LINES SUBJECT TO LOTS 7-1, 7-J AND 7-S.
2. REFERENCE PLAT 82-09, ROBERTS AND MASSIN SUBDIVISION, WRANGELL RECORDING DISTRICT.
3. REFERENCE PLAT 93-10, MT. DEWEY FARM ADDITION RESUBDIVISION, WRANGELL RECORDING DISTRICT.
4. REFERENCE DOCUMENT 2003-000272-0, UTILITY AND SLOPE EASEMENT, WRANGELL RECORDING DISTRICT.
5. REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 51115.
6. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
7. THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.



WRANGELL RECORDING DISTRICT

Table with 3 columns: No., Date, Description. Header: Revisions.

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Ketchikan, AK 99901
WRANGELL OFFICE Phone: (907) 874-2177
P.O. BOX 1331 Fax: (907) 874-2187
Wrangell, AK 99929

PROJECT: EDGLEY-MASSIN SUBDIVISION
THE REPLAT OF LOT 7-1, 7-J & 7-S, BLOCK 67, MT. DEWEY FARM ADDITION RESUBDIVISION AND LOT 1-C, ROBERTS & MASSIN SUBDIVISION CREATING LOT A AND LOT B, EDGLEY-MASSIN SUBDIVISION