



## **PLANNING COMMISSION**

Monday, June 03, 2024 at 5:30 PM

### **AGENDA**

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.*

#### **MEETING INFORMATION**

##### **AGENDA**

##### **PLANNING COMMISSION MEETING**

CITY HALL COUNCIL CHAMBERS / 5:30 p.m.  
141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location:  
<https://us02web.zoom.us/j/83020269336?pwd=b5VEUrE43BmT91dKgha8asJdbe9lbc.1>

Meeting ID: 830 2026 9336; passcode: 595854  
Or dial (346) 248-7799, or (669) 900-6833

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

- [1.](#) Meeting Minutes 02/07/2024

#### **APPROVAL OF AGENDA**

#### **COMMUNICATIONS**

##### **Communications to the planning commission**

Not Available

##### **Planner's report**

Not Available

##### **Citizen's comments on items not on the agenda**

#### **PUBLIC HEARINGS**

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

- [2.](#) Vacation of unwanted McKeever property line
- [3.](#) Eagle Point Subdivision Final Platt
- [4.](#) Baumgartner Pre Plat

[5.](#) Nushagak Utility Easement

[6.](#) Bingman Subdivision

**COMMISSIONER COMMENTS**

**ADJOURNMENT**



## PLANNING COMMISSION REGULAR MEETING

Wednesday, February 07, 2024

141 Main Street, Dillingham, AK 99576 (907) 842-5212

The meeting was held at the City Council Chambers and was available by Zoom.

### MINUTES

**CALL TO ORDER:** Kaleb Westfall called the Planning Commission meeting to order at 5:34pm.

**ROLL CALL ATTENDANCE:** Kaleb Westfall, Michael Bennett, Susan Isaac, Bert Luckhurst, Gregg Marxmiller, Jennifer Everidge

Members Absent: Elizabeth Clark, excused

#### APPROVAL OF MINUTES:

**Motion:** Gregg Marxmiller moved to approve the minutes for January 17, 2024, regular Planning Commission with the amendment of Physics to Civics class on page 4. Kaleb Westfall second the motion.

**Voting:** Motion passed unanimously

#### APPROVAL OF AGENDA:

**Motion:** Commissioner Gregg Marxmiller moved to approve the agenda February 7, 2024, agenda, Seconded by Commissioner Michael Bennett.

**Voting:** Motion passed unanimously

**COMMUNICATIONS:** Kaleb Westfall recognized Kimberly Johnson, City Manager to speak to the Commissioners. Kimberly Johnson stated this was her Planning Commission meeting participation since being hired as the City Manager. Kimberly stated that she had served as a Planning Commissioner previously in the 80's and 90's and thanked the Planning Commissioners for their service to the City of Dillingham. Kimberly reminded the Commissioners of the Agnew-Beck Comprehensive Plan update and addressing housing is important, and stated that the city has three lots available for potential housing locations. Kimberly stated that her door is always open for Planning Commissioners and thanked the Planning Commission for allowing her to address them.

**Planner's report:** Patty Buholm states that her report is included in the packet. I am still working with Agnew-Beck's updated Comprehensive Plan; the research is projected to be completed in April 2024. Patty stated she has included the organizational chart that was updated by Kimberly Johnson, City Manager, and the City Council adopted during the City Council Regular Meeting held on February 1, 2024. Patty asked if any questions were on the Organizational Chart that they should be directed to

Kimberly Johnson while she was available for this meeting. Commissioner Kaleb Westfall mentioned the chart starts on page 20 and the only real difference is the Planning Director will have a Full-time Administrative Assistant 1 and so will the City Clerk, any questions. Patty Buholm stated she included this because it will affect the Planning Department a lot. Commissioner Susan Isaac's asked what do we compare this with? Patty Buholm, Planning Director mentions that the old one is listed first page 20, and the new chart starts on page 21-28. With this new chart you as commissioners will notice that I will oversee Administrative Assistant 1, Utility Foreman (Water/Wastewater) and Landfill Supervisor. This will spread out the Supervisors' workload more evenly within the City's Organizational chart. Gregg Marxmiller asked for clarification in the monthly report about a potential stop sign removals and which ones those will be. Patty stated that one stop sign had already been removed was across from Curt Armstrong's and additional stop signs were added by the Senior Center and a 4 way stop was added at the intersection in front of the Senior Center Apartments during previous road upgrades. The two stop signs that have been added are causing hazardous because of the sloping from N&N to L&M Supplies and L&M Supplies to N&N its too hard for vehicles to get a running start after stopping in the wintertime. The other is four ways stop up between Senior Housing and the old Church those two stop signs but, keep the other two for slowing down traffic. Gregg Marxmiller stated that he doesn't mind the stop signs by BBEDC, however would like to see the snow berms to be removed by BBEDC as it blocks visual traffic. Patty stated she would pass the concern onto Public Works Streets department to request the removal of the snow. Bert Luckhurst mentioned two stop signs in Nerka that appear to be oddly placed, Patty stated the project needs to be complete prior to considering the removal.

**PUBLIC HEARINGS-none**

**UNFINISHED BUSINESS-none**

**NEW BUSINESS- Updated version**

3. Resolution 2024-01: Relinquish and incorrect easement granted to the City of Dillingham for the A. Hurley and T. Mann property located within the City of Dillingham. A road easement will remain, however will be depicted by the correct plat, 97-15.

Michael Bennett moved to adopt resolution 2024-01, Gregg Marxmiller seconded the motion.

Gregg Marxmiller asked Mr. Chair my I request the Planning Director present anything if she needs and take comments from the landowners to speak on this issue. Kaleb Westfall agreed and asked Alannah if she would like to speak on the Resolution.

Alannah Hurley, I would like to thank the staff for getting this done and bringing it to the Planning Committee in a timely manner.

Kaleb Westfall asked Patty if she had anything to present with the resolution, but Patty said it straight forward and has been reviewed and revised with BBNA Land Management recommendations.

Gregg Marxmiller asked Alannah if this is something she wants to happen? Alannah said yes, I believe it's the easiest way to get the wanted subdivision of her property completed.

**Vote:** The motion passed unanimously

**COMMISSIONER COMMENTS**

**Susan Isaac:** The only thing I have is looks like we got grants from the Curyung Tribe for Harbor Floats, Fire Hall.

**Gregg Marxmiller:** Nothing and thanked (staff) for doing things correctly.

**Michael Bennett:** Thanks for the generous donation from Curyung Tribe for the Harbor Floats, Fire Hall and Playground.

**Bert Luckhurst:** I got nothing.

**Jennifer Evridge:** Thanks to Kimberly Johnson, City Manager for coming and supporting the Planning Commission and attending the meeting. Jennifer stated that she has submitted her resignation for the Planning Commission. Jennifer stated she believed it will benefit the City if she resigned and that she has actively been recruiting for her Seat. Jennifer encouraged the other Planning Commissioners to take the Mr. Mike Davis Juneau class, stating "Its eye opening with positive and negative." Jennifer stated "It has been an honor to work with you all and you all work so hard."

**Kaleb Westfall:** I am happy for the donation from the Curyung Tribe to help with the Harbor Floats, Fire Hall, and the playground. The property is getting freed up for the citizens to develop housing or what every they need to do and that is what we are here for and it's great to be doing that. Jennifer thank you for your time and if you need anything from us reach out and we will be here knocking It down.

**Patty Buholm** thanked Alannah for attending the meeting.

**ADJOURNED:** 5:55 P.M.

TAX CERTIFICATION

THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.

USABLE ACREAGE

LOT	TOTAL	TUNDRA	USEABLE
2	2.415	0.744	1.671
3	2.586	1.228	1.358
4	2.274	0.292	1.982
TRACT A	10.079	2.763	7.316
TRACT B	20.071	11.242	8.829

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_\_\_, 2024 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

PRESIDING OFFICER-PLANNING COMMISSION \_\_\_\_\_

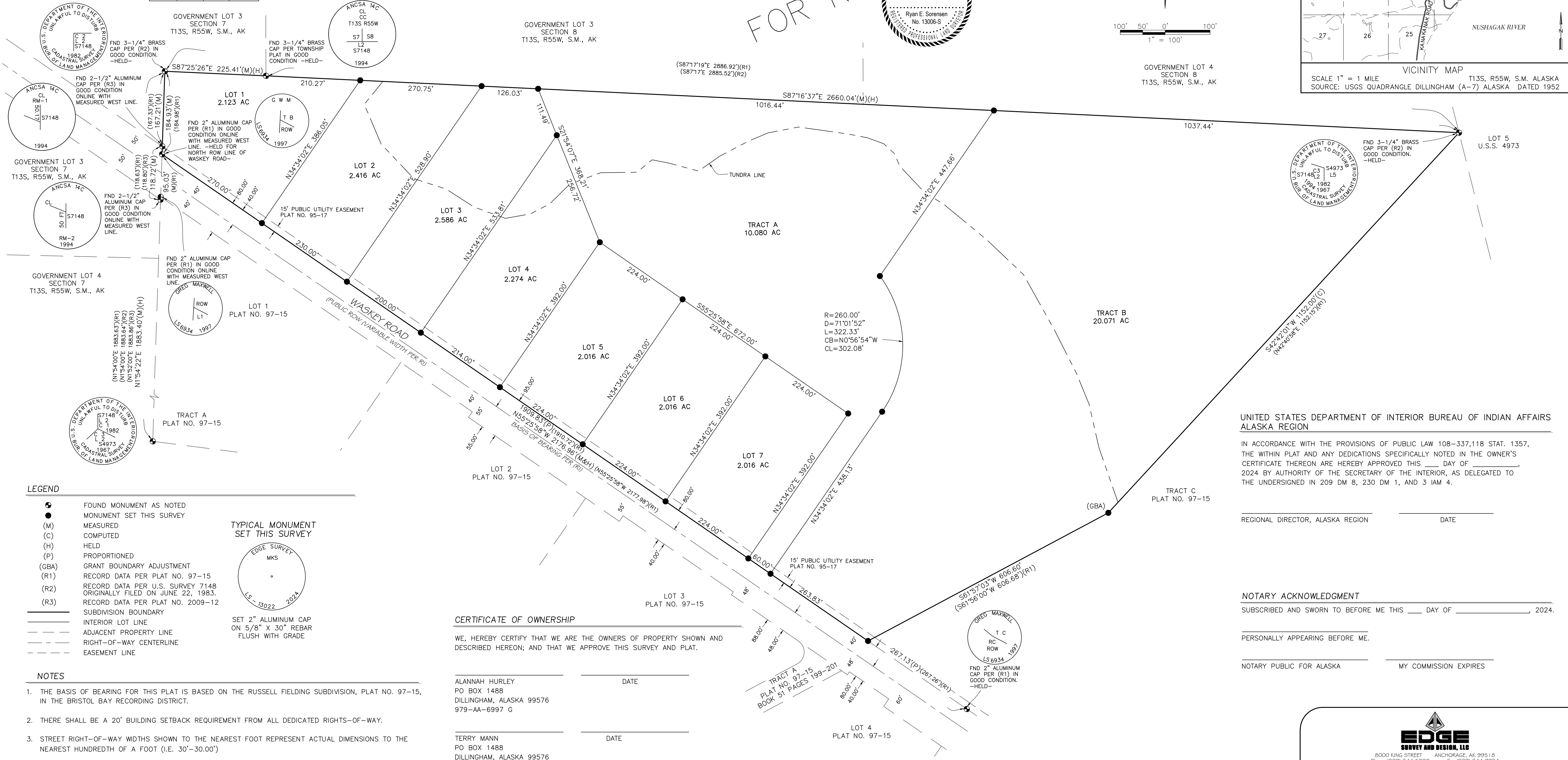
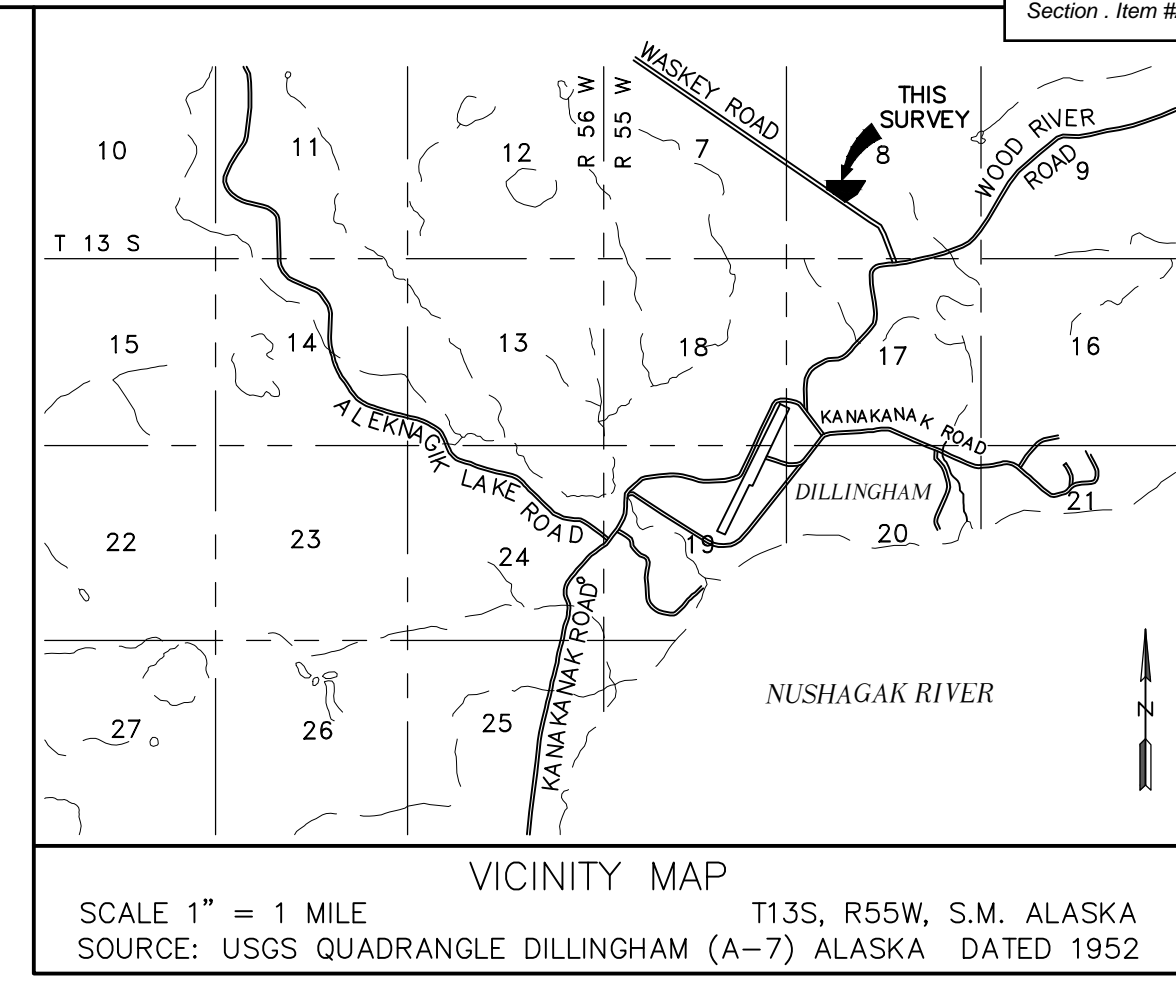
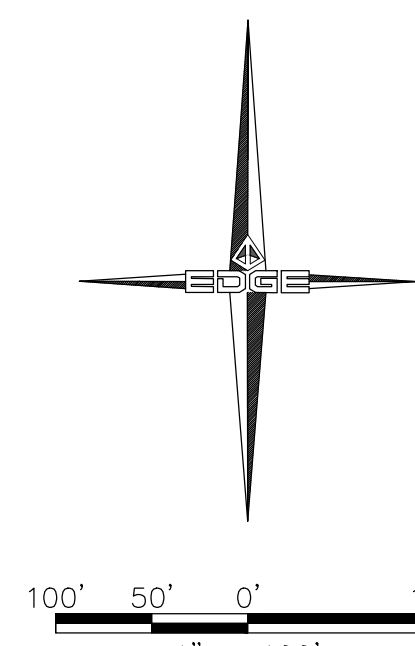
DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, RYAN E. SORENSEN, 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: \_\_\_\_\_

RYAN E. SORENSEN, R.L.S. 13006-S



- LEGEND**
- FOUND MONUMENT AS NOTED
  - MONUMENT SET THIS SURVEY
  - (M) MEASURED
  - (C) COMPUTED
  - (H) HELD
  - (P) PROPORTIONED
  - (GBA) GRANT BOUNDARY ADJUSTMENT
  - (R1) RECORD DATA PER PLAT NO. 97-15
  - (R2) RECORD DATA PER U.S. SURVEY 7148 ORIGINALLY FILED ON JUNE 22, 1983
  - (R3) RECORD DATA PER PLAT NO. 2009-12
- TYPICAL MONUMENT SET THIS SURVEY**
- EDGE SURVEY MKS  
LS-13022 2024
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE
- SUBDIVISION BOUNDARY
  - INTERIOR LOT LINE
  - ADJACENT PROPERTY LINE
  - RIGHT-OF-WAY CENTERLINE
  - - - EASEMENT LINE

CERTIFICATE OF OWNERSHIP

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON; AND THAT WE APPROVE THIS SURVEY AND PLAT.

ALANNAH HURLEY  
PO BOX 1488  
DILLINGHAM, ALASKA 99576  
979-AA-6997 G

TERRY MANN  
PO BOX 1488  
DILLINGHAM, ALASKA 99576  
979-AA-6997 G

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS ALASKA REGION

IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337,118 STAT. 1357, THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED IN 209 DM 8, 230 DM 1, AND 3 IAM 4.

REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



8000 KING STREET ANCHORAGE, AK 99518  
Phone (907) 344-5990 Fax (907) 344-7794  
ACEL # 1392 WWW.EDGESURVEY.NET

THE PRELIMINARY PLAT OF  
**McKEEVER SUBDIVISION**  
A SUBDIVISION OF TRACT B  
RUSSELL FIELDING SUBDIVISION  
PER PLAT NO. 97-15

LOCATED WITHIN  
SECTIONS 7 & 8, T13S, R55W, S.M. AK  
BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT  
DILLINGHAM, ALASKA  
CONTAINING 45.596 ACRES

DRAWN BY: VLB	SURVEY DATE: 04/10/2023	PROJECT #: 23-120
DATE: 3/27/2024		
CHECKED BY: MA/RS	SCALE: 1"=100'	SHEET 1 OF 1

**Resolution 2024-02**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission**

WHEREAS, The City of Dillingham was approached by landowners Alannah Hurley and Terry Mann to relinquish the Grant of Easement and follow the platted easement by Planning Commission Resolution 2024-01; and

WHEREAS, the City of Dillingham Resolution 2024-17 was passed and adopted by the City Council on March 14, 2024 relinquishing the Grant of Easement; and

WHEREAS, the landowners have both expressed an interest and need to subdivide their property by presenting the Preliminary Plat with noted subdivision and a completed application stating as much;

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts Resolution 2024-02, accepting the Preliminary Plat of McKeever Subdivision.

THEREFORE, BE IT FURTHER RESOLVED that the McKeever Subdivision shall commence with the process to a Final Plat through the Planning Commission.

APPROVED AND ADOPTED THIS 11th DAY OF April 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner Chair

\_\_\_\_\_  
Patty Buholm, Planning Director

## CITY OF DILLINGHAM, ALASKA

## RESOLUTION NO. 2024-17

**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING THE RECOMMENDATION OF THE DILLINGHAM PLANNING COMMISSION TO RELINQUISH THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AT BOOK 42, PAGES 891-898 OF THE BRISTOL BAY RECORDING DISTRICT**

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**WHEREAS**, Alanna Hurley and Terry Mann, an Alaska Native married couple, purchased property from Mr. Russell T. Fielding by evidence of recorded document 2023-000085-0; and

**WHEREAS**, Russell T. Fielding, an Alaska Native, under his own authority and the authority of the United States did grant an easement for a road to the City of Dillingham on August 3, 1994, said easement recorded on Book 42, pages 891-898; and

**WHEREAS**, said Grant of Easement contains two length errors: one on Page 894 with reference to the LEGAL DESCRIPTION document within the Grant of Easement for Right-of-Way, and another error on page 898. Both are listed with the same incorrect length of 671.65 feet on recorded plat of WASKEY ROAD (94-882); and

**WHEREAS**, the federal Bureau Indian Affairs Land Surveyor kindly indicates that once the said Grant is relinquished, the dedicated easement on subdivision plat (97-15) can serve as the official easement for a City of Dillingham Road Easement because it has the correct length of 555.65 feet;

**NOW, THEREFORE, BE IT RESOLVED** by the Dillingham City Council that:

**Section 1: Adoption of the Planning Commission Recommendation** The Dillingham City Council adopts the recommendation of the Dillingham Planning Commission to relinquish the Grant of Easement for Right-of-Way recorded at Book 42, pages 891-898 of the Bristol Bay Recording District.


**Section 2: Purpose of Relinquishment** The purpose of this relinquishment is to rectify the length errors contained in the Grant of Easement and to pave the way for the use of the dedicated easement on subdivision plat (97-15) as the official easement for a City of Dillingham Road Easement.

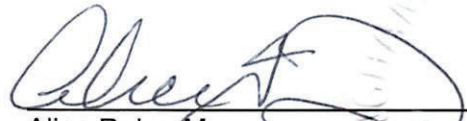
**Section 3: Implementation** The City Manager is authorized to take all necessary actions to effectuate the relinquishment, including recording appropriate documents with the Bristol Bay Recording District.

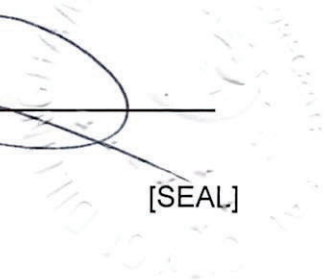


**Section 4: Effective Date** This resolution shall be effective immediately upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on March 14, 2024.

ATTEST:  
  
\_\_\_\_\_  
Daniel E. Decker Sr., City Clerk

  
\_\_\_\_\_  
Alice Ruby, Mayor

 [SEAL]

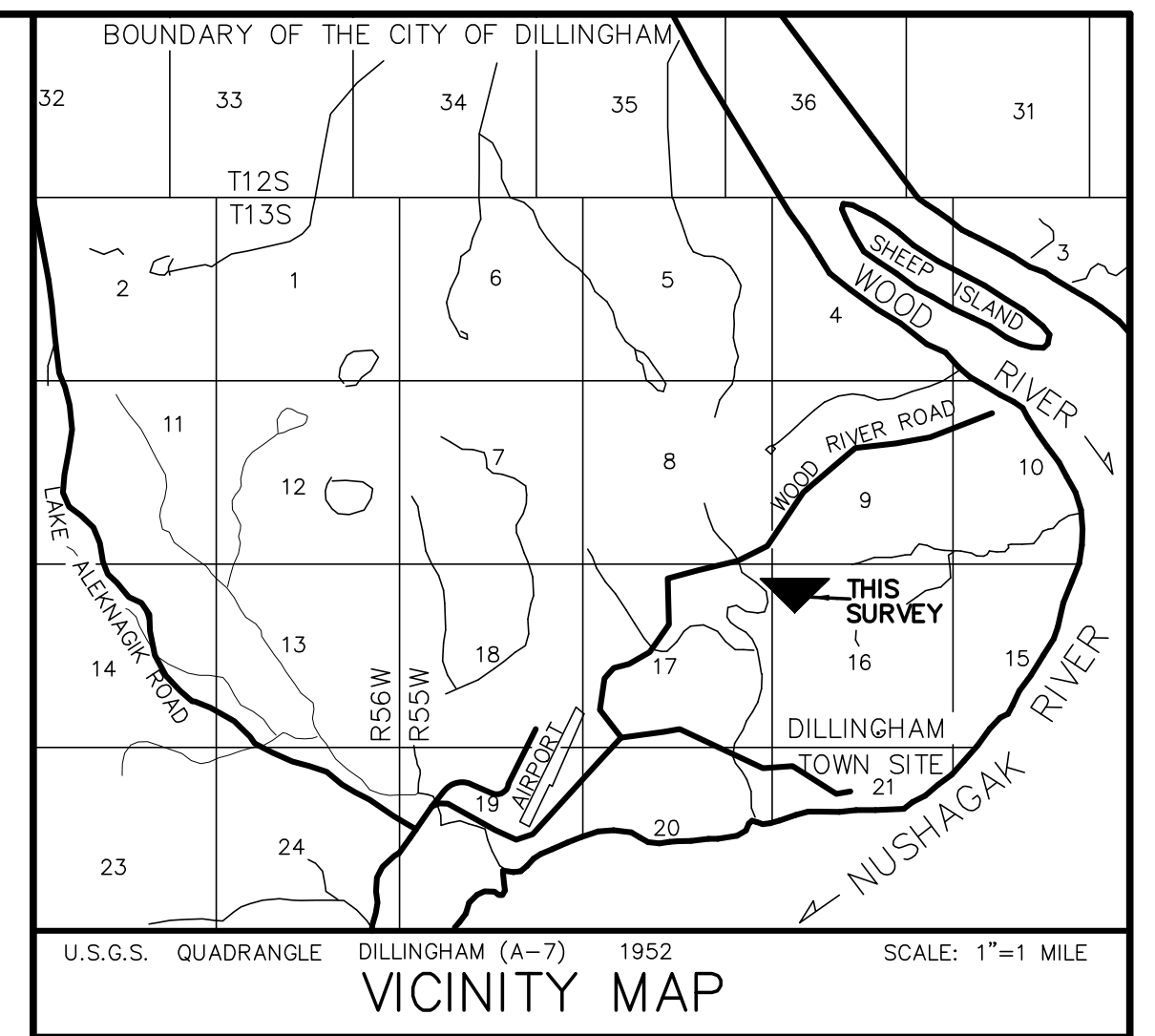
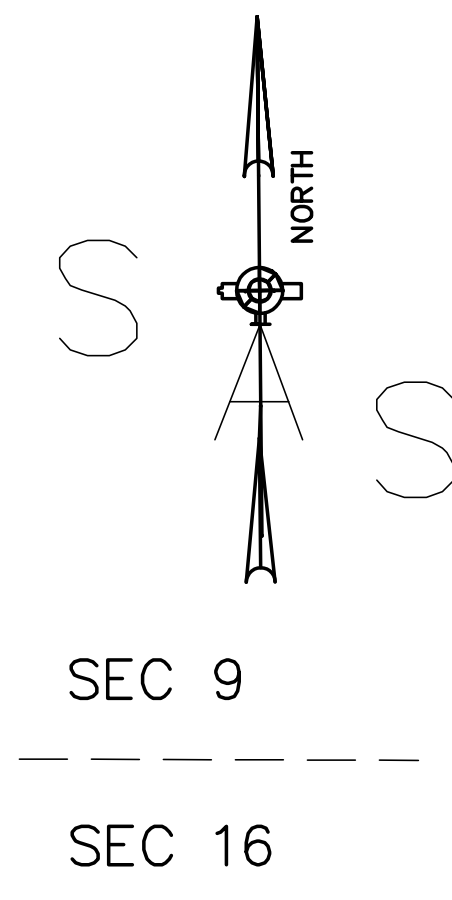
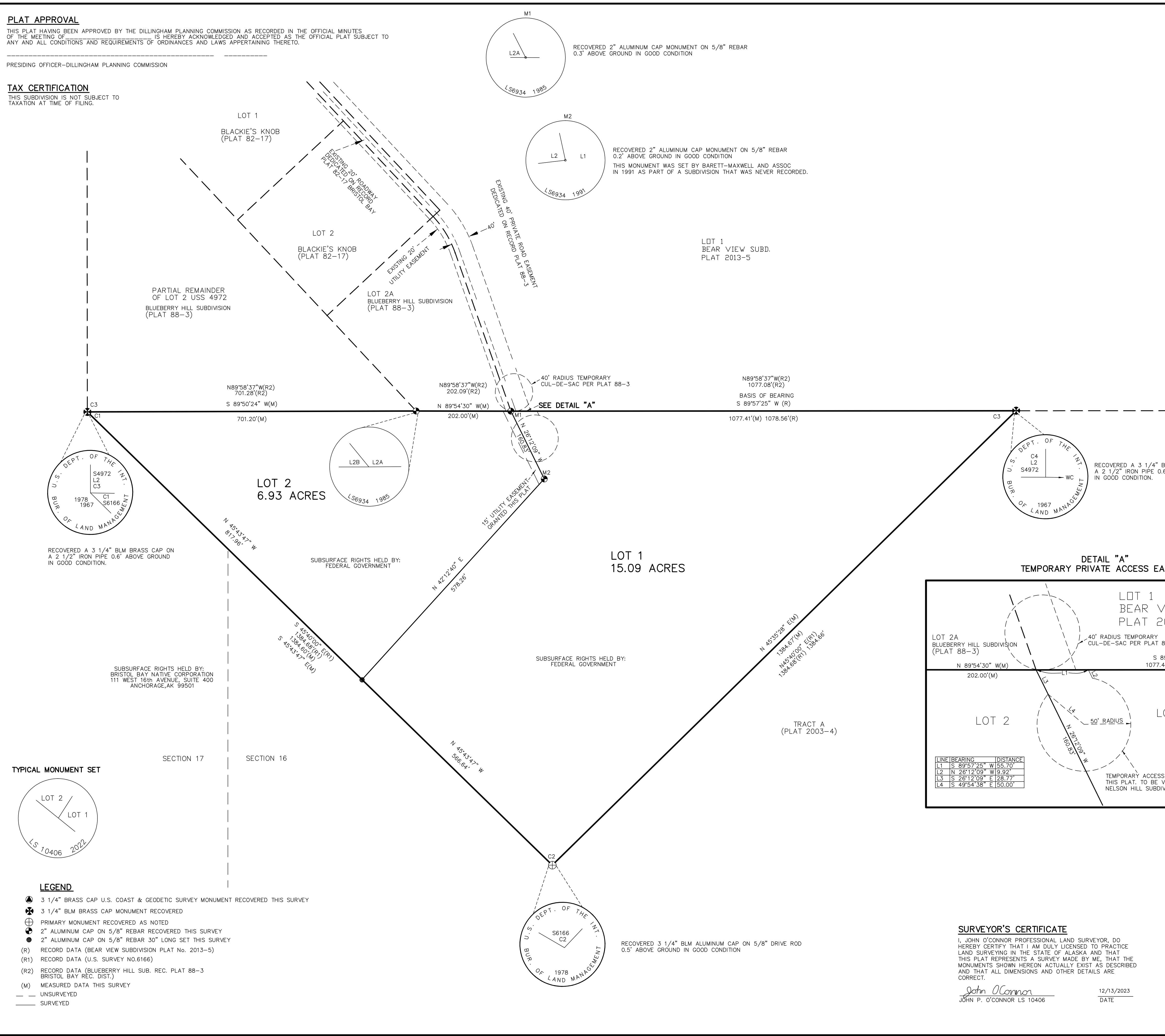
**PLAT APPROVAL**

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_\_\_ IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAWS APPLICABLE THERE TO.

PRESIDING OFFICER-DILLINGHAM PLANNING COMMISSION

**TAX CERTIFICATION**

THIS SUBDIVISION IS NOT SUBJECT TO TAXATION AT TIME OF FILING.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF EAGLE POINT, I APPROVE THIS SURVEY AND PLAT AND GRANT THE TEMPORARY ACCESS AND UTILITY EASEMENT, AS SHOWN AND DESCRIBED ON THIS PLAT.

RUSSELL NELSON  
BOX 161  
DILLINGHAM, AK 99576  
BA TRACT No. 879 AS44378  
U.S. SURVEY 6166

DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

FOR \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE OF DEDICATION**

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHT-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, SHOWN HEREON.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

**U.S. DEPT. OF THE INTERIOR, BUREAU OF INDIAN AFFAIRS ALASKA REGION**

IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC LAW 108-337, 118 STAT.1357, THE WITHIN PLAT AND ANY DEDICATIONS SPECIFICALLY NOTED IN THE OWNER'S CERTIFICATE THEREON ARE HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY AUTHORITY OF THE SECRETARY OF THE INTERIOR, AS DELEGATED TO THE UNDERSIGNED BY 209 DM 8, 230 DM1, AND 3 IAM 4.

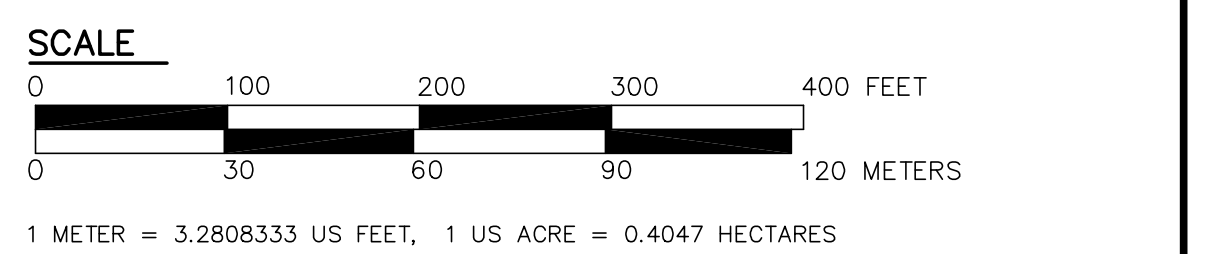
REGIONAL DIRECTOR, ALASKA REGION \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

FOR \_\_\_\_\_

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_



**PLAT**

**EAGLE POINT**

A SUBDIVISION OF U. S. SURVEY No. 6166. CREATING LOTS 1 AND 2

LOCATED WITHIN SECTIONS 16 AND 17 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 22.02 ACRES.

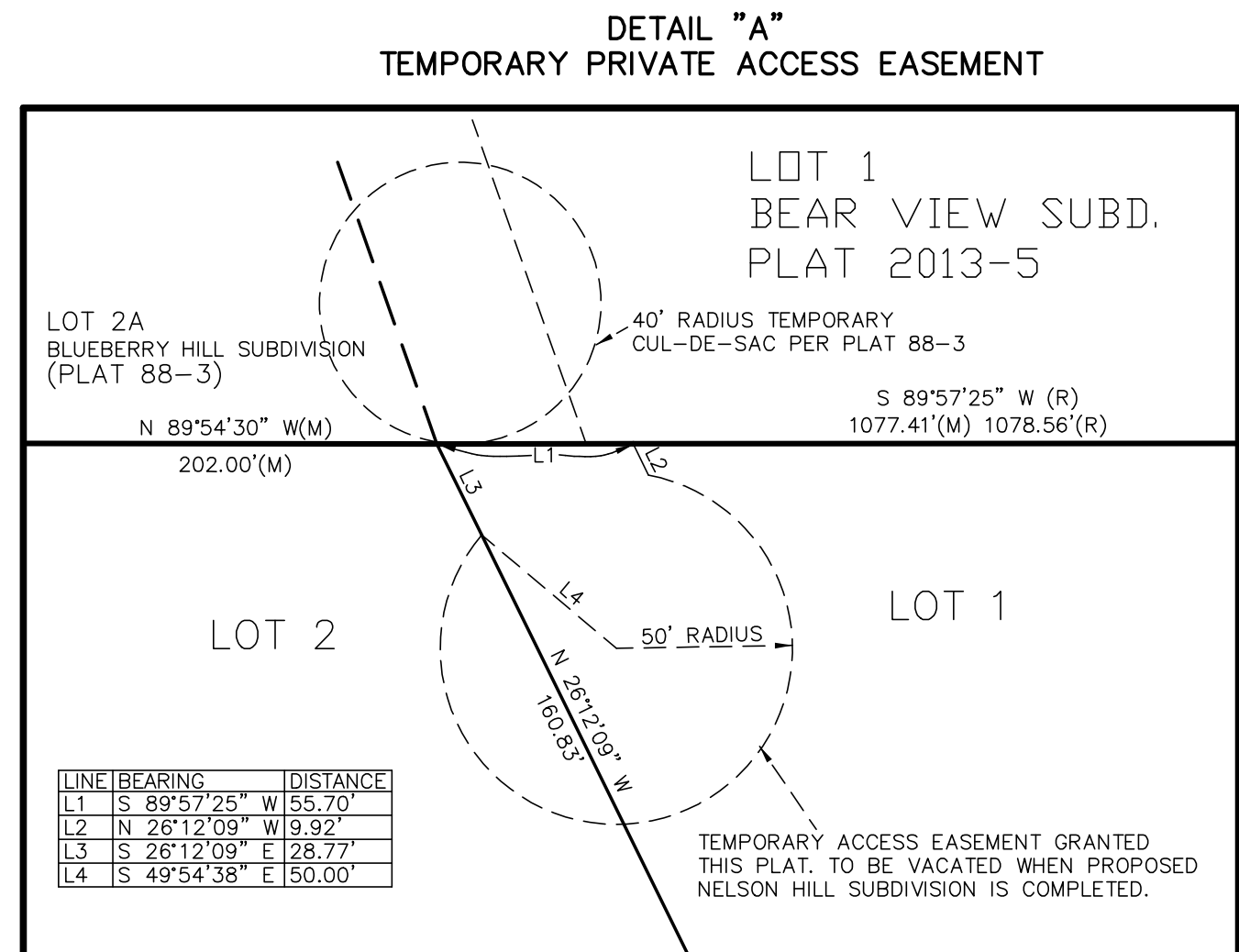
BRISTOL BAY RECORDING DISTRICT

DATE OF SURVEY: BEGINNING: 6/5/2019 ENDING: 10/15/2022

PREPARED BY: SOUTHWEST ALASKA SURVEYING LLC  
CERTIFICATE OF AUTHORIZATION No. 74853D  
2800 N.PARK DRIVE  
WASILLA, AK 99654  
PHONE 907-373-1607 OR 907-631-2503

DRAWN BY: J.O. DATE: 2/13/2023 REVISION NO. 1

CHECKED BY: C.O. SCALE: 1"=100' SHEET 1 OF 1

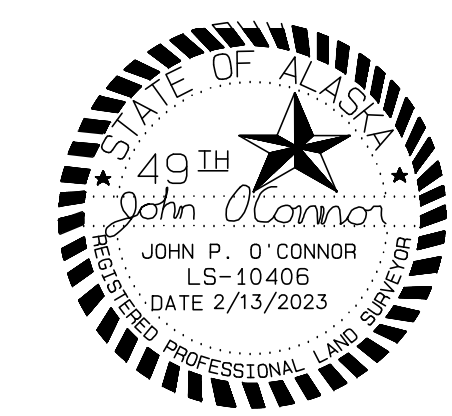


**SURVEYOR'S CERTIFICATE**

I, JOHN O'CONNOR PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM DULY LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

*John O'Connor*  
JOHN P. O'CONNOR LS 10406

12/13/2023  
DATE





RESOLUTION 2022-01

A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION

A Resolution of the Dillingham Planning Commission Approving the Preliminary Plat for Eagle Point Subdivision, A subdivision of the USS 6166, Creating Lots 1 and 2

WHEREAS, An application was completed and submitted to the Planning Department for approval of a preliminary plat by Russell Nelson with required documentation, and

WHEREAS, the preliminary plat submitted by Southwest Alaska Surveying was verified as correct on February 16, 2022, and

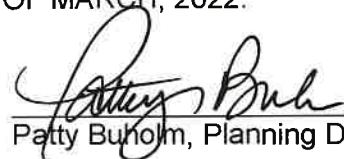
WHEREAS, No objections were submitted by adjacent land owners or other public entities, and

WHEREAS, Title 17, Subdivisions, of Dillingham Municipal Code has been correctly followed for preliminary plats,

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission approves the preliminary plat for Eagle Point Subdivision, a subdivision of USS 6166 creating lots 1 and 2.

APPROVED AND ADOPTED THIS 20<sup>th</sup> DAY OF MARCH, 2022.

  
Kaleb Westfall, Commissioner

  
Patty Buholm, Planning Director

Elizabeth Clark  
Deputy Chair  
for Kaleb Westfall

**Resolution 2024-03**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission**

WHEREAS, the Planning Commission passed Resolution 2022-01 on March 20, 2022 for Eagle Point Subdivision; and

WHEREAS, the landowners wish to complete the subdivision by evidence of the Final Plat presented to the Planning Department; and

WHEREAS, the landowners have met all requirements for proper subdivision as laid out in Dillingham Municipal Code, Title 17 for subdivision creation.

THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts Resolution 2024-03, accepting the Final Plat of Eagle Point Subdivision.

APPROVED AND ADOPTED THIS 11th DAY OF April 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner Chair

\_\_\_\_\_  
Patty Buholm, Planning Director



# Preliminary Platting Application

Date Received     /    /      
 Received By     /    /      
 Application Fee      paid  
 Date Completed     /    /    

City of Dillingham Planning PO Box 889, Dillingham, AK 99576 (907) 842-3785

Note: An informal pre-application conference by appointment with Planning Department staff prior to the submission of this application is encouraged.

Applicant: Phillip + Georgette Baumgartner  
 Mailing Address: P.O. Box 1473, Dillingham, Alaska 99576  
 Telephone: (Home) 907-244-4084 (Work) 907-244-8460  
 Email: phil-baumgartner@yahoo.com, georgetterway@yahoo.com  
 Surveyor: Southwest Alaska Survey

## Property Information

Legal description of property involved in this request (as shown on attached title report):  
Lot 1 + 4, Block 14, USS 3734 A + B, Dillingham Townsite, Bristol Bay District  
 Please include Section:      T      R       
 Total Acreage: 0.25 No. of Lots Resulting: 1 Size each lot: 0.25  
 Describe the proposed change: vacate lot line between Lot 1 + Lot 4, creating Lot 1A, Block 14  
 Proposed name (non-duplicate/unique) for new subdivision: N/A

## For VACATION, Complete This Section

Legal description of area to be vacated: Lot 1 and Lot 4, Block 14, USS 3732 A+B, Dillingham Townsite, Bristol Bay District, Third Judicial District  
 Dedicated public right-of-way—street name       
 Section line easement—width of easement       
 Type of easement (Federal)      (State)      (Other)       
 Park or public area       
 Trail easement—width of easement     

The Planning Commission deems the area for which vacation is requested to be of value to the public. The applicant must show that the area proposed for vacation is no longer practical for the uses or purposes authorized or that other provisions have been made which are more beneficial to the public.

Justification for requested vacation (attach separate page if necessary): vacation of lot line to afford adequate size for purposes of construction after accounting for any and all easements

### Ownership

Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign.

For vacations, signatures of owners of a majority of the land adjoining the proposed vacation must be submitted. *This does not apply to public utility easement vacations.*

By this signature, owners authorize processing of this application and site inspection of land involved.

Name: (print) Phillip J. Baumgartner Phone: 907-244-4084

Signature: \_\_\_\_\_

Mailing Address: P.O. Box 1473, Dillingham, AK 99576

Property Owned: Lot 1+4, block 14, USS 3732 A+B, Bristol Bay Dist., 3<sup>rd</sup> judicial

Name: (print) Georgette R. Baumgartner Phone: 907-244-8460

Signature: \_\_\_\_\_

Mailing Address: P.O. Box 1473, Dillingham, AK 99576

Property Owned: lots 1+4, blk 14, USS 3732 A+B, Bristol Bay Dist., 3<sup>rd</sup> judicial dist.

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

Name: (print) \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Owned: \_\_\_\_\_

**Resolution 2024-04**

**A RESOLUTION OF THE DILLINGHAM PLANNING COMMISSION**

**A Resolution of the Dillingham Planning Commission Accepting an Easement for Public Utilities**

WHEREAS, Nushagak Cooperative has identified buried electrical distribution lines that have become exposed at the Dillingham Boat Harbor, and

WHEREAS, the existing electrical distribution line supplies power to the City of Dillingham’s Boat Harbor lights, and

WHEREAS, the existing easement is no longer viable as it has become unsafe for further use because of the erosion within the Dillingham Boat Harbor,

WHEREAS, re-routing of the buried electrical distribution line will require a utility easement from the electrical transformer near the NAPA Auto Parts Store to the harbor lights meter base, to protect the utility service by routing it in an area that is less susceptible to erosion, and

WHEREAS, this relocation of the existing distribution line is for health and safety of the citizens of Dillingham, and those who use and visit the Dillingham Boat Harbor, and

WHEREAS, the proposed utility easement will also benefit future development of the Dillingham Boat Harbor lots, and

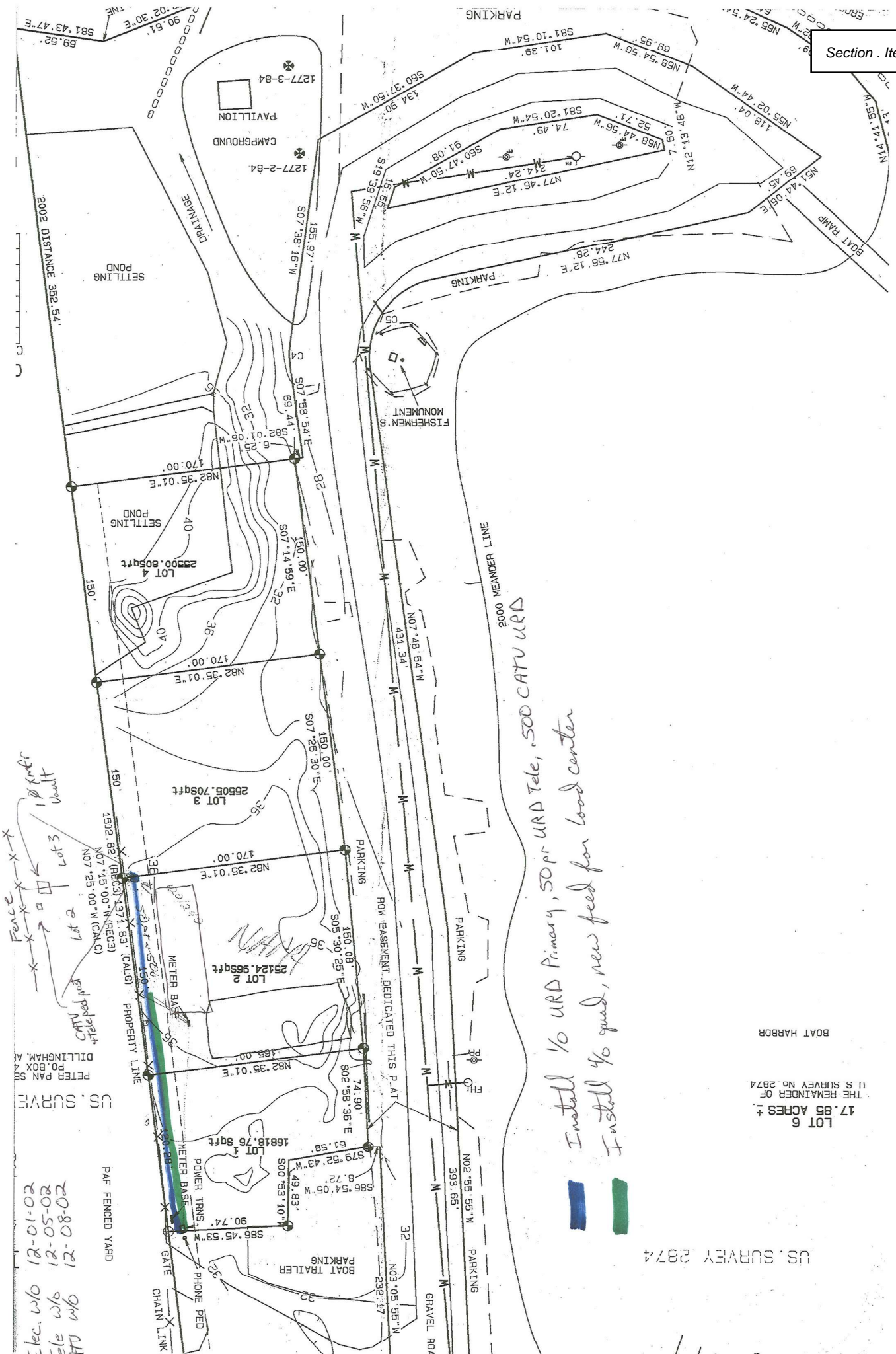
NOW, THEREFORE, BE IT RESOLVED that the Dillingham Planning Commission accepts this Resolution creating a public easement for future utilities and recommends Resolution 2024-04 to the Dillingham City Council for approval.

APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF June 2024.

\_\_\_\_\_  
Kaleb Westfall, Commissioner

\_\_\_\_\_  
Christopher Maines, Planning Director





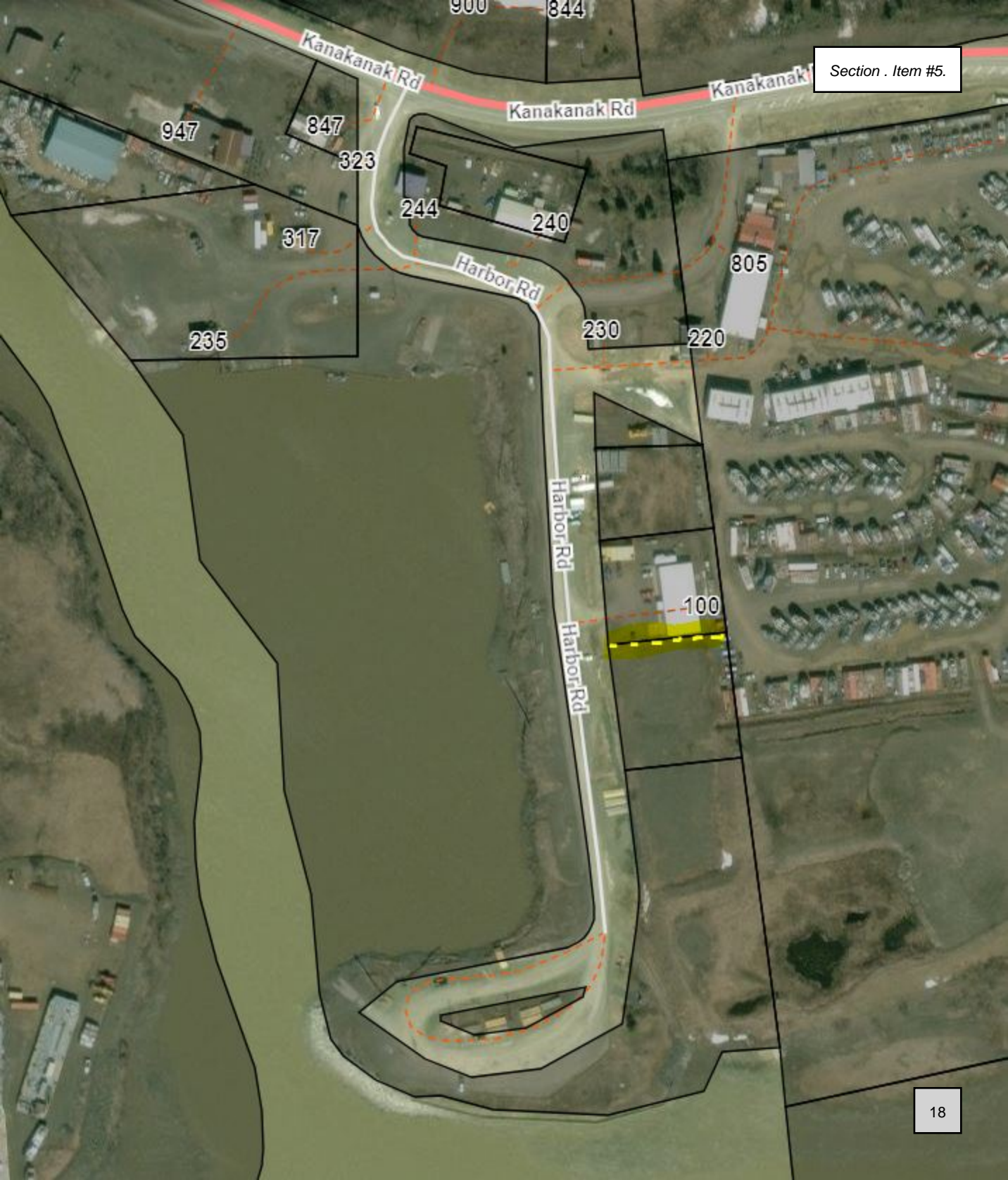
Fence X-X-X  
 11 ft mtr vault  
 Lot 3  
 Lot 2  
 Lot 1  
 CATV mtr ped  
 CATV mtr ped  
 PETER PAN SE  
 PD BOX 4  
 DILLINGHAM, M.  
 U.S. SURVEY

PAF FENCED YARD  
 12-01-02  
 12-05-02  
 12-08-02  
 ELEC. W/O  
 TELE. W/O  
 CATV W/O

Install 1/2 URD Primary, 50 pr URD Tele, 500 CATV URD  
 Install 1/2 quad, new feed for load center



US. SURVEY 2874  
 LOT 6  
 17.85 ACRES ±  
 THE REMAINDER OF  
 U.S. SURVEY NO. 2874  
 BOAT HARBOR



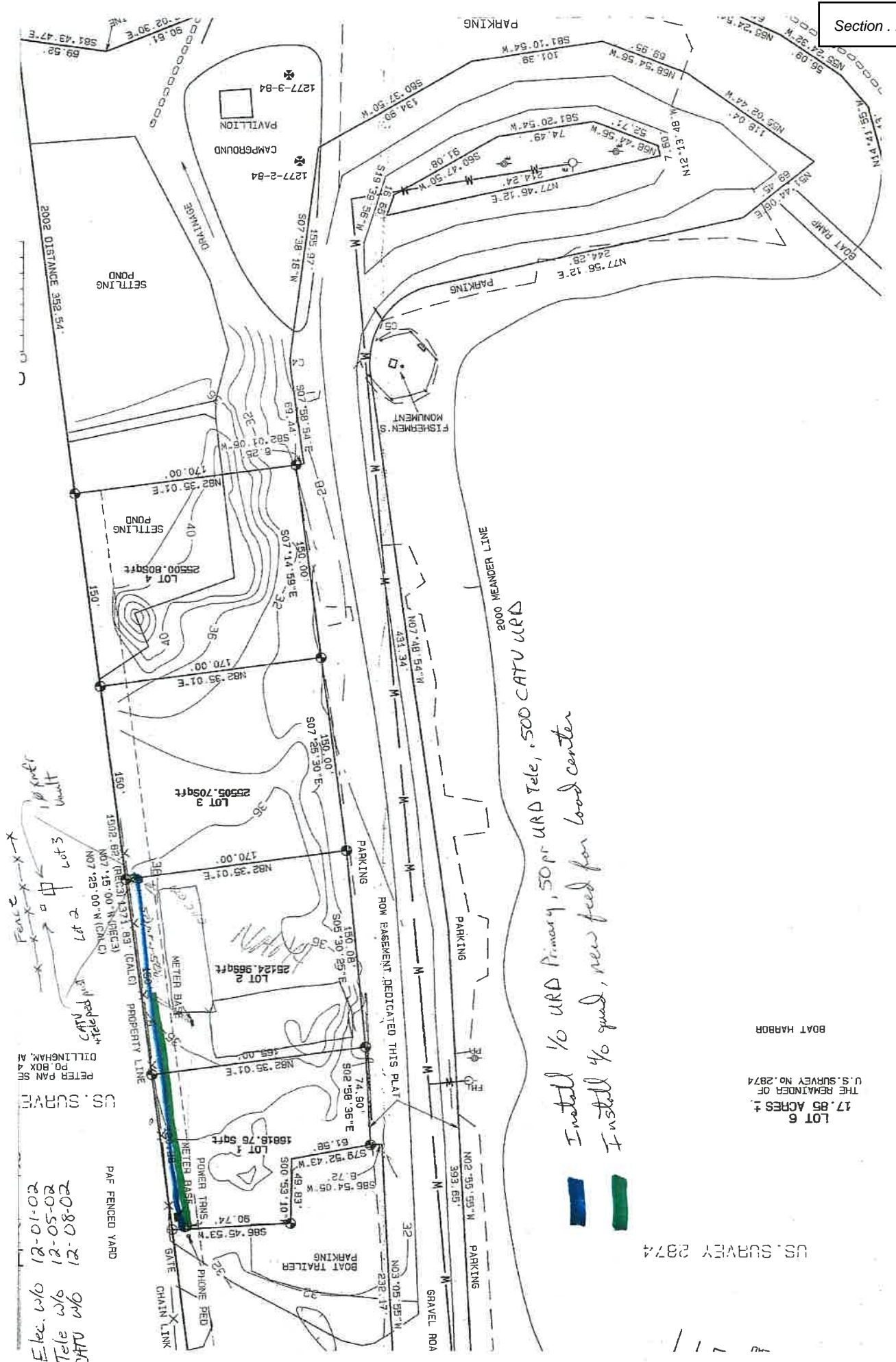
Section . Item #5.

Harbor Rd

Harbor Rd

100





Elec. w/o 12-01-02  
 Tele w/o 12-05-02  
 CATV w/o 12-08-02

U.S. SURVEY  
 PETER PAN SE  
 PO BOX 2  
 DILLINGHAM, AK

PAF FENCED YARD  
 GATE  
 CHAIN LINK  
 PHONE PED  
 METER BASE  
 POWER TRNS  
 METER BASE  
 CATV teleped  
 Lot 2  
 Lot 3  
 1/2 prdr  
 unit

*Install 1/2 URD Primary, 50 pr URD Tele, 500 CATV URD  
 Install 1/2 quad, new feed for load center*



LOT 6  
 17.85 ACRES ±  
 U.S. SURVEY No. 2874  
 THE REMAINDER OF  
 BOAT HARBOR

U.S. SURVEY 2874

BOOK 21 PAGE 242  
Bristol Bay Recording District

RIGHT-OF-WAY EASEMENT

77-434  
RECORDED - FILED 5.00  
Bristol Bay REC. DIST.  
DATE 12-5 1977  
TIME 2:45 P.M.  
Requested by Nushagak  
Address Electric Cooperative  
Box 197, Dillingham, AK

KNOW ALL MEN BY THESE PRESENTS, that the undersigned  
FAIRVIEW DWELLINGS, INC.

for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto Nushagak Electric Cooperative, Inc., whose post office address is Dillingham, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the ~~County~~ of \_\_\_\_\_, State of ALASKA, and more particularly described as follows:

A strip 10 feet wide adjacent to west side of the drive serving the three multiplex dwellings known as Fairview Dwellings #1, #2 & #3 extending in a straight line approximately 750 feet from main highway south.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations only a single pole and appurtenances will be used, and that the location of the poles will be such as to form least possible interference, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural and that words used in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this Oct. 25, 1972 day of \_\_\_\_\_, 1972

Jim Bergman (L.S.)  
\_\_\_\_\_  
(L.S.)

STATE OF ALASKA }  
COUNTY OF \_\_\_\_\_ } ss.

Before me, John Ronald Raley, a Notary Public, in and for the County of \_\_\_\_\_, State of Alaska, on this day personally appeared Jim Bergman known to me to be the person whose name \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this 25<sup>th</sup> day of Oct, 1972

John Ronald Raley  
Notary Public

My Commission expires: Nov 15, 1973

BOOK 22 PAGE 155  
BRISTOL BAY Recording District

COVENANT FOR WATER AND SEWER USE  
AND RESERVATION OF EASEMENTS

WHEREAS, the undersigned is the owner of the following described real property located in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

PARCEL NO. 1:

The East 100 feet of the south 354.90 feet of Lot Twelve (12), U. S. Survey No. 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska.

PARCEL NO. 2:

That Portion of U. S. Survey No. 3184, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

Commencing at the Southwest Corner of U.S. Survey No. 3184, identified as Corner No. 2, then North 87°36' East a distance of 156.4 feet; thence North 2° 24' West a distance of 189.4 feet; thence 87°37' West a distance of 156.4 feet; thence South 2°24' East a distance of 189.4 feet to the point of beginning; and a perpetual Easement for access to said property consisting of the West 20 feet of U. S. Survey No. 3184, between the subject property and the Kanakanak Road.

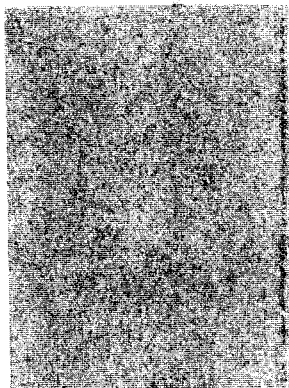
PARCEL NO. 3

Lot Twenty-three (23) of U. S. Survey 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, excepting therefrom the South 326 feet in said Lot Twenty-three (23).

PARCEL NO. 4:

That Portion of Lot Twenty-four (24), U. S. Survey 3643, filed in the Bristol Bay Recording District, Third Judicial District, State of Alaska, described as follows:

Beginning at the Northwest corner of Lot Twenty-three (23), U. S. Survey 3643; thence West 100 feet along the Southerly line of Lot Twelve (12), U. S. Survey 3643; thence South 100 feet; thence East 100 feet to the Westerly line of Lot Twenty-three (23); thence Northerly along the Westerly line of Lot Twenty-three (23), 100 feet to the point of beginning.



BOOK 22 PAGE 156  
BRISTOL BAY Recording District

**PARCEL NO. 5:**

Lot Twenty-three "C" (23-C) of the FAIRVIEW SUBDIVISION, according to Plat No. \_\_\_\_\_;

and

WHEREAS, Parcels 1 through 4 are presently encumbered by a Deed of Trust for the benefit of the National Bank of Alaska and NABALASKA & CO., #182, said Deed of Trust recorded in Book 20, Page 873 of the Bristol Bay Recording District, Third Judicial District, State of Alaska; and

WHEREAS, the undersigned is requesting that Parcel No. 2 be released from the above-referenced Deed of Trust and reconveyed to the undersigned; and

WHEREAS, Parcel No. 2 contains a well which is able to serve the other parcels of property above-described, in conjunction with a well located on Parcel No. 3; and

WHEREAS, Parcel No. 5 has a sewage treatment facility capable of treating the sewage disposal for all of the above-described parcels; and

WHEREAS, the undersigned wishes to insure that all parcels above-described are served by water and a sewage treatment facility;

NOW, THEREFORE, the undersigned hereby makes the following covenants and reservations of easements, which covenants and reservations shall be deemed to run with the land in perpetuity:

1. Parcel No. 5 above-described shall serve the sewage treatment requirements of Parcel 1 through 4. Parcels 1 through 4 shall be deemed the dominant tenement and Parcel 5 shall be deemed the servient tenement for purposes of this provision.

2. Parcels 2 and 3 shall provide water from wells located on these parcels to Parcels 1 and 4. In the event that the water supply from either Parcel 2 or 3 should become inadequate for this purpose, then the remaining well shall service all three remaining parcels with water.

These covenants and easements are for the benefit of the undersigned, its successors in interest or assigns and all future owners of the above-described parcels, and any future owner shall have the right to enforce the terms and provisions hereof.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the 12 day of June, 1979.

FAIRVIEW DWELLING, INC.

By James H. Bingham  
James H. Bingham,  
President



BOOK 22 PAGE 157  
Bristol Bay Recording District

*James H. Bingham*  
JAMES H. BINGHAM

*Donna Shirley Bingham*  
DONNA SHIRLEY BINGHAM

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 1<sup>st</sup> day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM, known to me to be the President of FAIRVIEW DWELLING, INC., a corporation named above, and known to me to be the person named in and who executed the within and foregoing instrument, for and on behalf of said corporation by authority duly vested in him and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

*S. James McCune*  
Notary Public in and for Alaska  
My Commission Expires: 4-10-82

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on this 1<sup>st</sup> day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM and DONNA SHIRLEY BINGHAM, known to me to be the persons named in and who executed the within and foregoing instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

*S. James McCune*  
Notary Public in and for Alaska  
My Commission Expires: 4-10-82

79-354  
RECORDED - FILED 9-  
Bristol Bay REC. DIST.  
DATE 6-22 1979  
TIME 1:55 P M  
Requested by NBA  
Address \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT I APPROVE THIS SURVEY AND PLAT AND DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, ALLEYS AND OTHER PUBLIC AREAS SHOWN HEREON.

CAMERON POINDEXTER, PRESIDENT & CEO
CHOGGIUNG INVESTMENT COMPANY, LLC
PO BOX 330
DILLINGHAM, ALASKA 99576

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 2024.

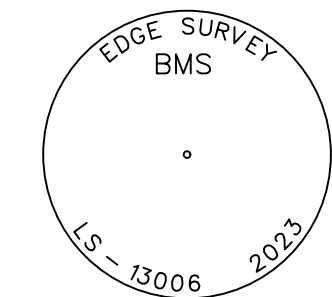
PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

LEGEND

- FOUND MONUMENT AS NOTED
MONUMENT SET THIS SURVEY
SANITARY SEWER MANHOLE
ELECTRIC VAULT
GUY WIRE
UTILITY POLE
WELL
MEASURED
COMPUTED
HELD
HELD RECORD RADIUS
PROPORTIONED
BRISTOL BAY RECORDING DISTRICT
RECORD DATA PER PLAT NO. 77-3, BBRD
RECORD DATA PER U.S.S. NO. 3643
RECORD DATA PER PLAT NO. 81-2, BBRD
SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
EASEMENT LINE
BUILDING OUTLINE

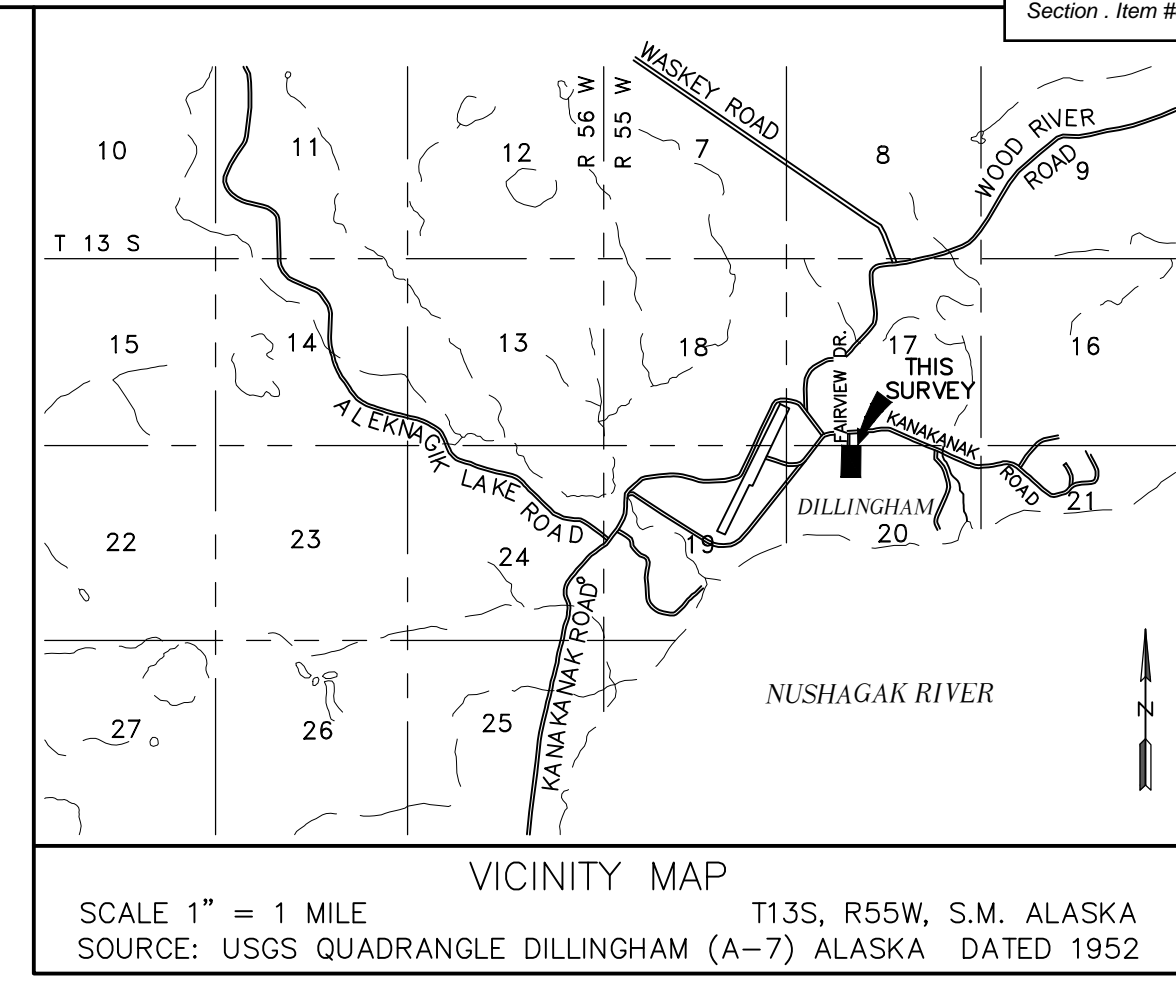
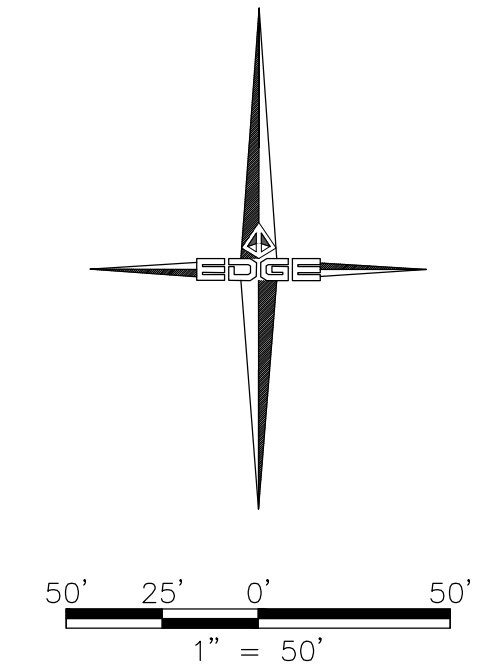
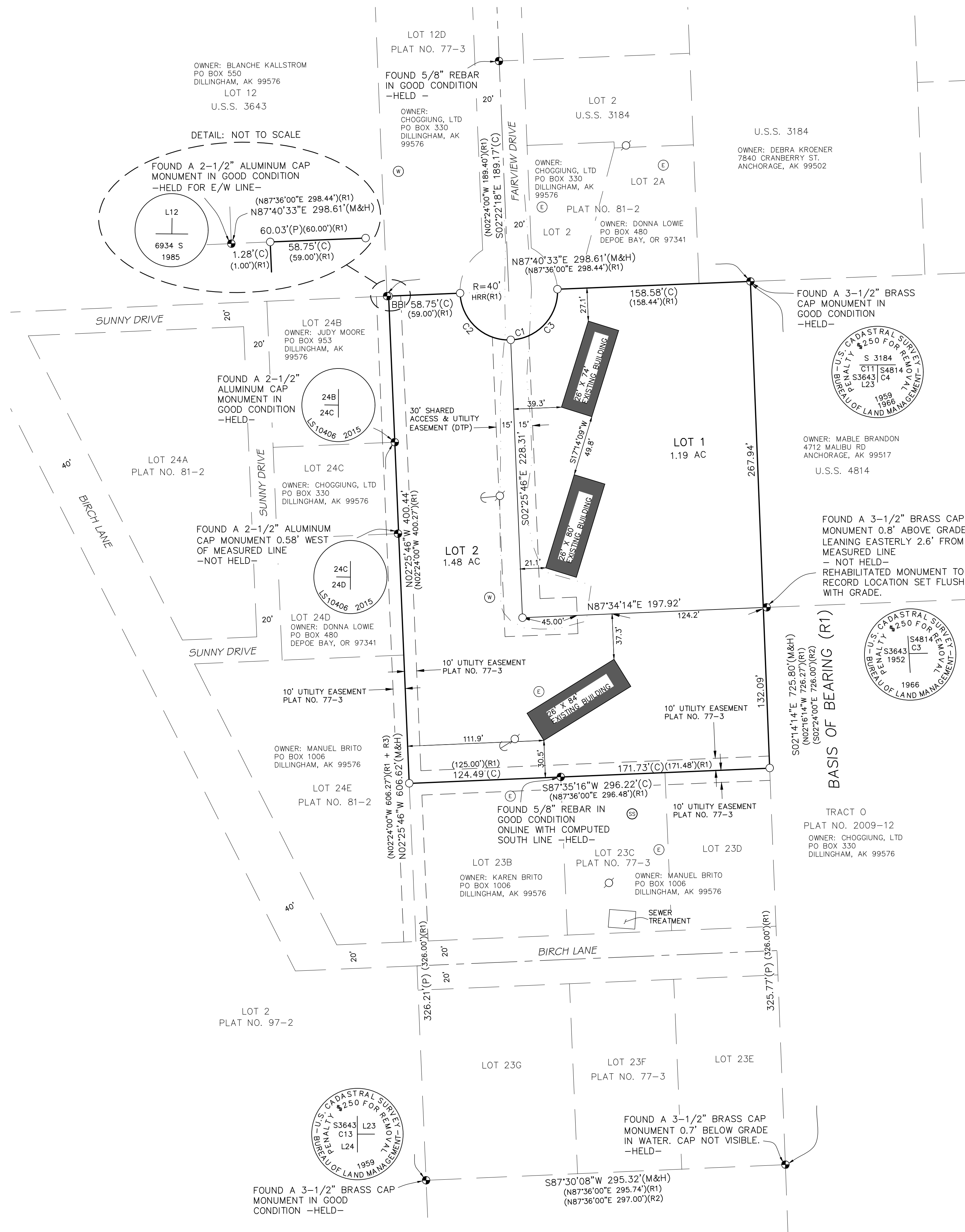
TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

NOTES

- 1. THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE FAIRVIEW SUBDIVISION, PLAT NO. 77-3, IN THE BRISTOL BAY RECORDING DISTRICT.
2. THERE SHALL BE A 30' SHARED ACCESS EASEMENT CENTERED ON THE COMMON LINE BETWEEN LOTS 1 & 2 DEDICATED BY THE PLAT AND SHOWN HEREON.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE C AN AREA OF MINIMAL FLOODING; FLOOD INSURANCE RATE MAP NO. 0200410017B BEARING AN EFFECTIVE DATE OF SEPTEMBER 30, 1982 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
7. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET ELECTRIC EASEMENTS GRANTED TO NUSHAGAK ELECTRIC COOPERATIVE, INC. RECORDED DECEMBER 5, 1997 IN BK. 21, PG. 237 AND IN BK. 21, PG. 242, BOTH IN THE BRISTOL BAY RECORDING DISTRICT.
8. THIS PROPERTY IS SUBJECT TO THE COVENANT FOR WATER AND SEWER USE AND RESERVATION OF EASEMENTS RECORDED JUNE 22, 1979 IN BK. 22, PG. 155 IN THE BRISTOL BAY RECORDING DISTRICT. THIS DOCUMENT INSURES THAT ALL PARCELS DESCRIBED IN SAID DOCUMENT ARE SERVED BY WATER AND AND A SEWAGE TREATMENT FACILITY.



Curve Table with columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD DIRECTION, CHORD LENGTH. Includes data for curves C1(HRR), C2, and C3.

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_, 2023 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPEARING THERETO.

PRESIDING OFFICER-PLANNING COMMISSION DATE

ACCEPTANCE OF DEDICATION

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

ALICE RUBY, MAYOR DATE
CITY CLERK DATE

SURVEYOR'S CERTIFICATE

I, RYAN E. SORENSEN, 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: FOR REVIEW
RYAN E. SORENSEN, R.L.S 13006-S



EDGE SURVEY AND DESIGN, LLC logo and contact info. PRELIMINARY PLAT OF BINGMAN SUBDIVISION A SUBDIVISION OF LOT 23A FAIRVIEW SUBDIVISION PER PLAT NO. 77-3. LOCATED WITHIN SECTION 20, T13S, R55W, S.M. ALASKA BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 2.67 ACRES. DRAWN BY: VLB DATE: 05/29/2024 CHECKED BY: RS SURVEY DATE: 08/7/2023 SCALE: 1"=50' PROJECT #: 23-550 SHEET 1 OF 1

BOOK 21 PAGE 237  
Bristol Bay Recording District

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned JIM BINGMAN does hereby grant unto Nushagak Electric Cooperative, Inc. whose post office address is Dillingham, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the City of Dillingham, State of Alaska, and more particularly described as follows:

That area located between the service pole serving the Fairview Dwellings Sewage Treatment Plant and the new (1977) Phil Bingman house,

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations only a single pole and appurtenances will be used, and that the location of the poles will be such as to form least possible interference, so long as it does not materially increase the cost of construction.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatever character except those held by the following persons:

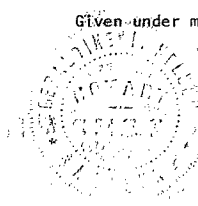
IN WITNESS WHEREOF, the undersigned has set his hand and seal this 30th day of November, 1977.

Jim Bingman (L.S.)

Before me, Geraldine V. Nelson, a Notary Public, in and for the State of Alaska, on this day personally appeared JIM BINGMAN known to me to be the person whose name he subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal this 30th day of November, 1977.

27-430



RECORDED - FILED	5.00
Bristol Bay REC. DIST.	Geraldine V. Nelson
DATE	12-5-77
TIME	2:41 P
	Nushagak Electric Cooperative
	Box 1197
	Dillingham, Ak. 99576

Notary in and for the State of Alaska  
My commission expires: July 24, 1980

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON; THAT I APPROVE THIS SURVEY AND PLAT AND DEDICATE TO THE PUBLIC ALL EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, ALLEYS AND OTHER PUBLIC AREAS SHOWN HEREON.

CAMERON POINDEXTER, PRESIDENT & CEO
CHOGGIUNG INVESTMENT COMPANY, LLC
PO BOX 330
DILLINGHAM, ALASKA 99576

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 2024.

PERSONALLY APPEARING BEFORE ME.

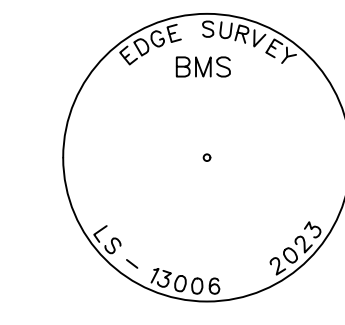
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES

LEGEND

- FOUND MONUMENT AS NOTED
MONUMENT SET THIS SURVEY
MEASURED
COMPUTED
HELD
HELD RECORD RADIUS
PROPORTIONED
BRISTOL BAY RECORDING DISTRICT
RECORD DATA PER PLAT NO. 77-3, BBRD
RECORD DATA PER U.S.S. NO. 3643
RECORD DATA PER PLAT NO. 81-2, BBRD
SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
EASEMENT LINE
BUILDING OUTLINE

TYPICAL MONUMENT SET THIS SURVEY



SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR FLUSH WITH GRADE

NOTES

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4. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE C AN AREA OF MINIMAL FLOODING; FLOOD INSURANCE RATE MAP NO. 0200410017B BEARING AN EFFECTIVE DATE OF SEPTEMBER 30, 1982 WAS USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
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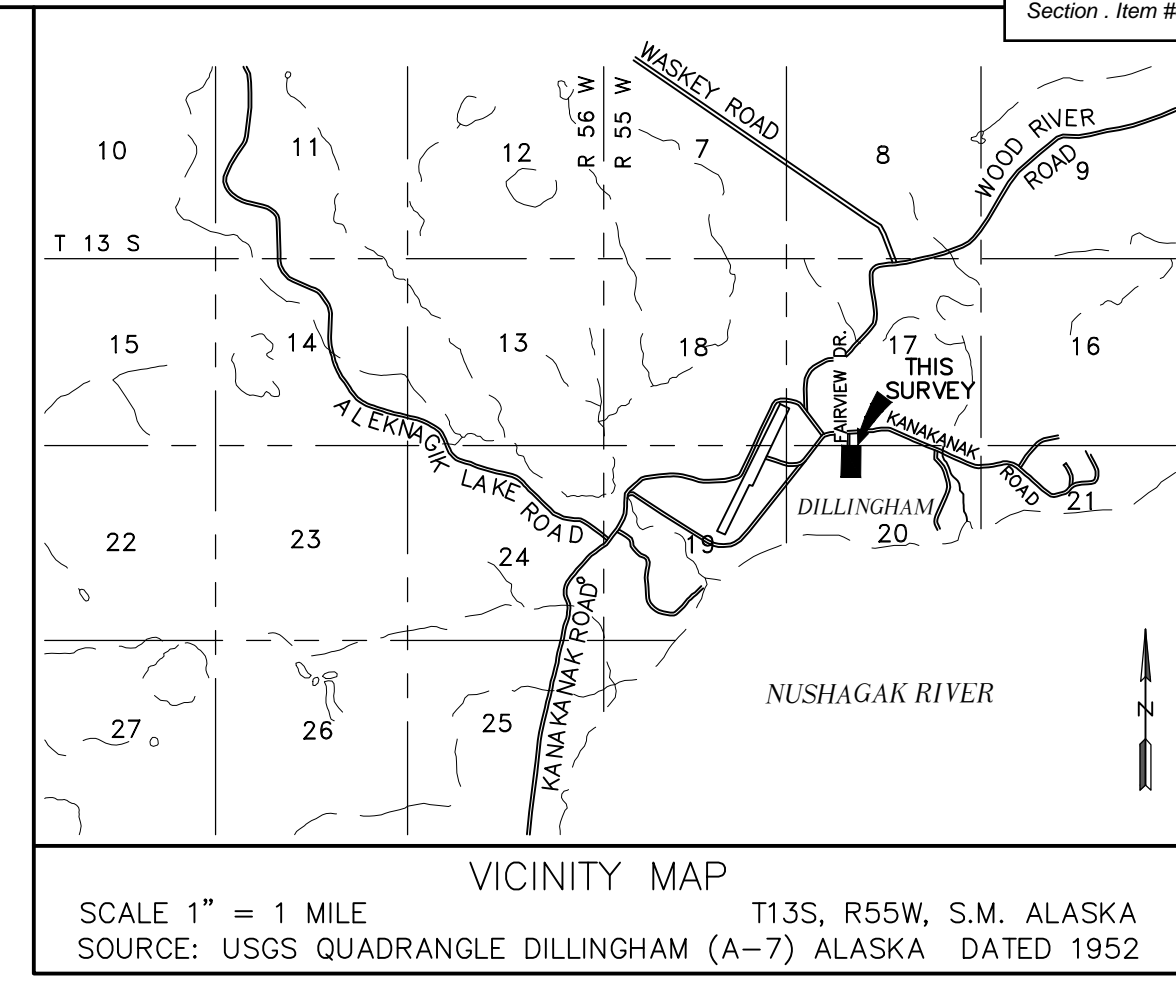
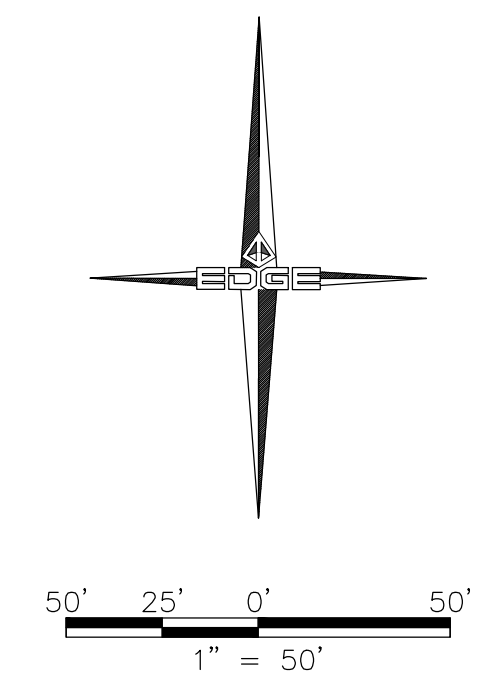
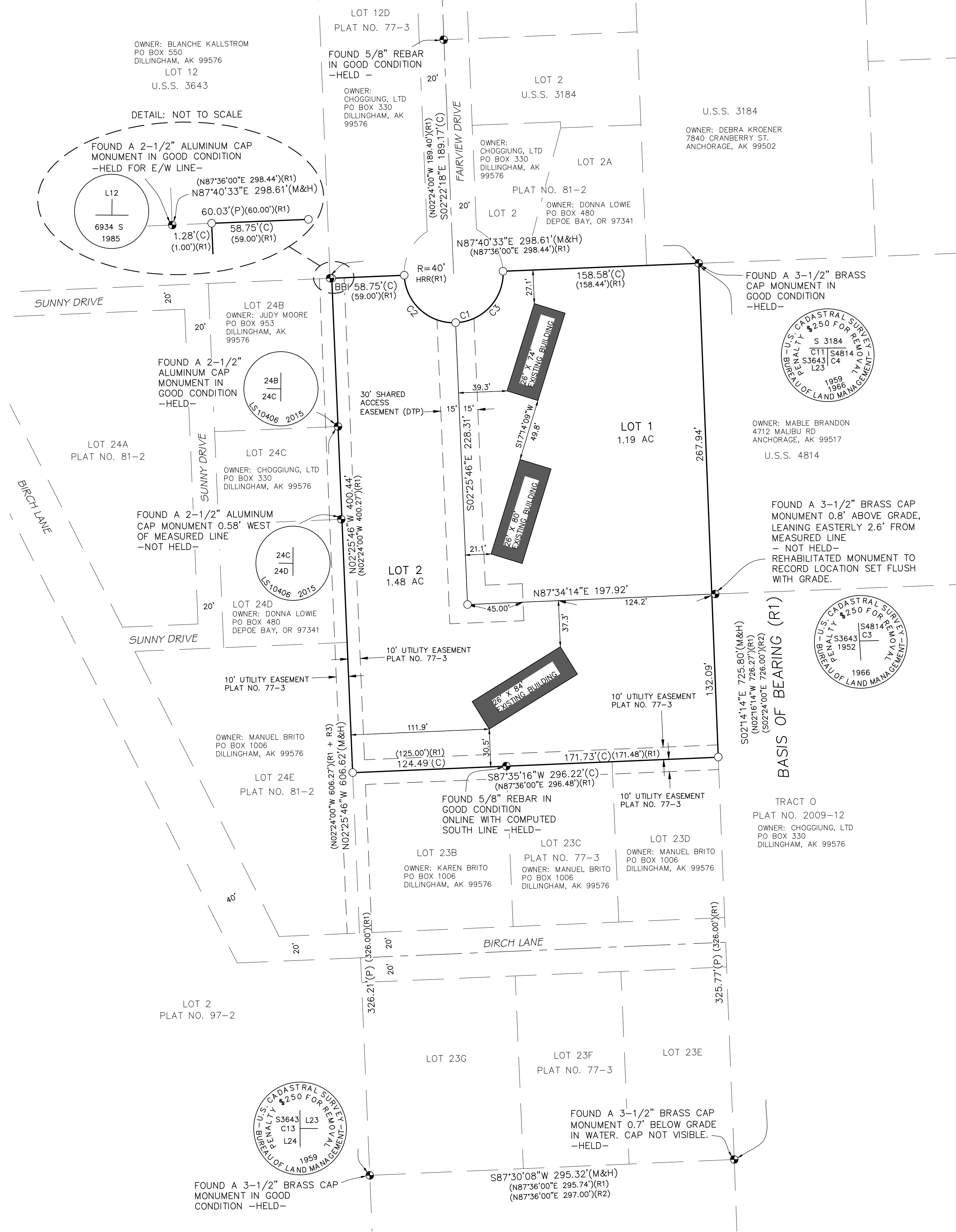


Table with 5 columns: CURVE #, RADIUS, DELTA, LENGTH, CHORD DIRECTION, CHORD LENGTH. Contains data for curves C1(HRR), C2, and C3.

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PRESIDING OFFICER-PLANNING COMMISSION DATE

ACCEPTANCE OF DEDICATION

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

ALICE RUBY, MAYOR DATE
CITY CLERK DATE

SURVEYOR'S CERTIFICATE

I, RYAN E. SORENSEN, 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: \_\_\_\_\_

RYAN E. SORENSEN, R.L.S 13006-S



A PLAT OF
BINGMAN SUBDIVISION
A SUBDIVISION OF LOT 23A
FAIRVIEW SUBDIVISION
PER PLAT NO. 77-3
LOCATED WITHIN
SECTION 20, T13S, R55W, S.M. AK
BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT
DILLINGHAM, ALASKA
CONTAINING 2.67 ACRES

Table with 3 columns: DRAWN BY, SURVEY DATE, PROJECT #; DATE, CHECKED BY, SCALE; SHEET #.