



## PLANNING COMMISSION SPECIAL MEETING

Wednesday, June 12, 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/85149349987?pwd=c2Qnoqc0pc6OwP7RbMTJlbU3VLzclt.1>

Meeting ID: 851 4934 9987; passcode: 636113  
Or dial (346) 248-7799, or (669) 900-6833

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES

1. Minutes of June 3, 2024

#### APPROVAL OF AGENDA

#### COMMUNICATIONS

Citizen's comments on items on the agenda

Citizen's comments on items not on the agenda

#### PUBLIC HEARINGS

2. McKeever Subdivision Final Plat
3. Bingman Subdivision Final Plat
4. Baumgartner Resubdivision of Lot 1&4 Block 14 of U.S. Survey 2732 Final Plat

#### UNFINISHED BUSINESS

#### NEW BUSINESS

5. McKeever Subdivision Final Plat
6. Bingman Subdivision Final Plat
7. Baumgartner Resubdivision of Lot 1&4 Block 14 of U.S. Survey 2732 Final Plat

**COMMISSIONER COMMENTS**

**ADJOURNMENT**



**PLANNING COMMISSION**  
Monday, June 03, 2024 at 5:30 PM

**MINUTES**

*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**

**PLANNING COMMISSION REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS / 5:30 p.m.**

*Limited Seating Available* 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/84390811604?pwd=TIZueHI5U0VQazVJaWFWQWJpN01SZz09>

**Meeting ID:** 843 9081 1604 participant #, **Passcode:** (275251) Or dial (346) 248-7799 or (669) 900-6833

**CALL TO ORDER**

Chairman Kaleb westfall called meeting to order at 5:34 pm

**ROLL CALL**

Present: Kaleb Westfall, Liz Clark, Susan Isaacs, Bert Luckhurst, Michael Bennett  
Absent: Gregg Marxmiller

**APPROVAL OF MINUTES**

MOTION 0603-01 Liz Clark move to approve the minutes of February 7, 2024 with corrections, seconded by Bert Luckhurst. *Motion carried without objection.*

**APPROVAL OF AGENDA**

MOTION 0603-02 Liz Clark moved to approve the agenda of the June 3, 2024 Planning Commission, seconded by Sue Isaacs. *Motion carried without objection.*

**COMMUNICATIONS**

**Planner’s report**

City Planner Christopher Maines introduced himself to the members of the Planning Commission.

MOTION 0603-03 Liz Clark moved to amend the agenda to include the Bingman Subdivision under Public Hearings, seconded by Bert Luckhurst, *Motion carried without objection.*

**CITIZEN’S COMMENTS ON ITEMS NOT ON THE AGENDA**

None

MOTION 0603-04 Michael Bennett moved to include citizen comments to items on the agenda, to the agenda, seconded by Liz Clark. *Motion carried without objection.*

**PUBLIC HEARINGS**

Bingman Subdivision Preliminary Plat

*No Public Comments on Bingman Subdivision Preliminary Plat*

**UNFINISHED BUSINESS**

None

**CITIZEN’S COMMENTS ON ITEMS ON THE AGENDA**

Samantha Holmberg- expressed her objection to the preliminary plat application for Baumgartner Resubdivision of Lot 1&4 Block 14 of U.S. Survey 2732.

Dagen Nelson- spoke on Eagle Point Subdivision. He stated that his application was an abbreviated plat that met the special criteria in Dillingham Municipal Code. Mr. Nelson said that his mylar could have been signed by the City Planner without having a hearing.

Kevin McCambly- provided information on the Baumgartner Resubdivision of Lot 1&4 Block 14 of U.S. Survey 2732. He noted that there was a utility guide wire adjacent to the property and wanted the Planning Commission to be aware of any future development of E. 2<sup>nd</sup> Avenue. Mr. McCambly also provided information on the Nushagak Electric utility easement for the Dillingham Boat Harbor.

Alannah Hurley- expressed her concern over the agenda as presented and found the wording of the action items confusing.

Daniel Miller- emphasized the importance of granting the easement to Nushagak Electric to provide power to the South Ramp of the Boat Harbor.

**NEW BUSINESS**

**Chairman Kaleb Westfall called for a break:**

**Out Of Session: 6:18 PM**

**Back In Session: 6:28 PM**

**McKeever Subdivision Preliminary Plat**

MOTION 0603-05 Liz Clark moved to approve the McKeever Subdivision Preliminary Plat, seconded by Susan Isaacs, *Motion carried without objection.*



**Eagle Point Subdivision Final Plat**

MOTION 0603-06 Liz Clark moved to approve the Eagle Point Subdivision Final Plat, seconded by Susan Isaacs, *Motion carried without objection.*

**Baumgartner Resubdivision of Lot 1&4 Block 14 of U.S. Survey 2732 Preliminary Plat**

MOTION 0603-07 Liz Clark moved to approve the Eagle Point Subdivision Preliminary Plat, seconded by Susan Isaacs, *Motion carried without objection.*

**Bingman Subdivision Preliminary Plat**

MOTION 0603-08 Liz Clark moved to approve the Eagle Point Subdivision Preliminary Plat, seconded by Susan Isaacs, *Motion carried without objection.*

**Nushagak Electric Utility Easement Dillingham Boat Harbor**

MOTION 0603-09 Liz Clark moved to approve the utility easement for Nushagak Electric to reroute power at the Dillingham Boat Harbor, seconded by Susan Isaacs, *Motion carried without objection.*

**COMMISSIONER COMMENTS**

Bert Luckhurst- Expressed he was glad to be back to holding planning commission meetings.

Susan Isaacs- Expressed she was glad to be back to holding meetings and hoped that meetings would be more often in the future. Mrs. Isaacs expressed her appreciation of former City Planner Patty Buholm, and the Planning Departments move to the Boat Harbor Office. Lastly Mrs. Issacs welcomed Christopher Maines and offered her support for his future as the City of Dillingham City Planner.

Liz Clark- Welcomed Christopher Maines and expressed her excitement for the future of the planning department. Mrs. Clark expressed her enthusiasm for the future development of the City of Dillingham, especially with the youth of the community as the primary focus.

Michael Bennett- Welcomed Christopher Maines, and expressed his appreciation for the public comments and involvement.

Kaleb Westfall- Welcomed Christopher Maines and expressed his appreciation for the public in attendance and for their active meeting participation. Mr. Westfall wished everyone in attendance a good evening.

**ADJOURNMENT**

MOTION 0603-10 Susan Isaacs moved to adjourn the Planning Commission Meeting, seconded by Bert Luckhurst, *Motion carried without objection.*

*The meeting was adjourned at 6:51 PM Monday June 3, 2024, in the Dillingham City Council Chambers in Dillingham, Alaska.*

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 \_\_\_\_\_

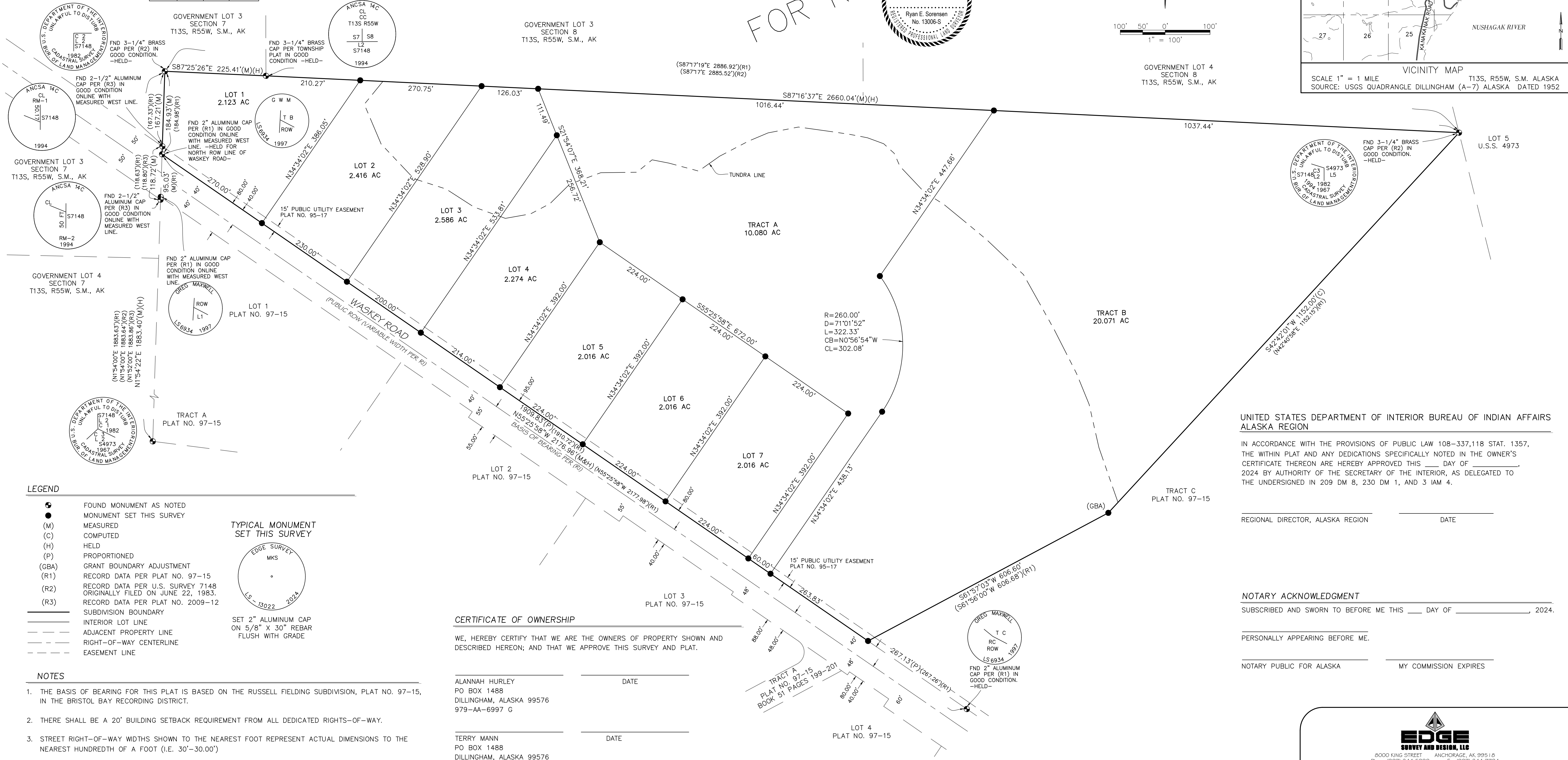
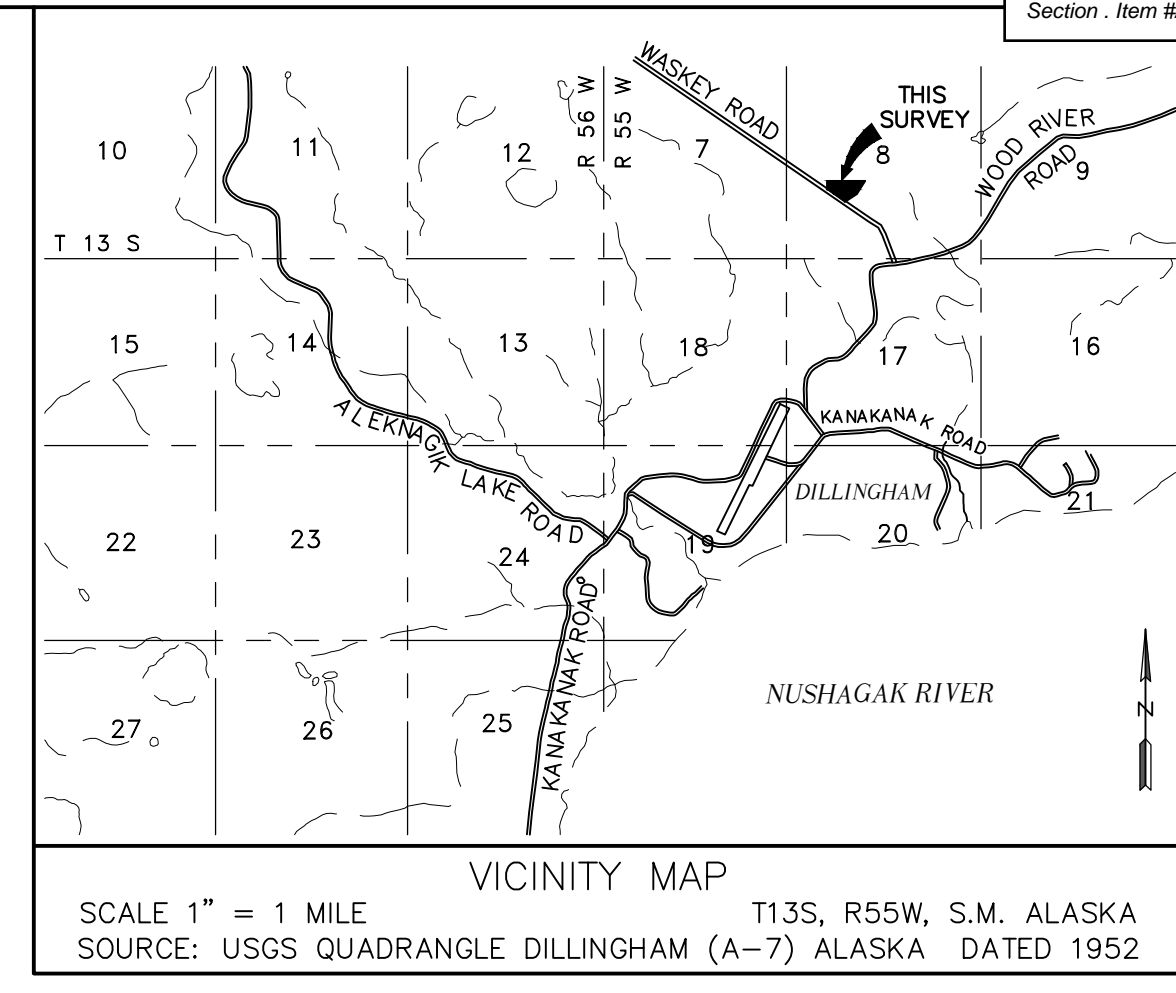
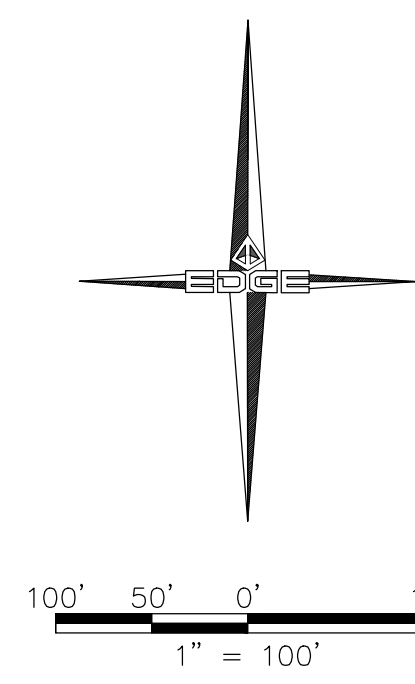
DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

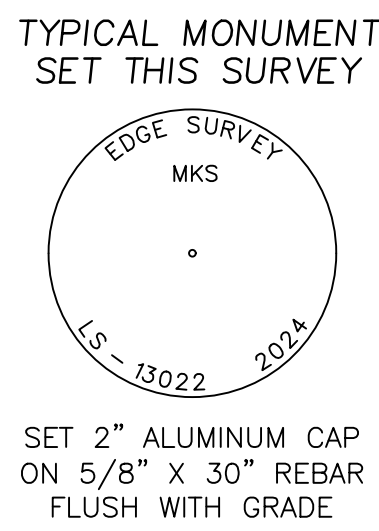
I, RYAN E. SORENSEN, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER 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
- NOTES**
- THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE RUSSELL FIELDING SUBDIVISION, PLAT NO. 97-15, IN THE BRISTOL BAY RECORDING DISTRICT.
  - THERE SHALL BE A 20' BUILDING SETBACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
  - STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'-30.00')
  - 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.
  - WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
  - 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.
  - BY THE ORDER OF THE CITY OF DILLINGHAM PLANNING COMMISSION, RESOLUTION NO. 2024-17 APPROVED AND ADOPTED ON MARCH 14, 2024 HEREBY RELINQUISHES THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AUGUST 19, 1994 IN BOOK 42, PAGE 891-898 IN THE BRISTOL BAY RECORDING DISTRICT.



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

**EDGE SURVEY AND DESIGN, LLC**  
 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

## 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.

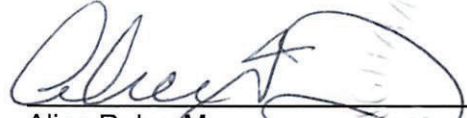
**Section 2: Purpose of Relinquishment** The purpose of this relinquishment is to rectify the length errors contained in the Grant of Easement and to pave the way for the use of the dedicated easement on subdivision plat (97-15) as the official easement for a City of Dillingham Road Easement.

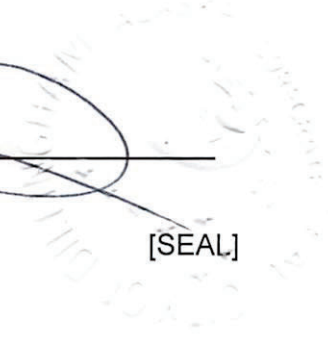
**Section 3: Implementation** The City Manager is authorized to take all necessary actions to effectuate the relinquishment, including recording appropriate documents with the Bristol Bay Recording District.

**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]



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

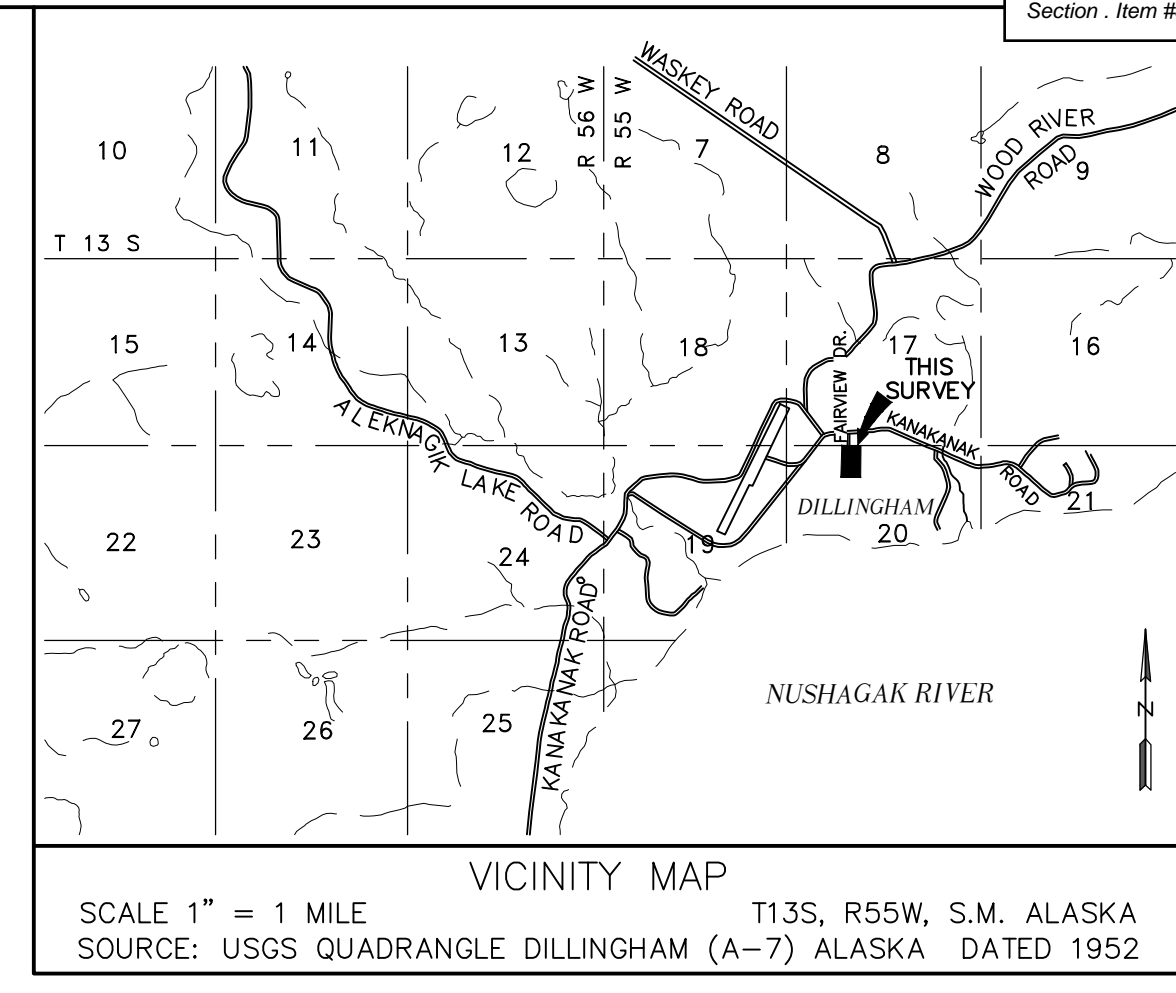
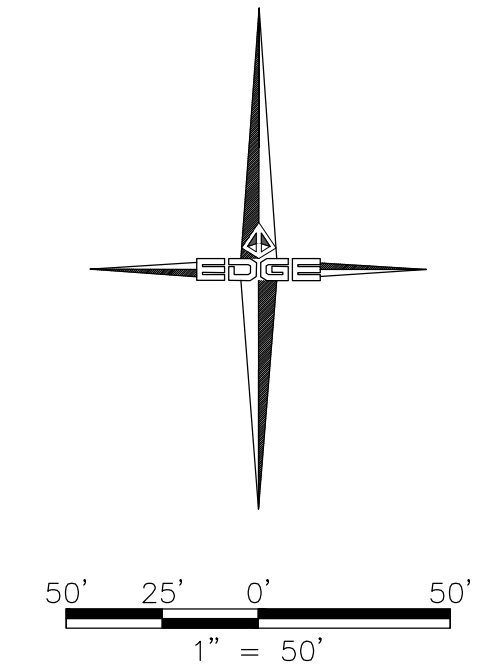
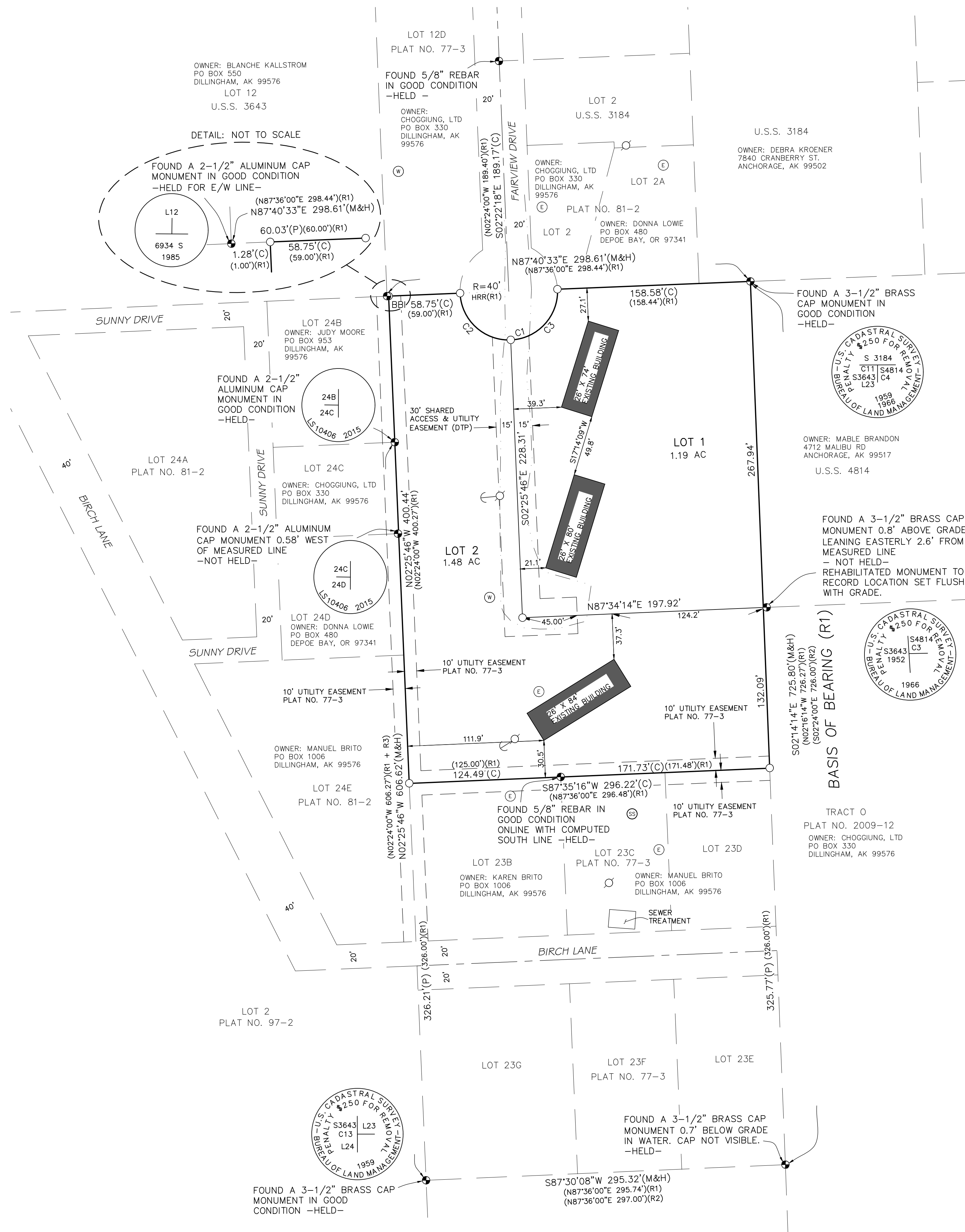
TYPICAL MONUMENT SET THIS SURVEY



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 PROJECT #: 23-550 SCALE: 1"=50' 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:

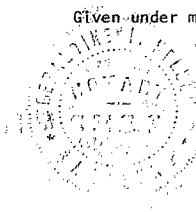
IN WITNESS WHEREOF, the undersigned has set his hand and seal this 30th day of November, 1977.

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

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 Rulley, 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 Rulley  
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.

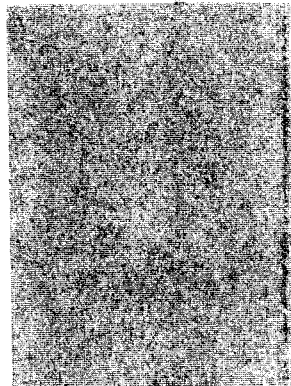
PARCEL NO. 3

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 )

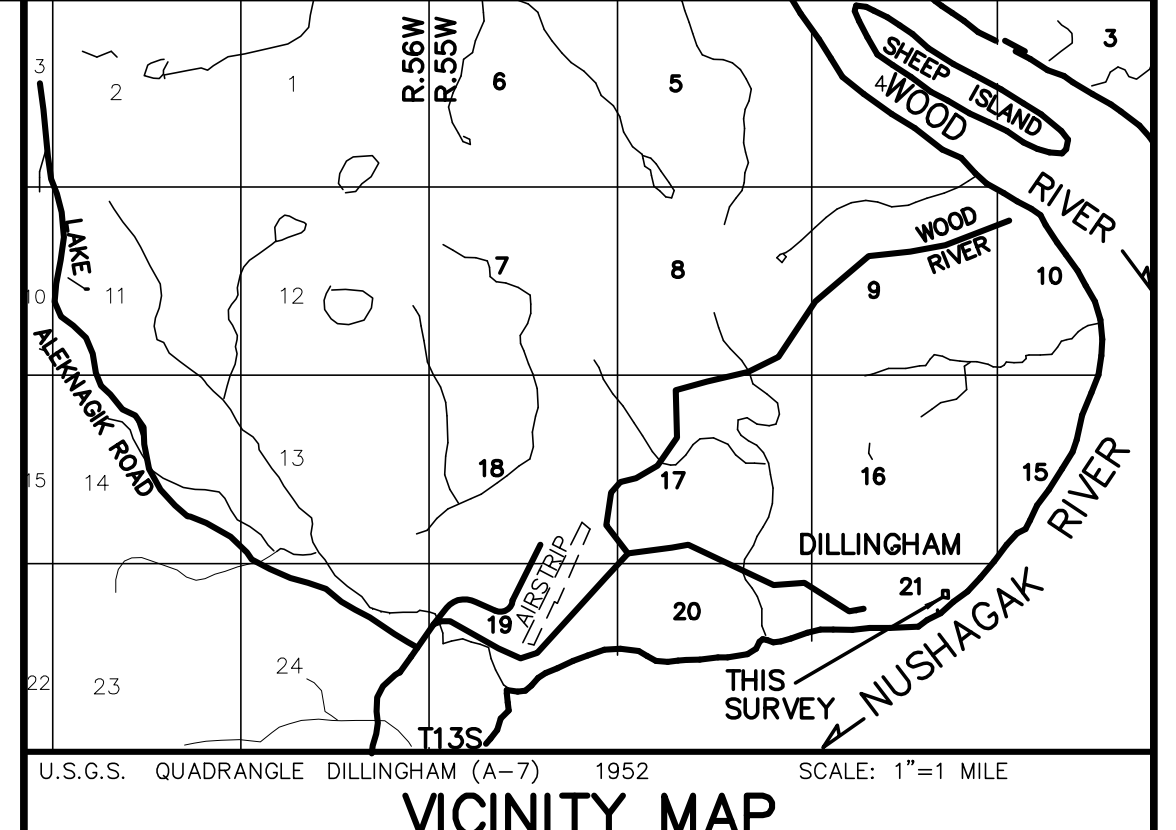
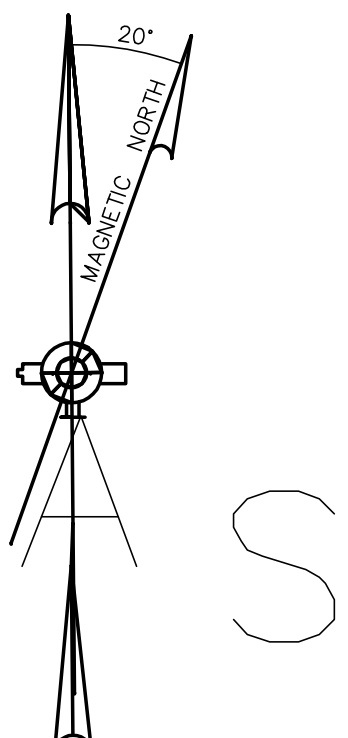
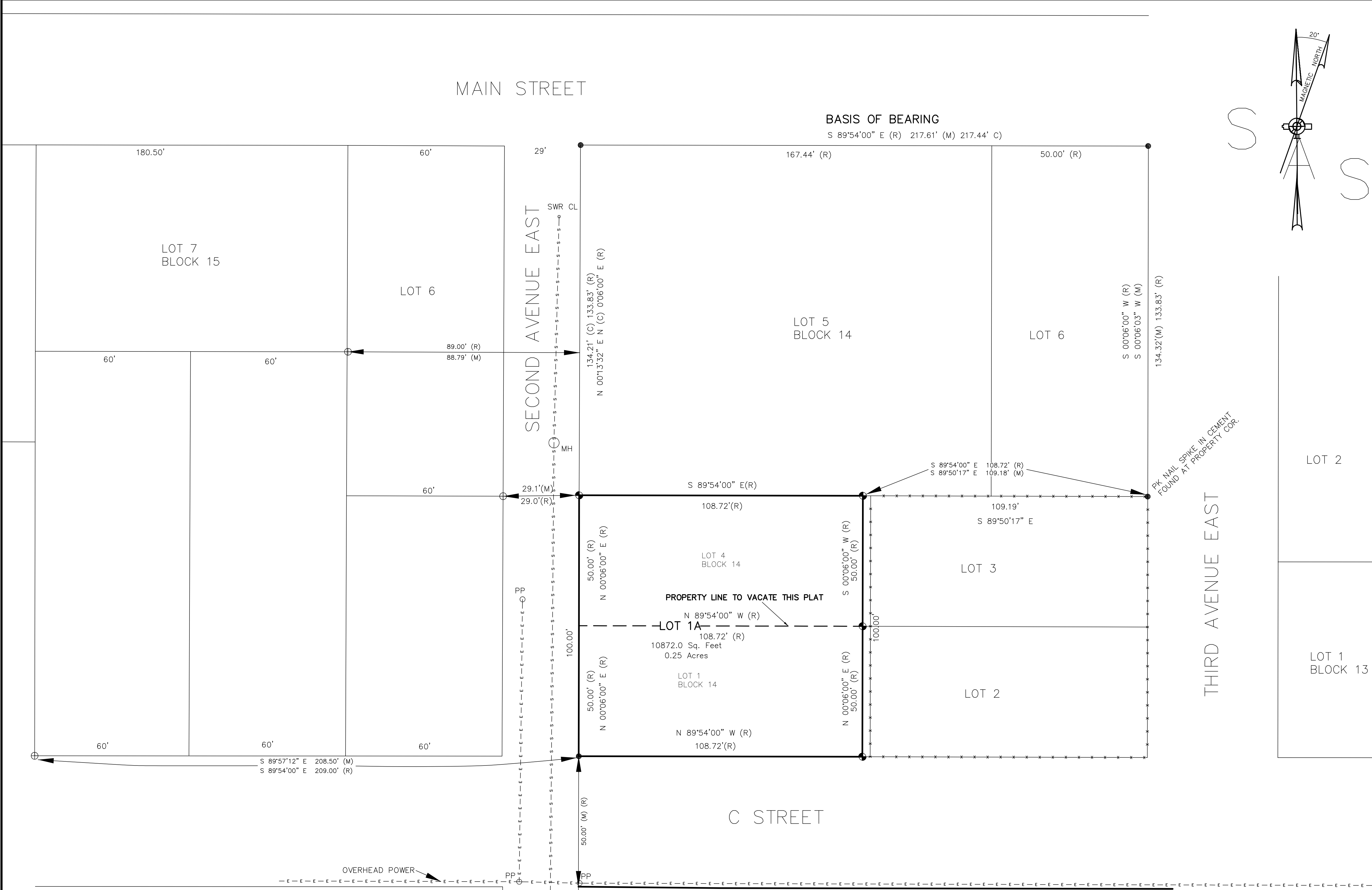
THIS IS TO CERTIFY that on this 1<sup>st</sup> day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM and DONNA SHIRLEY BINGHAM, known to me to be the persons named in and who executed the 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, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USES SHOWN.

LAND OWNER: YEGANEH AATAIAN MANGING MEMBER OF: BRISTOL PROPERTIES L.L.C. 1634 CAPE NOBLE CIRCLE ANCHORAGE, ALASKA 99516.

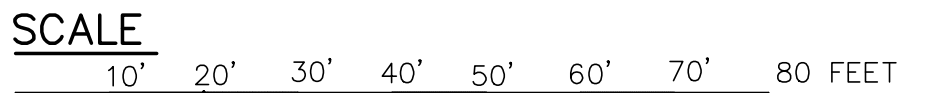
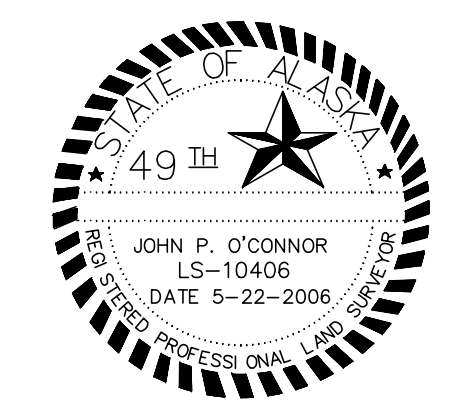
NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 201\_\_\_. For \_\_\_. NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES \_\_\_

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 I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE BEARINGS, DISTANCES, CORNERS, AND DIMENSIONS HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL ABILITY.

JOHN P. O'CONNOR LS 10406 DATE



PLAT APPROVAL: THIS PLAT, HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION, AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_\_, 201\_\_, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO. BY: \_\_\_\_\_ DATE \_\_\_\_\_ CHAIRPERSON, PLANNING COMMISSION

- LEGEND:
- ⊙ 2" ALUMINUM CAP SET
  - ⊕ 2" CAP FOUND THIS SURVEY AS NOTED
  - ⊙ 5/8" REBAR FOUND THIS SURVEY
  - POWER POLE
  - (M) MEASURED THIS SURVEY
  - (R) RECORD DATA
  - MH SEWER MANHOLE
  - SWR CL SEWER CLEAN OUT

TAX CERTIFICATION: I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID. \_\_\_\_\_ DATE \_\_\_\_\_ CITY CLERK CITY OF DILLINGHAM

PLAT OF: U.S. 2732 A, B LOT 1A, BLOCK 14			
A RESUBDIVISION OF LOTS 1 AND 4 BLOCK 14 OF U.S. SURVEY 2732 A&B, CREATING LOT 1A, BLOCK 14. CONTAINING 0.25 ACRES MORE OR LESS. LOCATED WITHIN THE DILLINGHAM TOWNSITE			
IN THE BRISTOL BAY RECORDING DISTRICT			
PREPARED BY: SOUTHWEST ALASKA SURVEYING CERTIFICATE OF AUTHORIZATION No. 74853D 2800 N.PARK DR. WASILLA, ALASKA 99654 PHONE 907-373-5775 OR 907-842-2903			
DRAWN BY: J.O.	DATE: 10/25/2023	GRID:	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=20'	F.B.:	DRAWING NO.



# 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: \_\_\_\_\_

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 \_\_\_\_\_

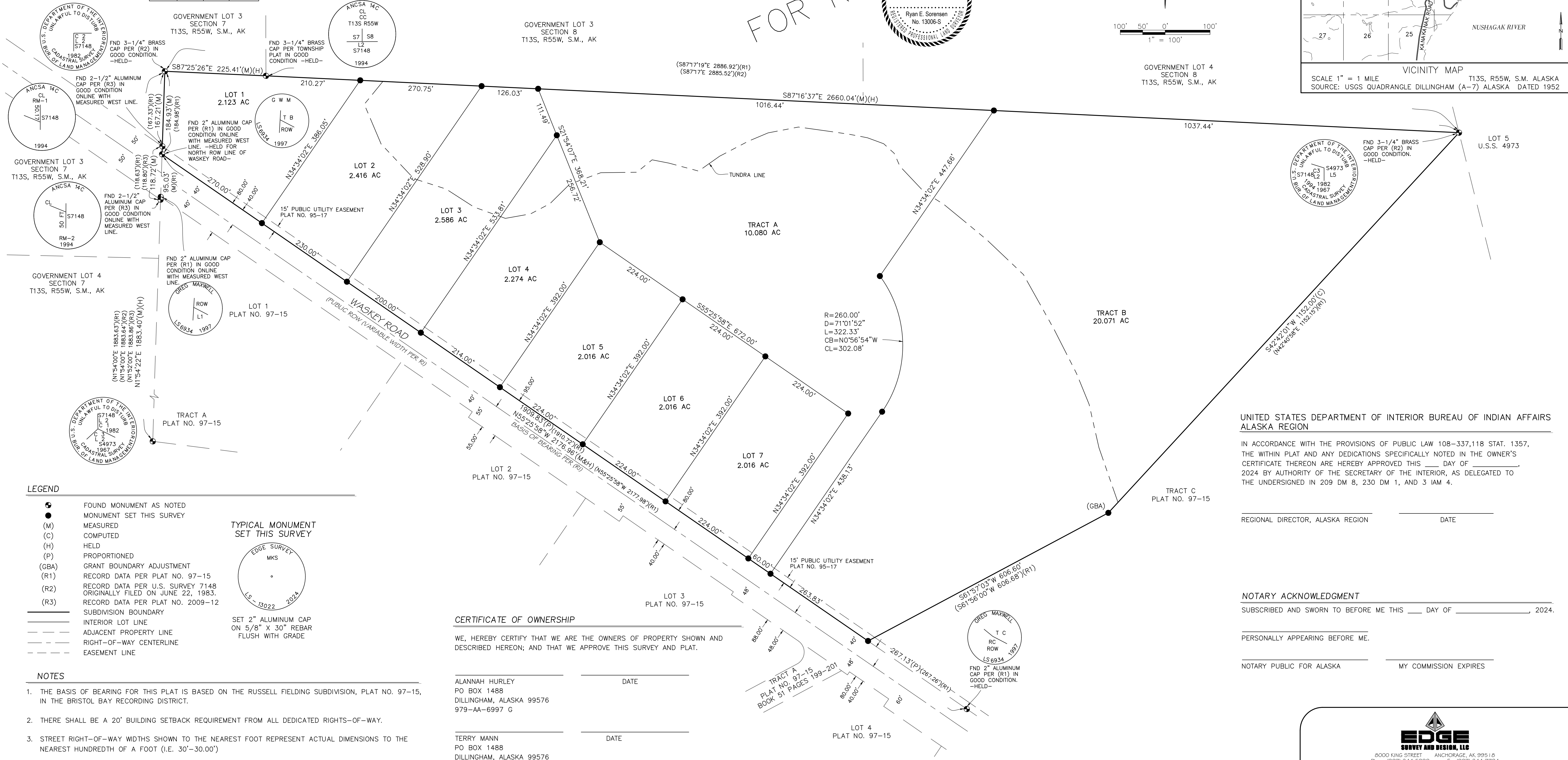
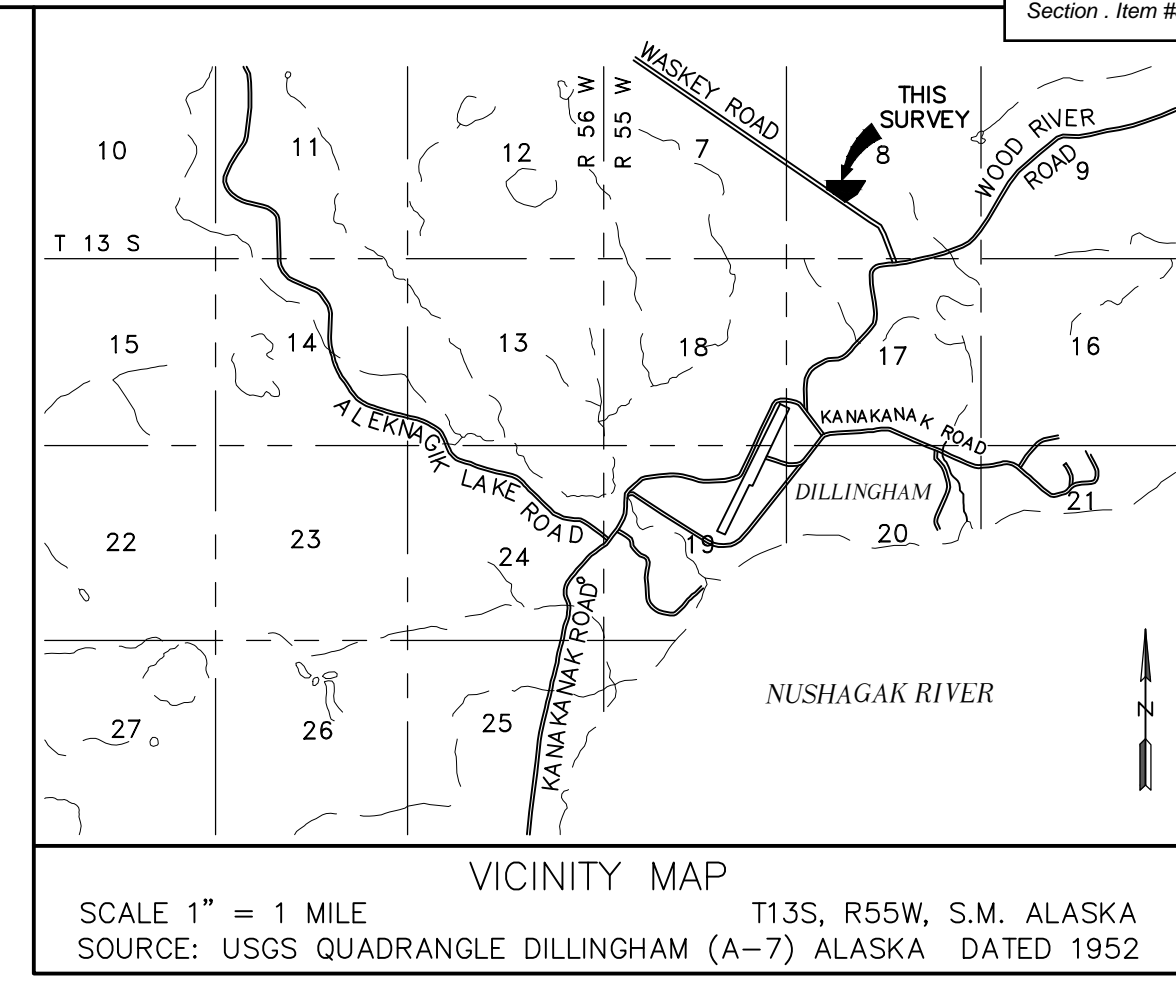
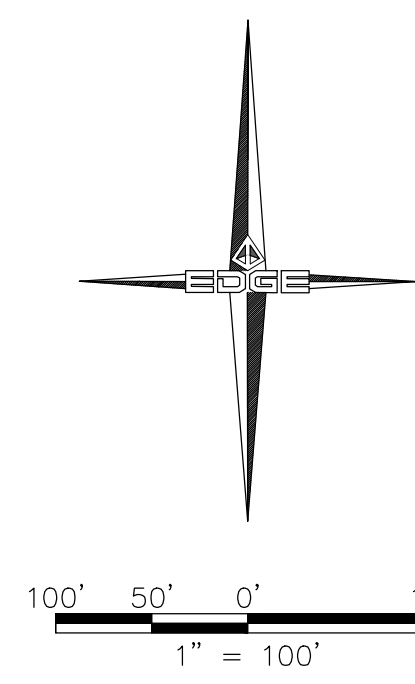
DATE \_\_\_\_\_

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

NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE RUSSELL FIELDING SUBDIVISION, PLAT NO. 97-15, IN THE BRISTOL BAY RECORDING DISTRICT.
- THERE SHALL BE A 20' BUILDING SETBACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'-30.00')
- 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.
- WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
- 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.
- BY THE ORDER OF THE CITY OF DILLINGHAM PLANNING COMMISSION, RESOLUTION NO. 2024-17 APPROVED AND ADOPTED ON MARCH 14, 2024 HEREBY RELINQUISHES THE GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED AUGUST 19, 1994 IN BOOK 42, PAGE 891-898 IN THE BRISTOL BAY RECORDING DISTRICT.

**EDGE SURVEY AND DESIGN, LLC**  
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



## 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**

---

**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.

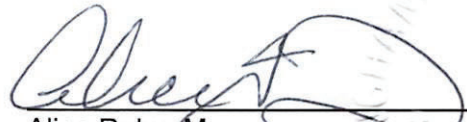
**Section 2: Purpose of Relinquishment** The purpose of this relinquishment is to rectify the length errors contained in the Grant of Easement and to pave the way for the use of the dedicated easement on subdivision plat (97-15) as the official easement for a City of Dillingham Road Easement.

**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]



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.

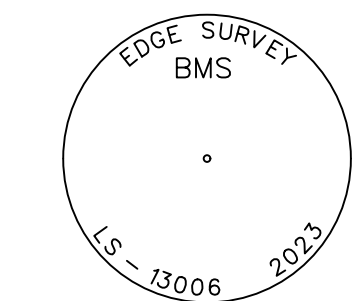
PERSONALLY APPEARING BEFORE ME.

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

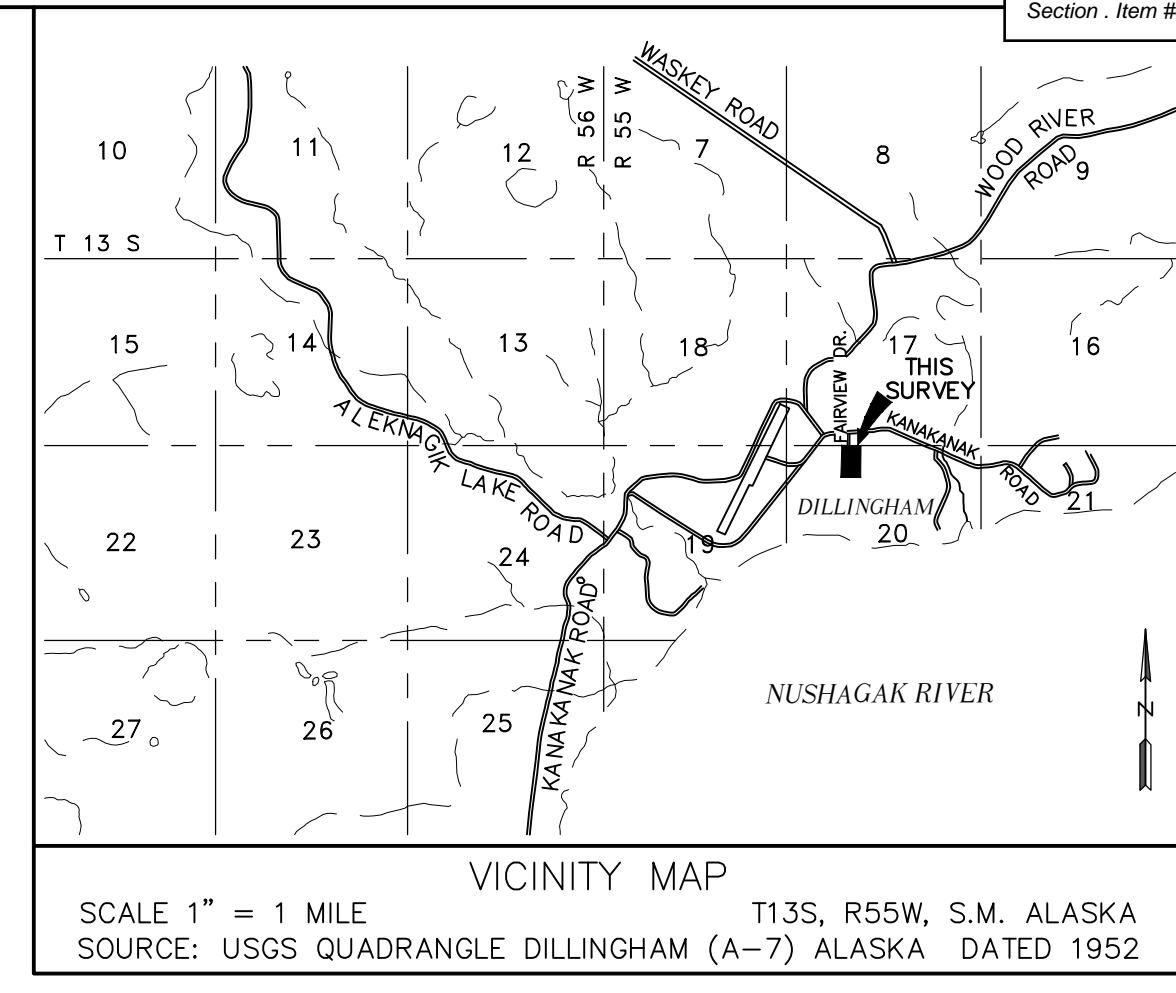
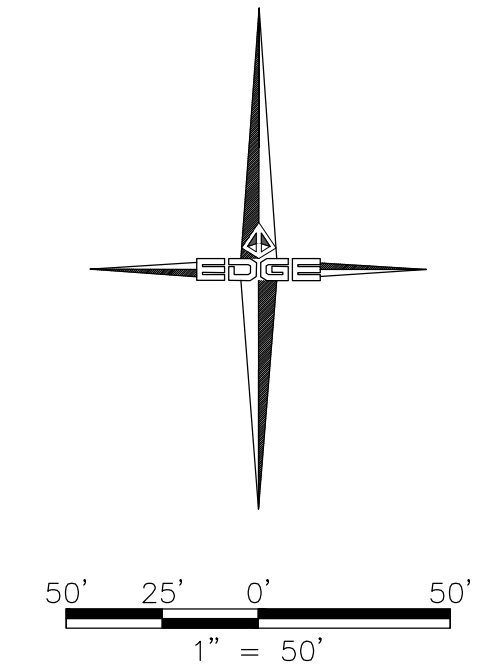
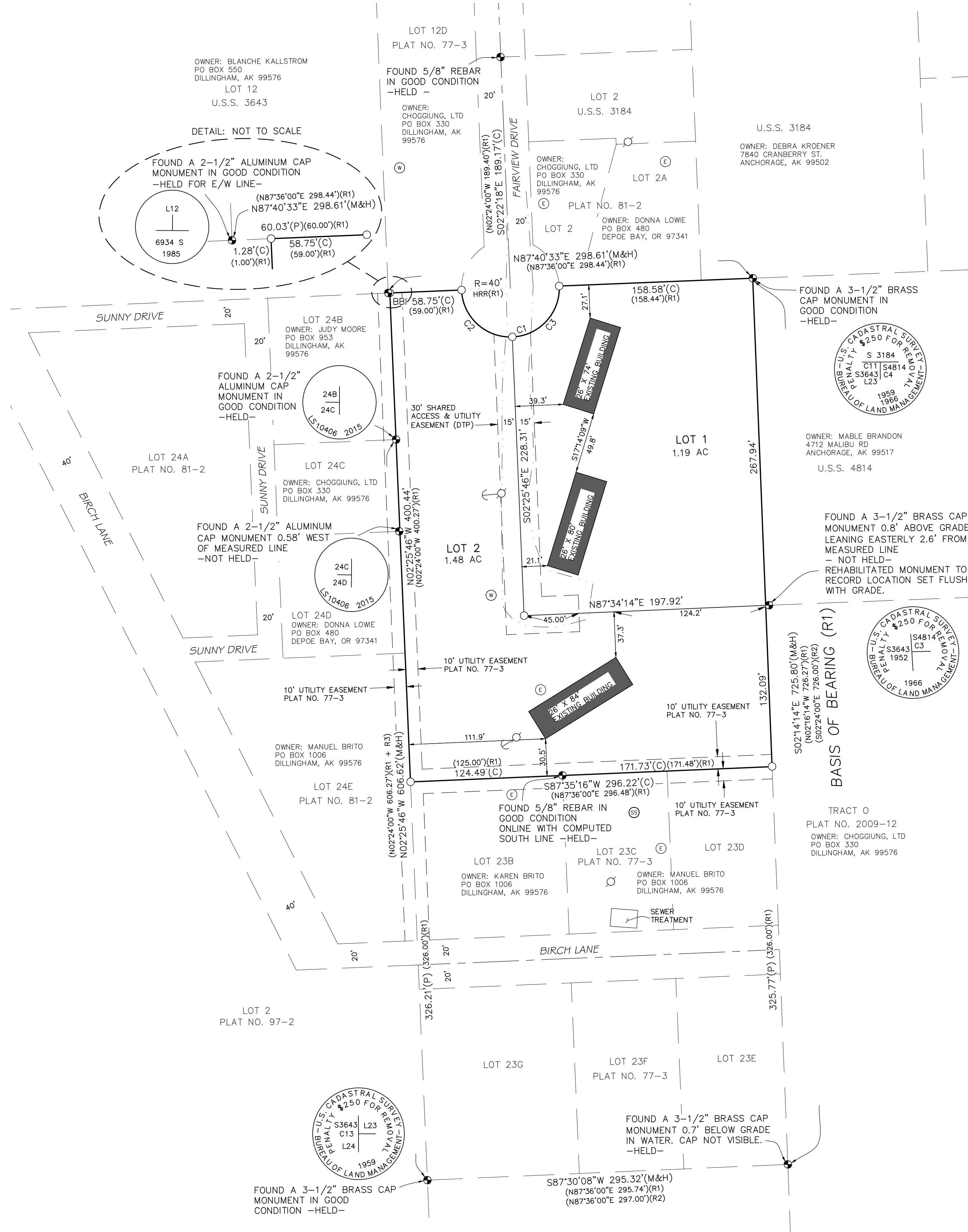
TYPICAL MONUMENT SET THIS SURVEY



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



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. AK BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 2.67 ACRES

Table with columns: DRAWN BY, DATE, CHECKED BY, SURVEY DATE, SCALE, PROJECT #, 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:

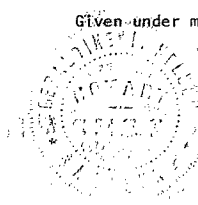
IN WITNESS WHEREOF, the undersigned has set his hand and seal this 30th day of November, 1977.

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 - <input checked="" type="checkbox"/> 5.00
Bristol Bay REC. DIST. <u>Geraldine V. Nelson</u>
Notary in and for the State of Alaska
DATE <u>12-5-77</u> My commission expires: <u>July 24, 1980</u>
TIME <u>2:41 P</u>
<u>Nushagak Electric Cooperative</u>
<u>Box 1197</u>
<u>Dillingham, Ak. 99576</u>

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 Ross 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 Ross 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.

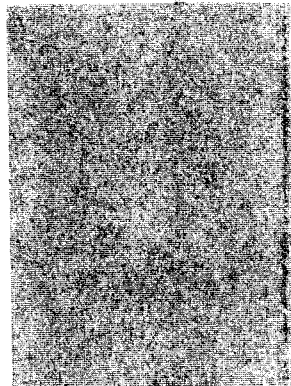
PARCEL NO. 3

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 )

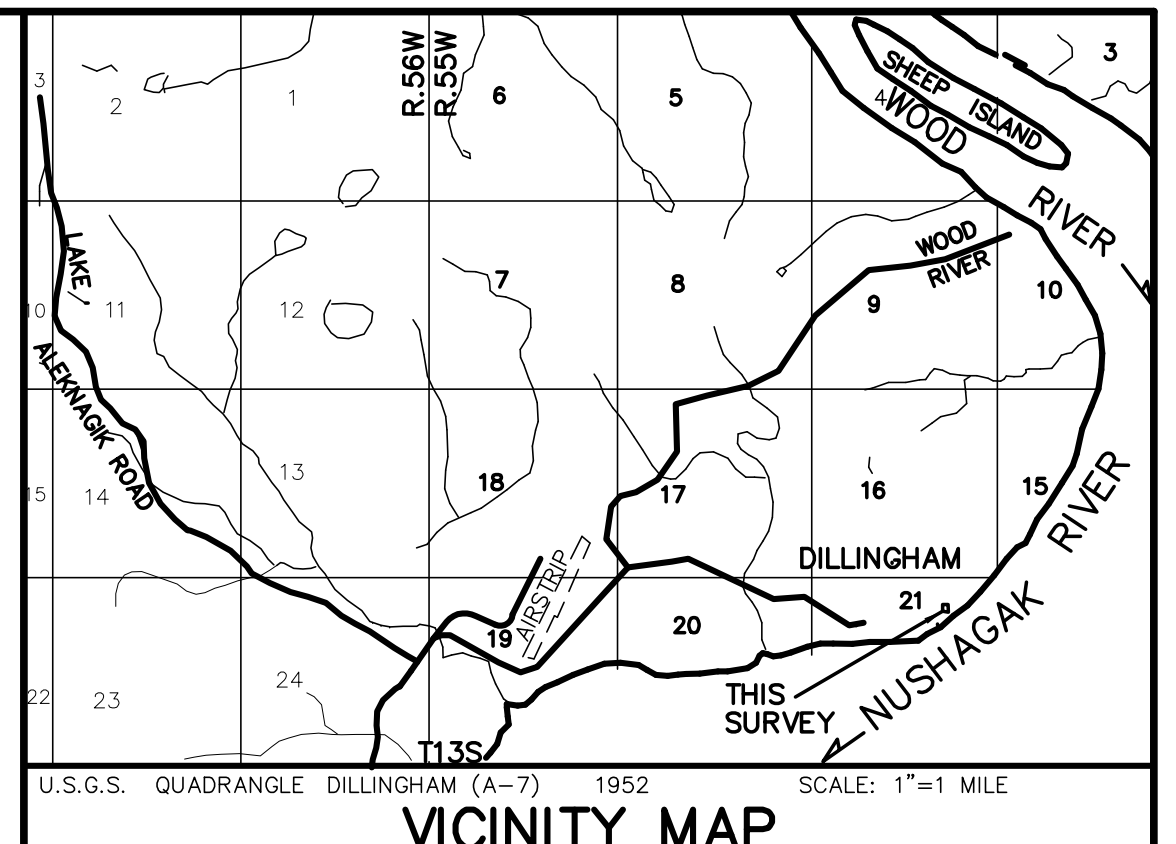
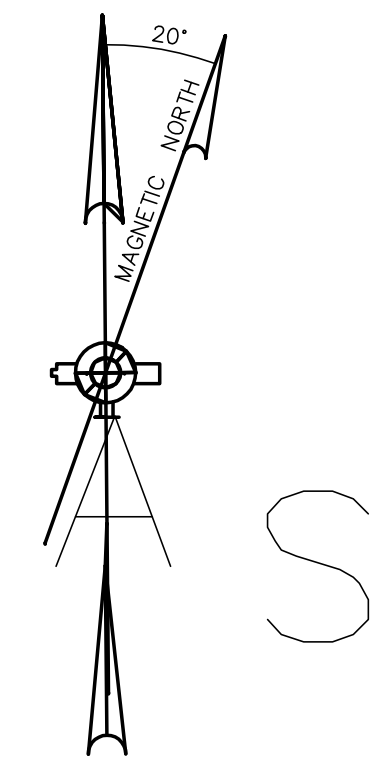
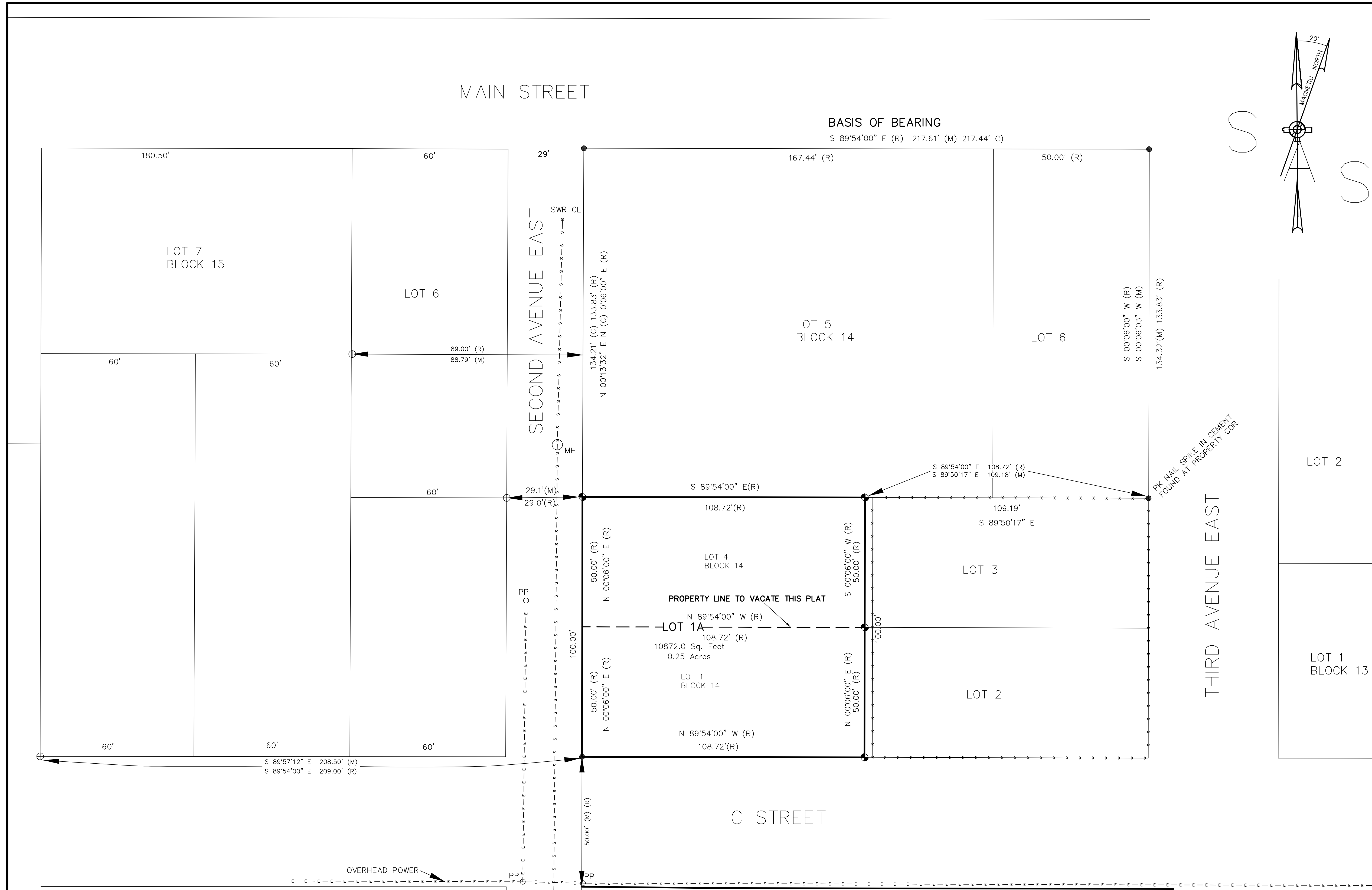
THIS IS TO CERTIFY that on this 1<sup>st</sup> day of June, 1979, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared JAMES H. BINGHAM and DONNA SHIRLEY BINGHAM, known to me to be the persons named in and who executed the 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 <u>6-22</u> 19 <u>79</u>
TIME <u>1:55</u> <u>P</u> M
Requested by <u>NBA</u>
Address _____



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS-OF-WAY TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USES SHOWN.

LAND OWNER:  
YEGANEH ATAIAAN MANGING MEMBER OF:  
BRISTOL PROPERTIES L.L.C.  
1634 CAPE NOBLE CIRCLE  
ANCHORAGE, ALASKA 99516.

**NOTARY'S ACKNOWLEDGEMENT:**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

For \_\_\_\_\_

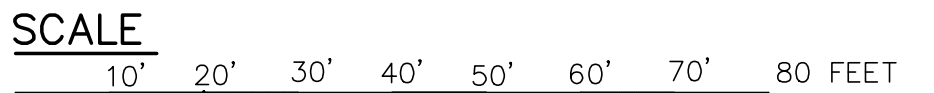
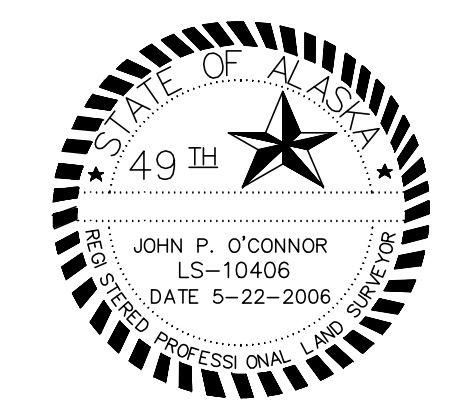
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

**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 I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE BEARINGS, DISTANCES, CORNERS, AND DIMENSIONS HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL ABILITY.

JOHN P. O'CONNOR LS 10406 DATE \_\_\_\_\_



**PLAT APPROVAL:**  
THIS PLAT, HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION, AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF \_\_\_\_\_, 201\_\_, IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

- LEGEND:**
- ⊕ 2" ALUMINUM CAP SET
  - ⊕ 2" CAP FOUND THIS SURVEY AS NOTED
  - ⊕ 5/8" REBAR FOUND THIS SURVEY
  - POWER POLE
  - (M) MEASURED THIS SURVEY
  - (R) RECORD DATA
  - MH SEWER MANHOLE
  - SWR CL SEWER CLEAN OUT

**TAX CERTIFICATION:**  
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLL HAVE BEEN PAID.  
\_\_\_\_\_  
CITY CLERK CITY OF DILLINGHAM

PLAT OF: <b>U.S. 2732 A, B</b> LOT 1A, BLOCK 14			
A RESUBDIVISION OF LOTS 1 AND 4 BLOCK 14 OF U.S. SURVEY 2732 A&B, CREATING LOT 1A, BLOCK 14. CONTAINING 0.25 ACRES MORE OR LESS. LOCATED WITHIN THE DILLINGHAM TOWNSITE			
IN THE BRISTOL BAY RECORDING DISTRICT			
PREPARED BY: <b>SOUTHWEST ALASKA SURVEYING</b> <b>CERTIFICATE OF AUTHORIZATION No. 74853D</b> 2800 N.PARK DR. WASILLA, ALASKA 99654 PHONE 907-373-5775 OR 907-842-2903			
DRAWN BY: J.O.	DATE: 10/25/2023	GRID:	REVISION NO. 1
CHECKED BY: J.O.	SCALE: 1"=20'	F.B.:	DRAWING NO.





# 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, georgette.rway@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: \_\_\_\_\_