



PLANNING COMMISSION

Thursday, December 19, 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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) November 13, 2023 (DRAFT)

APPROVAL OF AGENDA

COMMUNICATIONS

Planner's report

- [2.](#) December 2024 Report

Citizen's comments

PUBLIC HEARINGS

- [3.](#) Harbor Lease Lots Replat
- [4.](#) S&W Subdivision Replat
- [5.](#) Sayak Subdivision Preliminary Plat

UNFINISHED BUSINESS

NEW BUSINESS

- [6.](#) Harbor Lease Lots Replat
- [7.](#) S&W Subdivision Replat
- [8.](#) Sayak Subdivision Preliminary Plat

COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION
November 13, 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.**

CALL TO ORDER

Commissioner Kaleb Westfall called meeting to order at 5:32 PM on November 13, 2024.

ROLL CALL

Present: Kaleb Westfall, Gregg Marxmiller, Susan Isaacs, Michael Bennet, Cade Woods
Absent: Liz Clark (EXCUSED), Bert Luckhurst (EXCUSED)

APPROVAL OF MINUTES

MOTION 1113-01 Michael Bennet moved to approve the minutes of September 11, 2024, seconded by Susan Isaacs. *Motion carried without objection.*

APPROVAL OF AGENDA

MOTION 1113-02 Kaleb Westfall moved to approve the agenda as presented, seconded by Michael Bennet. *Motion carried without objection.*

MOTION 1114-03 Kaleb Westfall moved to remove the Harbor Lease Lots Resubdivision from Public Hearings and from New Business, seconded by Micheal Bennet, *Motion carried without objection.*

DISCUSSION: After reviewing the materials there was potential conflict with the resubdivision of the Harbor Lease Lots and Section 5.30 of the City of Dillingham Municipal Code that relates to the disposal of City property, this includes leases. Planning Director Christopher Maines will get clarification before bringing this back to the Planning Commission.

COMMUNICATIONS

None

CITIZEN’S COMMENTS ON ITEMS NOT ON THE AGENDA

None

CITIZEN’S COMMENTS ON ITEMS ON THE AGENDA

Kevin McCambly- Thanked the Planning Commission for delaying action on the resubdivision of the Harbor Lease lots. He thought that it was a good decision to follow the proper policy and procedure for any city owned property.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

COMMISSIONER COMMENTS

Susan Isaacs- Asked that the Planning Director include a report or a copy of the monthly report in each Planning Commission packet to get an idea of what other activities are going on. Sue also asked about the conditions of the Planning Departments location at the Harbor Office. The concern was about workspace, document safety, and the heat conditions during the winter months.

Planning Director Response: Mr. Maines stated he would include a report in each Planning Commission packet moving forward. Mr. Maines also informed the members of the commission in attendance that he has discussed the next phase of the Planning Dept. renovations with the City Manager, Public Works Director, Port Director, and buildings and grounds staff. The renovations will be starting in Spring 2025. Mr. Maines lastly said the building has adequate heat and a supplemental heat source of an electric heater if needed.

Michael Bennet- Asked about the conditions of the City of Dillingham’s current water distribution system.

Planning Director Response: Mr. Maines informed the commission that the current condition of the City of Dillingham Water System is great. After the removal of the old AC lines for new ductile iron and the removal of dead ends for newly improved water loops for circulation during the Downtown Roads Rehabilitation Project from 2020-2021 many of the deficiencies have been removed. Mr. Maines also conducted the lead and copper survey for the State of Alaska in spring 2024, and evaluated all curb stops. The only issue is a gate valve on Main Street that still needs replacement.

Cade Woods- No Comment

Greg Marxmiller- Asked about the current status of the City of Dillingham’s GIS Mapping System. Greg expressed that having an accurate GIS Map of Dillingham is important and asked that the Planning Director keep it on the priority list.

Planning Director Response: Mr. Maines stated that he has started his GIS training. Mr. Maines has fielded concerns about the current system, as well as his own personal issues with it. The primary issue was that the point given to the mapping system was incorrect, but Mr. Maines has found the correct information. Mr. Maines will prioritize the GIS in the coming months.

Kaleb Westfall- Noted that he had spoken to Will Chaney, CEO of Nushagak Electric. Will had mentioned during their conversation that he was having trouble obtaining utility easements on native allotments.

Planning Director Response: Mr. Maines has spoken to Will Chaney starting in June of this year. Mr. Maines has had several discussions and was the first person to sign up for a working group that Will Chaney is trying to create between Choggiung Limited, BBNA, the City of Dillingham, and other stakeholders to clear up the utility easement issues. Mr. Maines further stated that he is predevelopment and hopes to streamline the processes as time goes on.

ADJOURNMENT

Commissioner Kaleb Westfall adjourned the Planning Commission Meeting.

The meeting was adjourned at 6:06 PM Monday November 13, 2024, in the Dillingham City Council Chambers in Dillingham, Alaska.

Mayor
Alice Ruby

City Manager
Dan Decker



Dillingham City C

Section . Item #2.

Bertram Luckhurst
Michael Bennett
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambley

MEMORANDUM

Date: December 2, 2024
To: Dan Decker, City Manager
From: Christopher Maines, Planning Director
Subject: December 2024 Monthly Report

Planning Commission Activities:

In the month of November, we held one planning commission meeting. The meeting was to discuss and review the preliminary replat for Harbor Lease Lot 2 and Lease Lot 3. The preliminary replat was to shift the existing common line south by 60 ft, dedicate a public access easement, and include a utility easement for Nushagak Electric to fix the buried power line on the south end of the Dillingham Boat Harbor. During the hearing it was asked about the disposal of municipal property process. Under 5.30 of the Dillingham Municipal Code, it requires us to go through a public process when disposing of City owned real property, this also includes leased property. Because of this it required additional research and action on the replat of the lease lots was tabled. We will be going through the proper process before bringing it back to the Planning Commission.

Planning Department Activities:

I am currently reviewing Title 12, Title 17, and Title 18 of the Dillingham Municipal Code. The overall purpose and goal of this reevaluation is to see if current codes are still applicable today and if changes or additional language should be adopted. In 2015 through 2017 there was an effort to review each section of the Dillingham Municipal Code under the suggestion of Janice Williams the former City Clerk. At that time Title 4 and Title 7 were heavily reviewed. With upcoming major projects and future development in mind, I will be submitting suggested areas of the Dillingham Municipal Code for your review to determine if changes and or revisions need to be made.

I am currently training through LinkedIn Learning on ArcGIS so that I will be able to update the City of Dillingham system. Our mapping has needed an overhaul for years and being able to update items in house would be beneficial. I am hoping to add layers for City owned and maintained streets to better assist in snow removal routes, update addresses

for EMS and Police Dispatchers, and clean up the location mapping of City open infrastructure, such as curb stops, storm drains, and valve locations. These changes will take time but will be beneficial to all departments.

I have been reviewing the City of Dillingham permit processes and the application process we currently use. There has been recent confusion and questions about what requires a permit and some of the requirements, such as insurance. One other question related to special events is if the City of Dillingham is required to submit permit applications to host events or if its exempt. If it is exempt, changes will have to be made to the code.

In October I sent out staff nominations for the CIP list. The closing date was the end of November. I have received several project requests, primarily from Public Works. These projects have been compiled and will be provided to Agnew Beck for the upcoming City Council workshop.

I received my certification in Municipal Stormwater Monitoring and Stormwater Management. I started my courses in September and received my certificates on November 25, 2024.

Upcoming Activities

Starting in January of 2025. I will begin promoting our land use permitting through advertisement. It was brought to my attention in November when the City Assessors arrived to conduct work, that the permits that our office received were primarily for non-construction development. Unless we emphasize the importance of these permits to the general public, we may fail to capture any improvements made to existing or new real property within the Dillingham Area. Enforcement has always been an issue, so I am researching what we can do to improve our permit acquisitions.

The City of Dillingham will begin advertising for the Administrative Assistant position within the Planning Department in early December. I will update the Council once the position has been filled.

Upcoming Calendar Items:

Planning Commission Meeting	December 19, 2024
Nuyakuk Hydro Project’s Updated Study Report	January 15/16 2025

Attachment: Revitalizing Dillingham: A Bold Initiative for Housing Development

Revitalizing Dillingham: A Bold Initiative for Housing Development

Introduction

Dillingham, Alaska, a community rich in culture and natural beauty, faces a critical juncture in its development. Like many remote Alaskan towns, we grapple with a pressing housing crisis that threatens our ability to grow, retain our population, and attract vital professionals to our community. Today, we present a visionary yet practical approach to address this challenge head-on, drawing inspiration from successful initiatives in other Alaskan communities while tailoring solutions to Dillingham's unique needs.

The Challenge

Our community faces two significant hurdles in housing development:

1. The exorbitant cost of construction materials, further inflated by hefty shipping expenses.
2. The immediate burden of property taxes on newly constructed homes and rental properties.

These factors have created a stagnant housing market, deterring both private and public developers from investing in our community's future.

Our Proposal: A Two-Pronged Approach

We propose two innovative measures that will not drain city resources but will demonstrate Dillingham's commitment to growth and development:

1. Property Tax Exemption for New Construction

Following the successful model implemented in Wasilla, we propose exempting newly constructed rental properties and homes within Dillingham from real property taxation for a period of 5-10 years.

Benefits:

- Stimulates economic growth by encouraging construction projects
- Creates jobs in the construction sector and related industries
- Attracts outside investment to our community
- Increases long-term tax revenue through expanded housing stock
- Helps retain current residents and attract new ones

2. Reduced Shipping Fees for Building Materials

We propose exempting or significantly reducing the wharf, handling, and tariff fees for shipping building materials intended for new home and rental property construction within Dillingham.

Benefits:

- Directly lowers construction costs, making projects more viable
- Encourages the use of higher-quality, more durable materials
- Supports local construction companies and suppliers
- Sets Dillingham apart as a forward-thinking, development-friendly community

Implementation Strategy

To ensure the success of these initiatives, we propose the following approach:

1. **Pilot Program:** Begin with a targeted pilot in a specific area or for a particular type of development.
2. **Clear Eligibility Criteria:** Establish transparent guidelines to ensure the incentives are used as intended.
3. **Regular Review:** Conduct annual assessments to measure the program's effectiveness and make necessary adjustments.
4. **Community Engagement:** Host town halls and workshops to gather input and build community support.
5. **Economic Impact Study:** Partner with local economists to project the long-term benefits of these initiatives.

Addressing Potential Concerns

We anticipate and are prepared to address several potential concerns:

- **Maintaining City Services:** We will present a detailed plan to ensure essential services remain fully funded during the tax exemption period.
- **Preventing Abuse:** Strict oversight measures will be implemented to prevent any misuse of these incentives.
- **Long-term Financial Impact:** Our projections show that the increased tax base after the exemption period will more than offset the initial revenue deferment.

The Broader Impact

This initiative extends far beyond just creating more housing. It's about building a stronger, more vibrant Dillingham:

- **Economic Diversification:** A thriving construction sector can help reduce our economic reliance on seasonal industries.

- **Attracting Professionals:** Improved housing options will make it easier to attract and retain teachers, healthcare workers, and other professionals crucial to our community's well-being.
- **Community Health:** Better housing directly correlates with improved health outcomes and overall quality of life.
- **Environmental Considerations:** By enabling the use of modern, energy-efficient materials, we can reduce our community's carbon footprint.

Call to Action

Dillingham stands at a crossroads. We can choose to maintain the status quo and watch as our housing crisis deepens, or we can take bold, proactive steps towards a brighter future. This proposal offers a path forward that is both ambitious and achievable.

Together, we can build a Dillingham that not only meets the needs of our current population but is poised for sustainable growth and prosperity in the years to come.

Let's seize this opportunity to show that Dillingham is not just a great place to visit, but an even better place to call home.

Thank you for your consideration.

17.07.070 Standard and abbreviated preliminary plat—Approval, conditional approval, denial.

- A. The planning commission shall approve, conditionally approve, or deny the preliminary plat within sixty days of the official filing date or the preliminary plat is considered approved.
- B. The planning commission shall request that the subdivider consent to an extension of the sixty-day period if it is anticipated that no action will be taken within the sixty-day time frame and the planning commission has made a good faith attempt to review the plat.
- C. Approval of the preliminary plat shall entitle the subdivider to approval of the final plat if it conforms to the approved preliminary plat, complies with the conditions of approval placed on the subdivision by the planning commission, and complies with all other provisions of this title and all applicable statutes and regulations. (Ord. 90-03 § 1 (part), 1990.)

17.11.030 Notice and procedure for abbreviated final plats.

The final plat procedure for an abbreviated plat shall be the same as for a standard plat except that the final plat and subdivision improvements shall be approved or rejected administratively by the planning director rather than by the planning commission. (Ord. 90-03 § 1 (part), 1990.)

17.11.040 Approval or denial for standard and abbreviated final plats.

A. The planning commission, or in the case of abbreviated plats, the planning director, shall approve or deny the final plat and subdivision improvements within sixty days after a request for

The Dillingham Municipal Code is current through Ordinance 22-06, passed September 8, 2022.

approval is filed, or shall return the plat to the applicant for modification or correction and/or state what must be done to make the improvements acceptable to the city. Unless the applicant consents to an extension of time, the plat and subdivision are considered approved and a certificate of approval shall be issued by the planning director on demand if the planning commission fails to act within sixty days.

B. Any reasons for the rejection of the plat or subdivision improvements by the planning commission shall be stated in the minutes of the meeting and in the resolution rejecting the subdivision and a copy thereof shall be supplied to the applicant. Any reasons for the rejection of the plat or subdivision improvements by the planning director shall be stated in a letter.

C. The planning commission resolution announcing the rejection or the letter of rejection from the planning director shall be mailed certified, return receipt requested, to the applicant within five working days of the date of the decision. The notice shall reference the right to appeal a decision to the city council within thirty days from the date of the decision in accordance with Chapter [18.52](#) of this code. (Ord. 90-03 § 1 (part), 1990.)

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.

CITY OF DILLINGHAM (LOT 3B) DATE PO BOX 889 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

GREATLAND AUTO PARTS LLC (LOT 2A) DATE ROBERT CAMBRON, MANAGER 3060 N. LAZY EIGHT COURT, SUITE 2 #111 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

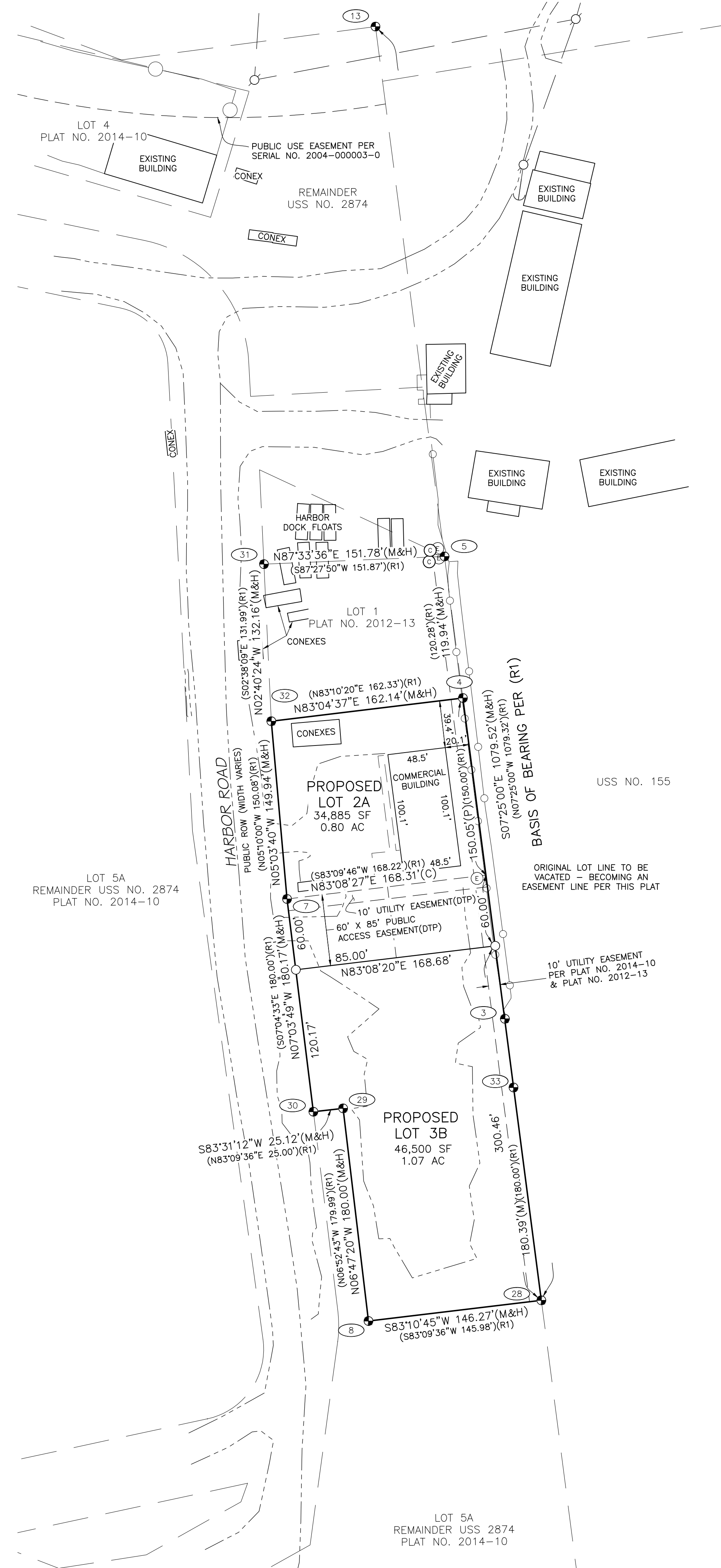
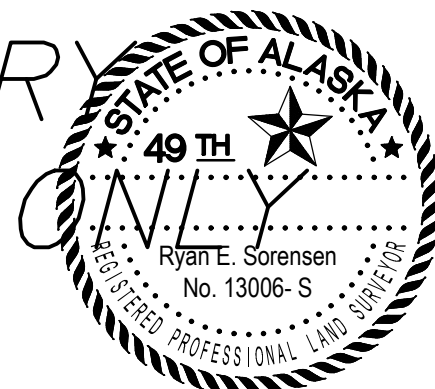
NOTES

- 1. THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE HARBOR LEASE LOTS RESUBDIVISION, PLAT NO. 2014-10, IN THE BRISTOL BAY RECORDING DISTRICT.
2. 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.
3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE A6 AN AREA OF 100-YEAR FLOODING, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; 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.
5. 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.
6. 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.
7. THIS PROPERTY IS SUBJECT TO THE ASSIGNMENT & ASSUMPTION OG GROUND LEASE RECORDED SEPTEMBER 8, 2021 UNDER SERIAL NO. 2021-000303-0 IN THE BRISTOL BAY RECORDING DISTRICT.

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: PRELIMINARY FOR REVIEW RYAN E. SORENSEN, R.L.S. 10006-S



LEGEND

- FOUND MONUMENT AS NOTED
MONUMENT SET THIS SURVEY
MONUMENT NUMBER
SANITARY SEWER MANHOLE
ELECTRIC VAULT
GUY WIRE
UTILITY POLE
UTILITY POLE
MEASURED
COMPUTED
HELD
PROPORTIONED
BRISTOL BAY RECORDING DISTRICT
RIGHT-OF-WAY
RECORD DATA PER PLAT NO. 2014-10, BBRD
DEDICATED THIS PLAT
SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
FENCE LINE
OVERHEAD UTILITY
EDGE OF GRAVEL DRIVE
BUILDING OUTLINE

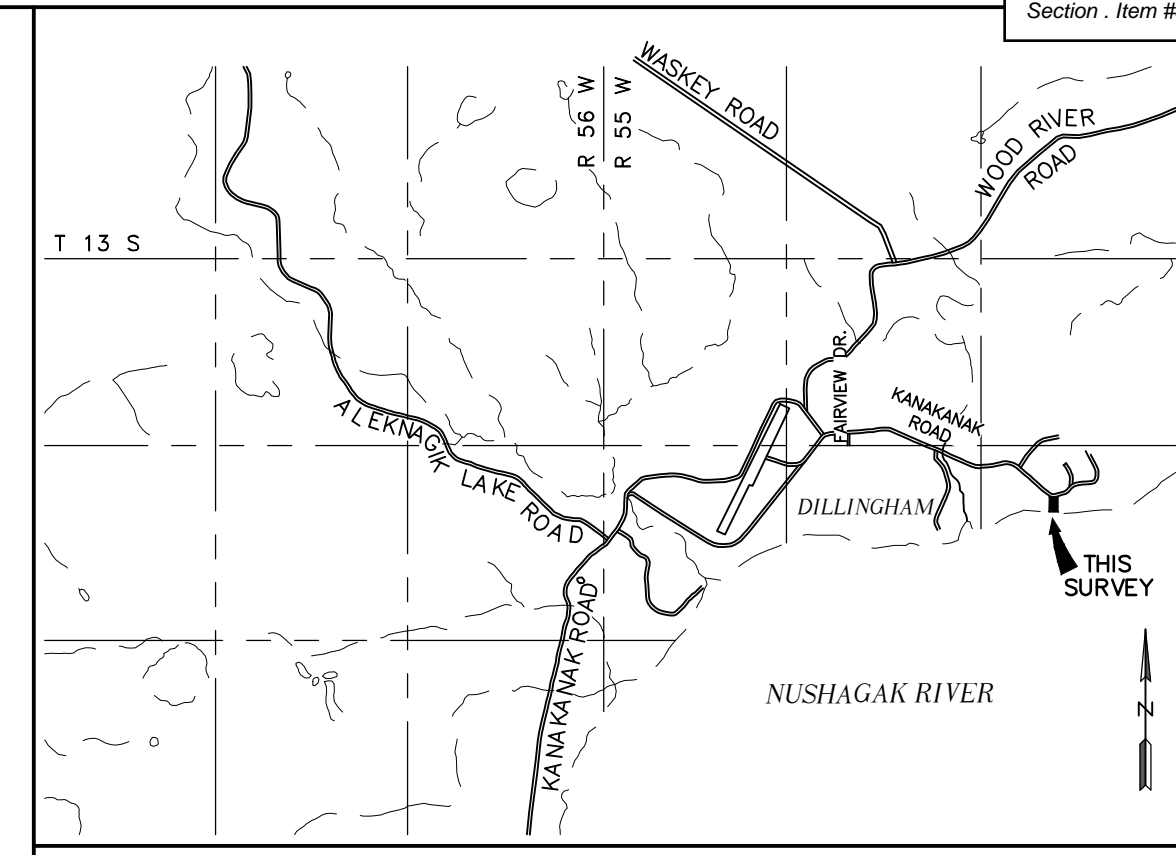
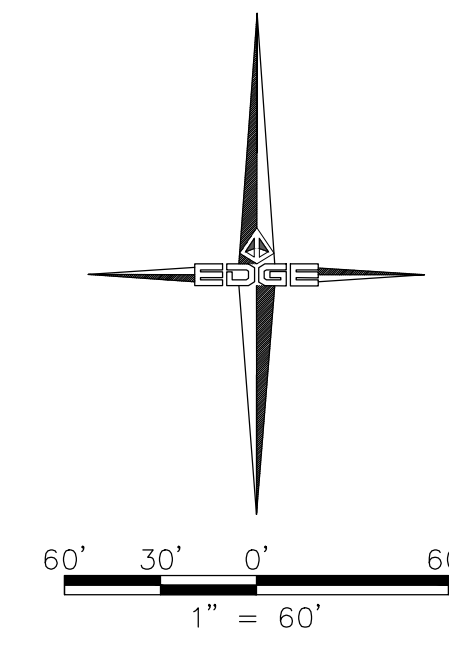
TYPICAL MONUMENT SET THIS SURVEY



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

MONUMENT SUMMARY

- 3 FOUND 3" ALUMINUM CAP ON 2" POST 0.1' ABOVE GRADE IN GOOD CONDITION
4 FOUND 2" ALUMINUM CAP ON 5/8" REBAR FOUND DISTURBED
5 FOUND 3" ALUMINUM CAP ON 2" POST 0.5' ABOVE GRADE IN GOOD CONDITION
7 FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
8 FOUND 2" ALUMINUM CAP ON 5/8" REBAR AT GRADE GOOD CONDITION
13 FOUND 3" BRASS CAP IN CASE ON 2" POST 0.85' BELOW RIM OF CASE IN GOOD CONDITION -HELD-
28 FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.2' ABOVE GRADE GOOD CONDITION -HELD-
29 FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.5' ABOVE GRADE GOOD CONDITION
30 FOUND 2" ALUMINUM CAP ON 5/8" REBAR AT GRADE GOOD CONDITION
31 FOUND 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
32 FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' ABOVE GRADE GOOD CONDITION
33 FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.1' BELOW GRADE FOUND DISTURBED



VICINITY MAP T13S, R55W, S.M. ALASKA SOURCE: USGS QUADRANGLE DILLINGHAM (A-7) ALASKA DATED 1952

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

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

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 DATE

EDGE SURVEY AND DESIGN, LLC 8000 KING STREET ANCHORAGE, AK 99518 Phone (907) 544-5990 Fax (907) 761-0502 AEC# 1392 WWW.EDGESURVEY.NET PLAT OF HARBOR LEASE LOTS REPLAT NO. 2 A RE-SUBDIVISION OF LOT 2, HARBOR LEASE LOTS, PLAT NO. 2012-13 AND LOT 3A, HARBOR LEASE LOT RE-SUBDIVISION, PLAT NO. 2014-10 LOCATED WITHIN SECTION 21, T13S, R55W, S.M. AK BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 1.87 ACRES



Preliminary Platting Application

Section . Item #3.

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: EDGE Survey & Design, LLC
Mailing Address: 8000 King Street, Anchorage, AK 99518
Telephone: cell (707)529-4960 (Roni) cell (907) 250-1805 (Ryan)
Email: roni@edgesurvey.net and/or ryan@edgesurvey.net
Surveyor: EDGE Survey & Design, LLC (Veronica Bojko, PLS & Ryan Sorensen, PLS)

Property Information

Legal description of property involved in this request (as shown on attached title report):

Lot 2, Plat No. 2012-13 & Lot 3A, Plat No. 2014-10, BBRD

Please include Section: Section 21 T 13S R 55W

Total Acreage: 1.87 ac No. of Lots Resulting: 2 Size each lot: 2A = 0.80 ac; 3B = 1.07 ac

Describe the proposed change: Shift the existing common line between Lot 2 & Lot 3a south 60 feet and dedicate a public access easement

Proposed name (non-duplicate/unique) for new subdivision: Harbor Lease Lots - Replat

For VACATION, Complete This Section

Legal description of area to be vacated: N/A

- 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): _____

Attachments Required (all applications)

- 1. Twelve (12) copies of a clean, legible, accurate, to scale, preliminary plat with proposed subdivision name and legal description in the Title Block. See Preliminary Submittal Checklist for platting details.

Included in Submittal Package

- 2. Planning Director will provide notification of subdivision application to and solicit comments from affected agencies and adjacent landowners. Agencies to be contacted are as follows:

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> ADF&G | <input type="checkbox"/> BBNA | <input type="checkbox"/> BBNC |
| <input type="checkbox"/> BIA | <input type="checkbox"/> Choggiung | <input type="checkbox"/> City of Dillingham |
| <input type="checkbox"/> Corps of Engineers | <input type="checkbox"/> DNR | <input type="checkbox"/> DOT |
| <input type="checkbox"/> GCI | <input type="checkbox"/> Land Owners | <input type="checkbox"/> Nushagak Cooperative |

- 3. Appropriate fee. Preliminary Plat Application \$100 + \$10 per lot

Check for \$120 Included in Submittal Package

- 4. Current certificate to plat (or title report) for all properties involved in the plat with legible copy of all documents identified within that report.

Included in Submittal Package

- 5. Any property owner agreements, such as restrictive covenants or easements.

Included in Submittal Package

- 6. 8 1/2" x 11" transparency of preliminary sketch suitable for overhead projection of the proposed plat and all previous plats if applicable (check with planning dept).

Included in Submittal Package

- 7. Owner signatures on attached form.

Included in Submittal Package

- 8. Variance form if needed.

N/A

- 9. Section line easement research.

N/A

- 10. Completed Preliminary Submittal Checklist.

Included in Submittal Package


Note that within twelve (12) months after Planning Commission approval, a suitable plat or final document(s) meeting the conditions of the Planning Commission and requirements of the Dillingham Municipal Code must be prepared and submitted to the Planning Department by a Registered Land Surveyor. Taxes may NOT be delinquent.

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) Robert Cambron, ^{President}~~Manager~~ Greatland Auto Parts, LLC Phone: (907)529-7867
 Signature: 
 Mailing Address: 3060 N. Lazy Eight Court, Suite 2 #111, Wasilla, AK 99654
 Property Owned: Lot 2, Plat No. 2012-13 (Proposed Lot 2A)

Name: (print) Daniel Decker, Acting City Manager City of Dillingham Phone: (907)842-5148
 Signature: _____
 Mailing Address: P.O. Box 889, Dillingham, AK 99576
 Property Owned: Lot 3A, Plat No. 2014-10 (Proposed Lot 3B)

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: _____

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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) Constance Timmerman Phone: 907-843-0967
 Signature: _____
 Mailing Address: P.O. Box 143, DLG 99576
 Property Owned: _____

Name: (print) HAROLD R AND Judy Samuels Phone: 907842-5335
 Signature: Harold Samuels Judy Samuels
 Mailing Address: 5628 KAWAKAWAK ROAD Dillingham ALASKA 99576
 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: _____

Name: (print) _____ Phone: _____
 Signature: _____
 Mailing Address: _____
 Property Owned: _____

Attachments Required (all applications)

- 1. Twelve (12) copies of a clean, legible, accurate, to scale, preliminary plat with proposed subdivision name and legal description in the Title Block. See Preliminary Submittal Checklist for platting details.

Included in Submittal Package

- 2. Planning Director will provide notification of subdivision application to and solicit comments from affected agencies and adjacent landowners. Agencies to be contacted are as follows:

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> ADF&G | <input type="checkbox"/> BBNA | <input type="checkbox"/> BBNC |
| <input type="checkbox"/> BIA | <input type="checkbox"/> Choggiung | <input type="checkbox"/> City of Dillingham |
| <input type="checkbox"/> Corps of Engineers | <input type="checkbox"/> DNR | <input type="checkbox"/> DOT |
| <input type="checkbox"/> GCI | <input type="checkbox"/> Land Owners | <input type="checkbox"/> Nushagak Cooperative |

- 3. Appropriate fee. Preliminary Plat Application \$100 + \$10 per lot

Check for \$120 Included in Submittal Package

- 4. Current certificate to plat (or title report) for all properties involved in the plat with legible copy of all documents identified within that report.

Included in Submittal Package

- 5. Any property owner agreements, such as restrictive covenants or easements.

Included in Submittal Package

- 6. 8 1/2" x 11" transparency of preliminary sketch suitable for overhead projection of the proposed plat and all previous plats if applicable (check with planning dept).

Included in Submittal Package

- 7. Owner signatures on attached form.

Included in Submittal Package

- 8. Variance form if needed.

N/A

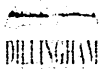
- 9. Section line easement research.

N/A

- 10. Completed Preliminary Submittal Checklist.

Included in Submittal Package

Note that within twelve (12) months after Planning Commission approval, a suitable plat or final document(s) meeting the conditions of the Planning Commission and requirements of the Dillingham Municipal Code must be prepared and submitted to the Planning Department by a Registered Land Surveyor. Taxes may NOT be delinquent.



Preliminary Platting Application

Date Received
Received By
Application Fee
Date Completed

Section . Item #4.
/ /
/ /
_____ paid
/ /

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: EDGE Survey & Design, LLC
 Mailing Address: 8000 King Street, Anchorage, AK 99518
 Telephone: cell (707)529-4960 (Roni) cell (907) 250-1805 (Ryan)
 Email: roni@edgesurvey.net and/or ryan@edgesurvey.net
 Surveyor: EDGE Survey & Design, LLC (Veronica Bojko, PLS & Ryan Sorensen, PLS)

Property Information

Legal description of property involved in this request (as shown on attached title report):

Sub. Replat of Lots 14A, 14B, 14C, Plat No. 78-8, BBRD

Please include Section: Section 36 T 13S R 56W

Total Acreage: 4.14 ac No. of Lots Resulting: 5 Size each lot: Varies

Describe the proposed change: Shift the existing property lines between Lots and adjusting easement

Proposed name (non-duplicate/unique) for new subdivision: S & W Subdivision Replat & Easement Vacation.

For VACATION, Complete This Section

Legal description of area to be vacated: N/A

- Dedicated public right-of-way—*street name* _____
- Section line easement—*width of easement* _____
- Type of easement (Federal) _____ (State) _____ (Other) Access / Utility Ease.
- 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): _____

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 APPERTAINING THERETO.

PRESIDING OFFICER-DILLINGHAM PLANNING COMMISSION

TAX CERTIFICATION

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

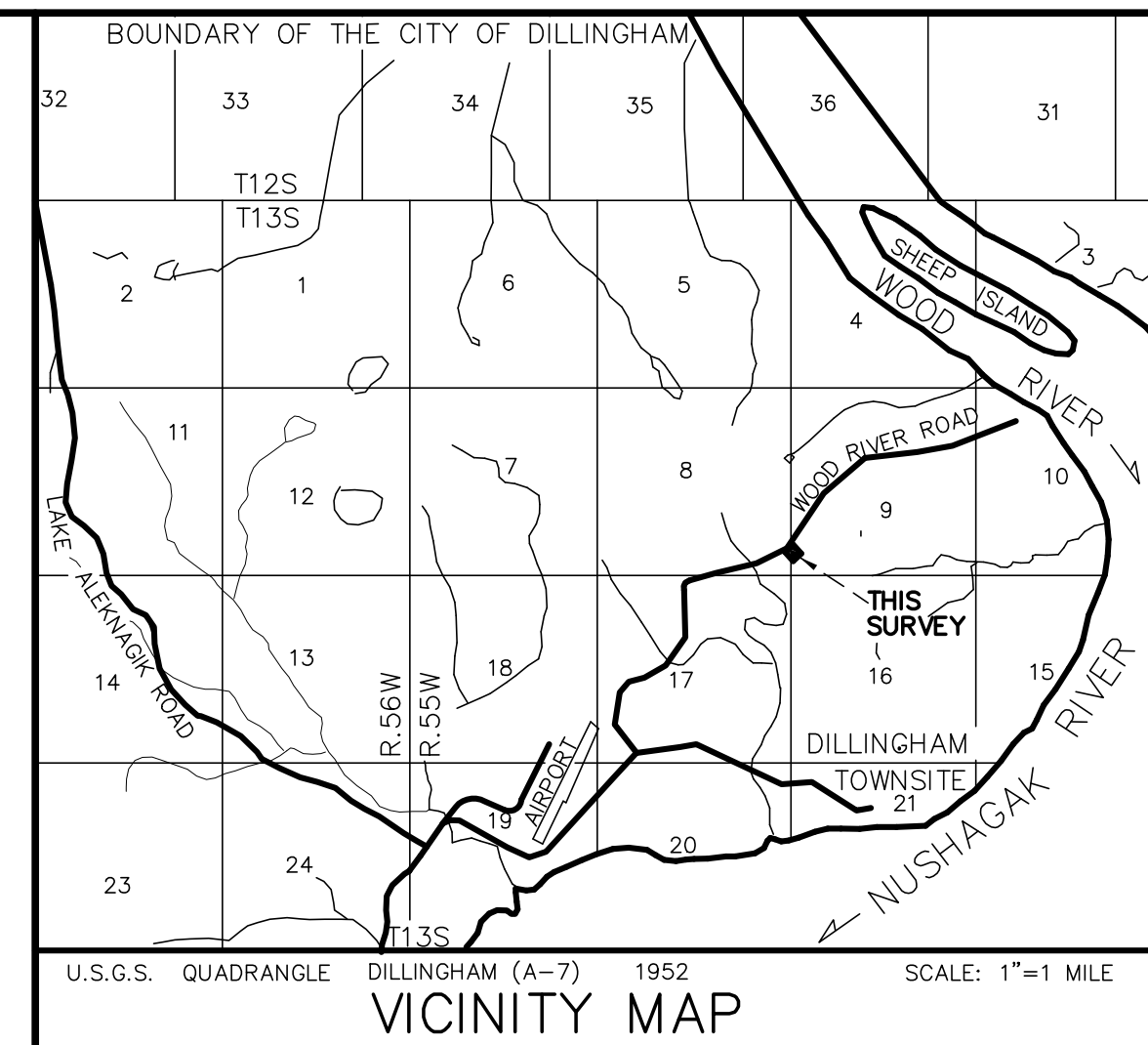
LAND OWNER:
LANA WADLEY
35 ECLIPSE DRIVE
SPARKS, NV 89441

LOT 2
U.S. SURVEY 5818

SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	TANGENT CHORD LENGTH
C1	116.57	300.00	22°15'49"	S 46°11'52" W 59.03	115.84
C2	36.19	20.00	103°41'02"	S 86°32'12" W 25.45	31.45
C3	232.26	703.00	18°55'46"	S 44°50'29" W 117.20	231.20



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1 OF BLACKIE'S KNOB LOTS 1 AND 2. WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR THE PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____
NORMAN ELLIS VAN VACOR
BOX 391
DILLINGHAM, AK 99576

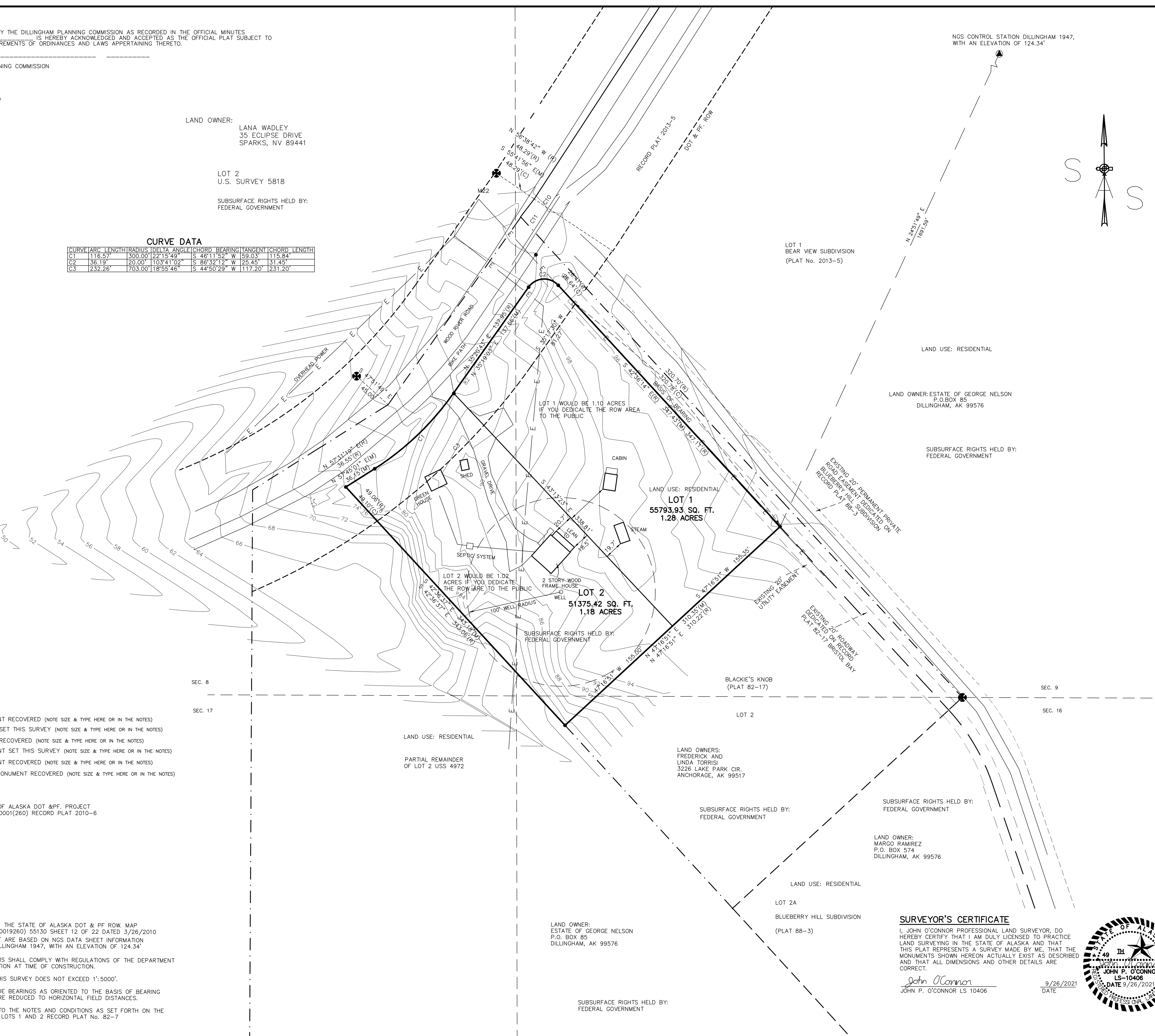
NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

DATE _____
LYNN VAN VACOR
BOX 391
DILLINGHAM, AK 99576

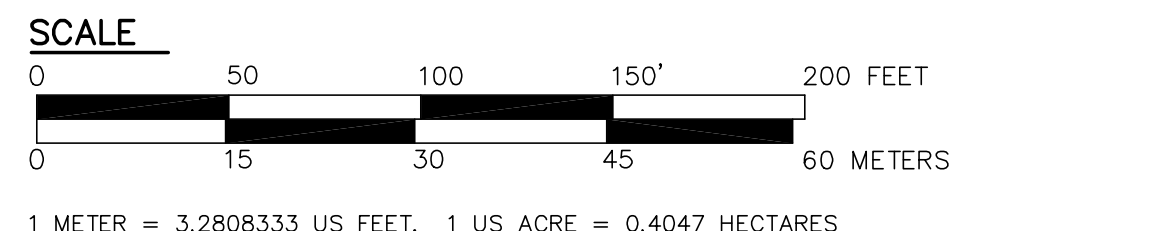
NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



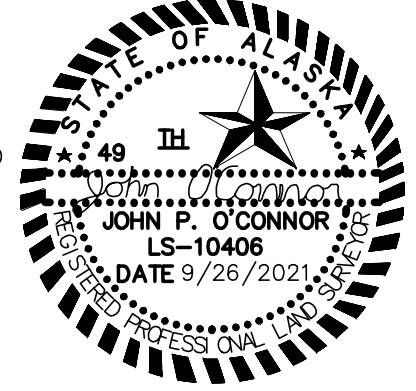
- LEGEND**
- ⊕ GLO - BLM MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - ⊙ PRIMARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - ⊕ PRIMARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - SECONDARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - SECONDARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - ⊙ GEODETIC CONTROL MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
 - SURVEYED
 - UNSURVEYED
 - (R) RECORD PER STATE OF ALASKA DOT & PF. PROJECT ARA-HPP-EB;-PLD-0001(260) RECORD PLAT 2010-6
 - (C) COMPUTED
 - (M) MEASURED

- NOTES**
1. THE BASIS OF BEARING IS PER THE STATE OF ALASKA DOT & PF ROW. MAP PROJECT ARA-HPP-EB;-PLD-0019260) 55130 SHEET 12 OF 22 DATED 3/26/2010
 2. THE ELEVATIONS ON THIS PLAT ARE BASED ON NGS DATA SHEET INFORMATION FOR NGS CONTROL STATION DILLINGHAM 1947, WITH AN ELEVATION OF 124.34'
 3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
 4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1':5000'.
 5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 6. THIS SUBDIVISION IS SUBJECT TO THE NOTES AND CONDITIONS AS SET FORTH ON THE PLAT OF BEAR BLOKIE'S KNOB LOTS 1 AND 2 RECORD PLAT No. 82-7



PRELIMINARY PLAT OF: SAYAK SUBDIVISION	
A SUBDIVISION OF LOT 1 OF BLACKIE'S KNOB LOT 1 AND 2 RECORD PLAT No. 82-17 LOCATED WITHIN SECTIONS 8, 9 AND 16 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 2.47 ACRES MORE OR LESS.	
BRISTOL BAY RECORDING DISTRICT	
DATE OF SURVEY: BEGINNING: 6/5/2019 ENDING:	PREPARED BY: SOUTHWEST ALASKA SURVEYING 2800 N. PARK DR WASILLA, ALASKA 99654 PHONE 907-373-1607
DRAWN BY: J.O.	DATE: 9/10/2021
CHECKED BY: C.O.	SCALE: 1"=50'
REVISION NO. 1	
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
DATE 9/26/2021





Dillingham Harbor Lease Lots Replat Summary

The purpose of this replat is to shift the common line between Lot 2 and Lot 3a South 60 ft. Additionally it includes a dedicated public access easement and a utility easement for Nushagak Electric to repair the damaged buried powerline on the South End of the Dillingham Boat Harbor.

The Planning Director recommends approving the preliminary plat.

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.

CITY OF DILLINGHAM (LOT 3B) DATE PO BOX 889 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

GREATLAND AUTO PARTS LLC (LOT 2A) DATE ROBERT CAMBRON, MANAGER 3060 N. LAZY EIGHT COURT, SUITE 2 #111 WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 2024.

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES

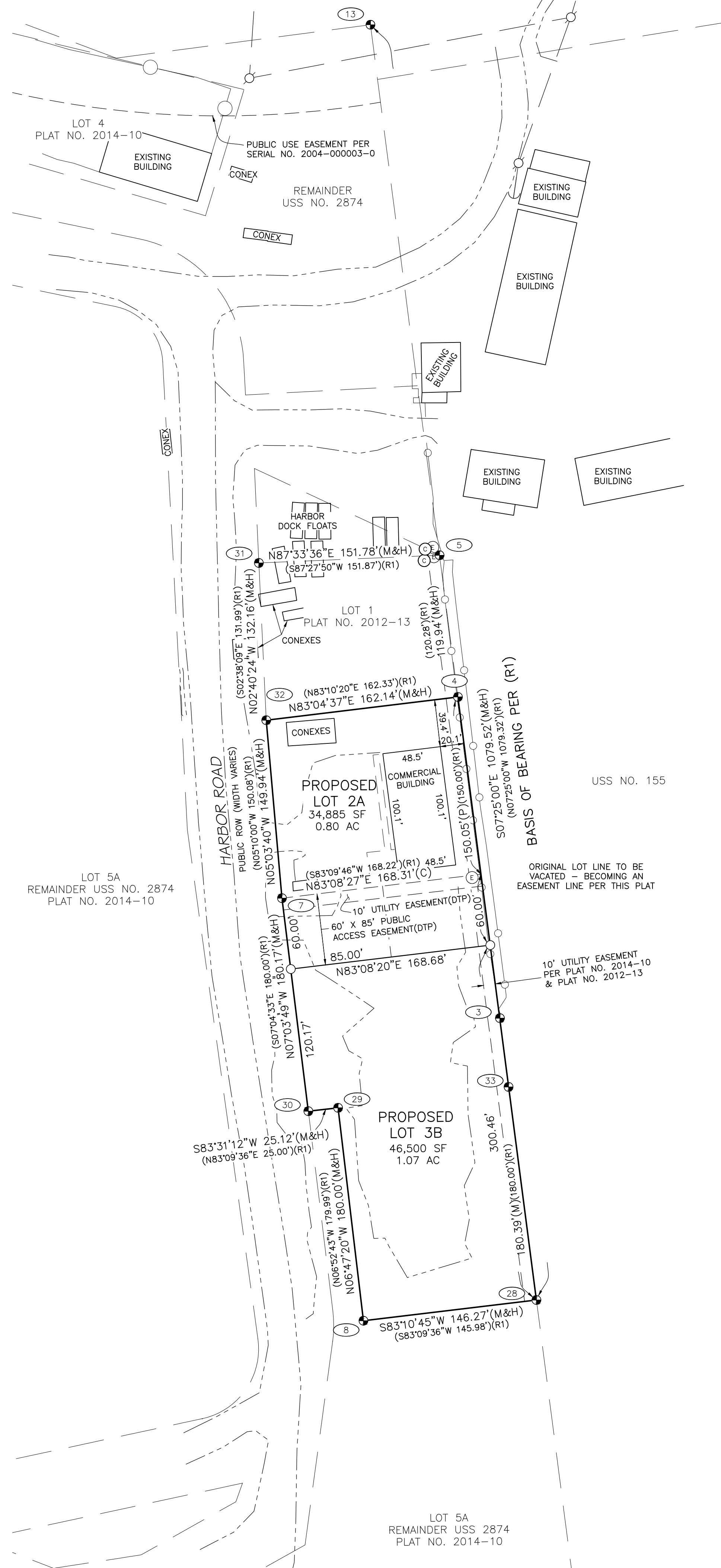
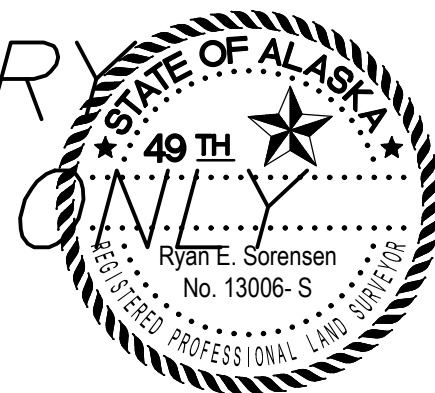
NOTES

- 1. THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE HARBOR LEASE LOTS RESUBDIVISION, PLAT NO. 2014-10, IN THE BRISTOL BAY RECORDING DISTRICT.
2. 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.
3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THIS PROPERTY IS IN ZONE A6 AN AREA OF 100-YEAR FLOODING, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED; 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.
5. 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.
6. 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.
7. THIS PROPERTY IS SUBJECT TO THE ASSIGNMENT & ASSUMPTION OG GROUND LEASE RECORDED SEPTEMBER 8, 2021 UNDER SERIAL NO. 2021-000303-0 IN THE BRISTOL BAY RECORDING DISTRICT.

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 ACCURATELY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

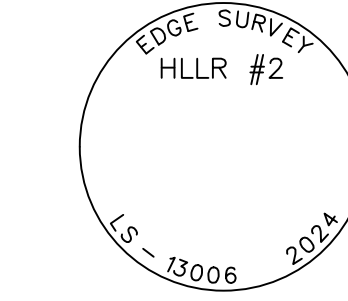
DATE: PRELIMINARY FOR REVIEW RYAN E. SORENSEN, R.L.S. 10006-S



LEGEND

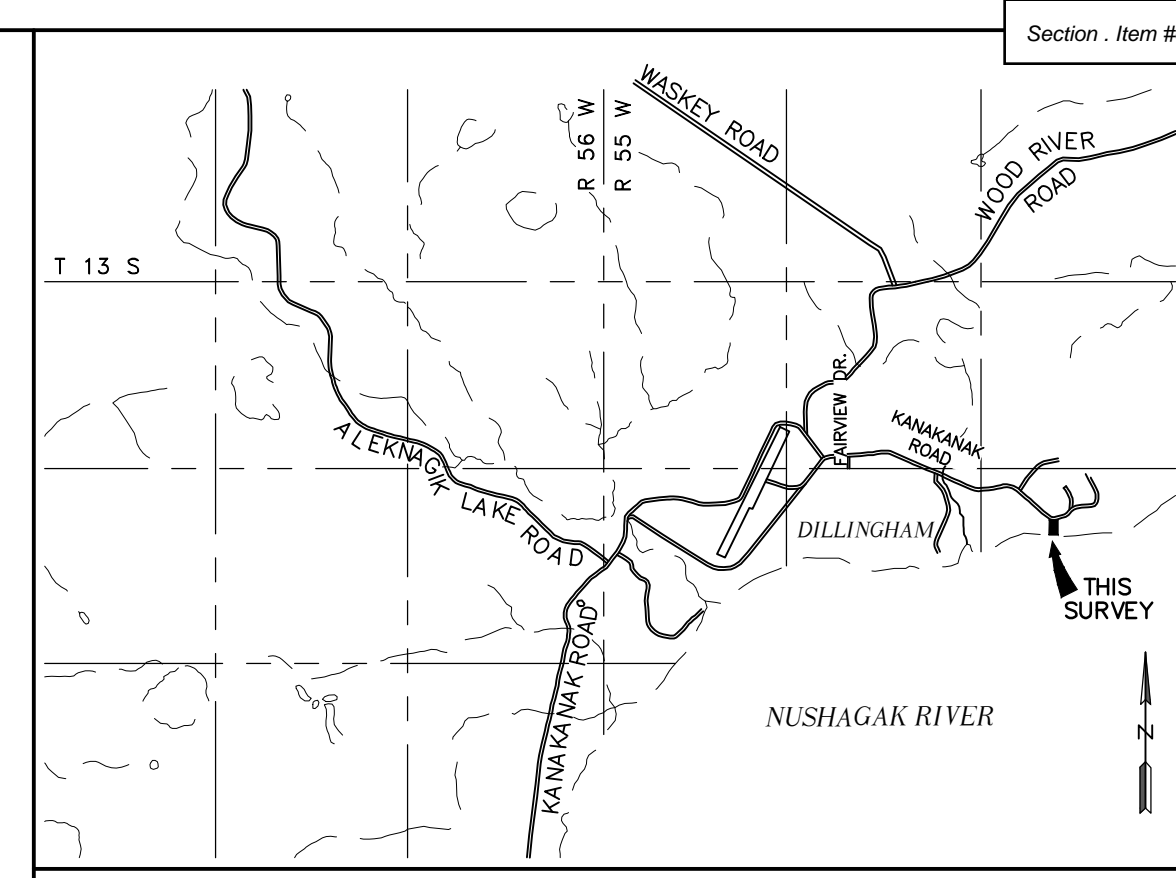
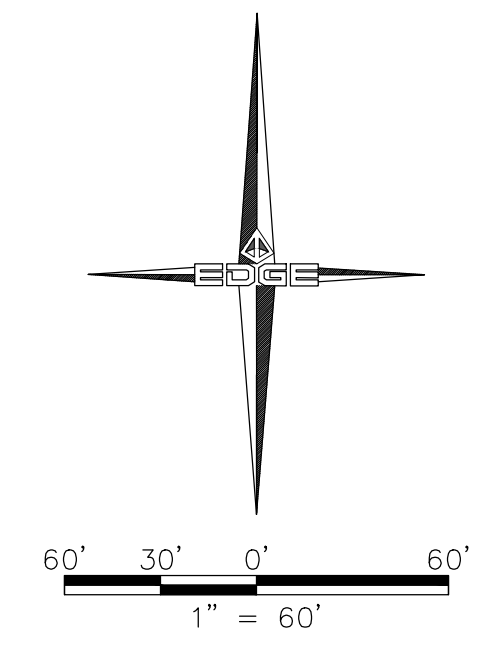
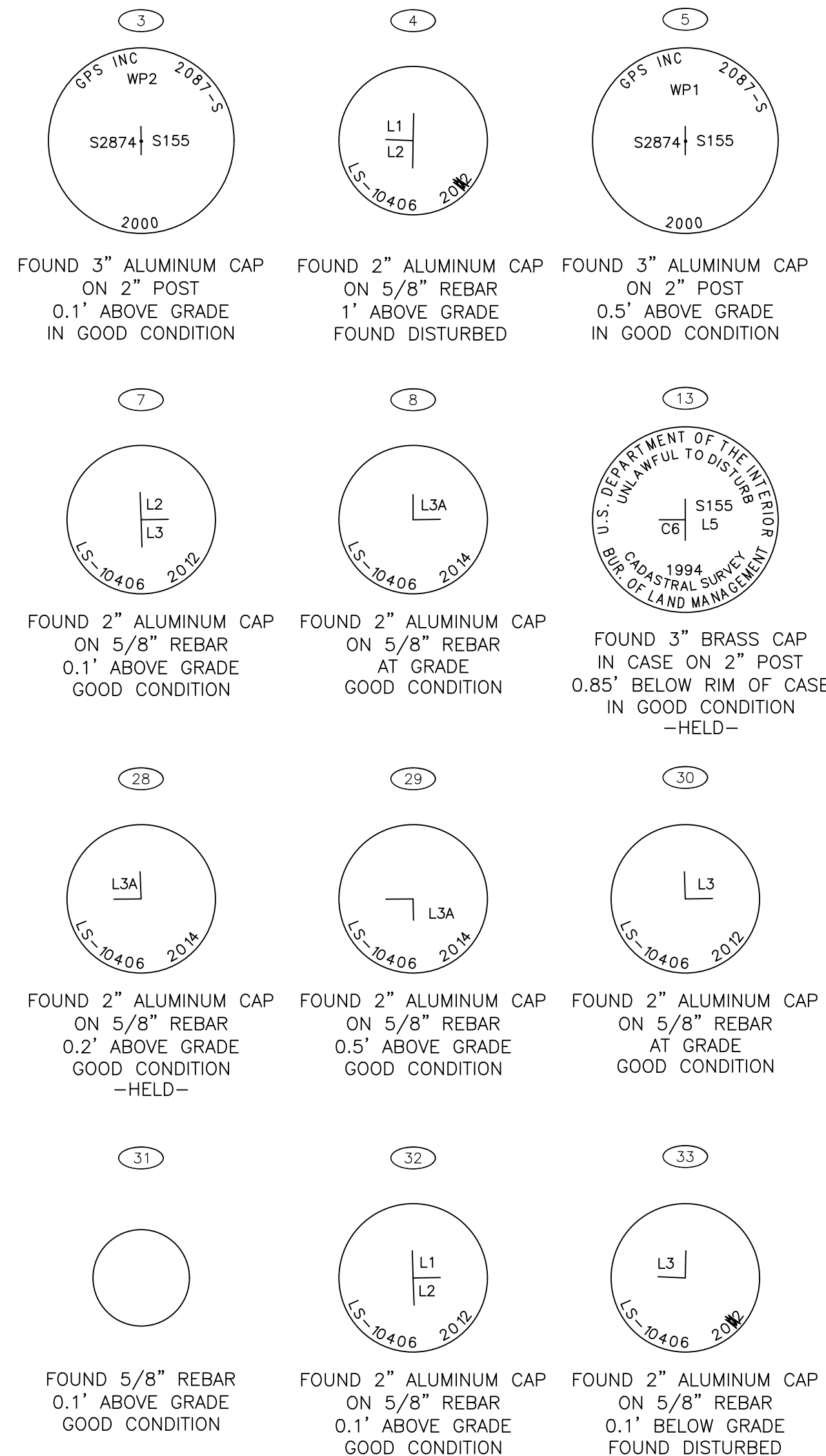
- MONUMENT AS NOTED
MONUMENT SET THIS SURVEY
MONUMENT NUMBER
SANITARY SEWER MANHOLE
ELECTRIC VAULT
GUY WIRE
UTILITY POLE
UTILITY POLE
MEASURED
COMPUTED
HELD
PROPORTIONED
BRISTOL BAY RECORDING DISTRICT
RIGHT-OF-WAY
RECORD DATA PER PLAT NO. 2014-10, BBRD
DEDICATED THIS PLAT
SUBDIVISION BOUNDARY
INTERIOR LOT LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
FENCE LINE
OVERHEAD UTILITY
EDGE OF GRAVEL DRIVE
BUILDING OUTLINE

TYPICAL MONUMENT SET THIS SURVEY



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

MONUMENT SUMMARY



VICINITY MAP T13S, R55W, S.M. ALASKA SOURCE: USGS QUADRANGLE DILLINGHAM (A-7) ALASKA DATED 1952

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 APERTAINING 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

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 DATE



8000 KING STREET ANCHORAGE, AK 99518 Phone (907) 544-5990 Fax (907) 761-0502 AECL # 1392 WWW.EDGE5SURVEY.NET

PLAT OF HARBOR LEASE LOTS REPLAT NO. 2

A RE-SUBDIVISION OF LOT 2, HARBOR LEASE LOTS, PLAT NO. 2012-13 AND LOT 3A, HARBOR LEASE LOT RE-SUBDIVISION, PLAT NO. 2014-10 LOCATED WITHIN SECTION 21, T13S, R55W, S.M. AK BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT DILLINGHAM, ALASKA CONTAINING 1.87 ACRES

DRAWN BY: SM/VLB DATE: 10/7/2024 PROJECT #: 24-153 CHECKED BY: RS SCALE: 1"=60' SHEET 1 OF 1



S&W Subdivision Replat & Easement Summary

The purpose of this replat is to shift the existing property lines between existing lots. The reason for the shift is to cure existing building encroachments by moving the interior lot lines and dedicating a new access easement. The change will affect Lots 14a, 14b, and 14c. Both property owners have agreed to this replat.

The Planning Director recommends approving the preliminary plat.



Sayak Subdivision Preliminary Plat Summary

The purpose of this preliminary plat is to subdivide Lot 1 of Blackie's Knob Subdivision into a new subdivision. The new Subdivision will be legally named Sayak Subdivision and will consist of Lot 1 at 1.28 acres and Lot 2 at 1.02 acres respectively.

The Planning Director recommends approving the preliminary plat.

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 APPERTAINING THERETO.

PRESIDING OFFICER-DILLINGHAM PLANNING COMMISSION

TAX CERTIFICATION

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

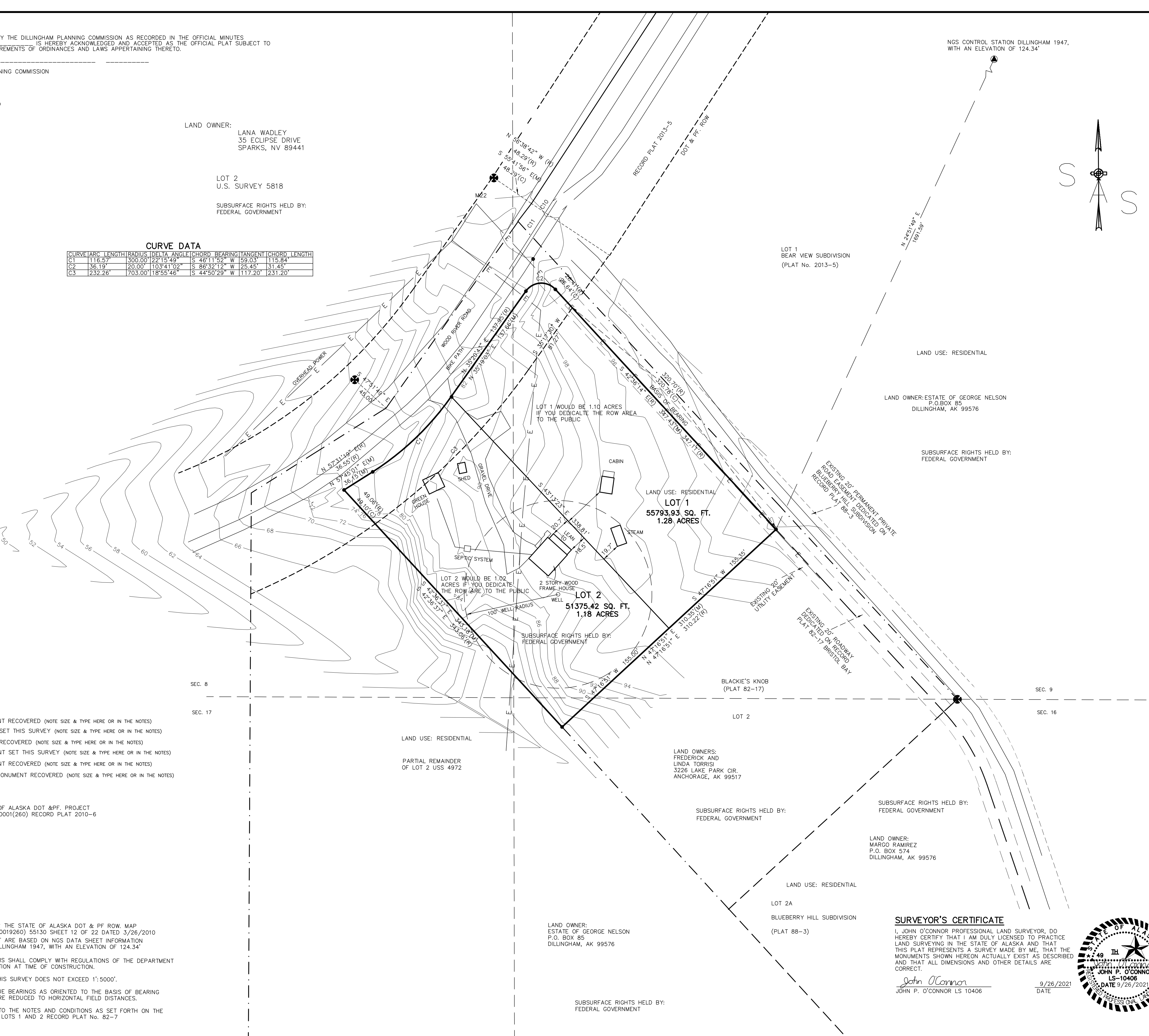
LAND OWNER:
LANA WADLEY
35 ECLIPSE DRIVE
SPARKS, NV 89441

LOT 2
U.S. SURVEY 5818

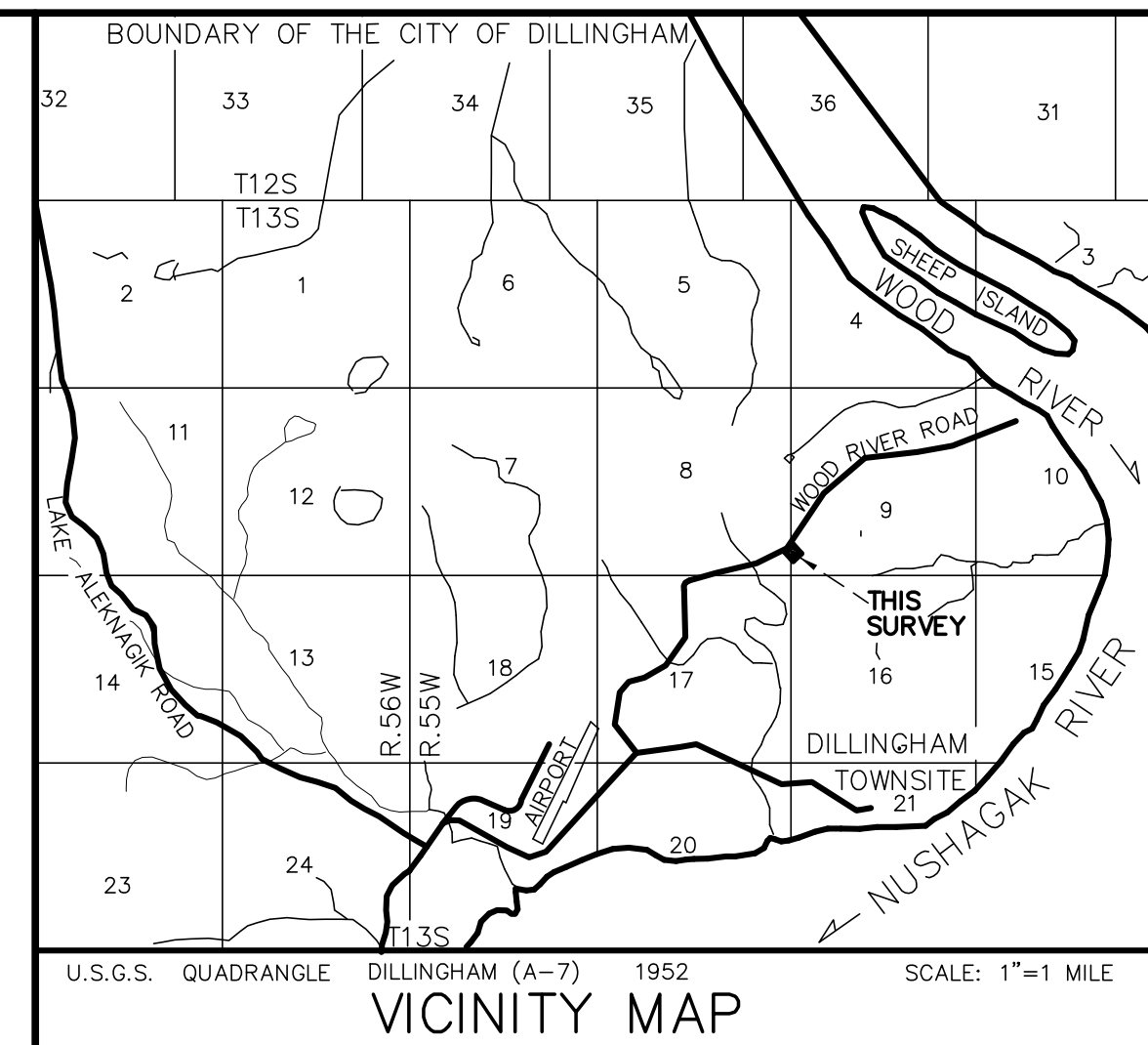
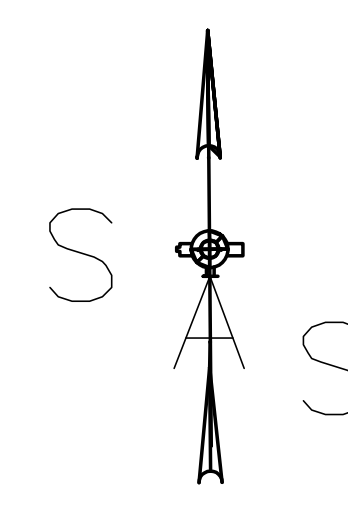
SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	TANGENT CHORD LENGTH
C1	116.57	300.00	22°15'49"	S 46°11'52" W 59.03	115.84
C2	36.19	20.00	103°41'02"	S 86°32'12" W 25.45	31.45
C3	232.26	703.00	18°55'46"	S 44°50'29" W 117.20	231.20



NGS CONTROL STATION DILLINGHAM 1947, WITH AN ELEVATION OF 124.34'



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1 OF BLACKIE'S KNOB LOTS 1 AND 2. WE APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR THE PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

DATE _____
NORMAN ELLIS VAN VACOR
BOX 391
DILLINGHAM, AK 99576

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

DATE _____
LYNN VAN VACOR
BOX 391
DILLINGHAM, AK 99576

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 201____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

LEGEND

- ⊗ GLO - BLM MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- ⊕ PRIMARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- ⊙ PRIMARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- SECONDARY MONUMENT SET THIS SURVEY (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- SECONDARY MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- ⊗ GEODETIC CONTROL MONUMENT RECOVERED (NOTE SIZE & TYPE HERE OR IN THE NOTES)
- SURVEYED
- - - UNSURVEYED
- (R) RECORD PER STATE OF ALASKA DOT & PF. PROJECT ARA-HPP-EB;-PLD-0001(260) RECORD PLAT 2010-6
- (C) COMPUTED
- (M) MEASURED

NOTES

1. THE BASIS OF BEARING IS PER THE STATE OF ALASKA DOT & PF ROW. MAP PROJECT ARA-HPP-EB;-PLD-0019260) 55130 SHEET 12 OF 22 DATED 3/26/2010
2. THE ELEVATIONS ON THIS PLAT ARE BASED ON NGS DATA SHEET INFORMATION FOR NGS CONTROL STATION DILLINGHAM 1947, WITH AN ELEVATION OF 124.34'
3. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
4. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1':5000'.
5. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
6. THIS SUBDIVISION IS SUBJECT TO THE NOTES AND CONDITIONS AS SET FORTH ON THE PLAT OF BEAR BLOKIE'S KNOB LOTS 1 AND 2 RECORD PLAT No. 82-7

LOT 1
BEAR VIEW SUBDIVISION
(PLAT No. 2013-5)

LAND USE: RESIDENTIAL

LAND OWNER: ESTATE OF GEORGE NELSON
P.O. BOX 85
DILLINGHAM, AK 99576

SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

LAND USE: RESIDENTIAL
LOT 1
55793.93 SQ. FT.
1.28 ACRES

LOT 2
51375.42 SQ. FT.
1.18 ACRES

SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

LAND USE: RESIDENTIAL

PARTIAL REMAINDER
OF LOT 2 USS 4972

LAND OWNERS:
FREDERICK AND
LINDA TORRISI
3226 LAKE PARK CIR.
ANCHORAGE, AK 99517

SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

LAND OWNER:
MARGO RAMIREZ
P.O. BOX 574
DILLINGHAM, AK 99576

LAND USE: RESIDENTIAL

LOT 2A
BLUEBERRY HILL SUBDIVISION
(PLAT 88-3)

LAND OWNER:
ESTATE OF GEORGE NELSON
P.O. BOX 85
DILLINGHAM, AK 99576

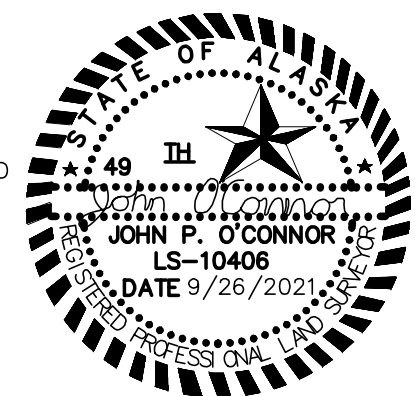
SUBSURFACE RIGHTS HELD BY:
FEDERAL GOVERNMENT

SURVEYOR'S CERTIFICATE

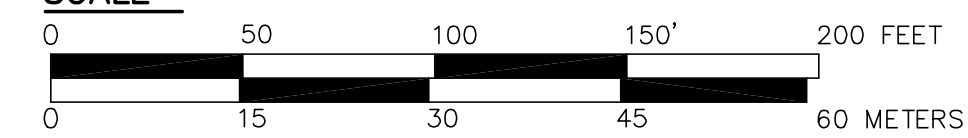
I, JOHN O'CONNOR PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM DULY LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

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

9/26/2021
DATE



SCALE



1 METER = 3.2808333 US FEET, 1 US ACRE = 0.4047 HECTARES

PRELIMINARY PLAT OF: SAYAK SUBDIVISION		
A SUBDIVISION OF LOT 1 OF BLACKIE'S KNOB LOT 1 AND 2 RECORD PLAT No. 82-17 LOCATED WITHIN SECTIONS 8, 9 AND 16 TOWNSHIP 13 SOUTH, RANGE 55 WEST, SEWARD MERIDIAN, ALASKA CONTAINING 2.47 ACRES MORE OR LESS. BRISTOL BAY RECORDING DISTRICT		
DATE OF SURVEY: BEGINNING: 6/5/2019 ENDING:	PREPARED BY: SOUTHWEST ALASKA SURVEYING 2800 N. PARK DR WASILLA, ALASKA 99654 PHONE 907-373-1607	REVISION NO. 1
DRAWN BY: J.O.	DATE: 9/10/2021	REVISION NO. 1
CHECKED BY: C.O.	SCALE: 1"=50'	SHEET 1 OF 1