



Barrett Subdivision Addition No. 1 Summary

The purpose of this plat is to correct building encroachments over existing property lines and to remove interior lot lines. The new plat includes a public utility easement and follows the recorded easements from the Dillingham Downtown Streets Rehabilitation Project.

The proposed preliminary plat meets the required State of Alaska water and ADEC wastewater regulations.

It is the recommendation of the Planning Director, Christopher Maines, that this preliminary plat be approved.

CERTIFICATE OF OWNERSHIP

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

 ETHEL JOANNE NELSON
 (OWNER OF LOTS 1 & 3)
 P.O. BOX 85
 DILLINGHAM, ALASKA 99576

DATE

 FREDERICK THANE JOHNSON
 (OWNER LOT 2)
 P.O. BOX 1129
 DILLINGHAM, ALASKA 99576

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

PERSONALLY APPEARED _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

PERSONALLY APPEARED _____

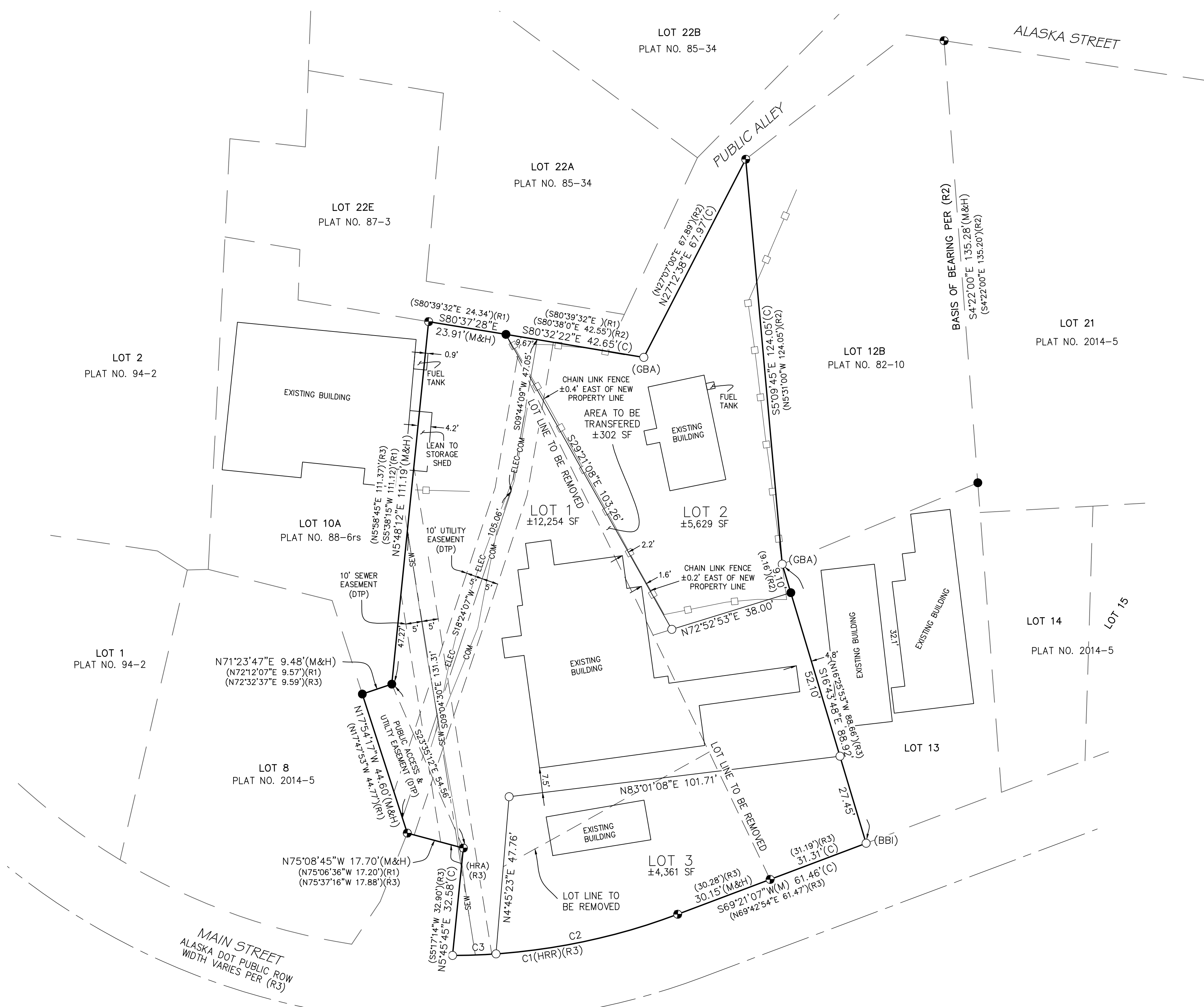
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REFERENCES

- (R1) RECORD DATA PER PLAT NO. 88-6rs, BBRD
- (R2) RECORD DATA PER PLAT NO. 82-10, BBRD
- (R3) RECORD DATA PER AKDOT&PF DILLINGHAM STREETS REHABILITATION ROW MAP APPROVED MAY 22, 2019

NOTES

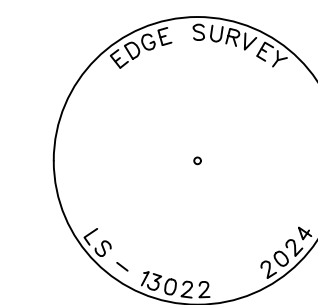
1. COORDINATES ARE BASED ON AN ASSUMED DATUM IN U.S. FEET. BEARING ARE BASED ON THE PLAT OF BARRETT SUBDIVISION, FILED AS PLAT NO. 82-10 IN THE BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
2. THE PURPOSE OF THIS PLAT IS TO CORRECT BUILDING ENCROACHMENTS OVER EXISTING PROPERTY LINES AND REMOVE INTERIOR LOT LINES.
3. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'-30.00').
4. 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.
5. WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.
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. THE FOLLOWING EASEMENTS ALL RECORDED IN THE BRISTOL BAY RECORDING DISTRICT CURRENTLY FALL WITHIN THE STATE OF ALASKA RIGHT OF WAY OF MAIN STREET AS SHOWN ON SHEET 5 OF THE DILLINGHAM STREETS DOWNTOWN REHABILITATION PROJECT NO. 0001335A/Z571800000 AND ARE NOT DEPICTED ON THIS MAP:
 RIGHT OF WAY ELECTRIC EASEMENT RECORDED MARCH 13, 1991 IN BK. 37, PG. 168
 RIGHT OF WAY ELECTRIC EASEMENT RECORDED MARCH 13, 1991 IN BK. 37, PG. 172
 RIGHT OF WAY ELECTRIC EASEMENT RECORDED MARCH 13, 1991 IN BK. 37, PG. 176
 PUBLIC USE EASEMENT RECORDED SEPTEMBER 8, 2014 UNDER SERIAL NO. 2014-000469-0
 PUBLIC USE EASEMENT RECORDED SEPTEMBER 8, 2014 UNDER SERIAL NO. 2014-000469-0
8. THIS PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS ALL RECORDED IN THE BRISTOL BAY RECORDING DISTRICT WHEREAS THE EXACT LOCATION IS NOT ASCERTAINABLE:
 ELECTRIC RIGHT-OF-WAY EASEMENT RECORDED SEPTEMBER 7, 1796 IN BK. 20, PG. 791.
 UTILITY EASEMENT RECORDED SEPTEMBER 4, 1979 IN BK. 22, PG. 323



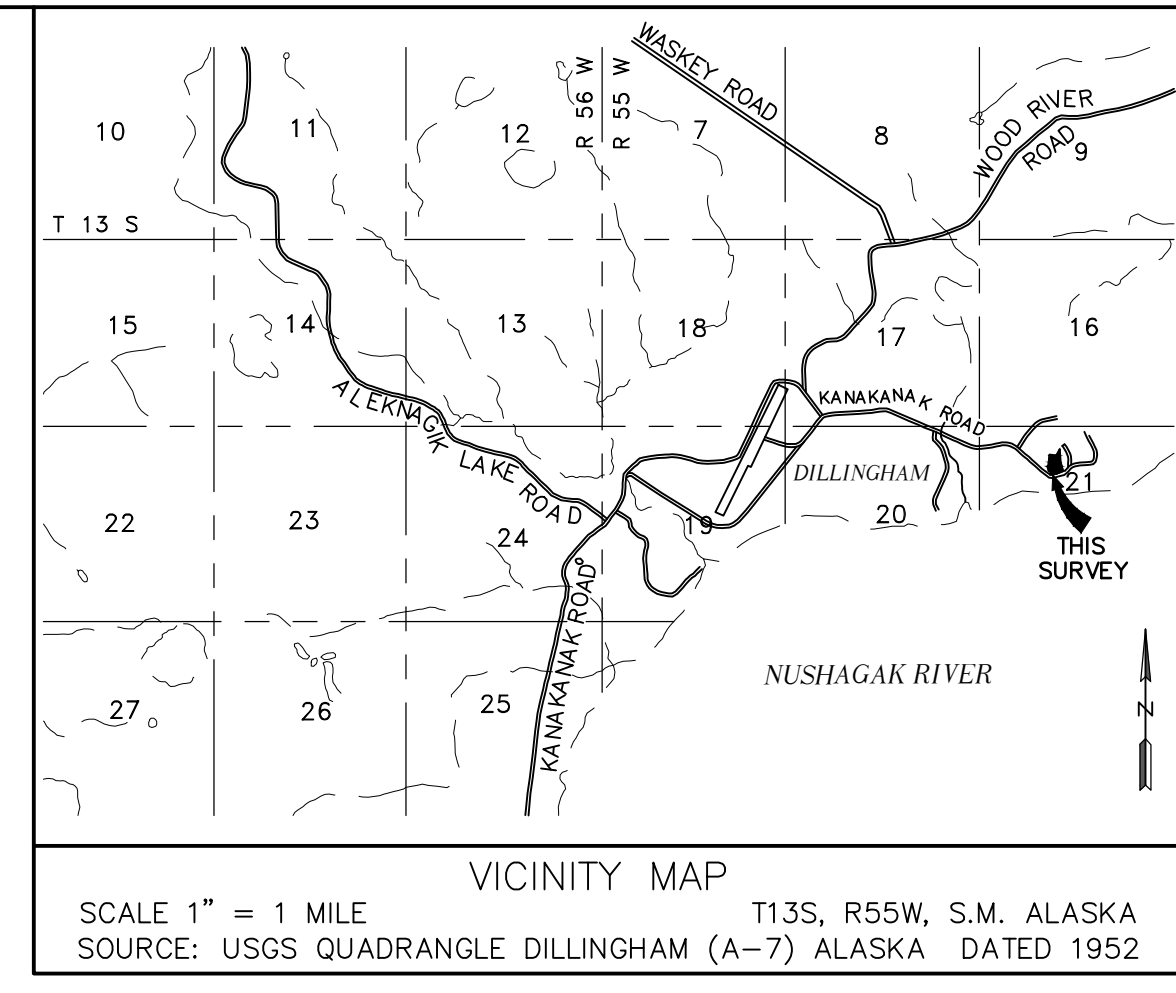
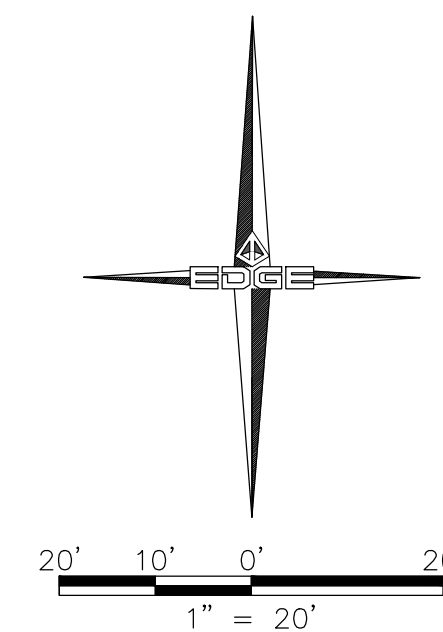
LEGEND

- FOUND ALUMINUM CAP
- FOUND REBAR/SPIKE
- SET 2" ALUMINUM CAP (TYPICAL)
- (M&H) MEASURED & HELD
- (C) COMPUTED
- (HRA) HELD RECORD ANGLE
- (HRR) HELD RECORD RADIUS
- (GBA) GRANT BOUNDARY ADJUSTMENT
- (BBI) BEARING-BEARING INTERSECTION
- (DTP) DEDICATED THIS PLAT
- BBRD BRISTOL BAY RECORDING DISTRICT
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE

TYPICAL MONUMENT SET THIS SURVEY



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



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

TAX CERTIFICATION

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

SURVEYOR 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 AS SHOWN.

DATE: _____

PRELIMINARY FOR REVIEW ONLY

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



8000 KING STREET ANCHORAGE, AK 99518
 Phone (907) 344-5990 Fax (907) 344-7794
 AECU1392 WWW.EDGESURVEY.NET

A PLAT PRELIMINARY OF
BARRETT SUBDIVISION ADDITION NO. 1
 A RESUBDIVISION OF LOT 10B AS SHOWN ON THE PORTION OF SURVEY FILED UNDER NUMBER PLAT 88-6RS, BEING A RECORD OF LOT 10A, BLOCK 19, DILLINGHAM TOWNSHIP, PLAT NO. 87-3; LOT 11, BLOCK 19, U.S. SURVEY 2732; AND LOTS 12A & 12C, BARRETT SUBDIVISION

LOCATED WITHIN
 NW1/4 SECTION 21, T12S, R55W, S.M. AK
 BRISTOL BAY RECORDING DISTRICT, THIRD JUDICIAL DISTRICT
 DILLINGHAM, ALASKA
 CONTAINING 0.51 ACRES

DRAWN BY: VLB	SURVEY DATE: 06/2023 & 10/2023	PROJECT #: 23-181
DATE: 7/29/2024		
CHECKED BY: MA/RS	SCALE: 1"=20'	SHEET 1 OF 1