

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 _____

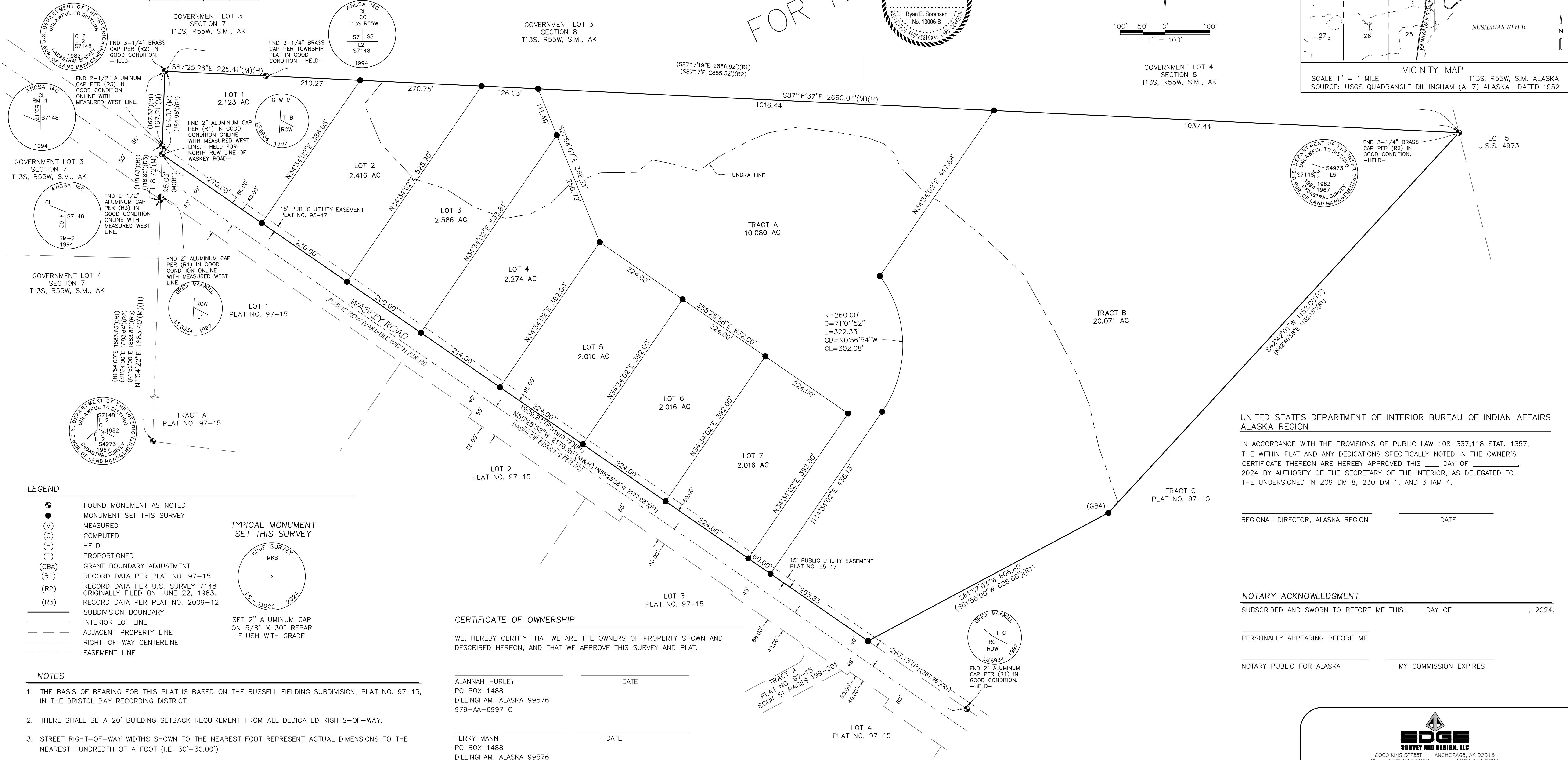
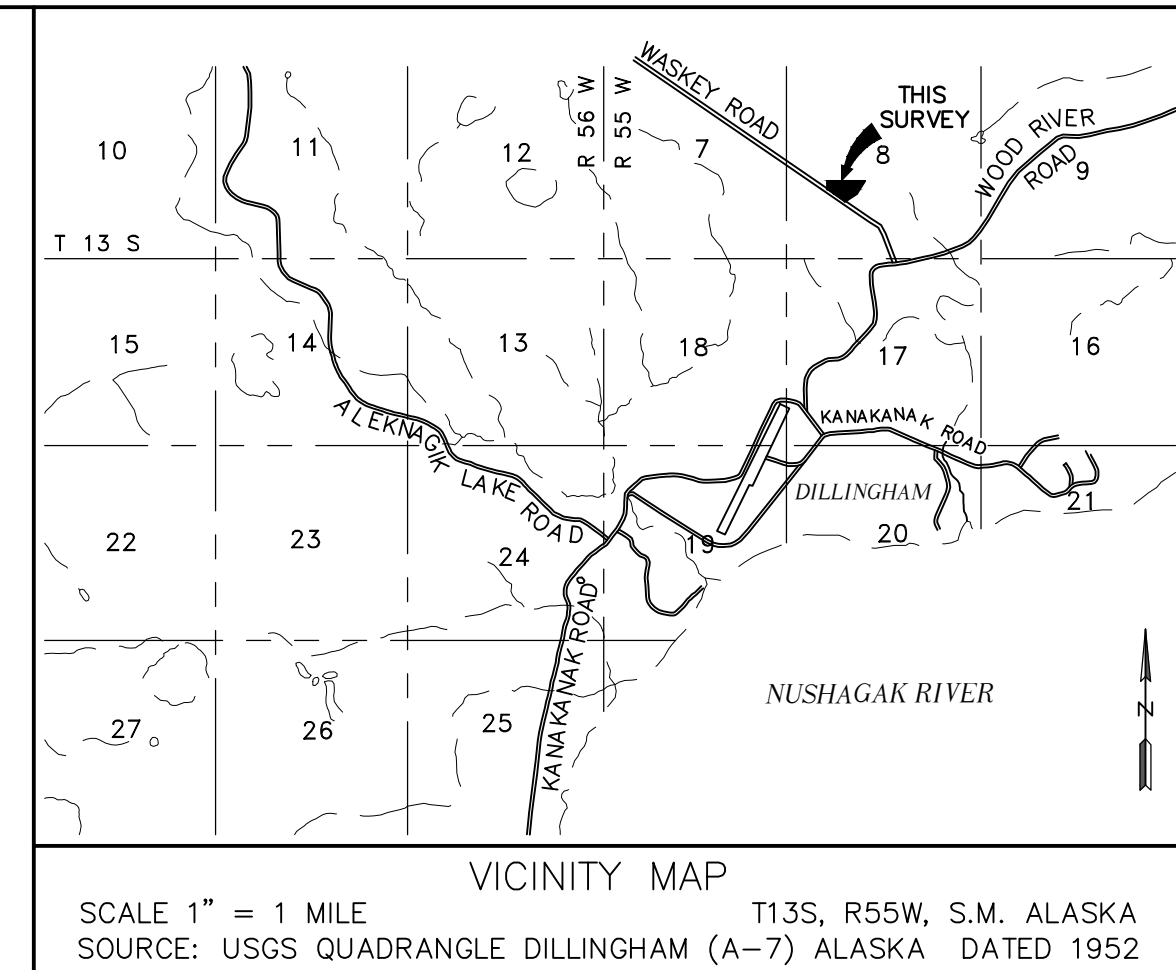
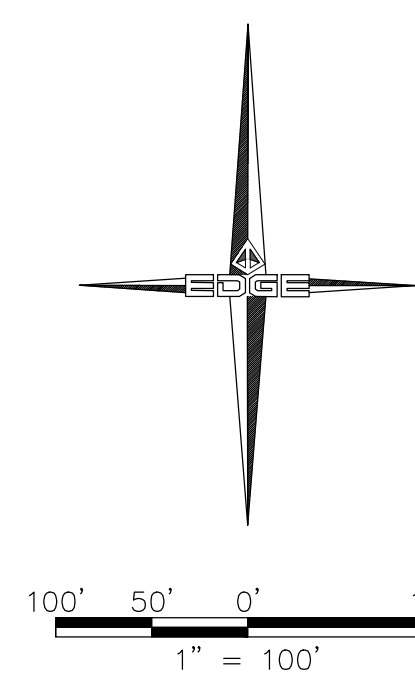
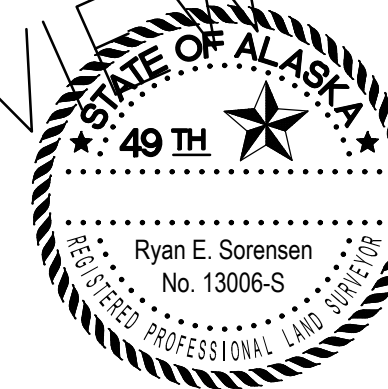
DATE _____

SURVEYOR'S CERTIFICATE

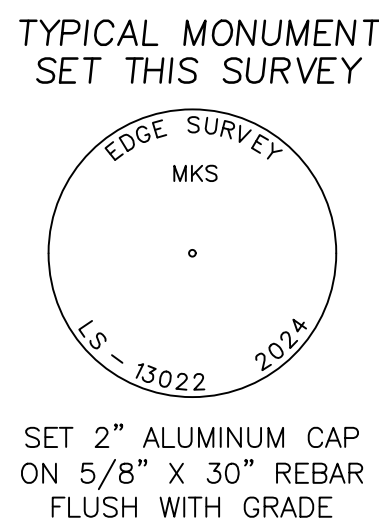
I, RYAN E. SORENSEN, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER 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
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY CENTERLINE
 - EASEMENT LINE



- 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 _____ DATE _____
 PO BOX 1488
 DILLINGHAM, ALASKA 99576
 979-AA-6997 G

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

NOTARY ACKNOWLEDGMENT

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

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA _____ MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGMENT

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

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA _____ MY COMMISSION EXPIRES _____

UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF INDIAN AFFAIRS ALASKA REGION

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

REGIONAL DIRECTOR, ALASKA REGION _____ DATE _____

NOTARY ACKNOWLEDGMENT

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

PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA _____ MY COMMISSION EXPIRES _____

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

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

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

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

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]