**CITY OF DILLINGHAM, ALASKA**
**OFFICE OF THE PLANNING DIRECTOR**

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**TO:** Dillingham City Council
**FROM:** Christopher Maines, Planning Director
**DATE:** August 26, 2026
**RE:** Staff Recommendation — Disposition of Tax-Foreclosed Properties

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## PURPOSE

This memorandum provides the Planning Director's recommendations to the City Council regarding disposition of four properties conveyed to the City of Dillingham through tax foreclosure proceedings. The Superior Court for the State of Alaska, Third Judicial District, issued a Judgment and Decree of Foreclosure of Real Property Tax Liens on December 17, 2024 (Case No. 3DI-24-00061 CI). The one-year redemption period expired without redemption, and the Clerk's Tax Deed was issued on May 5, 2026, conveying all four properties to the City free and clear.

Having reviewed the recorded plat documents, applicable zoning, Comprehensive Plan Land Use Map designations, and site characteristics for each parcel, the Planning Director now provides the following recommendations for Council consideration pursuant to Dillingham Municipal Code Chapter 5.30.

## LEGAL AUTHORITY

DMC Section 5.30.020 requires the City Council to find, prior to disposal, that a property is no longer needed for municipal purposes. Alternatively, the Council may find that retention serves a public purpose. For standard competitive disposals, DMC 5.30.040 governs the process. DMC 5.30.080 authorizes the City Council to dispose of property for less than appraised value and exempt disposals from the methods described in 5.30.040(A) through (C), provided the authorizing ordinance complies with all other sections of the title. Subsections of 5.30.080 relevant to these properties include: 5.30.080(B), Disposal for Economic Development; and 5.30.080(D), Miscellaneous Disposals to settle disputed claims or litigation. Final disposition of any property requires action by ordinance.

## PROPERTY-SPECIFIC RECOMMENDATIONS

### Property 1: Tract L, Braswell Subdivision, Plat 79-2

| | |
|---|---|
| **Size** | Approximately 0.2 acres — irregular, wedge-shaped remnant parcel |
| **Zoning / Land Use Designation** | Residential; nonconforming lot under current DMC dimensional standards |
| **Access** | Internal subdivision road network; adjacent to other Braswell Subdivision tracts |
| **Recommendation** | DISPOSE — DMC 5.30.080(D) Miscellaneous Disposal |

**Rationale:** Tract L is a small, irregular remnant parcel that cannot function as an independent buildable lot under current code dimensional requirements. The parcel has no viable standalone development potential and would represent an ongoing maintenance liability to the City without corresponding public benefit. Retention cannot be justified under DMC 5.30.020 on a public purpose basis. The most appropriate disposition is a negotiated sale to one or more adjacent property owners for lot consolidation,

which eliminates a nonconforming parcel from the City's inventory, reduces administrative burden, and returns the property to the tax rolls.

**Disposal Method:** Disposal pursuant to DMC 5.30.080(D) — Miscellaneous Disposals. The City Council may authorize disposal of this parcel by ordinance, which may be for less than appraised value and exempt from the competitive methods of DMC 5.30.040(A) through (C). Staff should identify adjacent owners, obtain a market value estimate, and bring a proposed sale ordinance to Council.

**Property 2: Lot 1, Block 1, Mission Subdivision, Plat 81-8**

| | |
|---|---|
| **Size** | Approximately 1.0 acre; part of a 63.51-acre subdivision |
| **Zoning / Land Use Designation** | Residential — consistent with Comprehensive Plan Land Use Map designation |
| **Access** | Internal subdivision road; 30-foot building setback from dedicated rights-of-way per plat conditions |
| **Recommendation** | DISPOSE — Competitive Disposal, DMC 5.30.040 |

**Rationale:** Lot 1, Block 1 is a one-acre residential lot with road access and development potential consistent with its Comprehensive Plan designation. The City has no identified municipal use for this parcel. Given Dillingham's documented housing shortage, returning this lot to private ownership for residential development serves the public interest. Competitive disposal under DMC 5.30.040 maximizes transparency and return to the City while making the lot available to any qualified buyer. The lot is sufficiently sized to stand alone and does not require consolidation with adjacent parcels to be developable.

**Disposal Method:** Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

**Property 3: Lot 2, Block 29, USS 2732**

| | |
|---|---|
| **Size** | Approximately 10,497 square feet (±0.24 acres) |
| **Zoning / Land Use Designation** | Urban core — located within the First Avenue / West Main Street corridor near the Nushagak River waterfront |
| **Access** | Street-fronting urban lot consistent with surrounding development pattern |
| **Recommendation** | DISPOSE — Competitive Disposal, DMC 5.30.040 |

**Rationale:** Lot 2, Block 29 is an urban lot in the downtown core of Dillingham. The City has no identified municipal use for this parcel. Its location within the established urban fabric, street frontage, and proximity to the waterfront corridor make it a viable standalone development site. Competitive disposal under DMC 5.30.040 is the appropriate mechanism, ensuring transparent pricing and broad market access. The lot is large enough to function independently and does not require lot consolidation to be marketable.

**Disposal Method:** Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

**Property 4: Lot 3, Block 6, Nerka VII Subdivision, Plat 84-21**

| | |
|---|---|
| **Size** | 1.80 acres; 25-foot utility easement noted on plat |
| **Zoning / Land Use Designation** | Residential/Mixed Use — consistent with Comprehensive Plan Land Use Map designation |
| **Access** | Widgeon Lane right-of-way; dedicated road access per subdivision plat |

| | |
|---|---|
| **Recommendation** | RETAIN — Public Purpose (Future Road and Utility Infrastructure) |

**Rationale:** Lot 3, Block 6 occupies a strategic position within the Nerka VII Subdivision adjacent to dedicated open space tracts (Tract A at 15.19 acres and Tract B at 2.32 acres). The City anticipates future road improvement and paving activity serving this subdivision, and the parcel provides a logical staging, maintenance, or infrastructure corridor location. Additionally, the subdivision will require expanded water and wastewater utility service as residential development matures. Retaining this parcel preserves the City's capacity to site utility infrastructure, pump stations, or related public works facilities without the need to acquire private land at future cost. The existing 25-foot utility easement noted on the plat further supports this public infrastructure rationale. The Council should make a finding that retention of this property serves a public purpose consistent with DMC 5.30.020.

**Disposal Method:** RETAIN. No disposal action recommended at this time. Staff recommends the Council adopt a formal finding of public purpose in the disposition ordinance and direct the Planning Director to incorporate the parcel into long-range capital infrastructure planning for the Nerka VII service area.

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## SUMMARY OF RECOMMENDATIONS

| Property | Action | Authority / Method |
|---|---|---|
| Tract L, Braswell Subdivision | Dispose | DMC 5.30.080(D) — Miscellaneous Disposal |
| Lot 1, Block 1, Mission Subdivision | Dispose | DMC 5.30.040 — Competitive Disposal |
| Lot 2, Block 29, USS 2732 | Dispose | DMC 5.30.040 — Competitive Disposal |
| Lot 3, Block 6, Nerka VII | Retain | DMC 5.30.020 — Public Purpose Finding |

## REQUESTED COUNCIL ACTION

The Planning Director respectfully requests that the City Council review these recommendations and direct the City Attorney to prepare disposition ordinances consistent with the above findings. For the three parcels recommended for disposal, staff will obtain appraisals and return to Council with proposed minimum bid amounts and sale terms prior to advertising. For Lot 3, Block 6, Nerka VII, staff requests Council adoption of a formal public purpose retention finding.

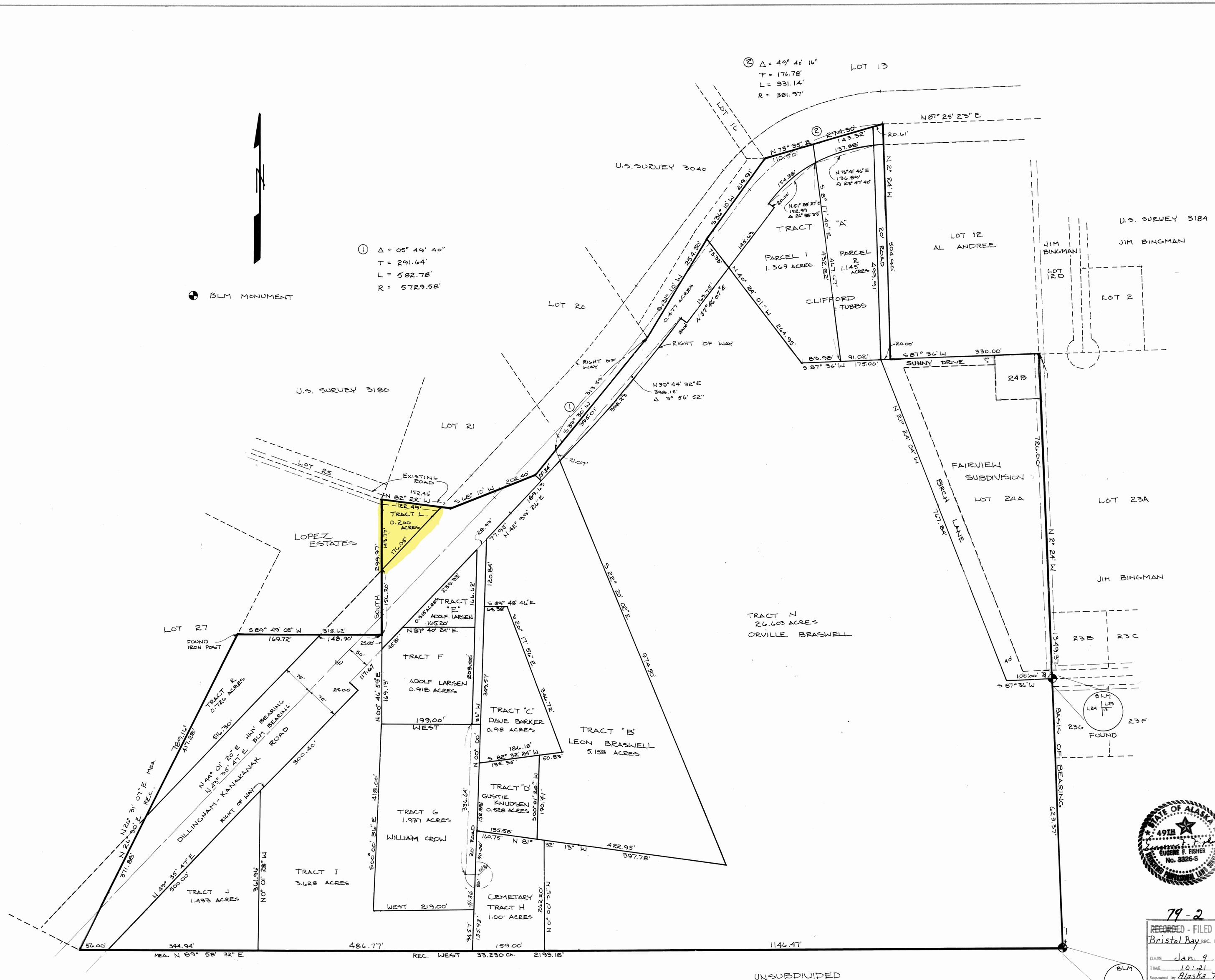
Respectfully submitted,

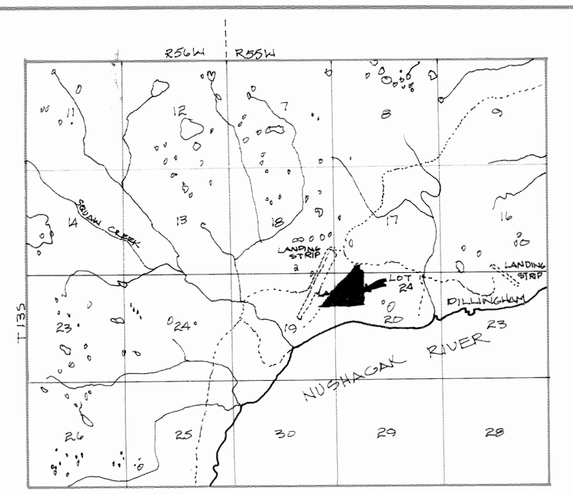


**Christopher Maines**

Planning Director | City Project Manager

City of Dillingham, Alaska




## CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

December 26 ,1978 Orville Braswell
ORVILLE BRASWELL
DILLINGHAM, ALASKA

,19

## NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 26 day of December ,1978

Mary Dagmeier
Notary for Alaska

7-7-80
My Commission expires

## PLAT APPROVAL

Plat approved by the City Planning Commission this 5th day of December ,1978

Planning Commission Chairman

Mayor

## LAND SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

10 Nov ,1978

Eugene F. Fisher
Land Surveyor
EUGENE F. FISHER, L.S.

STATE OF ALASKA
49TH
EUGENE F. FISHER
No. 3526-S
REGISTERED LAND SURVEYOR

79-2
RECORDED - FILED 3.00
Bristol Bay REC. DIST.
DATE Jan. 9 1979
TIME 10:21 A.M.
Requested by Alaska Title Guaranty
Address

CIVIL ENGINEERS OF ALASKA
BOX 888 WASILLA, ALASKA 99687

PLAT OF

# BRASWELL SUBDIVISION

A RESUBDIVISION OF LOT 24
U.S. SURVEY NO. 3643
DILLINGHAM, ALASKA.

| DESIGNED BY: | DRAWN BY: | DATE: |
|---|---|---|
| E.F.F. | JPE | 11-6-78 |

SCALE: 1" = 100'

SHEET 1 OF 1

# CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576
TELEPHONE (907) 842-5211 or 842-5212

November 14, 1978

TO WHOM IT MAY CONCERN:

All taxes levied against USS 3643 Lot 24 for the year 1978 have been paid in full. According to our records this property will be known as Braswell Subdivision. One lot of this property is currently part of Fairview Subdivision.

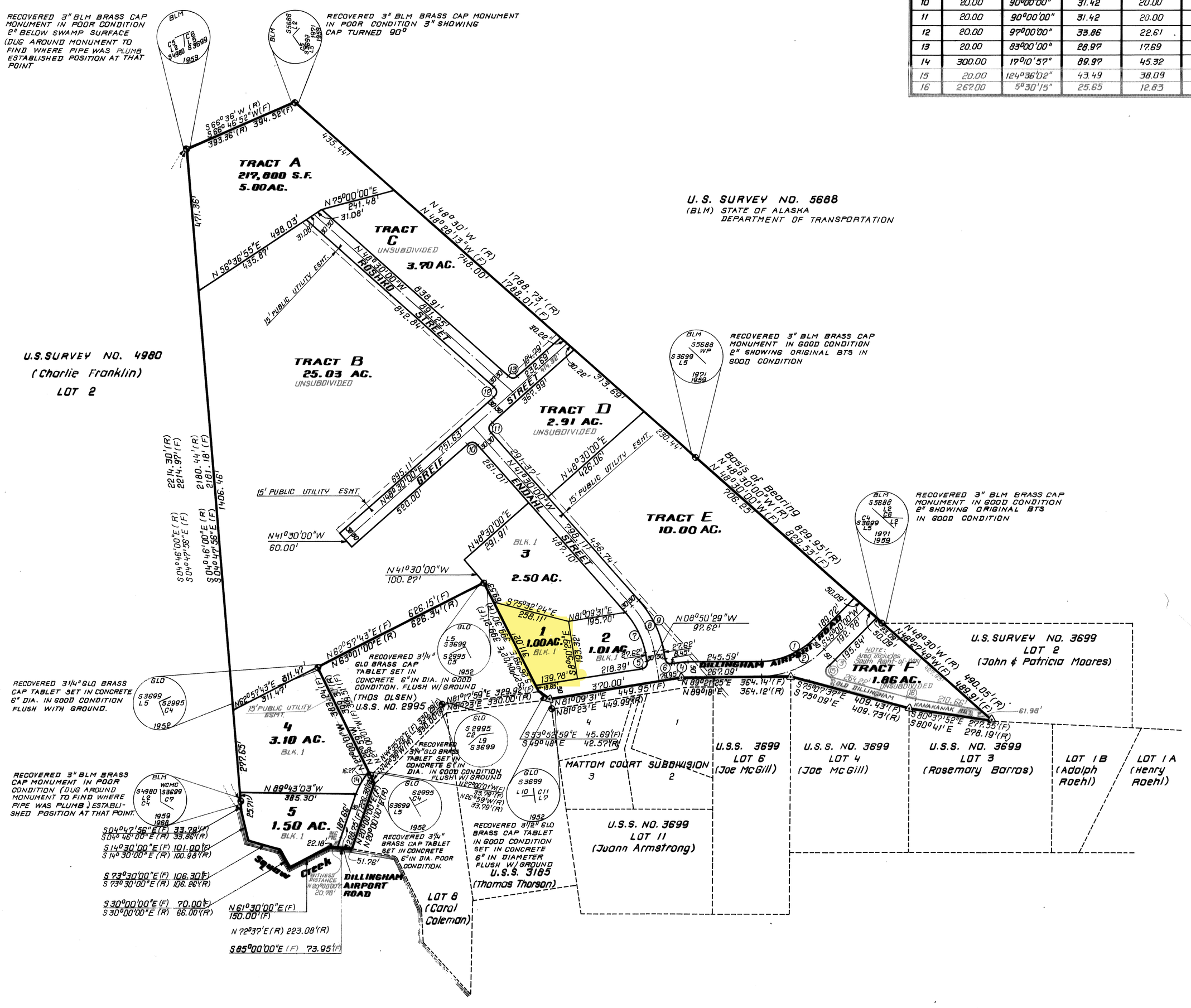
Lois R. Hermansen

Lois R. Hermansen
City Clerk

SEAL:

79-2

RECORDED - FILED 3.00
Bristol Bay REC. DIST.
DATE Jan. 9 1978
TIME 10:21 A.M.
Requested by Alaska Title Guaranty


RECOVERED 3" BLM BRASS CAP MONUMENT IN POOR CONDITION 2' BELOW SWAMP SURFACE (DUG AROUND MONUMENT TO FIND WHERE PIPE WAS PLUMB ESTABLISHED POSITION AT THAT POINT
RECOVERED 3" BLM BRASS CAP MONUMENT IN POOR CONDITION 3" SHOWING CAP TURNED 90°
S 66°36'W (R) S 66°16'52"W (F) 393.36'(R) 394.52'(F)
TRACT A 217,800 S.F. 5.00 AC.
N 48°30'W (R) N 48°29'13"W (F) 1148.00'
1148.73'(R) 1148.01'(F)
U.S. SURVEY NO. 5688 (BLM) STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
U.S. SURVEY NO. 4980 (Charlie Franklin) LOT 2
TRACT B 25.03 AC. UNSUBDIVIDED
TRACT C UNSUBDIVIDED 3.90 AC.
TRACT D 2.91 AC. UNSUBDIVIDED
TRACT E 10.00 AC.
TRACT F 1.86 AC.
RECOVERED 3" BLM BRASS CAP MONUMENT IN GOOD CONDITION 2" SHOWING ORIGINAL BTS IN GOOD CONDITION
RECOVERED 3" BLM BRASS CAP MONUMENT IN GOOD CONDITION 2" SHOWING ORIGINAL BTS IN GOOD CONDITION
RECOVERED 3" BLM BRASS CAP MONUMENT IN GOOD CONDITION 2" SHOWING ORIGINAL BTS IN GOOD CONDITION
RUSSIAN STREET
STREET
15' PUBLIC UTILITY ESMT.
N 41°30'00"W 60.00'
N 41°30'00"W 100.27'
BLK. 1 3 2.50 AC.
1 1.00 AC. BLK. 1
2 1.01 AC. BLK. 1
4 3.10 AC. BLK. 1
5 1.50 AC. BLK. 1
RECOVERED 3 1/4" GLO BRASS CAP TABLET SET IN CONCRETE 6" DIA. IN GOOD CONDITION FLUSH WITH GROUND.
RECOVERED 3" BLM BRASS CAP MONUMENT IN POOR CONDITION (DUG AROUND MONUMENT TO FIND WHERE PIPE WAS PLUMB) ESTABLISHED POSITION AT THAT POINT
RECOVERED 3 1/4" GLO BRASS CAP TABLET SET IN CONCRETE 6" DIA. IN GOOD CONDITION FLUSH W/GROUND (THOS OLSEN) U.S. NO. 2995
RECOVERED 3 1/4" GLO BRASS CAP TABLET SET IN CONCRETE 6" DIA. IN GOOD CONDITION FLUSH W/GROUND
RECOVERED 3 1/4" GLO BRASS CAP TABLET IN GOOD CONDITION SET IN CONCRETE 6" IN DIAMETER FLUSH W/GROUND U.S. 3185 (Thomas Thorson)
RECOVERED 3 1/4" BRASS CAP TABLET SET IN CONCRETE 6" IN DIA. POOR CONDITION.
Spring Creek
DILLINGHAM AIRPORT ROAD
LOT 8 (Carol Coleman)
MATTOM COURT SUBDIVISION
U.S.S. 3699 LOT 6 (Joe McGill)
U.S.S. NO. 3699 LOT 4 (Joe McGill)
U.S.S. NO. 3699 LOT 3 (Rosemary Barros)
LOT 1B (Adolph Roehl)
LOT 1A (Henry Roehl)
U.S.S. NO. 3699 LOT 11 (Juonn Armstrong)
U.S. SURVEY NO. 3699 LOT 2 (John & Patricia Moores)
DILLINGHAM AIRPORT
Basis of Bearing N 48°30'00"W (R) N 48°30'00"W (F) 809.95'(R) 809.53'(F)
N 48°30'00"W (R) 1148.00'
N 48°30'00"E 291.91'
N 48°30'00"E 291.91'
N 48°30'00"E 428.06'
N 48°30'00"E 456.74'
N 48°30'00"E 490.05'(R) 489.81'(F)
N 08°50'29"W 97.62'
N 89°21'25"E 364.14'(F) 364.12'(R)
N 89°09'18"E 367.00'
N 89°09'31"E 449.95'(F) 449.99'(R)
N 81°09'31"E 195.70'
S 25°39'24"E 258.11'
S 64°20'36"W 30.00'
S 25°39'24"E 329.98'(F) 330.00'(R)
S 25°39'24"E 370.00'
S 64°20'36"W 30.00'
S 25°39'24"E 218.39'
S 25°39'24"E 245.59'
S 64°20'36"W 30.00'
S 25°39'24"E 195.78'
S 64°20'36"W 30.00'
S 25°39'24"E 195.84'
S 64°20'36"W 30.00'
S 25°39'24"E 409.43'(F) 409.73'(R)
S 25°39'24"E 409.73'(R)
S 64°20'36"W 30.00'
S 25°39'24"E 61.98'
S 25°39'24"E 45.69'(F) 42.59'(R)
S 89°09'18"W 367.00'
S 89°09'18"W 33.79'(R)
S 89°09'18"W 33.79'(F)

# CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212


July 22, 1981

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Mission Subdivision.

Sincerely,

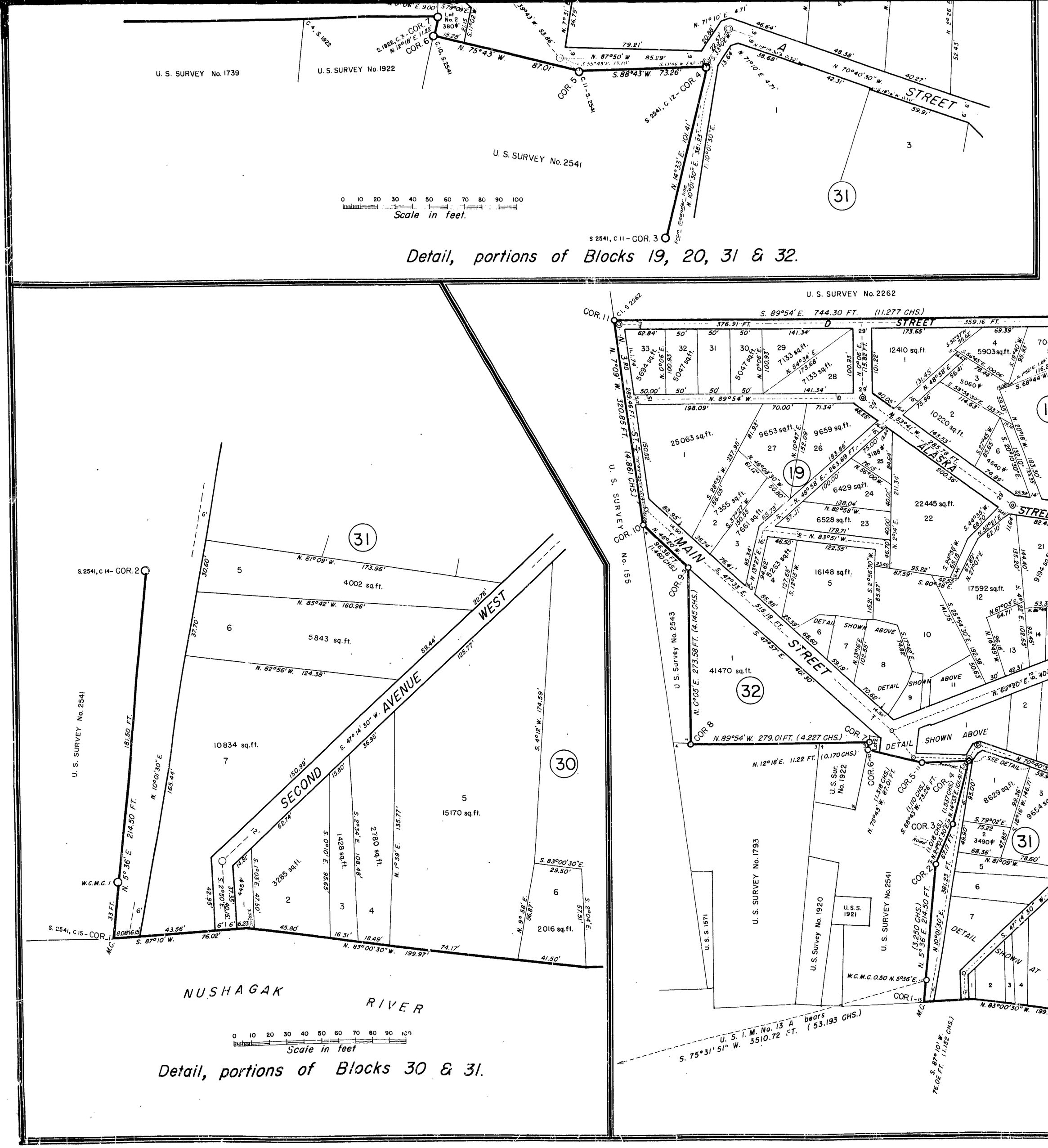
Vivian M. Braswell

Vivian M. Braswell
City Clerk

CITY OF DILLINGHAM ALASKA CORPORATE SEAL

81-8

~~RECORDED~~ - FILED 10.-
Bristol Bay REC. DIST.
DATE July 30, 1981
TIME 9:30 A.M
Requested by City of Dillingham
Address


U. S. SURVEY No. 1739
U. S. SURVEY No. 1922
U. S. SURVEY No. 2541
U. S. SURVEY No. 2436
U. S. SURVEY No. 2262
U. S. SURVEY No. 155
U. S. SURVEY No. 2543
U. S. SURVEY No. 2541
U. S. SURVEY No. 1793
U. S. SURVEY No. 1920
U. S. S. 1921
U. S. S. 1571
S 2541, C 11 – COR. 3
S 2541, C 12 – COR. 4
COR. 5
COR. 6
COR. 7
S 2541, C 14 – COR. 2
S 2541, C 13 – COR. 1
COR. 11
COR. 12
COR. 13
COR. 14
COR. 15
COR. 16
COR. 9
COR. 10
COR. 8
COR. 6
COR. 5
COR. 4
COR. 3
COR. 2
COR. 1
S 2439, C 3
S 2439, C 4
S 2282, C 2
S 2430, C 1
S 2430, C 2
S 2430, C 4
S. 89°54' E. 744.30 FT. (11.277 CHS.)
N. 89°54' W. 259.14 FT.
S. 89°54' E. 200.23 FT. (3.034 CHS.)
N. 89°54' W. 279.01 FT. (4.227 CHS.)
S. 89°54' E. 159.06 FT. (2.410 CHS.)
N. 89°54' W. 374.17 FT.
N. 0°06' E. 1190.55 FT. (18.039 CHS.)
N. 0°06' E. 1118.16 FT. (16.790 CHS.)
N. 0°06' E. 1118.16 FT.
N. 0°06' E. 1118.16 FT.
N. 0°06' E. 1118.16 FT.

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV IRON PIPE 3" ABOVE GROUND FAIR CONDITION

RECOVERED 3¼" BLM ALUM. CAP MONUMENT ON ¾" ALUMINUM ROD 6" ABOVE GROUND GOOD CONDITION

UNSUBDIVIDED (CHOGGIUNG LTD)

S 45° 00'00"E 2640.00 (BLM REC)
S 46° 24'51" E 2640.10 (M)

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV. IRON PIPE FLUSH WITH GROUND GOOD CONDITION

RECOVERED 3¼" BLM ALUM CAP MONUMENT ON ¾" ALUMINUM ROD 6" ABOVE GROUND GOOD CONDITION

424.26 | 22215.84 | 314.96

(UNSUBDIVIDED) U.S.S. # 7143 LOT 1 (ELAINE LEMON)

TRACT C
OPEN SPACE
16.05 Ac.

S 24°15'00"E 180.25
S 17°15'00"E 150.00
S 5°30'00"W 300.00
S 68°15'00"E 241.02
S 25°00'00"E 260.00
N 70°00'00"E 330.00
N 39°00'00"E 357.96
N 49°30'00"E (NP) 433.02
N 51°15'00"E (NP) 422.47
N 54°45'00"E (NP) 378.18
N 35°00'00"W 360.00
N 60°00'00"E (NP) 346.39
N 64°00'00"E (NP) 386.65
N 46°30'00"E (NP) 446.69
N 44°15'00"W 525.00
N 46°30'00"E 449.00
N 44°15'00"W 1086.62
N 44°15'00"W 282.37
N 44°15'00"W 242.63
N 44°15'00"W 319.08
N 44°15'00"W 197.58
N 44°15'00"W 493.70
N 44°15'00"W 296.12
N 44°15'00"W 232.93
N 44°15'00"W 260.00
N 44°15'00"W 319.31
N 44°15'00"W 153.92
N 44°16'21"E 285.00
N 44°16'21"E 263.96
N 61°20'00"W 263.96
N 20°00'00"E 182.11
N 25°45'00"W 330.00
N 31°00'00"W 183.72
N 37°45'00"E (NP) 380.36
N 60°00'00"E (NP) 297.60
N 60°00'00"E (NP) 293.63
N 31°00'00"W 200.00
N 31°00'00"W 620.00
N 44°12'06"E 515.54
N 45°00'00"W 270.56
N 44°12'06"E 200.00
N 45°00'00"W 270.03
N 45°47'54"W 50.00
N 30°00'00"W 778.23 (M&R)
S 44°18'40"W 151.91
S 45°01'12"E 100.00
S 44°18'40"E 50.00
N 44°18'40"E 50.00
S 45°01'12"E 100.00
S 61°30'00"E 510.57
S 30°30'00"E 607.58

1 1.59 Ac.
2 1.01 Ac.
10
1 1.32 Ac.
2 1.48 Ac.
9
3 1.69 Ac.
4 1.56 Ac.
1 1.41 Ac.
4 1.47 Ac.
3 2.29 Ac.
2 2.91 Ac.
8
1 2.59 Ac.
1 1.00 Ac.
2 1.09 Ac.
11
1 1.44 Ac.
12
1 1.51 Ac.
2 1.41 Ac.
5
3 1.21 Ac.
1 1.50 Ac.
2 1.32 Ac.
6
3 1.80 Ac.
1 1.92 Ac.
7

EMPEROR WAY — 50.01 — 30' 30' — 50.01

WIDGEON LANE — 50.01 — 30' 30' — 50.01

LANE — 50.01 — 30' 30' — 50.01

MALLARD LANE (SEE NOTE 6) — 50.01 — 30' 30' — 50.01

TEAL LANE (SEE NOTE 6) — 50.01 — 30' 30' — 50.01

10'x30' GUY EASEMENT
10'x30' GUY ESMT.
20' UTILITY EASEMENT
50' RIGHT-OF-WAY EASEMENT (FUTURE EXTENSION)
DEDICATED THIS PLAT
DEDICATED TO PUBLIC RIGHT-OF-WAY FOR TURN AROUND THIS PLAT.

TRACT A
OPEN SPACE
15.19 Ac.

TRACT D
3.17 Ac.

TRACT B
OPEN SPACE
2.32 Ac.

POSITIONED BY PRORATION

(UNSUBDIVIDED) U.S.S. #7143 LOT 3 (AGNES SAMUELSON)

BASIS OF BEARING

2640.00 (R BLM) 2640.00 (R BLM)
2640.17 NERKA III PLAT #81-9 2640.17 (M) 2670.44 (M)
2636.67 (M) 1117.17 REC. 1191.94 (M)

N 44°17'00"E 1505.38 (M)
S 44°17'00"W 1505.38 (M)
S 44°17'00"W 2670.44 (M)

1415.00
1414.73
434.59
362.14
307.00
449.11
374.30
374.30
131.73
1165.06 (M)

NERKA III SUBD. BLOCK 3 — 7

NERKA IV SUBD. BLOCK 4 — (1) MARTIN, NERKA III SUBD. BLOCK 3 — 2 LYMAN — 3 TUBBS — 4 LADD — 5 THIELE — 6 McCART — 7 LANDSTEDT & SCOTT — 8 FISHER — 9 LAYLAND

NERKA V SUBD.
1
(BRISTOL BAY NATIVE CORPORATION)

NERKA VI SUBD.
2
(BRISTOL BAY NATIVE CORPORATION)

STAN SEARS & ASSOC. TR D LB BK 3 1984

B (HOTCHKISS)
SET ¾" ALUMINUM MONUMENT CAP ON ¾" ALUMINUM ROD 4" SHOWING

SET ¾" ALUMINUM MONUMENT CAP ON ¾" ALUMINUM ROD FLUSH WITH GROUND

STAN SEARS & ASSOC. LS 7202 1984

TYPICAL SECONDARY MONUMENT

STAN SEARS & ASSOC. BK 6 LS 7202 TRAV 1984

2" ALUMINUM CAP MON. ON 5/8" x 30" REBAR SET FLUSH WITH GROUND

## CURVE DATA CHART

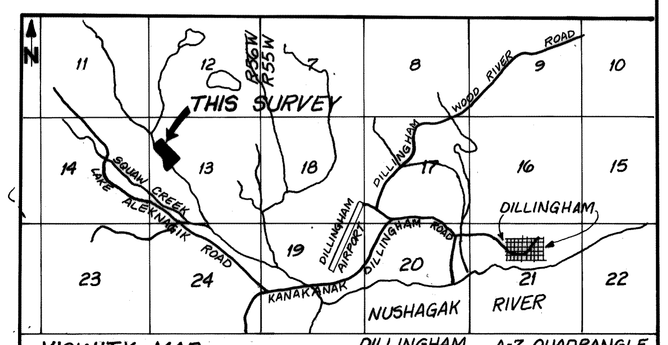
| NO. | RADIUS | DELTA | LENGTH | TANGENT | CHORD BEARING | CHORD |
|---|---|---|---|---|---|---|
| 1 | 20.00 | 91°32'54" | 31.96 | 20.55 | N 89°58'33"E | 28.66 |
| 2 | 20.00 | 88°27'06" | 30.88 | 19.47 | N 00°01'27"W | 27.90 |
| 3 | 560.00 | 31°15'00" | 305.49 | 156.62 | N 28°37'30"W | 301.66 |
| 4 | 590.00 | 02°31'55" | 26.07 | 13.04 | N 42°59'03"W | 26.07 |
| 5 | 590.00 | 19°01'23" | 195.89 | 98.85 | N 32°12'24"W | 194.99 |
| 6 | 590.00 | 09°41'48" | 99.83 | 50.04 | N 17°50'51"W | 99.72 |
| 7 | 530.00 | 05°20'37" | 49.48 | 24.76 | N 41°34'32"W | 49.46 |
| 8 | 530.00 | 25°54'08" | 239.59 | 121.88 | N 25°57'02"W | 237.55 |
| 9 | 940.00 | 04°01'00" | 65.90 | 32.96 | N 15°00'30"W | 65.88 |
| 10 | 940.00 | 10°00'09" | 164.10 | 82.26 | N 22°01'04"W | 163.89 |
| 11 | 940.00 | 09°14'45" | 151.69 | 76.01 | N 31°38'31"W | 151.52 |
| 12 | 940.00 | 08°40'14" | 142.25 | 71.26 | N 40°36'01"W | 142.11 |
| 13 | 940.00 | 08°39'17" | 141.99 | 71.13 | N 49°15'47"W | 141.86 |
| 14 | 940.00 | 03°24'35" | 55.94 | 27.98 | N 55°17'43"W | 55.93 |
| 15 | 910.00 | 44°00'00" | 698.83 | 367.66 | N 35°00'00"W | 681.78 |
| 16 | 880.00 | 12°04'09" | 185.37 | 93.03 | N 19°02'04"W | 185.03 |
| 17 | 880.00 | 10°11'43" | 156.59 | 78.50 | N 30°10'00"W | 156.38 |
| 18 | 880.00 | 10°32'52" | 162.00 | 81.23 | N 40°32'18"W | 161.77 |
| 19 | 880.00 | 11°11'17" | 171.83 | 86.19 | N 51°24'22"W | 171.56 |
| 20 | 490.00 | 05°36'18" | 47.93 | 23.99 | N 54°11'57"W | 47.92 |
| 21 | 490.00 | 07°08'42" | 61.10 | 30.59 | N 47°49'21"W | 61.07 |
| 22 | 460.00 | 12°45'00" | 102.36 | 51.39 | N 50°32'30"W | 102.15 |
| 23 | 430.00 | 12°45'00" | 95.69 | 48.04 | N 50°32'30"W | 95.49 |
| 24 | 50.00 | 223°31'12" | 195.06 | 125.26 | S 83°15'36"E | 92.87 |
| 25 | 50.00 | 76°28'48" | 66.74 | 39.40 | S 66°44'24"W | 61.90 |

## NOTES

1. RECORD INFORMATION BASED UPON BLM PLAT OR USS 4982 LOT 4, APPROVED IN WASHINGTON D.C. JUNE 20, 1967 PLAT OF NERKA IV PLAT NO. 81-10 PLAT OF NERKA I PLAT NO. 84-6 PLAT OF NERKA VI PLAT NO. 83-8 ALL RECORDED IN BRISTOL BAY RECORDING DISTRICT.
2. BASIS OF BEARING IS LINE 1-2 LOT 4 USS 4982 (N 44°17'00"E).
3. THERE SHALL BE A 20' BUILDING SET BACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
4. WASTE WATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
5. LOT AREAS ARE ROUNDED OFF TO THE NEAREST ONE HUNDREDTH OF AN ACRE.
6. THIS PLAT RENAMES THE STREETS LEADING INTO NERKA VII FOR CLARIFICATION AND TO AVOID DUPLICATION.

## LEGEND

- ✠ RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALVANIZED IRON PIPE
- ⊢ SET ⅝" x 30" REBAR WITH 2" ALUMINUM CAP MONUMENT AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ⊕ RECOVERED 1½" ALUMINUM SURVKAP ON ⅝" REBAR
- ● RECOVERED ½" REBAR
- (R) RECORD INFORMATION CALLS
- (M) MEASURED INFORMATION CALLS




VICINITY MAP — DILLINGHAM A-7 QUADRANGLE SCALE: 1" = 1 MILE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

H.N. DICK, PRESIDENT
BRISTOL BAY NATIVE CORPORATION
P.O. BOX 198
DILLINGHAM, ALASKA 99576

## NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
ON THIS 4th DAY OF Sept 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED H.N. Dick
TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE VOLUNTARY ACT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH, AND YEAR HEREINABOVE WRITTEN.

4 Oct 84 — MY COMMISSION EXPIRES
Marilynn Hahn — NOTARY PUBLIC FOR ALASKA

## PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF August 8, 1984
IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

CITY OF DILLINGHAM
BY: Charles O Mayer
CHAIRMAN

## SURVEYOR'S CERTIFICATE

I, STANLEY E. SEARS, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE DIMENSIONS, THE CORNERS, AND THE MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

8/4/84 — DATE
Stanley E. Sears — STANLEY E. SEARS R.L.S. 2087-S

STATE OF ALASKA — 49TH — Stanley E. Sears — No. 2087-S — REGISTERED PROFESSIONAL LAND SURVEYOR

## CERTIFICATE OF ACCEPTANCE

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.

DATED AT DILLINGHAM, ALASKA THIS 6 DAY OF Sept 1984
MAYOR Leon C Braswell
ATTEST: CITY CLERK Vivian M. Braswell

## CERTIFICATE OF ACCEPTANCE BY ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AAC 72.065 AND IS APPROVED SUBJECT TO ANY NOTED RESTRICTIONS.
85-21-SD-016

Lonnie E Erich — SIGNATURE — EE III — TITLE — 8-23-84 — DATE

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV. IRON PIPE 4" ABOVE GROUND FAIR CONDITION

84-21
RECORDED - FILED IN BRISTOL BAY REC. DIST.
DATE: September 19, 84
TIME: 9:37 A M
City of Dillingham
Box 191
Dillingham, Alaska 99576

# PLAT OF NERKA VII SUBDIVISION

A SUBDIVISION OF TRACT A NERKA IV SUBDIVISION LOCATED WITHIN LOT 4 U.S.S. # 4982

CONTAINING 74.90 ACRES MORE OR LESS

STAN SEARS AND ASSOCIATES
REGISTERED LAND SURVEYORS
POST OFFICE BOX 283
EAGLE RIVER, ALASKA 99577

| | | | |
|---|---|---|---|
| GRID DILLINGHAM | SCALE 1" = 100' | DATE 07/30/84 | FB 100 PG 6 |
| DRAWN MH | CHECKED SES | FILE 1 DISK 3 | W.O. 82-66 |

PREPARED FOR: BRISTOL BAY NATIVE CORPORATION P.O. BOX 198 DILLINGHAM, AK 99576

# CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576
TELEPHONE (907) 842-5211 or 842-5212


September 14, 1984

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Nerka VII Subdivision.

CORPORATE SEAL CITY OF DILLINGHAM ALASKA

Sincerely,

Vivian M Braswell

Vivian M. Braswell
City Clerk

84-21

RECORDED - FILED 10
BRISTOL BAY REC. DIST.
DATE SEPTEMBER 19, 1984
TIME 9:37 A M
Requested by City of Dillingham
Address Box 19
Dillingham, Alaska
99576