



PLANNING COMMISSION STAFF REPORT
PUBLIC WAY VACATION: STV2024 0001
HEARING DATE: JUNE 25, 2024

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: July 16, 2024

TO: Mandy Cole Chair, Planning Commission

BY: David Matthew Peterson, Planner II

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a Public Way Vacation for the cul-de-sac portion at the south end of Hendrickson Road.

STAFF RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation of **APPROVAL with Conditions** to the Assembly

KEY CONSIDERATIONS FOR REVIEW:

- Cul-de-sac vacation may make the structure conforming for front yard setback, rather than compliant via a variance.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this permit.

STANDARD OF REVIEW:

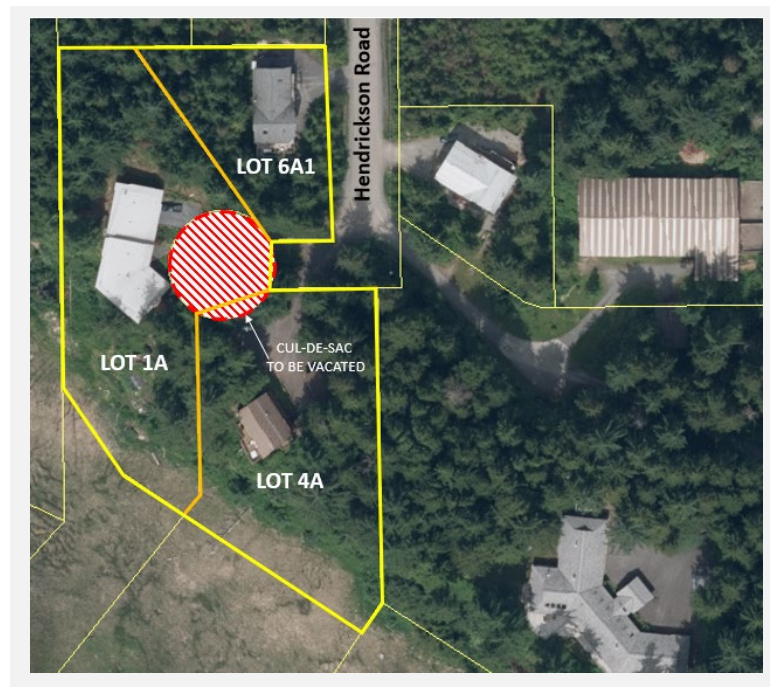
- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.404
 - CBJ 49.25.240(2)
 - CBJ 49.25.400
 - CBJ 49.35
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Francis J Rue III
Applicant	Francis J Rue III
Property Address	7081 Hendrickson Rd; 7083 Hendrickson Rd.; 7086 Hendrickson Rd.
Legal Description	SHERRY LT 4; SHERRY LT 1; Sunny Point Block 2 Lot 6A
Parcel Number	5B1401030102; 5B1401030092; 5B1401030080
Zoning	D5
Land Use Designation	Single Family Dwelling
Lot Size	35,645 square feet/.82 acres; 37,194 square feet/.85 acres; 16,552 square feet/.38 acres
Water/Sewer	CBJ water and sewer provide
Access	Hendrickson Road
Existing Land Use	Residence
Associated Applications	MIP2024-0003

The Commission shall hear and decide the case per CBJ 49.15.404(a) Public way vacations. This section applies to petitions to vacate any portion of an existing public way, public easement, or any other area dedicated to the public. This section does not apply to property owned by the City and Borough in its proprietary capacity.

And per CBJ 49.15.404(d)(6) - The commission shall consider requests to vacate public ways after public hearing. The commission shall presume that all public ways and similar public areas are of value and of benefit to the public. The petitioner has the burden to prove otherwise.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D5)	Single Family Residence
South (D5)	Vacant
East (D5)	Single Family Residence
West (D5)	Single Family Residence

SITE FEATURES	
Anadromous	N/A
Flood Zone	Per Panel 02110C1531D eff. 8/19/2013, Zone VE at 26 feet elevation is present on site.
Hazard	N/A
Hillside	N/A
Wetlands	Lots are adjacent to Mendenhall Wetland State Game Refuge.
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining and Exploration Surface Activities Exclusion District

BACKGROUND INFORMATION

Project Description – The Applicant, owner of Lot 1, would like to vacate the cul-de-sac at the end of Hendrickson Road, which is an unmaintained CBJ public right-of-way (ROW).

In 1977, the owner was granted a variance for a zero front yard setback. The structure is within eight (8) feet of the cul-de-sac.

The property owner of Lot 1 is the only dwelling that gains access via the cul-de-sac. The vacation of the cul-de-sac would add an additional 5,588 square feet of property to Lot 1 and bring the property into conformance by providing adequate land to accommodate the required front yard setback. Regardless of the street vacation, the structure is compliant with the land use code as the variance granted a zero foot front yard setback.

Lot 4 would gain an additional 500 square feet as a portion of the cul-de-sac would be vacated and the line between two markers would become straight (**See Attachment B**).

Background – The table below summarizes relevant history for the lot and proposed development.

Item	Summary
Plat 2016-37	2016 plat showing the 1932 meander line as a surveyed plat line. (Attachment H)
Plat 2016-5	2015 plat showing the 1932 meander line per USS 2125. (Attachment G)
Zoning Map (2006)	2006 Zoning map maintains the D5 zoning.
Plat 91-32	1991 Plat adjusting the lot line between Lot 5A(Lot 1A) and Lot 6A which brought the lots into their current configuration. (Attachment F)
Zoning Map (1987)	1987 Zoning map designating area as D5 zoning.
Building Permit Number: 11095	1977 Building permit for new single-family dwelling. Zero front yard setback approved per Building Permit 11095, June 13, 1977. (Attachment J)
Sunny Point Subdivision USS 2125	1961 Subdivision plat of Sunny Point, Blocks 1 & 2. (Attachment I)

ANALYSIS

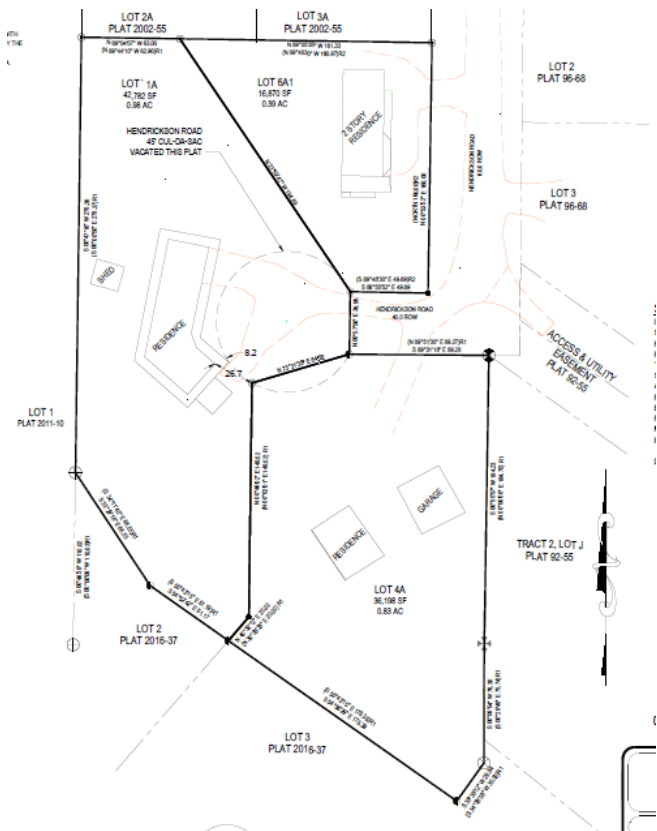
Project Site and Design – Located at 7083 Hendrickson Road, Sherry Lot 1 is the only dwelling served by the cul-de-sac right-of-way (ROW) owned by CBJ. In 1977, the single-family dwelling was granted a variance for a zero foot front yard setback and sited in this location due to the available buildable area on the lot. The elimination of the cul-de-sac will provide an additional 553 square feet for Sherry Lot 4, Sherry Lot 1 will gain an additional 5,588 square feet, and Sunny Point Block 2 Lot 6A will gain an additional 5 square feet.

Condition: N/A

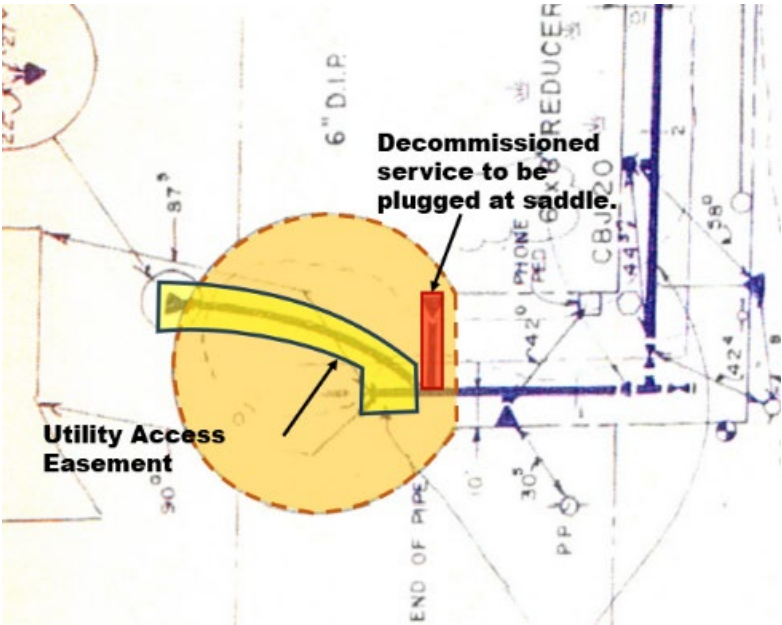
Land Use Code – Vacating the cul-de-sac at the end of Hendrickson Road will not cause conflicts with Title 49. This vacation increases conformance with Title 49 by increasing amount to land to provide for the required front yard setback.

The cul-de-sac line is considered the front lot line for the lot [CBJ 49.25.240(2)]. The structure is 8.2 feet from the cul-de-sac ROW line. Elimination of the cul-de-sac results in a front yard setback from the front lot line of approximately 80 feet. Minimum front yard setback in the D5 zone is 20 feet.

Condition: N/A



Public Utilities and Services – Sherry Lot 1 is the only dwelling being served by public water and sewer service within the cul-de-sac. CBJ General Engineering agreed that a CBJ Access and Utility Easement will be included on the approved preliminary plat that would provide access to the existing water, sewer and an existing clean-out in the cul-de-sac.



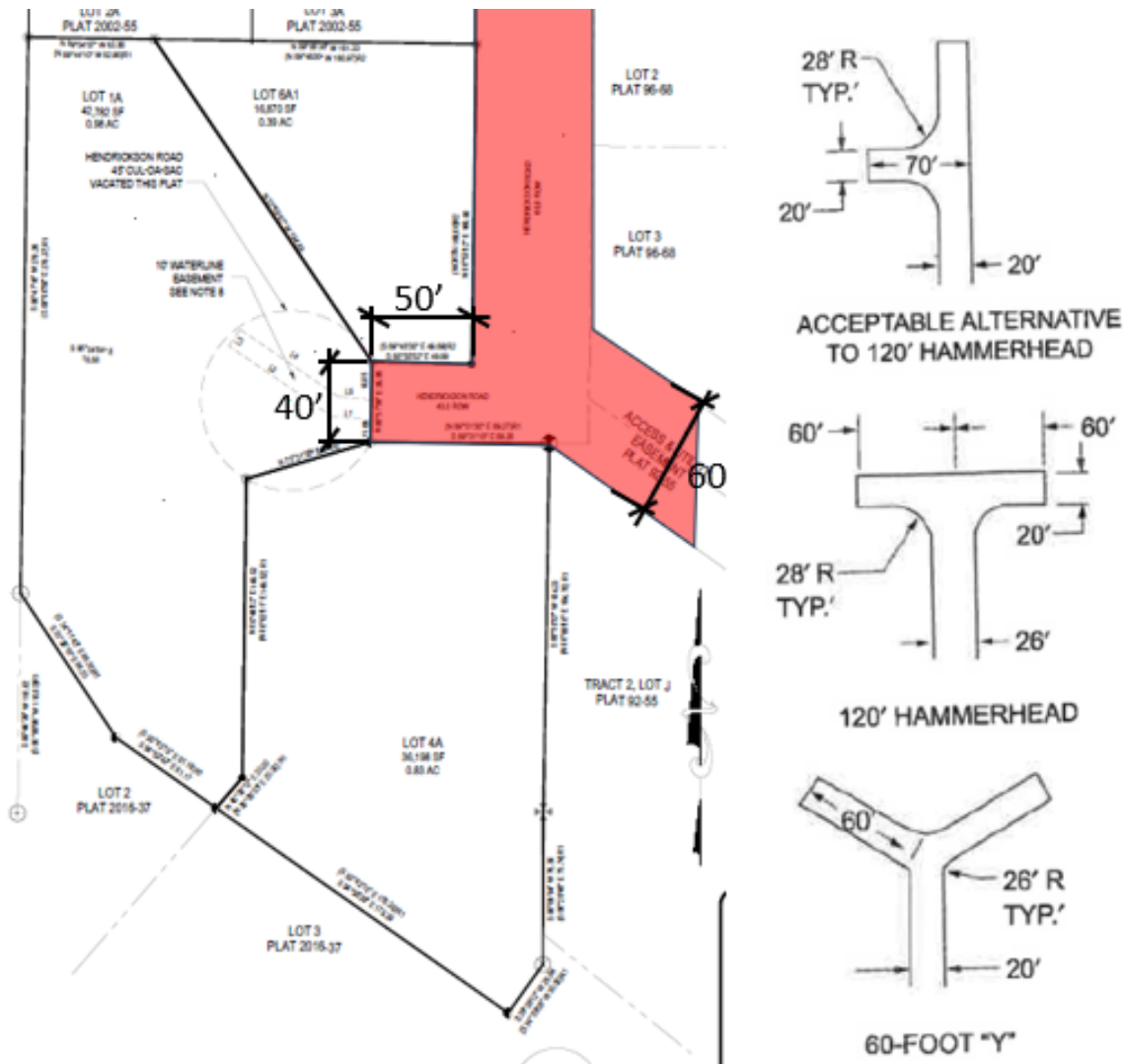
There is an additional service that does not serve any lot. The owner of Sherry Lot 1 will decommission the water services by removing the stub and plugging the connection at the saddle.

Condition 1: Prior to approval of the ROW vacation, a 20-foot utility easement accommodating CBJ access to Sherry Lot 1 utilities must be shown on the preliminary plat and language must be approved by CBJ General Engineering.

Condition 2: Prior to approval of the ROW vacation, the owner of Sherry Lot 1 must either decommission the water services by removing the stub and plugging the connection at the saddle or provide documentation or financial guarantee in the form of a bond or other surety to Community Development that work was completed.

Service	Summary
Drainage	Cul-de-sac vacation does not negatively impact drainage on the Sherry Lot 1 or neighboring lots. CBJ E&PW has not expressed any concerns with drainage.
Snow Storage	Hendrickson Road is not a CBJ adopted ROW and does not manage the snow during the winter. It is not anticipated that the current snow storage plan will be negatively impacted by the vacation of the cul-de-sac.
Public Water	A water service stub that does not serve Sherry Lot 1 will be decommissioned by removing the stub and plugging the connection at the saddle.
Pubic Sewer	It is not anticipated that wastewater services will not be affected by the cul-de-sac vacation.
Emergency Service Access	In lieu of the cul-de-sac providing emergency turn-around access at the end of Hendrickson Road, an existing Access and Utility easement on 1080 Hendrickson Road will provide a Hammerhead type turn-

Service	Summary
	around for emergency services. See graphic showing existing approved turn around configurations below. (Attachment K)

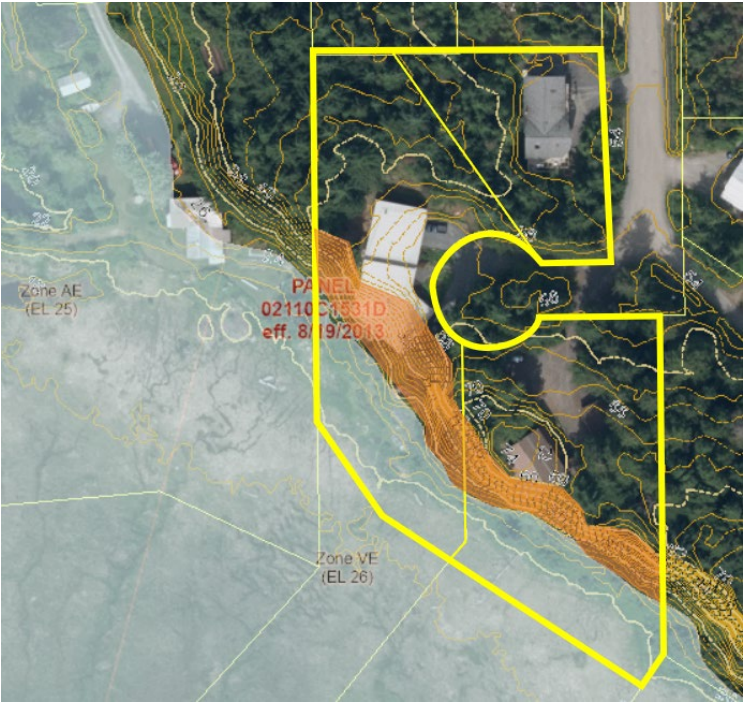


Access – The elimination of the cul-de-sac portion of the ROW will not negatively impact other lots along Hendrickson Road.

Condition: N/A

Environmental Conservation – FEMA flood zones AE and VE are present on Lot 1A and Lot 4A. Per panel 02110C1531D effective 8/19/2013, the AE flood zone has an elevation of 25 feet, whereas the VE flood zone has an elevation of 26 feet. Topography indicates the dwellings are situated 24 feet above the flood elevation on a ridge.

Condition: N/A



Resource	Summary
Conservation Areas	N/A
Wetlands	FEMA flood zones AE and VE are present the property. Dwellings are situated 24 feet above the flood elevation on a ridge.
Anadromous	N/A
Impaired Waterbodies	N/A
Historic	N/A
Comprehensive Plan Stream Corridor	N/A
Comprehensive Plan View sheds	N/A
RS2477 Right-of-way	N/A

Hazard Zones – N/A

Public Health, Safety, and Welfare – Emergency services and utilities are discussed under “Public Utilities and Services,” above.

Condition: N/A

Property Value or Neighborhood Harmony – N/A

Condition: N/A

AGENCY REVIEW

CDD conducted an agency review comment period between February 29, 2024 and March 14, 2024.

Per 49.15.404(d)(3), the director of Engineering & Public Works shall review the application and present written comments, including any recommended conditions of approval.

Engineering & Public Works - The General Engineering division has no objections to the proposed Hendrikson Road ROW vacation. (**Attachment L**)

CCFR - has no issue with vacating the subject ROW. CCFR concurred that the ROW vacation will not cause fire code issues, and that CCFR is not aware of any need to retain the subject ROW for the future.

Lands & Resources - did not express concerns related to its own department.

Streets Division - has no issue with vacating the subject ROW. There is no current or anticipated use of the ROW.

PUBLIC COMMENTS

CDD conducted a public comment period between May 20, 2024, and June 3, 2024. Public notice was mailed to property 500 feet of the properties vacating the cul-de-sac. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. No Public comments were submitted at the time of writing this staff report.

FINDINGS

Public Way Vacation Criteria - Per CBJ 49.15.404 (d)(5), the Director makes the following findings on the proposed public right of way vacation.

1. *Is the area proposed to be vacated a right-of-way acquired under the former 43 U.S.C. 932 (RS 2477 right-of-way)?*

Analysis: This is a private owner attempting to vacate a portion of an unused ROW that is within eight (8) feet of the dwelling unit and not a provision of the Mining Act of 1866.

Finding: **No.** The area is not a right-of-way acquired under the former 43 U.S.C 932.

2. *Is there any current or anticipated future public purpose to retain the area proposed to be vacated?*

Analysis: It is not anticipated that this cul-de-sac would need to be utilized for future public purpose.

Finding: **No.** There are no adopted plans that indicate that the public way should be retained for future public purpose.

3. Will the proposed vacation have a detrimental effect on the adjacent property or on the neighborhood?

Analysis: The effect of vacating the cul-de-sac on neighboring properties will result in an additional 553 square feet for Sherry Lot 4, Sherry Lot 1 will gain an additional 5,588 square feet, and Sunny Point Block 2 Lot 6A will gain an additional 5 square feet.

Finding: No. There is no evidence that the proposed public way vacation will have a detrimental effect on adjacent property or on the neighborhood.

4. Is the proposed public way vacation in the best interest of the public?

Analysis: There is no anticipated impact on the public as a result of vacating the cul-de-sac.

Finding: Yes. The proposed public way vacation is in the best interest of the public by eliminating a potentially hazardous nonconforming situation where a public right-of-way is located just feet from the front door of a residence.

In accordance with CBJ 49.15.404(d)(5), the director makes the following findings on how the public way should be vacated:

5. Does the title to the public area vacated on a plat attach to the lot or land bordering the area in equal proportions? If the public area was originally dedicated by different persons, original boundary lines shall be adhered to so that the portion of the public area that lies on each side of the boundary line shall attach to the abutting property on each respective side. The portion of a vacated public area that lies inside the limits of a platted addition attaches to the lots of the platted addition bordering on the area. If a public square is vacated, the title to it vests in the City and Borough. If the property vacated is a lot, title vests in the rightful owner.

Analysis: The cul-de-sac area is directly in front of the lot that will be acquiring it. The cul-de-sac has been owned by CBJ.

Finding: Yes. Five (5) feet will be dedicated to Sunny Point Lot 6A, 553 square feet will be dedicated to Sherry Lot 4, and Sherry Lot 1 will gain an additional 5,588 square feet.

6. Did the City and Borough acquire the vacated area for legal consideration, or by express dedication to and acceptance by the City and Borough other than as a subdivision platting requirement? If yes, then before final vacation the fair market value of the vacated area shall be deposited with the platting authority to be transferred to the City and Borough upon final vacation as required by CBJ 53.09.600.

Analysis: The cul-de-sac was originally platted as a public ROW, per Sunny Point Subdivision USS 2125 platted in 1961.

Finding: No. The cul-de-sac to be vacated was originally platted as a public ROW.

RECOMMENDATION

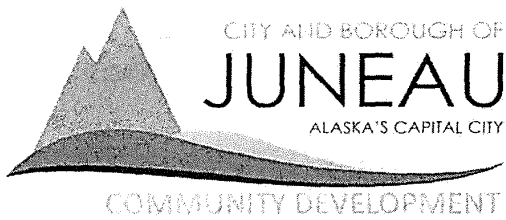
Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommend **APPROVAL WITH CONDITIONS** to the Assembly for the requested public way vacation. The permit would allow the vacation of a 6,141 square foot cul-de-sac. If the Assembly approves the proposed public way vacation, the applicant may apply for a subdivision to vacate the public way. The approval is subject to the following conditions:

Condition 1: Prior to approval of the ROW vacation, a 20-foot utility easement accommodating CBJ access to Sherry Lot 1 utilities must be shown on the preliminary plat and language must be approved by CBJ General Engineering.

Condition 2: Prior to approval of the ROW vacation, the owner of Sherry Lot 1 must either decommission the water services by removing the stub and plugging the connection at the saddle or provide documentation or financial guarantee in the form of a bond or other surety to Community Development that work was completed.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Vacation Plat for MIP2024-0003
Attachment C	Site As-built drawing
Attachment D	Agency Review Comments
Attachment E	Abutters notice
Attachment F	Plat 91-32
Attachment G	Plat 2016-5
Attachment H	Plat 2016-37
Attachment I	Sunny Point Subdivision USS 2125
Attachment J	1977 - Building Permit
Attachment K	Plat 92-55
Attachment L	Director of General Engineering Hendrikson ROW Vacation Memo



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 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Case name

Case Number: PAC2023 0015
 Applicant: Francis J. III and Sarah J. Rue
 Property Owner: Francis J. III and Sarah J. Rue
 Property Address: 7083 Hendrickson Rd. Juneau, AK. 99801
 Parcel Code Number: 5B1401030092
 Site Size: 37,194 square feet; .85 acres
 Zoning: D5 – Single Family/Duplex
 Existing Land Use: Residence

Conference Date: 15 June 2023

Report Issued: (Insert Today's Date)

DISCLAIMER: Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Francis J. III and Sarah J. Rue	Applicant	frankrue44@gmail.com
David Matthew Peterson, Planner II	Planning	david.peterson@juneau.gov
	Building	xxx.xxx@juneau.gov
	General Engineering	xxx.xxx@juneau.gov

Revised 5/07/2021

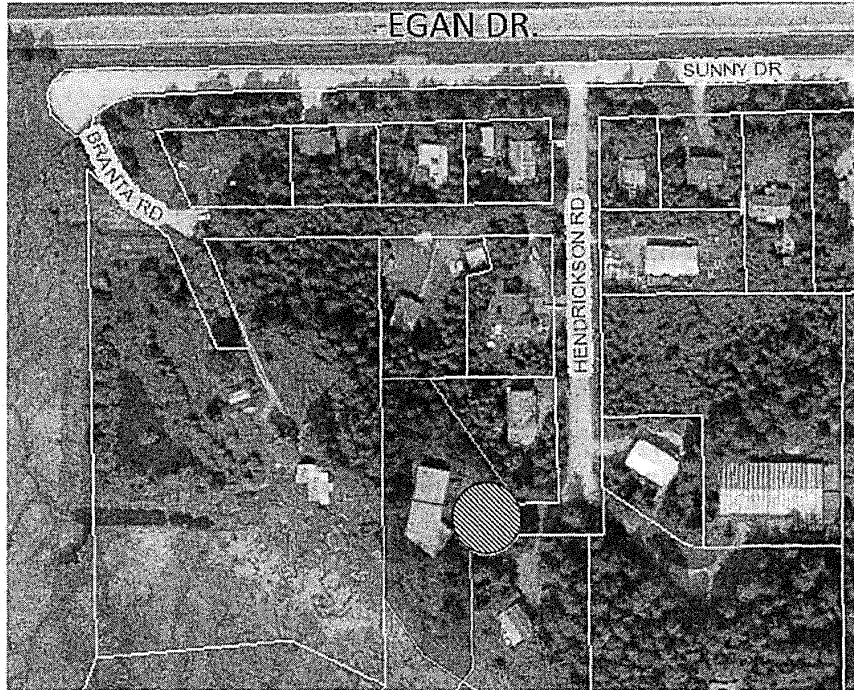
i:\documents\cases\2023\pac\pac23-015 hendrickson rd vacation\pac23-15 hendrickson rd.doc

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

Project Overview

Applicant is proposing a Right of Way vacation of the cul-de-sac portion of Hendrickson Road (a CBJ local street) of the Sherry Lane Subdivision. The cul-de-sac comes within three feet of the front of the home.

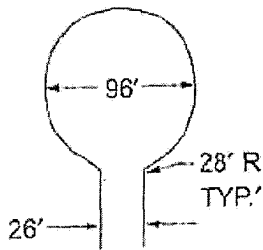


Planning Division

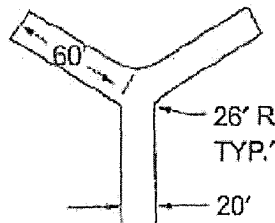
1. **Zoning** – D5 Single Family/Duplex. Min Lot Size – 7,000sf. Lot is currently 37,194sf.
2. **Setbacks** – Front (east)-20ft ; Side (north/south) – 5' ; Rear (west) – 20ft
3. **Height** – 35ft Permissible; 25ft Conditional. (Ref: 49.25.420)
4. **Access** – Subject property has access to Hendrickson Road.
5. **Parking & Circulation**– Single family/duplex – 2 spaces per dwelling unit. (Ref: 49.40.210).
 - a. All neighbors affected by the existing cul-de-sac and proposed new turnaround, will need to sign off on the new configuration.
 - b. All neighbors will need to maintain their direct and practical access to Hendrickson Road.
 - c. Alternative turnaround will need to be platted.
 - d. Vacated land will need to be divided so all parties agree and maintain access.



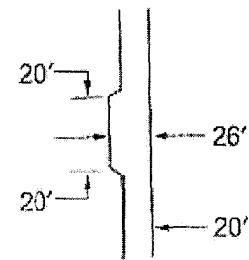
*Not applicants' proposal,
See a attached
proposal for
modified hammerhead*



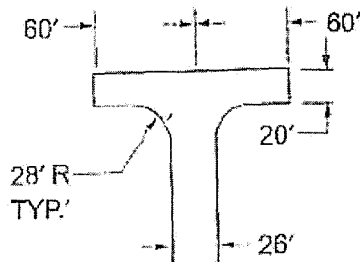
96' DIAMETER
CUL-DE-SAC



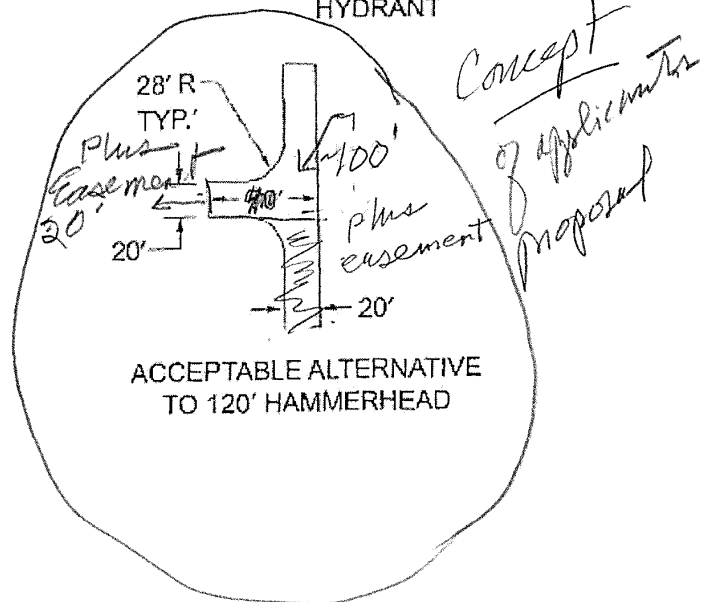
60-FOOT "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



6. Lot Coverage – Permissible & Conditional – 50%
7. Vegetative Coverage – 20%
8. Lighting – N/A
9. Noise – N/A

10. **Flood** – Per panel 02110C1531D eff. 8/19/2013, Zone VE at 26ft elevation is present on the site.
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** –
12. **Wetlands** – Subject property abuts the Mendenhall wetland area.
13. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – N/A
16. **Nonconforming situations** – (a Nonconforming certificate is required prior to the issuance of a building permit or land use permit)

Building Division

17. **Building** –
18. **Outstanding Permits** –

General Engineering/Public Works

19. **Engineering** –
20. **Drainage** –
21. **Utilities** – (water, power, sewer, etc.)

Fire Marshal

22. **Fire Items/Access** –

Other Applicable Agency Review

23. DOT&PF / Alcohol Beverage Control Board / Army Corps / DEC (wastewater) / DNR / USF&W / F&G / FAA / Corrections...
- 24.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application (DPA)
2. Street Vacation Application (STV)
3. Subdivision Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. (Add any necessary supporting documents required in the application forms OR that may be useful supporting information)

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. (Add any items required with the forms that are not applicable to the Conditional Use application)
- 2.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Subdivision creating no additional lots, \$110 plus \$25 for each lot changed.
2. Property Taxes for each lot being modified will be required to pay the balance of taxes for the calendar year prior to the final plat being recorded.
3. Any improvements required will need to be bonded prior to the recording of the final plat.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Web: www.juneau.org/community-development

Attachments:

- 49.70 Article IV – if in a flood zone
- 49.15.330 – if a Conditional Use Permit



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

PROPERTY LOCATION	
Physical Address 7083 Hendrickson Rd, 7081 Hendrickson Rd, 7086 Hendrickson Rd	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) SHERRY LT 1, SHERRY LT 4, SUNNY POINT BL 2 LT 6A	
Parcel Number(s) 5B1401030092, 5B1401030102, 5B1401030080	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
LANDOWNER/ LESSEE	
Property Owner Francis J Rue III, DAVID COOGAN, PATTY MOSER	Contact Person FRANK RUE
Mailing Address 7083 Hendrickson Rd, JUNEAU AK 99801	Phone Number(s) 907-209-9920
E-mail Address Frankrue44@gmail.com	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
<u>David Coogan</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)
X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>2-06-2024</u> Date
<u>Francis J. Rue III</u> Landowner/Lessee (Printed Name)	<u>Landowner</u> Title (e.g.: Landowner, Lessee)
X <u>[Signature]</u> Landowner/Lessee (Signature)	<u>2/5/2024</u> Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) Francis J Rue III	Contact Person
Mailing Address 7083 Hendrickson Rd, JUNEAU AK 99801	Phone Number(s) 907-209-9920
E-mail Address Frankrue44@gmail.com, CHILKAT.SURVEYING@GMAIL.COM	
X <u>[Signature]</u> Applicant's Signature	<u>1/11/2024</u> Date of Application

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

<u>STV24-001</u>	Intake Initials <u>[Signature]</u>
Case Number <u>MIP24-003</u>	Date Received <u>2/22/2024</u>

Updated 6/2022— Page 1 of 1



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address <u>7083 Hendrickson Rd, 7081 Hendrickson Rd, 7086 Hendrickson Rd</u>	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <u>Sherry lot 1, Sherry lot 4, Sunny Point Bl 2, lot 6A</u>	
	Parcel Number(s) <u>5B1401030092, 5B1401030102, 5B1401030080</u>	
	<input type="checkbox"/> This property is located in the downtown historic district	
	<input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner <u>Sarah J Rue</u>	Contact Person <u>Frank Rue</u>
	Mailing Address <u>7083 Hendrickson Rd, Juneau, AK 99801</u>	Phone Number(s) <u>907-209-9920</u>
	E-mail Address <u>frankrue44@gmail.com</u>	
LANDOWNER/ LESSEE CONSENT		
Required for Planning Permits, not needed on Building/ Engineering Permits.		
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
<u>Sarah J. Rue</u> Landowner/Lessee (Printed Name)		
<u>Landowner</u> Title (e.g.: Landowner, Lessee)		
X	<u>[Signature]</u> Landowner/Lessee (Signature)	
	<u>2/7/24</u> Date	
Landowner/Lessee (Printed Name)		
Title (e.g.: Landowner, Lessee)		
X	Landowner/Lessee (Signature)	
	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT		
If same as LANDOWNER, write "SAME"		
Applicant (Printed Name) <u>Francis J Rue Jr</u>	Contact Person <u>Same</u>	
Mailing Address <u>7083 Hendrickson Rd, Juneau AK 99801</u>	Phone Number(s) <u>907-209-9920</u>	
E-mail Address <u>frankrue44@gmail.com</u>		
X	<u>Francis J. Rue</u> Applicant's Signature	
	<u>2/7/2024</u> Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number <u>STV24-001</u>	Intake Initials <u>TC</u>
<u>mip24-003</u>	Date Received <u>2/27/2024</u>

Updated 6/2022 - Page 1 of 1



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

PROPERTY LOCATION	
Physical Address 7083 Hendrickson Rd, 7081 Hendrickson Rd, 7086 Hendrickson Rd	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) SHERRY LT 1, SHERRY LT 4, SUNNY POINT BL 2 LT 6A	
Parcel Number(s) 5B1401030092, 5B1401030102, 5B1401030080	
<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
LANDOWNER/ LESSEE	
Property Owner Francis J Rue III, DAVID COOGAN, PATTY MOSER	Contact Person FRANK RUE
Mailing Address 7083 Hendrickson Rd, JUNEAU AK 99801	Phone Number(s) 907-209-9920
E-mail Address Frankrue44@gmail.com	
LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.	
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.	
Patricia D Moser Land owner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
x Patricia Moser Landowner/Lessee (Signature)	2-5-2024 Date
Francis J. Rue III landowner Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
x Francis J. Rue Landowner/Lessee (Signature)	2/5/2024 Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.	
APPLICANT	
If same as LANDOWNER, write "SAME"	
Applicant (Printed Name) Francis J Rue III	Contact Person
Mailing Address 7083 Hendrickson Rd, JUNEAU AK 99801	Phone Number(s) 907-209-9920
E-mail Address Frankrue44@gmail.com, CHILKAT.SURVEYING@GMAIL.COM	
x Francis J. Rue Applicant's Signature	1/11/2024 Date of Application

To be completed by Applicant

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Intake Initials
5TV24-001	[Signature]
mip 24-003	Date Received
	2/22/2024



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Sherry Subdivision II

zoned DS

Number of Existing Parcels 3 Total Land Area 2.20 acres Number of Resulting Parcels 3

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☒ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

☒ Preliminary Plat (MIP)

☐ Final Plat (MIF)

☐ Panhandle Subdivision

☐ Accretion Survey

☐ Boundary Adjustment

☐ Lot Consolidation (SLC)

☐ Bungalow Lot Subdivision

☐ Common Wall/Zero Lot Subdivision

☒ Other Right-of-way vacation

Planning Commission

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

☐ Preliminary Plat (SMP)

☐ Final Plat (SMF)

☐ Preliminary Development Plan – PUD (PDP)

☐ Final Development Plan – PUD (PDF) Preliminary

☐ Development Plan – ARS (ARP) Final

☐ Development Plan – ARS (ARF)

☐ Bungalow Lot Subdivision

☐ Common Wall/Zero Lot Subdivision

☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

☒ Pre-application conference notes

☒ Narrative including:

☒ Legal description(s) of property to be subdivided

☒ Existing structures on the land

☒ Zoning district

☒ Density

☐ Access

☒ Current and proposed use of any structures

☐ Utilities available

☒ Unique characteristics of the land or structure(s) *Bluff (see project description)*

☒ Preliminary Plat checklist

DEPARTMENT USE ONLY BELOW THIS LINE

3 lots / none add'l

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>195.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>195.00</u>			

For assistance filling out this form, contact the Permit Center at 586-0770.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I:\FORMS\PLANFORM\Subdivision Application.docx

Case Number	Date Received
<i>MIP24-003</i>	<i>2/22/2024</i>

Revised October 2019 - Page 1 of 1

Attachment A - Application Packet



STREET VACATION APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Vacate cul-de-sac at the end at the termination Hendrickson road. Currntly the right-of-way is 8' from the edge of right of way.

NAME OF RIGHT-OF-WAY TO BE VACATED: Hendrickson road

Dimensions of right-of-way to be vacated

Width _____ feet

Length _____ feet

Total Area 6412 square feet

Total length of parcel lot lines fronting the right-of-way 39.95 feet

ALL REQUIRED MATERIALS ATTACHED

- ☐ Complete application per CBJ 49.15.404
- ☒ Pre-Application Conference notes (if applicable)
 - ☐ Other submittals determined during the pre-application meeting
- ☒ Narrative including:
 - ☐ Reasons for the street vacation
 - ☐ Existing use of the subject right-of-way
 - ☐ Proposed use of the subject right-of-way
 - ☐ How the proposed vacation is an the best interest of the public
 - ☐ How the proposed vacation will not negatively affect adjacent property or the neighborhood
- ☐ Signed petition
- ☒ Sketch plat (see CBJ 49.15.410)

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

SUBDIVISION/PLATTING FEES				
	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1500.00</u>	_____	_____	_____
Pub. Not. Sign Fee	\$ <u>50.00</u>	_____	_____	_____
Pub. Not. Sign Deposit	\$ <u>100.00</u>	_____	_____	_____
Total Fee	\$ <u>1650.00</u>	_____	_____	_____

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
<u>STV24001</u>	<u>2/22/2024</u>

Street Vacation Application Information

Public way vacations are outlined in CBJ 45.15.404

Pre-Application Conference: A pre-application conference is highly recommended prior to submitting an application. The applicant will meet with City & Borough of Juneau (CBJ) staff to discuss the proposed development and the permit procedure. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for a Street Vacation Permit will not be accepted by the Community Development Department (CDD) until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Street Vacation Application, Petition, and Development Permit Application forms.
 - a. The Petition must be signed by the owners of the land fronting the portion of the street sought to be vacated. This petition is attached to the application.
2. **Fees:** The fee for a Street Vacation Application is \$500.00. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project including items described on the previous page.
4. **Additional Items:** Each application packet must also include:
 - a. A copy of the existing plat showing the proposed alteration and changes in lot lines.

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department (CDD) will initiate the review and scheduling of the application. This process includes:

Review: The Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request, the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Street Vacation Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

Public Notice Responsibilities: As part of the Street Vacation permitting process, all permit requests must be given proper public notice as outlined in CBJ 49.15.230 which consists of the following:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the Department will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

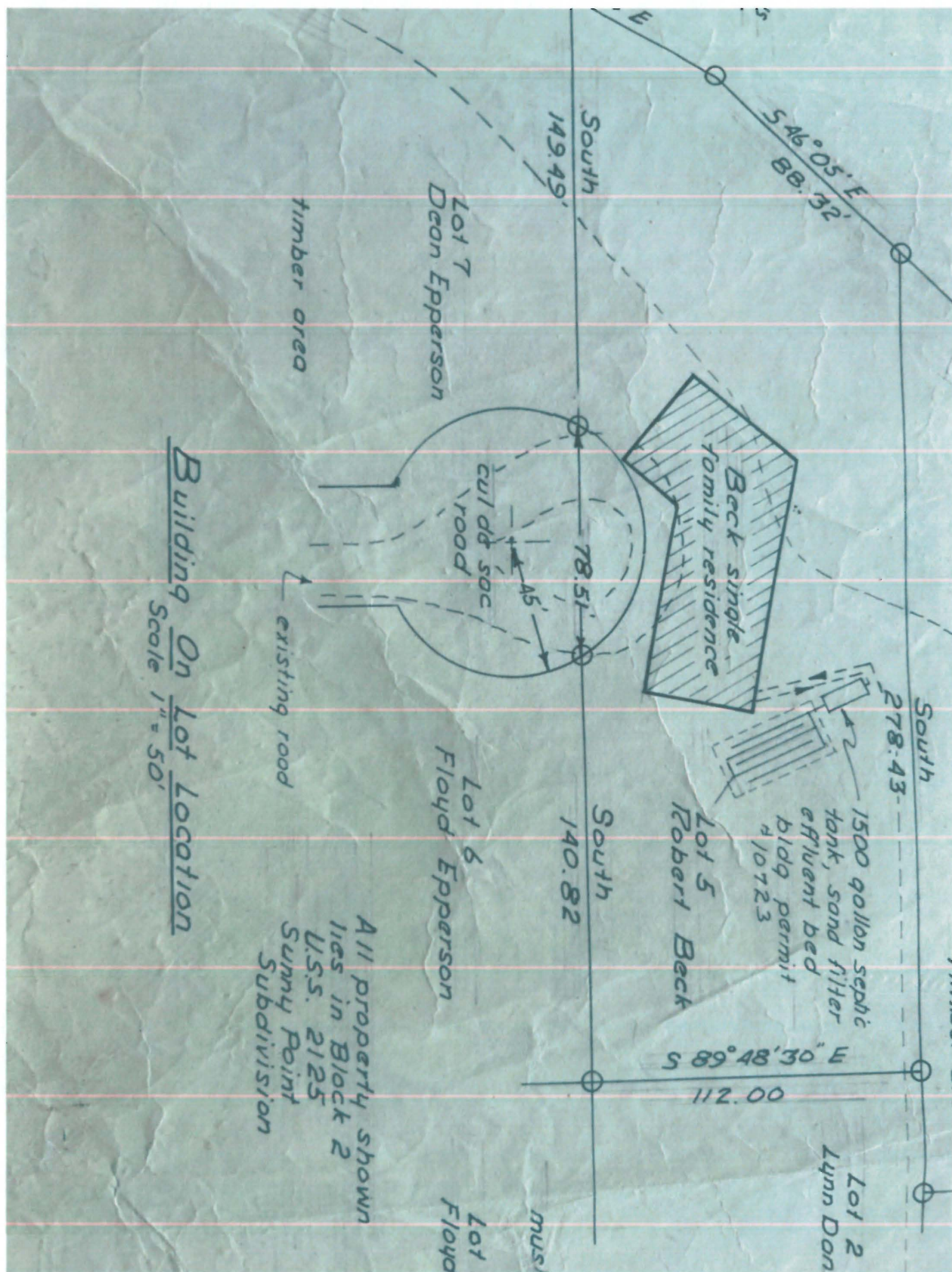
After the Public Hearing:

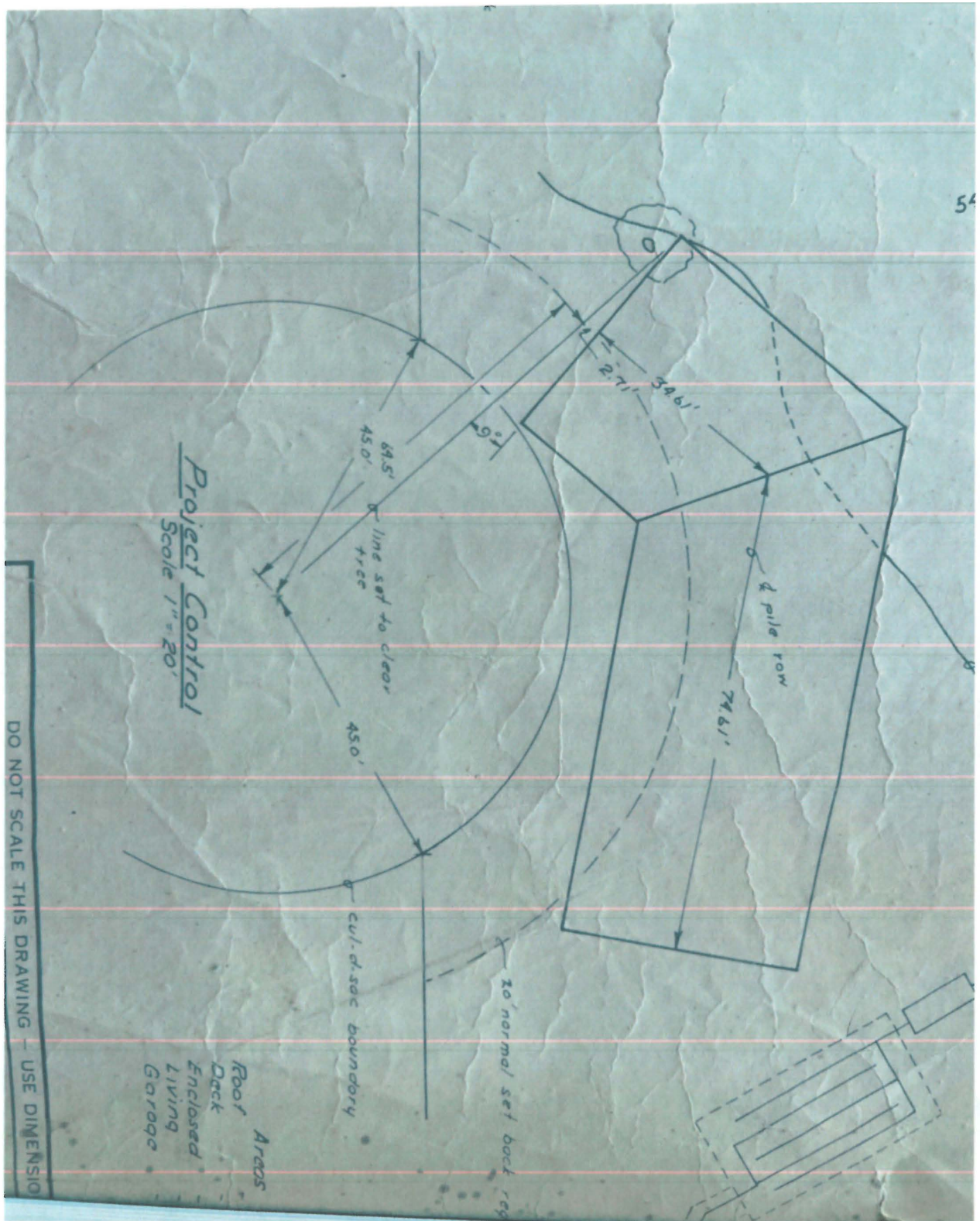
Approval by the Planning Commission does not vacate a street. Information on how to finalize a street vacation will be included on an approved Notice of Decision.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED













Frank Rue <frankrue44@gmail.com>

request for preapplication conference

5 messages

Frank Rue <frankrue44@gmail.com>

Mon, May 8, 2023 at 12:45 PM

To: Jennifer Shields <Jennifer.Shields@juneau.gov>, Permits@juneau.org

Bcc: Frank Rue <frankrue44@gmail.com>

Dear Jennifer,

I am writing to request a pre-application conference regarding the vacation of the Cul-de-Sac portion of the CBJ right-of-way adjacent to my property at 7083 Hendrickson Rd here in Juneau.

My wife Sarah Rue and I are the owners of Lot 1 of Sherry Subdivision.

My concern is that the Cul-de-Sac comes within 3 feet of the front of my house. A variance from the 20 foot front set back was given to the original owner in the early 1970's (50 years ago) when he built the house. The variance was needed because the lot has a cliff on the south side of the property which prevented construction of a home while also meeting the 20 foot setback requirement. Even with the variance, the home has one corner over the cliff with a piling support. (see attached photo 1961) The 1975 attachment shows the house plan, the Cul de Sac in relation to the house, the cliff line, and the normal 20 foot setback.

For the last 50 years neither CBJ nor any of the property owners adjacent to the Cul-de-Sac have needed to develop it to gain access to their property. The Cul-de-Sac has never been used, except as a driveway, front yard, and garden for this home.

Both adjacent lots have already been developed without use of the Cul-de-Sac. And both adjacent properties gain access directly from Hendrickson Rd. I am concerned that if the paper plat remains as is, a sewer replacement and paving project for Hendrickson Rd may get budgeted and ready to go to bid before this issue is resolved. I will then be faced with trying to get the Cul-de-Sac removed as a much needed CBJ project is being put out for bid.

As you can see from the plat, Hendrickson Rd makes a right angle turn and then, after approximately 90 feet (south dimension), a Cul-de-Sac begins. I am requesting that the Cul-de Sac be removed leaving a 90 foot long approximately 45 foot wide L shaped end to Hendrickson Rd. (see 1961 attachment)

No utilities would need to be moved. The existing fire hydrant and underground power line junction box are located on Hendrickson Rd before the right turn, and at the beginning of the L respectively. Underground water, sewer and power go up the Hendrickson Rd L and then under the driveway of our home.

Only Lots 1 and 4 of Sherry Subdivision would see any measurable change.

Lot 1 would see the area of the 45 foot diameter Cul-de-Sac become part of Lot 1. The elliptical boundary of the Cul-de-Sac separating Lots 1 and 4 would become a straight line and Lot 4 would gain the additional square footage.

Lot 6A, which forms the north east boundary to my lot, would have the approximately 10 foot curvilinear line between the two monuments defining the beginning of the Cul-de-Sac, become a straight line. Lot 6A would become slightly larger.

The two monuments that define the proposed end of the Hendrickson L right-of-way and beginning of the Cul-de-Sac are both visible and easily found in the field. The second monument between Lot 1 and Lot 6A is also visible and easily found in the field. The second monument depicted on the plat between Lots 1 and 4 of Sherry subdivision might need to be relocated. Moss has covered it.

Both of the adjacent property owners are in conceptual agreement with this request. Please let me know if this information is adequate for a pre-application conference.



Frank Rue <frankrue44@gmail.com>

7083 Hendrickson Road

Jennifer Shields <Jennifer.Shields@juneau.gov>
To: "frankrue44@gmail.com" <frankrue44@gmail.com>

Mon, Mar 13, 2023 at 1:58 PM

Hi Mr. Rue,

Thanks for contacting the Community Development Department today regarding the possible vacation of CBJ right-of-way (cul-de-sac) next to your property located at 7083 Hendrickson Road. This property is zoned D5 (Single-Family & Duplex Residential). Basic Zoning requirements for the D5 Zoning District include the following:

- Lot size: 7,000 square feet for one single-family dwelling; 10,500 square feet for a duplex dwelling.
- **Lot width: 70 feet**
- Front Yard Setback: 20 feet
- Rear Yard Setback: 20 feet
- Side Yard Setbacks: 5 feet
- Shoreline Setbacks: 0 feet

The first step in exploring the vacation further is to request a Pre-Application Conference, which is tailored for conducting early in the design process. These meetings provide a high level review of projects, so that we can establish the types of land use permitting that may be involved, and catch any potential issues that could arise during the construction phase. To request a pre-application conference, please email the Permits Center at permits@juneau.org. The following items are needed at the time of request:

- Narrative of the project
- Subdivision plat (see attached)
- **Plans that are relevant to the project – in this case, HOW you are proposing the lots involved to look POST-vacation, including lot widths and lot sizes.**

After a brief evaluation of the narrative and plans, we may request additional information to ensure a productive conference. Pre-application conferences are usually scheduled one week out, at 10:30 a.m. and 1:30 p.m. on Wednesdays.

I hope that this information is helpful. Please let me know if you have any questions.

Take care,

Jennifer L. Shields | Planner II



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Sherry Subdivision II

The following items must be included with the initial submittal of a Preliminary Plat:

- ☒ Application, filled out completely
- ☒ Project Narrative
- ☒ Pre-application Conference Report
- ☒ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- ☒ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy.
- Application fee (see fee schedule)
- ☒ Five (5) – 24" by 36" Copies
- ☒ Lot Closure Report

Joshua Frantz Ivaniszek

Applicant or Surveyor - Signature

10 January 2024

Date

Joshua Frantz Ivaniszek, PLS, CFedS

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☒ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☒ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☒ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☒ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☒ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☒ The vicinity map shall be oriented in the same direction as the plat
- ☒ A suitable north arrow shall be shown for the plat and vicinity map
- ☒ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☒ The proposed name of the subdivision
- ☒ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☒ "City and Borough of Juneau, Alaska"
- ☒ "State Recorder's Office at Anchorage"
- ☒ The date the preliminary plat was prepared and revised
- ☒ The horizontal scale
- ☒ The name and address of the owner of record
- ☒ The name, address, and telephone number of the surveyor preparing the preliminary plat

Preliminary Plat Checklist

Updated 1/2018

Page 2 of 5

Lot, block, and street information:

- * The area of each lot
- * The dimensions in feet and hundredths of a foot
- * An identifying number and letter for lots and blocks
- X Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- X If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- X All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- X Abutting properties shall be shown with dashed lines, numbers, and/or letters
- X For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
 - * The minimum data shown for each curve shall be as follows:
 - Length
 - Central angle
 - Radius
 - Bearing and distance of long chord
- Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- X All boundary lines of the subdivision with bearings and distances described
- X All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- X The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- X If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- X The monuments used to establish the basis of bearing
- X Each monument found or set shall be identified on the plat by a symbol
- X A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- X A legend showing the symbols for all the types of monuments
- The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- X The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- X Proposed rights-of-way, including their widths and proposed names
 - The grades of existing and proposed streets within these rights-of-way
- X The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- X The width, ownership, and use of all proposed easements

Preliminary Plat Checklist

Updated 1/2018

Page 3 of 5

- ✕ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ✕ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ✕ Proposed trails or pathways and widths of their rights-of-way
- ✕ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ✕ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions

For slopes between five percent and ten percent, show two foot contour lines

For slopes greater than ten percent, show five foot contour lines

Every fifth elevation contour shall be distinctive and clearly labeled

Dashed lines shall represent existing contours

Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles

If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:

Pad elevations and drainage patterns for each lot

Tops and toes of all manufactured slopes, including daylight lines

Existing and proposed retaining wall locations and heights

- ✕ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II Bluff traverses along the southern portion of Lot 4 A and Lot 1A.

Sewer and water:

Existing sewer and water mains within the tract with pipe sizes and grades

A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction No new services required for this project

Multisheet plats:

When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included.

When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:

North arrow

Legend

Surveyor's seal and signature

Title block

Sheet _____ of _____

Scale

All plat notes

Vicinity map

ADDITIONAL MAPPING OR REPORTS- *At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:*

Hazard and Special Habitat Areas:

Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat

- ✕ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations Wetland delineation not completed at this time.

Soils report:

A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:

Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal

The location and size of drain fields for each lot

The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal

If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed

The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:

A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event

How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way

An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem

All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:

If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Preliminary Plat Checklist

Updated 1/2018

Page 5 of 5

A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III

A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands

This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.

The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

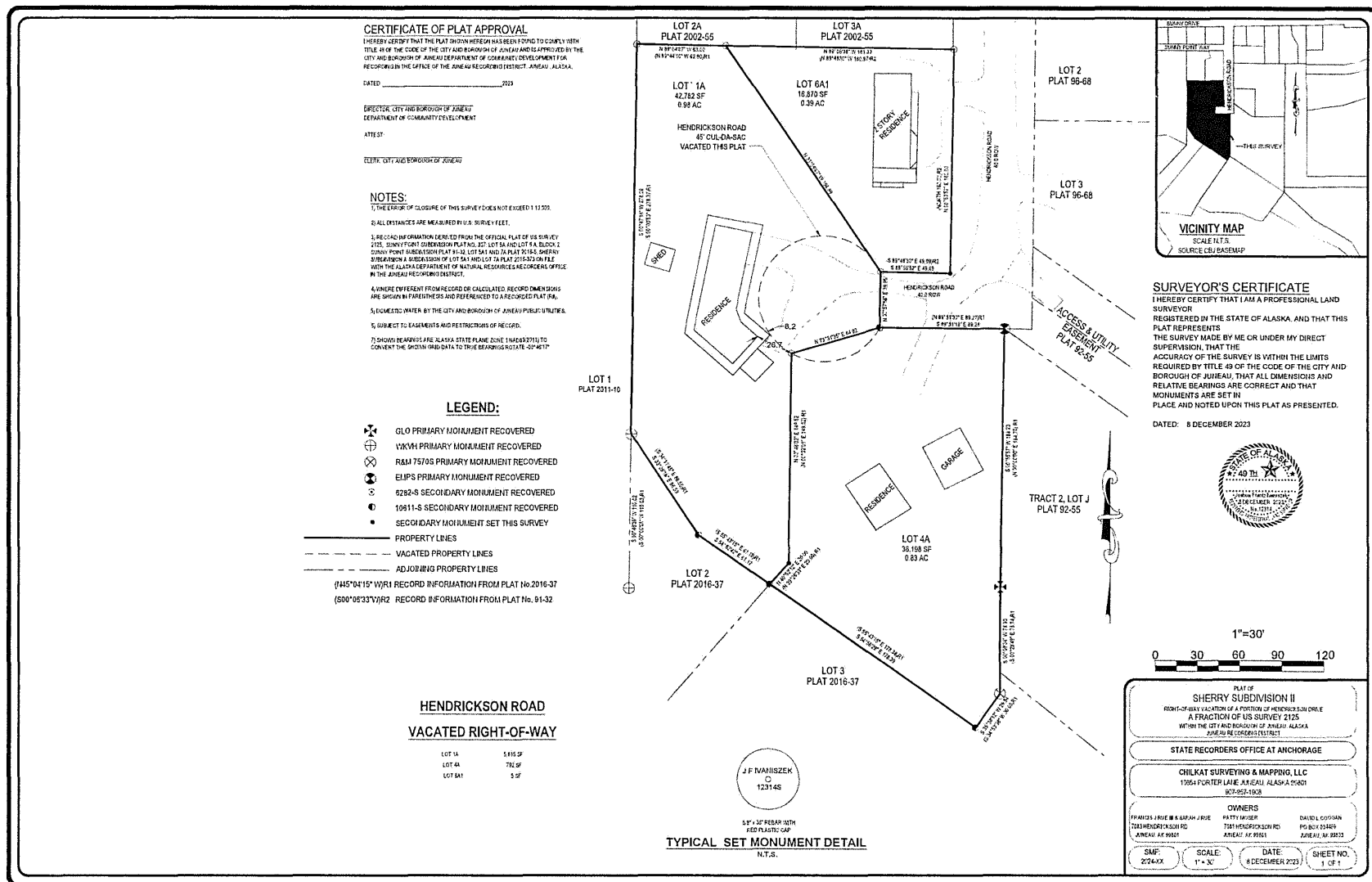
A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.
No changes to traffic pattern with this project.

Shadow plats:

For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.



Date: 10 January 2024

To: **David Peterson**
Community Development Department
City & Borough of Juneau, AK

Subject: Lot closure report VACATION PLAT SHERRY II

LOT 1A

Northing	Easting	Bearing	Distance
2383348.440	2519608.285	N 00°46'02" E	149.520
2383497.947	2519610.287	N 73°31'35" E	64.915
2383516.355	2519672.538	N 00°57'56" E	39.952
2383556.302	2519673.211	N 33°59'47" W	194.890
2383717.880	2519564.239	N 89°04'07" W	63.000
2383718.904	2519501.248	S 00°47'16" W	278.255
2383440.675	2519497.422	S 33°29'18" E	86.533
2383368.506	2519545.168	S 54°52'42" E	61.166
2383333.316	2519595.198	N 40°52'12" E	20.000
2383348.440	2519608.285		

Closure Error Distance> 0.00000
Total Distance> 958.232
Polyline Area: 42782 sq ft, 0.9821 acres

LOT 4A

Northing	Easting	Bearing	Distance
2383348.440	2519608.285		
		N 00°46'02" E	149.520
2383497.947	2519610.287		
		N 73°31'35" E	64.915
2383516.355	2519672.538		
		S 89°31'18" E	89.278
2383515.610	2519761.812		
		S 00°55'57" W	184.234
2383331.400	2519758.813		
		S 00°09'04" W	76.298
2383255.102	2519758.612		
		S 35°38'12" W	29.845
2383230.846	2519741.223		
		N 54°56'29" W	178.392
2383333.316	2519595.198		
		N 40°52'12" E	20.000
2383348.440	2519608.285		

Closure Error Distance> 0.00000
Total Distance> 792.482
Polyline Area: 36198 sq ft, 0.8310 acres

LOT 6A1

Northing	Easting	Bearing	Distance
2383715.355	2519725.399		
		N 89°06'09" W	161.180
2383717.880	2519564.239		
		S 33°59'47" E	194.890
2383556.302	2519673.211		
		S 88°55'52" E	49.690
2383555.375	2519722.892		
		N 00°53'52" E	160.000
2383715.355	2519725.399		

Closure Error Distance> 0.00042 Error Bearing> N 39°32'28" E
Closure Precision> 1 in 1332443.6 Total Distance> 565.760
Polyline Area: 16858 sq ft, 0.3870 acres

Project Narrative

My wife Sarah Rue and I are the owners of Lot 1A of Sherry Subdivision. We are requesting a partial vacation of the Cul-de-Sac portion of the CBJ right-of-way adjacent to my property at 7083 Hendrickson Rd in Juneau.

My concern is that the Cul-de-Sac comes within 3 feet of the front of my house. A variance from the 20-foot front set back was given to the original owner in the early 1970's (approximately 50 years ago) when he built this house. The variance was needed because the lot has a bluff on the south side of the property which prevented construction of a home while also meeting the 20-foot setback requirement.

For the last 50 years neither CBJ, nor any of the property owners adjacent to the Cul-de-Sac, have needed to develop it to gain access to their property. The Cul-de-Sac has never been used, except as a driveway, front yard, and garden for this home.

Both adjacent lots have already been developed without use of the Cul-de-Sac. And both adjacent properties gain access directly from Hendrickson Rd. Further development of all of the lots affected by this partial vacation will occur through the already developed access from Hendrickson Rd.

I am concerned that if the paper plat remains as is, a sewer replacement and paving project for Hendrickson Rd may get budgeted and the CBJ will need to waste money to develop the end of the Cul-de-Sac which has no usefulness for access to this or other adjacent properties. A further public benefit of this partial vacation would be increasing property subject to property tax instead of having CBJ property that is not on the tax rolls and not serving any public access benefit.

As you can see from the plat, Hendrickson Rd makes a right angle turn and then, after approximately 90 feet (south dimension), the round end of the Cul-de-Sac begins. I am requesting that the round end of the Cul-de-Sac be removed leaving a 100 foot (90' plus 10' feet of Hendrickson Rd R/W) approximately 45-foot-wide L shaped hammerhead end to Hendrickson Rd.

No utilities will need to be moved. The existing fire hydrant and underground power line junction box are located on Hendrickson Rd before the right turn, and at the beginning of the L respectively. Underground water, sewer and power go up the Hendrickson Rd L and then under the driveway of our home.

Only Lots 1A and 4A of Sherry Subdivision would see any measurable change.

Lot 1A will gain 5,615 sf. The elliptical boundary of the Cul-de-Sac separating Lots 1A and 4A will become a straight line and Lot 4A would gain 790 sf.

Lot 6A, which forms the north east boundary to my lot, will have the approximately 10-foot curvilinear line between the two monuments defining the beginning of the Cul-de-Sac, become a straight line. Lot 6A would become 5 sf larger.

(1)

Both of the adjacent property owners are in agreement with this request. Thank you for your consideration.

Sincerely,

Frank Rue
7083 Hendrickson Rd
Juneau, Alaska 99801
Frankrue44@gmail.com
907-209-9920

(2)

OWNERSHIP CERTIFICATE:

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2024 DATE: _____, 2024

SARAH J RUE

FRANCIS J RUE III

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
JSS)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SARAH J RUE AND FRANCIS J RUE III TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE:

I, HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2024

PATTY MOSER

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
JSS)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PATTY MOSER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE:

I, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: _____, 2024

DAVID L. COOGAN

NOTARY ACKNOWLEDGEMENT:

UNITED STATES OF AMERICA)
JSS)
STATE OF ALASKA)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID L. COOGAN TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARY FOR THE USES AND PURPOSES THEREIN MENTIONED AUTHORIZED TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED _____, 2024

JILL LAWHORNE, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY AND BOROUGH OF JUNEAU

ATTEST:

CLERK, CITY AND BOROUGH OF JUNEAU

NOTES:

- 1) THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- 2) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
- 3) RECORD INFORMATION DERIVED FROM THE OFFICIAL PLAT OF US SURVEY 2125; SUNNY POINT SUBDIVISION PLAT NO. 307; LOT 5A AND LOT 6 A, BLOCK 2 SUNNY POINT SUBDIVISION PLAT 91-32; LOT 5A1 AND 7A PLAT 2016-5; SHERRY SUBDIVISION A SUBDIVISION OF LOT 5A1 AND LOT 7A PLAT 2016-37 ON FILE WITH THE ALASKA DEPARTMENT OF NATURAL RESOURCES RECORDERS OFFICE IN THE JUNEAU RECORDING DISTRICT.
- 4) WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- 5) DOMESTIC WATER BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- 6) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 7) SHOWN BEARINGS ARE ALASKA STATE PLANE ZONE 1 NAD83(2011) TO CONVERT THE SHOWN GRID DATA TO TRUE BEARINGS ROTATE -00°46'17".
- 8) 10' UTILITY EASEMENT FOR MAINTAINING AND ACCESS TO WATER VALVE SERVICING LOT 1A IS CENTERED ON THE PIPE LOCATION.

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- WKVH PRIMARY MONUMENT RECOVERED
- R&M 7570S PRIMARY MONUMENT RECOVERED
- EMPS PRIMARY MONUMENT RECOVERED
- 6282-S SECONDARY MONUMENT RECOVERED
- 10611-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY

- PROPERTY LINES
- VACATED PROPERTY LINES
- ADJOINING PROPERTY LINES
- 10' WATERLINE EASEMENT

(N45°04'15" W)R1 RECORD INFORMATION FROM PLAT No.2016-37
(S00°06'33"W)R2 RECORD INFORMATION FROM PLAT No. 91-32

VACATED RIGHT OF WAY
5 SQ FEET

DETAIL A

NTS
L= 13.37 R = 45.00
Δ=17°02'37"
CHORD S 34°45'22" E
13.32

HENDRICKSON ROAD
VACATED RIGHT-OF-WAY

LOT 1 792 ST
LOT 2 561 SF
LOT 3

LOT 2A SUNNY POINT
PLAT 2002-55

N 89°04'07" W 63.00
(N 89°44'10" W 62.90)R1

LOT 2
42,782 SF
0.98 AC

HENDRICKSON ROAD
45' CUL-DE-SAC
VACATED THIS PLAT

LOT 3A SUNNY POINT
PLAT 2002-55

N 89°05'38" W 161.33
(N 89°46'30" W 160.97)R2

LOT 3
16,870 SF
0.39 AC

LOT 5A

DETAIL A

LOT 1

10' WATERLINE
EASEMENT
SEE NOTE 8

LOT 1
BRANTA
SUBDIVISION
PLAT 2011-10

S 00°47'16" W 278.26
(S 00°00'50" E 278.37)R1

LOT 2
SHERRY
SUBDIVISION
PLAT 2016-37

S 00°46'35" W 110.02
(S 00°00'08" W 110.03)R1

(S 58°43'15" E 61.19)R1
(S 54°52'42" E 61.17)

(N 00°46'02" E 149.52
(N 00°02'01" E 149.52)R1

(S 55°43'15" E 178.39)R1
(S 54°56'29" E 178.39

LOT 3
SHERRY
SUBDIVISION
PLAT 2016-37

LINE TABLE WATERLINE EASEMENT

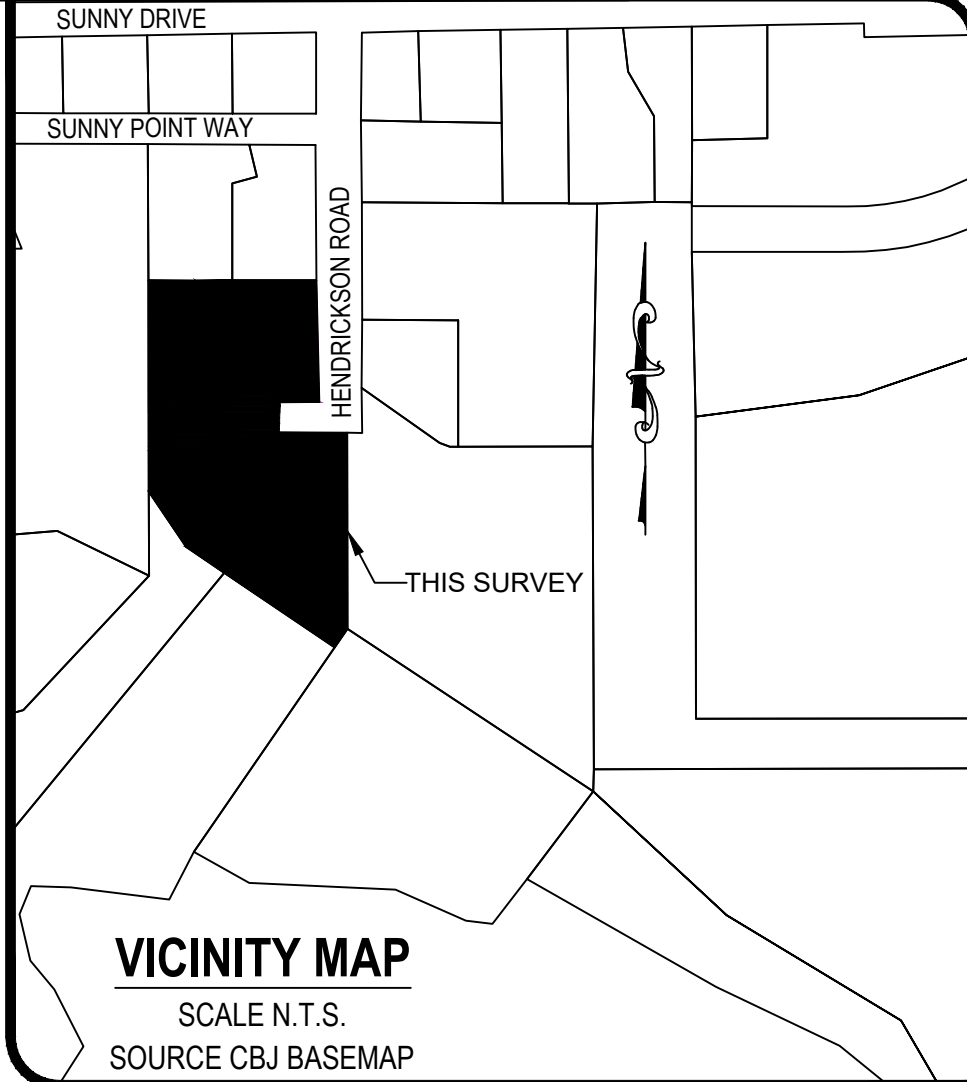
LINE	BEARING	DISTANCE
L1	N 85°04'54" W	19.73
L2	S 55°35'40" E	62.44
L3	S 34°24'20" W	10.00
L4	N 55°35'40" W	59.81
L5	N 85°04'54" W	16.56

J F IVANISZEK
12314S

5/8" x 36" REBAR WITH
RED PLASTIC CAP

N.T.S.

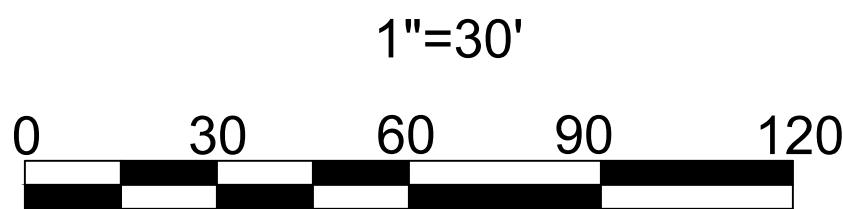
TYPICAL SET MONUMENT DETAIL



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: 10 JUNE 2024



PLAT OF
SHERRY SUBDIVISION II

A RIGHT-OF-WAY VACATION OF A PORTION OF HENDRICKSON DRIVE
AND LOT LINE ADJUSTMENT OF LOT 6A, BLOCK 2
SUNNY POINT SUBDIVISION & LOT 1 & LOT 4,
SHERRY SUBDIVISION
A FRACTION OF US SURVEY 2125
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS
FRANCIS J RUE III & SARAH J RUE
7083 HENDRICKSON RD
JUNEAU, AK 99801
PATTY MOSER
7081 HENDRICKSON RD
JUNEAU, AK 99801
DAVID L COOGAN
PO BOX 034499
JUNEAU, AK 99803

MIP: 2024-0003
SCALE: 1" = 30'
DATE: 10 JUNE 2024
SHEET NO. 1 OF 1

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU , ALASKA.

DATED 12/8/2023

DIRECTOR, CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:

CLERK, CITY AND BOROUGH OF JUNEAU

NOTES:

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
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- WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- DOMESTIC WATER BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- SHOWN BEARINGS ARE ALASKA STATE PLANE ZONE 1 NAD83(2011) TO CONVERT THE SHOWN GRID DATA TO TRUE BEARINGS ROTATE -00°46'17"

LEGEND:

- GLO PRIMARY MONUMENT RECOVERED
- WKVH PRIMARY MONUMENT RECOVERED
- R&M 7570S PRIMARY MONUMENT RECOVERED
- EMPS PRIMARY MONUMENT RECOVERED
- 6282-S SECONDARY MONUMENT RECOVERED
- 10611-S SECONDARY MONUMENT RECOVERED
- SECONDARY MONUMENT SET THIS SURVEY

- PROPERTY LINES
- VACATED PROPERTY LINES
- ADJOINING PROPERTY LINES

(N45°04'15" W)R1 RECORD INFORMATION FROM PLAT No.2016-37

(S00°06'33"W)R2 RECORD INFORMATION FROM PLAT No. 91-32

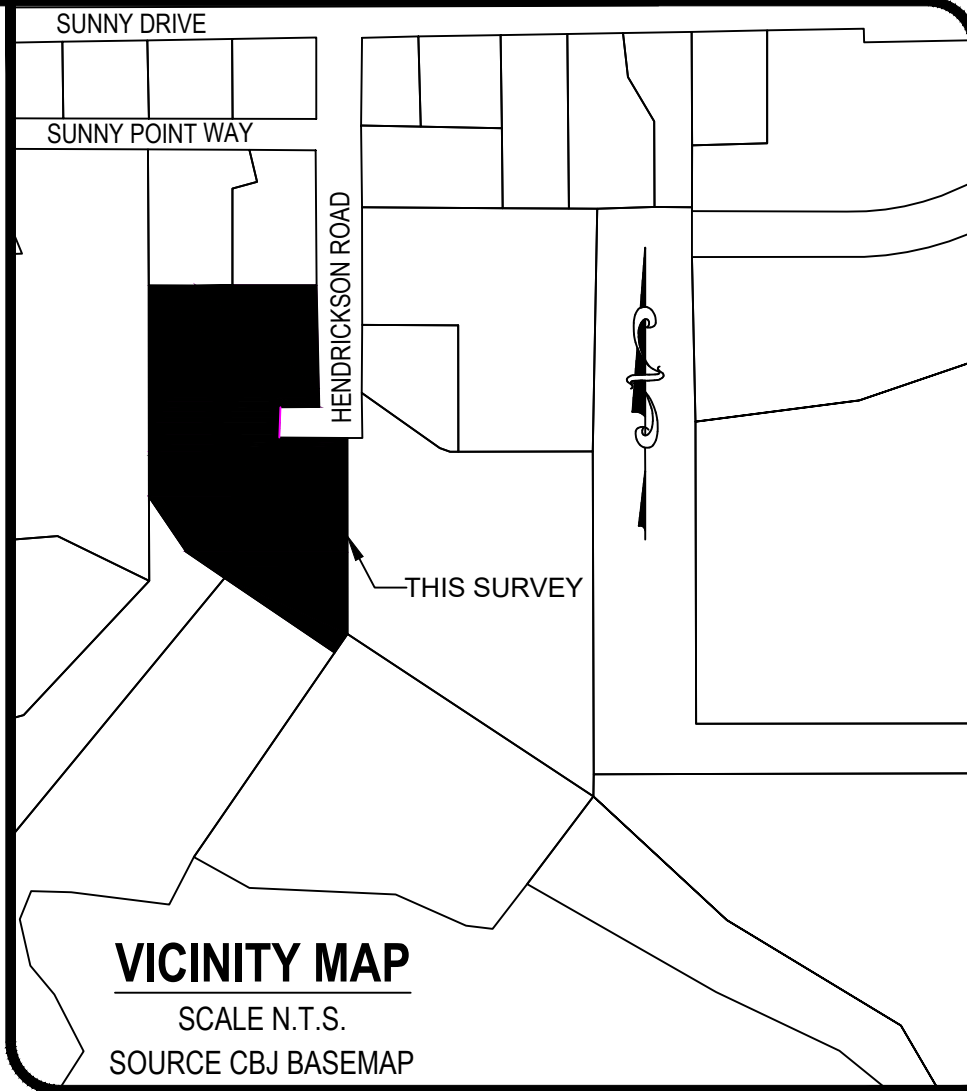
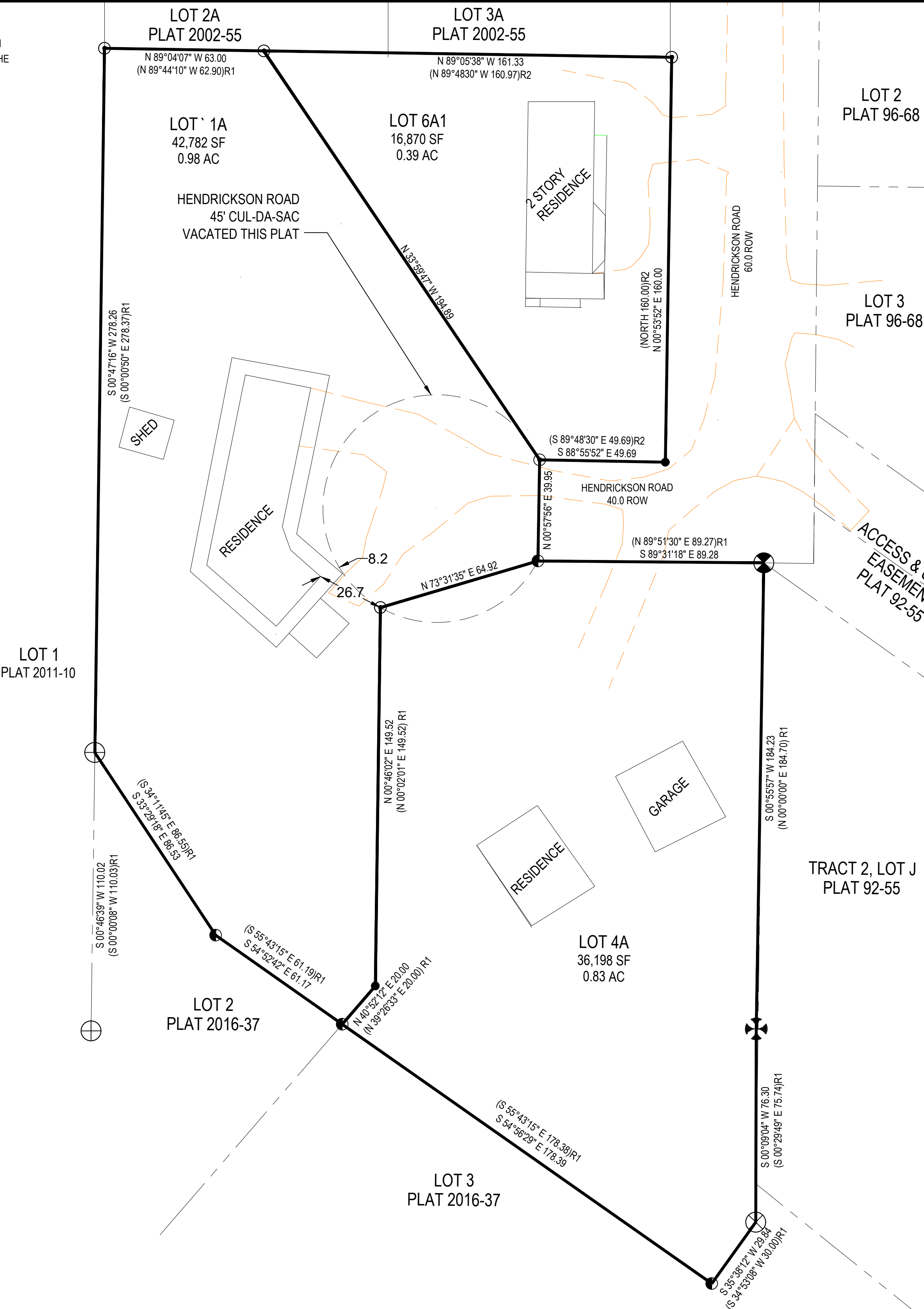
HENDRICKSON ROAD

VACATED RIGHT-OF-WAY

LOT 1A	5,615 SF
LOT 4A	792 SF
LOT 6A1	5 SF

TYPICAL SET MONUMENT DETAIL

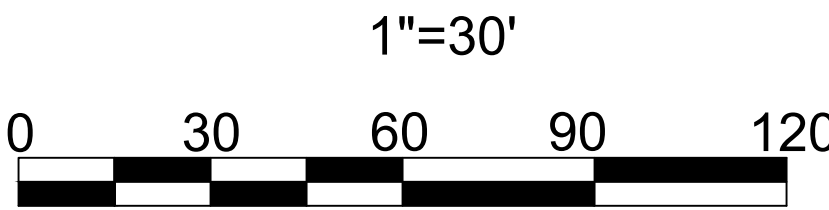
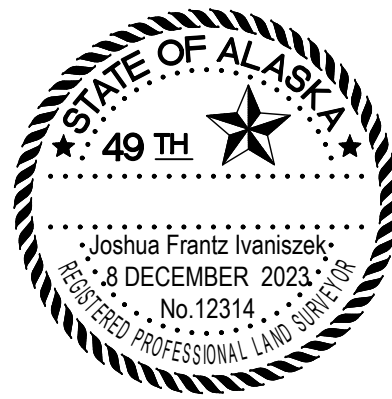
N.T.S.



SURVEYOR'S CERTIFICATE

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DATED: 8 DECEMBER 2023



PLAT OF
SHERRY SUBDIVISION II
RIGHT-OF-WAY VACATION OF A PORTION OF HENDRICKSON DRIVE
A FRACTION OF US SURVEY 2125
WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDERS OFFICE AT ANCHORAGE

CHILKAT SURVEYING & MAPPING, LLC
10654 PORTER LANE JUNEAU, ALASKA 99801
907-957-1908

OWNERS

FRANCIS J RUE III & SARAH J RUE 7083 HENDRICKSON RD JUNEAU, AK 99801	PATTY MOSER 7081 HENDRICKSON RD JUNEAU, AK 99801	DAVID L COOGAN PO BOX 034499 JUNEAU, AK 99803
--	--	---

SCALE:
1" = 30'

DATE:
8 DECEMBER 2023

SHEET NO.
1 OF 1

From: [Theresa Ross](#)
To: [David Peterson](#)
Subject: RE: STV24-01 - FW: Frank Rue Case
Date: Tuesday, March 12, 2024 3:07:54 PM

Thanks for catching that, I do not see any issues with access from a fire department's point of view.

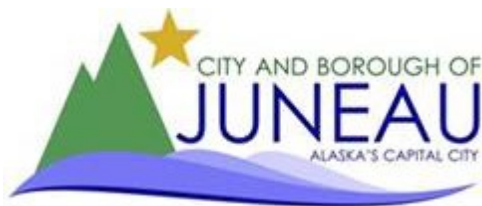
From: David Peterson <David.Peterson@juneau.gov>
Sent: Tuesday, March 12, 2024 2:59 PM
To: Theresa Ross <Theresa.Ross@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>
Subject: STV24-01 - FW: Frank Rue Case

Hey Theresa,

I think this must have slipped through the cracks. Just want to verify that CCFR got a chance to weigh in on this. Do you have any comments on the proposed street vacation you see attached?

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

From: David Peterson
Sent: Thursday, February 8, 2024 1:43 PM
To: Quinn Tracy <Quinn.Tracy@juneau.gov>; Dan Jager <Dan.Jager@juneau.gov>; Bridget LaPenter <bridget.lapenter@juneau.gov>
Subject: Frank Rue Case

Hello all,

Please see attached Cul-de-sac vacation plat and construction plan. I would like to have your review

comments by 2/23.

Let me know if you need any additional information.

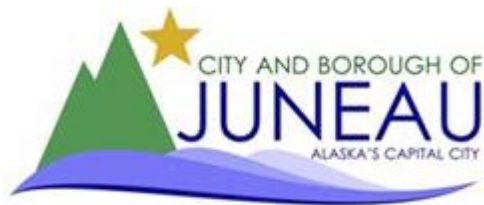
Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

From: chilkat.surveying@gmail.com <chilkat.surveying@gmail.com>

Sent: Thursday, February 8, 2024 1:26 PM

To: David Peterson <David.Peterson@juneau.gov>

Subject: RE: PAC23-15 - Turn Around

Requested PDFs attached.

Thanks for the update.

Josh

Joshua F. Ivanisek PLS, CFEDS
Chilkat Surveying & Mapping, LLC
10654 Porter Lane
Juneau, AK 99801
907-957-1908

From: [John Bohan](#)
To: [David Peterson](#)
Cc: [James "Red" Langel](#); [Scott Gray](#); [Bridget LaPenter](#)
Subject: RE: PAC23-15 - Hendrickson Rd
Date: Tuesday, May 23, 2023 3:01:46 PM
Attachments: [PAC23-15 Easements.pdf](#)
[image.png](#)

Hi David,

There do not appear to be any issues with vacation of this Cul De Sac from the GE or Street's end. Streets doesn't maintain the road in the winter or grade it in the summer.

It doesn't appear any properties will be landlocked, according to the survey plat. Will need concurrence of adjoining and impacted properties.

Easements or recorded acceptance of ownership (by all owners) will need to be provided for any common Water or Wastewater infrastructure within the vacated ROW. – will have Eric / Paul look into what Water / WW infrastructure exists in the proposed vacation.

CCFR will likely require a turn around, even if one isn't constructed now, because the property owner is removing the ability to construct one in the future.

Let us know if there are other questions. Thanks

Thanks

John Bohan, PE

CBJ Chief CIP Engineer

155 S. Seward St

Juneau AK 99801

(907)586-0800 x-4188

From: David Peterson <David.Peterson@juneau.gov>

Sent: Monday, May 22, 2023 3:24 PM

To: John Bohan <John.Bohan@juneau.gov>

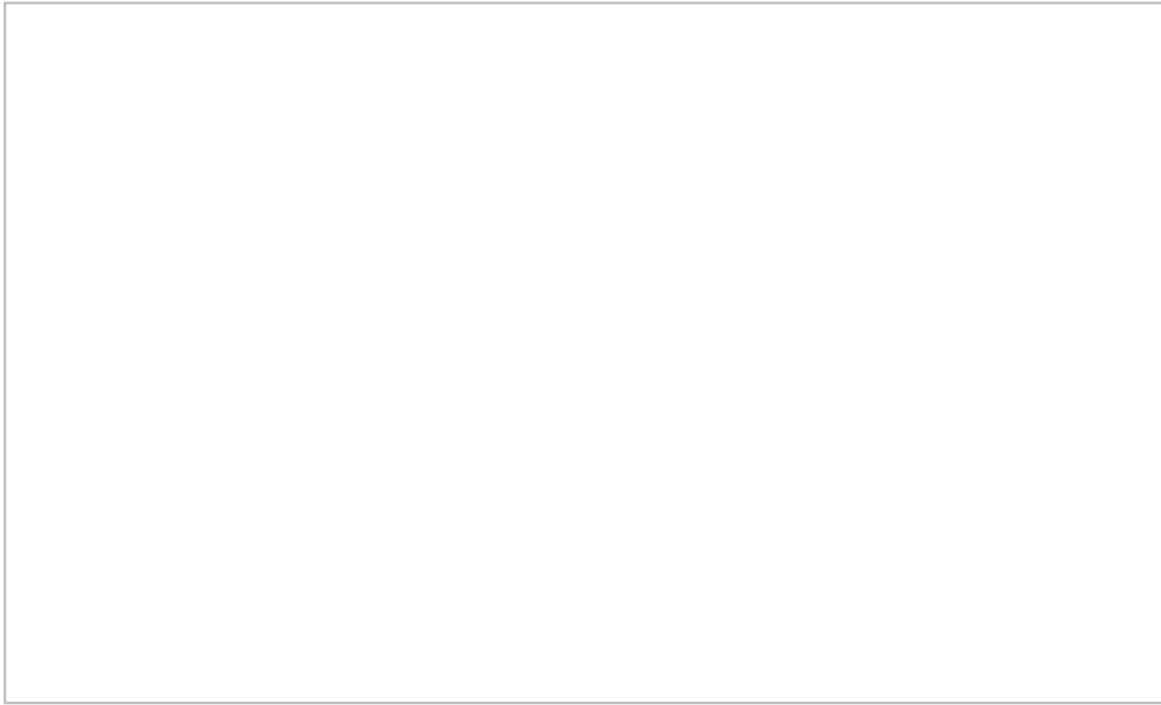
Subject: PAC23-15 - Hendrickson Rd

Hey John,

The applicant is requesting a cul-de-sac vacation.

I think we could do a hammerhead or some other variation of an emergency turn around here?

Would GE ever allow for such a thing?



David Matthew Peterson | Planner II – Plat Reviewer

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132

CBJ_EmailLargeColorLogo



Fostering excellence in development for this generation and the next.

From: [Dan Bleidorn](#)
To: [David Peterson](#); [Loni VanKirk](#); [Scott Gray](#)
Cc: [Bridget LaPenter](#)
Subject: RE: STV24-01 - Comments
Date: Thursday, June 13, 2024 10:49:02 AM

No concerns from Lands.
CBJ doesn't own any property adjacent to this cul-de-sac.

From: David Peterson <David.Peterson@juneau.gov>
Sent: Wednesday, June 12, 2024 1:18 PM
To: Loni VanKirk <Loni.VanKirk@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Scott Gray <Scott.Gray@juneau.gov>
Cc: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: RE: STV24-01 - Comments

Hello All,

Would you each be able to confirm that there are no concerns regarding the cul-de-sac vacation at the end of Hendrickson Road out at Sunny Point?

(See attached vacation plat)

It is more of a formality for the case report.

From what it sounds like, this has been discussed to exhaustion.

Just need confirmation that your departments are okay with this.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

From: [Scott Gray](#)
To: [Dan Bleidorn](#); [David Peterson](#); [Loni VanKirk](#)
Cc: [Bridget LaPenter](#)
Subject: RE: STV24-01 - Comments
Date: Thursday, June 13, 2024 10:58:50 AM

CBJ Streets does not object. (The CCFR question was answered)

Thanks,

Scott



Scott Gray
Superintendent
Public Works Streets & Fleet
907-586-5256

From: Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Sent: Thursday, June 13, 2024 10:49 AM
To: David Peterson <David.Peterson@juneau.gov>; Loni VanKirk <Loni.VanKirk@juneau.gov>; Scott Gray <Scott.Gray@juneau.gov>
Cc: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: RE: STV24-01 - Comments

No concerns from Lands.
CBJ doesn't own any property adjacent to this cul-de-sac.

From: David Peterson <David.Peterson@juneau.gov>
Sent: Wednesday, June 12, 2024 1:18 PM
To: Loni VanKirk <Loni.VanKirk@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Scott Gray <Scott.Gray@juneau.gov>
Cc: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: RE: STV24-01 - Comments

Hello All,

Would you each be able to confirm that there are no concerns regarding the cul-de-sac vacation at the end of Hendrickson Road out at Sunny Point?

(See attached vacation plat)

It is more of a formality for the case report.

From what it sounds like, this has been discussed to exhaustion.

Just need confirmation that your departments are okay with this.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

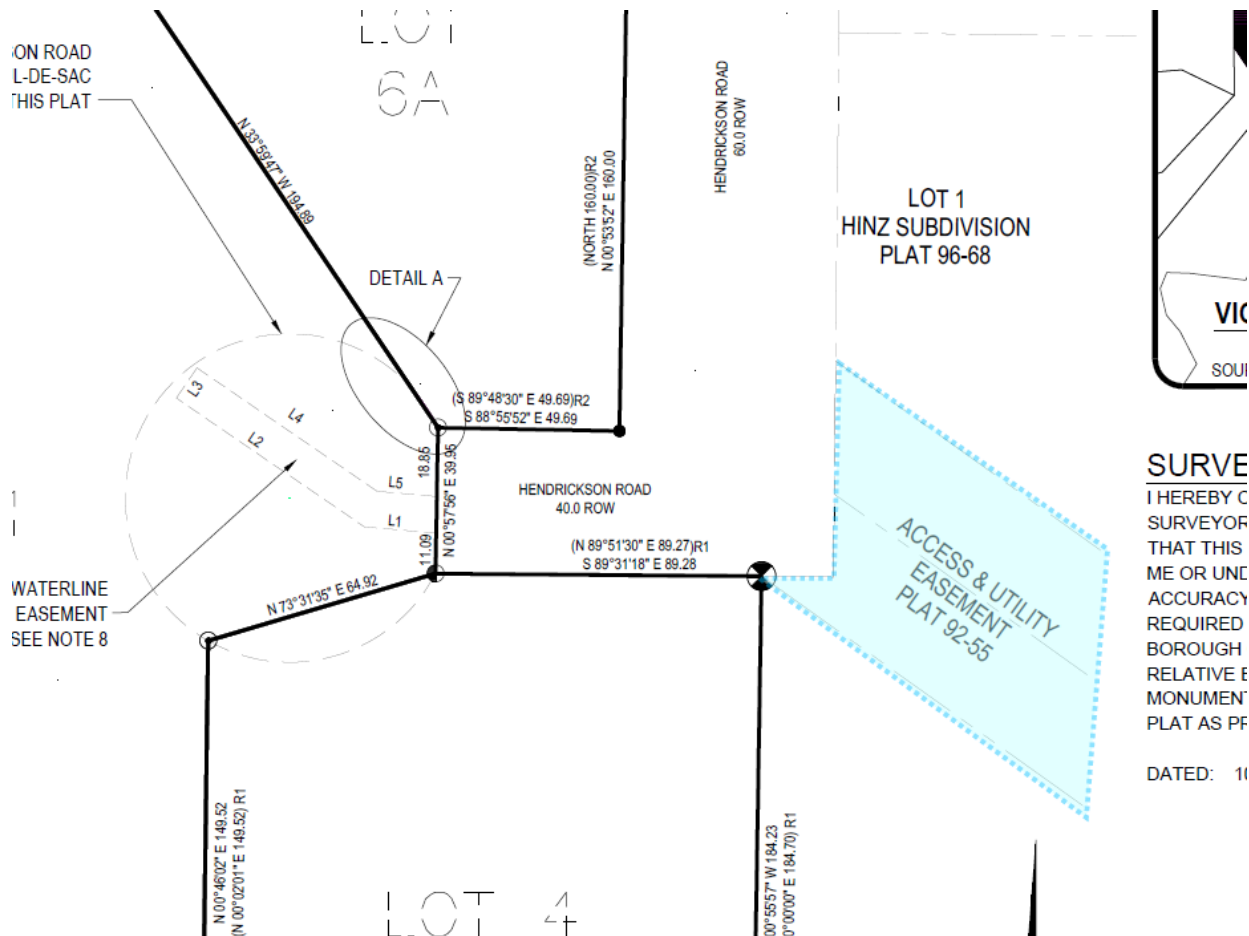
Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

I asked Dan Jager for his input back in February but I am not finding a response to my email (attached). Theresa Ross is out of the office. **Dan or Rich**, do you have a stance on the vacation of Hendrickson Road Cul-de-Sac in Theresa's absence?

It was my understanding that CCFR approved this ROW vacation as CCFR intended to use the access and utility easement highlighted below as a fire truck "hammerhead" turn around. I'm in a training, however, and not finding it in my emails.



Thanks,

Bridget LaPenter, P.E. | Chief GE Engineer
General Engineering Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0800 ext. 4187 Cell: 907.500.4170

From: Scott Gray <Scott.Gray@juneau.gov>
Sent: Wednesday, June 12, 2024 1:35 PM
To: David Peterson <David.Peterson@juneau.gov>; Loni VanKirk <Loni.VanKirk@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>
Cc: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: RE: STV24-01 - Comments

Hi,

If we go with the attached plated Vacation draft, Streets will approve. Red said they can currently turn a 10-yard truck with a plow with a sander around at the end of road. You may want to ask CCFR to drive down and see if they are able to turn a fire truck around. Keep in mind, It will probably be a 2 to 3 point turn around.

Scott



Scott Gray
Superintendent
Public Works Streets & Fleet
907-586-5256

From: David Peterson <David.Peterson@juneau.gov>
Sent: Wednesday, June 12, 2024 1:18 PM
To: Loni VanKirk <Loni.VanKirk@juneau.gov>; Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Scott Gray <Scott.Gray@juneau.gov>
Cc: Bridget LaPenter <Bridget.LaPenter@juneau.gov>
Subject: RE: STV24-01 - Comments

Hello All,

Would you each be able to confirm that there are no concerns regarding the cul-de-sac vacation at the end of Hendrickson Road out at Sunny Point?

(See attached vacation plat)

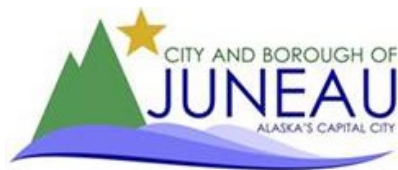
It is more of a formality for the case report.

From what it sounds like, this has been discussed to exhaustion.

Just need confirmation that your departments are okay with this.

Cheers!

David Matthew Peterson | Planner II – Plat Reviewer
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

LOT 6A
OWNERSHIP CERTIFICATE

"I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:"
Dated Jan 18, 1991.
Witness [Signature] Owner [Signature]
Witness [Signature] Owner [Signature]

NOTARY ACKNOWLEDGEMENT
UNITED STATES OF AMERICA
STATE OF Alaska

THIS IS TO CERTIFY that on the 18th day of January, 1991, before the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Robert Beck and Margaret O Beck, to me known and known to me to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year in this certificate first above written.

Donna M. Miller
Notary Public for Alaska
My Commission Expires 3/19/91

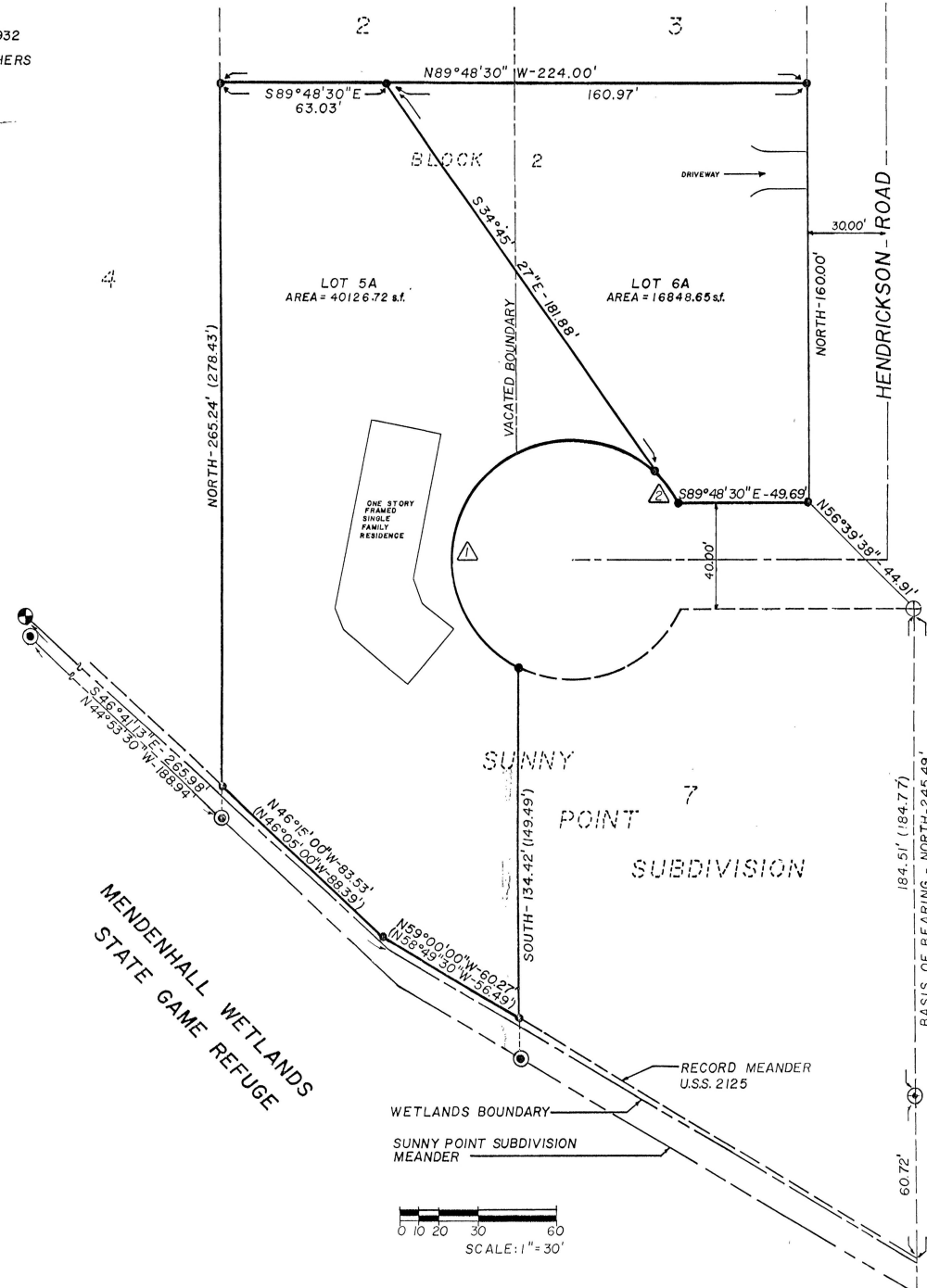
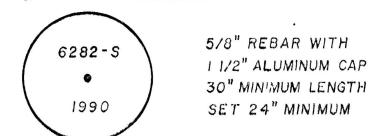
LEGEND

- ⊕ FOUND ORIGINAL GLO BRASS CAPS DATED 1932
- ⊕ FOUND SECONDARY MONUMENT SET BY OTHERS (EMPS) W/ 2-1/2" ALUMINUM CAP
- ⊕ MENDENHALL WETLANDS STATE GAME REFUGE PRIMARY MONUMENT-RECOVERED
- ⊙ W.K.V.H. C-3 ACCRETED LANDS PRIMARY MONUMENT-RECOVERED
- 5/8" REBAR WITH ALUMINUM CAP-SET
- () RECORD
- CENTERLINE OF ROAD
- SUNNY POINT SUBDIVISION PLAT BOUNDARY
- WETLANDS BOUNDARY

CURVE DATA

- △ RADIUS - 44.94' (45.00')
- ANGLE - 197°24'14"
- ARC - 154.83'
- CHORD - SW 38°01'01" - 86.84'
- △ RADIUS - 44.94' (45.00')
- ANGLE - 17°02'37"
- ARC - 13.37'
- CHORD - S34°45'22"E - 13.32'

TYPICAL MONUMENT DETAIL



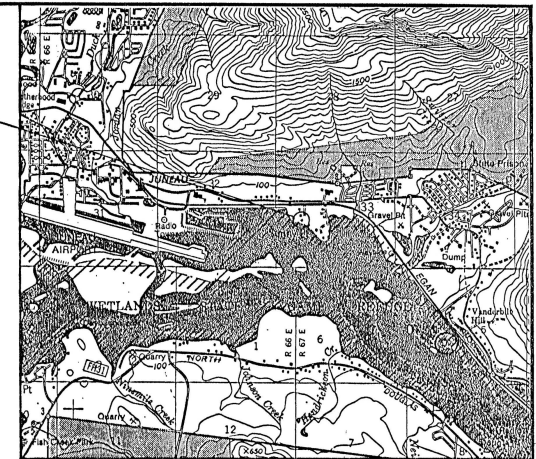
LOT 5A
OWNERSHIP CERTIFICATE

"I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:"
Dated May 23, 1991.
Witness Thomas Korosei Owner Francis J. Rue
Witness Thomas Korosei Owner Francis J. Rue

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA
STATE OF ALASKA
THIS IS TO CERTIFY that on the 23rd day of May, 1991, before the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Francis J. Rue and Thomas Korosei, to me known and known to me to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year in this certificate first above written.

SUBDIVISION LOCATION



VICINITY MAP

SCALE
0 1/4 1/2 1 mile
SOURCE: U.S.G.S. QUAD. B-2
DATED: 1962

CERTIFICATE OF APPROVAL
ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ANY OTHER TYPE OF WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

R. F. E. II Dated 2-4, 1991
Name and Title
Alaska Department of Environmental Conservation
Approving Official

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4, COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA."

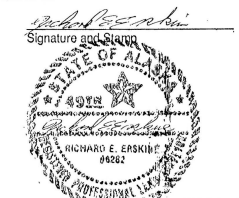
Dated April 23, 1991

Attest: [Signature]
City and Borough of Juneau
SURVEYOR'S CERTIFICATE

Murray R. Walsh
Director
City and Borough of Juneau
Department of Community Development

"I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE NOTED UPON THIS PLAT AS PRESENTED."

Dated Feb 25, 1991



U.S.S. 2475

91-32
Juneau
6/11
1:45
C.B.J.
155 S. Seward
Juneau, AK 99801

CLIENTS
ROBERT BECK
3010 YAMHILL RD
PORTLAND, OR 97214

CLIENTS
FRANCIS J. RUE III
7083 HENDRICKSON RD
JUNEAU, AK 99801

SURVEYOR
RICHARD E. ERSKINE
P.O. BOX 32478
JUNEAU, AK. 99803

LOT 5A AND LOT 6A, BLOCK 2,
SUNNY POINT SUBDIVISION
A REPLAT OF LOT 5 AND LOT 6, BLOCK
2, SUNNY POINT SUBDIVISION, LOCATED
WITHIN U.S.S. 2125, THE CITY OF JUNEAU, AK

PROJECT
7083 HENDRICKSON ROAD
JUNEAU, ALASKA 99801
DRAWN AUC
DATE 6-20-90
REVISOR
DATE
APPROVED

Baxandall Associates
P.O. Box 32478 Juneau, Alaska 99803
(907) 844-3213

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N0°00'00"E BETWEEN RECOVERED CORNER WCMC 4 OF U.S. SURVEY 2125, AND THE MOST NORTHEAST CORNER OF LOT 7 OF SUNNY POINT SUBDIVISION. THE FORMER BEING "U. S. GENERAL LAND OFFICE," 2.5" DIA. BRASS CAPS ATOP 1" DIA. IRON PIPE, SET IN 1922(?), THE LATTER A 3.25" DIA. ALUMINUM CAP ATOP A 2.5" DIA. ALUMINUM PIPE, SET IN 1981. BOTH AS DESCRIBED AND DETAILED ON THIS PLAT.

2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES IN U.S. SURVEY FEET.

3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.

4. WHERE MEASURED BEARINGS AND DISTANCES DIFFER FROM RECORD, THOSE OF RECORD ARE SHOWN IN PARENTHESIS.

5. THE PURPOSE OF THIS SURVEY AND PLAT IS THE DELINEATION OF ACCRETED LAND TO THE EXISTING LOTS, THUS ESTABLISHING A NEW BOUNDARY BETWEEN THE MENDENHALL WETLANDS STATE GAME REFUGE AND A PORTION OF PRIVATE LAND, AS PRESCRIBED BY THE ACT "AS 16.20.034," AND SIGNED IN TO LAW BY THE GOVERNOR OF THE STATE OF ALASKA, ON APRIL 30, 1976. THE ACCRETED LAND IS TO LOTS 5A (A REPLAT OF LOT 5) & LOT 7, BLOCK 2, OF SUNNY POINT SUBDIVISION, WITHIN U.S. SURVEY 2125. THIS SURVEY AND PLAT ALSO MODIFIES THE BOUNDARY OF THE MENDENHALL WETLANDS STATE GAME REFUGE -- PLAT # 85-8385, JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

6. THE TIDAL DATUM USED TO ESTABLISH MEAN HIGH WATER (MHW) FOR THIS SURVEY IS FROM A TIDAL OBSERVATION MADE ON 02/02/2014 @ 2:45 PM, LOCAL STANDARD TIME (LST). THIS OBSERVATION WAS THEN CORRELATED WITH TIDAL DATA MEASURED AND RECORDED AT NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND NATIONAL OCEAN SERVICE (NOS) TIDE GAUGE #9452210, LOCATED IN GASTINEAU CHANNEL, JUNEAU, ALASKA. SAID GAUGE HAVING A MEAN HIGH WATER (MHW) DATUM OF +15.35' AS ESTABLISHED FROM TIDAL OBSERVATIONS SPANNING A 19 YEAR PERIOD. AS THIS SURVEY SITE LIES ALONG THE SAME BODY OF WATER (GASTINEAU CHANNEL), AND APPROXIMATELY 5.5 MILES NORTHWEST OF THE NOAA TIDE GAUGE, NO TIDAL CORRECTION WAS APPLIED TO THIS OBSERVATION.

7. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORM THE TRUE BOUNDS OF EPF NO. 20140052. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS ARE ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

8. EFFECTIVE AUGUST 19, 2013, PARTS OF THESE PROPERTIES ARE LOCATED IN A "VE" FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY PANELS #02110C-1531D & #02110C-1532D OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, FLOOD INSURANCE RATE MAP (FIRM), DATED AUGUST 19, 2013.

9. RECORD INFORMATION DERIVED FROM THE PLAT DEPICTING, AND FIELD NOTES DESCRIBING U.S. SURVEY 2125; PLAT #307 ("SUNNY POINT SUBDIVISION"); PLAT #544 (ACCRETED LANDS ADJACENT TO U.S. SURVEY 2125 -- BY JAMES G. KING); PLAT #91-32 ("LOT 5A AND LOT 6A, BLOCK 2, SUNNY POINT SUBDIVISION A REPLAT OF LOT 5 AND LOT 6, BLOCK 2, SUNNY POINT SUBDIVISION, LOCATED WITHIN U.S.S. 2125"); PLAT #92-55 ("TRACT 1, LOT J & TRACT 2, LOT 3, U.S. SURVEY NO. 2475, A SUBDIVISION OF THE RESUBDIVISION OF LOT 3, U.S.S. 2475"); PLAT #2000-37 ("RECORD OF SURVEY PLAT ACCRETED LANDS ADJACENT TO U.S. SURVEY NO. 2125, LOT 1A SUNNY POINT SUBDIVISION"); PLAT #2008-4 ("ALASKA STATE LAND SURVEY 2003-48 LOT 1A1, SUNNY POINT SUBDIVISION..."); PLAT #2011-10 ("BRANTA SUBDIVISION A REPLAT OF LOT 1A1, SUNNY POINT SUBDIVISION ACCORDING TO ALASKA STATE LAND SURVEY NO. 2003-48 WITHIN U.S. SURVEY 2125"); PLAT #2014-1 ("ALASKA STATE LAND SURVEY NO. 2010-47 A PLAT OF HINZ II A SUBDIVISION OF TRACT 2, LOT J, U.S.S. 2475 AND ACCRETION") ALL OF THE ABOVE NOTED DOCUMENTS ARE ON FILE AT THE RECORDER'S OFFICE IN THE JUNEAU RECORDING DISTRICT.

APPROVAL CERTIFICATE

This plat has been reviewed and found to be in compliance with the applicable provisions of the law, and settlement agreement 1JU-14-800 CI, and is hereby approved.

Date: Jan 26, 2016 2016
Harold Jennings
 Director, Division of Mining, Land & Water

CERTIFICATE OF APPROVAL CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT

I hereby certify that the plat shown hereon has been found to comply with Title 4 Community Development Regulations, and is approved by City and Borough of Juneau Department of Community Development for recording in the office of the Juneau Recording District, Juneau, AK.

Director, City & Borough of Juneau
 Department of Community Development
Deputy Clerk
 Attest: Clerk, City & Borough of Juneau
 Date: February 10, 2016

CURVE	LENGTH	RADIUS	DELTA	DIRECTION	C. LENGTH
C1	155.45	44.88	198°27'08"	S38°27'00"W	88.60
R1	(154.83)	(45.00)	(197°24'14")	(S38°01'01"W)	(88.84)
C2	72.46	44.79	92°41'14"	N72°35'23"E	64.81
R1	(72.80)	(45.00)	(92°41'31")	(N72°35'23"E)	(65.12)



STATEMENT OF OWNERSHIP

We hereby certify that we are the owners of Lot 5A (a replat of Lot 5) Block 2, of Sunny Point Subdivision, within U.S. Survey 2125, as shown and described hereon and that we hereby adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks and other open spaces to public or private use as noted.

Date: 1/11/2016
Francis J. Rue III
 7083 Hendrickson Road
 Juneau, AK 99801

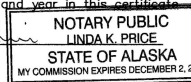
Date: 1/11/2016
Sarah J. Rue
 7083 Hendrickson Road
 Juneau, AK 99801

NOTARY ACKNOWLEDGEMENT

United States of America)
 State of Alaska)
 This is to certify that on this 11th day of JANUARY, 2016 before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Francis J. Rue III, and Sarah J. Rue, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
 My commission expires: 12/02/2017



STATEMENT OF OWNERSHIP

We hereby certify that we are the owners of Lot 7, Block 2 of Sunny Point Subdivision, within U.S. Survey 2125, as shown and described hereon and that we hereby adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks and other open spaces to public or private use as noted.

Date: 1/11/2016
Fritz Moser
 7081 Hendrickson Road
 Juneau, AK 99801

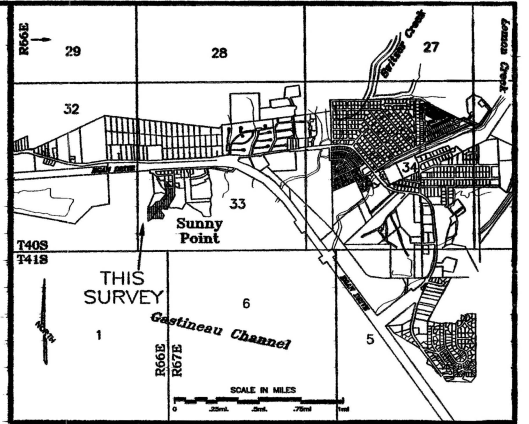
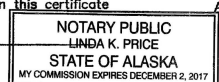
Date: 1/11/2016
Patty Moser
 7081 Hendrickson Road
 Juneau, AK 99801

NOTARY ACKNOWLEDGEMENT

United States of America)
 State of Alaska)
 This is to certify that on this 11th day of JANUARY, 2016 before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Fritz and Patty Moser, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
 My commission expires: 12/02/2017



VICINITY MAP

SOURCE: U. S. GEOLOGICAL SURVEY QUADRANGLE JUNEAU (8-2) SW, ALASKA
 DATE: 1986 (PROVISIONAL EDITION)
 AND CITY & BOROUGH OF JUNEAU GIS PROPERTY DATABASE CIRCA 2008
 SCALE: 1" = 1/2 MILE

LEGEND

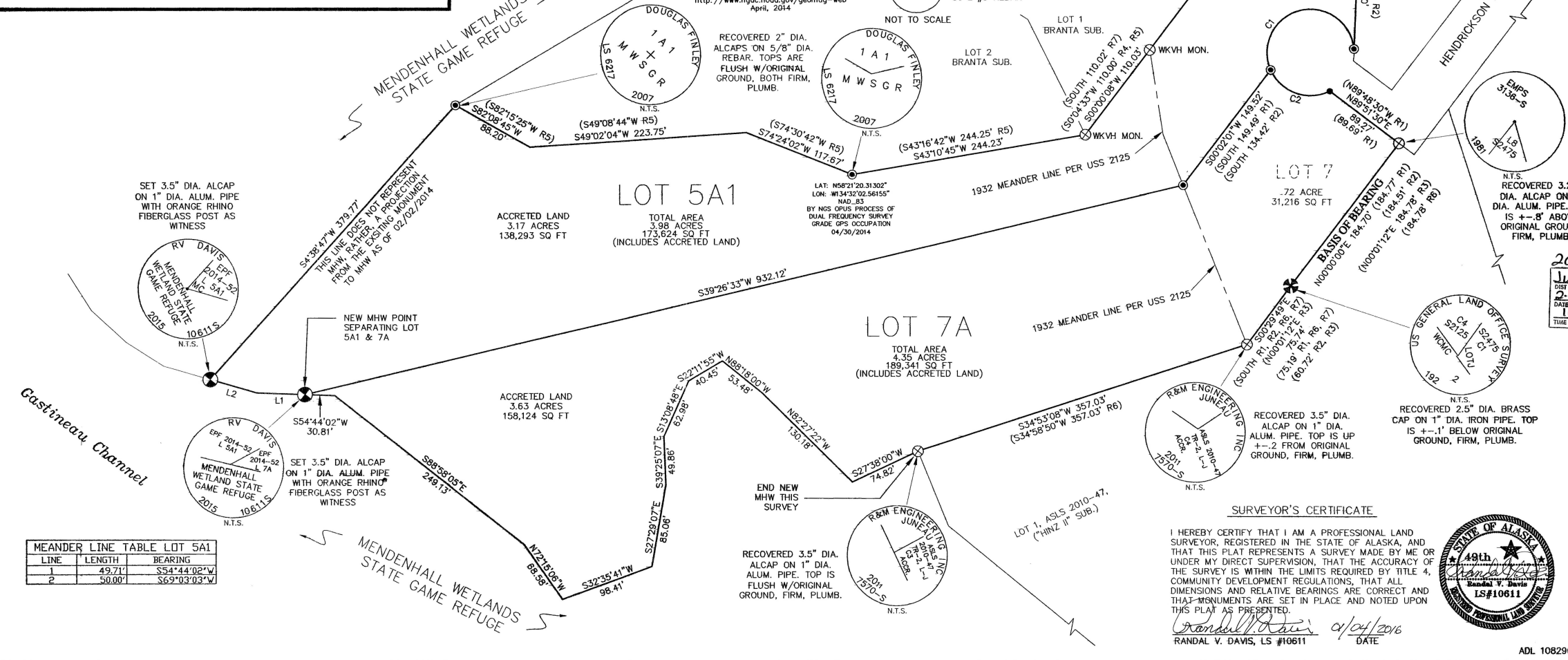
- G.L.O. BRASS CAP PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY (3 1/4" ALUMINUM CAP ON 36" X 2 1/2" ALUMINUM PIPE)
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINE (MEASURED THIS SURVEY)
- SURVEYED LINE (BY OTHERS)
- RECORD MEANDER LINE

R1 = PLAT #307
 R2 = PLAT #91-32
 R3 = PLAT #92-55
 R4 = PLAT #2000-37
 R5 = PLAT #2008-4 & #2011-10
 R6 = PLAT #2014-1
 R7 = PLAT #544
 (SEE "9" UNDER "NOTES" FOR MORE INFORMATION ON DOCUMENTS AND SURVEYS OF RECORD.)

GRAPHIC SCALE
 0 30 60 120 240 FEET
 0 20 40 60 METERS
 1 SURVEY = 3.2808333 U.S. SURVEY FEET
 1 U.S. ACRE = 0.4047 HECTARE

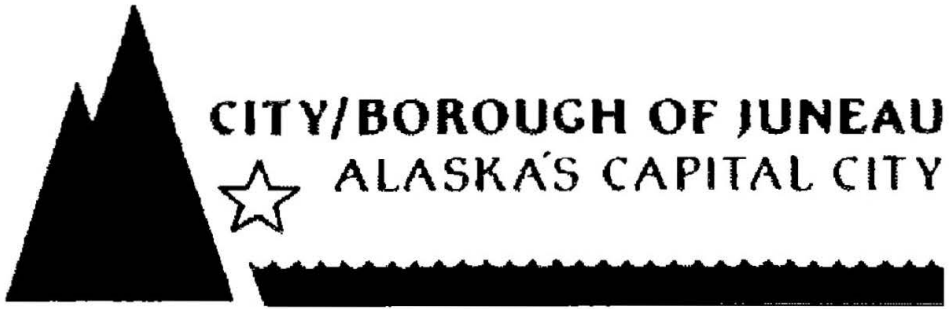
2016-5
 JUNEAU
 DIST
 2-112016
 DATE
 10:20 AM
 TIME

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER, ANCHORAGE, ALASKA	
ENGINEERING PLAT FILE NO. 20140052	
LOT 5A1 AND 7A A PLAT OF LOTS 5A & 7, BLOCK 2, OF SUNNY POINT SUBDIVISION AND ACCRETED LANDS, WITHIN U.S. SURVEY NO. 2125 CITY AND BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT AMENDMENT NO. 25 TO THE MENDENHALL WETLANDS STATE GAME REFUGE UNSURVEYED SECTION 33, T. 40 S., R. 66 E., C.B.M. CONTAINING 8.33 ACRES	
OWNERS, LOT 5A: FRANCIS J. RUE III & SARAH J. RUE 7083 HENDRICKSON RD. JUNEAU, AK 99801	OWNERS, LOT 7: FRITZ & PATTY MOSER 7081 HENDRICKSON ROAD JUNEAU, AK 99801
DATES OF SURVEY: BEGINNING: 02/02/14 ENDING: 03/24/14	SURVEYOR: RANDAL V. DAVIS, PLS 9240 N. DOUGLAS HWY., JUNEAU, AK 99801
DRAWN BY: RVD DATE: 09/18/15	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE: 1/26/2016
CHECKED BY: RVD SCALE: 1" = 60'	SHEET 1 OF 1 FILE NO. EPF 20140052



LINE	LENGTH	BEARING
1	49.71'	S54°44'02"W
2	50.00'	S62°03'03"W

Juneau 2016-5



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Deputy Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

FRITZ MOSER & PATTY MOSER

Current Owner

SUNNY POINT BL 2 LT 7

Legal Description

5-B14-0-103-010-0

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year.

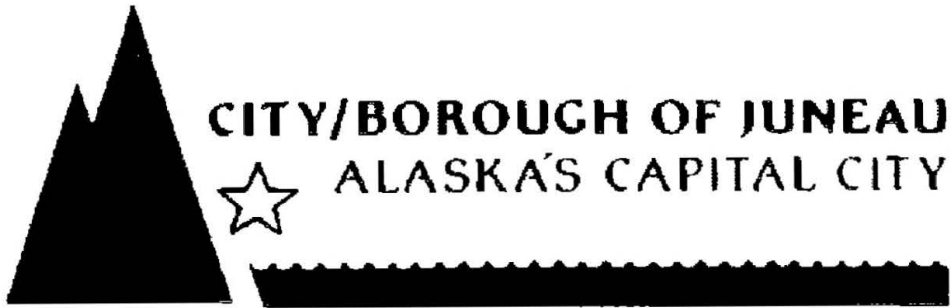
Theresa Winther
Theresa Winther

February 8, 2016

Date

This Certification of Payment of Taxes is valid through June 30, 2016

Juneau 2016



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

FRANCIS J RUE III & SARAH J RUE

Current Owner

SUNNY POINT BL 2 LT 5A

Legal Description

5-B14-0-103-009-0

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year.


Cheryl A. Crawford

February 5, 2016

Date

This Certification of Payment of Taxes is valid through June 30, 2016

NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE RECORD BEARING OF N0°00'00"E BETWEEN RECOVERED CORNER WCMC 4 OF U.S. SURVEY 2125, AND THE MOST NORTHEAST CORNER OF LOT 7 OF SUNNY POINT SUBDIVISION. THE FORMER BEING "U. S. GENERAL LAND OFFICE," 2.5" DIA. BRASS CAPS ATOP 1" DIA. IRON PIPE; THE LATTER A 3.25" DIA. ALUMINUM CAP ATOP A 2.5" DIA. ALUMINUM PIPE. THE LATTER APPEARS TO BE A 1981 RESET OF THE CORNER BY EMPS, AND THIS SURVEYOR HOLDS IT AS THE TRUE CORNER, AS DID THE SURVEYORS WHO RECORDED PLATS 91-32, 2004-7, AND 2014-1. BOTH BASIS BEARING CORNERS ARE AS DESCRIBED AND DETAILED ON THIS PLAT.

2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES IN U.S. SURVEY FEET.

3. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.

4. WHERE MEASURED BEARINGS AND DISTANCES DIFFER FROM RECORD, THOSE OF RECORD ARE SHOWN IN PARENTHESIS.

5. THE PURPOSE OF THIS SURVEY AND PLAT IS TO SUBDIVIDE LOTS 5A AND 7A1, AS DEPICTED, PLATTED AND PRESENTED UPON ENGINEERING PLAT FILE NO. 200140052 (RECORDED AS PLAT #2016-5, JRD), IN TO FOUR LOTS, TO BE CALLED "SHERRY SUBDIVISION," LOTS 2 AND 3 OF WHICH ARE TO BE DESIGNATED AS CONSERVATION LOTS. THIS PLAT HONORS AND REMEMBERS SHERRY EPPERSON, WHO WAS BORN AND RAISED IN JUNEAU, LIVED IN THE HOUSE ON LOT 4, WAS A DEVOTED MOTHER, TRUE FRIEND, AND KIND OF HEART, BUT WHOSE LIFE WAS CUT SHORT BY CANCER.

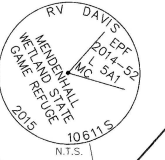
6. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORM THE TRUE BOUNDS OF LOTS 2 AND 3. THE APPROXIMATE LINE OF MEAN HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS ARE ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

7. EFFECTIVE AUGUST 19, 2013, PARTS OF THESE PROPERTIES ARE LOCATED IN A "VE" FLOOD HAZARD AREA ACCORDING TO THE COMMUNITY PANELS #02110C-1531D & #02110C-1532D OF THE CITY AND BOROUGH OF JUNEAU, ALASKA, FLOOD INSURANCE RATE MAP (FIRM), DATED AUGUST 19, 2013. SPECIAL REGULATIONS MAY APPLY.

8. RECORD INFORMATION DERIVED FROM THE PLAT DEPICTING, AND FIELD NOTES DESCRIBING U.S. SURVEY 2125; PLAT #307 ("SUNNY POINT SUBDIVISION"); PLAT #544 (ACCREDITED LANDS ADJACENT TO U.S. SURVEY 2125 - BY JAMES G. KING); PLAT #91-32 ("LOT 5A AND LOT 6A, BLOCK 2, SUNNY POINT SUBDIVISION A REPLAT OF LOT 5 AND LOT 6, BLOCK 2, SUNNY POINT SUBDIVISION, LOCATED WITHIN U.S.S. 2125"); PLAT #92-55 ("TRACT 1, LOT J & TRACT 2, LOT 3, U.S. SURVEY NO. 2475, A SUBDIVISION OF THE RESUBDIVISION OF LOT 3, U.S.S. 2475"); PLAT #2000-37 ("RECORD OF SURVEY PLAT ACCREDITED LANDS ADJACENT TO U.S. SURVEY NO. 2125, LOT 1A SUNNY POINT SUBDIVISION"); PLAT #2008-4 ("ALASKA STATE LAND SURVEY 2003-48 LOT 1A1, SUNNY POINT SUBDIVISION..."); PLAT #2011-10 ("BRANTA SUBDIVISION A REPLAT OF LOT 1A1, SUNNY POINT SUBDIVISION ACCORDING TO ALASKA STATE LAND SURVEY NO. 2003-48 WITHIN U.S. SURVEY 2125"); PLAT #2014-1 ("ALASKA STATE LAND SURVEY NO. 2010-47 A PLAT OF HINZ II A SUBDIVISION OF TRACT 2, LOT J, USS 2475 AND ACCRETION"); PLAT #2016-5 ("ENGINEERING PLAT FILE NO. 20140052, LOT 5A1 AND 7A, BLOCK 2 OF SUNNY POINT SUBDIVISION, AND ACCREDITED LANDS, WITHIN U.S. SURVEY 2125"). ALL OF THE ABOVE NOTED DOCUMENTS ARE ON FILE AT THE RECORDER'S OFFICE IN THE JUNEAU RECORDING DISTRICT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	C. LENGTH
C1	155.45	44.88	198°27'08"	S38°27'00"W	88.60
R1		(45.00)			
R2	(154.83')	(44.94)	(197°24'14")	(S38°01'01"W)	(88.84)
C2	72.46	44.79	92°41'14"	N72°35'23"E	64.81
R1	(72.80)	(45.00)	(92°41'31")		(65.12)

FND: 3.5" DIA. ALCAP ON 1" DIA. ALUM. PIPE WITH ORANGE RHINO FIBERGLASS POST AS WITNESS



FND: 3.5" DIA. ALCAP ON 1" DIA. ALUM. PIPE WITH ORANGE RHINO FIBERGLASS POST AS WITNESS

MEANDER LINE TABLE LOT 5A1		
LINE	LENGTH	BEARING
1	49.71'	S54°44'02"W
2	50.00'	S69°03'03"W

CERTIFICATE OF APPROVAL CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT

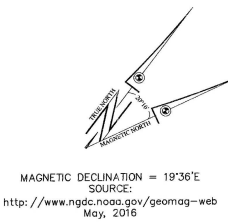
I hereby certify that the plat shown hereon has been found to comply with Title 49 of the Code of the City and Borough of Juneau, and is approved by the City and Borough of Juneau Department of Community Development for recording in the Office of the Juneau Recording District, Juneau, AK.

Director, City & Borough of Juneau
Department of Community Development
Attest: Clerk, City & Borough of Juneau



CONSERVATION LOT NOTE

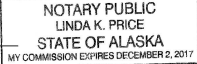
THIS SUBDIVISION IS CREATED IN ACCORDANCE WITH THE TERMS SET FORTH IN CITY AND BOROUGH OF JUNEAU ORDINANCE NO. 2015-15(C), LOTS 2 AND 3 OF SHERRY SUBDIVISION ARE CONSERVATION LOTS UPON WHICH NO BUILDING DEVELOPMENT IS TO BE PERMITTED. "BUILDING DEVELOPMENT" MEANS: CONSTRUCTION, ENLARGEMENT OF ANY STRUCTURES HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS AND INTENDED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS, PROCESSES, EQUIPMENT, GOODS OR MATERIALS, OR ANY SITE WORK IN PREPARATION OR ANTICIPATION OF SUCH CONSTRUCTION, RECONSTRUCTION, OR ENLARGEMENT.



STATEMENT OF OWNERSHIP

We hereby certify that we are the owners of Lot 5A1 of Engineering Plat File No. 20140052 (plat #2016-05, JRD); (a replat of Lot 5) Block 2, of Sunny Point Subdivision, within U.S. Survey 2125, as shown and described hereon and that we hereby adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks and other open spaces to public or private use as noted.

Francis J. Rue III
7083 Hendrickson Road
Juneau, AK 99801
Sarah J. Rue
7083 Hendrickson Road
Juneau, AK 99801



NOTARY ACKNOWLEDGEMENT

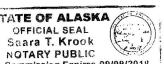
United States of America } S.S.
State of Alaska
This is to certify that on this 10 day of November 2016 before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Francis J. Rue III, and Sarah J. Rue, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.
Notary Public for Alaska
My commission expires: 12/02/2017

STATEMENT OF OWNERSHIP

We hereby certify that we are the owners of Lot 7A of Engineering Plat File No. 20140052 (plat #2016-05, JRD), within Block 2 of Sunny Point Subdivision, within U.S. Survey 2125, as shown and described hereon and that we hereby adopt this plat of subdivision with our free consent, and dedicate all streets, alleys, walks and other open spaces to public or private use as noted.

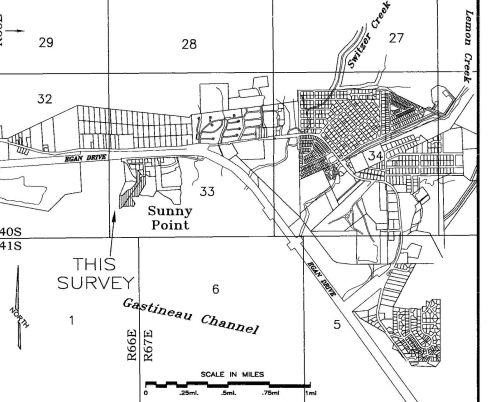
Fritz Moser
7081 Hendrickson Road
Juneau, AK 99801
Patty Moser
7081 Hendrickson Road
Juneau, AK 99801



NOTARY ACKNOWLEDGEMENT

United States of America } S.S.
State of Alaska
This is to certify that on this 14 day of November 2016 before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Fritz and Patty Moser, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.
Notary Public for Alaska
My commission expires: 9/9/2018



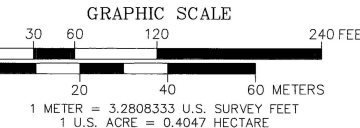
VICINITY MAP

SOURCE: U. S. GEOLOGICAL SURVEY QUADRANGLE JUNEAU (B-2) SW, ALASKA
DATE: 1986 (PROVISIONAL EDITION)
AND CITY & BOROUGH OF JUNEAU GIS PROPERTY DATABASE CIRCA 2008
SCALE: 1" = 1/2 MILE

LEGEND

- G.L.O. BRASS CAP PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT RECOVERED (6282-S, OR AS DETAILED).
- PRIMARY MONUMENT RECOVERED THIS SURVEY (3 1/4" ALUMINUM CAP ON 36" X 2 1/2" ALUMINUM PIPE)
- SECONDARY MONUMENT RECOVERED (SET DURING PLAT 2016-5, "RV DAVIS")
- SECONDARY MONUMENT SET THIS SURVEY
- PROPERTY LINE (MEASURED THIS SURVEY)
- SURVEYED LINE (BY OTHERS)

R1 = PLAT #307
R2 = PLAT #91-32
R3 = PLAT #92-55
R4 = PLAT #2000-37
R5 = PLAT #2008-4 & #2011-10
R6 = PLAT #2014-1
R7 = PLAT #544
(SEE "B" UNDER "NOTES" FOR MORE INFORMATION ON DOCUMENTS AND SURVEYS OF RECORD).

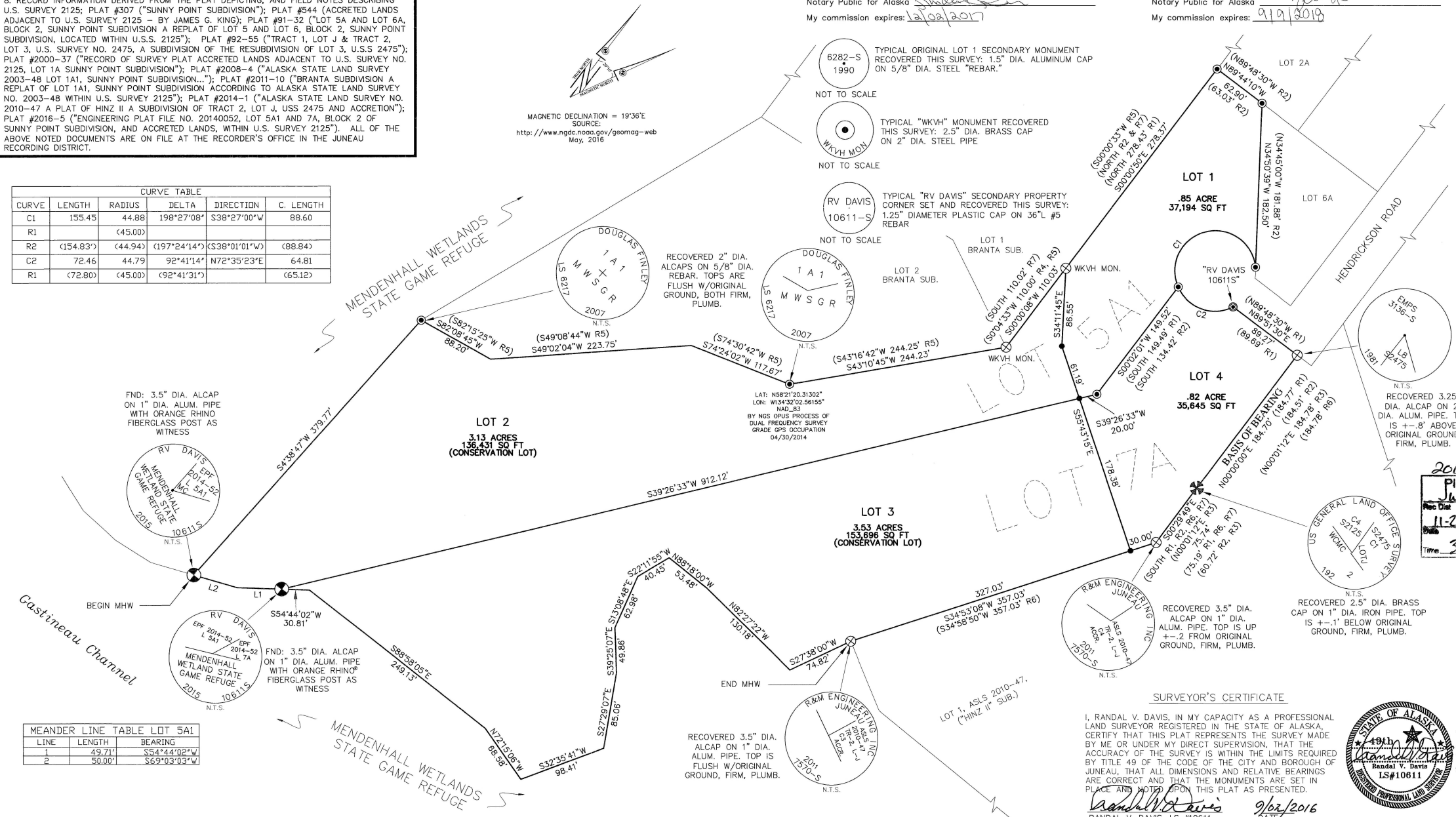


PLAT OF

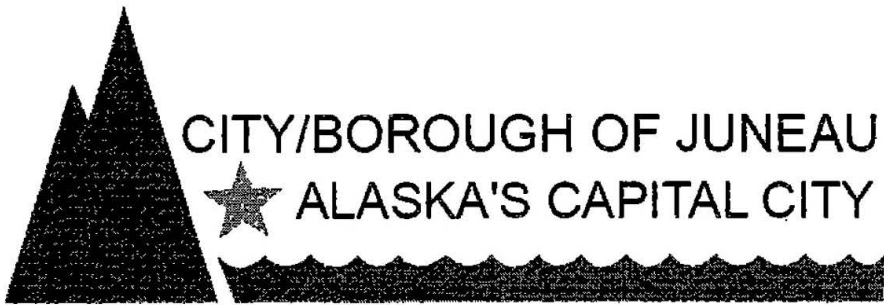
SHERRY SUBDIVISION
A SUBDIVISION OF
LOT 5A1 AND LOT 7A
PLAT 2016-05, JRD
U.S. SURVEY 2125
CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

OWNERS, LOT 5A1:
FRANCIS J. RUE III & SARAH J. RUE
7083 HENDRICKSON RD.
JUNEAU, AK 99801
OWNERS, LOT 7A:
FRITZ & PATTY MOSER
7081 HENDRICKSON ROAD
JUNEAU, AK 99801
DATES OF SURVEY:
BEGINNING: 02/02/14
ENDING: 03/24/14
DRAWN BY: RVD
DATE: 06/01/2016
SURVEYOR:
RANDAL V. DAVIS, PLS
9240 N. DOUGLAS HWY.
JUNEAU, AK 99801
(907) 209-3400
RVD@GCI.NET

CHECKED BY: RVD
SCALE: 1" = 60'
SHEET 1 OF 1



Juneau 2016-37



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-5218 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

FRITZ MOSER and PATTY MOSER

Current Owner

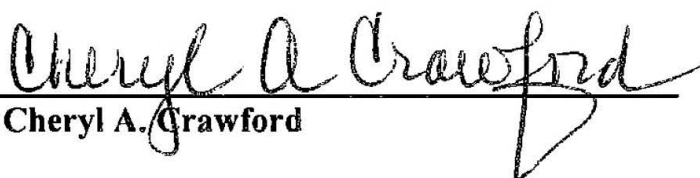
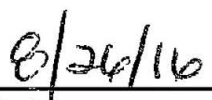
SUNNY POINT BL 2 LT 7A

Legal Description

5-B14-0-103-010-1

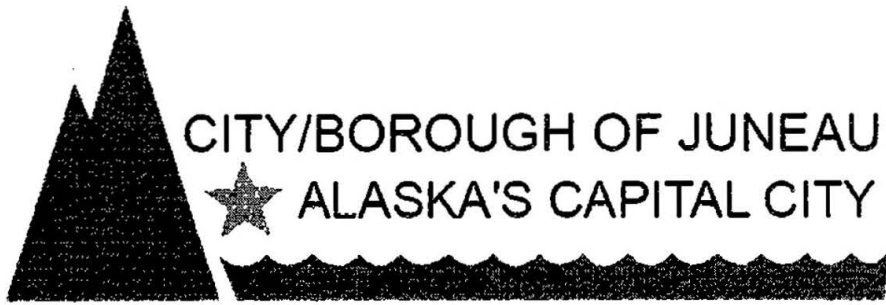
Parcel Code Number

and that, according to the records in my possession, there have been no taxes assessed on this parcel due to the parcel being created subsequent to the last taxes assessed (for the 2016 tax year) and prior to the next taxes to be assessed (for the 2017 tax year).


Cheryl A. Crawford

Date

This Certification of Payment of Taxes is valid through December 31, 2016

Juneau 2016-3



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-5218 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

FRANCIS J RUE III and SARAH J RUE

Current Owner

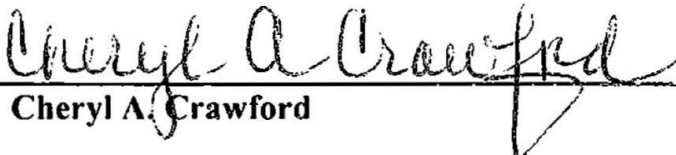
SUNNY POINT BL 2 LT 5A1

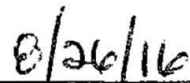
Legal Description

5-B14-0-103-009-1

Parcel Code Number

and that, according to the records in my possession, there have been no taxes assessed on this parcel due to the parcel being created subsequent to the last taxes assessed (for the 2016 tax year) and prior to the next taxes to be assessed (for the 2017 tax year).


Cheryl A. Crawford

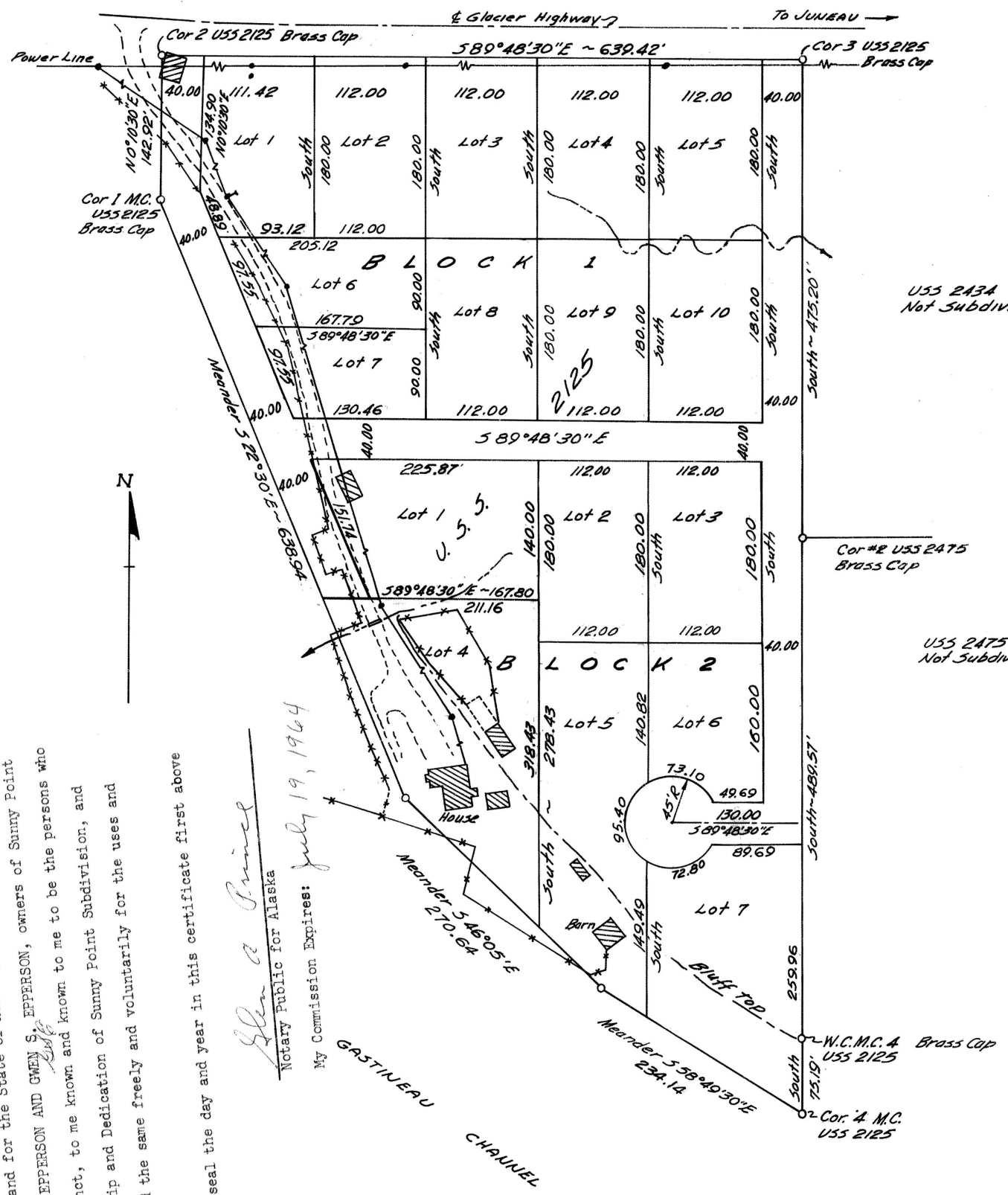

Date

This Certification of Payment of Taxes is valid through December 31, 2016

ss. } }
 PRECINCT } }
 I HEREBY CERTIFY that on the 15th day of November, 1961, before me,
 a Notary Public in and for the State of Alaska, duly commissioned and
 y appeared FLOYD S. EPPERSON AND GWEN S. EPPERSON, owners of Sunny Point
 near Recording Precinct, to me known and known to me to be the persons who
 clarification of Ownership and Dedication of Sunny Point Subdivision, and
 me that they signed the same freely and voluntarily for the uses and
 in mentioned.
 y hand and official seal the day and year in this certificate first above

Glen A. Prince
 Notary Public for Alaska
 My Commission Expires: July 19, 1964

Area USS 2125 = 10.64 Acres



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

SEPTEMBER 23, 1961

IT: *Blanchard*
 IT: *Marj Campbell*

Floyd S. Epperson
Gwen S. Epperson
H.C. Leaga
 DISTRICT MAGISTRATE
 JUNEAU, ALASKA

CERTIFICATE OF REGISTERED ENGINEER
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SEPTEMBER 21, 1961

Bruce A. Campbell
 BRUCE A. CAMPBELL
 REGISTERED ENGINEER NO. 598-E

CERTIFICATE OF APPROVAL BY THE BOARD
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE JUNEAU DOUGLAS PLATTING BOARD AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 89 DATED OCT 3, 1961 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, JUNEAU, ALASKA.

OCT. 9, 1961

ATTEST: *Charles H. Jones*
 CHAIRMAN, JUNEAU DOUGLAS PLATTING BOARD
Bjorne Olsen
 CLERK

#307



SUNNY POINT SUBDIVISION
 USS 2125
 FLOYD EPPERSON

BUILDING PERMIT CITY AND BOROUGH OF JUNEAU, ALASKA

BUILDING PERMIT NO. 11095

Owner's Name Robert P. Beck
Address 136, 13th St Phone 586-3173
Contractor's Name Self

VALUATION

--	--	--	--	--	--	--	--	--	--

 Building Official

--	--	--	--	--	--	--	--	--	--

 Assessor 9430084

Address/License _____ Phone _____
LOCATION OF PROJECT SUNNY POINT
Juneau () Douglas () Rural (☒)
LOT 5 BLOCK 2 SUBDIVISION SUNNY PT

FEES
Structure \$ 219.00
Plan Check \$ 10.00
Sewer _____
Water _____
Street _____
Sidewalk _____
Other Charges 50
Total \$ 328.50

U. S. SURVEY 2125 And Tract/Lot _____
Occupancy Group _____ Fire Zone _____
Construction Type _____ Building Zone _____
Area or Volume 1901 (living) 436 (garage)
(CUBIC/SQUARE FT.)

RECEIPT NUMBER _____
DATE PLANS SUBMITTED _____
DATE RECEIVED _____
APPROVALS:
ZONING ADMINISTRATOR X JP Date Approved 6-14-77
FIRE MARSHALL N/A
SANITARIAN BRS 5-13-77
PUBLIC WORKS N/A
BUILDING OFFICIAL [Signature] June 14, 77

REMARKS: Zone (C) front yard set back approved per variance of 6-13-77

PROTECTIVE INSPECTIONS

Building _____
Plumbing _____
Electrical _____
Heating _____
Air Conditioning _____

PUBLIC WORKS

Street (new) _____
Street Cut _____
Sidewalk _____
Sewer _____
Water _____

CLASS OF WORK: New ☒ Addition _____ Repair _____ Alteration _____
Residential : ☒
Mobile Home : _____
Commercial : _____
Industrial : _____

New Residence Address 7083 Henrickson Rd

BUILDING TYPE AND USE		HEAT		PLUMBING			BUILT-IN'S	
Single	Double	Stove	Space Heater		B	1st 2nd	D. I. Stove & Oven	
Other	# Stories	Floor Furnace		# Tubs			Oven Built-In	
Basement	Frame	Hot Air Forced		# Toilets			Range Built-In	
Concrete	Block	Radiant		# Basins			C. T. Range	
Log	Other	Hot Water	Zoned	# Kitchen Sinks			Hood & Fan	
FRAME		# Chimneys		# Shower Stalls			Dishwasher	
Walls	X	Kind		# Exhaust Fans			Disposal	
Floor	X	FIREPLACES		# Laundry Trays				
Roof	X	Basement	Type	Hot Water Tanks				
		1st Floor	Type	# Gallons				
				Type				

DEMOLITION INFORMATION: _____ HOUSING DATA: 001
DATE DEMOLISHED: _____ No. of Living Units 1
No. of Bedrooms _____
Total Number _____

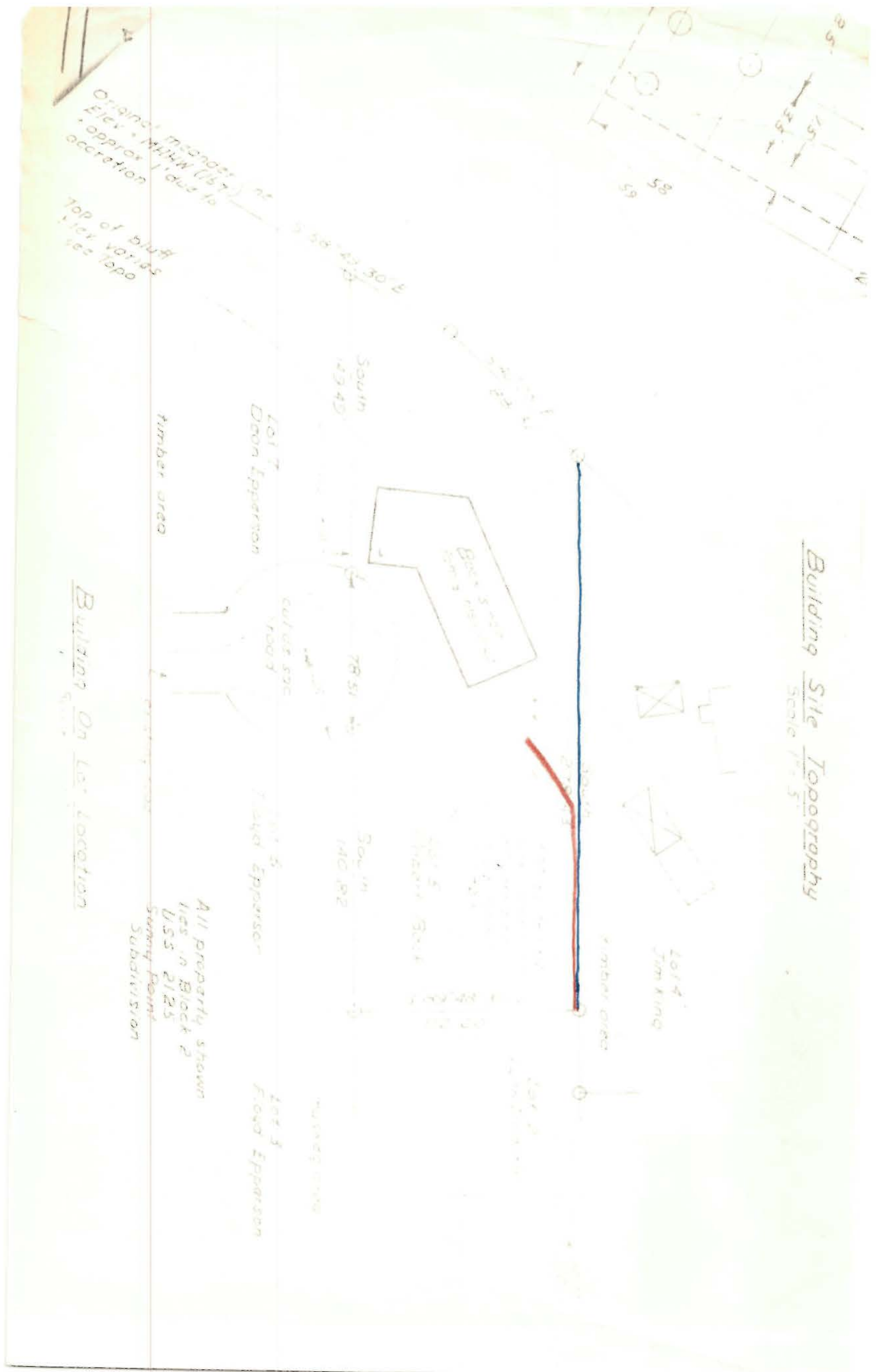
THIS DEPARTMENT MUST HAVE AT LEAST 48 HOURS NOTICE PRIOR TO ALL INSPECTIONS. HOWEVER, DURING WINTER, PLUMBING TEST INSPECTIONS SHALL BE BY APPOINTMENT ONLY. FOR CITY SEWER AND/OR WATER SERVICE INSPECTIONS CALL OR NOTIFY CITY AND BOROUGH ENGINEERING OFFICE AT 586-3300, EXT. 30 WITH A MINIMUM OF 24 HOURS NOTICE.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL APPLICABLE STATE LAWS AND CODES AND ORDINANCES OF THE CITY AND BOROUGH OF JUNEAU.

SIGNATURE: [Signature]
(Owner/Applicant)

DRAWINGS FILED UNDER THE NAME
MR./MRS./MS. Beck

(AFFADAVIT on Reverse side of application to be completed by authorized agent of owner)



OWNERSHIP CERTIFICATE

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 PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

T. Korosei
WITNESS
T. Korosei
WITNESS

Owner
Owner

Oct. 16, 1987
DATE

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA STATE OF
ALASKA THIS IS TO
CERTIFY THAT ON THIS 16 day of October
1972, BEFORE ME THE UNDERSIGNED, A
NOTARY PUBLIC FOR THE STATE OF
ALASKA, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED JOSEPH
JOSEPH R. BROWN WHO
TO BE THE PERSON(S) DESCRIBED IN AND
WHO EXECUTED THE ABOVE AND
FORWORE
AND ACKNOWLEDGED TO ME THAT HE (THEY)
SIGNED AND SEALED THE SAME FREELY
AND VOLUNTARILY, WITHOUT COERCION
AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL
THIS DAY AND YEAR. THIS CERTIFICATE
FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA MY
Commission Expires June 21, 1975 NOTARY
PUBLIC FOR ALASKA

WASTEWATER DISPOSAL

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION HAS REVIEWED PLANS FOR THIS SUBDIVISION'S WASTEWATER DISPOSAL AND APPROVES THIS SUBDIVISION FOR PLATTING

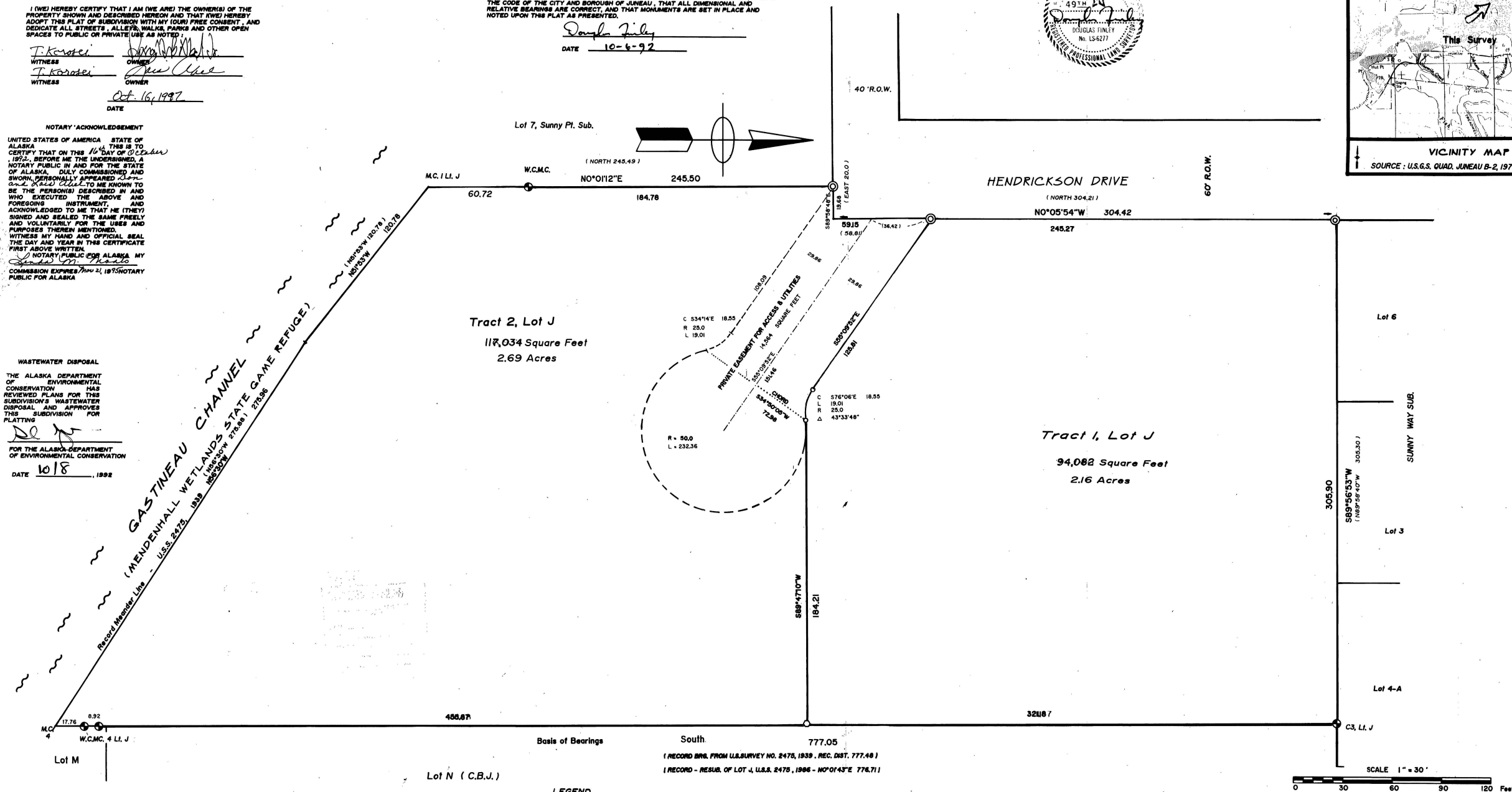
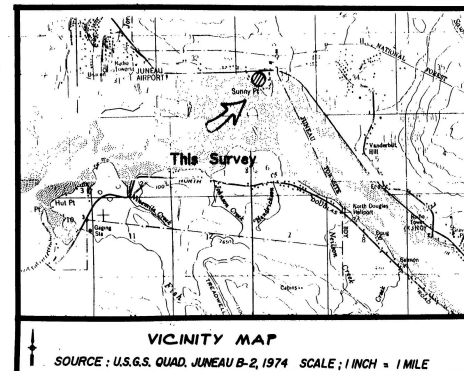
FOR THE ALASKA DEPARTMENT
OF ENVIRONMENTAL CONSERVATION

DATE 10/8, 1992

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Douglas Finley
DATE 10-6-92



LEGEND

- PLASTIC CAP ON 5/8" REBAR, LS 3102, RECOVERED THIS SURVEY
- U.S.G.L.O. / B.L.M. PRIMARY BRASS CAP MONUMENT RECOVERED THIS SURVEY
- ◎ PRIMARY MONUMENT BY EMP'S ENGINEERING RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

DATED Nov 4 1992

Minney R. Webb
DIRECTOR, CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT

Deputy
ATTEST
CLERK
CITY & BOROUGH OF JUNEAU

Typical Monument Set This Survey
1 1/4" PLASTIC SURV-CAP ON 42" X 5/8"
REBAR



92-55
 JUN 20 1992
 JUN 20 1992
 NOV 4 1992
 3:08 PM
 TC: B
 155 S Seware
 Juneau AK 99801

TRACT 1, LOT 3 & TRACT 2, LOT 3
U.S. SURVEY No. 2475

A SUBDIVISION OF THE "RESUBDIVISION OF LOT 3, U.S.S. 2475"
LOCATED IN THE CITY & BOROUGH OF JUNEAU, ALASKA

**JUNEAU, ALASKA
RECORDING DISTRICT**

OWNER S
DON ABEL JR. & LOIS ABEL
1800 BRANTA ROAD
JUNEAU, ALASKA 99801

DATE: JUNE 12, 1992 #92-107-C89 SCALE: 1" = 30'

DOUGLAS FINLEY LAND SURVEYING JUNEAU, ALASKA



Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

Date: July 8, 2024
To: Chair Cole and the Planning Commission
Through: Denise Koch,
Director, Engineering and Public Works
From: Bridget LaPenter, P.E.
Chief General Engineering
Subject: Hendrikson Road Right-of-Way Vacation

The General Engineering division has reviewed the right-of-way (ROW) vacation request for Hendrikson Road. The following findings were noted:

1. The Streets department does not maintain Hendrikson Road in the winter or grade it in the summer and has no objections to the proposed vacation.
2. No properties will be landlocked due to the vacation of the cul-de-sac.
3. Capital City Fire and Rescue has approved the existing hammerhead-style turnaround arrangement in an adjacent access easement.
4. A 10-foot access and utility easement has been included in the proposed plat to allow the Water division to access and maintain the water line on private property.
5. Wastewater infrastructure is not affected by the vacation.

For these reasons, the General Engineering division has no objections to the proposed Hendrikson Road ROW vacation.