

## PLANNING COMMISSION STAFF REPORT

**Action #** 2026-0401  
**Meeting Date:** 4/14/2026  
**Applicant(s):** Sandy Beach Holdings Inc  
**Property Owner(s):** Sandy Beach Holdings Inc  
**Agent/Representative:** Steve Hurst  
**Property Address:** 410 SANDY BEACH RD  
**Legal Description:** Lot 3, Block 1, USS 2985  
**Parcel ID** 01-003-275  
**Acreage/Lot Size** 106,740 sf  
**Current Zoning** Single-family Residential  
**Comp Plan Designation:**  
**Request Type:** Final Plat

### EXECUTIVE SUMMARY

**Applicant Request:** Applicant requests approval of a final plat.

**Staff Recommendation:** Approve with conditions

**Key Issues:**  
 6 lot subdivision  
 Improvements installed

### PROJECT DESCRIPTION

**Intended Use** FINAL PLAT FOR THE KARLUK SUBDIVISION.

### SITE CHARACTERISTICS

**Size:** 106,740 sf  
**Topography:** slope; cleared  
**Existing Structures:** none  
**Legal Access:** Sandy Beach Rd  
**Utilities:** Installed  
**Flood Zone:** n/a  
**Constraints:** none

### ZONING AND LAND USE ANALYSIS

#### Current Zoning

<b>Zone</b>	Single-family Residential
<b>Intent</b>	SFR provides a sound and attractive residential neighborhood.
<b>Principal Uses</b>	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.
<b>Conditional Uses</b>	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.

#### Surrounding Zoning

#### Actual Land Use

<b>North</b>	Single-family Residential	Residential
<b>South</b>	Public Use	Public
<b>East</b>	Single-family Residential	Residential
<b>West</b>	Single-family Residential	Residential

### LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
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<b>Min. Lot Size</b>	8,000	9,435-26,332 sf	Yes	
<b>Min. Lot Frontage</b>	80'	see plat	Yes	
<b>SUBDIVISION CRITERIA</b>				
<b>18.24.045 Platting Board Review</b>		<b>Final Plat</b>	<b>Comments</b>	
B2. Prior to approval of the final plat, all required and elected improvements shall be completed by the sub-divider		Conforms	see Attachment E	
B3. The sub-divider may submit a final plat on or before the expiration date of the preliminary plat.		Preliminary plat approval date: April 9, 2024	At 3/10/26 meeting, Commission determined final is similar to preliminary plat.	
C. Prior to submittal of final plat, the sub-divider shall furnish to the city engineer the following engineering plans.		Conforms	As-built drawings of utilities provided by Brian Smith, P.E.	
<b>18.24.050 Final Plat Submission</b>				
A. Subdivider shall submit a final plat that bears the information specified for the preliminary plat in Section 18.24.040.		Conforms		
A1. The boundaries of the plat shall clearly show the initial point of survey, original or reestablished corners, with description of them, and actual traverse showing area of closure and all distances, angles and calculations required to determine initial		Conforms		
A2. Bearings and distances to the nearest established street lines, section lines or official monuments necessary to describe the location of the plat.		Conforms		
A3. Centerlines of all streets, lengths, tangents, radii, and central angles of all curves, the total width of each street		Conforms		
A4. The width, bearing and other necessary data to delineate all easements to which the lots are subject.		Conforms		
A5. All lot and block numbers.		Conforms		
A6. Sufficient data to determine readily the bearing and length of each line. No ditto marks shall be used.		Conforms		
A7. The names of adjacent subdivisions and the lot numbers of adjacent lots.		Conforms		
A8. The exact boundaries of all areas to be dedicated or reserved for public use or for the common use of property owners. The purpose of the dedication or reservation shall be set forth on the plat.		Conforms		
A9. All lots, blocks, or tracts affected by the floodplain regulations adopted by the city shall be labeled "Flood Hazard Area" on the face of the plat.		N/A	N/A	
B1. Certification of Surveyor		Conforms		
B2. Certification of Ownership and Dedication.		Conforms		

B3. Certificate of Payment of Taxes.	Conforms	
B4. Certification of Approval by the Platting Board	Conforms	
<b>C. Final Plat Monuments</b>		
C1. Primary monuments established.	Conforms	
C2. Secondary monuments.	Conforms	
D1, Statement referring to private covenants.	N/A	N/A
D2. Statement limiting placement of habitable structures, if any portion of the plat depicts areas within the floodplain.	N/A	N/A
E. Development Plat Restriction	N/A	N/A
F. Zero Lot line Subdivision	N/A	N/A

**18.24.060 Design Principles**

A1. Compliance with ordinances of the borough.	Conforms	
A2. Proposed name of the subdivision shall not duplicate, or too closely approximate the name of any other subdivision.	Conforms	
A3. Lands which have been found to be unsuitable for subdivision because of potential hazards, shall not be subdivided or included in any building lot.	Conforms	

**18.24.070 Streets**

E. Street names - not duplicative	Conforms	Karluk Ln and Curlew Ln
40' Platted right-of-way	Conforms	
F.1. Cul de sac - 50' radius	Conforms	

**18.24.080 Easements**

C.2. a 10' wide easement for stream	Conforms	
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**18.24.090 Lots and blocks**

B.1. Lot dimensions shall not be less than the requirements of the zoning ordinance, Title 19	Conforms	
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**DEPARTMENT REVIEWS**

Department Name	Comments
Public Works:	Confirmed road specifications and water system approvals.
Power & Light:	No comments.
Police Dept	No comments.
Fire/EMS:	No comments.

**PUBLIC NOTICE**

The borough provided public notice consistent with PMC 18.12.040 (C).

**FINDINGS AND CONDITIONS OF APPROVAL**

See draft resolution on next page for findings of fact and conditions of approval

**Proposed Motion**

I move to approve Resolution No. 2026-0401 FINAL PLAT FOR THE KARLUK SUBDIVISION. at 410 SANDY BEACH RD subject to the conditions of approval of the resolution.

**ALTERNATIVES**

The Planning Commission has the following options:

1. Approval of the application as submitted.
2. Approval of the application with staff-recommended conditions
3. Approval of the application with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Disapprove the application.

If the Planning Commission chooses to recommend the application contrary to staff recommendation, specific findings supporting that decision should be provided.

<b>ATTACHMENTS</b>		
A. Maps	C. Public Comments	E. Final plat
B. Applicant Materials	D. Public Notice	F. As-built



<b>APPEAL (PMC 19.92)</b>
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If approved by the Planning Commission, this decision may be appealed to the Borough Assembly within 10 days of the Planning Commission's decision by the Applicant; a property owner within 600 feet of the subject property; or any governmental agency, that may be adversely affected by the decision. Appeal forms are available at the Borough Clerk's office and must be accompanied by the required fee.

**PLANNING COMMISSION RESOLUTION NO. 2026-0401**  
**A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION APPROVING THE**  
**FINAL PLAT FOR THE KARLUK SUBDIVISION AT 410 SANDY BEACH RD**

WHEREAS, on April 14, 2026, the Planning Commission, acting as the Platting Board, considered an application for the FINAL PLAT FOR THE KARLUK SUBDIVISION. at 410 SANDY BEACH RD, legally described as Lot 3, Block 1, USS 2985, and

WHEREAS, on April 9, 2024, the Planning Commission, acting as the Platting Board, considered and approved a preliminary plat for the Karluk Subdivision at 410 Sandy Beach Rd to proceed with installation of improvements; and

WHEREAS, the developer installed water, wastewater, electric and streets to borough standards and the water and wastewater systems received approval to operate from the Alaska Department of Environmental Conservation; and

WHEREAS, the applicant and staff presented testimony and evidence, and all interested persons were given the opportunity to provide public testimony regarding the application during consideration of the preliminary plat; and

WHEREAS, the Planning Commission has reviewed the staff report, attachments, and all relevant documents and materials, and has heard all testimony presented at the public hearing; and

WHEREAS, the Planning Commission has made the following findings of fact, based on substantial evidence in the record:

Finding 1: The proposed project meets the standard for Final Plat approval as detailed in the staff report.

Finding 2: The applicant has demonstrated compliance with applicable zoning and development standards.

Finding 3: The applicant has submitted a plat that generally meets accepted standards for good draftsmanship.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the Petersburg Borough, acting as the Platting Board, hereby approves the Final Plat, subject to the following conditions:

Condition 1: Submit a plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

Condition 2: Prior to recording of the final plat, a certificate to plat shall be updated to a date not more than fifteen days prior to submission of the final plat to the borough clerk for recording.

**BE IT FURTHER RESOLVED**, that the chairperson is authorized to sign this resolution on behalf of the Planning Commission.

ADOPTED this 14 day of April, 2026, by the following vote:

AYE:

NAY:

ABSENT:

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Chair, Planning Commission

## Attachment B. Applicant Material



### PETERSBURG BOROUGH LAND USE APPLICATION

<b>For Borough Use</b>	Date:
Base Fee:	Check No. or CC:
Public Notice Fee: \$70	Received by:
Total:	Code to: 110,000.404110

#### APPLICANT INFORMATION

NAME: **Steve Hurst**

#### PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: 410 Sandy Beach Rd			Lot Size: 2.45 ac
LOT: Lot 3	BLOCK:	SUBDIVISION: USS 2985.PetersburgDistrict	PLAT #:
PARCEL ID: <b>01-003-275</b>	ZONE: Single Family Residential		OVERLAY:

Current Use of Property: **Vacant**

Proposed Use of Property: **Major subdivision (6 lots)**

#### LEGAL ACCESS AND UTILITIES

WASTEWATER SYSTEM: What is the current or planned system?  Municipal  DEC-approved on-site system

WATER SOURCE: What is the current or planned system?  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name): **Sandy Beach Rd**

#### TYPE OF APPLICATION AND BASE FEES

- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

#### SUBMITTALS

For Subdivision applications, please submit a prepared plat map as required by borough code.

#### SIGNATURE(S)

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s):  Date: 2/12/2026

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_

Owner (if different from applicant): \_\_\_\_\_ Date: \_\_\_\_\_

# ATTACHMENT E: FINAL PLAT

EVENS/RIEMER SUBD.  
PLAT No. 96-31

SUBD. OF LOT 3  
PLAT No. 81-24

SPRUCE TREE SUBD.  
PLAT No. 90-4

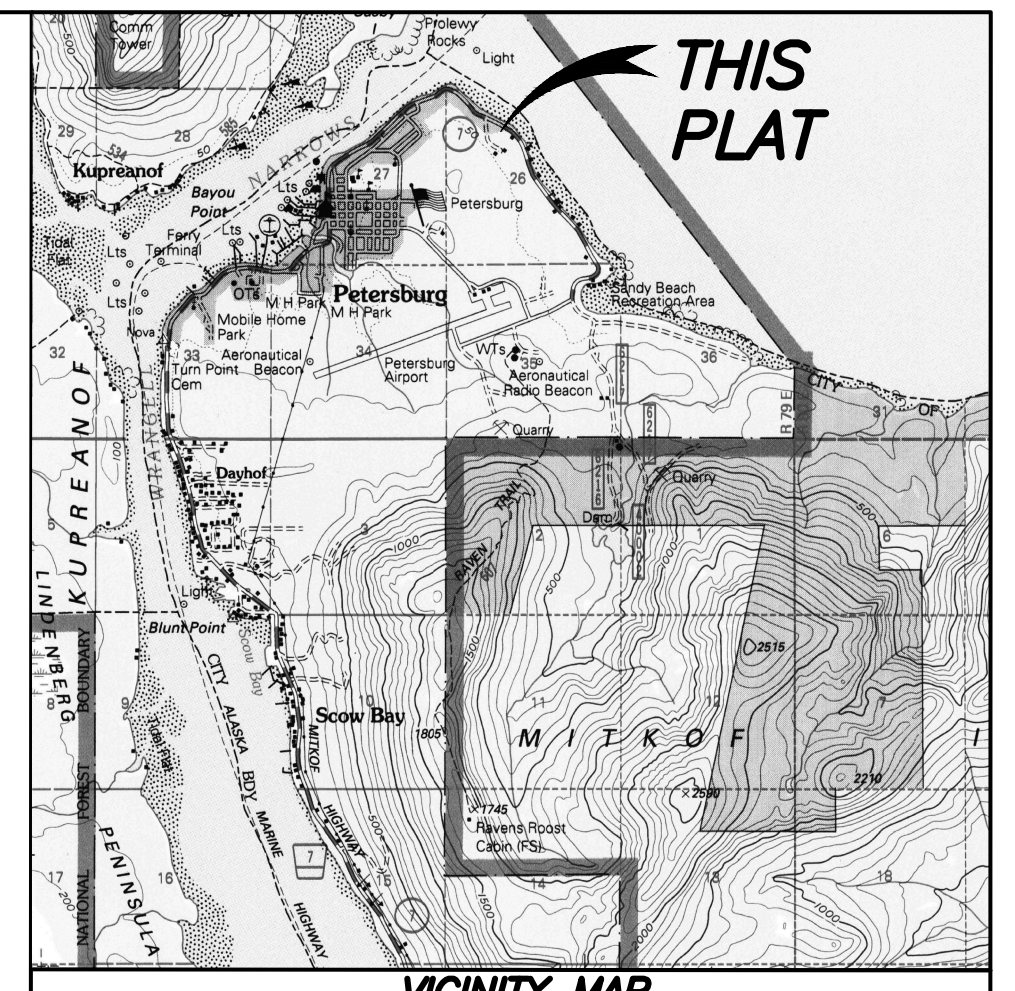
CONSOL. LOT 3A

LOT 3A

LOT 3B

LOT 4A

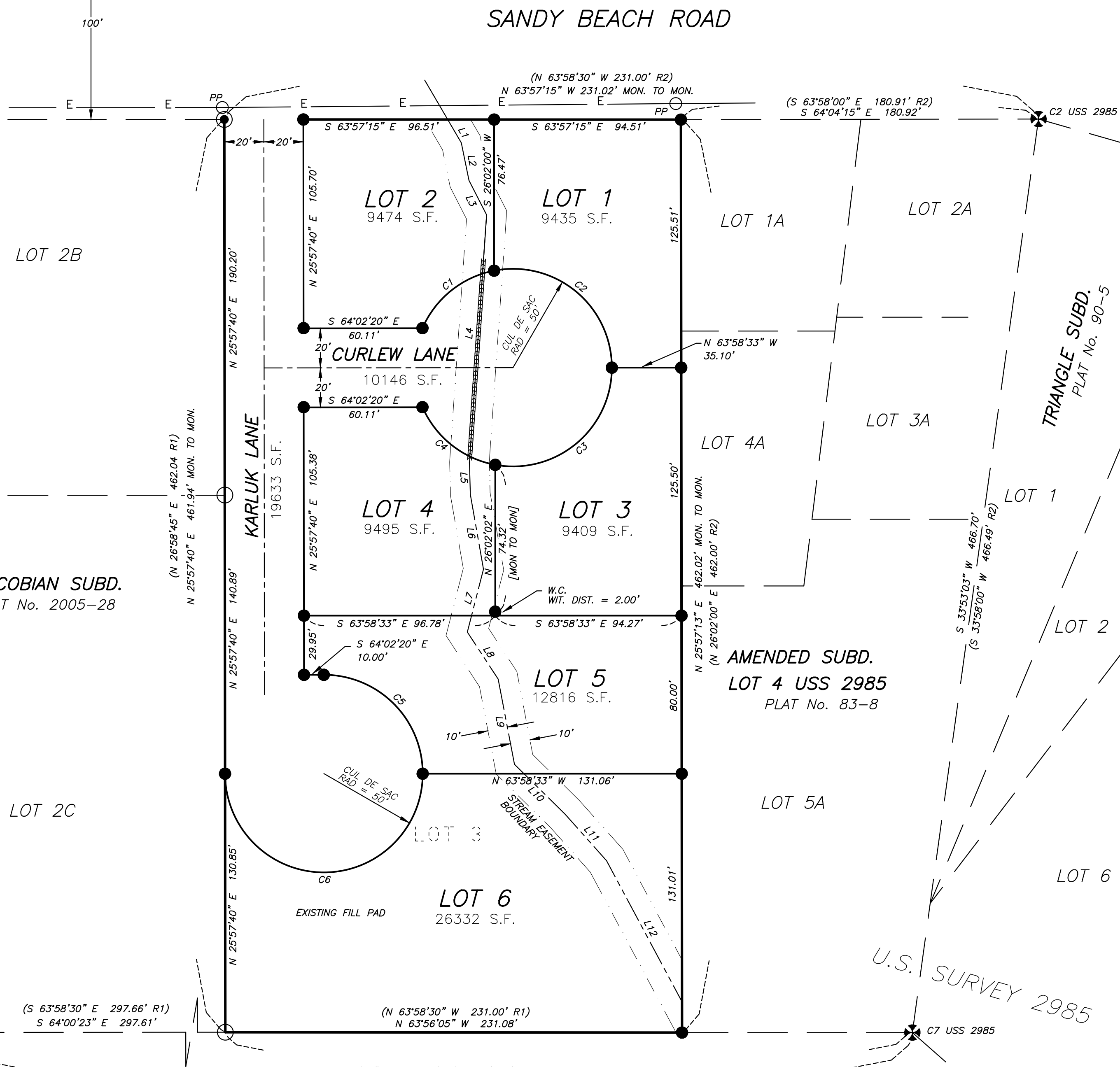
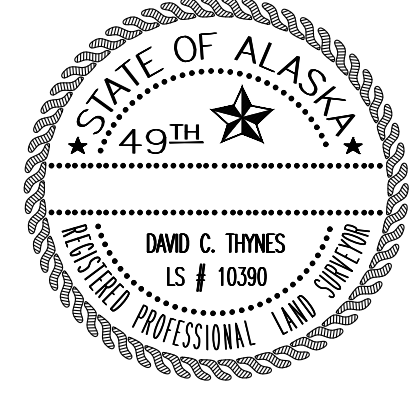
LOT 4B



**VICINITY MAP**  
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)  
DATE: 1986 SCALE: 1 INCH = 1 MILE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DAVID C. THYNES AELL#10390 DATE



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	50.00'	48.38'	55°26'20"
C2	50.00'	88.18'	101°02'45"
C3	50.00'	87.59'	100°22'25"
C4	50.00'	48.86'	55°59'06"
C5	50.00'	78.63'	90°07'48"
C6	50.00'	156.97'	179°52'14"

**LINE TABLE**

LINE	RECORD BEARING	RECORD DIST.
L1	S 04°16'36" E	13.63'
L2	N 14°27'57" E	19.43'
L3	N 01°01'02" W	19.60'
L4	N 30°00'01" E	125.57'
L5	N 24°16'51" E	16.30'
L6	N 16°03'37" E	38.33'
L7	N 40°26'43" E	32.83'
L8	N 07°11'46" W	28.47'
L9	N 15°11'00" E	43.92'
L10	N 19°24'50" W	35.86'
L11	N 15°39'58" W	31.62'
L12	N 02°06'36" W	80.97'

- LEGEND**
- BOUNDARY
    - C.S.S., L.S. 10390 2" ALCP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
    - 1.5" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
    - ⊙ 2" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
    - ⊗ 2.5" B.C.M. RECOVERED THIS SURVEY
  - EXTERNAL SUBD. BOUNDARY
  - INTERNAL SUBD. BOUNDARY
  - SIDE BOUNDARY
  - DEDICATED ROAD R.O.W. CENTERLINE
  - STREAM EASEMENT BOUNDARY
  - STREAM EASEMENT CENTERLINE
  - O'HEAD TRANSMISSION LINE
  - C.P.P. CULVERT



**AREA SUMMARY:**  
 LOT 1 = 9,435 S.F. LOT 2 = 9,474 S.F.  
 LOT 3 = 9,409 S.F. LOT 4 = 9,495 S.F.  
 LOT 5 = 12,816 S.F. LOT 6 = 26,332 S.F.  
 KARLUK LANE R.O.W. = 19,633  
 CURLEW LANE R.O.W. = 10,146

**GENERAL NOTES**

- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN THE BRASS CAP MONUMENT MARKING CORNER B OF U.S. SURVEY 2985 AND THE BRASS CAP MONUMENT MARKING CORNER 7 OF U.S. SURVEY 2985. THE ACCEPTED BEARING OF THIS LINE BEING S 68°58'30" E.
- THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES ( ) FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
- THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
  - (R1) JACOBIAN SUBDIVISION PLAT No. 2005-28
  - (R2) U.S. SURVEY 2985
  - (R3) RECORD OF SURVEY FOR A.D.O.T. PROJECT No. 68076, SHEET 7 OF 12, PLAT No. 2008-2
  - (R4) AMENDED SUBDIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8
  - (R5) AMENDED SUBDIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8
  - (R6) A.D.O.T. R.O.W. MAP PROJECT 5-0937(10) SHEETS 5-7, PLAT No. 85-35

**PARCEL OWNERSHIP SUMMARY:**

SUBJECT: LOT 3, USS 2985 - SANDY BEACH HOLDINGS L.L.C. DOC. #2022-000245-0  
 ADJOINER: LOT 2B, JACOBIAN SUBD. - PETERS, COLETTE DOC. #2020-000349-0  
 LOT 2C, JACOBIAN SUBD. - STEPHEN & STEPHANIE FINE DOC. #2024-000351-0  
 GOVT. LOT 8 SECT. 26, T58S, R79E, C.R.M. - PETERSBURG BOROUGH  
 LOT 1A, AMENDED SUBD. OF LOT 4, USS 2985 - MURRISON, NANCY DOC. #2023-000391-0  
 LOT 4A, AMENDED SUBD. OF LOT 4, USS 2985 - COLLISON, JEREMY AND MARISSA DOC. #2019-000055-0  
 LOT 5A, AMENDED SUBD. OF LOT 4, USS 2985 - SPIGELMYRE, DONALD AND JULIE DOC. 2015-000526-0

**CERTIFICATE OF PAYMENT OF TAXES**

STATE OF ALASKA }  
 FIRST JUDICIAL DISTRICT } ss.  
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: \_\_\_\_\_  
 AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE \_\_\_\_\_  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT PETERSBURG, ALASKA.  
 TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

**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, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
 DATE \_\_\_\_\_ OWNER: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
 THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY FOR: \_\_\_\_\_  
 PERSONALLY APPEARED BEFORE ME  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE PLATTING BOARD**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.  
 DATE \_\_\_\_\_ CHAIRMAN, PETERSBURG PLATTING BOARD

**CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY**

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.  
 DATE \_\_\_\_\_ BOROUGH MANAGER, PETERSBURG BOROUGH

CLIENT: SANDY BEACH HOLDINGS L.L.C.  
 162 N 400 E, STE. A-204  
 ST. GEORGE, UT 84770  
 SCALE IN FEET

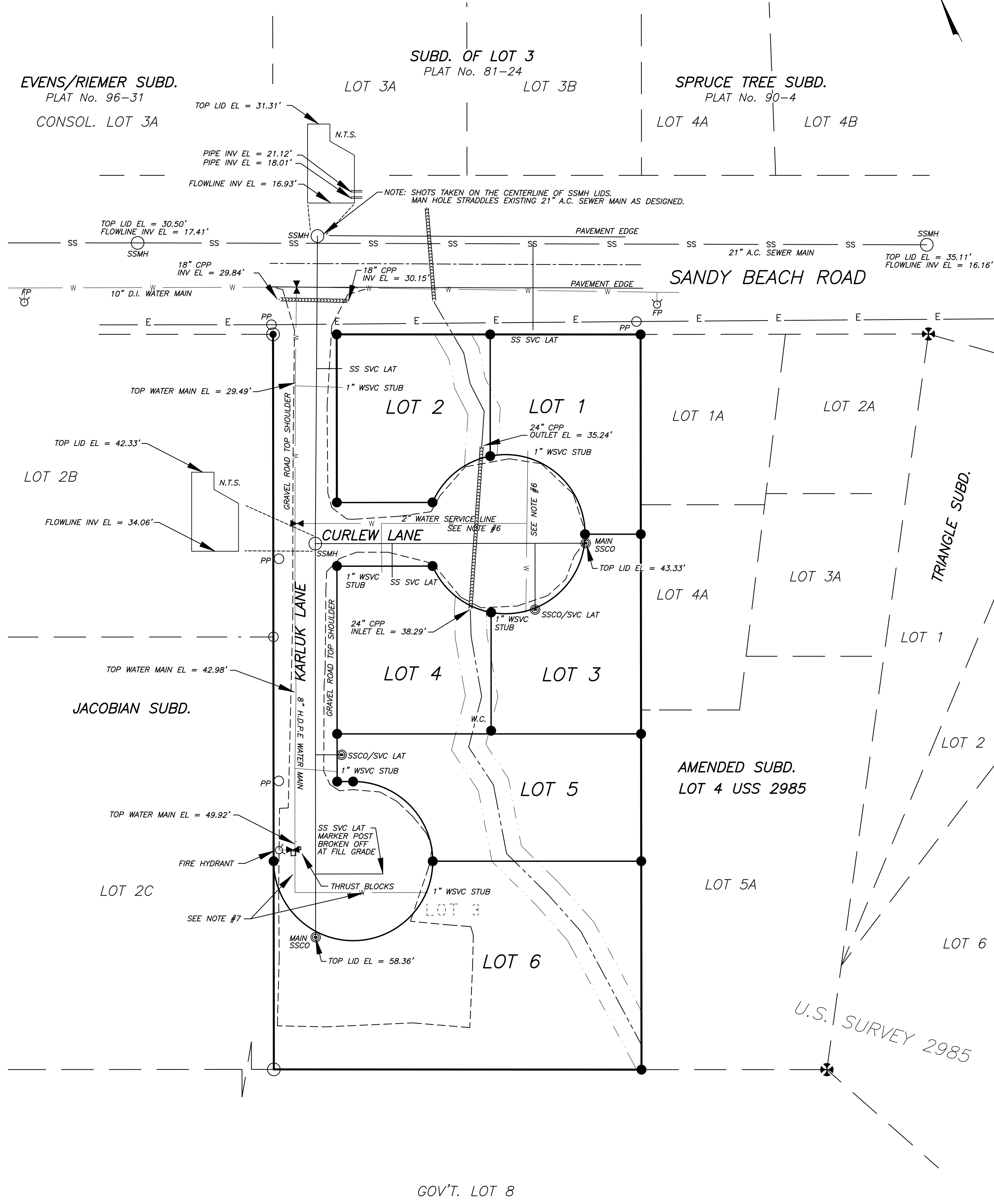
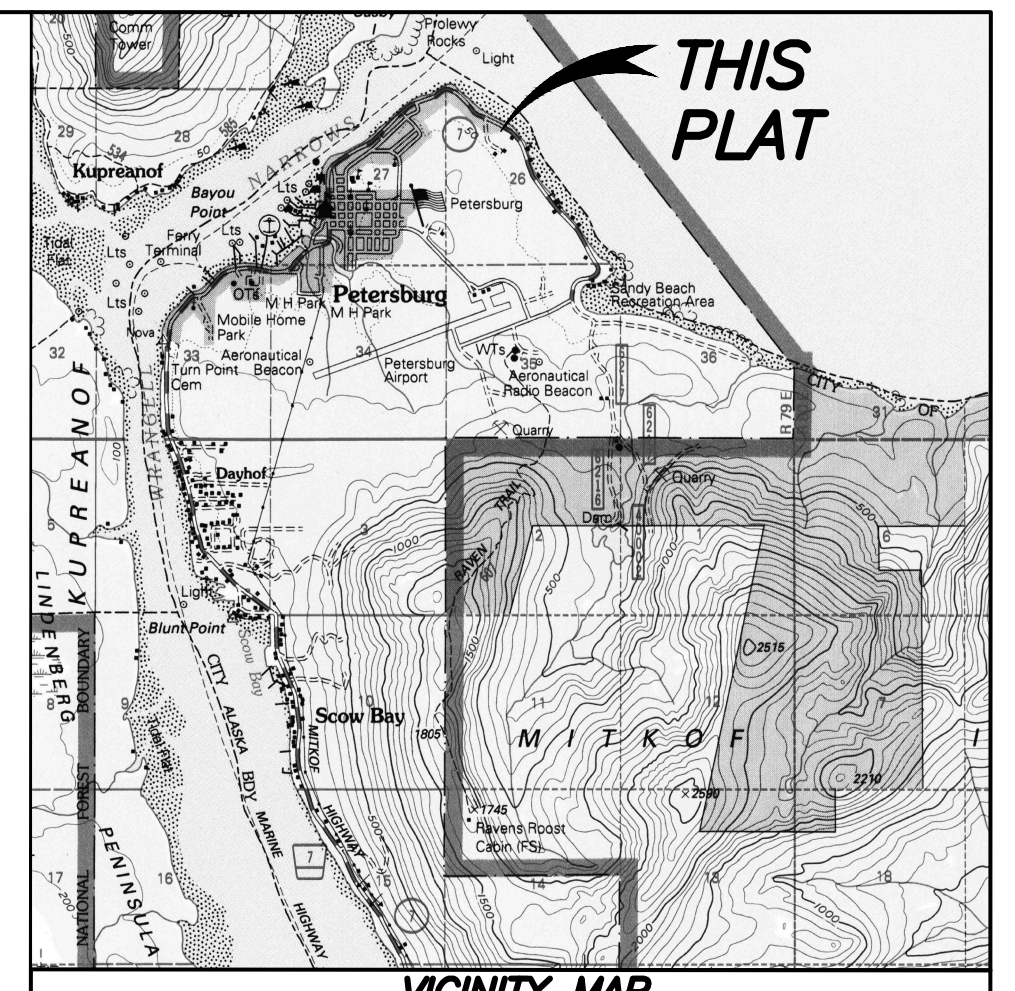
**KARLUK SUBDIVISION**  
 CREATING LOTS 1 - 6 AND DEDICATING  
 KARLUK LANE & CURLEW LANE TO PUBLIC R.O.W.  
 A SUBDIVISION OF LOT 3 OF U.S. SURVEY No. 2985  
 PETERSBURG RECORDING DISTRICT

SURVEYOR:  
**CENTRAL SOUTHEAST SURVEYORS**  
 P.O. BOX 533, PETERSBURG AK 99833  
 PH (907) 518-0075  
 EMAIL: fvncoona@gmail.com  
 RPLS #10390

DRAWN & CHECKED BY D.C.T. SURVEY DATE INITIATED: 1/24 COMPLETED: 10/25  
 DATE: 10/28/25  
 SCALE: 1" = 40' C.S.S. DRAWING No. KARLUK 2024

ATTACHMENT F: AS-BUILT

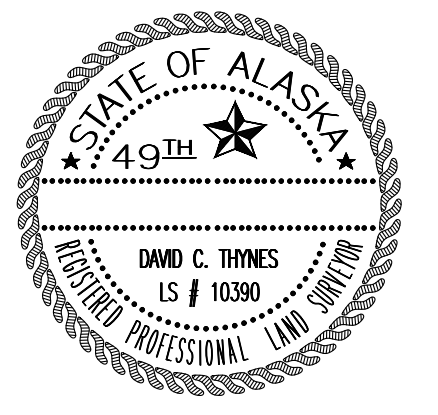
**KARLUK SUBDIVISION  
UTILITY AS-BUILT**



**VICINITY MAP**  
SOURCE: USGS QUADRANGLE PETERSBURG (D-3)  
DATE: 1986  
SCALE: 1 INCH = 1 MILE

**SURVEYOR'S CERTIFICATE**  
I, DAVID C. THYNES, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET OR STAKED AS SHOWN.

DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR No. AELL# 10390



**LEGEND**

●	C.S.S., L.S. 10390 2" ALCP MON ON 5/8" REBAR ESTABLISHED THIS SURVEY
○	1.5" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊙	2" BRAUN ALCP LS 5485 ON REBAR RECOVERED THIS SURVEY
⊗	2.5" B.C.M. RECOVERED THIS SURVEY
---	EXTERNAL SUBD. BOUNDARY
---	INTERNAL SUBD. BOUNDARY
---	STREAM EASEMENT BOUNDARY
⊙	TYPICAL 2" DIAM. ALUMINUM CAP MONUMENT SET THIS SURVEY
W	MUNICIPAL WATER
FP	FIRE HYDRANT
WV	WATER VALVE
WVSC	MUNICIPAL WATER EXISTING WATER SERVICE CURB STOP
SSMH	SANITARY SEWER LINE
SSCO	SANITARY SEWER MANHOLE
SS	SANITARY SEWER CLEANOUT
SS SVC LAT	STORM SEWER CULVERT
SS SVC LAT	SANITARY SEWER SERVICE LATERAL
PP	ELECTRICAL TRANSMISSION
E	POWER POLE EXISTING
E	O'HEAD TRANSMISSION LINE
---	ROADS
---	GRAVEL ROAD TOP SHOULDER
---	PAVEMENT EDGE
---	TOPOGRAPHIC FEATURES
---	STREAM C.L. NON-ANADROMOUS

**CERTIFICATE OF PAYMENT OF TAXES**

STATE OF ALASKA }  
FIRST JUDICIAL DISTRICT } ss.

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ACTING ASSESSOR FOR THE PETERSBURG BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE PETERSBURG BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN

THE NAME OF: \_\_\_\_\_

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE PETERSBURG BOROUGH ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT PETERSBURG, ALASKA.

TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

**CERTIFICATE OF APPROVAL BY THE BOROUGH ASSEMBLY**

I, HEREBY CERTIFY THAT THE VACATION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE ASSEMBLY, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE \_\_\_\_\_ BOROUGH MANAGER, PETERSBURG BOROUGH

**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, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY

FOR: \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE PLATING BOARD**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE PETERSBURG BOROUGH, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE \_\_\_\_\_ CHAIRMAN, PETERSBURG PLATING BOARD

- GENERAL NOTES**
- THE BASIS-OF-BEARING UTILIZED TO CONDUCT THIS SURVEY IS THE BEARING OF THE LINE BETWEEN THE BRASS CAP MONUMENT MARKING CORNER 8 OF U.S. SURVEY 2985 AND THE BRASS CAP MONUMENT MARKING CORNER 7 OF U.S. SURVEY 2985. THE ACCEPTED BEARING OF THIS LINE BEING S 68°58'30" E.
  - THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5,000.
  - ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
  - WHEN RECORD COURSES DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES ( ) FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
  - THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:  
(R1) JACOBIAN SUBDIVISION PLAT No. 2005-28  
(R2) U.S. SURVEY 2985  
(R3) RECORD OF SURVEY FOR A.D.O.T. PROJECT No. 68076, SHEET 7 OF 12, PLAT No. 2008-2  
(R5) AMENDED DIVISION OF LOT 4 OF U.S. SURVEY 2985, PLAT No. 83-8  
(R6) A.D.O.T. R.O.W. MAP PROJECT S-0937(10) SHEETS 5-7, PLAT No. 85-35
  - IN THE CURLEW LANE AREA, THE UTILITY AS-BUILT INFORMATION FOR THE MUNICIPAL WATER LINE IS BASED ON THE ROUTING OF THE DESIGN PLAN, THE SURVEYED WATER SERVICE STUB MARKERS FEEDING LOTS 1, 3 & 4 AND THE SURVEYED 2" SERVICE CONNECTION TO THE KARLUK WATER MAIN. OTHER ELEMENTS OF THIS WATER SERVICE WERE BURIED AT THE TIME OF THIS SURVEY.
  - IN THE KARLUK LANE CUL DE SAC AREA, THE UTILITY AS-BUILT INFORMATION FOR THE WATER SERVICE LINE FEEDING LOT 6 IS BASED ON A ROUTING SKETCH PROVIDED BY REID BROS. CONSTRUCTION INC. AND THE SURVEYED 8" H.P.E. WATER MAIN AND THE SURVEYED WATER SERVICE STUB MARKER IN LOT 6. OTHER ELEMENTS OF THIS WATER SERVICE WERE BURIED AT THE TIME OF THIS SURVEY.
  - THIS UTILITY AS-BUILT SURVEY WAS COMPLETED PRIOR TO FINAL ROAD CONSTRUCTION GRADING. THE ROUGH SHOULDER WAS SHOWN FOR GENERAL VISUALIZATION PURPOSES ONLY.

CLIENT: SANDY BEACH HOLDINGS L.L.C.  
162 N 400 E, STE. A-204  
ST. GEORGE, UT 84770

SCALE IN FEET  
0 40 80 100

**PARCEL OWNERSHIP SUMMARY:**

SUBJECT: LOT 3, USS 2985 - SANDY BEACH HOLDINGS L.L.C. DOC. #2022-000245-0

ADJOINER: LOT 2B, JACOBIAN SUBD. - PETERS, COLETTE DOC. #2020-000348-0  
LOT 2C, JACOBIAN SUBD. - TASHA AND BRUCE FRAZEE DOC. #2018-000367-0  
GOVT. LOT 8 SECT. 26, T58S, R79E, C.R.M. - PETERSBURG BOROUGH  
LOT 1A, AMENDED SUBD. OF LOT 4, USS 2985 - MURRISON, NANCY DOC. #2023-000391-0  
LOT 4A, AMENDED SUBD. OF LOT 4, USS 2985 - COLLISON, JEREMY AND MARISSA DOC. #2019-000055-0  
LOT 5A, AMENDED SUBD. OF LOT 4, USS 2985 - SPIGELMYRE, DONALD AND JULIE DOC. 2015-000526-0

**AREA SUMMARY:**

LOT 1A = 9,435 S.F. LOT 2A = 9,474 S.F.  
LOT 3A = 9,409 S.F. LOT 4A = 9,495 S.F.  
LOT 5A = 12,816 S.F. LOT 6A = 26,332 S.F.  
KARLUK LANE R.O.W. = 19,633 + 10,146 = 29,779 S.F.

**KARLUK SUBDIVISION**

CREATING LOTS 1 - 6 AND DEDICATING  
KARLUK LANE & CURLEW LANE TO PUBLIC R.O.W.

A SUBDIVISION OF LOT 3 OF U.S. SURVEY No. 2985  
PETERSBURG RECORDING DISTRICT

SURVEYOR:  
**CENTRAL SOUTHEAST SURVEYORS**  
P.O. BOX 533, PETERSBURG AK 99833  
PH (907) 518-0075  
EMAIL: tvnocon@gmail.com

RPLS #10390

DRAWN & CHECKED BY D.C.T.	SURVEY DATE INITIATED: 1/24	COMPLETED: 10/25
DATE: 10/20/25		
SCALE: 1" = 40'	C.S.S. DRAWING No.	KARLUK 2024