

PAID

APR 06 2021

FINANCE DEPT

PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO: 110.000.404110

BASE FEE: \$95.00

PUBLIC NOTICE FEE: \$70.00

TOTAL: 165.00

DATE RECEIVED:

RECEIVED BY:

CHECK NO. or CC:

APPLICANT/AGENT

LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)

NAME
David C. Thynes

NAME
Dave Ohmer

MAILING ADDRESS
P.O. Box 533

MAILING ADDRESS
P.O. Box 13

CITY/STATE/ZIP
Petersburg/Alaska/99833

CITY/STATE/ZIP
Petersburg/Alaska/99833

PHONE
(907) 518-0075

PHONE
(907) 518-0313

EMAIL
fvnocona@gmail.com

EMAIL
ohmer13@hotmail.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

Lot 3A of Block 2 of the Frederick Sound Alaska Subdivision

PARCEL ID:
01004010

ZONE:
Single Fam. Residential

OVERLAY:

CURRENT USE OF PROPERTY:
Single Family Residential

LOT SIZE:
19,454 S.F.

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SEPTIC SYSTEM: Is there a septic system on the property? YES NO

What is current or planned system? Municipal DEC-approved on-site system

WATER SOURCE: Municipal Cistern/Roof Collection Well

LEGAL ACCESS TO LOT(S) (Street Name):

Sandy Beach Road

TYPE OF APPLICATION & BASE FEE

19.84 Zoning Change (\$100)

18.18 Record of Survey (\$50) (Note: No Public Notice Fee)

18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)

18.24 Final Plat (\$25 per lot)

SUBMITTALS:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.

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

SIGNATURE(S):

I hereby affirm all of 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(s) or authorized agent thereof for the property subject herein.

Applicant(s): *David C. Thynes* Date: 4/6/21

Owner: *Dave Ohmer* Date: 4/6/21

Owner: _____ Date: _____

Owner: _____ Date: _____

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
 ATTEST _____
 CLERK, PETERSBURG PLATTING BOARD

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 _____ DAY OF _____, 2021 AT PETERSBURG, ALASKA.

TAX RECORDS OFFICIAL - PETERSBURG BOROUGH

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. NO ROAD RIGHT OF WAY IS DEDICATED BY THIS PLAT. RESOLUTION NO. _____ DATED _____, 2020 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE DISTRICT MAGISTRATE, EX OFFICIO RECORDER, PETERSBURG, ALASKA.

DATE _____ OWNER: _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20____, BY _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

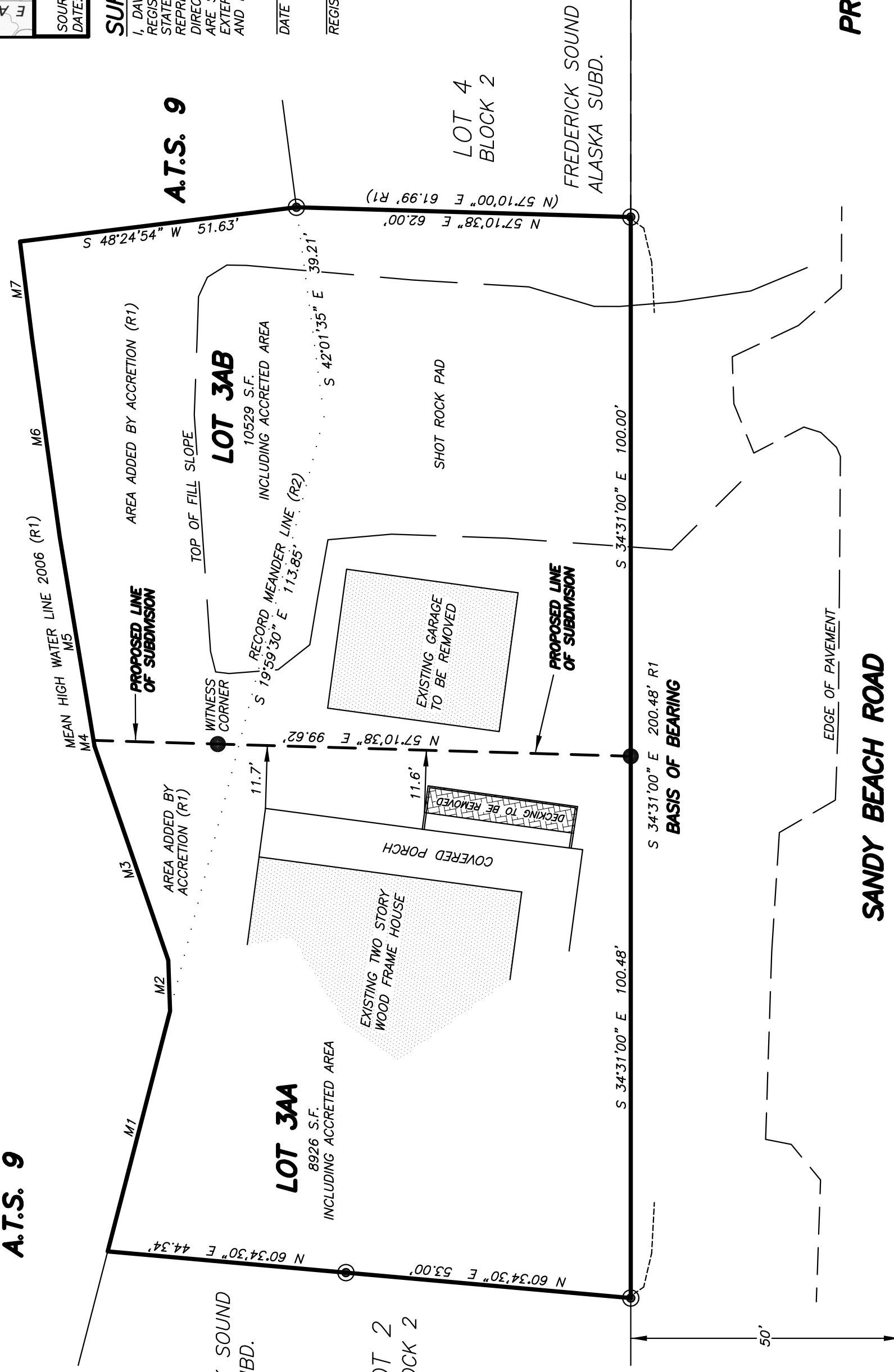
(R1)

LINE	BEARING	DISTANCE
M1	S 19°59'30" E	46.06
M2	N 36°31'57" W	9.42
M3	N 53°30'22" W	36.37
M4	N 43°56'43" W	17.09
M5	S 43°56'43" E	36.33
M6	N 42°27'09" W	37.38
M7	N 41°35'06" W	17.84

FREDERICK SOUND

A.T.S. 9

A.T.S. 9

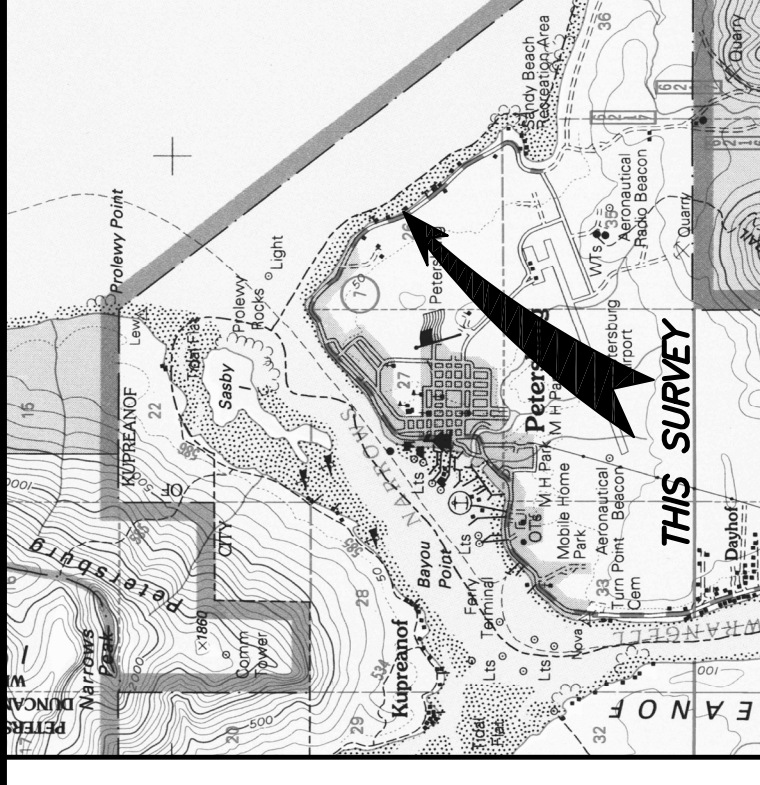


NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN A 2" BRAUN ALCAP MON. AT THE NORTHWEST COR. OF LOT 3A AND A 2" BRAUN ALCAP MON. AT THE SOUTHWEST COR. OF LOT 3A, BLOCK 2 OF THE FREDERICK SOUND, ALASKA SUBDIVISION SHOWN ON RECORD OF SURVEY PLAT# 2006-15; THE ACCEPTED BEARING BEING S 34°31'00" E.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING. DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
4. WHEN MEASURED COURSES DIFFER FROM RECORD COURSES, RECORD COURSES ARE SHOWN IN PARENTHESIS () FOLLOWED BY THE SOURCE OF THE RECORD INFORMATION.
5. THE FOLLOWING PLATS AND RECORDS WERE USED TO EXECUTE THIS SURVEY:
 (R1) R.O.S. LOT 3A OF BLOCK 2 OF THE FREDERICK SOUND ALASKA SUBDIVISION PLAT# 2006-15.
 (R2) FREDERICK SOUND ALASKA SUBDIVISION PLAT# 63-296

LEGEND

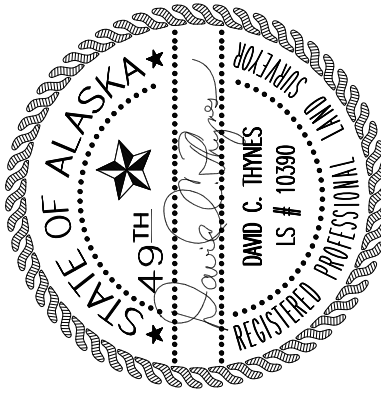
- 2" THYNES ALCAP ON #5 REBAR (PROPOSED) THIS SURVEY.
- ⊙ 2" BRAUN ALCAP ON #5 REBAR RECOVERED THIS SURVEY.



SURVEYOR'S CERTIFICATE

I, DAVID C. THYNES, R.P.L.S. 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 AND STAKED.

DATE _____ REGISTRATION No. AELL10390
 REGISTERED PROFESSIONAL LAND SURVEYOR



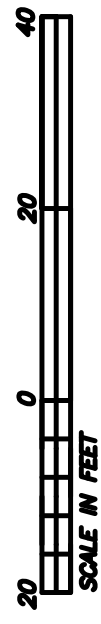
PRELIMINARY SUBDIVISION PLAN

#13 SUBDIVISION

A SUBDIVISION OF LOT 3A OF BLOCK 2 OF THE FREDERICK SOUND ALASKA SUBDIVISION PLAT No. 66-38

PETERSBURG RECORDING DISTRICT

CLIENT: DAVE OHMER
 P.O. BOX 13
 PETERSBURG, AK 99833



CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833
 PH (907) 518-0075
 RPLS #10390

SURVEY COMPLETED 12/22/2020
 DRAWN BY D.C.T. DRAWING No. OHL3ASUB20

Ohmer Property
613 Sandy Beach Road
01-004-010

PROPERTY AREA



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

*Ohmer Property
613 Sandy Beach Road
01-004-010*



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