MEMORANDUM

TO:	Petersburg Borough Planning Commission, sitting as the Platting Board
FROM:	Liz Cabrera
DATE:	September 8, 2026
RE:	Burrell Subdivision — Order of consideration for Resolutions 2026-601, 2026-602, and 2026-603

Purpose

Three separate actions concerning the Burrell Subdivision are before the Commission at this meeting. They are related but legally distinct, each governed by different criteria and each requiring its own motion, vote, and resolution. This memorandum explains what each action is, the order in which they should be taken, and what follows from each possible outcome.

The three actions

Action	What it is	Governing criteria	Effect if denied
2026-601	Platting variance — lot frontage, Lot 5A, Block 221 (flag lot)	PMC 18.32.010, both conditions	Lot 5A remains as previously platted. The subdivision is otherwise unaffected and the plat may still be approved.
2026-602	Platting variance — right-of-way width, Svea Circle and the ADL 55411 corridor	PMC 18.32.010, both conditions	The plat cannot be approved as submitted. The road serves the entire subdivision and the layout must be redesigned and resubmitted.
2026-603	Preliminary plat — Burrell Subdivision, Lots 1–34 and Tract A	PMC 18.24.045 and 18.24.060–.090	No subdivision is approved. The applicant may submit a revised preliminary plat.

Why they must be decided separately

The two variances are governed by PMC 18.32.010, which requires the Commission to find that granting the variance will not be detrimental to public safety or welfare or injurious to adjacent property, and that the tract is of such unusual size, shape, or topographical conditions that strict application of the subdivision regulations would cause undue and substantial hardship. Both conditions must be satisfied, and the applicant carries the burden on each.

The preliminary plat is governed by an entirely different set of standards in PMC 18.24 — lot design, street design, easements, utilities, and suitability of the land. A variance and a plat approval are therefore not two halves of one decision. Combining them would obscure which findings support which action, and if one were later challenged the entire approval would be exposed.

Separate votes also produce a cleaner record. Each resolution should stand on its own findings, and the minutes should reflect three distinct decisions.

Recommended order of business

1. Action 2026-601 — lot frontage variance. Open the hearing, take testimony, close the hearing, move and vote.

2. Action 2026-602 — right-of-way width variance. Same procedure.
3. Action 2026-603 — preliminary plat. Same procedure, taken up only after both variances have been decided.

The variances are taken first because the preliminary plat depicts a lot frontage and right-of-way widths that do not meet the applicable standards absent relief. Approving the plat before deciding the variances would rest the plat approval on an undecided contingency. Taking them in order allows the Commission to evaluate the plat against the standards as they will actually apply.

What follows from each outcome

If Action 2026-601 (lot frontage) is denied

The preliminary plat may still be approved. Lot 5A, Block 221 remains configured as shown on Plat 81-19 as revised by Plat 90-14, and the final plat is revised accordingly. No other lot is affected. Staff can confirm that revision; the matter need not return to the Commission.

If Action 2026-602 (right-of-way width) is denied

The preliminary plat cannot be approved as submitted. The interior road serves the entire subdivision, and providing a conforming forty (40) foot dedicated right-of-way would change the road corridor and the lots adjoining it. That is a redesign, not a correction, and it cannot be handled by condition.

In that event the appropriate action on Action 2026-603 is to continue the item to a date certain to allow submission of a revised preliminary plat, rather than to approve it subject to conditions. Approving a plat contingent on relief the Commission has just denied would be an approval that can never take effect. If the Commission continues the item, staff recommends obtaining the applicant's written consent to any resulting extension of the platting review period and entering it in the record.

If both variances are granted

The Commission may take up the preliminary plat and approve, conditionally approve, continue, or deny it on its own merits. Granting the variances creates no entitlement to plat approval.

Two matters the Commission should be aware of

Condition 2 of PMC 18.32.010 is the limiting factor on both variances

For each variance, the applicant must show that an unusual size, shape, or topographic condition of the tract causes the hardship. Reduction in lot yield, the cost of the project, the borough's documented housing need, and the applicant's obligations under the Real Property Conveyance and Improvement Agreement are not physical conditions of the land and do not satisfy this condition, however much weight the Commission may give them under Condition 1 or as a matter of policy.

Amendment No. 1 to the Conveyance and Improvement Agreement, approved by the Assembly on August 3, 2026, expressly confirms that the forty (40) foot right-of-way requirement in that Agreement does not limit the Commission's authority to consider a variance under PMC Chapter 18.32. That amendment removes any contractual obstacle to the Commission acting. It does not supply, and cannot supply, the findings PMC 18.32.010 requires.

Conditions that change lot lines are placed before engineering plan approval

Two of the recommended plat conditions — resolution of the configuration of Lot 12, and retention of the ADL 55411 right-of-way along the southern boundary — may require revision to lot lines. Both are drafted to be satisfied prior to approval of engineering plans under Condition 1, rather than prior to final plat approval, so that any revision occurs before the road and utilities are designed and built. Deferring them to the final plat stage would mean revising lot lines after construction has begun.

A further condition provides that staff may confirm compliance with those conditions where the alignment of the interior right-of-way is unchanged and no lots are lost other than Lot 12, and that any more substantial departure returns to the Commission.

Appeals

Each of the three decisions is separately appealable to the Borough Assembly within ten days by the applicant, a property owner within six hundred feet, or an affected governmental agency. Because the preliminary plat approval depends on the right-of-way variance, Condition 10 of the plat resolution provides that if that variance is reversed on appeal or otherwise set aside, the plat approval is void and a revised preliminary plat must be submitted.

Summary

Three actions, three motions, three votes, in the order 2026-601, 2026-602, then 2026-603. Denial of the frontage variance does not stop the plat. Denial of the right-of-way variance does, and the plat should then be continued rather than conditionally approved. Both variances rise or fall on the hardship showing under PMC 18.32.010, Condition 2.

ACTION 2026-601

LOT FRONTAGE VARIANCE – FLAG LOT

PLANNING COMMISSION STAFF REPORT
PLATTING VARIANCE
BURRELL SUBDIVISION – LOT FRONTAGE VARIANCE – FLAG LOT

Action #:	2026-601	**Meeting Date:**	September 8, 2026
Applicant(s):	Skylark Park LLC	**Property Owner(s):**	Skylark Park LLC
Agent/Representative:	Vector Surveying LLC / Aaron Brown, PLS	**Property Address:**	1104 ODIN STREET
Legal Description:	Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District	**Parcel ID(s):**	01-010-752
Acreage / Lot Size:	873,725.05 SF (20.058 acres, more or less)	**Current Zoning:**	Single-family Residential (SFR)
Comp Plan Designation:	Low-Density Residential	**Request Type:**	Platting Variance – PMC 18.32

A. EXECUTIVE SUMMARY

Applicant Request	Approval of a platting variance to allow lot frontage (flag lot) of Reduced frontage (flag lot configuration) for Lot 5A, Block 221 (as subdivided) – flag lot in lieu of the required [Per zoning district minimum – staff to confirm] (PMC 18.32).
Staff Recommendation	Request does not satisfy condition of approval 2.
Key Issues	Whether the two conditions of PMC 18.32.010 are satisfied: (1) the variance will not be detrimental to public safety, welfare, or adjacent property; and (2) unusual size, shape, or topography of the tract causes undue hardship from strict application of the subdivision regulations.

B. PROJECT DESCRIPTION

Subdivision Name	Burrell Subdivision
Variance Type	Lot Frontage (Flag Lot)
Affected Lot(s)	Lot 5A, Block 221 (as proposed to be subdivided)
Relation to Major Subdivision	This variance is concurrently requested with the Burrell Subdivision preliminary plat (Action 2026-601).

C. APPLICABLE CODE – PMC 18.32 PLATTING VARIANCES

PMC 18.32.010 authorizes the platting board to grant a variance from the subdivision regulations when the applicant demonstrates that both of the following conditions are met:

Condition 1: The granting of a platting variance will not be detrimental to the public safety or welfare, or injurious to adjacent property.

Condition 2: The tract to be subdivided is of such unusual size, shape, or topographical conditions that strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

Both conditions must be satisfied in order to qualify for a variance. Under no circumstances shall a variance be granted to permit a use of land or structure not otherwise permitted in the zone.

D. VARIANCE STANDARDS ANALYSIS

Standard	Required	Proposed	Comment
Lot Area	8,000 sf	11,479 sf	
Lot Frontage (Flag Lot)	80’	30’	Lot 5A, Block 221 (as subdivided)

E. STANDARD ANALYSIS

Condition 1 – No Detriment to Public Safety, Welfare, or Adjacent Property

The variance is consistent with planned use and surrounding development. It is unlikely to be detrimental to public safety, welfare, or injurious to adjacent properties.

Condition 2 – Unusual Size, Shape, or Topography Causing Undue Hardship

The applicant has not demonstrated that Lot 5A is of such unusual size, shape, or topographical conditions that strict application of the subdivision regulations would result in undue and substantial hardship.

H. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.32. Notice was mailed by first class mail to owners of record of property within six hundred (600) feet of the exterior boundary of the subject property. See Attachment D for sample letter.

I. FINDINGS AND CONDITIONS OF APPROVAL

(See resolution on following page for findings and conditions.)

Proposed Motion:

I move to approve RESOLUTION 2026-602 denying a platting variance for Lot 5A, Block 221 for lot frontage (flag lot).

J. ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the platting variance as submitted.
2. Approval of the platting variance with staff-recommended conditions.

3. Approval of the platting variance with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the platting variance application.

K. ATTACHMENTS

A. Applicant Materials / Variance Application and Justification	B. Public Comments
SHARED ATTACHMENTS AT THE END OF PACKET	
A. Vicinity Map	D. Topographic Map and Utility Layout
B. Public Notice Letter (Mailing list upon request)	E. Certificate to Plat
C. Preliminary Plat (Burrell Subdivision, 3 sheets)	

L. APPEAL (PMC 19.92)

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. 2026-601

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION DENYING A PLATTING VARIANCE FOR BURRELL SUBDIVISION – LOT FRONTAGE VARIANCE – FLAG LOT

WHEREAS, on September 8, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider a platting variance application for Lot 5A, Block 221 – flag lot, Burrell Subdivision, legally described as: Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District; and

WHEREAS, the applicant requests a variance from the minimum lot frontage requirement, proposing reduced frontage (flag lot configuration) in lieu of the required 80' required in the Single-Family Residential District, 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; and

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

WHEREAS, the Planning Commission has considered the proposed request considering the conditions of approval required by PMC 18.32.010; and

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

Finding 1: No Detriment to Public Safety, Welfare, or Adjacent Property (PMC 18.32.010, Condition 1)

The granting of the variance will not be detrimental to public safety or welfare, or injurious to adjacent property, because

Finding 2: Unusual Size, Shape, or Topography Creating Undue Hardship (PMC 18.32.010, Condition 2)

The applicant has not demonstrated that Lot 5A is of such unusual size, shape, or topographical conditions that strict application of the subdivision regulations would result in undue and substantial hardship.

a. Lot 5A, Block 221 is an existing lot of record, created by Plat 81-19 and revised by Plat 90-14, and presently [conforms to the dimensional standards of the Single-Family Residential District, including the minimum eighty (80) foot frontage requirement.

b. No physical condition of Lot 5A prevents its continued use and development in conformance with applicable standards. The lot has 130' feet of existing frontage on the Odin St ROW and is of regular configuration.

c. The need for reduced frontage arises solely from the applicant's proposed layout for the larger Burrell Subdivision, which would reconfigure Lot 5A into a flag lot to increase the overall number of lots within the subdivision.

f. The requested variance would authorize a lot configuration that does not meet the frontage standards applicable to all other lots in the Single-Family Residential District.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby denies the platting variance for Lot 5A, Block 221 to create a flag lot.

ADOPTED this 8th day of September, 2026, by the following vote:

AYE:

NAY:
ABSENT:

Chair, Planning Commission

EXCEPTION REQUEST 1) LOT FRONTAGE

PETERSBURG BOROUGH PLATTING VARIANCE

CODE TO:	**110.000.404110**
BASE FEE:	$50.00
PUBLIC NOTICE FEE:	$70.00
TOTAL:	**$120.00**

DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:	

APPLICANT/AGENT	**LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)**
NAME VECTOR SURVEYING LLC, AARON BROWN	NAME SIG AND AMBRE BURRELL
MAILING ADDRESS PO BOX 156	MAILING ADDRESS PO Box 648
CITY/STATE/ZIP SOLDOTNA, ALASKA 99669	CITY/STATE/ZIP PETERSBURG ALASKA 99833
PHONE 907-519-4553	PHONE 907-518-0707
EMAIL AARONBROWN.AK@GMAIL.COM	EMAIL sig@rocknroadak.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:

LOT 15B, FORT MAGILL SUBDIVISION, RECORDED AS PLAT 2004-14, GOVERNMENT LOT 14, GOVERNMENT LOT 20, GOVERNMENT LOT 21 WITHIN SECTION 33, TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN AND LOTS 1, 2, 3, 5, AND 6, BLOCK A AND LOT 5A, BLOCK 221, WITHIN SKYLARK II ADDITION SUBDIVISION, ACCORDING TO PLAT 81-19 AND REVISED BY PLAT 90-14.

PARCEL ID: 01010752	ZONE: SING FAM RES.	OVERLAY:
CURRENT USE OF PROPERTY: SINGLE FAMILY MODULAR HOMES AND VACANT; PROPOSED SUBDIVISION		LOT SIZE: 873,725.05 SQUARE FEET OR 20.058 ACRES MORE OR LESS

PROPOSED USE OF PROPERTY (IF DIFFERENT):

SINGLE FAMILY MODULAR HOMES AND VACANT.

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):
ODEN STREET AND WESLEY STREET

SUBMITTALS:

☒ Sketch plat or photocopy of the most recent survey

☒ Evidence of title of the applicant

☒ Explanation of conditions, facts, and reasons why a variance should be granted.

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): _____ **Date:** 5/17/2026 & 6/15/2026

Owner: _____ **Date:** _____

Owner: _____ **Date:** _____

Owner: _____ **Date:** _____

18.32 PLATTING VARIANCE APPLICATION

Applicant(s):_SIG AND AMBRE BURRELL OWNERS

VECTOR SURVEYING LLC, SURVEYOR – AARON BROWN, PLS

Subdivision: ~~**BERGEN SUBDIVISION**~~ BURRELL SUBDIVISION

Variance Requested:

☐ Lot Area **X Lot Frontage** ☐ Other:

Conditions of approval as required in Petersburg Municipal Code 18.32.010:

(Note that both conditions must be satisfied in order to qualify for a variance.)

1. Explain how the granting of a platting variance will not be detrimental to the public safety, or welfare, or injurious to adjacent property.

The applicant proposes to subdivide Lot 5A, Block 221 (Plat 90-14) into one conforming lot and one flag lot with reduced frontage. The requested variance pertains solely to the minimum lot-frontage requirement.

Both proposed lots will obtain legal and physical access from a platted right-of-way that is scheduled for construction as part of the subdivision improvements. Access will meet borough standards for width, grade, and construction.

Sight distance along the subdivision collector road is adequate for safe ingress and egress to the proposed flag lot. The driveway connection is located on a straight tangent section of roadway, and no geometric constraints or visibility obstructions are present.

The proposed flag lot contains sufficient buildable area to support a single-family modular home with appropriate site design. No adverse impacts to drainage, traffic circulation, or emergency access are anticipated.

No evidence indicates that the reduced frontage will create detrimental effects on public safety, public welfare, or adjacent properties. The subdivision maintains the functional intent of the frontage requirement by providing safe, reliable access and preserving neighborhood development patterns.

The variance therefore does not appear to create injury to surrounding properties and does not compromise public health, safety, or welfare.

2. Explain how the tract to be subdivided is of such unusual size and shape or topographical conditions that the strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

The parent parcel's size, configuration, and orientation limit the number of conforming lots that can be created while still accommodating the internal road, drainage, and utility layout required for phased development.

The subdivider is undertaking Phase 1 of a larger project intended to create multiple single-family modular home lots to address the borough's need for attainable housing. The project's design intent is consistent with borough housing goals.

Strict application of the frontage requirement would materially reduce the number of feasible lots within the tract, thereby increasing per-lot infrastructure costs. Roadway, drainage, and utility improvements represent significant engineering and construction expenses.

The ability to create one additional lot through a flag-lot configuration helps distribute infrastructure costs across more units, reducing the financial burden on future homeowners and supporting the project's affordability objectives.

The hardship arises from the parcel's physical configuration, and the infrastructure demands of the subdivision—not from actions of the applicant—and strict compliance would impose undue and substantial difficulty without advancing public benefit.

The requested variance therefore alleviates a practical hardship while maintaining the intent of the subdivision code and supporting orderly development.

ACTION 2026-602

PLATTING VARIANCE
BURRELL SUBDIVISION — RIGHT-OF-WAY WIDTH

PLANNING COMMISSION STAFF REPORT
PLATTING VARIANCE
BURRELL SUBDIVISION — RIGHT-OF-WAY WIDTH

Action #:	2026-602	**Meeting Date:**	September 8, 2026
Applicant(s):	Skylark Park LLC	**Property Owner(s):**	Skylark Park LLC (Sigmund Burrell and Ambre Burrell, Managing Members)
Agent/Representative:	Vector Surveying LLC / Aaron T. Brown, PLS, PSM (Reg. No. 131102)	**Property Address:**	
Legal Description:	Lot 15B, Fort Magill Subdivision (Plat 2004-14); Government Lots 14, 20, and 21 within Section 33, Township 58 South, Range 79 East, Copper River Meridian; and Lots 1, 2, 3, 5, and 6, Block A, and Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District	**Parcel ID(s):**	
Acreage / Lot Size:	873,725.05 SF (20.058 acres, more or less)	**Current Zoning:**	Single-family Residential (SFR) / Single-family Mobile Home (SFMH)
Comp Plan Designation:	Low Density Residential (area zoned SFR) / Medium-High Density Residential (area zoned SFMH)	**Request Type:**	Platting Variance — PMC 18.32

A. EXECUTIVE SUMMARY

Applicant Request	Approval of a platting variance from the requirement for a forty (40) foot dedicated right-of-way, to allow thirty (30) to thirty-three (33) foot dedicated rights-of-way with five (5) to seven (7) foot slope easements (PMC 18.32). The request covers two segments: Svea Circle, proposed at thirty (30) feet dedicated with five (5) foot easements on each side; and the ADL 55411 corridor along the southern boundary, an existing thirty-three (33) foot right-of-way with a seven (7) foot easement proposed on the subdivision side.
Staff Recommendation	Approval subject to conditions. Condition 1 can be satisfied provided the adjoining easements are dedicated for utility, drainage, and snow storage purposes in addition to slope. Condition 2 is thinly supported on the applicant's submittal; findings are provided for the Commission's consideration, together with alternate findings for denial.

Key Issues	(1) The Conveyance and Improvement Agreement requires a 28-foot roadway. That roadway leaves one (1) foot per side inside a 30-foot dedication and two and one-half (2.5) feet per side inside a 33-foot dedication; (2) whether the slope easements may be relied upon for utility, drainage and snow storage, or whether the additional width should be dedicated; (3) whether unusual size, shape, or topography causes undue hardship under PMC 18.32.010; and (4) the applicant's written justification is addressed to a 60-foot standard that does not apply.

B. PROJECT DESCRIPTION

The applicant proposes to subdivide a 20.058-acre parent tract into 34 residential lots and Tract A, served by a new interior road, Svea Circle, which connects at its southern terminus to the ADL 55411 right-of-way along the southern boundary of the subdivision.

The borough standard is a forty (40) foot dedicated right-of-way. Two segments are proposed below that standard. Svea Circle is proposed at thirty (30) feet of dedicated right-of-way with five (5) foot slope easements on each side. The ADL 55411 corridor is an existing thirty-three (33) foot right-of-way, to which the applicant proposes to add a seven (7) foot slope easement along the subdivision side. In each case the additional width needed to reach forty (40) feet is proposed as slope easement rather than as dedicated right-of-way. That is the substance of the request.

Plat Note 3 dedicates the front five feet of all lots adjoining a right-of-way created by this subdivision as slope easements. Plat Note 4 provides that private onsite water and sewer systems are not permitted and that all lots are intended to be served by borough water and sewer. Plat Note 5 grants a temporary 50-foot radius turnaround at the southern terminus of Svea Circle.

The applicant characterizes the request as an "exception request." Staff has processed it as a platting variance under PMC 18.32, which is the applicable procedure. This variance is one of two before the Commission; Action 2026-601 requests relief from the lot frontage standard for Lot 5A, Block 221. The preliminary plat is Action 2026-603.

C. BACKGROUND — CONVEYANCE AND IMPROVEMENT AGREEMENT

The subject lots were conveyed to Skylark Park LLC by the Petersburg Borough under Assembly Resolution No. 2025-20, adopted October 20, 2025, which authorized sale at fifty percent of appraised value for a public benefit purpose. The Assembly found that the project would provide a minimum of twenty reasonably priced residential lots with utilities, addressing a documented shortage of available housing, and that this benefit outweighed maximizing direct monetary payment to the borough.

The sale is governed by a Real Property Conveyance and Improvement Agreement dated October 31, 2025. Section 5(b)(i) of that Agreement provides that roads constructed as part of the improvements "shall be 28' in width (12' lanes with 2' shoulders), within a platted 40' right-of-way," designed to meet Local Access Street criteria under PMC 18.24.070.F(7) and the 2012 Standard Specifications.

By Amendment No. 1, approved by the Assembly on August 3, 2026 and executed in August and September 2026, Section 5(b)(i) was amended to provide that the 40-foot platted right-of-way width is subject to, and does not limit, the authority of the Planning Commission sitting as the Platting Board to consider and approve a variance from that requirement under PMC Chapter 18.32.

Two points follow. First, the Assembly has expressly contemplated that this variance may be considered, and the Agreement is no longer an obstacle to the Commission acting on it. Second, the Amendment addresses the right-of-way width only. The 28-foot roadway width required by Section 5(b)(i) is unchanged, and remains a contractual obligation of the applicant independent of this variance.

D. APPLICABLE CODE — PMC 18.32 PLATTING VARIANCES

PMC 18.32.010 authorizes the platting board to grant a variance when the applicant demonstrates that both of the following are met:

Condition 1: The granting of a platting variance will not be detrimental to the public safety or welfare, or injurious to adjacent property.

Condition 2: The tract to be subdivided is of such unusual size, shape, or topographical conditions that strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

Both conditions must be satisfied. The applicant bears the burden of demonstrating each. The Assembly's amendment of the Conveyance and Improvement Agreement authorizes the Commission to consider this variance; it does not supply, and cannot supply, the findings required by PMC 18.32.010.

E. VARIANCE STANDARDS ANALYSIS

Standard	Required	Proposed	Comment
Svea Circle — dedicated width	40'	30'	10' reduction
Svea Circle — slope easement	N/A	5' each side	Plat Note 3; easement interest only
Svea Circle — total encumbered	40'	40'	Equal; 10 feet is easement, not dedication
ADL 55411 — dedicated width	40'	33'	Existing state corridor; 7 feet short
ADL 55411 — slope easement	N/A	7' subdivision side	One side only
ADL 55411 — total encumbered	40'	40'	Equal; 7 feet is easement, not dedication
Roadway width	28'	28'	Unchanged; Agreement Sec. 5(b)(i), PMC 18.24.070.F(7)

F. STANDARD ANALYSIS

Threshold — the applicant's justification is addressed to an inapplicable standard

The applicant's written submittal requests "reduction of required right-of-way width from 60 feet to 30 feet" and frames both of its findings around the burden of providing a 60-foot corridor. The borough standard is 40 feet. The applicant is seeking a 10-foot reduction, not the 30-foot reduction its narrative describes. The magnitude of the request is therefore materially smaller than represented, which weighs in the applicant's favor; but the hardship narrative has not been shown to hold at 40 feet.

Condition 1 — No detriment to public safety, welfare, or adjacent property

Staff finds Condition 1 can be satisfied, subject to the conditions below. The analysis turns on the following:

a. Margin inside the dedication. The required roadway is 28 feet. Within a 40-foot right-of-way, six feet remain on each side of the roadway inside the dedicated corridor for ditches, drainage, snow storage, and maintenance. Within the proposed 30-foot Svea Circle right-of-way, one foot remains on each side. Within the 33-foot ADL 55411 corridor, two and one-half feet remain on each side if the roadway is centered. The reduction therefore removes most or all working area from inside the dedication.

b. Total encumbered width. With the proposed easements, each segment is encumbered to a total of 40 feet. On Svea Circle, six feet are available on each side of the roadway measured from the pavement edge. On the ADL 55411 corridor, nine and one-half feet are available on the subdivision side and two and one-half feet on the opposite side, because the applicant does not control the land beyond the corridor on that side. The physical width is therefore equal to the standard in total, though it is distributed asymmetrically on the ADL segment.

c. Dedication versus easement. In each case the applicant proposes to supply the shortfall as slope easement rather than as dedicated right-of-way. The distinction is not academic: dedicated right-of-way is owned by the borough and available for any public street purpose, while a slope easement conveys only a limited interest and leaves the underlying fee in private ownership. The variance before the Commission is therefore, in substance, a request to satisfy the last seven to ten feet of the corridor by easement rather than by dedication. Whether that is acceptable is the question presented under Condition 1; if it is not, the request should be denied rather than conditioned, since the Commission is not asked to require additional dedication.

d. Water and sewer mains. The mains are to be located within the roadway section, inside the dedicated right-of-way. Applicable separation requirements will be met within the roadway prism and are a matter of engineering design rather than corridor width. Sewer laterals with cleanouts and water service lines with curb stops are to be extended to the property line of each lot under Agreement Section 5(b)(ii), and fire hydrant placement and spacing is subject to Petersburg Fire Department approval.

e. Electrical distribution. Petersburg Municipal Power and Light has recommended a twenty (20) foot utility easement along the front property line of the adjoining lots, running concurrent with the required front yard setback, with additional easements as determined necessary during final electrical system design. That easement is for electrical distribution and is required independently of this variance. Because it runs concurrent with the setback, it does not reduce the buildable area of the affected lots.

f. Character of the slope easements. A slope easement conveys a limited interest for cut-and-fill purposes and does not by its terms authorize drainage facilities, snow storage, or public use. Because drainage and snow storage would occur largely within the easements rather than the dedications, the easements must be broadened for the corridors to function. Staff recommends a condition requiring dedication as a slope, utility, drainage, and snow storage easement.

g. Agency review. [Insert Public Works comments.] [Insert Fire Department comments.] PMP&L has recommended that approval be conditioned upon a 20-foot utility easement along the applicable rights-of-way, with additional easements as determined necessary during final electrical system design.

Condition 2 — Unusual size, shape, or topography causing undue hardship

Condition 2 is thinly supported. The Commission should be aware of the following in weighing it:

a. Topographic record. LIDAR mapping in the record shows ground elevations across the tract from approximately 20 to 80 feet, with the Svea Circle corridor traversing a side slope. The tract is further constrained by a slough on the western boundary, a tidally influenced drainage, and muskeg and wet ground east of the proposed lots. These are physical conditions the Commission may properly consider, however the applicant has not connected that record to the request.

c. Lot yield is not hardship. The applicant states that widening the right-of-way would reduce the number of feasible lots. Reduction in lot yield is an economic consequence of the proposed layout and is not a hardship arising from the size, shape, or topography of the land.

d. Housing need and contractual obligation are not physical conditions. The applicant cites the borough's documented housing shortage. The Conveyance and Improvement Agreement separately obligates the applicant to create a minimum of twenty lots of at least 75 by 100 feet, at least fourteen of them within Government Lot 21. The Commission may weigh the public benefit of the project under Condition 1. Neither the housing need nor the applicant's contractual obligations are physical conditions of the tract, and neither establishes hardship under Condition 2.

Relationship to other pending actions

The recommended order of business is Action 2026-601 (lot frontage), then Action 2026-602 (right-of-way width), then Action 2026-603 (preliminary plat). Each variance should be moved and voted separately. Denial of this variance would require the preliminary plat to be redesigned and resubmitted, because the interior road serves the entire subdivision.

G. PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.32. Notice was mailed by first class mail to owners of record of property within six hundred (600) feet of the exterior boundary of the subject property. See Attachment D for sample letter.

H. FINDINGS AND CONDITIONS

(See resolution on following page. Alternate findings for denial are provided at the end of the resolution should the Commission determine that Condition 2 is not satisfied.)

Proposed Motion:

I move to approve RESOLUTION 2026-602 granting a platting variance from the minimum interior subdivision right-of-way width for Burrell Subdivision, subject to the conditions set forth in the resolution.

I. ALTERNATIVES

1. Approval of the platting variance as submitted.
2. Approval of the platting variance with staff-recommended conditions.
3. Approval of the platting variance with modified or additional conditions.
4. Continue the hearing to allow submission of additional information.
5. Deny the platting variance application.

J. ATTACHMENTS

A. Applicant Materials / Variance Application and Justification	C. Assembly Resolution No. 2025-20 and Real Property Conveyance and Improvement Agreement (October 31, 2025)
B. Public Comments	D. Amendment No. 1 to Real Property Conveyance and Improvement Agreement
SHARED ATTACHMENTS AT THE END OF PACKET	
A. Vicinity Map	D. Topographic Map and Utility Layout
B. Public Notice Letter (Mailing list upon request)	E. Certificate to Plat
C. Preliminary Plat (Burrell Subdivision, 3 sheets)	

L. APPEAL (PMC 19.92)

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. 2026-602
A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION GRANTING A PLATTING VARIANCE FOR BURRELL SUBDIVISION — RIGHT-OF-WAY WIDTH

WHEREAS, on September 8, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider a platting variance application for the proposed Burrell Subdivision, legally described as: Lot 15B, Fort Magill Subdivision (Plat 2004-14); Government Lots 14, 20, and 21 within Section 33, Township 58 South, Range 79 East, Copper River Meridian; and Lots 1, 2, 3, 5, and 6, Block A, and Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District; and

WHEREAS, the applicant requests a variance from the requirement for a forty (40) foot dedicated right-of-way, proposing thirty (30) to thirty-three (33) foot dedicated rights-of-way with five (5) to seven (7) foot slope easements, specifically: Svea Circle at thirty (30) feet dedicated with five (5) foot easements on each side, and the existing thirty-three (33) foot ADL 55411 corridor along the southern boundary with a seven (7) foot easement on the subdivision side; and

WHEREAS, public notice of this hearing described the request as a platting variance from the requirement for a forty (40) foot dedicated right-of-way for thirty (30) to thirty-three (33) foot dedicated rights-of-way with five (5) to seven (7) foot slope easements; and

WHEREAS, the subject lots were conveyed to the applicant under Assembly Resolution No. 2025-20 for a public benefit purpose, and Section 5(b)(i) of the Real Property Conveyance and Improvement Agreement dated October 31, 2025 requires a twenty-eight (28) foot roadway within a platted forty (40) foot right-of-way; and

WHEREAS, by Amendment No. 1 to that Agreement, approved by the Assembly on August 3, 2026, Section 5(b)(i) was amended to provide that the forty (40) foot platted right-of-way width does not limit the authority of the Planning Commission, sitting as the Platting Board, to consider and approve a variance from that requirement under PMC Chapter 18.32; 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; and

WHEREAS, the Planning Commission has reviewed the staff report, the preliminary plat dated July 28, 2026, and all other relevant documents and materials, and has heard the testimony presented at the public hearing; and

WHEREAS, this variance is considered and acted upon prior to the Commission's consideration of the Burrell Subdivision preliminary plat (Action 2026-603) at this same meeting, and this resolution grants relief from a single subdivision design standard only; and

WHEREAS, the Planning Commission has considered the request against the conditions of approval required by PMC 18.32.010; and

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

Finding 1: No Detriment to Public Safety, Welfare, or Adjacent Property (PMC 18.32.010, Condition 1)

The granting of this variance will not be detrimental to public safety or welfare, nor injurious to adjacent property.

a. Svea Circle is an interior subdivision road serving only lots within the subdivision, and will operate at low speeds and low traffic volumes.

b. The roadway is required to be twenty-eight (28) feet in width under Section 5(b)(i) of the Real Property Conveyance and Improvement Agreement and PMC 18.24.070.F(7). That requirement is unchanged by this variance.

c. Water and sewer mains are to be located within the roadway section, inside the dedicated right-of-way. Applicable separation requirements will be met within the roadway prism and are a matter of engineering design rather than corridor width. All lots will be served by borough water and sewer, with no private onsite systems permitted (Plat Note 4), and fire hydrant placement and spacing is subject to Petersburg Fire Department approval under Section 5(b)(ii) of the Agreement.

d. Electrical distribution will be located within a twenty (20) foot utility easement dedicated to Petersburg Municipal Power and Light along the front property line of the adjoining lots, running concurrent with the required front yard setback. That easement is required independently of this variance and does not reduce the buildable area of the affected lots.

e. On Svea Circle, with five (5) foot easements dedicated on each side of the thirty (30) foot right-of-way, six (6) feet remain on each side of the roadway measured from the pavement edge for utilities, drainage, snow storage, and maintenance, which is the same working width a forty (40) foot right-of-way with a twenty-eight (28) foot roadway would provide.

f. Along the ADL 55411 corridor, the existing dedicated right-of-way is thirty-three (33) feet, to which a seven (7) foot slope easement is added on the subdivision side, for a total encumbered width of forty (40) feet. As conditioned below, that easement will be dedicated for slope, utility, drainage, and snow storage purposes. The easement lies within the required front yard setback of the adjoining lots and does not reduce their buildable area.

g. As conditioned below, the easements along both segments will be dedicated for slope, utility, drainage, and snow storage purposes, so that the full forty (40) foot corridor is available for the functions the right-of-way standard is intended to serve.

h. A temporary fifty (50) foot radius turnaround is provided at the southern terminus of Svea Circle under Plat Note 5.

i. Public Works has expressed no concerns with proposed ROW.

Finding 2: Unusual Size, Shape, or Topography Creating Undue Hardship (PMC 18.32.010, Condition 2)

The tract to be subdivided is of such topographical conditions that strict application of the requirements of this title would result in undue and substantial hardship to the owner of the property.

a. The tract is constrained by a slough along the western boundary, a tidally influenced drainage, and wet ground and muskeg identified on the topographic and ortho-aerial sheets, which limit the corridor available for road placement.

b. The requested deviation is the minimum necessary, and the proposed corridor provides the full forty (40) feet of encumbered width contemplated by the standard.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby grants a platting variance from the requirement for a forty (40) foot dedicated right-of-way, to allow a thirty (30) foot dedicated right-of-way for Svea Circle and a thirty-three (33) foot dedicated right-of-way along the ADL 55411 corridor within the Burrell Subdivision, subject to the following conditions:

Scope of relief granted

1. This variance grants relief solely from the requirement for a forty (40) foot dedicated right-of-way, and solely as to Svea Circle and the ADL 55411 corridor as aligned and dimensioned on the preliminary plat of Burrell Subdivision dated July 28, 2026. It grants no relief from the twenty-eight (28) foot roadway width required by Section 5(b)(i) of the Real Property Conveyance and Improvement Agreement and PMC 18.24.070.F(7), nor from any other standard of PMC Title 18 or of the applicable zoning districts.

2. If the plat is revised in any manner that changes the alignment, length, terminus, or configuration of Svea Circle or the ADL 55411 corridor, this variance shall be void as to the revised layout and a new variance application shall be required.

Conditions to be satisfied prior to approval of engineering plans

3. The plat shall be revised to show the five (5) foot easements on each side of the Svea Circle right-of-way and the seven (7) foot easement along the subdivision side of the ADL 55411 corridor as dedicated slope, utility, drainage, and snow storage easements, and Plat Note 3 shall be revised accordingly. Revision will be confirmed by borough staff.

Conditions to be satisfied prior to final plat approval

4. The final plat shall dedicate a five (5) foot easement on each side of the Svea Circle right-of-way and a seven (7) foot easement along the subdivision side of the ADL 55411 corridor, in each case for slope, utility, drainage, and snow storage purposes.

5. The final plat shall bear a plat note stating that the width of the Svea Circle right-of-way was authorized by Planning Commission Resolution No. 2026-602, adopted September 8, 2026.

Effect and expiration

6. This variance becomes effective upon approval of the Burrell Subdivision preliminary plat by the Planning Commission. If the preliminary plat is not approved, this variance shall be void without further action by the Planning Commission.

7. If the approved preliminary plat is withdrawn or allowed to expire, or if the final plat is not recorded within 24 months of the date of this resolution, this variance shall expire, unless extended by the Planning Commission upon written request filed before expiration.

ADOPTED this 8th day of September, 2026, by the following vote:

AYE:

NAY:

ABSENT:

_____

Chair, Planning Commission

ALTERNATE FINDINGS — DENIAL

If the Commission determines that Condition 2 of PMC 18.32.010 is not satisfied, the following findings may be substituted and the resolution retitled to deny the variance.

Finding 1: No Detriment to Public Safety, Welfare, or Adjacent Property (Condition 1)

The Commission does not reach a determination on this condition. Because the conditions of PMC 18.32.010 are conjunctive and both must be satisfied, the applicant's failure to satisfy Condition 2 is dispositive.

Finding 2: Unusual Size, Shape, or Topography Creating Undue Hardship (Condition 2)

The applicant has not demonstrated that the tract is of such unusual size, shape, or topographical conditions that strict application of the requirements of this title will result in undue and substantial hardship to the owner of the property.

a. The applicant's written justification requests relief from a sixty (60) foot right-of-way standard. The applicable standard is forty (40) feet, and the applicant has submitted no analysis of the hardship imposed by the applicable standard as to either segment.

b. The applicant identified reduction in the number of feasible lots as a consequence of applying the standard. Reduction in lot yield is an economic consequence of the proposed layout and is not a hardship arising from the size, shape, or topography of the land.

c. The applicant identified the borough's housing need as a basis for relief. While the Commission acknowledges that need and the public benefit purpose recognized in Assembly Resolution No. 2025-20, housing need is not a physical condition of the tract and does not establish hardship under Condition 2. The applicant's obligations under the Real Property Conveyance and Improvement Agreement likewise are not physical conditions of the tract.

d. Amendment No. 1 to the Real Property Conveyance and Improvement Agreement authorizes the Commission to consider this variance but does not supply the findings required by PMC 18.32.010.

e. The applicant submitted no alternative layout demonstrating that the tract cannot be subdivided with a conforming right-of-way width.

ACTION 2026-603

MAJOR SUBDIVISION – PRELIMINARY PLAT REVIEW
BURRELL SUBDIVISION

PLANNING COMMISSION STAFF REPORT

MAJOR SUBDIVISION – PRELIMINARY PLAT REVIEW

BURRELL SUBDIVISION

Action #:	2026-603	**Meeting Date:**	September 8, 2026
Applicant(s):	Skylark Park LLC	**Property Owner(s):**	Skylark Park LLC
Agent/Representative:	Vector Surveying LLC / Aaron Brown, PLS	**Property Address:**	
Legal Description:	A subdivision of Lot 15B, Fort Magill Subdivision (Plat 2004-14); Government Lots 14, 20, and 21 within Section 33, Township 58 South, Range 79 East, Copper River Meridian; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District	**Parcel ID(s):**	
Acreage / Lot Size:	873,725.05 SF (20.058 acres, more or less)	**Current Zoning:**	Single-family Residential (SFR) / Single-family Mobile Home (SFMH)
Comp Plan Designation:	Low Density Residential (area zoned SF)/Medium-High Density Residential (area zoned SFMH)	**Request Type:**	Major Subdivision – Preliminary Plat

A. EXECUTIVE SUMMARY

Applicant Request	Preliminary plat approval to subdivide approximately 20.058 acres into 34 single-family lots and Tract A (Burrell Subdivision), creating lots for single-family dwellings and single-family manufactured homes. Two platting variances (Actions 2026-601 and 2026-602) are concurrently requested.
Staff Recommendation	Approval subject to conditions, contingent upon approval of Platting Variance Action 2026-602. If that variance is denied, staff recommends the item be continued to a date certain to allow submission of a revised preliminary plat.

Key Issues	(1) Buildability of proposed Lot 12, which is bounded by right-of-way on three of its four sides with a 20-foot front yard setback applying to each frontage; (2) proposed vacation of the ADL 55411 right-of-way along the southern boundary, which provides the second point of connection for Svea Circle and whose retention requires revision to the southern lot lines of the adjoining lots; (3) whether the rights-of-way dedicated by this plat will be constructed for their full dedicated length, and physical access to the lots they serve; (4) dependence of this approval on Platting Variance Action 2026-602 (right-of-way width); and (5) the anadromous slough on the western boundary and the width of the required drainage easement.

B. PROJECT DESCRIPTION

Subdivision Name	Burrell Subdivision
Intended Use	Residential development
Total Acreage	20.058 acres (873,725.05 SF), more or less
Number of Lots Proposed	34 residential lots (Lots 1–34) plus Tract A
Lot Size Range	Approximately 7,500 SF – 11,476 SF
Streets / Access	Access via Odin Street and Wesley Street; new internal subdivision road to be constructed and dedicated to Petersburg Borough. A temporary 50' radius emergency vehicle access cul-de-sac (Tract A) is provided via this plat; the cul-de-sac configuration may be vacated upon a future approved platting action.
Utilities	Proposed to install municipal water, sewer, and power.
Phasing (if applicable)	Phase 1 of a larger phased development. The preliminary plat depicts Lots 1–34 and Tract A as Phase 1.
Timeline	Application dated May 27, 2026; preliminary plat dated July 2026

C. SITE CHARACTERISTICS

Topography	Predominantly muskeg with some forested areas along stream drainage.
Existing Structures	Vacant
Legal Access	Odin Street and Wesley Street; additional ROW to be dedicated.
Utilities	None existing
Flood Zone	A portion of Tract A
Anadromous Streams / Watercourses	Slough depicted on western edge of parcel; included in the Anadromous Waters catalog
Environmental Constraints	Wetlands

D. ZONING AND LAND USE

Zoning District	Actual Land Use
Single-family Residential (SFR) / Single-family Mobile Home (SFM)	Vacant

Surrounding Area

Direction	Zoning District	Actual Land Use
North	Single-family Residential (SFR); Commercial	Residential; existing Skylark II subdivision
South	Open Space Recreation	Undeveloped / vacant; airport boundary area
East	Public Use / Undeveloped	Vacant; Petersburg Airport boundary
West	Mobile Home Park	Mobile Home Park

E. PRELIMINARY PLAT SUBMISSION CHECKLIST (PMC 18.24.040)

Submission Requirement (PMC 18.24.040)	Submitted?	Comment
Three blue/black line prints (§18.24.040.B.1)	Yes	Preliminary plat submitted in required format
Plat prepared by registered land surveyor (§18.24.040.B.2)	Yes	Aaron T. Brown, PLS, PBM – Vector Surveying LLC; Registration No. 131102
Title block with required information (§18.24.040.B.3.a)	Yes	Name, scale, date, area, description, lot/block numbers, surveyor and subdivider info shown
North arrow and graphic scale (§18.24.040.B.3.b–c)	Yes	Shown on all three sheets
Vicinity map at 1"=1,000 ft (§18.24.040.B.3.d)	Yes	Vicinity map at 1"=1,000' shown on Sheet 1
Dedicated rights-of-way, easements, reservations (§18.24.040.B.3.d)	Yes	Internal road ROW, slope easements, and 30' access easement shown
Adjacent property lines shown (§18.24.040.B.3.e)	Yes	Adjacent parcels and boundaries shown on plat
Proposed lot lines, dimensions, areas, curve data (§18.24.040.B.3.f)	Yes	Dimensions and areas shown for all lots; segment curve table provided
Proposed public areas designated (§18.24.040.B.3.g)	Yes	Road ROW dedicated to Petersburg Borough shown on plat

Topography with required contour intervals (§18.24.040.B.3.h)	Yes	Staff to confirm contours are provided at required intervals
Preliminary utility / street locations (§18.24.040.B.3.i)	Yes	Internal road shown; utility layout to be confirmed
Location of water bodies, drainage, flood hazard areas (§18.24.040.B.3.j)	Yes	Slough depicted on western portion; flood hazard area to be confirmed
Existing facilities/structures within subdivision (§18.24.040.B.3.k)	Yes	Existing structures shown.
Legal access from public road system (§18.24.040.B.3.l)	Yes	Access via Odin Street and Wesley Street shown
Multi-sheet index (if >1 sheet) (§18.24.040.B.3.n)	Yes	Three-sheet plat with Sheet 1 showing overall subdivision
Ownership information / deeds / title report (§18.24.040.B.4)	Yes	Certificate to plat provided.
Phasing master plan (if phased development) (§18.24.030.B.2)	[ ]	Phase 1 depicted; master plan for full phased development to be confirmed.
Platting variances/vacation applications submitted with preliminary plat (§18.24.030.A)	Yes	Two platting variance applications submitted (Action 2026-601 and 2026-602)
Application fee paid (§18.08.020)	Yes	Fee of $895.00 paid
Submitted ≥ 30 days before platting board meeting (§18.24.040.B)	Yes	Application dated May 27, 2026; prelim plat submitted July 26, 2026.

F. DESIGN STANDARDS REVIEW (PMC 18.24.060–18.24.090)

Design Standard	Required	Proposed	Conforms / Comment
Streets (PMC 18.24.070)			
Street arrangement continues adjacent streets (§070.C.1)	Yes	Yes	Internal road connects to Wesley Street and Odin Street
Streets extended to tract boundary unless topography prevents (§070.C.2)	Yes	Yes	Road extended to subdivision boundary; emergency vehicle access provided via Tract A
Cul-de-sac max length	400 ft	N/A	ADL 55411 right-of-way along the southern boundary provides access

Cul-de-sac turnaround radius	≥50 ft	50 ft	Temporary 50' radius cul-de-sac shown on plat
Max street grade	10%	Pending submittals	Street grade to be confirmed from engineering plans
Intersection angle	≥70°	Yes	Intersections conform.
Min sight distance at intersections	150 ft	Adequate	Applicant states driveway on straight tangent section with no obstructions
Street names approved / no duplicates (§070.E)	Yes	Pending	Street name to be assigned by Planning Dept. and approved as part of Final Plat
Local access ROW width	40 ft min	Proposed varies from 50' to 30'	Platting variance requested for proposed ROW that are <40'.
Local access roadway width	28 ft min	Pending submittal.	Roadway width to be confirmed from submitted engineering plans.
Easements (PMC 18.24.080)			
Front property line utility easement	≥5 ft	Proposed 5 ft slope easement	Public Works OK; PMP&L recommend 20' front line utility easement.
Drainage easement each side of creek/stream	≥10 ft	Pending Final Plant	Added as condition of approval for final plat.
Wider stream easement if anadromous (§080.C.2)	Per ADFG	Pending Commission action.	Anadromous status of slough confirmed. ADFG consultation needed if wider stream easement desired.
Lots & Blocks (PMC 18.24.090)			
The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.	Generally.	Lot 12	Lot has an awkward shape and multiple sides constrained by 20' setback. Unclear whether this is a developable lot.
Lot dimensions meet zoning ordinance (Title 19) (§090.B.1)	Yes	Yes (with variances)	All lots meet area requirements; one lot require lot-frontage variances (Actions 2026-601)
Corner lots sized for dual setbacks (§090.B.4)	Yes	Pending	Corner lots to be confirmed on final plat
No land in flood hazard area subdivided without §18.12.020(E) compliance	Yes	Yes	No subdivision occurring in flood area on this plat.

Naming & General (PMC 18.24.060)			
Subdivision name designated, no duplicate names (§060.A.2)	Yes	Yes	No duplicate name in recording district
Lands unsuitable for development excluded or mitigated (§060.A.3)	Yes	Pending future development.	Slough area on western boundary; buildability of lots adjacent to slough to be confirmed.

G. REVIEW CRITERIA (PMC 18.24.045 – Platting Board Review)

After public hearing, the Platting Board may approve, approve with modifications/conditions, or disapprove the preliminary plat per PMC 18.24.045(A). The following criteria guide staff analysis:

1. Conformance with PMC 18.24.060.A.1

The preliminary plat proposes to subdivide approximately 20.058 acres into 34 single-family lots and Tract A. The subject parcel is zoned Single-family Residential (SFR) and Single-family Mobile Home (SFMH). All proposed lots meet the minimum lot area requirement of the district in which they are located. One lot requires a platting variance for minimum lot frontage (see Action 2026-601); with that relief, the proposed lots meet the minimum frontage requirements of the applicable districts. If the variance is denied, Lot 5A remains as originally platted.

Staff notes one lot configuration issue. Proposed Lot 12 is an irregular parcel bounded by dedicated right-of-way on three of its four sides. A 20-foot front yard setback applies to each right-of-way frontage, and the 20-foot utility easement discussed in subsection 5 may further reduce the area available for a structure. Although Lot 12 meets the minimum lot area, the applicant has not demonstrated that a dwelling meeting all applicable setback and dimensional standards can be sited on it. A lot that cannot accommodate the permitted use without later variance relief presents a problem best resolved at the platting stage, since any hardship would arise from the approved subdivision design rather than from a condition of the land. Staff recommends a condition requiring a buildable envelope exhibit, or revision of the lot, prior to approval of engineering plans.

2. Suitability of Land for Development (PMC 18.24.060.A.3)

The subject property is largely undeveloped. A slough is present on the western boundary, and a portion of Tract A is within a flood hazard area. The slough is included in the State's Anadromous Waters Catalog. The slough area is not proposed for subdivision by this plat, and no development, crossing, or improvement is proposed within or across it in this phase. The remaining land appears generally suitable for subdivision.

3. Street Design and Access (PMC 18.24.070)

The preliminary plat depicts an internal subdivision road, Svea Circle, connecting to Wesley Street and Odin Street, which serve as existing legal access. A temporary 50-foot radius emergency vehicle cul-de-sac is provided at the terminus of Svea Circle and may be vacated upon an approved future platting action.

Svea Circle extends to the southern boundary of the subdivision. PMC 18.24.070.F.1 limits streets designed to have one end permanently closed to 400 feet. Because the ADL 55411 right-of-way along the southern boundary is retained as dedicated public right-of-way under Condition 12, Svea Circle connects to an existing public right-of-way at each end and is not a dead-end street. The 400-foot maximum applicable to cul-de-sac streets therefore does not apply. A temporary turnaround with a 50-foot radius is provided at the southern terminus and will remain until the connection is constructed.

The record does not establish whether the rights-of-way dedicated by this plat will be constructed for their full dedicated length. Plat Note 5 contemplates future extension of Svea Circle, indicating that construction may terminate short of the full dedication. A lot abutting dedicated but unconstructed right-of-way has legal but not physical access and is not developable until the road is built. Staff recommends a condition requiring that all dedicated rights-of-way adjacent to developable lots be constructed, or secured under Chapter 18.26, for their full dedicated length.

Engineering plans per PMC 18.24.045(C) will be required prior to construction.

4. Utilities and Infrastructure (PMC 18.24.040.C)

The applicant proposes to connect all lots to the Petersburg Borough municipal water and sewer system. Utility layout and service extension plans will be reviewed by the Public Works Department prior to construction, and the system will be tested prior to final plat approval. Municipal power will also be extended to serve the subdivision. PMPL review and approval of electrical system design is required.

5. Easements and Dedications (PMC 18.24.080–18.24.100)

Slope: Plat Note 3 dedicates the front five feet of all lots adjoining a right-of-way created by this subdivision as slope easements.

Utility: A presumptive 20-foot utility easement is required along any right-of-way less than 40 feet in width, with additional easements as determined necessary by PMP&L during final electrical system design. See PMP&L recommendation and attached memo.

Drainage: A minimum 10-foot drainage easement on either side of the slough will be required per PMC 18.24.080.C.2. The Commission may require a wider easement where the stream is anadromous, following consultation with the Alaska Department of Fish and Game. Because no lots adjoin the slough and no work is proposed within or across it in this phase, staff recommends that the width question be addressed in connection with a subsequent platting action affecting the slough or adjoining lands.

Dedications: The internal road right-of-way is dedicated to the Petersburg Borough by this plat, together with a small parcel of land (1,094.46 square feet per Plat Note 7).

6. Vacation of ADL 55411

The preliminary plat proposes to vacate portions of the ADL 55411 right-of-way (33 feet), including the segment along the southern boundary of the subdivision.

Plat Note 5 grants a temporary 50-foot radius cul-de-sac at the terminus of Svea Circle and states that future development of Tract A may allow additional right-of-way dedication and continuation of Svea Circle. The subdivision as proposed is therefore an initial phase, with additional development anticipated.

The applicant has not submitted a plan for the next phase of development, and no replacement access, connectivity, or right-of-way dedication has been proposed to serve Tract A or lands lying south of the subdivision.

Vacation of the southern segment of ADL 55411 in advance of an approved plan for the next phase would eliminate an existing public access corridor without any demonstrated substitute, and would foreclose a connectivity option the Commission may wish to preserve when the subsequent phase is reviewed. Retaining that segment will require corresponding revision to the southern lot lines of the adjoining lots.

H. DEPARTMENT REVIEWS

Department	Comments
Public Works	No comments
PMPL	Recommends approval be conditioned upon a 20-foot utility easement along the applicable rights-of-way, with additional utility easements provided where determined necessary by PMPL during final electrical system design. See attached memo.
Fire	No comments
Police	No comments

I. PUBLIC NOTICE

The borough provided public notice consistent with applicable requirements. Notice was mailed by first class mail to owners of record of property within six hundred (600) feet of the exterior boundary of the subject property. See Attachment D for sample letter.

J. FINDINGS AND CONDITIONS OF APPROVAL

(See resolution on following page for findings and conditions.)

Proposed Motion:

I move to approve RESOLUTION 2026-603 approving the preliminary plat for the Burrell Subdivision, subject to the conditions set forth in the resolution.

K. ALTERNATIVES

The Planning Commission has the following options:

1. Approval of the preliminary plat as submitted.
2. Approval of the preliminary plat with staff-recommended conditions.
3. Approval of the preliminary plat with modified or additional conditions.
4. Continue the hearing to allow for additional information or public input.
5. Deny the preliminary plat application.
6. If Platting Variance Action 2026-602 (right of way width) is denied, continue this item to a date certain to allow submission of a revised preliminary plat providing a conforming right-of-way width.

L. ATTACHMENTS

A. Applicant Materials	B. Public Comments
SHARED ATTACHMENTS AT THE END OF PACKET	
A. Vicinity Map	D. Topographic Map and Utility Layout
B. Public Notice Letter (Mailing list upon request)	E. Certificate to Plat
C. Preliminary Plat (Burrell Subdivision, 3 sheets)	

M. APPEAL (PMC 19.92)

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. 2026-603

A RESOLUTION OF THE PETERSBURG BOROUGH PLANNING COMMISSION APPROVING A PRELIMINARY PLAT FOR BURRELL SUBDIVISION

WHEREAS, on September 8, 2026, the Planning Commission conducted a duly and properly noticed public hearing to consider a preliminary plat application for Burrell Subdivision, legally described as: A subdivision of Lot 15B, Fort Magill Subdivision (Plat 2004-14); Government Lots 14, 20, and 21 within Section 33, Township 58 South, Range 79 East, Copper River Meridian; and Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, Skylark II Addition Subdivision (Plat 81-19, revised by Plat 90-14), Petersburg Recording District; 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; 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 considered the proposed request in light of the requirements of PMC Chapter 18.24; and

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

Finding 1: Compliance with Borough Ordinances

The proposed preliminary plat conforms with the ordinances of the Petersburg Borough, including the zoning ordinance and subdivision regulations, subject to the conditions imposed by this action, in that:

a. The subdivision creates Lots 1 through 34 and Tract A from a parent tract of 873,725.05 square feet (20.058 acres, more or less) in the single-family residential or single family mobile home zoning district. Except as provided in subparagraph (b), all proposed lots meet the minimum lot area and minimum lot frontage requirements of the district in which they are located.

b. The plat depicts a lot frontage for Lot 5A, Block 221 and an interior right-of-way width that do not meet applicable standards absent variance relief. Platting Variance Actions 2026-601 and 2026-602 have been considered by the Commission concurrently with this action. Approval of this preliminary plat is dependent upon approval of the right-of-way width relief sought under Action 2026-602, and Condition 10 so provides.

c. Proposed Lot 12 is bounded by dedicated right-of-way on three of its four sides, with a twenty (20) foot front yard setback applying to each frontage. The applicant has not submitted a buildable envelope exhibit demonstrating that a dwelling meeting all applicable setback and dimensional standards can be sited on the lot. Approval of proposed Lot 12 as configured would foreseeably require the future owner to seek variance relief from the setback standards. Any hardship arising from the lot's configuration would be created by the subdivision design approved by this Commission and would not constitute grounds for such relief. The Commission finds that a lot configuration that cannot accommodate the permitted use without subsequent variance relief should be corrected at the platting stage. Condition 11 requires that this be resolved prior to the approval of engineering plans.

d. Street names for the interior subdivision road will require approval by the Community Development Department under PMC 18.24.070.E, as provided in Condition 7, and the final plat will be required to bear all certificates prescribed by PMC 18.24.050(B), as provided in Condition 8.

Finding 2: Suitability of Land

The subject land is suitable for subdivision, subject to the conditions imposed by this action, in that:

a. The tract is served by municipal water and municipal sewer. Plat Note 4 provides that private onsite water and sewer treatment systems are not permitted on any lot created by this subdivision, and that all lots are intended to be served by Petersburg Borough municipal water and sewer.

b. LIDAR topographic mapping in the record shows ground elevations across the tract ranging from approximately 20 feet to approximately 80 feet. The developable portions of the tract are of grades suitable for residential construction and road construction.

c. A portion of the tract lies within a mapped flood hazard area. The affected lots, blocks, and tracts will be identified on the face of the final plat under Condition 5, so that the limitation is disclosed to future owners and appears in the record of title.

d. A slough lies along the western property boundary. PMC 18.24.080.C.2 requires an easement of at least ten (10) feet in width on either side of any creek or stream, and authorizes the platting board to require wider easements where the stream is anadromous, as determined by the board after consultation with the Alaska Department of Fish and Game. The slough is anadromous. No lots are created adjoining the slough by this plat, and no development, crossing, or improvement is proposed within or across it in this phase. The Commission finds that the minimum easement required by PMC 18.24.080.C.2 is adequate for this phase, and that consultation with the Alaska Department of Fish and Game regarding the appropriate easement width shall occur in connection with any subsequent platting action or development proposal affecting the slough or the lands adjoining it.

e. Subject to the drainage easement required by Condition 4 and the flood hazard notation required by Condition 5, the land is suitable for the residential development proposed.

Finding 3: Streets, Easements, and Infrastructure

The proposed street design, easements, and utility provisions conform with PMC 18.24.070 and 18.24.080, subject to the conditions imposed by this action and to the modifications required below, in that:

a. The subdivision is served by a new interior road terminating in a temporary fifty (50) foot radius cul-de-sac granted by Plat Note 5. PMC 18.24.070.F.1 provides that streets designed to have one end permanently closed shall not exceed four hundred (400) feet in length and shall be provided at the closed end with a turnaround having a radius of not less than fifty (50) feet. Because the ADL 55411 right-of-way along the southern boundary is retained as dedicated public right-of-way under Condition 12, Svea Circle connects to dedicated public right-of-way at each end and is not a street designed to have one end permanently closed. The four hundred (400) foot maximum therefore does not apply. The cul-de-sac provides the only turnaround for emergency and service vehicles serving the southern lots and must remain in place until the road is extended and the cul-de-sac vacated by an approved platting action, as required by Condition 6.

b. The interior right-of-way is proposed at a width of less than forty (40) feet. A presumptive twenty (20) foot utility easement will be reserved along that right-of-way, with additional easements provided as determined necessary by Petersburg Municipal Power and Light during final electrical system design, as required by Condition 3.

c. Engineering plans for the required improvements have not been submitted or approved, and no improvements have been constructed. Conditions 1 and 2 require completed engineering plans approved by the Public Works Department and the Alaska Department of Environmental Conservation prior to construction, and completion of all required improvements or the posting of adequate security under Chapter 18.26 prior to final plat approval.

d. The plat proposes to vacate portions of the ADL 55411 right-of-way (33 feet), including the segment along the southern boundary. Plat Note 5 indicates that the subdivision is an initial phase with further development of Tract A anticipated, and no plan for the next phase has been submitted. Vacation of the southern segment in advance of an approved plan for the next phase would eliminate an existing public access corridor without a demonstrated substitute and would foreclose a connectivity option the Commission may wish to preserve when the subsequent phase is reviewed. The Commission finds that vacation of the southern segment of ADL 55411 is premature and should be deferred until a subsequent platting action provides and secures approval of the next phase of development, including any replacement right-of-way. Retaining that segment as dedicated right-of-way requires corresponding revision to the southern lot lines of the lots adjoining it. Retention of that segment is further necessary to provide a second point of connection for Svea Circle.

e. The record does not establish whether the rights-of-way dedicated by this plat will be constructed for their full dedicated length. Plat Note 5 provides for a temporary cul-de-sac and contemplates future extension of the interior road, indicating that construction may terminate short of the full dedicated length. A lot abutting dedicated but unconstructed right-of-way has legal but not physical access and is not developable until the right-of-way is constructed. The Commission finds that all rights-of-way dedicated by this plat shall be constructed to borough standards for their full dedicated length, or adequate security posted for the full length under Chapter 18.26, prior to final plat approval.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Petersburg Borough hereby approves the preliminary plat for Burrell Subdivision, subject to the following conditions:

1. Prior to construction of improvements, the applicant shall complete all required engineering plans per PMC 18.24.045(C) and obtain approval from the Public Works Department and Alaska DEC.
2. All required improvements (roads, water, sewer, electricity) shall be completed, and approved by the borough and DEC, or adequate security posted per Chapter 18.26 before final plat approval.
3. A presumptive 20-foot utility easement along the front property line shall be reserved along any rights-of-way less than 40', with additional utility easements provided where determined necessary by PMPL during final electrical system design.
4. A drainage easement of not less than ten (10) feet in width shall be depicted on the final plat on either side of the slough on the western property boundary, per PMC 18.24.080.C.2. Any subsequent platting action or development proposal affecting the slough or lands adjoining it shall be preceded by consultation with the Alaska Department of Fish and Game regarding the appropriate easement width, and shall be subject to any wider easement the Planning Commission may require following that consultation.
5. All lots, blocks, or tracts affected by the floodplain regulations shall be labeled "Flood Hazard Area" on the face of the final plat. Such notation may include a written statement, stating the affected lots, blocks and tract by legal description and the report and date of the report used to make the determination of the floodplain.
6. The temporary cul-de-sac shall remain in place until vacated by an approved platting action with the Petersburg Borough.
7. Street name(s) for the internal subdivision road shall be approved by the Community Development Department prior to final plat recording per PMC 18.24.070.E.
8. The final plat shall bear all required certificates per PMC 18.24.050(B).
9. Preliminary plat approval is valid for one (1) year from the date of this action, with up to two (2) twelve-month extensions at the Board's discretion (PMC 18.24.045.B.1).
10. This preliminary plat approval is dependent upon Platting Variance Action 2026-602 (right-of-way width). If that variance is reversed on appeal or otherwise set aside, this approval is void. Denial of Platting Variance Action 2026-601 (lot frontage) does not affect this approval; in that event Lot 5A, Block 221 shall remain as previously platted and the final plat revised accordingly, which revision may be confirmed by staff.
11. Prior to approval of engineering plans under Condition 1, the applicant shall submit a buildable envelope exhibit for Lot 12 demonstrating that a dwelling meeting all applicable setback and dimensional standards, and accounting for the utility easement required under Condition 3, can be sited on the lot. If a conforming envelope cannot be demonstrated, the plat shall be revised to (i) eliminate Lot 12 and distribute its area among the adjoining lots, (ii) reconfigure Lot 12 or adjoining lot lines so that a conforming envelope is provided, or (iii) designate Lot 12 as a tract not approved for development. No construction of improvements shall commence until this condition has been satisfied and any required revision confirmed by borough staff.
12. Prior to approval of engineering plans under Condition 1, the plat shall be revised to remove the portion of ADL 55411 right-of-way lying along the southern boundary of the subdivision from the area proposed to be vacated. That segment shall remain a dedicated public right-of-way, and the southern lot lines of all lots adjoining that segment shall be revised accordingly. Any future vacation of that segment shall require a separate platting action, reviewed concurrently with a preliminary plat for the next phase of development. Plat notes referencing vacation of ADL 55411 shall be revised accordingly. Additionally, retention of the ADL 55411 right-of-way along the southern boundary is necessary to provide a second point of connection for Svea Circle and to avoid creating a dead-end street exceeding the maximum length permitted by PMC 18.24.070.F.1.

    No construction of improvements shall commence until this condition has been satisfied and the revision confirmed by borough staff.
13. All rights-of-way dedicated by this plat shall be constructed to borough standards for their full dedicated length prior to final plat approval, or adequate security shall be posted for the full dedicated length per

Chapter 18.26. No lot shall be created by final plat that does not abut constructed right-of-way, or right-of-way for which security has been posted.

14. The final plat shall substantially conform to the preliminary plat approved by this action. Compliance with Conditions 11 and 12 may be confirmed by staff, including revision of the southern lot lines of lots adjoining the retained ADL 55411 segment and elimination of Lot 12 with distribution of its area among the adjoining lots, provided the alignment of the interior right-of-way is unchanged and no reduction in the number of lots occurs other than the elimination of Lot 12. Any revision that alters the alignment of the interior right-of-way, reduces the number of lots other than as provided above, or otherwise substantially departs from the approved preliminary plat shall be referred to the Planning Commission for review prior to approval of engineering plans.

ADOPTED this 8th day of September, 2026, by the following vote:

AYE:

NAY:

ABSENT:

Chair, Planning Commission

PETERSBURG ALASKA

PETERSBURG BOROUGH LAND USE APPLICATION

For Borough Use	Date: 4/16/26
Base Fee: $825.00	Check No. or CC: Visa 6357
Public Notice Fee: $70	Received by: TW
Total: 895.00	Code to: 110.000.404110

APPLICANT INFORMATION

NAME: Skylark Park LLC

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION: Skylark Park Subdivision			Lot Size: multiple
LOT: 14	BLOCK:	SUBDIVISION: Skylark	PLAT #: 90-14
PARCEL ID: 01010600		ZONE: SINGLE-FAMILY MOBILE HOME	OVERLAY:

Current Use of Property: Nothing

Proposed Use of Property: Single Family Residention & Mobile Home Subdivision

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): Wesley Street

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): Ann Burrell Date: 5-27-26

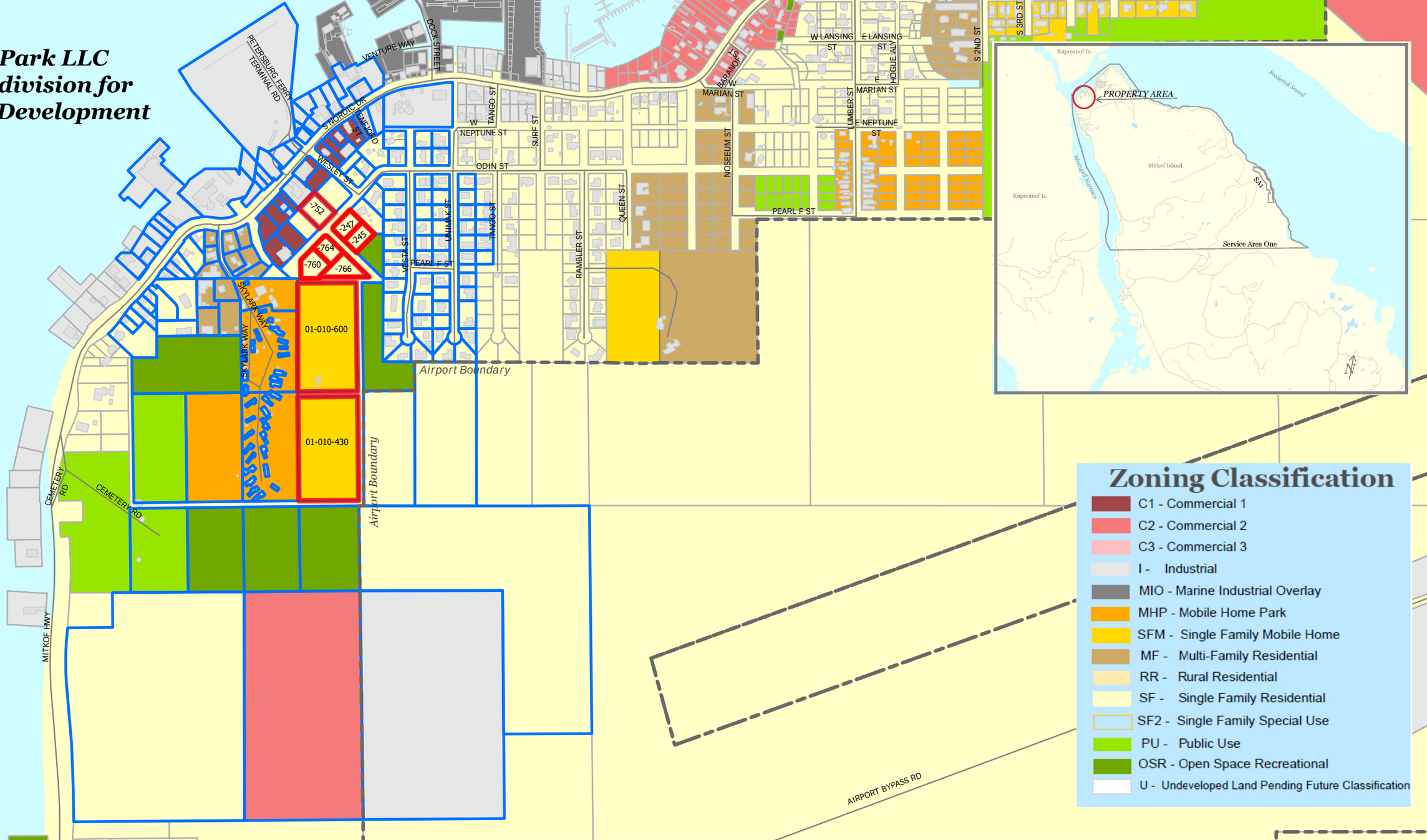
Owner (if different from applicant): _____ Date: _____

Owner (if different from applicant): _____ Date: _____

SHARED ATTACHMENTS

A. Vicinity Map	D. Topographic Map and Utility Layout
B. Public Notice Letter (Mailing list upon request)	E. Certificate to Plat
C. Preliminary Plat (Burrell Subdivision, 3 sheets)	

Skylark Park LLC
Major Subdivision for Residential Development



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, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

SIGMUND BURRELL, MANAGING MEMBER — DATED
SKYLARK PARK LLC
P.O. BOX 2126
PETERSBURG, ALASKA 99833

AMBRE BURRELL, MANAGING MEMBER — DATED
SKYLARK PARK LLC
P.O. BOX 2126
PETERSBURG, ALASKA 99833

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026.

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

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

CHAIRMAN, PETERSBURG PLATTING BOARD — DATED

CERTIFICATE OF PAYMENT OF TAXES

STATE OF ALASKA)
) SS
FIRST JUDICIAL DISTRICT)

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 2026 WILL BE DUE ON OR BEFORE

DATE: _____

DATED THIS _____ DAY OF _____
AT PETERSBURG, ALASKA.

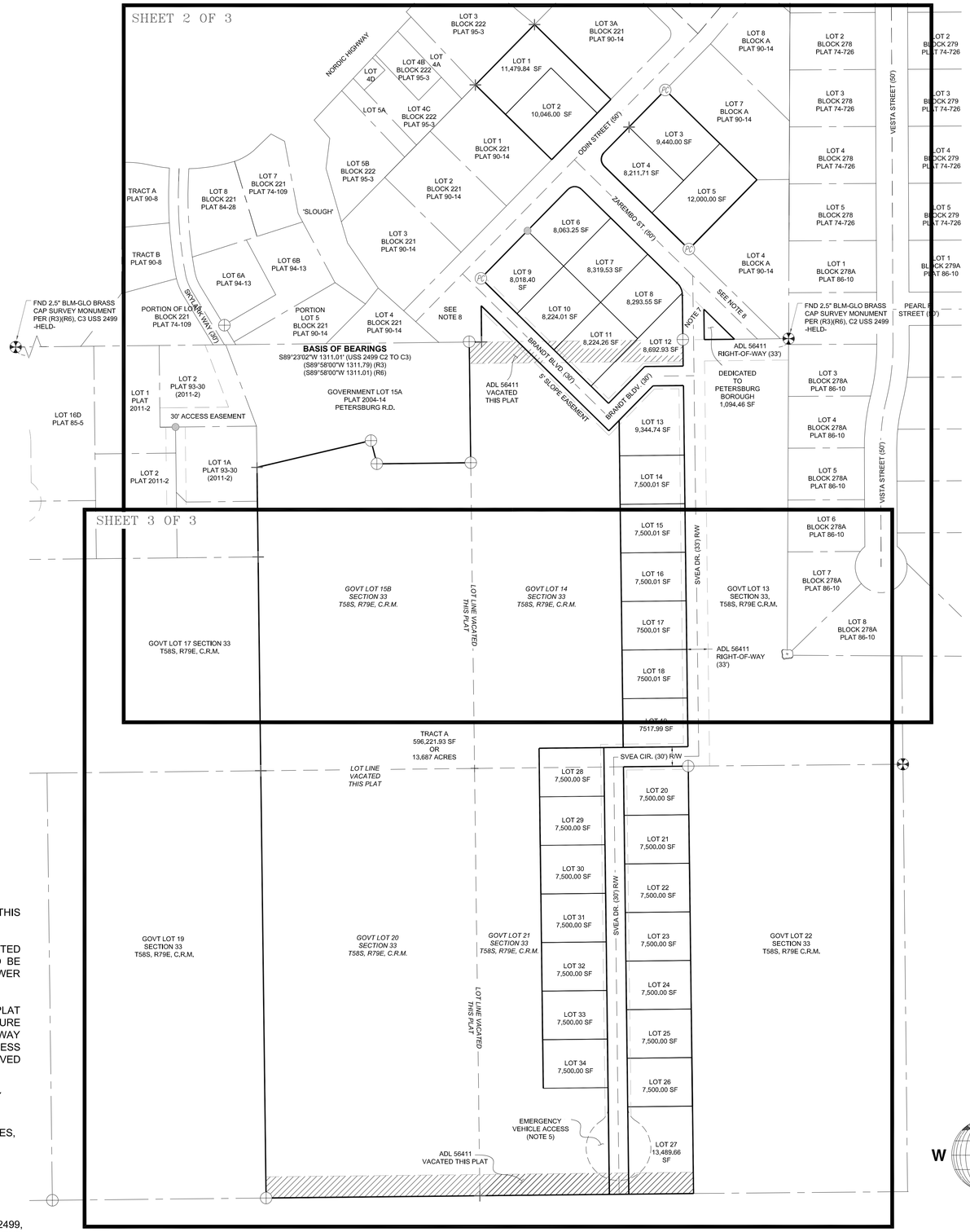
FINANCE DIRECTOR, PETERSBURG BOROUGH

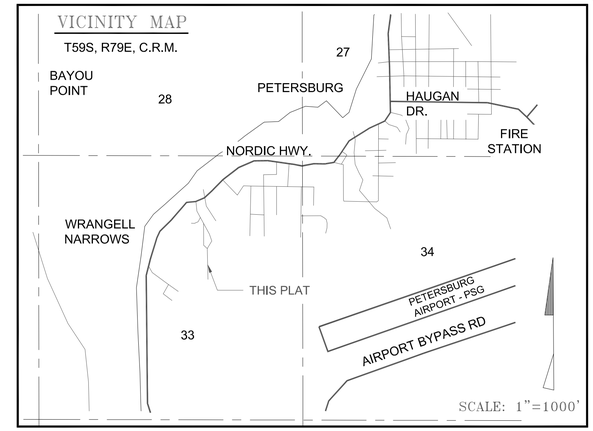
NOTES

1. DISTANCES ARE SHOWN IN US SURVEY AND DECIMALS THEREOF.
2. THE ERROR OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. THE FRONT 5 FEET OF ALL LOTS ADJOINING A RIGHT OF WAY CREATED BY THIS SUBDIVISION ARE HEREBY DEDICATED AS SLOPE EASEMENTS, AS SHOWN.
4. PRIVATE ONSITE WATER AND SEWER TREATMENT SYSTEMS ARE NOT PERMITTED ON ANY LOT CREATED BY THIS SUBDIVISION . ALL LOTS ARE INTENDED TO BE SERVICED WITH PETERSBURG BOROUGH PUBLIC WATER AND PUBLIC SEWER SERVICES.
5. A TEMPORARY 50' RADIUS CUL-DE-SAK IS HEREBY GRANTED THROUGH THIS PLAT ALLOWING FOR EMERGENCY VEHICLE ACCESS AND TURN AROUND. ANY FUTURE DEVELOPMENT OF TRACT A WHICH ALLOWS FOR ADDITIONAL RIGHT-OF-WAY DEDICATIONS AND CONTINUATION OF SVEA CIRCLE MAY RESULT IN A NEW ACCESS CONFIGURATION AND THIS CUL-DE-SAK MAY BE VACATED UPON AN APPROVED PLATTING ACTION WITH THE PETERSBURG BOROUGH.
6. SET 5/8" REBAR WITH 1.5" ORANGE PLASTIC CAP AT ALL CORNERS CREATED BY THIS SUBDIVISION.
7. RIGHT OF WAY DEDICATED THIS PLAT, 1,094.46 SF SQUARE FEET OR 0.025 ACRES, MORE OR LESS.
8. RIGHT OF WAY TO REMAIN FOR EMERGENCY VEHICLE ACCESS & CUL-DE-SAC DEVELOPMENT.

BASIS OF BEARING

THE BASIS OF BEARINGS IS S89°23'02"W BETWEEN C2 - C3 OF U.S. SURVEY 2499, DERIVED FROM GNSS OBSERVATIONS ON FOUND 2.5" BLM–GLO BRASS CAPS. THE CORRESPONDING RECORD BEARINGS FOR THIS LINE ARE S89°58'00"W (R3, R6). A ROTATION OF 0°34'58" HAS BEEN APPLIED TO ALIGN RECORD BEARINGS WITH THE GNSS-DERIVED GRID BASIS SHOWN HEREON.





LEGEND

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- FOUND 1.5" ALUMINUM CAP SURVEY MONUMENT
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- SET ORANGE PLASTIC CAP ON 5/8" REBAR (THIS SURVEY)
- SURVEY MONUMENT SEARCHED FOR NOT FOUND

M	MEASURED	MON	MONUMENT
(R1)	REFERENCED RECORD	S.F.	SQUARE FEET
(C)	CALCULATED	AC.	ACRES
P.R.D	PETERSBURG R.D.	DOC	DOCUMENT
DNR	STATE OF ALASKA DIVISION OF NATURAL RESOURCES		
BLM - GLO	BUREAU OF LAND MANAGEMENT - GENERAL LAND OFFICE		

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- REMOVED BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- DEDICATED SLOPE EASEMENT

REFERENCES

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(R2) US SURVEY 283 BLM-GLO OFFICIAL RECORDS

(R3) US SURVEY 2499 BLM-GLO OFFICIAL RECORDS

(R4) RECORD OF SURVEY PETERSBURG AIRPORT BOUNDARY PLAT 2009-16, P.R.D.

(R5) FORT MAGILL SUBDIVISION PLAT 2004-14, P.R.D.

(R6) SKYLARK II SUBDIVISION PLAT 90-14, P.R.D.

(R7) RECORD OF SURVEY PLAT 98-12, P.R.D.

(R8) WOODWORTH SUBDIVISION PLAT 93-30, P.R.D.

(R9) R.B. SUBDIVISION PLAT 86-10, P.R.D.

SURVEYOR'S STATEMENT

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

DATE: _____ REGISTRATION No. 131102

PRELIMINARY PLAT_07/28/26

AARON T. BROWN, PLS, PSM
REGISTERED PROFESSIONAL LAND SURVEYOR

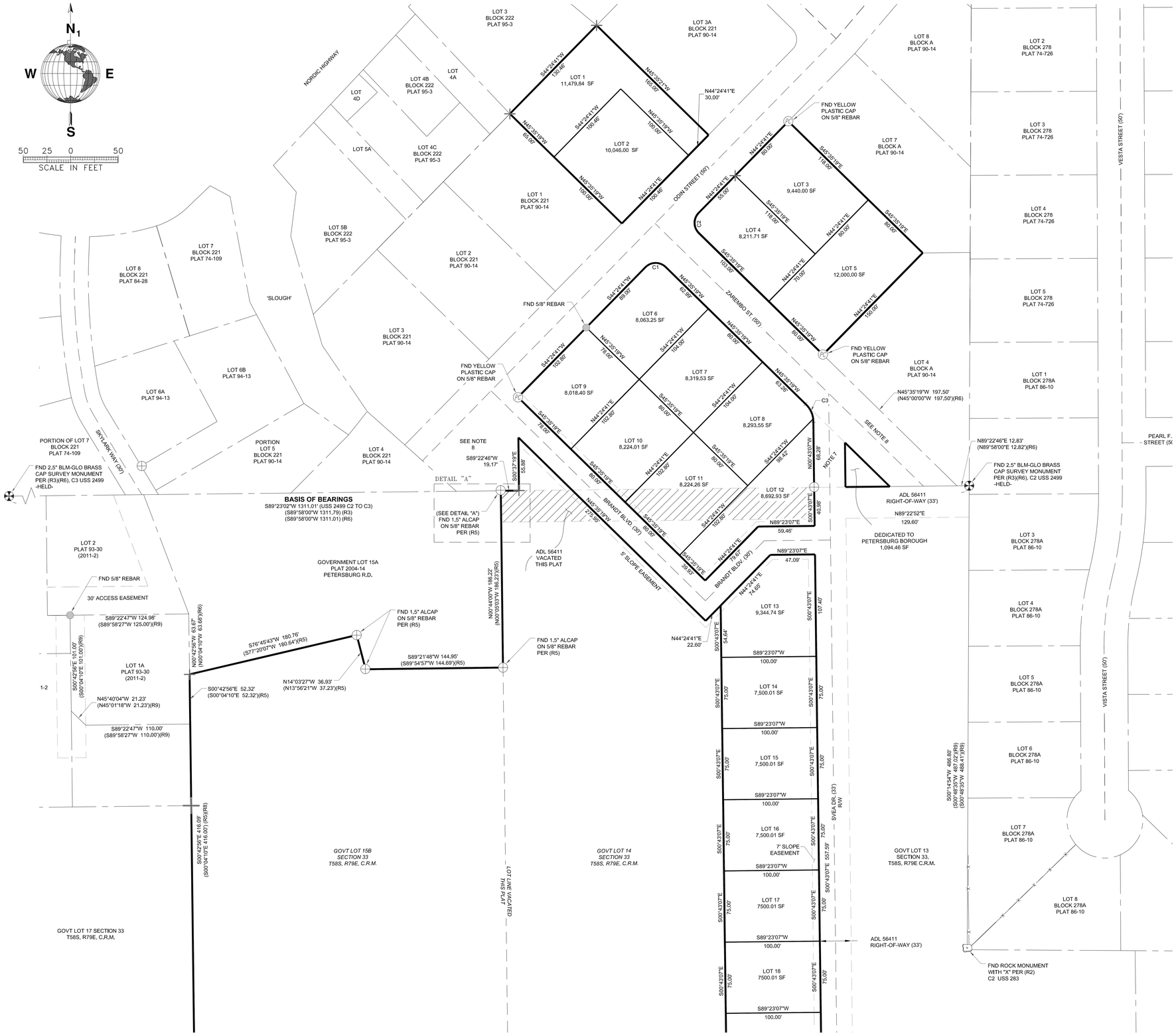
STATE OF ALASKA 49TH 07.28.2026 AARON T. BROWN No.131102 REGISTERED PROFESSIONAL LAND SURVEYOR

BURRELL SUBDIVISION

A SUBDIVISION OF LOT 15B, FORT MAGILL SUBDIVISION, RECORDED AS PLAT 2004-14, GOVERNMENT LOT 14, GOVERNMENT LOT 20, GOVERNMENT LOT 21 WITHIN SECTION 33, TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN AND LOTS 1, 2, 3, 5, AND 6, BLOCK A AND LOT 5A, BLOCK 221, WITHIN SKYLARK II ADDITION SUBDIVISION, ACCORDING TO PLAT 81-19 AND REVISED BY PLAT 90-14, PETERSBURG RECORDING DISTRICT, THUS CREATING LOTS 1-34, AND TRACT A, BURRELL SUBDIVISION, CONTAINING 873,725.05 SQUARE FEET OR 20.058 ACRES MORE OR LESS

PETERSBURG — ALASKA
1" = 90' — JULY 2026

VECTOR SURVEYING LLC
PO BOX 156
SOLDOTNA, ALASKA 99669
(907)-519-4553



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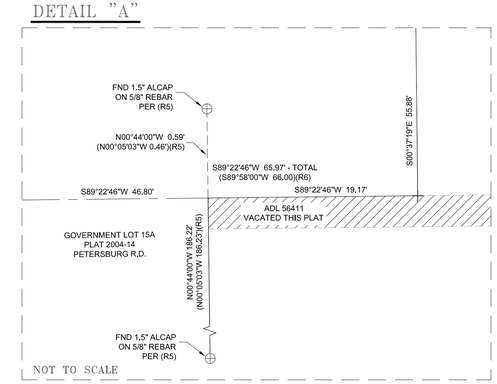
DETAIL "A"



SEGMENT CURVE TABLE

SEGMENT	LENGTH	RADIUS	DELTA
C1	21.58'	15.00'	90.00
C2	23.56'	15.00'	90.00
C3	21.58'	25.02'	49.42

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PETERSBURG ALASKA

1" = 50' JULY 2026

VECTOR SURVEYING LLC
PO BOX 156
SOLDOTNA, ALASKA 99669
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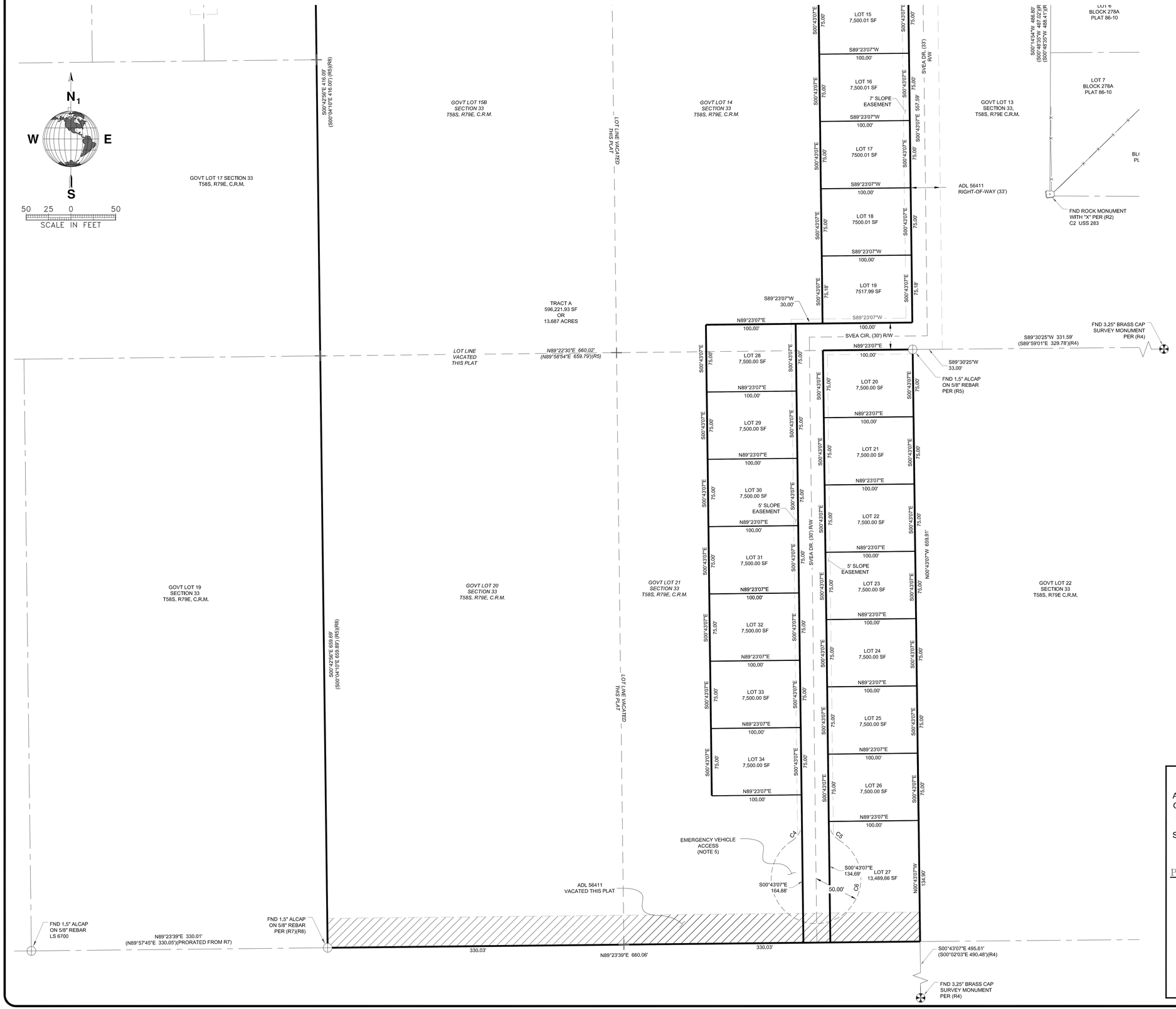
07/28/2026



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(R6) SKYLARK II SUBDIVISION
PLAT 90-14, P.R.D.

(R7) RECORD OF SURVEY
PLAT 98-12, P.R.D.

(R8) WOODWORTH SUBDIVISION
PLAT 93-30, P.R.D.

(R9) R.B. SUBDIVISION
PLAT 86-10, P.R.D.

SEGMENT CURVE TABLE

SEGMENT	LENGTH	RADIUS	DELTA
C4	25.22'	25.00'	57.80
C5	25.40'	25.00'	58.20
C6	257.91'	50.00'	295.55

BURRELL SUBDIVISION

A SUBDIVISION OF LOT 15B, FORT MAGILL SUBDIVISION, RECORDED AS PLAT 2004-14, GOVERNMENT LOT 14, GOVERNMENT LOT 20, GOVERNMENT LOT 21 WITHIN SECTION 33, TOWNSHIP 58 SOUTH, RANGE 79 EAST, COPPER RIVER MERIDIAN AND LOTS 1, 2, 3, 5, AND 6, BLOCK A AND LOT 5A, BLOCK 221, WITHIN SKYLARK II ADDITION SUBDIVISION, ACCORDING TO PLAT 81-19 AND REVISED BY PLAT 90-14, PETERSBURG RECORDING DISTRICT, THUS CREATING LOTS 1-34, AND TRACT A, BURRELL SUBDIVISION, CONTAINING 873,725.05 SQUARE FEET OR 20.058 ACRES MORE OR LESS

PETERSBURG ALASKA

1" = 50' JULY 2026

VECTOR SURVEYING LLC
PO BOX 156
SOLDOTNA, ALASKA 99669
(907)-519-4553

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
- POWER POLE
- POWER POLE GUY ANCHOR
- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

- BURRELL SUBDIVISION PRELIMINARY LOT LINES
- RECORD BOUNDARY LINE
- CENTERLINE OF RIGHT OF WAY
- EDGE OF WATER (APPROXIMATE)
- BUILDING ROOF LINE
- OVERHEAD ELECTRICAL LINE
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND ELECTRICAL LINE (APPROXIMATE)
- UNDERGROUND COMMUNICATION LINE (APPROXIMATE)
- TREE LINE
- EDGE OF GRAVEL ROAD (APPROXIMATE)
- EDGE OF PAVED ROAD (APPROXIMATE)
- FENCE LINE
- EXISTING UNDERGROUND SEWER LINE (APPROXIMATE)
- EXISTING UNDERGROUND WATER LINE (APPROXIMATE)
- LIDAR GENERATED MAJOR CONTOUR (5')
- LIDAR GENERATED MINOR CONTOUR (1')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION

NOTES

1. DISTANCES SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF.

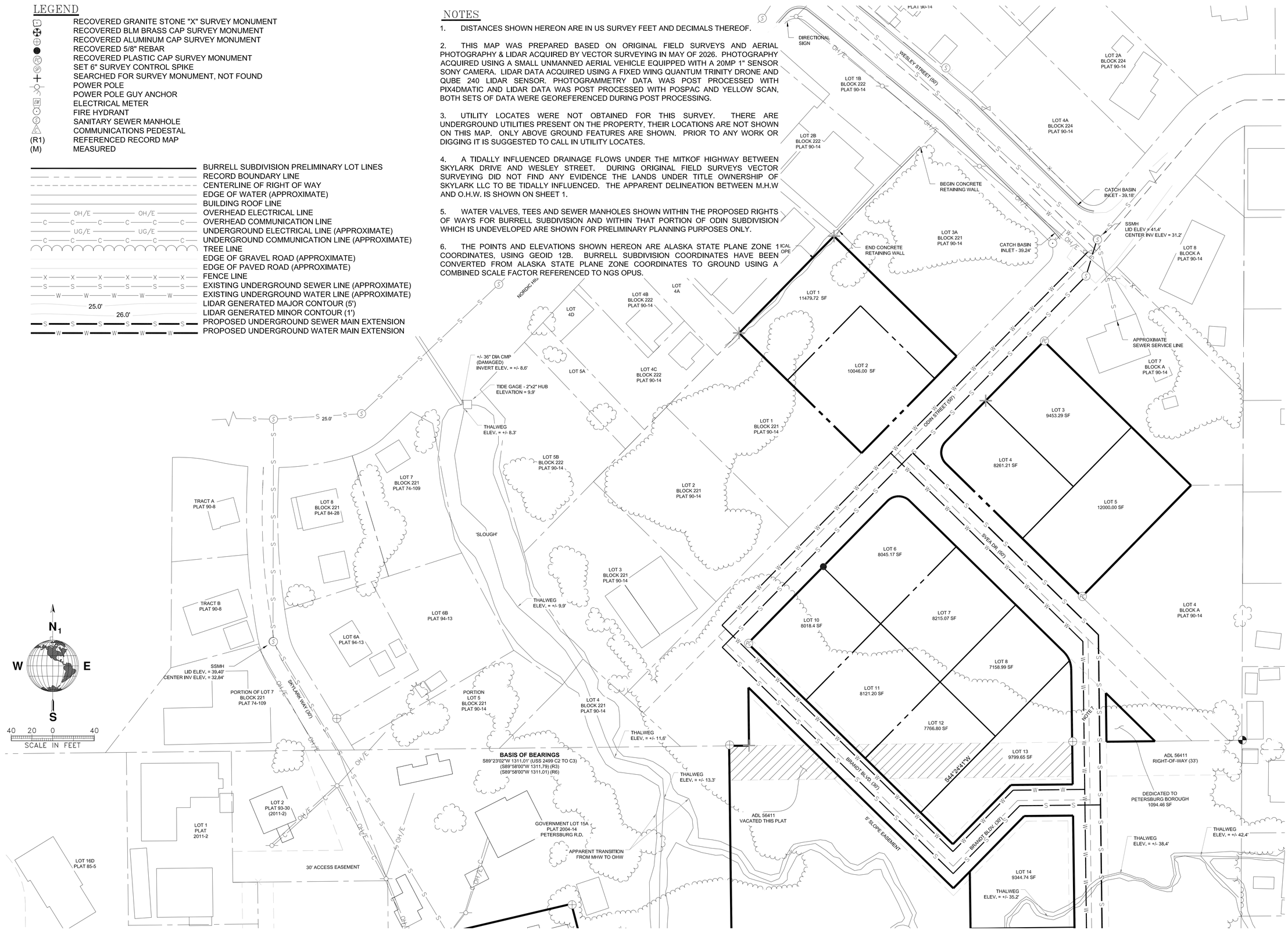
2. THIS MAP WAS PREPARED BASED ON ORIGINAL FIELD SURVEYS AND AERIAL PHOTOGRAPHY & LIDAR ACQUIRED BY VECTOR SURVEYING IN MAY OF 2026. PHOTOGRAPHY ACQUIRED USING A SMALL UNMANNED AERIAL VEHICLE EQUIPPED WITH A 20MP 1" SENSOR SONY CAMERA. LIDAR DATA ACQUIRED USING A FIXED WING QUANTUM TRINITY DRONE AND QUBE 240 LIDAR SENSOR. PHOTOGRAMMETRY DATA WAS POST PROCESSED WITH PIX4DMATIC AND LIDAR DATA WAS POST PROCESSED WITH POSPAC AND YELLOW SCAN, BOTH SETS OF DATA WERE GEOREFERENCED DURING POST PROCESSING.

3. UTILITY LOCATES WERE NOT OBTAINED FOR THIS SURVEY. THERE ARE UNDERGROUND UTILITIES PRESENT ON THE PROPERTY, THEIR LOCATIONS ARE NOT SHOWN ON THIS MAP. ONLY ABOVE GROUND FEATURES ARE SHOWN. PRIOR TO ANY WORK OR DIGGING IT IS SUGGESTED TO CALL IN UTILITY LOCATES.

4. A TIDALLY INFLUENCED DRAINAGE FLOWS UNDER THE MITKOF HIGHWAY BETWEEN SKYLARK DRIVE AND WESLEY STREET. DURING ORIGINAL FIELD SURVEYS VECTOR SURVEYING DID NOT FIND ANY EVIDENCE THE LANDS UNDER TITLE OWNERSHIP OF SKYLARK LLC TO BE TIDALLY INFLUENCED. THE APPARENT DELINEATION BETWEEN M.H.W AND O.H.W. IS SHOWN ON SHEET 1.

5. WATER VALVES, TEES AND SEWER MANHOLES SHOWN WITHIN THE PROPOSED RIGHTS OF WAYS FOR BURRELL SUBDIVISION AND WITHIN THAT PORTION OF ODIN SUBDIVISION WHICH IS UNDEVELOPED ARE SHOWN FOR PRELIMINARY PLANNING PURPOSES ONLY.

6. THE POINTS AND ELEVATIONS SHOWN HEREON ARE ALASKA STATE PLANE ZONE 1 COORDINATES, USING GEOID 12B. BURRELL SUBDIVISION COORDINATES HAVE BEEN CONVERTED FROM ALASKA STATE PLANE ZONE COORDINATES TO GROUND USING A COMBINED SCALE FACTOR REFERENCED TO NGS OPUS.



STATE OF ALASKA 49TH
PRELIM 06/17/2026
AARON T. BROWN No.131102
REGISTERED PROFESSIONAL LAND SURVEYOR

VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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–	–

JOB NO:	
DATE:	06/16/2026
SCALE:	–
BNDY BY:	–
FIELD BY:	–
DRAWN BY:	–
SHEET NO:	S1

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
- POWER POLE
- POWER POLE GUY ANCHOR
- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

- BURRELL SUBDIVISION PRELIMINARY LOT LINES
- RECORD BOUNDARY LINE
- CENTERLINE OF RIGHT OF WAY
- EDGE OF WATER (APPROXIMATE)
- BUILDING ROOF LINE
- OVERHEAD ELECTRICAL LINE
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND ELECTRICAL LINE (APPROXIMATE)
- UNDERGROUND COMMUNICATION LINE (APPROXIMATE)
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- EDGE OF GRAVEL ROAD (APPROXIMATE)
- EDGE OF PAVED ROAD (APPROXIMATE)
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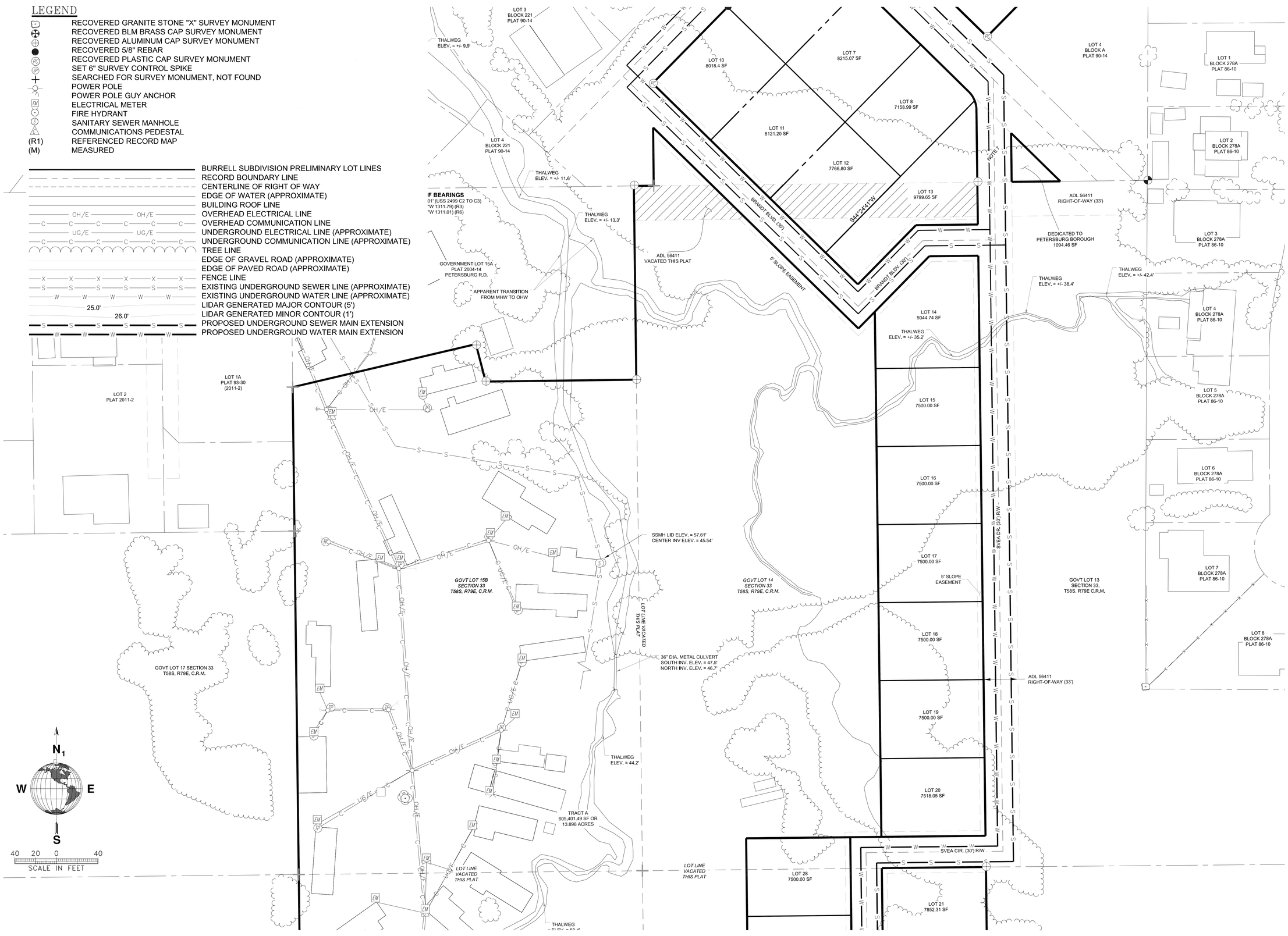
- EXISTING UNDERGROUND WATER LINE (APPROXIMATE)
- LIDAR GENERATED MAJOR CONTOUR (5')
- LIDAR GENERATED MINOR CONTOUR (1')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:
S2
1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
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- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

- BURRELL SUBDIVISION PRELIMINARY LOT LINES
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- LIDAR GENERATED MINOR CONTOUR (1')
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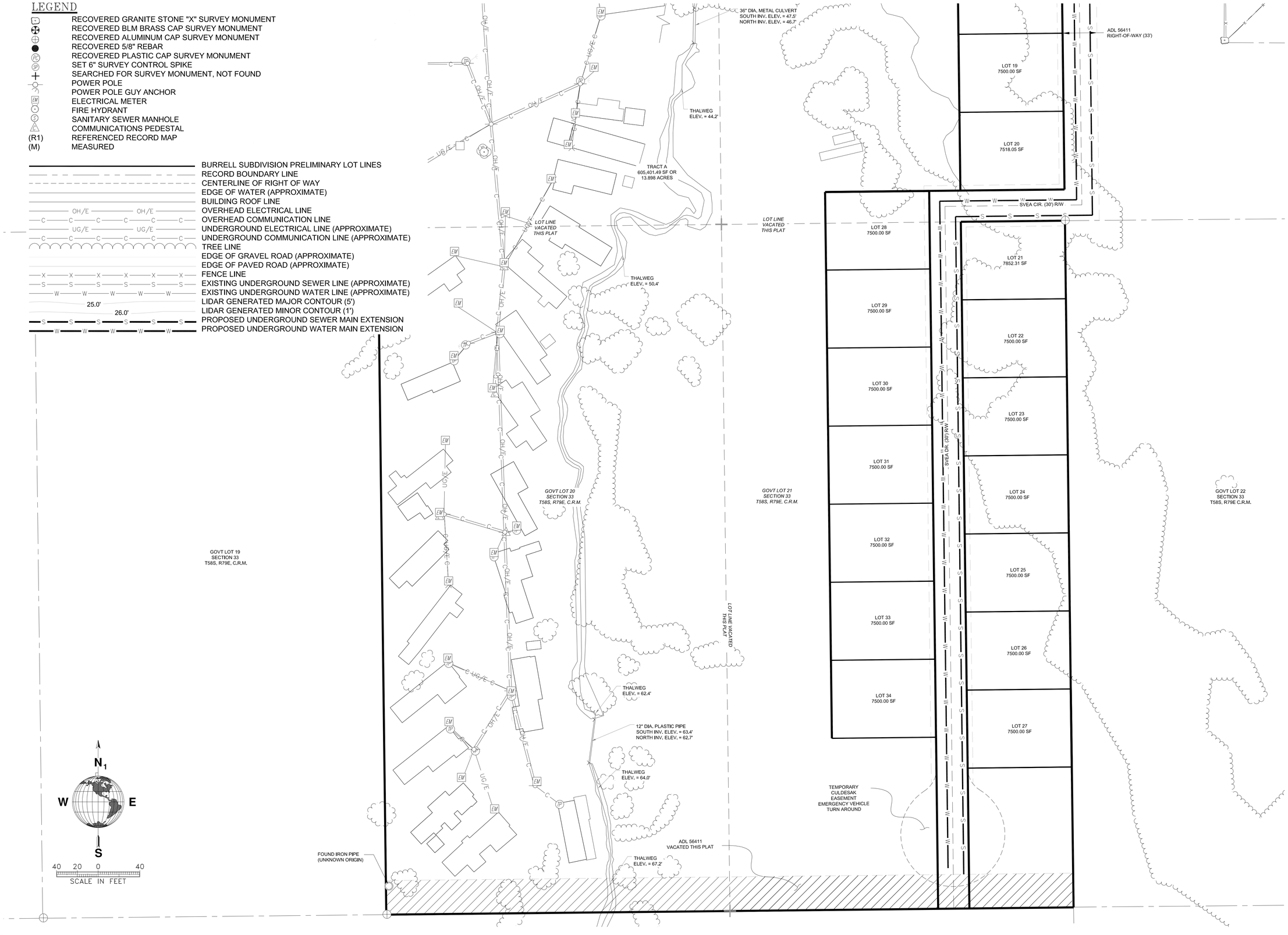
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:	
DATE:	06/16/2026
SCALE:	–
BNDY BY:	–
FIELD BY:	–
DRAWN BY:	–
SHEET NO:	S3

1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
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- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

- BURRELL SUBDIVISION PRELIMINARY LOT LINES
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- LIDAR GENERATED MINOR CONTOUR (1')
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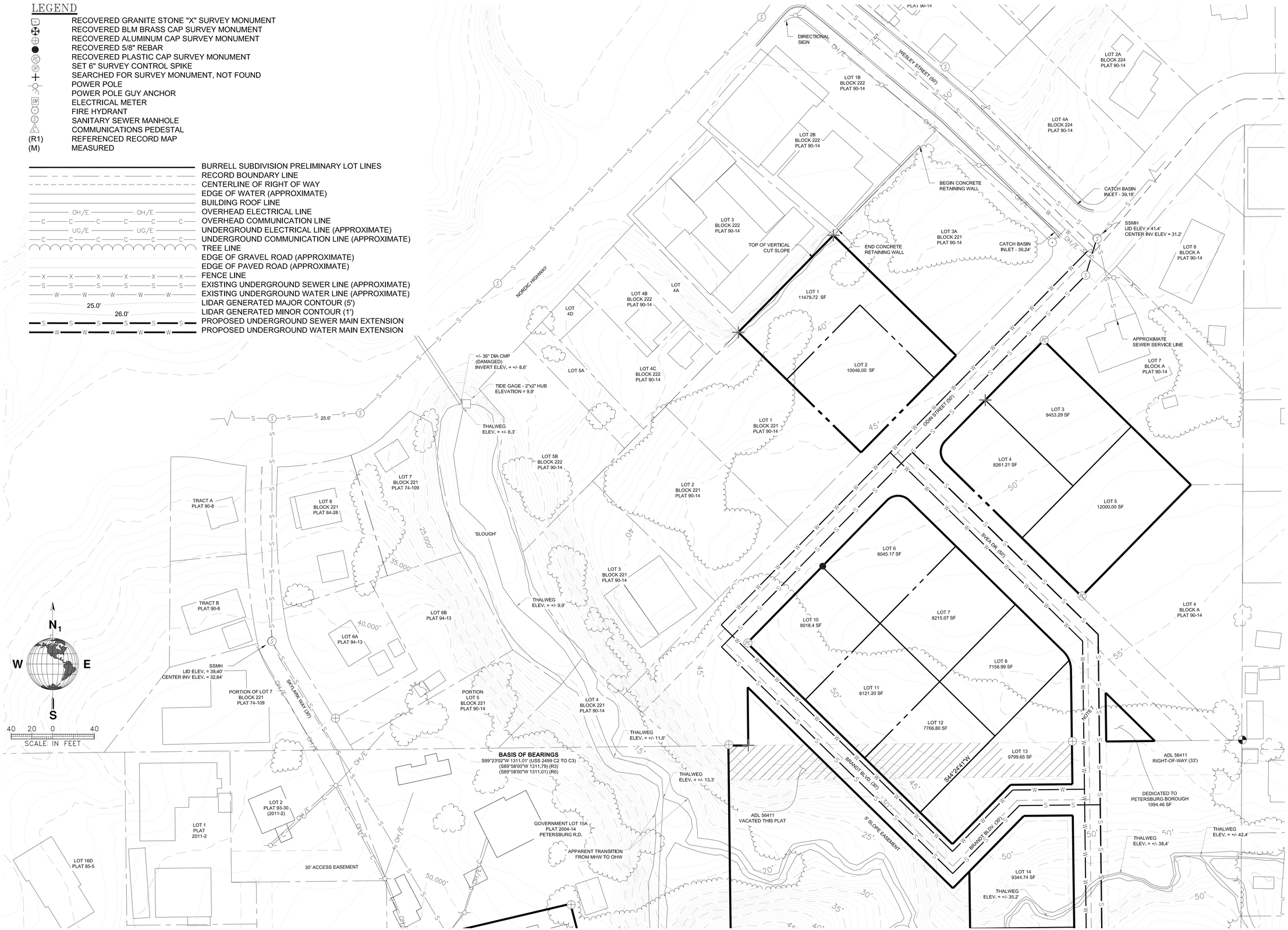
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT PLAN BURRELL SUBDIVISION PLANIMETRICS & LIDAR TOPO

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:
S4
1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
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- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

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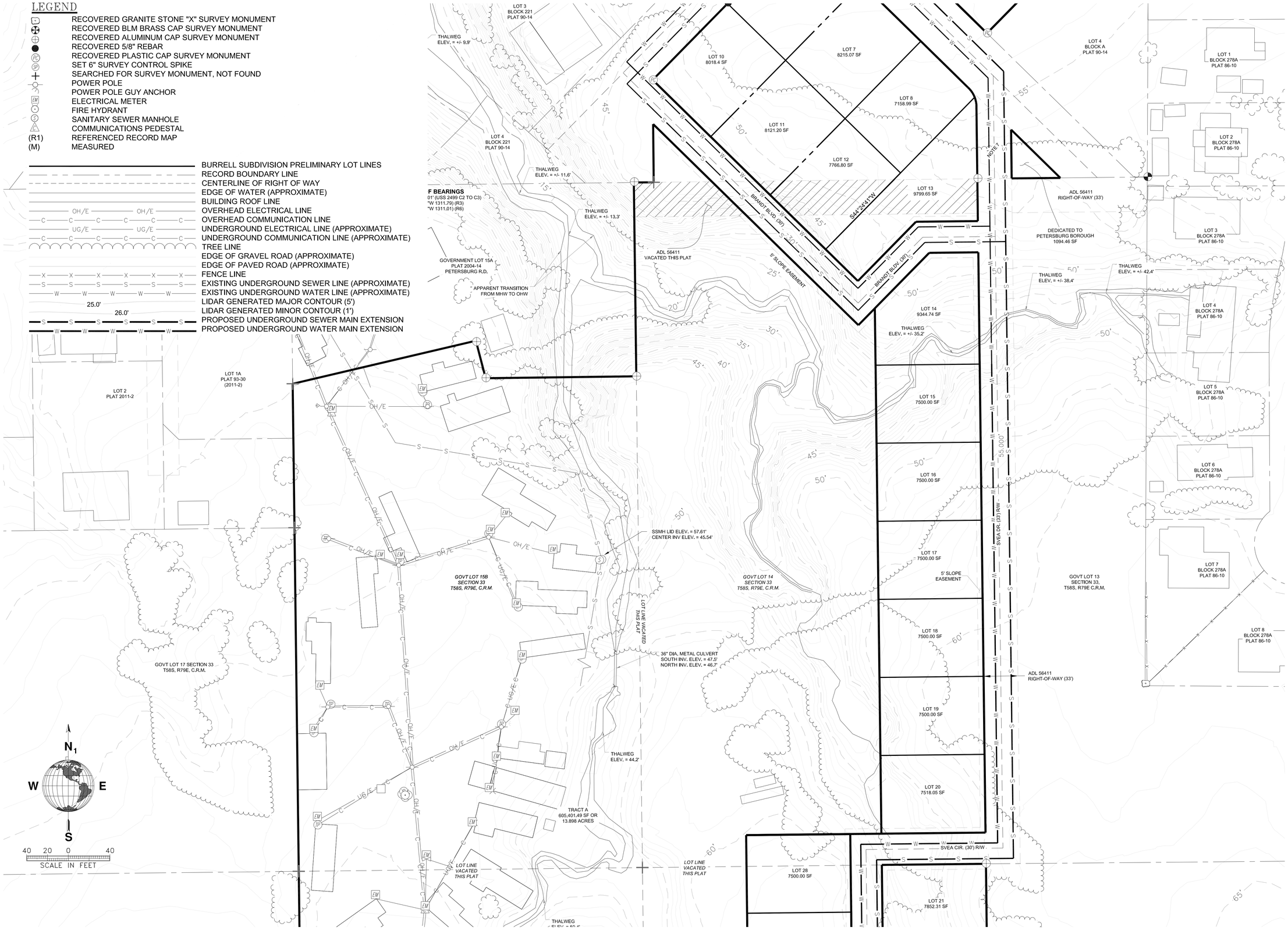
- LIDAR GENERATED MAJOR CONTOUR (5')
- LIDAR GENERATED MINOR CONTOUR (1')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT PLAN BURRELL SUBDIVISION PLANIMETRICS & LIDAR TOPO

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:
S5
1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
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- POWER POLE GUY ANCHOR
- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

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- RECORD BOUNDARY LINE
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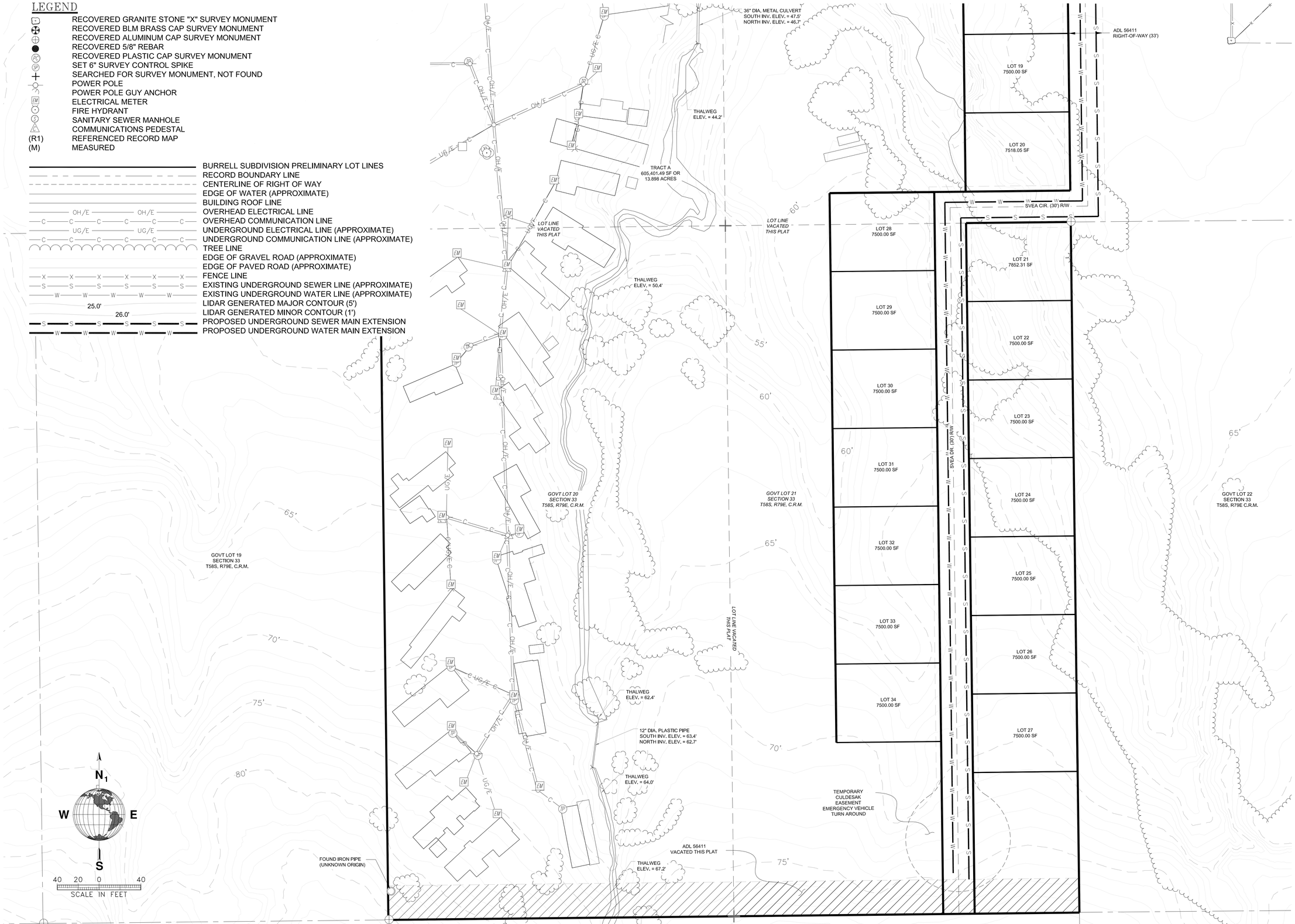
- OVERHEAD ELECTRICAL LINE
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND ELECTRICAL LINE (APPROXIMATE)
- UNDERGROUND COMMUNICATION LINE (APPROXIMATE)
- TREE LINE
- EDGE OF GRAVEL ROAD (APPROXIMATE)
- EDGE OF PAVED ROAD (APPROXIMATE)
- FENCE LINE
- EXISTING UNDERGROUND SEWER LINE (APPROXIMATE)
- EXISTING UNDERGROUND WATER LINE (APPROXIMATE)
- LIDAR GENERATED MAJOR CONTOUR (5') (25.0')
- LIDAR GENERATED MINOR CONTOUR (1') (26.0')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS &
LIDAR TOPO

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:
S6
1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
- POWER POLE
- POWER POLE GUY ANCHOR
- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

- BURRELL SUBDIVISION PRELIMINARY LOT LINES
- RECORD BOUNDARY LINE
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- OVERHEAD ELECTRICAL LINE
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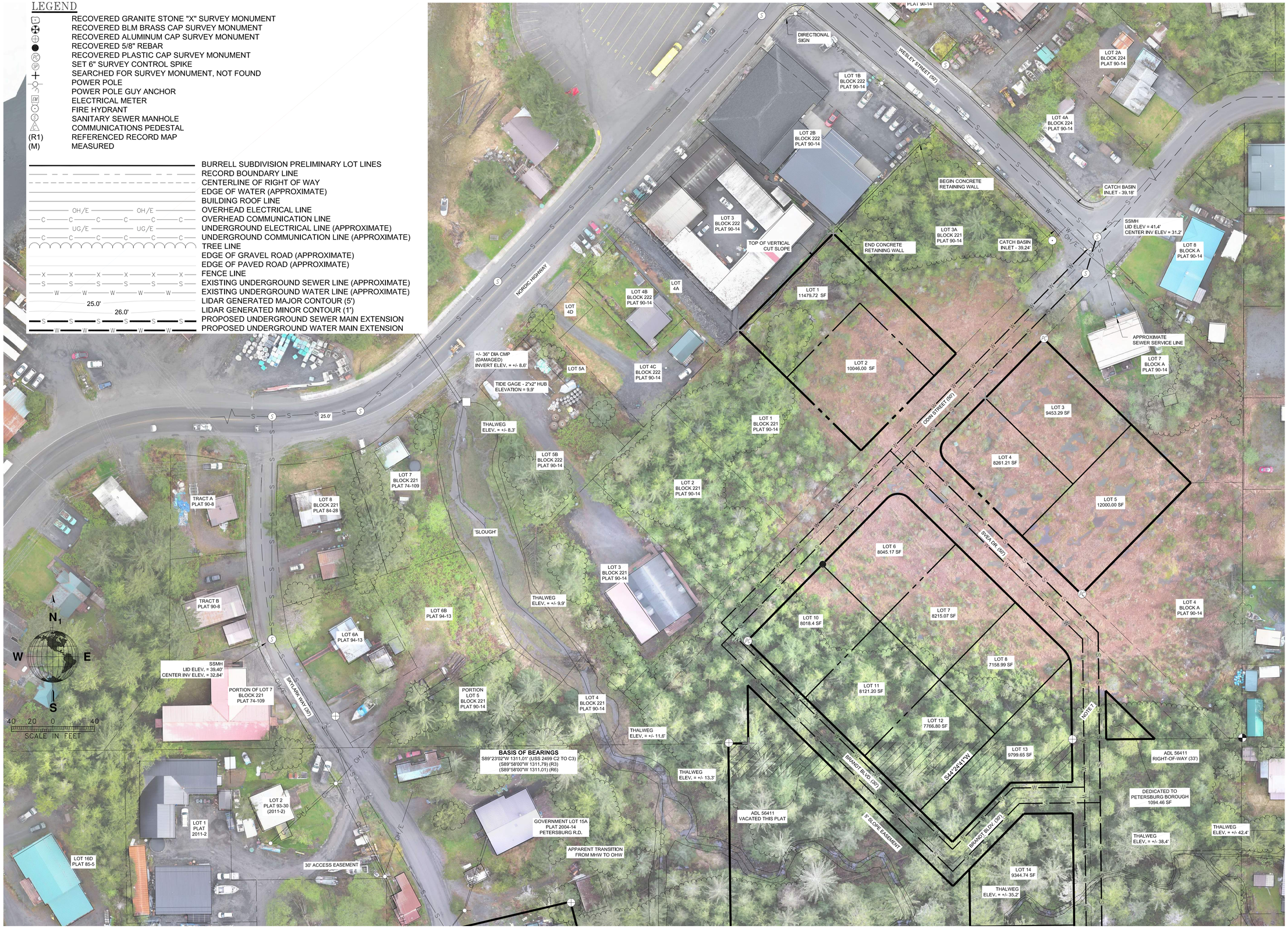
- UNDERGROUND ELECTRICAL LINE (APPROXIMATE)
- UNDERGROUND COMMUNICATION LINE (APPROXIMATE)
- TREE LINE
- EDGE OF GRAVEL ROAD (APPROXIMATE)
- EDGE OF PAVED ROAD (APPROXIMATE)
- FENCE LINE
- EXISTING UNDERGROUND SEWER LINE (APPROXIMATE)
- EXISTING UNDERGROUND WATER LINE (APPROXIMATE)
- LIDAR GENERATED MAJOR CONTOUR (5')
- LIDAR GENERATED MINOR CONTOUR (1')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT PLAN BURRELL SUBDIVISION PLANIMETRICS & ORTHO AERIAL

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:	
DATE:	06/16/2026
SCALE:	–
BNDY BY:	–
FIELD BY:	–
DRAWN BY:	–
SHEET NO:	S7

1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
- POWER POLE
- POWER POLE GUY ANCHOR
- ELECTRICAL METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- (R1) REFERENCED RECORD MAP
- (M) MEASURED

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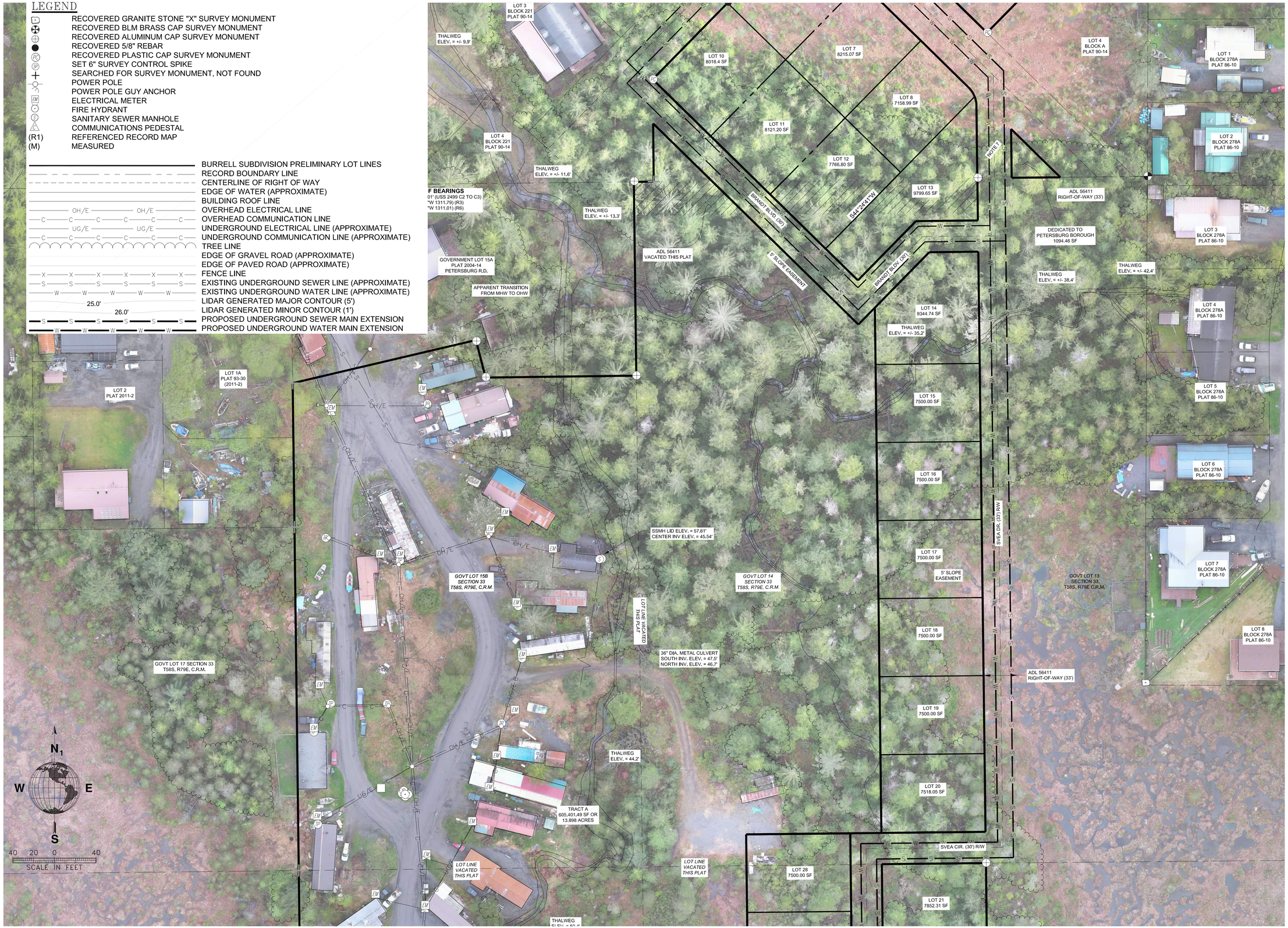
- UNDERGROUND COMMUNICATION LINE (APPROXIMATE)
- TREE LINE
- EDGE OF GRAVEL ROAD (APPROXIMATE)
- EDGE OF PAVED ROAD (APPROXIMATE)
- FENCE LINE
- EXISTING UNDERGROUND SEWER LINE (APPROXIMATE)
- EXISTING UNDERGROUND WATER LINE (APPROXIMATE)
- LIDAR GENERATED MAJOR CONTOUR (5')
- LIDAR GENERATED MINOR CONTOUR (1')
- PROPOSED UNDERGROUND SEWER MAIN EXTENSION
- PROPOSED UNDERGROUND WATER MAIN EXTENSION



VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS &
ORTHO AERIAL

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33, T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT 5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
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JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:
S8
1 OF X SHEETS

LEGEND

- RECOVERED GRANITE STONE "X" SURVEY MONUMENT
- RECOVERED BLM BRASS CAP SURVEY MONUMENT
- RECOVERED ALUMINUM CAP SURVEY MONUMENT
- RECOVERED 5/8" REBAR
- RECOVERED PLASTIC CAP SURVEY MONUMENT
- SET 6" SURVEY CONTROL SPIKE
- SEARCHED FOR SURVEY MONUMENT, NOT FOUND
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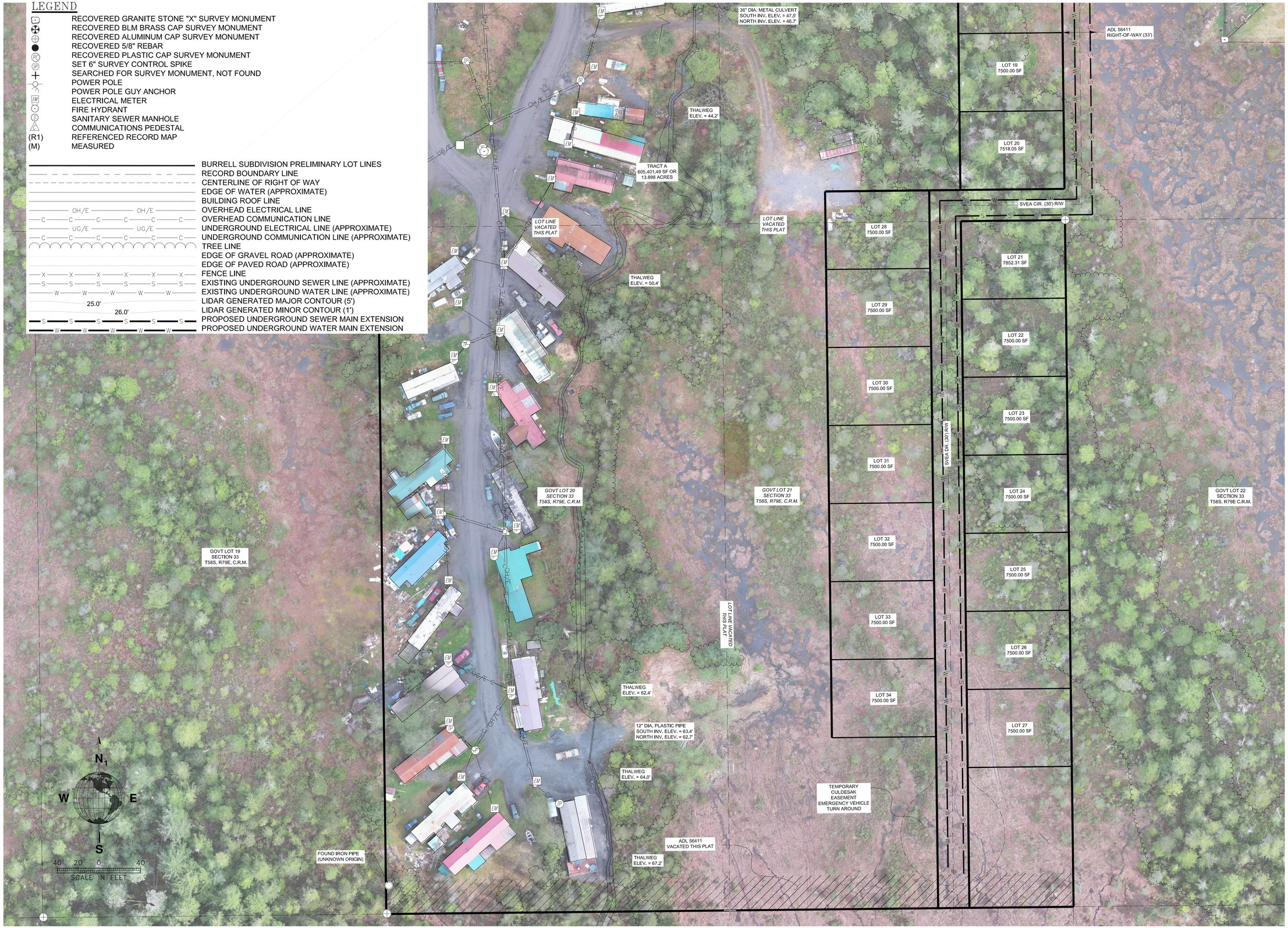

VECTOR SURVEYING LLC

PRELIMINARY PLOT
PLAN BURRELL
SUBDIVISION
PLANIMETRICS &
ORTHO AERIAL

LOT 15B, PLAT 2004-14, GOVT LOT 14, 20, 21, S 33,
T58S, R79E, CRM & LOTS 1, 2, 3, 5, AND 6, BK A & LOT
5A, BLOCK 221, PLAT 90-14, PETERSBURG, R.D.

REVISIONS	BY
–	–
–	–

JOB NO:
DATE: 06/16/2026
SCALE: –
BNDY BY: –
FIELD BY: –
DRAWN BY: –
SHEET NO:

S9

1 OF X SHEETS

Subdivision Guarantee

Issued by
First American Title Insurance Company

GUARANTEE NUMBER
5033602-0239-4355631

Guarantee

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

William J. Aulbert, Secretary

This jacket was created electronically and constitutes an original document

First American Title Insurance Company

Dustyn Fergus, Title Officer

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
   (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
   (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
   (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
   (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
   (c) The identity of any party shown or referred to in Schedule A.
   (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.
The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.
An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.
The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.
Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosection of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**

First American Title™	Subdivision Guarantee ISSUED BY **First American Title Insurance Company**
Schedule A	GUARANTEE NUMBER **4355631**

Order No.: 4355631 Liability: $1,000.00 Fee: $300.00
Tax: $N/A

Name of Assured: Vector Surveying LLC

Date of Guarantee: July 01, 2026

The assurances referred to on the face page hereof are:

1. Title is vested in:

   Skylark Park LLC

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee:

   A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

   B. Water rights, claims or title to water.

   C. Tax Deeds to the State of Alaska.

   D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of A.S. Section 38.04.045 and A.S. Chapter 40.15., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

Schedule B

File No.: 0239-4355631

RECORD MATTERS

7. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

8. Reservations and exceptions as contained in the State of Alaska Patent.

   Said patent, among other things, reserves all oil, gas and other minerals together with the privileges, mining and drilling rights and immunities.

   Note: Title to the mineral estate, as it pertains to said reservation, has not been further searched and no insurance is provided under this policy.

9. Taxes and/or Assessments, if any, due The Petersburg Borough.

10. Rights of the public and/or governmental agencies in and to any portion of the above described real property lying within any roadway or public easement areas.

11. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

12. Rights of access and egress from said premises. We find no Notice in the records of any dedicated or improved roadways abutting subject property.
    Affects: Parcels 1 and 3

13. Easement for roadway and/or public utilities as reserved in Patent
    Recorded: April 12, 1974
    Recording Information: Book 1 Page 217
    Affects: 33 feet in width along the North boundary of Parcel 1

14. Easement for roadway and/or public utilities as reserved in Patent
    Recorded: April 12, 1974
    Recording Information: Book 1 Page 218
    Affects: 33 feet in width along the South boundary of Parcel 4

15. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

16. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)

17. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Skylark Park LLC
Grantee/Beneficiary:	First Bank
Trustee:	Alaska Escrow and Title Insurance Agency Inc.
Amount:	$560,000.00
Dated:	July 14, 2016
Recorded:	July 19, 2016
Recording Information:	Serial Number 2016-000401-0
Affects:	Parcels 1, 4, and 5

18. Assignment of leases and/or rents and the terms and conditions thereof:

Assignor:	Skylark Park, LLC
Assignee:	First Bank
Recorded:	July 19, 2016
Recording Information:	Serial Number 2016-000402-0
Affects:	Parcels 1, 4, and 5

19. Financing Statement, indicating a Security Agreement:

Debtor:	Skylark Park LLC
Secured Party:	First Bank
Recorded:	July 19, 2016
Recording Information:	Serial Number 2016-000403-0

A Notice of Continuation of the Financing Statement

Recorded:	July 6, 2021
Recording Information:	Serial Number 2021-000480-0

A Notice of Continuation of the Financing Statement

Recorded:	June 5, 2026
Recording Information:	Serial Number 2026-000369-0
Affects:	Parcels 1, 4, and 5

20. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Skylark Park LLC
Grantee/Beneficiary:	First Bank
Trustee:	Alaska Escrow and Title Insurance Company, Inc.
Amount:	$250,000.00
Dated:	August 14, 2025
Recorded:	August 18, 2025
Recording Information:	Serial Number 2025-000392-0
Affects:	Parcels 4 and 5

Schedule C

File No.: 0239-4355631

The land in the Recording District of Petersburg, State of Alaska, described as follows:

PARCEL NO. 1:

Government Lot 14 in Section 33, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, First Judicial District, State of Alaska.

PARCEL NO. 2:

Lots 1, 2, 3, 5, and 6, Block A and Lot 5A, Block 221, within SKYLARK II ADDITION SUBDIVISION, according to the plat thereof filed December 28, 1981 as Plat No. 81-19 and revised by Plat No. 90-14, Petersburg Recording District, First Judicial District, State of Alaska.

PARCEL NO. 3:

Government Lot 21, Section 33, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, First Judicial District, State of Alaska.

PARCEL NO. 4:

Government Lot 20, Section 33, Township 58 South, Range 79 East, Copper River Meridian, Petersburg Recording District, First Judicial District, State of Alaska.

PARCEL NO. 5:

Lot 15B, FORT MAGILL SUBDIVISION, according to the official plat thereof, filed under Plat No. 2004-14, records of the Petersburg Recording District, First Judicial District, State of Alaska.