

PETERSBURG BOROUGH LAND USE APPLICATION

CODE TO:	110.000.404110
BASE FEE:	\$115
PUBLIC NOTICE FEE:	\$70.00
TOTAL:	\$185
CHECK NO. or CC:	CK # 1251

DATE RECEIVED: 9/9/21 RECEIVED BY: shannon

APPLICANT/AGENT	LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME Rick Braun	NAME Curt & Kristi Birchell
MAILING ADDRESS P.O. Box 211	MAILING ADDRESS P.O. Box 12
CITY/STATE/ZIP Petersburg, AK 99833	CITY/STATE/ZIP Petersburg, AK 99833
PHONE 907-518-1889	PHONE 907-518-1449
EMAIL rickgbraun@gmail.com	EMAIL kcsalesseif@gmail.com

PROPERTY INFORMATION

PHYSICAL ADDRESS or LEGAL DESCRIPTION:
696 Mitkof Highway, Lot 3BAB Rikka's Point Subd. Plat No. 2020-10

PARCEL ID: 01173015	ZONE: Industrial	OVERLAY:
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CURRENT USE OF PROPERTY: warehouse, fishing gear storage and vacant land	LOT SIZE: see plat
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PROPOSED USE OF PROPERTY (IF DIFFERENT):
industrial, residential

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):
Mitkof Highway and private access easement

TYPE OF APPLICATION & BASE FEE

- 19.84 Zoning Change (\$100)
- 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)
- 18.20 Minor Subdivision/18.24 Preliminary Plat (\$75 + \$10 per lot)
- 18.24 Final Plat (\$25 per lot)

SUBMITTALS:

For Zoning Change, please submit letter stating the new zoning and explaining the need for the change.
For Subdivision approvals, please submit a prepared plat map as required by borough code.

SIGNATURE(S):

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

Applicant(s): Curtis W Birchell Date: 9-9-21

Owner: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT.

CURTIS W. BIRCHELL _____ DATE _____
 KRISTI A. BIRCHELL _____ DATE _____

NOTARY'S ACKNOWLEDGMENT

STATE OF ALASKA
 I, THE NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ABOVE NAMED PARTIES, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

ON THIS _____ DAY OF _____, 20____, TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLATING BOARD

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PETERSBURG, AND THAT SAID REGULATIONS NO. APPROVED DATED _____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING BY THE CITY OF PETERSBURG, ALASKA.

DATE _____ CHAIRMAN, PETERSBURG PLATING BOARD
 ATTEST _____ CLERK, PETERSBURG PLATING BOARD

CERTIFICATE OF PAYMENT OF TAXES

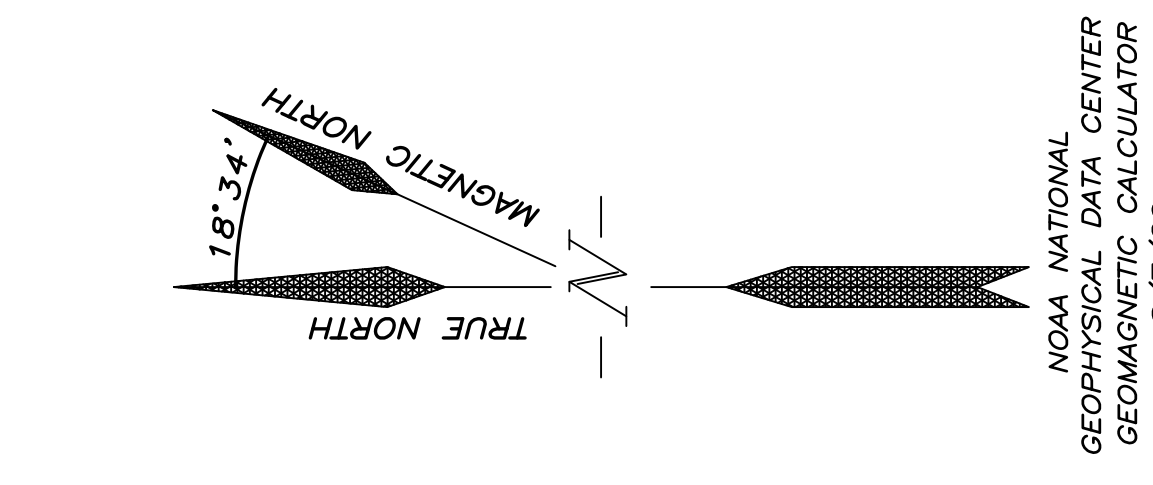
STATE OF ALASKA } ss.
 FIRST JUDICIAL DISTRICT }
 I, THE UNDERSIGNED, BEING DULY APPOINTED AND SWORN, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY OF PETERSBURG, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF: _____

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY OF PETERSBURG ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR _____ WILL BE DUE ON OR BEFORE _____, 2020.

DATED THIS _____ DAY OF _____, 2020
 AT PETERSBURG, ALASKA.
 TREASURER - CITY OF PETERSBURG

GENERAL NOTES

1. THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS BETWEEN THE ALUMINUM CORNER REBAR MONUMENTS AT THE CORNER OF THE OTHERS-EWERT SUBDIVISION. THE ACCEPTED BEARING FROM THE OTHERS-EWERT SUBDIVISION IS N 89°52'00"W.
2. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:10,000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS AND ARE ORIENTED TO THE BASIS-OF-BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
4. DATUM FOR THIS SURVEY: MEAN LOWER LOW WATER = 0.00 FEET.
5. THE PROJECT BENCHMARK FOR THIS SURVEY IS NOAA/NOS TIDAL BENCH MARK 1439A 1978 AT THE NORTHWEST CORNER OF THE WELLS FARGO BANK IN PETERSBURG. ELEVATION = 25.82 FEET ABOVE MLLW.
6. WHEN RECORD COURSES (BEARINGS AND DISTANCES) DIFFER FROM MEASURED COURSES, RECORD COURSES ARE SHOWN IN PARENTHESES.
7. THE NATURAL MEANDERS OF THE MEAN HIGH WATER LINE FORMS THE TRUE BOUNDARY OF THE BIRCHELL SUBDIVISION. COMPUTATIONS OF MEAN BIRCHELL SUBDIVISION CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
8. WHEN RECORD COURSES (BEARINGS AND DISTANCES), RECORD COURSES ARE SHOWN IN PARENTHESES FOLLOWED BY THE SOURCES OF THE RECORD.
 (R1) LIGHTHOUSE BEACH SUBDIVISION, PLAT No. 2005-11
 (R2) LIGHTHOUSE BEACH SUBDIVISION, PLAT No. 2007-14
 (R3) A.D.O.T. & P.F. MITKOF HIGHWAY RIGHT OF WAY MAP, PLAT No. 96-30.
 (R4) OTHERS-EWERT SUBDIVISION, PLAT No. 2019-6
 (R5) RIKKA'S POINT SUBDIVISION, PLAT No. 2020-10.



WRANGELL NARROWS

MEANDERS

LINE	BEARING	DISTANCE
L1	S11°48'30"E	91.05'
L2	S07°00'14"E	132.46'
L3	S07°11'20"W	155.02'
L4	S14°42'04"E	108.05'
L5	S02°32'28"E	113.69'
L6	S07°21'42"E	86.71'

CURVE DATA

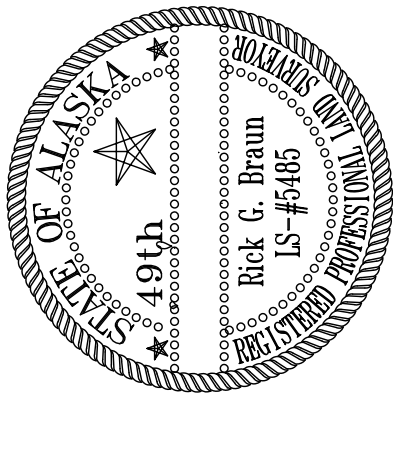
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	187.74'	310.44'	34°39'00"	S18°53'16"E	184.89'	
C2	135.00'	80.00'	96°41'22"	S71°10'57"E	119.55'	

VICINITY MAP
 SOURCE: USGS QUADRANGLE PETERSBURG (C3)
 DATE: 1986
 SCALE: 1 INCH = 1 MILE

SURVEYOR'S CERTIFICATE

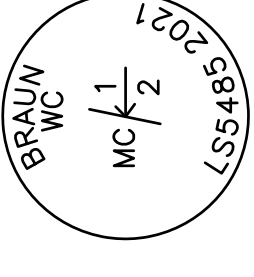
I, RICK G. BRAUN, L.S., CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY, AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND SHOWN.

DATE _____
 REGISTRATION NO. LS 5485
 RICK G. BRAUN, L.S.
 REGISTERED LAND SURVEYOR



LEGEND

- ⊗ GLO MONUMENT RECOVERED - 2 1/2" DIA. BRASS CAP ON IRON PIPE
- SECONDARY MONUMENT RECOVERED - 1.5" DIA. ALUMINUM CAP ON 5/8" REBAR, LS5485
- SECONDARY MONUMENT RECOVERED - 2" DIA. ALUMINUM CAP ON 5/8" REBAR, LS5485
- ⊙ PRIMARY MONUMENT RECOVERED - 2 1/2" DIA. ALUMINUM CAP ON ALUMINUM ROD IN BENCH MARK ACCESS COVER
- ⊙ D.O.T.P. & F. R.O.W. SHOULDER MONUMENT
- ⊙ SECONDARY MONUMENT SET THIS SURVEY - SET DETAIL BELOW
- ⊙ 1/2" IRON PIPE MONUMENT RECOVERED - WAYNE BRICKEY, JR. 3425

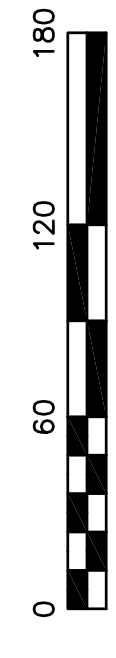


TYPICAL SECONDARY MONUMENT SET THIS SURVEY
 5/8" x 36" REBAR WITH 2" ALUMINUM CAP

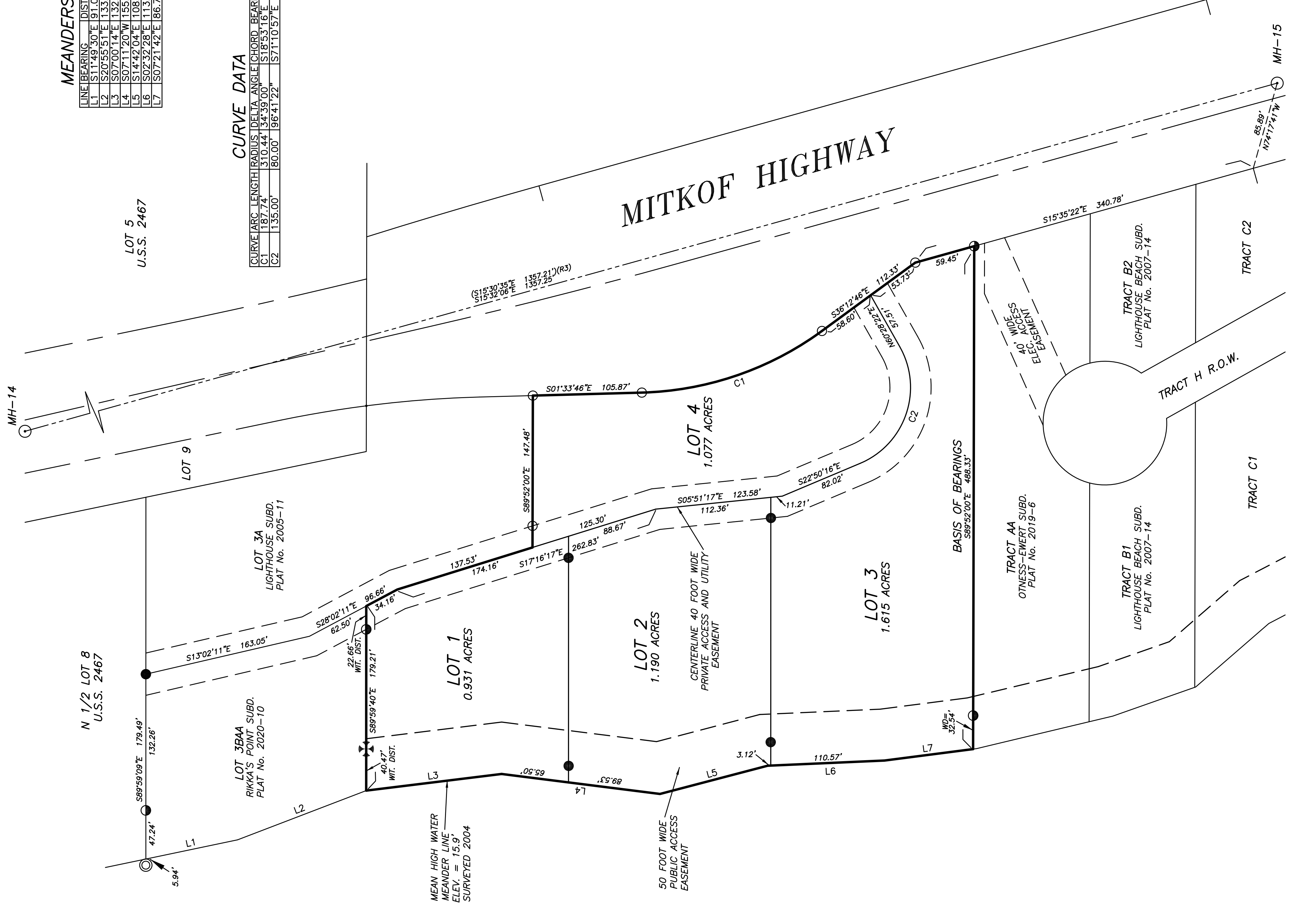
BIRCHELL SUBDIVISION

A SUBDIVISION OF
 OF LOT 3B&B OF THE RIKKA'S POINT SUBDIVISION,
 PLAT No. 2020-10
 PETERSBURG RECORDING DISTRICT
 CREATING LOTS 1, 2, 3 AND 4

CLIENT: CURT AND KRISTI BIRCHELL
 P.O. BOX 120
 PETERSBURG, AK 99833



SURVEYOR
RICK G. BRAUN, L.S.
 P.O. BOX 211, PETERSBURG AK 99833
 PH (907) 518-1889
 DRAWING COMPLETED 9/3/21
 DRAWN BY RGB DRAWING No. B11421

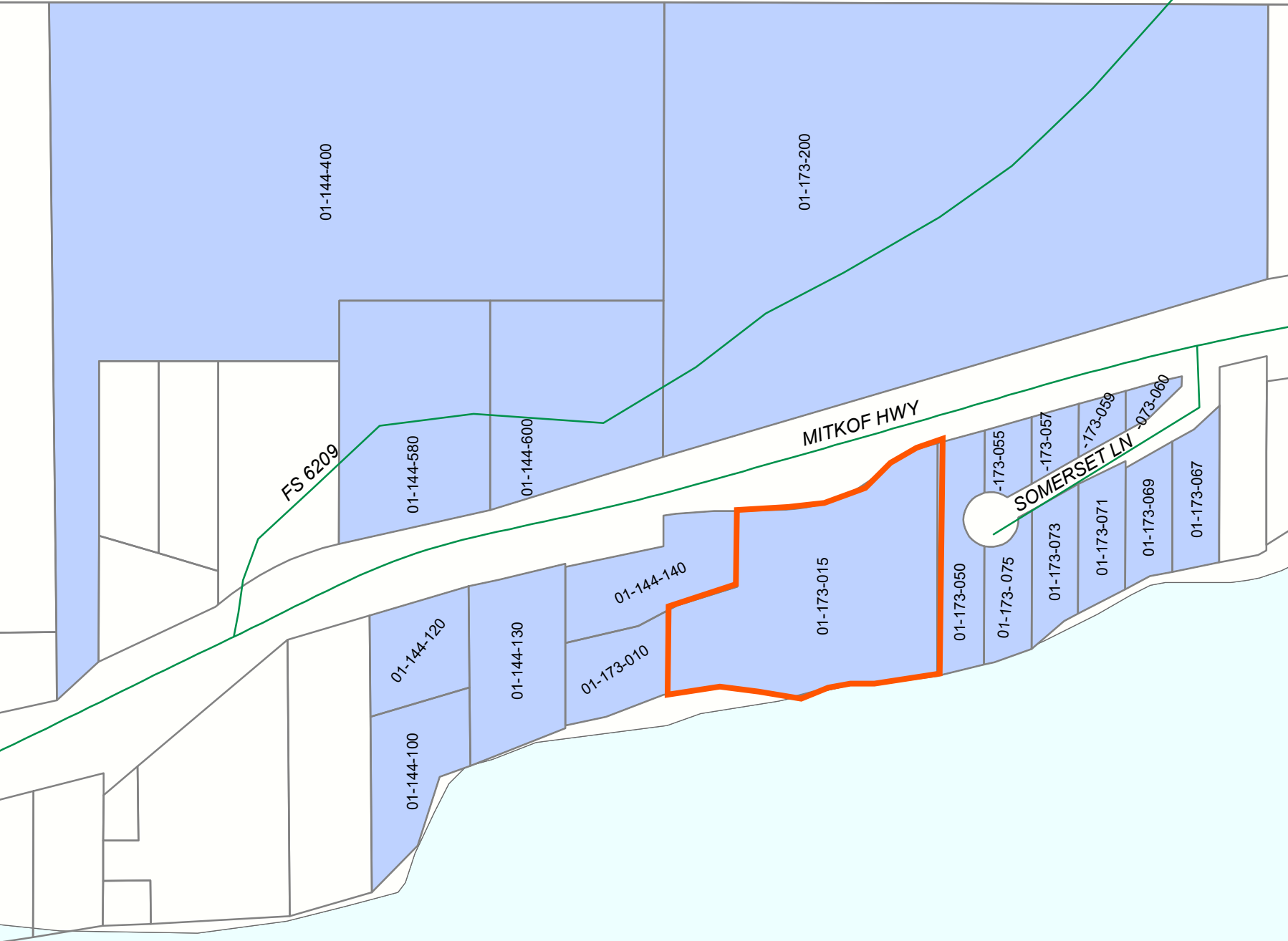


Birchell Property 696 Mitkof Highway 01-173-015



PROPERTY AREA

*Birchell Property
696 Mitkof Highway
01-173-015*



Wrangell Narrows