

City of Valdez
ALASKA

Community Development Department

*Dennis Fleming, Mayor
John Douglas, City Manager*

9/12/2024

NOTICE OF SUBDIVISION/REPLAT

THE CITY OF VALDEZ

DUCK TAIL SUBDIVISION

The City of Valdez has requested a survey within Section 32, Township 8 South, Range 6 West, Copper River Meridian, Valdez Recording District, Alaska. Described as follows: A Re-Plat of Tract D Duck Marsh Subdivision Plat 2001-11. The subject property's street addresses are 276 and 278 Richardson Highway.

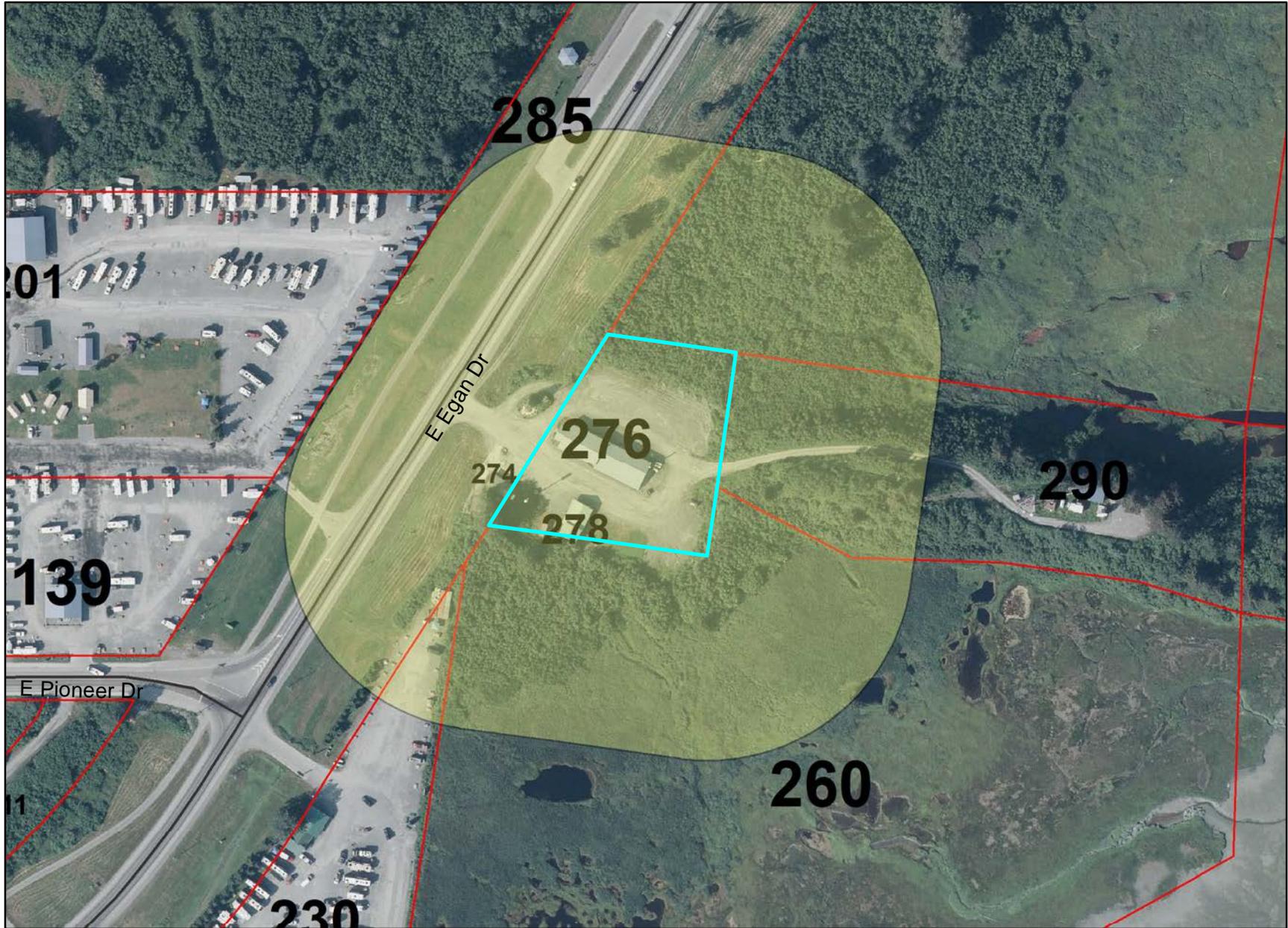
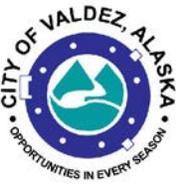
The preliminary plat will go before the Planning and Zoning Commission for approval on September 25th, 2024, at 7:00PM in the City Council Chambers (214 Fairbanks Drive). The public is invited to attend the meeting and provide your comments. If you wish to comment on the subdivision and cannot attend the meeting, please provide your comments to the Community Development Department in writing or via e-mail to communitydevelopment@ValdezAK.Gov. Staff will pass comments received before 4:00PM the day of the hearing on to the Planning and Zoning Commission.

If you have any questions please contact the Community Development Department at (907) 834-3401 or stop by our window in City Hall at 212 Chenega Avenue.



DuckTail Subdivision

300 Foot Radius Map



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

MAGNETIC DECLINATION
5/28/22 PER NGDC.NOAA.GOV
16.38° ±0.46° CHANGING BY
0.24° W PER YEAR

LOT 2
SLEEPY HOLLOW ADDITION NO 5
PLAT 2001-1
PRIVATELY OWNED
ZONED G

LOT 4A
SLEEPY HOLLOW ADDITION NO 4
PLAT 2007-8
PRIVATELY OWNED
ZONED G

PIONEER STREET
STREET CLASSIFICATION MAJOR ROAD

EAST EGAN DRIVE
STREET CLASSIFICATION MAJOR ROAD

RICHARDSON HIGHWAY
STREET CLASSIFICATION MAJOR ROAD

PARCEL A-2 USS 635
LABORERS UNION
LOT DIVISION
PLAT 90-12
PRIVATELY OWNED
ZONED G

USS 349
STATE OF ALASKA
ZONED G

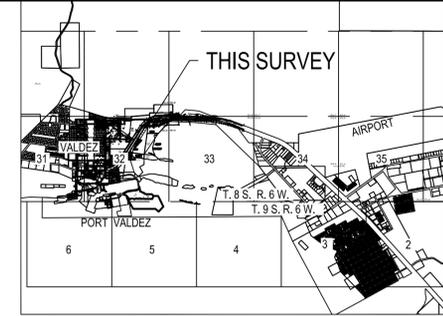
LOT 2
DUCK MARSH SUBDIVISION
PLAT 2001-11
UNIVERSITY OF ALASKA
ZONED G

LOT 1
DUCK MARSH SUBDIVISION
PLAT 2001-11
STATE OF ALASKA
ZONED G

TRACT D1
23,916.64 SF (0.549 ACRES)
ZONED G

TRACT D2
28,342.29 SF (0.651 ACRES)
ZONED G

TRACT D3
24,692.80 SF (0.567 ACRES)
ZONED G



VICINITY MAP
SCALE: 1" = 1 MILE

- LEGEND**
- SET SECONDARY MONUMENT 2" ALLU CAP ON REBAR SEE NOTE 6
 - FND PRIMARY MONUMENT
 - ◐ FND SECONDARY MONUMENT
 - FND SECONDARY REBAR MONUMENT
 - SURVEYED
 - - - UNSURVEYED
 - - - EASEMENT
 - - - CENTERLINE
 - (R1) PLAT 2001-11

- NOTES**
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND ALL BEARINGS ARE ORIENTED TO NAD 83 A.S.P. ZONE 3.
 3. REF. PLATS: 66-27M VALDEZ R.D.,
 4. REF. FIELD BOOK: 19-02 PG. .
 5. MONUMENTS TO BE SET IN THE SPRING 2022.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL LOTS, BLOCKS AND RELATED INTERESTS CONTAINED WITHIN DUCK TAIL SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT, AND HEREBY DEDICATE OR RESERVE FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL EASEMENTS, PUBLIC UTILITY EASEMENTS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

SHARON SCHEIDT
MAYOR, CITY OF VALDEZ
PO BOX 307
VALDEZ, AK 99686

DATE _____

ATTEST:

SHERI PIERCE, MMC, CITY CLERK
CITY OF VALDEZ, ALASKA

DATE _____

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY, LOT 7A, BLOCK 4, HARRIS NORTH MINERAL CREEK SUBDIVISION, REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____.

SHERI PIERCE, MMC, CITY CLERK
CITY OF VALDEZ, ALASKA

DATE _____

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

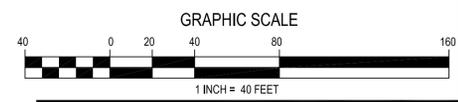
DATE _____

SURVEYOR'S CERTIFICATE

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

DATE: _____ REGISTRATION No. 8205 S

ALLEN MINISH
REGISTERED LAND SURVEYOR



SURVEYOR:
WRANGELL MOUNTAIN TECHNICAL SERVICES
PO BOX 118, CHITINA, AK 99566 (907) 823-2280

A PLAT OF
DUCK TAIL SUBDIVISION
CREATING TRACTS D1, D2 AND D3

A RE-PLAT OF
TRACT D DUCK MARSH SUBDIVISION PLAT 2001-11
SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST
COPPER RIVER MERIDIAN, ALASKA
CONTAINING ±76,951.44 FT² (±1.766 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA

DRAWN BY: ADM DATE: 8/19/24	DATE OF SURVEY: START: 2012 END: 2024	WMTS PROJECT # 24031
CHECKED BY: COV/ADM DATE: 8/19/24	SCALE: 1" = 40'	DRAWING NAME: EAST OF HAZELET