

TN  
16.89° NN  
MAGNETIC DECLINATION  
11/23/19 PER NIGCC.NGA.AL.GOV  
16.89° 40.14' CHANGING BY  
0.30" W PER YEAR

**BLOCK 21A**  
PLAT 2014-14  
ZONED P

**ROBE RIVER DRIVE**

STREET CLASSIFICATION MINOR ROAD

S89°57'28"W 153.31'

S89°57'28"W 106.73'

30'

30'

10' UTILITY EASEMENT  
10' UTILITY EASEMENT

LOT 1A  
PLAT 90-4  
ZONED RA

**HAZELET AVENUE**

STREET CLASSIFICATION COLLECTOR

S00°04'09"W 279.82'

40'

40'

RADIUS: 20.00'  
DELTA: 89°53'20"  
LENGTH: 31.38'

**LOT 25B**  
SNOW STORAGE  
18,616.77 SF (0.427 ACRES)  
ZONED RA

**LOT 24A**  
11,884.90 SF (0.268 ACRES)  
ZONED RA

LOT 23  
PLAT 66-27M  
ZONED RA

LOT 22  
PLAT 66-27M  
ZONED RA

LOT 21  
PLAT 66-27M  
ZONED RA

**BLOCK 1**

LOT 19B  
WELL RESERVE  
PLAT 2014-14  
ZONED RA

LOT 17A  
PLAT 2013-2  
ZONED RA

LOT 16  
PLAT 66-27M  
ZONED RA

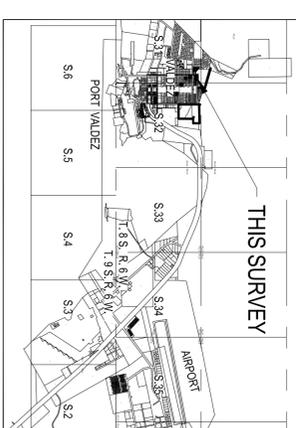
LOT 15  
PLAT 66-27M  
ZONED RA

EXISTING LOT LINE  
TO BE REMOVED ON  
FINAL PLAT

**HANAGITA STREET**

STREET CLASSIFICATION MINOR ROAD

10' UTILITY EASEMENT  
10' UTILITY EASEMENT



**THIS SURVEY**

VICINITY MAP  
SCALE: 1" = 1 MILE

**LEGEND**

- SET SECONDARY MONUMENT 7/40 CAP ON REBAR
- FIND PRIMARY MONUMENT
- FIND SECONDARY MONUMENT
- SURVEYED
- - - - - UNSURVEYED
- EASEMENT

**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 SPZ ZONE 3 AND ALL BEARINGS ARE ORIENTED TO NAD 83 S.A.P. ZONE 3.
3. REF. PLATS: 66-27M, 90-4, 2013-2, 2014-14 VALDEZ R.D.
4. REF. FIELD BOOK: 1942 PG.
5. AS PART OF THIS PLAT RESOLUTION, 18048 REQUIRES THAT THERE BE PUBLIC WATER WELLDHEAD PROTECTION AND THAT NO USES INCOMPATIBLE WITH A PUBLIC DRINKING WATER SYSTEM SHALL EXIST ON THE PROPERTY INVOLVED IN THIS SUBDIVISION. THESE PROHIBITED USES INCLUDE, BUT ARE NOT LIMITED TO, DOGS LOTS, RETENTION POUNDS AND/OR FLOOR DRAIN OIL SEPARATORS.

**TAX CERTIFICATE**

I, SHERIL L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY, LOT 24A, REPRESENTED BY THESE LOT LINES ARE PAID AS OF \_\_\_\_\_.

SIGNED: \_\_\_\_\_  
SHERIL PIERCE  
CITY CLERK  
CITY OF VALDEZ

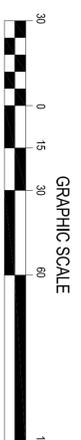
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
SHERIL PIERCE  
CITY CLERK  
CITY OF VALDEZ, ALASKA

**PLAT APPROVAL**

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
JESS GONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ, ALASKA



**WRANGELL MOUNTAIN TECHNICAL SERVICES**  
SURVEYOR:  
A PLAT OF  
NORTH MINERAL CREEK STEPHENS SUBDIVISION  
CREATING LOTS 25B AND 24A OF BLOCK 1

|             |          |                 |          |                |      |
|-------------|----------|-----------------|----------|----------------|------|
| DRAWN BY:   | ADM      | DATE OF SURVEY: | 2/25/19  | WMTS PROJECT # | 1907 |
| CHECKED BY: | ADM      | SCALE:          | 1" = 30' | COV. PLAT #    |      |
| DATE:       | 12/29/19 |                 |          |                |      |

**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 MINSH  
REGISTERED LAND SURVEYOR



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF LOT 25B, NORTH MINERAL CREEK STEPHENS SUBDIVISION AS SHOWN AND RELATED INTERESTS CONTAINED WITHIN THE SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT, AND HEREBY DEDICATES OR RESERVES FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL PUBLIC EASEMENTS, PUBLIC UTILITY EASEMENTS, RIGHTS-OF-WAY, AND SNOW STORAGE AREAS THAT ARE DEPICTED ON THE PLAT OR ARE THE SUBJECT OF THIS PLAT NOTES.

JEREMY ONIEL  
MAYOR, CITY OF VALDEZ  
PO BOX 307  
VALDEZ, AK 99686  
907-234-3408

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

ATTEST:  
SHERIL PIERCE, MMC, CITY CLERK

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 24A NORTH MINERAL CREEK STEPHENS SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

MARY HELEN STEPHENS  
PO BOX 1772  
VALDEZ, AK 99686  
907-231-0794

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

NOTARY'S ACKNOWLEDGEMENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, PERSONALLY APPEARING BEFORE ME:  
BY: \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_