

City of Valdez
ALASKA

Planning Department

Jeremy O'Neil, Mayor
Mark Detter, City Manager

**NOTICE OF SUBDIVISION
STATE OF ALASKA
Alaska State Land Survey No. 2017-66.**

The State of Alaska, Department of Natural Resources Division of Land and Water has requested a survey within Sections 17, 19, 29, & 30 of Township 9 South, Range 6 West, Copper River Meridian described as follows:

DATE OF SURVEY: BEGINNING: <u>SEPT. 2008</u> ENDING: <u>SEPT. 2019</u>	SURVEYOR: R & M CONSULTANTS, INC. 9101 VANGUARD DRIVE, ANCHORAGE, AK 99507 907-522-1707 VOICE, 907-522-3404 FAX WWW.RMCONSULT.COM COA# AECC111
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY No. 2017-66	
A SUBDIVISION OF TRACT A AND THE DEPICTION OF ADL NO. 232974, A PRIVATE NON-EXCLUSIVE ACCESS EASEMENT LOCATED WITHIN PROTRACTED SECTIONS 17, 19, 20, 29 & 30 of TRACT A, TOWNSHIP 9 SOUTH, RANGE 6 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 21.09 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY: <u>RHB</u> DATE: <u>MARCH 6, 2020</u>	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: 1"=1000'	CHECKED: <u>RHB</u> SHEET: <u>1 OF 6</u> DNR FILE NO. <u>ASLS 20170066</u>

A copy of the preliminary plat is attached for your review.

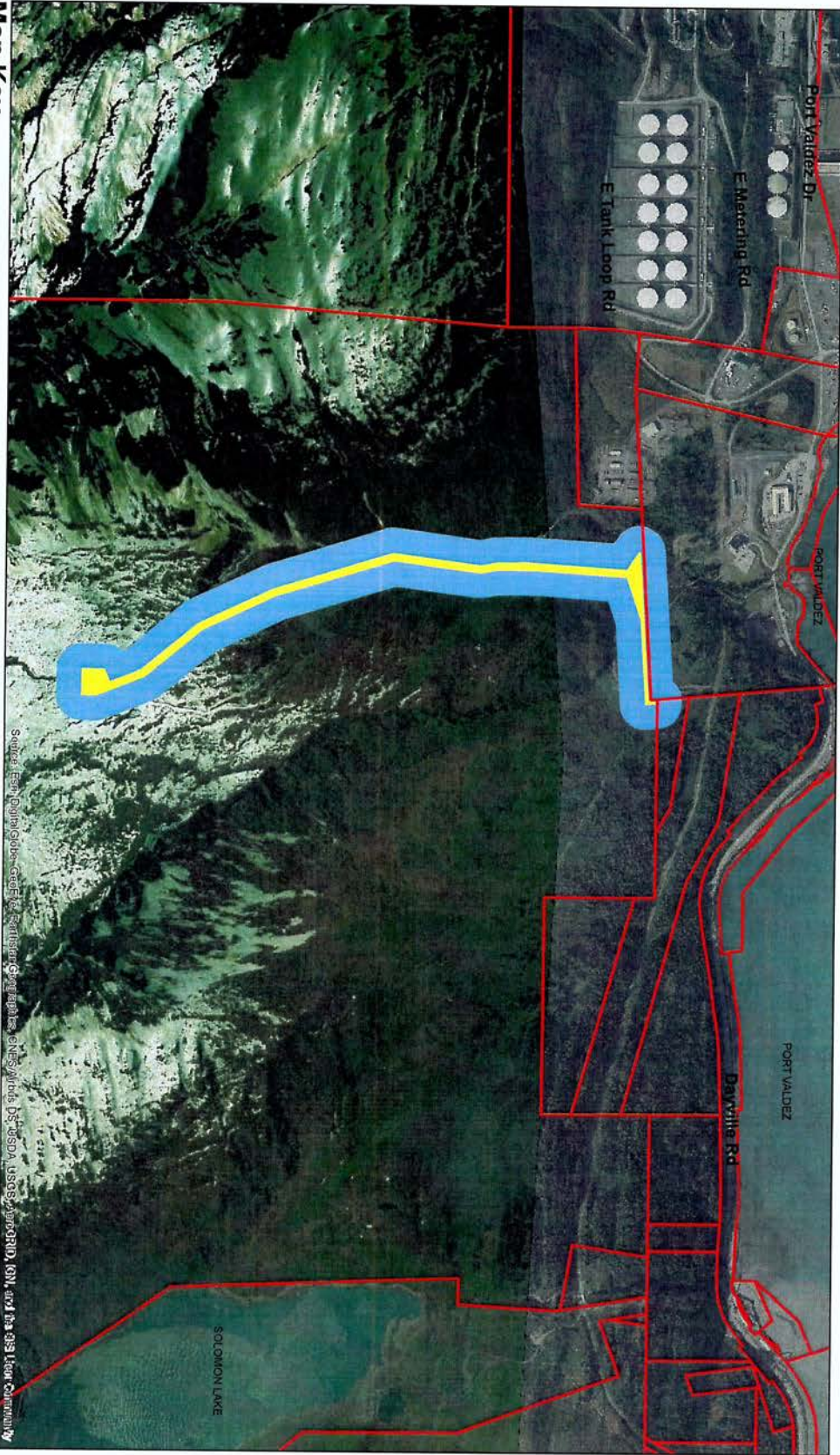
The preliminary plat will go before the Planning & Zoning Commission for approval on April 22nd, 2020 at 7:00 PM in the City Council Chambers (211 Fairbanks Drive). Due to the ongoing situation related to COVID-19, the public is encouraged to submit comments in writing to the Planning Department prior to the April 22nd meeting. A copy of any comments submitted will then be presented to the Planning & Zoning Commission. Please provide your comments to the Planning Department in writing or via e-mail to pnylund@valdezak.gov. A large scale plat is available for review at our office in City Hall. To arrange a time to see the plat, or if you have any questions, please contact the Planning Department by calling 907-302- 0836.

Paul Nylund
Senior Planner/GIS Technician
City of Valdez | Planning Department
✉ pnylund@valdezak.gov



Alaska State Land Survey No. 2017-66

A Depiction of ADL No. 232974



- Map Key**
- ASLS-2017-66
 - 300' Radius of Subject Parcel

THE DATA CONTAINED HEREIN IS COMPILED FROM SEVERAL SOURCES, SOME UNRELATED TO THE CITY OF VALDEZ, WITH DIFFERENT LEVELS OF PRECISION. PLEASE NOTE, WHILE THE INFORMATION IN OUR GIS IS BELIEVED TO BE RELIABLE, IT IS NOT GUARANTEED TO BE ACCURATE.

1. This survey of ADL 231706 and ADL 232974 was accomplished in accordance with AS 38.05.810(e) and P&C SI 2017-66.

- [illegible]

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

JESS CONDEK
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

- ① GEODETIC CONTROL, MONUMENT RECOVERED
- ⊕ BLM MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT RECOVERED
- SECONDARY MONUMENT OF RECORD
- ⦿ PRIMARY MONUMENT SET THIS SURVEY

----- EASEMENT I
----- ADL 232974 EASEMENT

... OF FILL, TOP OF
TEMPORARY CONSTRUCT

R1 RECORD PER NGS PID UV3926

R2 RECORD PER BLM

RECORD PER ASLS 79-111

R5 RECORD PER RS2477 PLAT 2015-9, WRD

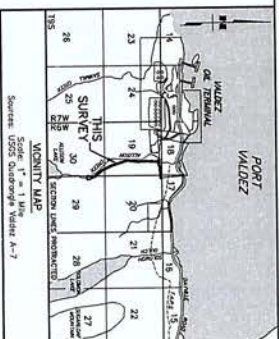
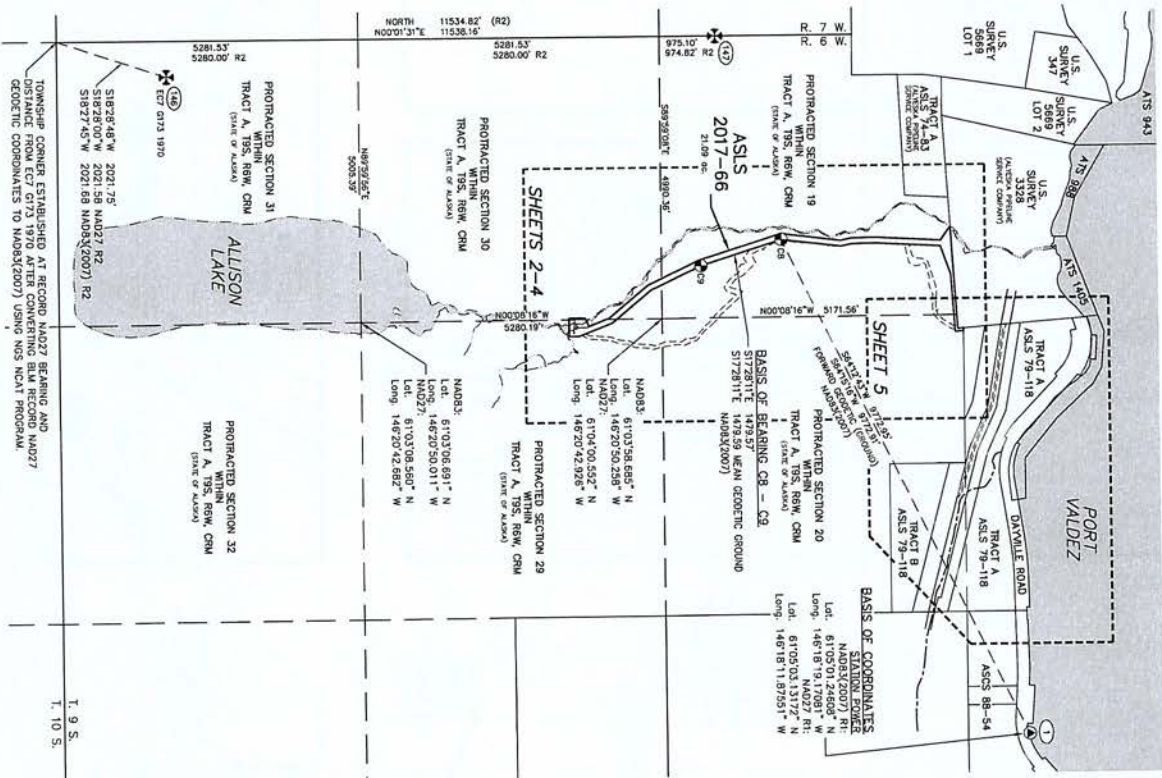


SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR, PLS #

DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

1. THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. SURVEY-66 AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAN FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE _____

DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2020, BY: _____

APPLICANT CERTIFICATE

ADL NO. 231706
ADL NO. 232974

TRAVIS MILLON
PO BOX 45 CLENNWALLEN,
ALASKA 99568

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY
OF _____, 2020. BY: _____

TAX CERTIFICATE

THIS SUBDIVISION IS NOT SUBJECT TO TAXATION, AT THE TIME OF FILING.



DATE OF SURVEY: _____
 BEGINNING: _____ 2008
 ENDING: _____ 2019

DIRECTOR:
 R. M. CONRAD TAYLOR, INC.
 107 WASHINGTON BLVD.
 BOX 572-1707 WOOD
 28093-0572
 WWW.RMCONRADTAYLOR.COM DAY RESIDENT

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2017-66

A SUBDIVISION OF TRACT A
AND
THE DEPOSITION OF ADJ. NO. 23974
A PRIVATE NON-EXCLUSIVE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 17, 19, 20, 29 & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 6 WEST, COPPER RIVER
MERIDIAN, ALASKA

CONTAINING 21 09 ACRES	
VALDEZ RECORDING DISTRICT	
APPROVAL RECOMMENDED	
DRAMA BY: <u>RHR</u>	DATE: <u>MARCH 6, 2020</u>
SEAL:	DATE:
STATISTIC RATING SPREADSHEET	DATE:
CHANGED: <u>1</u> OF <u>6</u>	DATE:
DATE:	DATE:

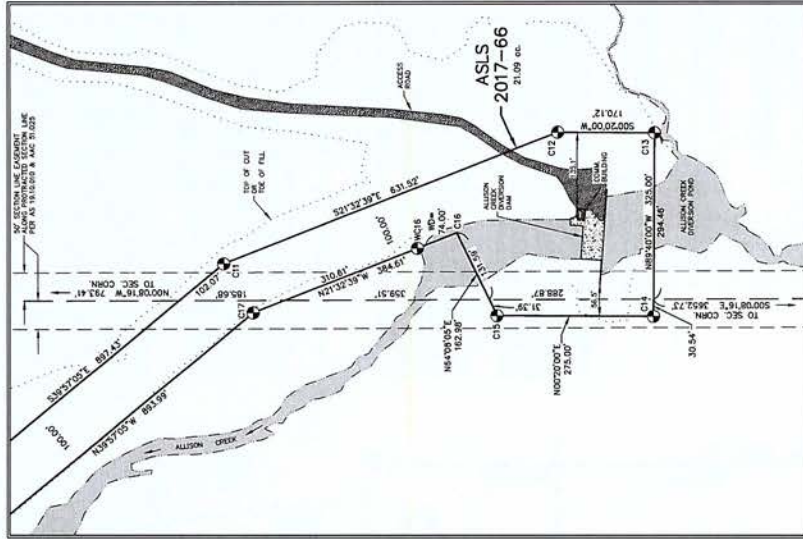


MAGNETIC DECLINATION = 16° 37' E
MAGNETIC NORTH = 16° 37' E
TRUE NORTH = 0° 00' 00" E
DATE: 1/7/2020

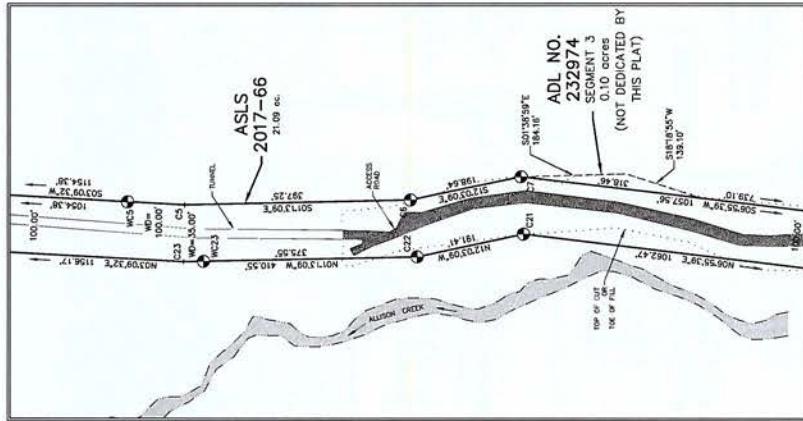
LEGEND

- BLM MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- UNSURVEYED
- SURVEYED
- EASEMENT
- ADL 232974 EASEMENT
- TOE OF FILL, TOP OF CUT, EDGE OF TEMPORARY ROAD, STAGING AREA, ETC.

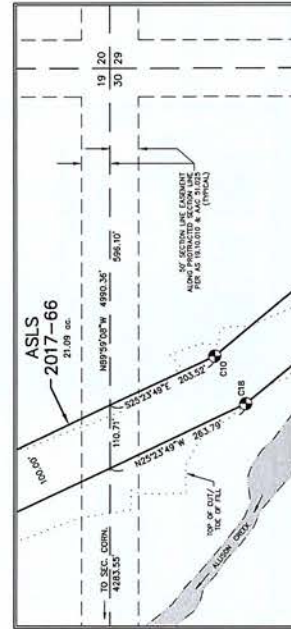
R3 RECORD PER ASLS 74-83



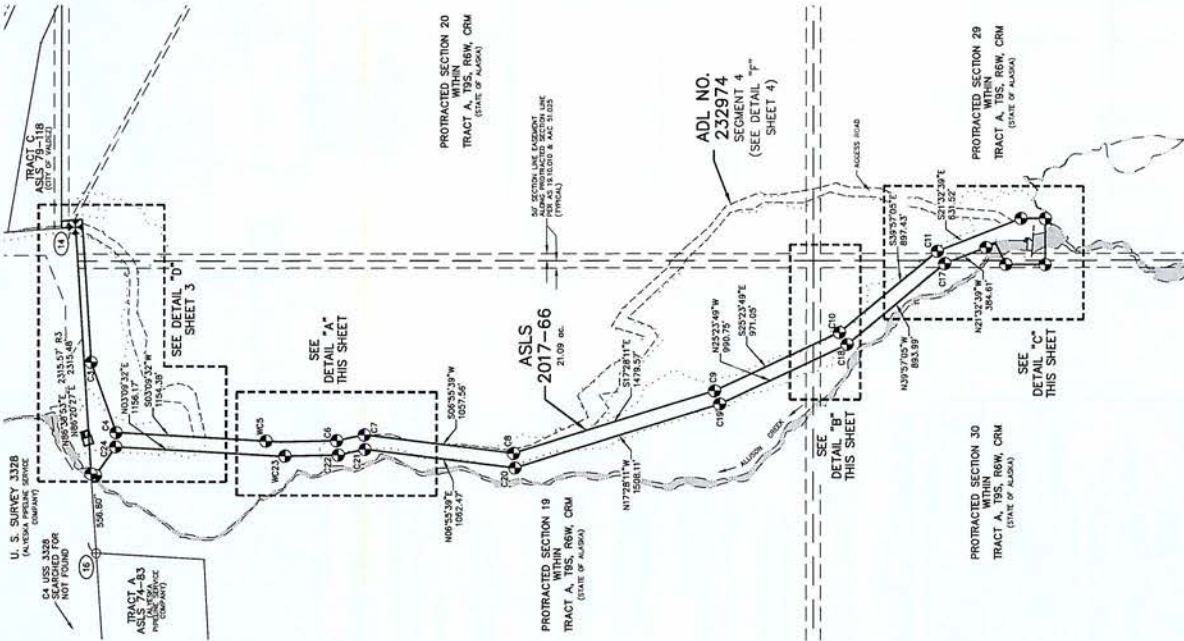
DETAIL "C"
1" = 100'



DETAIL "A"
1" = 100'

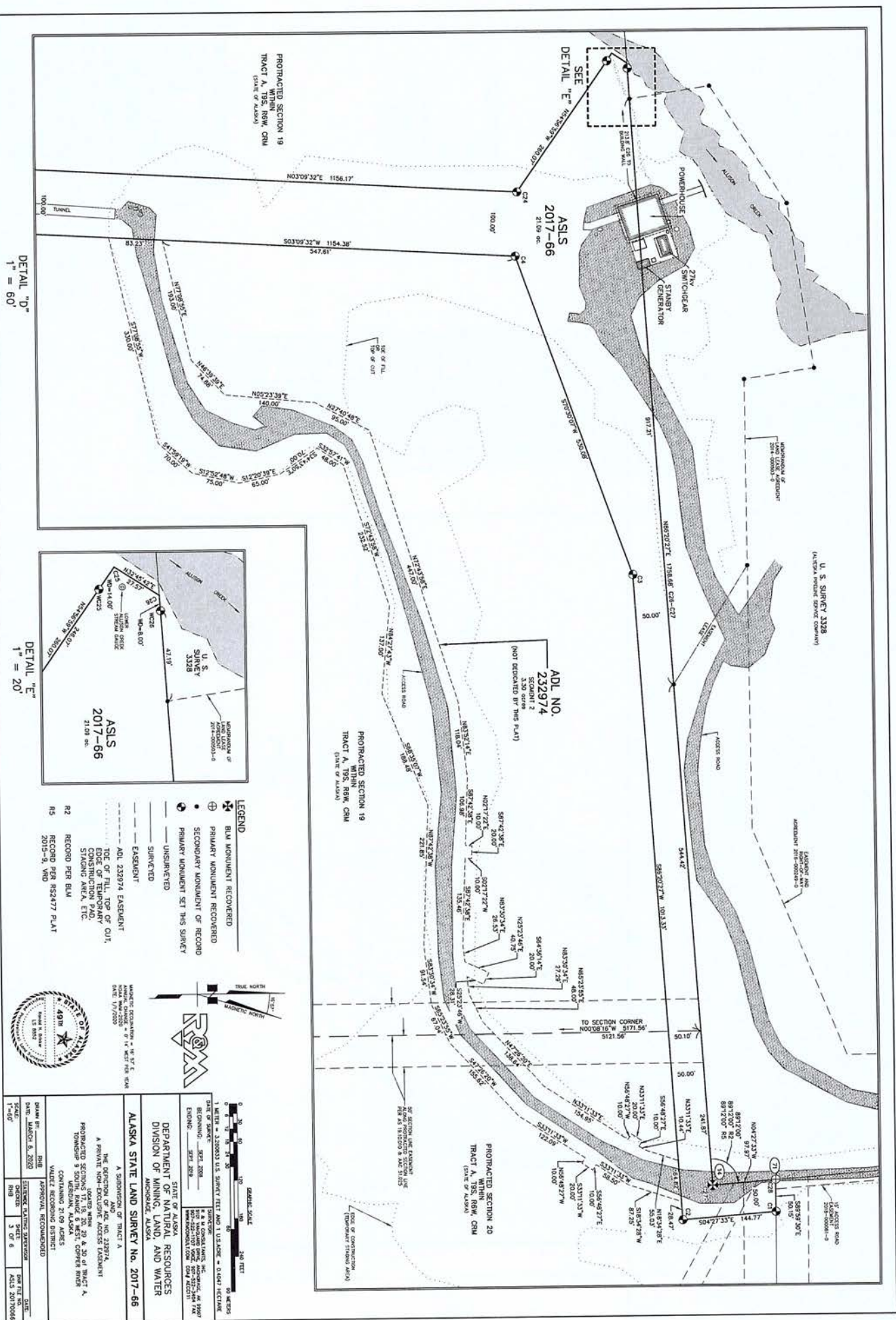


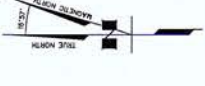
DETAIL "B"
1" = 100'



STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND, AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2017-66	
A SUBDIVISION OF TRACT A AND NO. 332974 A PRIVATE NON-EXCLUSIVE ACCESS EASEMENT LOCATED WITHIN 20 S. 30. 41 TRACT A, TOWNSHIP 3 SOUTH, RANGE 5 WEST, COOPER RIVER MERIDIAN, ALASKA COVERING 21.09 ACRES VALUATION: \$1,000,000.00	
DATE: MARCH 5, 2020	DATE: MARCH 5, 2020
DRAWN BY: BNS	APPROVAL: RECOMMENDED
STATEMENT: PLATING SUPERVISOR	DATE: MARCH 5, 2020
SCALE: 1" = 400'	SCALE: 1" = 400'







MAGNETIC DECLINATION = 16° 37' E
LOCAL MAGNETIC NORTH = 10° WEST OF TRUE
DATE: 1/1/2020

- LEGEND**
- PRIMARY MONUMENT SET THIS SURVEY
 - UNSURVEYED
 - SURVEYED
 - EASEMENT
 - ADL 232974 EASEMENT
 - LINE OF FIL TOP OF CUT, EDGE OF TEMPORARY CONSTRUCTION PAD, STAGING AREA, ETC.



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

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THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

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A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

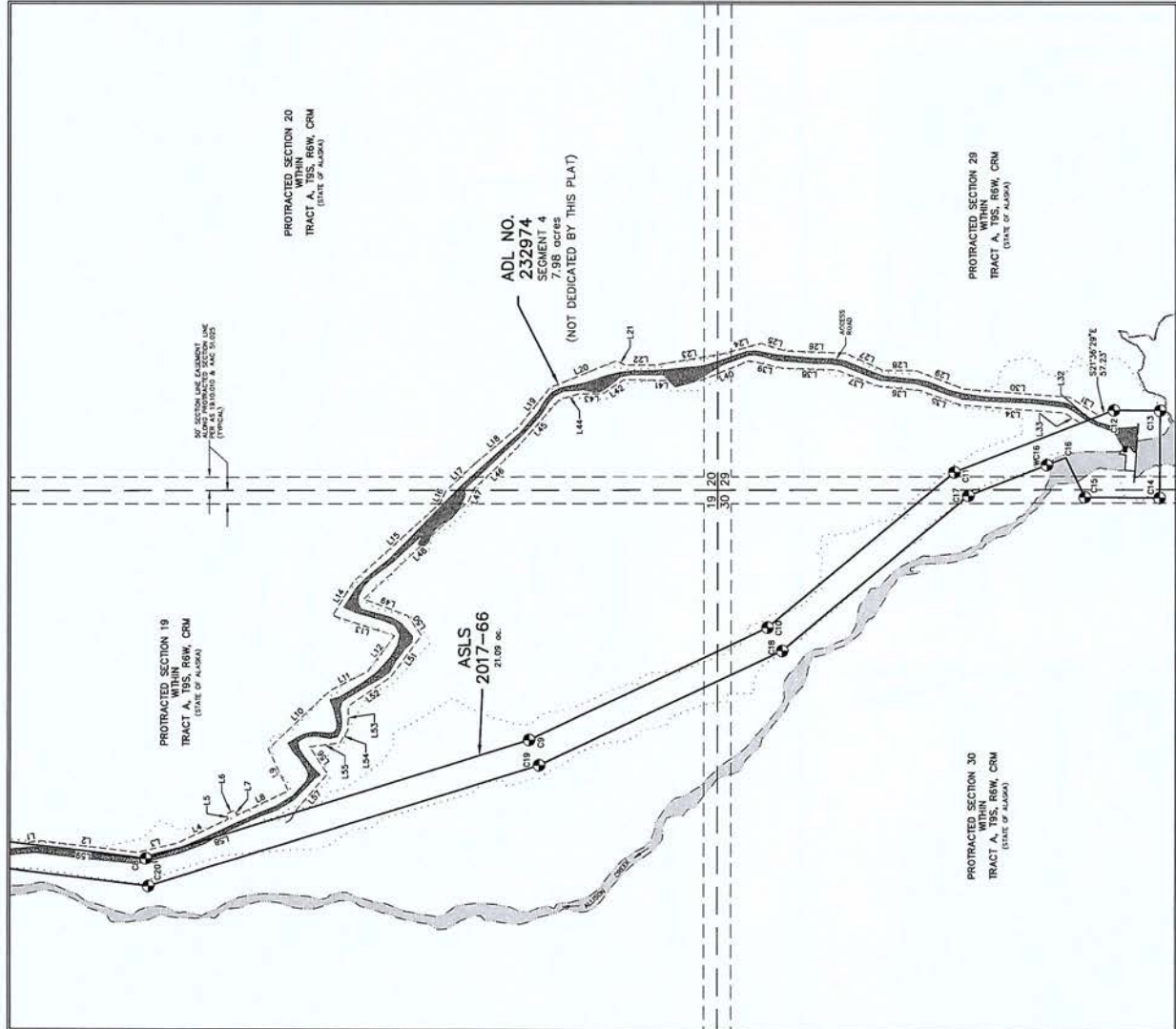
ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

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A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

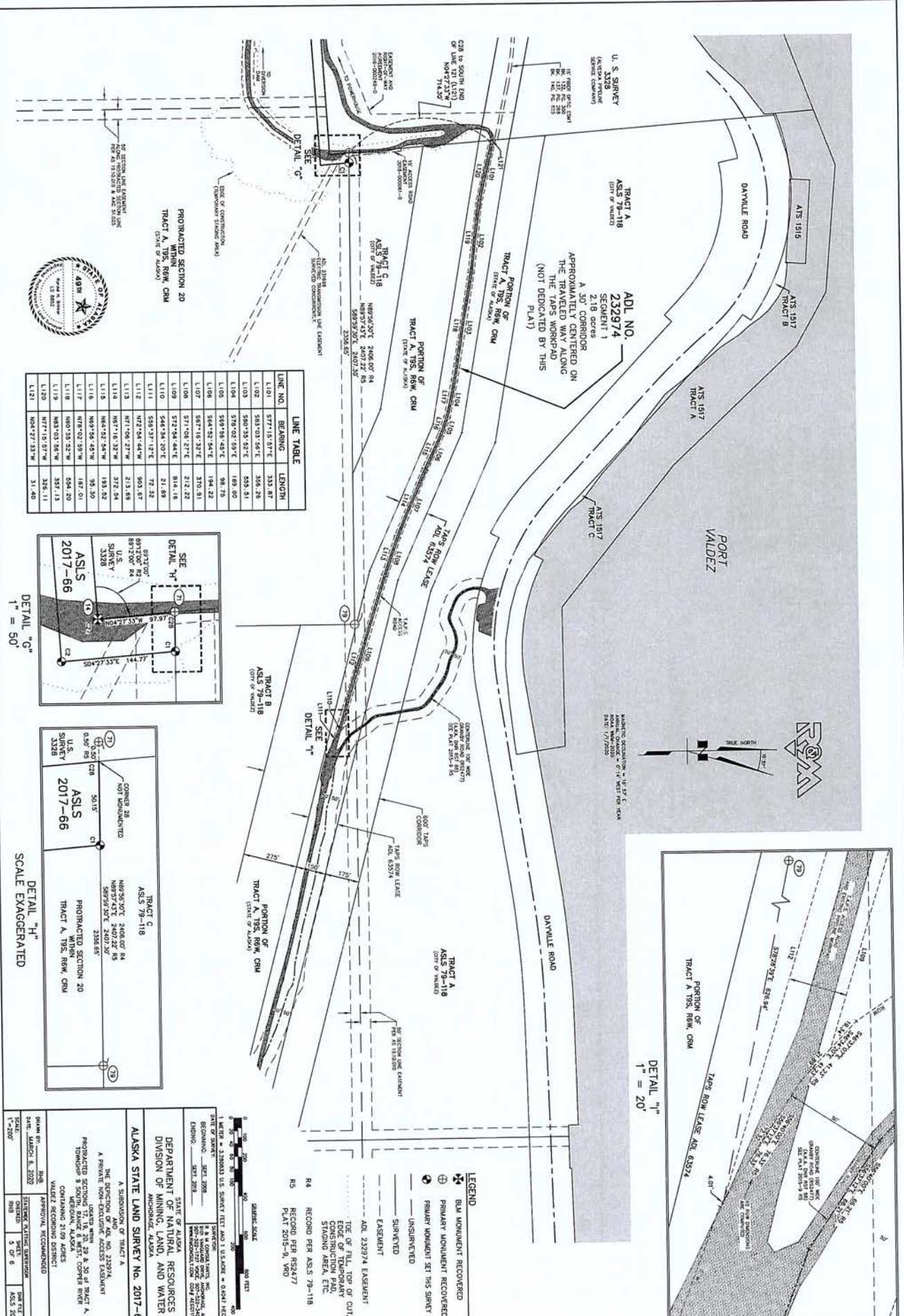
ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

ADL 232974
A SUBDIVISION OF TRACT A
THE DEPARTMENT OF ADL NO. 232974,
A PRIVATE NON-CONVEYANCE ACCESS EASEMENT
LOCATED WITHIN
PROTRACTED SECTIONS 19, 20, 29, & 30 of TRACT A,
TOWNSHIP 9 SOUTH, RANGE 14 WEST, CUPPER RIVER
MERIDIAN, ALASKA
CONTAINING 21.09 ACRES

LINE NO.	BEARING	LENGTH
L1	S00°29'58"E	87.87
L2	S00°00'39"W	308.12
L3	S13°27'01"E	130.00
L4	S25°40'29"E	210.00
L5	N04°19'32"E	20.00
L6	S25°40'29"E	35.00
L7	S64°19'32"W	20.00
L8	S25°40'29"E	210.00
L9	N64°19'32"E	171.49
L10	S43°34'31"E	313.66
L11	S27°21'14"E	154.75
L12	S52°47'56"E	165.36
L13	N10°00'24"E	240.41
L14	S54°34'29"E	120.35
L15	S44°08'26"E	476.25
L16	S64°30'14"E	53.89
L17	S43°23'17"E	148.12
L18	S40°37'41"E	208.63
L19	S51°38'21"E	189.58
L20	S22°07'40"E	283.17
L21	S28°32'10"W	35.38
L22	S09°28'58"E	115.84
L23	S09°35'35"E	220.28
L24	S15°33'24"E	143.94
L25	S17°11'28"W	91.64
L26	S02°08'55"W	222.83
L27	S24°41'04"W	150.95
L28	S00°00'44"W	120.53
L29	S21°04'13"W	191.06
L30	S04°23'23"W	388.76
L31	S32°20'27"W	130.28
L32	N01°32'39"W	74.13
L33	N33°30'27"E	71.23
L34	N04°23'25"E	351.86
L35	N15°48'22"E	161.95
L36	N02°27'06"E	148.24
L37	N02°58'55"E	169.83
L38	N01°52'44"E	199.54
L39	N12°24'59"E	124.32
L40	N02°08'29"W	198.15
L41	N02°58'40"E	278.55
L42	N34°38'56"W	90.81
L43	N01°19'15"W	90.78
L44	N15°37'50"W	75.40
L45	N43°10'27"W	262.78
L46	N43°07'57"W	195.76
L47	N02°27'27"W	53.17
L48	N43°14'16"W	529.59
L49	S05°50'37"W	173.27
L50	S55°16'10"W	87.71
L51	N53°48'09"W	189.08
L52	N52°05'07"W	190.99
L53	N09°14'56"W	86.75
L54	N57°07'29"W	97.45
L55	N07°09'50"W	112.19
L56	S54°45'54"W	120.31
L57	N49°20'31"W	192.13
L58	N17°20'11"W	569.59
L59	N04°55'39"E	437.55



DETAIL "F"
1" = 200'



LINE TABLE	
LINE NO.	BEARING
L101	S77°18'57"E
L102	S80°03'56"E
L103	S80°03'56"E
L104	S79°02'59"E
L105	S80°18'48"E
L106	S84°52'54"E
L107	S87°16'34"E
L108	S77°05'27"E
L109	S72°54'44"E
L110	S64°54'20"E
L111	S50°53'12"E
L112	S72°54'44"E
L113	S67°18'32"E
L114	S67°18'32"E
L115	S64°54'20"E
L116	S67°02'59"E
L117	S80°03'56"E
L118	S80°03'56"E
L119	S77°18'57"E
L120	S77°18'57"E
L121	S77°18'57"E

DETAIL "G"
1" = 50'

DETAIL "H"
SCALE EXAGGERATED

ALASKA STATE LAND SURVEY No. 2017-66

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER
ANCHORAGE, ALASKA

A SUBSECTION OF TRACT A
AND NO. 232974
A PRELIMINARY EXHIBIT ACCESS EASEMENT
PROTRACTED SECTION 20
TOWNSHIP 3 NORTH, RANGE 14 EAST, COFFEE RIVER
CONTAINING 2109 ACRES
VALLEY RECORDING DISTRICT

DATE: APRIL 6, 2023
BY: [Signature]
SCALE: 1" = 400'

LEGEND

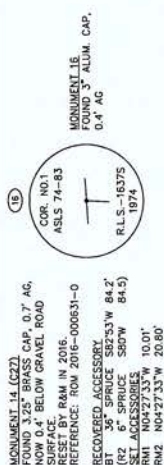
- BLM MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- UNRECOVERED
- UNRECOVERED
- EASEMENT
- ADL 232974 EXHIBIT
- TOP OF FILL, TOP OF CUT, CONSTRUCTION PAD, STANDING AREA, ETC.
- RA RECORD PER ASLS 79-118
- RS RECORD PER RS2477 PLAT 2018-5, WHO

GRAPHIC SCALE

0 100 200 300 400 500 600 FEET

0 100 200 300 400 500 METERS

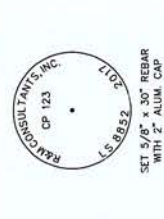
RECOVERED MONUMENTS



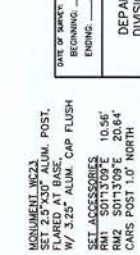
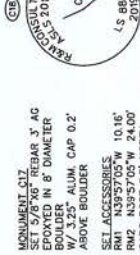
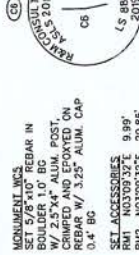
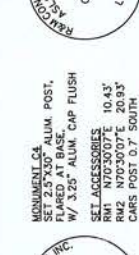
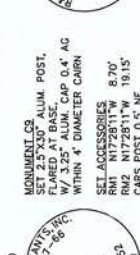
TYPICAL RM SET



TYPICAL CP SET



SET ASLS 2017-66 CORNERS



DATE OF SURVEY: 2017-66
 BEGINNING: 2017-66
 ENDING: 2017-66
 SURVEYOR: R. A. GONZALES, INC.
 800-455-4555
 1000 N. 10TH AVE., SUITE 100
 ANCHORAGE, ALASKA 99503
 STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND, AND WATER
 ANCHORAGE, ALASKA
 ALASKA STATE LAND SURVEY NO. 2017-66
 A SUBDIVISION OF TRACT A
 THE DEPOSITION OF ASL NO. 22974
 A PRIVATE MINING ACCESS EASEMENT
 PROTRACTED SECTIONS 17, 18, 20, 29 & 30 OF TRACT A,
 TURNING 5 SECTIONS 17, 18, 20, 29 & 30 OF TRACT A,
 CONTAINING 21.09 ACRES
 APPROVAL RECORDED DISTRICT
 DRAWN BY: RHB
 DATE: MARCH 6, 2020
 SCALE: 1"=200'
 CHECKED: RHB
 SHEET: 6 OF 6
 DATE: ASLS 20170606



AFFIDAVIT OF SERVICE BY MAIL

STATE OF ALASKA)
) SS.
)

THIRD JUDICIAL DISTRICT

I, **Kate Huber**, being first duly sworn upon their oath, deposes and says: That they are employed by the City of Valdez, Alaska, 212 Chenega Avenue, Valdez, Alaska 99686; that on April 10, 2020 served Notice of Subdivision/Replat for ASLS 2017-66.

NAME & ADDRESS:

See Attached list

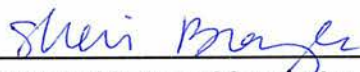
by placing a copy thereof in an envelope properly addressed to their address as above set forth, which address is the last address of said person known to them, and the envelope contained proper and sufficient U.S. Postage, and was deposited by them in the United States Post Office or receptacle at Valdez, Alaska for delivery by the U.S. Postal Department as directed on said envelope.



Kate Huber – Planning Department Director

SUBSCRIBED AND SWORN to before me this





Notary Public in and for Alaska
My Commission Expires: 6/27/22

GCI

PO Box 1047

VALDEZ, AK 99686-1047

CVTC C/o Lon Rake

PO Box 337

VALDEZ, AK 99686-337

CVEA C/o Jess Gallatin

PO Box 927

VALDEZ, AK 99686-927

State of Alaska – DNR

Division of Land and Water

550 W. 7th Ave, Suite 650

Anchorage, AK 99501-3576