

City of Valdez
ALASKA

Community Development Department

*Dennis Fleming, Mayor
John Douglas, City Manager*

9/12/2024

NOTICE OF SUBDIVISION/REPLAT
JOSH AND TABITHA SWIERK
VALDEZ NORTHERN LIGHTS SWIERK SUBDIVISION

Josh and Tabitha Swierk have requested a survey within Section 12, Township 9 South, Range 6 West, Copper River Meridian, Valdez Recording District, Alaska. Described as follows: A subdivision of Lot 1 Block 2 Northern Lights Subdivision Phase 2, Plat 2005-9. The subject property's street address is 3207 Aurora Street.

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.

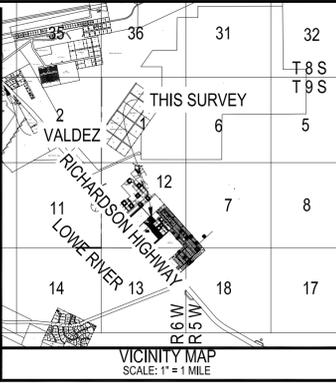
3207 Aurora St - 300' Radius



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.



DECLINATION NGDC NOAA GEOMAG CALCULATOR
15.87° E ± 0.46° CHANGING BY 0.24° W PER YEAR
YEAR, DETERMINED ON 8/29/24.



TRACT F1
ZONING NMU

TRACT F2
ZONING P

ASLS 79-116
PLAT 99-22

NORTHERN LIGHTS SWIERK SUBDIVISION

LOT 1 BLOCK 4
PLAT 2005-9
ZONING R1

LOT 1A
21,780.00 FT²
(0.500 ACRES)
ZONING R1

LOT 1B
31,858.24 FT²
(0.731 ACRES)
ZONING R1

LOT 1C
21,788.40 FT²
(0.500 ACRES)
ZONING R1

LOT 1D
21,779.87 FT²
(0.500 ACRES)
ZONING R1

LOT 5 BLOCK 2
PLAT 2005-9
ZONING R1

LOT 2 BLOCK 2
PLAT 2005-9
ZONING R1

TRACT A
PLAT 2018-1
SNOW LOT

SNOW LOT

SNOW LOT

PROPOSED WATER MAIN UNDER BLUE SPRUCE SUBD.

AURORA STREET
STREET CLASSIFICATION MINOR ROAD

10' UTILITY EASEMENT

- LEGEND**
- SET SECONDARY MONUMENT
 - FOUND PRIMARY MONUMENT
 - FOUND SECONDARY MONUMENT
 - FOUND REBAR MONUMENT
 - PLAT 2005-9
 - SURVEYED
 - OTHER SURVEYED BOUNDARIES PER PLATS
 - 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 SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES IN FEET.
 3. REF. PLATS: 2003-9, 2005-9, 2018-1, VALDEZ R.D.
 4. ALL SNOW REMOVAL FROM LOTS MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.

TAX CERTIFICATE
I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____, 2024.

SIGNED _____
SHERI L. PIERCE
CITY CLERK

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

SIGNED _____ DATE _____, 2024
DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF NORTHERN LIGHTS SWIERK SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

JOSHUA J. SWIERK _____ DATE _____
PO BOX 1126
VALDEZ, AK 99686

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

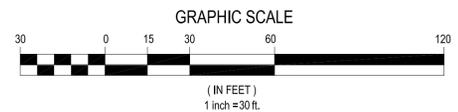
CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF NORTHERN LIGHTS SWIERK SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT.

TABATHA L. SWIERK _____ DATE _____
PO BOX 1126
VALDEZ, AK 99686

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



WRANGELL MOUNTAIN TECHNICAL SERVICES
MILE 32 EDGERTON HIGHWAY, PO BOX 118, CHITINA, AK 99566 (907) 823-2280

A PLAT OF
NORTHERN LIGHTS SWIERK SUBDIVISION
CREATING LOTS 1A, 1B, 1C AND 1D OF BLOCK 2

A SUBDIVISION OF
LOT 1 BLOCK 2 NORTHERN LIGHTS SUBDIVISION PHASE 2
PLAT 2005-9 VALDEZ R.D.
LOCATED WITHIN SURVEYED
SECTION 12, TOWNSHIP 9 SOUTH, RANGE 6 WEST,
COPPER RIVER MERIDIAN, ALASKA
CONTAINING ±97,206.51 FT² (±2.231 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA



DRAWN BY: ADM	DATE OF SURVEY: 9/11/24	WMTS PROJECT #: 24032
CHECKED BY: ADM/COV	SCALE: 1" = 30'	