



3/27/2026

**NOTICE OF SUBDIVISION/REPLAT
BRAD AND LISA KOCH
MINERAL CREEK KOCH SUBDIVISION**

Brad and Lisa Koch have requested a survey within Section 31, Township 8 South, Range 6 West, Copper River Meridian, Valdez Recording District, Alaska. Described as follows: A re-plat of Lot 7A Block 8 Mineral Creek Subdivision Plat #2001-3. The subject property's street address is 360 Nabesna St.

The preliminary plat will go before the Planning and Zoning Commission for approval on April 8th, 2026, 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.

N

Mineral Creek Koch Subdivision

300 Foot Radius

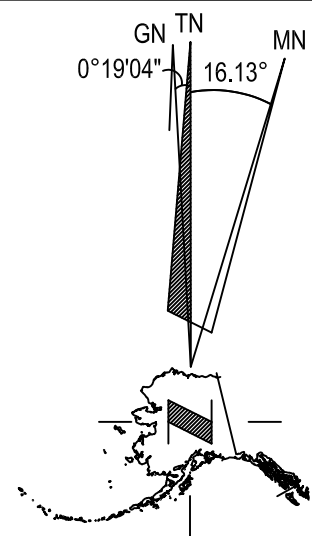


Legend

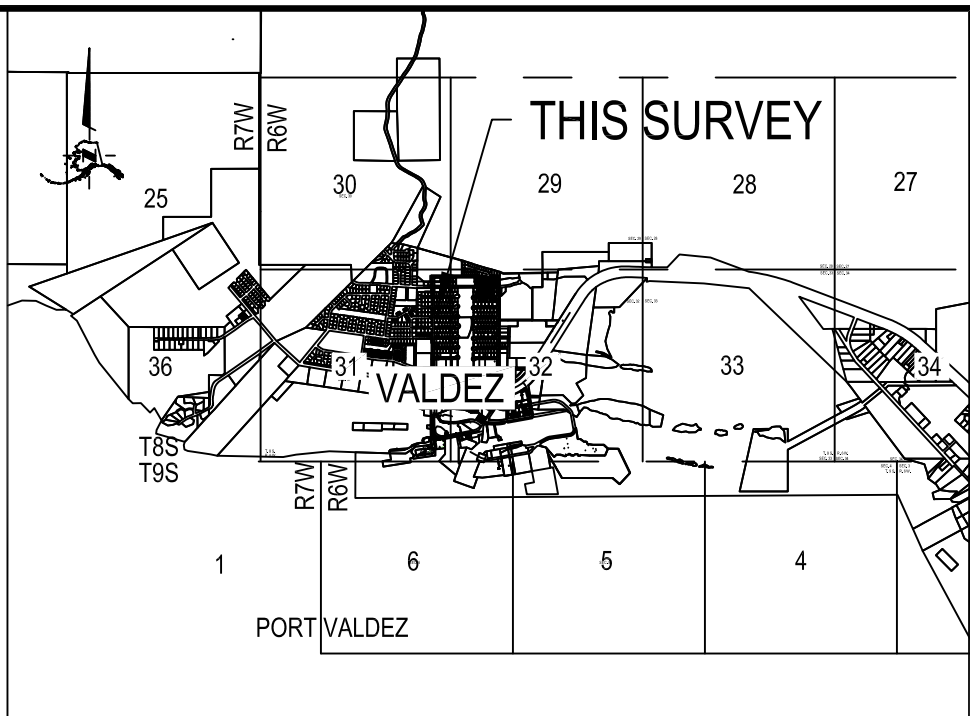
 Koch 300' Buffer

 Parcel Boundary

0 150 300 600 Feet



MAGNETIC DECLINATION 8/14/23 PER NGDC.NOAA.GOV
16.13° E ±0.46° CHANGING BY 0.24° W PER YEAR



VICINITY MAP
SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

BRADLEY J KOCH
PO BOX 706
VALDEZ, AK 99686

DATE

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 MINERAL CREEK KOCH SUBDIVISION, AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC, AS SHOWN, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

LISA D KOCH
PO BOX 706
VALDEZ, AK 99686

DATE

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: _____

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 _____.

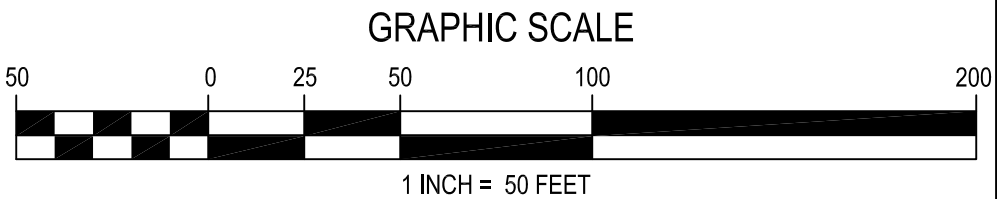
SIGNED
SHERI L. PIERCE MMC
CITY CLERK
CITY OF VALDEZ

PLAT APPROVAL

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

SIGNED
DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

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.

ALLEN MINISH
REGISTERED LAND SURVEYOR

DATE



SURVEYOR: WRANGELL MOUNTAIN TECHINCAL SERVICES PO BOX 118, MILE 32 EDGERTON HWY, CHITINA, AK 99566 (907) 823-2280		
A PLAT OF MINERAL CREEK KOCH SUBDIVISION CREATING LOTS 7A1 AND 7A2 OF BLOCK 8		
A RE-PLAT OF LOT 7A BLOCK 8 MINERAL CREEK SUBDIVISION PLAT 2001-3 WITHIN A PORTION OF USS 638; LOCATED WITHIN SURVEYED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±17,600.82 FT² (±0.404 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 2/20/24	DATE OF SURVEY: START: 2023 END: 2024	WMTS PROJECT # 23042
CHECKED BY: ADM / COV DATE: 2/20/24	SCALE: 1" = 50'	DRAWING NAME: VALDEZ E OF HAZELET

**BLOCK 4
MINERAL CREEK
PLAT 66-27M**

LOT 16
ZONED R-1

LOT 15
ZONED R-1

LOT 6
ZONED R-1

W. NEBESNA ST.

NABESNA STREET

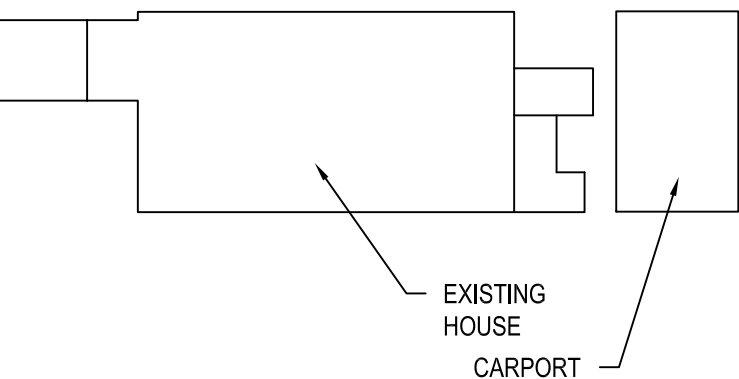
(R1) N89° 57' 46"E 160.00'
S89° 59' 26"E 160.12'

S89° 59' 26"E 110.05'

LOT 7A1

12,100.70 SF (0.278 ACRES)

ZONED R-1



STRUCTURES SHOWN
ARE FROM AN AS-BUILT BY CLYED RUHL
DATED MARCH 11, 2001

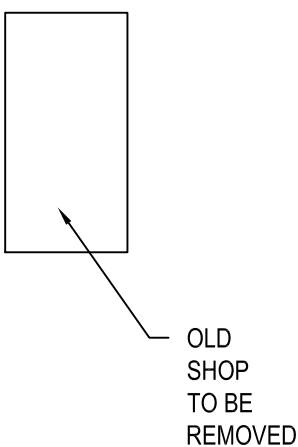
(R1) N00° 02' 07"W 109.98'
(R1) N00° 02' 14"W 110.00'

N00° 04' 28"W 109.87'

LOT 7A2

5,500.12 SF (0.126 ACRES)

ZONED R-1



(R1) N00° 02' 14"W 110.00'
N00° 04' 28"W 109.81'

N89° 56' 59"E 50.07'

(R1) N89° 57' 46"E 160.00'
N89° 56' 59"E 160.19'

**BLOCK 8
MINERAL CREEK
PLAT 66-27M**

LOT 16
ZONED R-1

LOT 15
ZONED R-1

LOT 14
ZONED R-1

LOT 13
ZONED R-1

LOT 8
ZONED R-1

BLOCK 2
BLOCK 20 ADDITION NO. 2
MINERAL CREEK
PLAT 79-7

LOT 1
ZONED R-1

BLOCK 3
BLOCK 20 ADDITION NO. 2
MINERAL CREEK
PLAT 79-7

HAZELET AVENUE

(R3) N00° 02' 06"W 2889.01'
(R2) N00° 02' 14"W 2887.45'
N00° 02' 07"W 2888.61'

40.0' 40.0'

W. MENDEL TNA ST.

MENDEL TNA STREET

LEGEND

- FOUND PRIMARY 3.5" ALCAP MONUMENT
- FOUND PRIMARY 2.5" BRASS CAP MONUMENT
- FOUND SECONDARY MONUMENT ALCAP ON REBAR
- FOUND REBAR
- SET SECONDARY MONUMENT YELLOW PLASTIC CAP ON 5/8" X 30" REBAR
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR BOUNDARY
- OTHER BOUNDARIES
- SECTION LINES
- EASEMENT
- (R1) RECORD PLAT 2001-3
- (R2) RECORD PLAT 66-40M & 66-27M (CALCULATED FROM COORDINATES)
- (R3) RECORD PLAT 2019-4

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REF. PLATS: 66-40M, 66-27M, 2001-3, 2019-4 VALDEZ R.D.