



City of Valdez
ALASKA

Community Development Department

*Dennis Fleming, Mayor
John Douglas, City Manager*

7/1/2024

NOTICE OF SUBDIVISION/REPLAT
TIM DUFFY – ALASKA SEA KAYAK ADVENTURES
D8 ALASKA SEA KAYAK SUBDIVISION

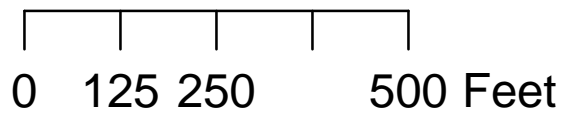
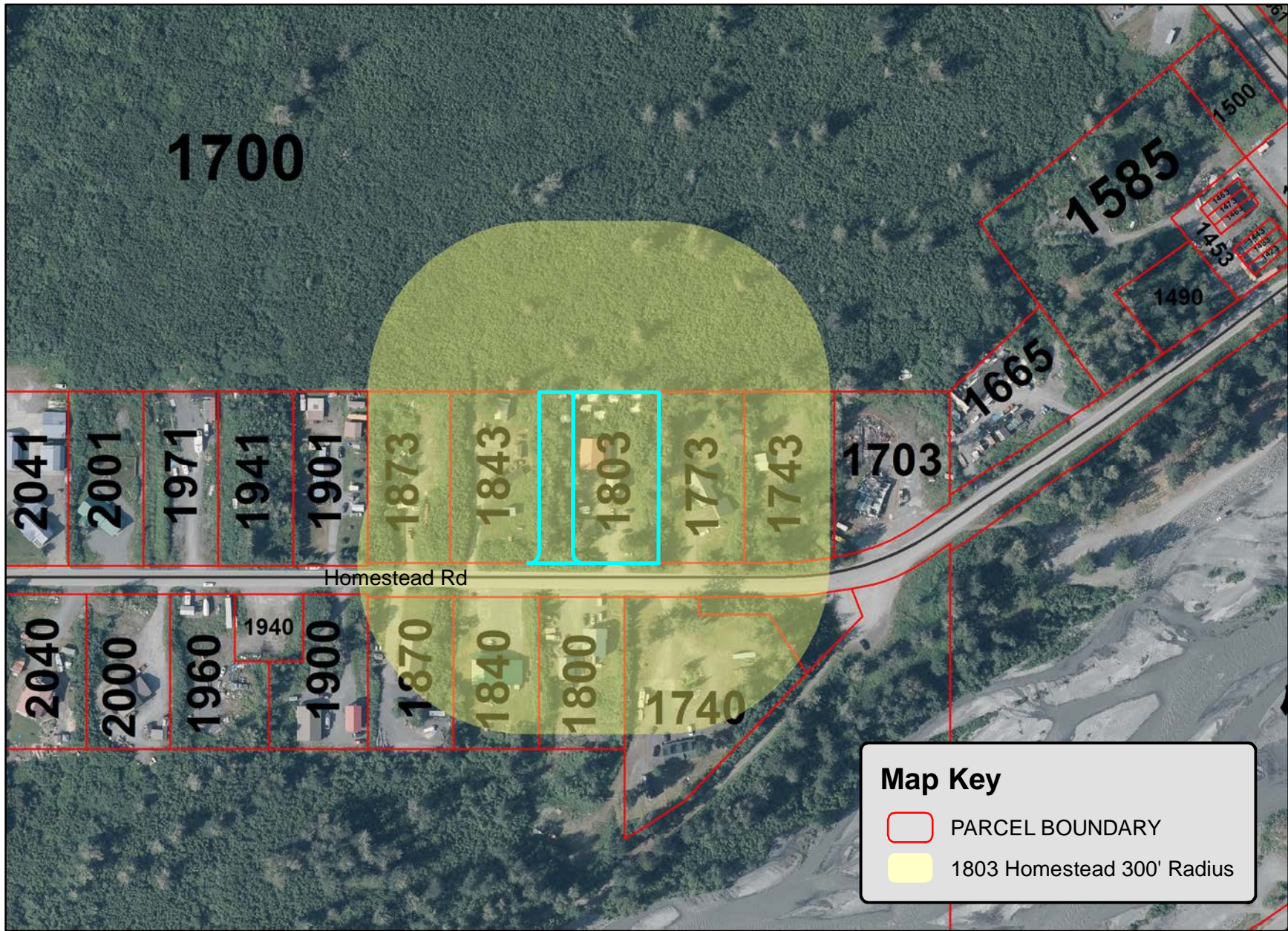
Tim Duffy has requested a survey within Section 36, Township 8 South, Range 7 West, Copper River Meridian, Valdez Recording District, Alaska. Described as follows: A re-plat of Lot 4 and Parcel B of D8 Subdivision, Plat 83-12. The subject property's street addresses are 1803 and 1829 Homestead Road.

The preliminary plat will go before the Planning and Zoning Commission for approval on July 10th, 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. A large scale plat is available for review at our office in City Hall.

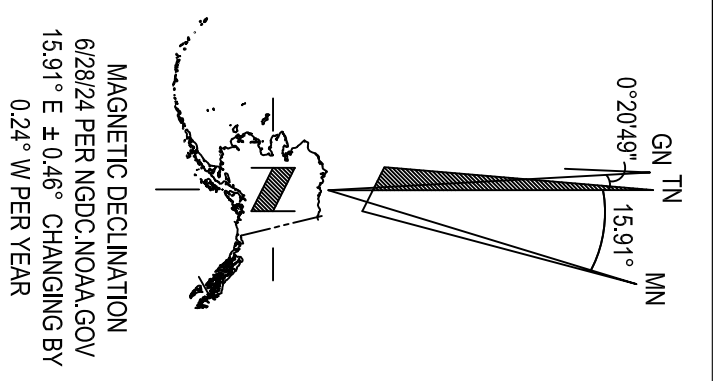
If you have any questions please contact the Community Development Department at (907) 834-3401 or stop by our window in City Hall at 212 Chenega Avenue.



1803 Homestead Rd - 300' Radius

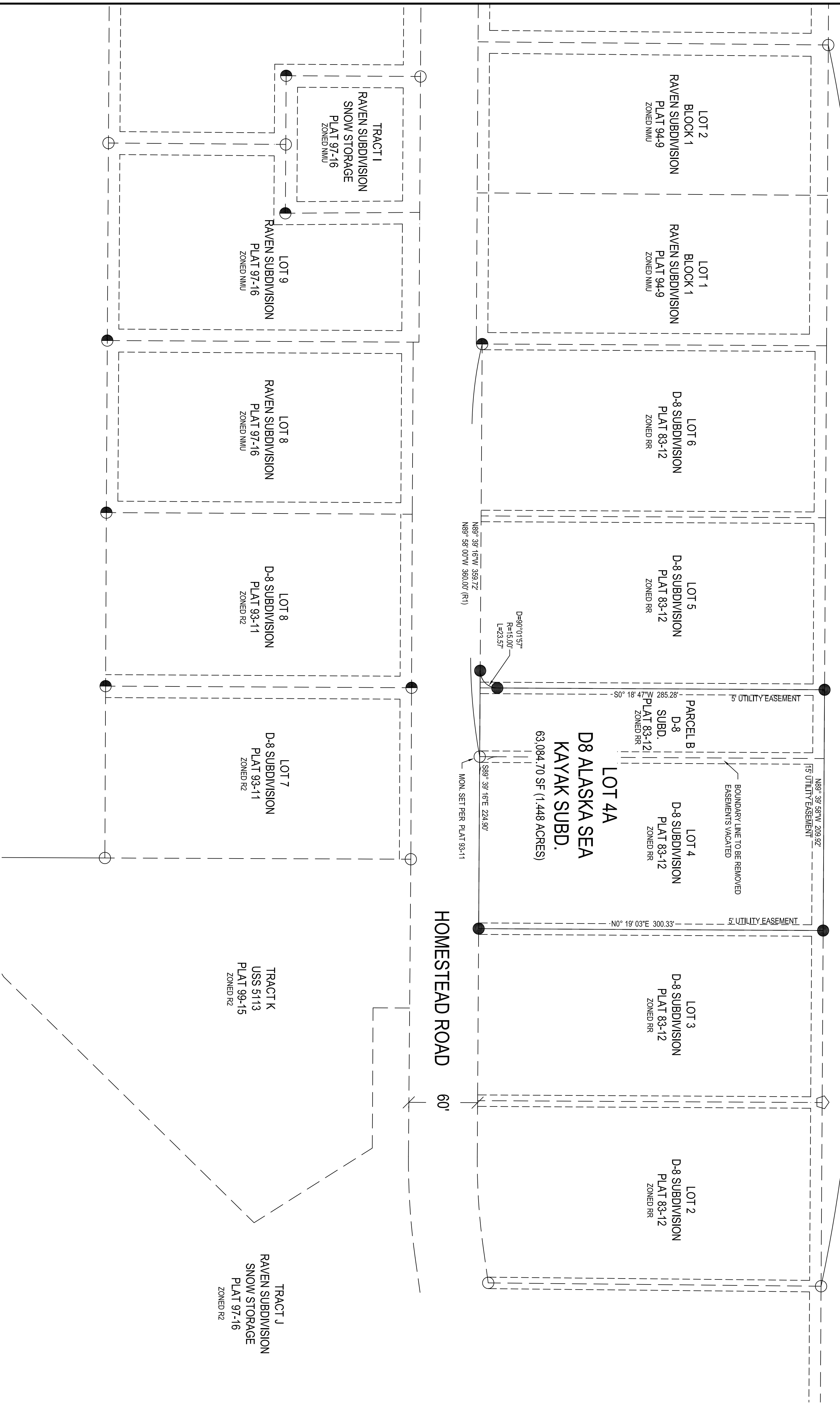


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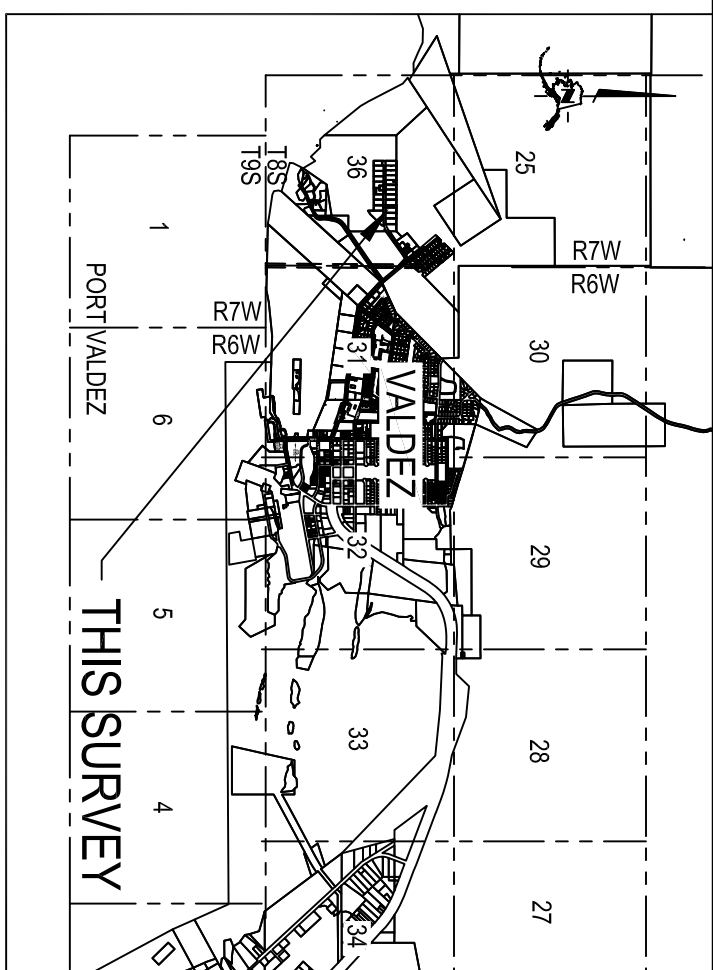
TRACT A-3
ASLS 79-117
PLAT 2000-15
ZONED R1
CITY OF VALDEZ

N 88° 39' 59" W 1082.28'
N 88° 58' 00" W 1082.30' (R+R2)



LEGEND

- FOUND PRIMARY 3.5" ALCAP MONUMENT
- FOUND SECONDARY MONUMENT ALCAP ON REBAR
- FOUND REBAR
- FOUND IRON PIPE
- SET SECONDARY MONUMENT YELLOW PLASTIC CAP ON 5/8" X 3/0" REBAR
- SUBDIVISION EXTERIOR BOUNDARY
- SUBDIVISION INTERIOR BOUNDARY
- OTHER BOUNDARIES
- SECTION LINES
- EASEMENT
- (R1) RECORD PLAT 83-12
- (R2) RECORD PLAT 94-9
- (R3) RECORD PLAT 93-11 SETTING OF MONUMENT ONLY REFERENCE



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF D-8 ALASKA SEA KAYAK 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.

TIM DUFFY, AGENT
ALASKA SEA KAYAK ADVENTURES LLC
PO BOX 775
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: _____

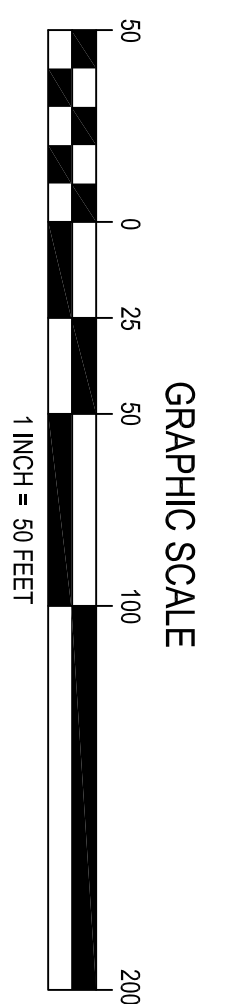
TAX CERTIFICATE
I, SHERIL PERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES DUE AGAINST THE PROPERTIES REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____

SIGNED
SHERIL PERCE, 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: _____

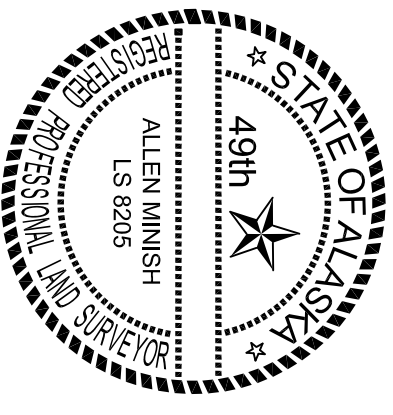
- NOTES**
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
 2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SFC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 3. REF. PLATS: 83-12, 93-11, 97-16, 99-15, VALDEZ R.D.
 4. REF. FIELD BOOK: 24-01.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA 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, MILE 22 EDGERTON HWY, CHITINA, AK 99569 (907) 823-2289	
A PLAT OF D8 ALASKA SEA KAYAK SUBDIVISION CREATING LOTS 4A	
LOT 1 AND TRACT B OF D8 SUBDIVISION PLAT 83-12 WITHIN TRACT A, USS 5113, LOCATED WITHIN SURVEYED SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 WEST CONTAINING (NUMBER OF ACRES) (ALASKA) VALDEZ RECORDING DISTRICT, ALASKA	DATE OF SURVEY: 02/24/24 START: 2024 END: 2024
DRAWN BY: ADM	DATE OF SURVEY: 02/24/24
CHECKED BY: ADM/COV	START: 2024 END: 2024
DATE: 02/24/24	SCALE: 1" = 50'
WMTS PROJECT #	DRAWING NAME: VALDEZ V OF 19A-ZELET