

## AFFIDAVIT OF SERVICE BY MAIL

STATE OF ALASKA                    )  
                                              ) SS.  
                                              )

THIRD JUDICIAL DISTRICT

I, **Paul Nylund**, being first duly sworn upon her oath, deposes and says: That he is employed by the City of Valdez, Alaska, 212 Chenega Avenue, Valdez, Alaska 99686; that on the 27<sup>th</sup> of September, 2019, he served notification for Notice of Subdivision/Replat – Rydor Subdivision 2019 Addition, for The City of Valdez.

NAME & ADDRESS:

See Attached list

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

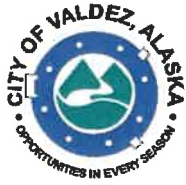
  
\_\_\_\_\_  
Paul Nylund, Senior Planner/GIS Technician

SUBSCRIBED AND SWORN to before me this



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission Expires: 1-19-2022

| NAME              | MADDRESS                 | CITY      | STATE | ZIP        | ADDRESS                              | LEGAL_1                        |
|-------------------|--------------------------|-----------|-------|------------|--------------------------------------|--------------------------------|
| RYDOR ENTERPRISES | PO BOX 3633              | VALDEZ    | AK    | 99686      | 1450 RICHARDSON HWY (00791160101)    | PARCEL A-1 TRACT A ASLS 79-116 |
| RYDOR ENTERPRISES | PO BOX 3633              | VALDEZ    | AK    | 99686      | 1450 VALDEZ AIRPORT RD (00791160022) | PARCEL B TRACT B ASLS 79-116   |
| RYDOR ENTERPRISES | PO BOX 3633              | VALDEZ    | AK    | 99686      | 1450 VALDEZ AIRPORT RD (00791160102) | PARCEL A-2 TRACT A ASLS 79-116 |
| CITY OF VALDEZ    | PO BOX 307               | VALDEZ    | AK    | 99686-0307 | 1065 SALCHA WAY                      | PORTION OF TRACT A ASLS 79-116 |
| STATE OF ALASKA   | 550 W 7TH AVE SUITE 1360 | ANCHORAGE | AK    | 99501-3557 | EAST PEAK                            | PATENT #50-80-0135             |



City of Valdez  
**ALASKA**  
Planning Department

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9/27/2019

**NOTICE OF SUBDIVISION/REPLAT**  
**THE CITY OF VALDEZ**  
**Rydor Subdivision 2019 Addition**

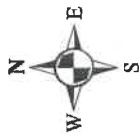
The City of Valdez has received an application for a subdivision/replat within W1/2 Section 32, Township 8 South, Range 5 West, Copper River Meridian described as follows: a subdivision of a portion of Tract A & Tract B of ASLS 79-116 (plat #80-11), V.R.D., creating Tract C, Rydor Subdivision 2019 Addition. This subdivision is a part of the City of Valdez land sale authorized via Resolution #19-19.

The preliminary plat will go before the Planning and Zoning Commission for approval on October 9th, 2019 at 7:00PM in the City Council Chambers (211 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 [pnylund@valdezak.gov](mailto:pnylund@valdezak.gov). Staff will pass them on to the Planning and Zoning Commission, and they will become part of the public record. A large scale plat is available for review upon request at our office in City Hall.

If you have any questions please contact Paul Nylund at (907) 834-3450 or stop by our window in City Hall at 212 Chenega Avenue.

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Paul Nylund  
Senior Planner / GIS Technician  
Planning Department



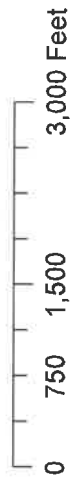
# Rydoor 2019 Addition - 300' Radius



## Map Key

- Rydoor 2019 Addition
- Rydoor 2019 300ft Buffer
- Parcel Boundary
- Streets

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. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.

3. THIS LOT IS NOT SERVED BY A PUBLIC WATER AND SEWER SYSTEM.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, ORDINANCES, REGULATIONS AND APPROVALS PRIOR TO CONSTRUCTION DETERMINATION IS APPLICABLE.
5. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
6. THE STREAM MAINTENANCE AND PROTECTION EASEMENT IS TWENTY-FOOT ON EITHER SIDE OF THE STREAM MEASURED FROM THE OUTRIGHT HIGH WATER MARK PER AC 15.05.070 CTR.
7. THE AREA SHOWN AS "FLOOD ZONE A" PER NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 15080-01-0000, ALASKA, MAY BE SUBJECT TO FLOODING. THE DATE ADAPTED IS 3/19/12. THE AREA SHOWN AS "FLOOD ZONE B" SHALL BE REQUIRED TO COMPLY WITH FEDERAL REQUIREMENTS.



- ✱ INDICATES QLO/BLM PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES ALUM. POST MONUMENT RECOVERED THIS SURVEY (613-S 1979)
- ◆ INDICATES 2" ALCAP ON 5/8" REBAR (9461-S, 2007) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7530-S, 2016) SET THIS SURVEY

DATE: \_\_\_\_\_ REGISTRATION No. AEL 7538

STEPHEN C. SMITH  
REGISTERED LAND SURVEYOR



THE SUBDIVISION OF  
A PORTION OF TRACT A, ASLS 79-118  
AND A PORTION OF TRACT B, ASLS 79-116 (80-11 WRD)  
INTO TRACT C, RYDOR SUBDIVISION 2019 ADDITION  
LOCATED WITHIN THE W 1/2 SEC 32,  
T. 8 S., R. 5 W., COPPER RIVER MERIDIAN, ALASKA