

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL LOTS, BLOCKS AND RELATED INTERESTS CONTAINED WITHIN THE MEALS HILL SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT, AND HEREBY DEDICATES OR RESERVES FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL PUBLIC EASEMENTS, PUBLIC UTILITY EASEMENTS, RIGHTS-OF-WAY, AND SNOW STORAGE AREAS THAT ARE DEPICTED ON THE PLAT, OR ARE THE SUBJECT OF ITS PLAT NOTES.

SHARON SCHEIDT
MAYOR, CITY OF VALDEZ
PO BOX 307
VALDEZ, AK 99686
907-834-3408

DATE

ATTEST:

SHERI PIERCE, MMC, CITY CLERK

DATE

TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS CITY-OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, CITY CLERK
CITY OF VALDEZ, ALASKA

DATE

PLAT APPROVAL

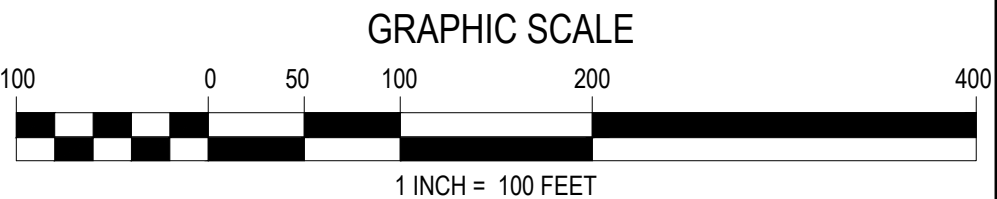
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HASSE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

DATE

LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
- FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
- FOUND REBAR
- SET SECONDARY MONUMENT
- SET PRIMARY MONUMENT SURVEY CONTROL
- SUBDIVISION BOUNDARY
- SUBDIVISION BOUNDARY MEANDER LINES
- ACCESS EASEMENTS
- ADL EASEMENT
- UTILITY EASEMENTS
- PUBLIC UTILITY EASEMENT



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: 84-3, 96-12, 2003-29, 2006-2 VALDEZ R.D.
- REF. FIELD BOOK: 22-01.
- UTILITY EASEMENTS ARE OF MAIN LINES ONLY. LOCATION DETERMINED FROM ACTUAL SURVEY DATA, LOCATES, OLDER AS-BUILTS FROM TIME OF CONSTRUCTION OR THE CITY OF VALDEZ UTILITY BOOK.
- ALL SNOW REMOVAL FROM LOTS 1 THROUGH 3 MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
- PER VMC 16.24.070 THIS LOTS 1 AND 2 OF THIS SUBDIVISION FALLS WITHIN TSUNAMI WAVE RUN UP ZONE AND IS IDENTIFIED AND LABELED AS "TIDAL WAVE RUN UP AREA".
- EAST HANAGITA STREET IS DESIGNATED AS A LOCAL ROAD AND DESIGN LIMITED TO 10 MPH SPEED LIMIT TO MATCH EXISTING HOSPITAL AND SENIOR CENTER EXISTING SPEED LIMIT. THE TANGENT BETWEEN TWO OF THE CURVES IS LESS THAN VMC 16.16.170 (38) ALLOWS. INSTALLING A SHORTER DISTANCE BETWEEN TWO CURVES IS AN ACCEPTABLE PRACTICE TO REDUCE TRAFFIC SPEED AND AIDS IN THE ENFORCING THE REDUCED SPEED LIMIT TO 10 MPH (REFERENCE: NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS; FEDERAL HIGHWAY ADMINISTRATION AND AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS).
- SEE ADDITIONAL NOTES ON SHEET 2.

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

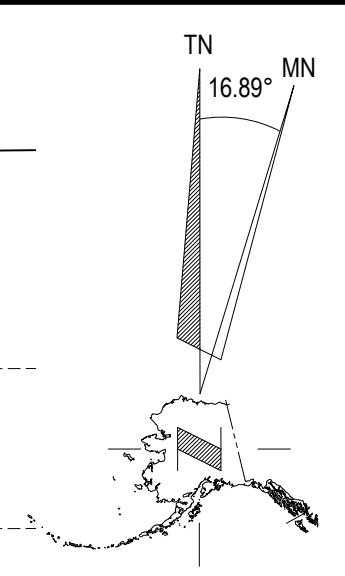
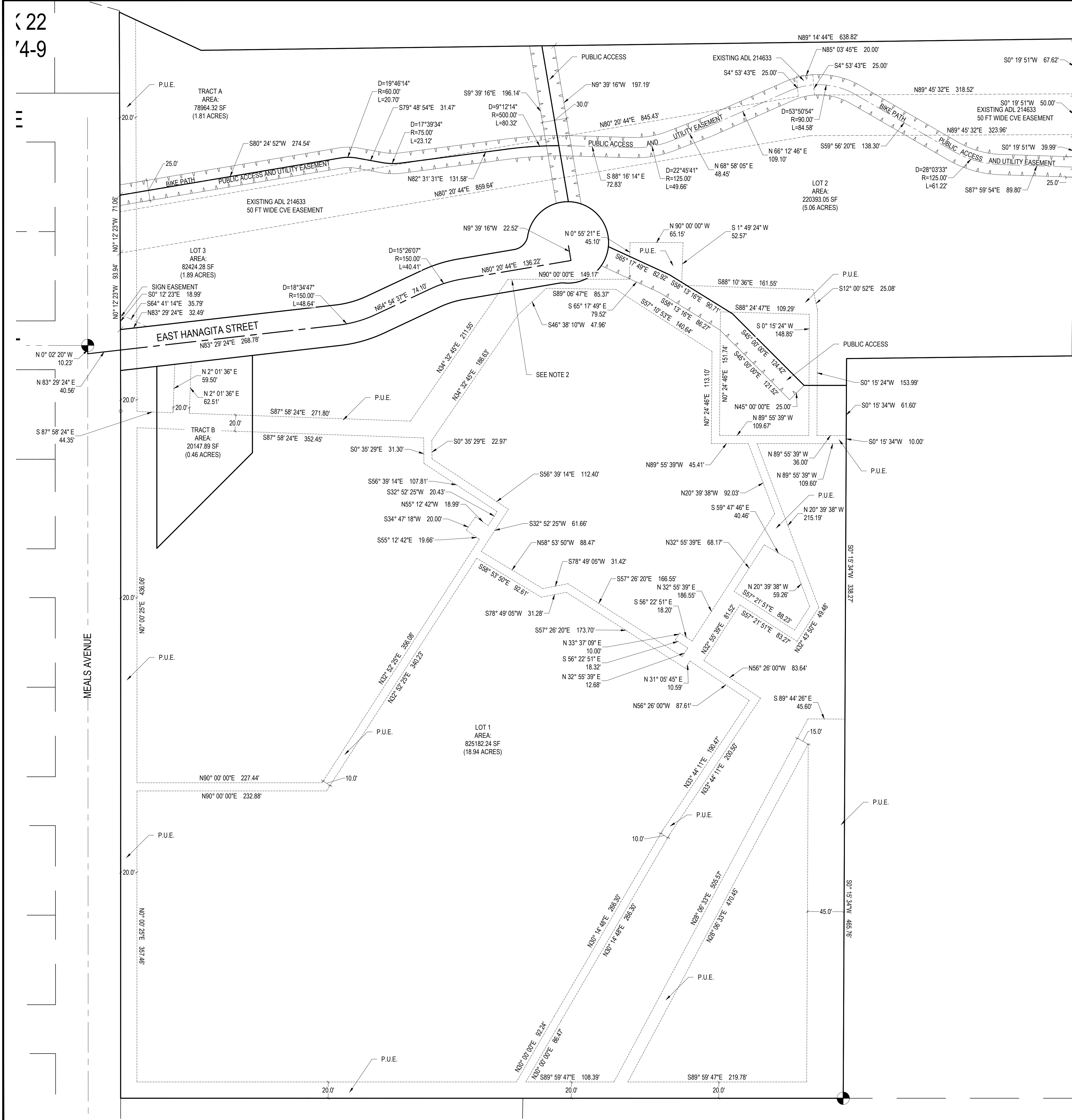
ALLEN MINISH
REGISTERED LAND SURVEYOR



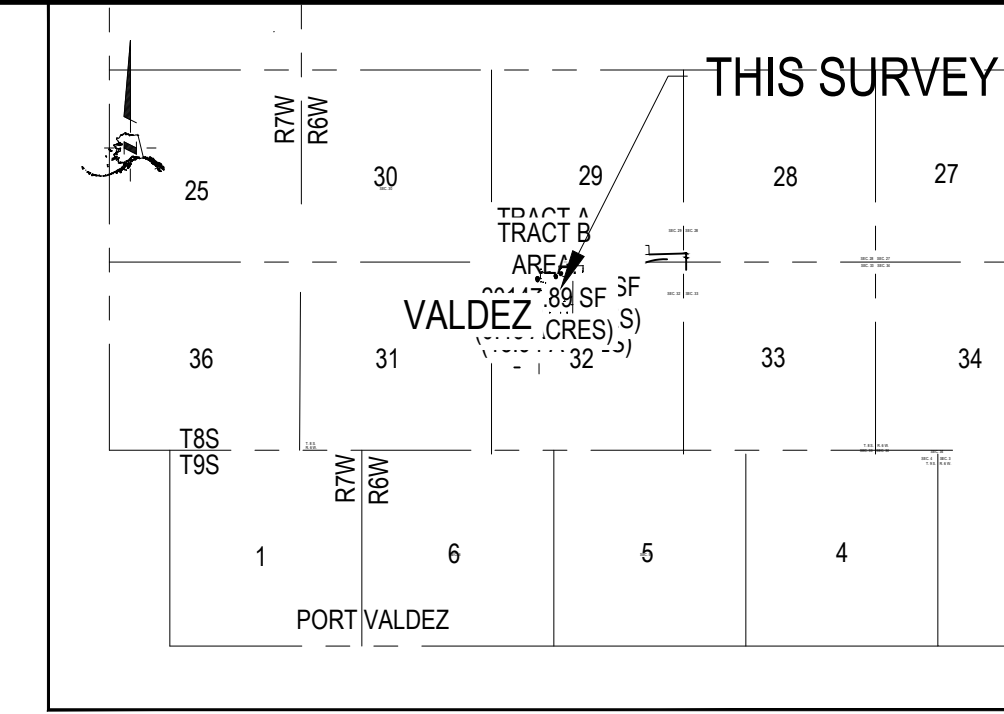
SHEET 1 OF 2

SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)		
A PLAT OF VALDEZ 2022 MEDICAL AND SENIOR SUBDIVISION CREATING LOTS 1, 2, 3 AND TRACTS A AND B		
A RE-PLAT OF MEDICAL PARK SUBDIVISION PLAT 2006-2 WHICH IS A RE-PLAT OF THE FOLLOWING ASLS 82-141 PLAT 84-3, ASLS 95-28 PLAT 96-12, ASLS 2003-29 PLAT 2006-2 AND PORTIONS OF USS 636 AND USS 637; LOCATED WITHIN SURVEYED SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±7,971,738.11 FT ² (±183,006 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 3/23/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM DATE: 3/23/2022	SCALE: 1" = 100'	DRAWING NAME: 22001 VALDEZ SENIOR CENTER

22
4-9



MAGNETIC DECLINATION
10/13/20 PER NGDC NOAA.GOV
16.76° ±0.46° CHANGING BY
0.24° W PER YEAR



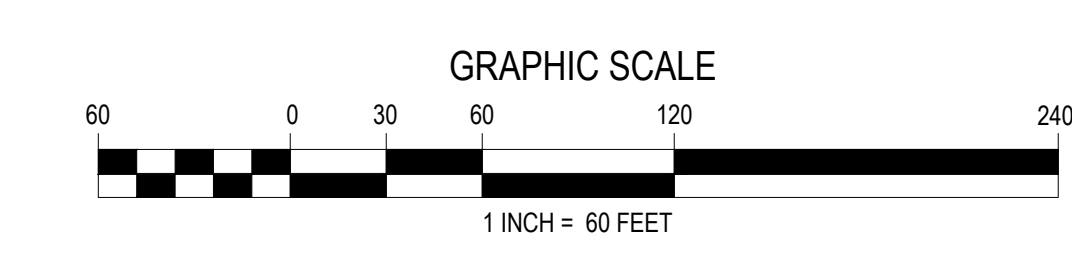
VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

1. PUBLIC UTILITY EASEMENTS ALONG EXTERIOR SUBDIVISION BOUNDARIES ARE PARALLEL TO THAT BOUNDARY.
2. EASEMENTS WITHIN EAST HANAGITA STREET ARE SHOWN FOR CLARIFICATION OF THE ORIENTATION OF THE EASEMENT GOING INTO AND OUT OF THE RIGHT OF WAY.
3. THE BIKE PATH EASEMENT IS 25 FEET WIDE AND ORIENTED TO THE CENTERLINE OF THE EXISTING BIKE PATH OR THE REROUTED PORTION OF THE BIKE PATH BETWEEN TRACT A AND LOT 3. THE BOUNDARY BETWEEN TRACT A AND LOT 3 IS TO BE THE CENTERLINE OF THE PROPOSED REROUTE PORTION OF THE BIKE PATH.
4. BEGINNING ALIGNMENT OF EAST HANAGITA STREET IS BASED ON THE SURVEYED OF THE EXISTING ASPHALT EDGES AND THEN CALCULATED THE CENTERLINE AT THE BOUNDARY.
5. THE SIGN EASEMENT WITHIN LOT 3 IS FOR THE EXISTING SENIOR CENTER SIGN. SIGN EASEMENT FALLS UNDER VMC SECTION 16.08.030 (I) OTHER PERTINENT DATA AND SECTION 16.12.020 (E) (IV).

LEGEND

- FOUND PRIMARY GLO/BLM MONUMENT
- FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
- FOUND REBAR
- SET SECONDARY MONUMENT
- SET PRIMARY MONUMENT SURVEY CONTROL
- SUBDIVISION BOUNDARY
- SUBDIVISION BOUNDARY MEANDER LINES
- ACCESS EASEMENTS
- ADL EASEMENT
- UTILITY EASEMENTS
- PUBLIC UTILITY EASEMENT



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)		
A PLAT OF VALDEZ 2022 MEDICAL AND SENIOR SUBDIVISION CREATING LOTS 1, 2, 3 AND TRACTS A AND B		
A RE-PLAT OF MEDICAL PARK SUBDIVISION PLAT 2006-2 WHICH IS A RE-PLAT OF THE FOLLOWING ASLS 82-141 PLAT 84-3, ASLS 95-28 PLAT 96-12, ASLS 2003-29 PLAT 2006-2 AND PORTIONS OF USS 636 AND USS 637; LOCATED WITHIN SURVEYED SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±7,971,738.11 FT ² (±183,006 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 3/23/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM DATE: 3/23/2022	SCALE: 1" = 60'	DRAWING NAME: 22001 VALDEZ SENIOR CENTER

SHEET 2 OF 2