

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CODY GALIPEAU  
PO BOX 3484  
VALDEZ, AK 99686  
(907) 461-0374

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY \_\_\_\_\_

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 PIERCE  
CITY CLERK, CITY OF VALDEZ

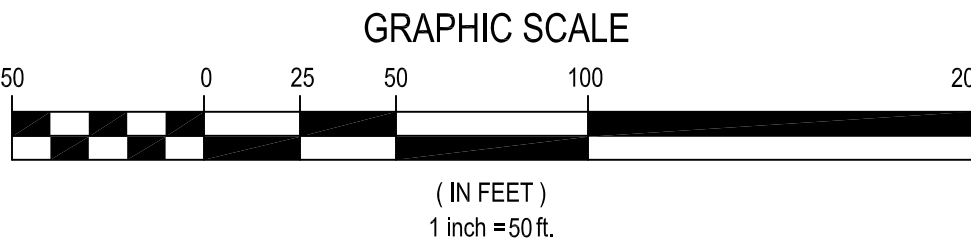
PLAT APPROVAL

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

SIGNED

DONALD 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.

DATE: \_\_\_\_\_ REGISTRATION No. 8205 S

ALLEN MINISH  
REGISTERED LAND SURVEYOR



LEGEND

- SET SECONDARY MONUMENT
- ⦿ FOUND SECONDARY MONUMENT 2" ALU CAP ON REBAR
- FOUND REBAR MONUMENT
- SURVEYED
- - - UNSURVEYED
- - - EASEMENT

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- BASIS OF BEARING AND ALL BEARINGS SHOWN ARE BASED ON HIGH PRECISION GPS ORIENTED TO AK SPZ ZONE 3.
- REF. PLATS: 95-3, 99-2 VALDEZ R.D.
- REF. FIELD BOOK: 15-01
- LOT 5 AND LOTS 5A THROUGH 5F ARE ZONED NC.
- LOT 5 CORNERS WILL BE SET AFTER CONSTRUCTION NO LATER THAN NOVEMBER 2015.

PUD STRUCTURES MAY COMPRISE A TOTAL FOOT-PRINT OF NOMORE THAN 3,876 SF ON LOTS 5A THROUGH 5F COMBINED. TOTAL OPEN SPACE SF IS REQUIRED TO BE GREATER THAN 170% OF THE COMBINED STRUCTURE FOOT-PRINT, WHICH RESULTS IN A TOTAL OPEN SPACE REQUIREMENT OF 6,589 SF. OPEN SPACE OF THE REMAINING AREA ON LOTS 5A THROUGH 5F AND LOT 5 IS 28,100 SF.

PLANNED UNIT DEVELOPMENT LOT 5 AND LOTS 5A THROUGH 5F.

THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION APPROVED A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT WITHIN LOT 5 OF THIS PLAT ON SEPTEMBER 10, 2014. THE FOLLOWING ARE CONDITIONS REQUIRED BY THAT PERMIT:

- A 10 FEET VEGETATION BUFFER ON THE NORTHEAST, NORTHWEST AND SOUTHEAST BOUNDARY WITHIN LOT 5 EXCLUDING THE ACCESS AND UTILITY EASEMENT TO THE SOUTHWEST.
- LOT 5 IS DESIGNATED AS COMMON SPACE, AND IS JOINTLY OWNED BY THE OWNERS OF LOTS 5A THROUGH 5F. EACH OF THE OWNERS OF LOTS 5A THROUGH 5F OWNS AN UNDIVIDED 1/6TH INTEREST OF LOT 5.
- SNOW STORAGE IS TO BE PROVIDED WITHIN THE PUBLIC ACCESS, UTILITY AND SNOW EASEMENT OF LOT 5. SNOW STORAGE AREA OF 4584 SF IS BASED ON A CONSTRUCTED ROAD 24 FEET WIDE BY 183.76 FEET LONG ON THE NORTHEAST SIDE OF THE EASEMENT.
- ACCESS TO LOTS 5A THROUGH 5F ARE FROM THE ACCESS EASEMENT ONLY.
- THE PUBLIC ACCESS EASEMENT ON LOT 5 CAN BE USED BY LOT 1 AND LOT 4.
- A HOMEOWNER'S ASSOCIATION IS REQUIRED TO BE FORMED FOR LOT 5 AND LOTS 5A THROUGH 5F.
- TOTAL OPEN SPACE REQUIRED FOR THIS PUD IS 170% OF THE COMBINED FOOT PRINT OF THE STRUCTURES. THE PLANNED AND PROVED STRUCTURES FOR THIS PUD COMPRISE A TOTAL FOOT PRINT OF 3,876 SF. THE OPEN SPACE REQUIRED IS 6,589 SF. OPEN SPACE OF REMAINING AREA ON LOTS 5A THROUGH 5F AND LOT 5 IS 28,100 SF.

SURVEYOR:  
WRANGELL MOUNTAIN TECHNICAL SERVICES  
PO BOX 118, CHITINA, AK 99566 (907) 823-2280

A PLAT OF  
EISLEY GROVE SUBDIVISION  
CREATING LOTS 1 THROUGH 5 AND LOTS 5A THROUGH 5F

A SUBDIVISION OF  
PARCEL A WITHIN TRACT A OF ASLS 79-117 PER PLAT 99-2 V.R.D.  
LOCATED WITHIN SURVEYED  
SECTIONS 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST,  
COPPER RIVER MERIDIAN, ALASKA  
CONTAINING ±217,800 FT² (±5.00 ACRES)  
VALDEZ RECORDING DISTRICT

DRAWN BY: ADM DATE OF SURVEY: MAY - NOVEMBER 2015  
DATE: 7/1/15  
CHECKED BY: ADM SCALE: 1" = 40'  
DATE: 7/1/15