



City of Valdez
ALASKA
Planning Department

8/29/2019

NOTICE OF SUBDIVISION/REPLAT

THE CITY OF VALDEZ

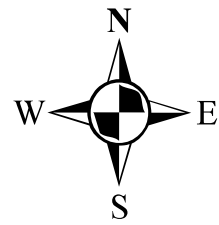
HANSON'S SUBDIVISION

The City of Valdez has received an application for a subdivision/replat within Section 30, Township 9 South, Range 4 West, Copper River Meridian described as follows: a replat of a portion of Plat 2007-15, V.R.D., creating Parcels 1A, 3A, 4A, 5B, Tract A, and Parcel 1C USS 5625 Hanson's Subdivision. The street addresses of the subject parcels are 5240, 5270, 5340, 5390, and 5420 Private Drive.

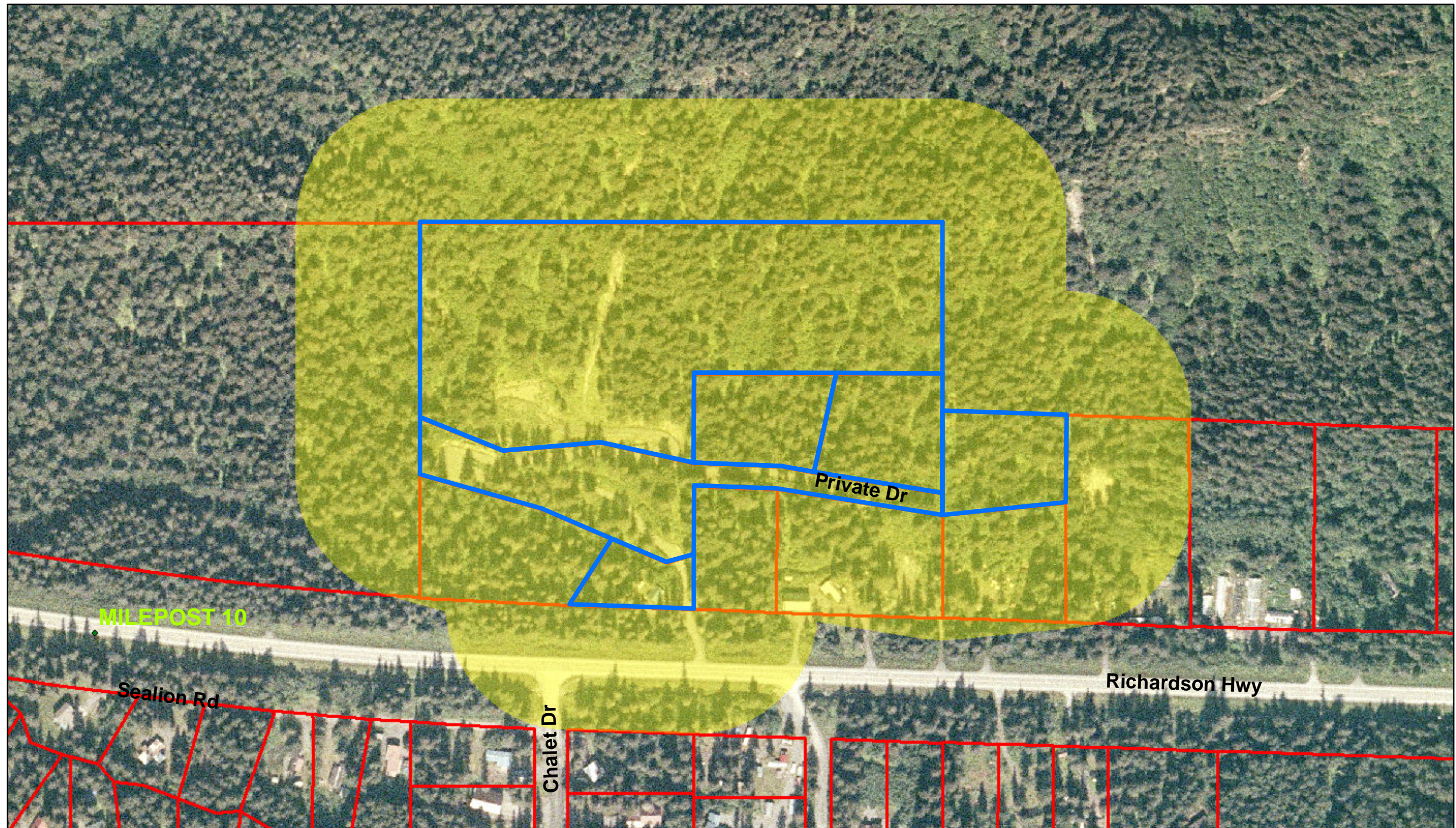
The preliminary plat will go before the Planning and Zoning Commission for approval on September 11th, 2019 at 7:00PM in the City Council Chambers (211 Fairbanks Drive). The public is invited to attend the meeting and provide your comments. If you wish to comment on the subdivision and cannot attend the meeting, please provide your comments to the Community Development Department in writing or via e-mail to pnylund@valdezak.gov. 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.




Paul Nylund
Senior Planner / GIS Technician
Planning Department

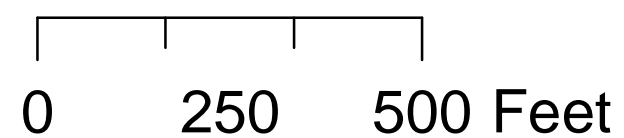


Hanson Subdivision - 300' Radius

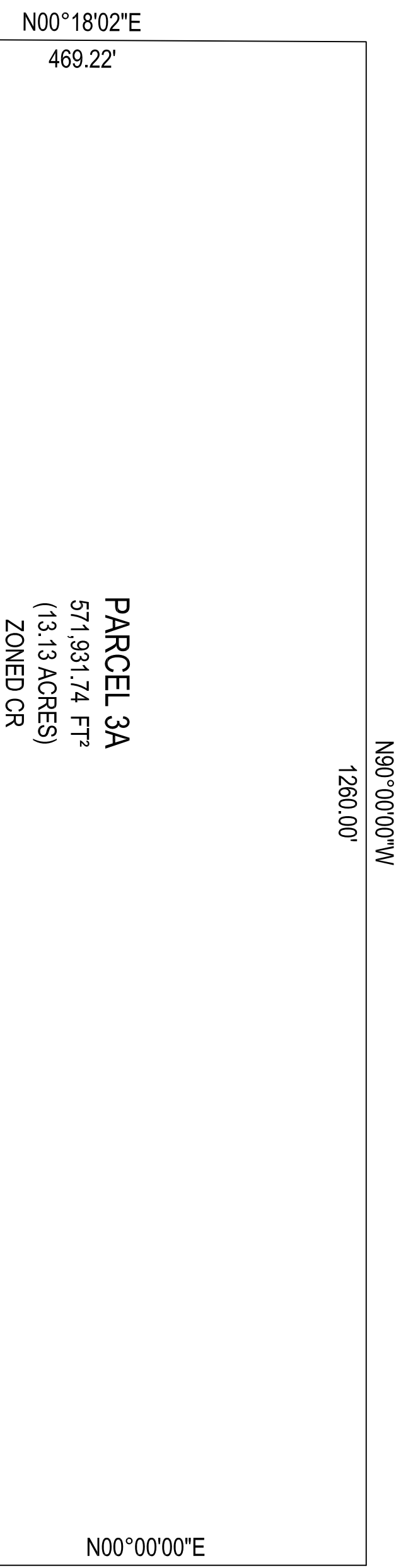
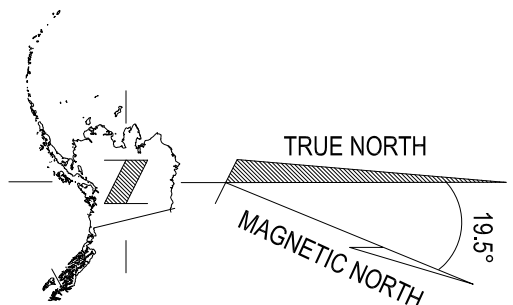


Map Key

-  Hanson SUBD Parcels
-  Hanson 300' Radius
-  Parcels not within this SUBD



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.



RICHARDSON HIGHWAY

STREET CLASSIFICATION MAJOR ROAD

FLOOD ZONE BOUNDARY

NOT PART OF THIS RE-PLAT
FLOOD ZONE A

FLOOD ZONE BOUNDARY

- PLAT NOTES:
- TRACT A IS TO BE ZONED UL-UA, UNCLASSIFIED LAND UTILITY AND ACCESS. THIS IS A NEW ZONING PER 17.48.030.
 - TRACT A IS TO BE COVERED UNDER THE HOMEOWNER ASSOCIATION RULES AND REGULATIONS.

14	13	18	17
THIS SURVEY			
23	24	19	20
VALDEZ	25	26	29
35 T 9 S	36 R 5 W	31	32
VICINITY MAP SCALE: 1" = 1 MILE			

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF HANSON'S PRIVATE DRIVE SUBDIVISION, AS SHOWN ON THIS PLAT. WE 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.

STEVEN F HANSON
PO BOX 2234
VALDEZ, AK 99686
(907) 835-2929

DATE _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

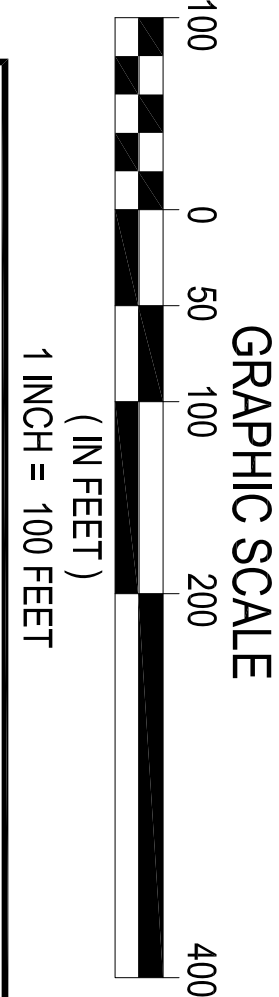
JOY F HANSON
PO BOX 2234
VALDEZ, AK 99686
(907) 835-2929

DATE _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITNA, AK 99586 (907) 823-2280		SURVEYOR: ALLEN D. MINISH REGISTERED LAND SURVEYOR ALASKA LS 8205	
HANSON'S SUBDIVISION A RE-PLAT CREATING CREATING PARCEL 1A, 3A, 4A, 5B, LOT 1C, USS 5625 AND ACCESS LOT 1		OF A PORTION OF RICHARDSON R.D. LOCATED WITHIN SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 4 WEST, COOPER RIVER MERIDIAN, ALASKA CONTAINING 433,884.42 FT² (10.78 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 8/23/19		DATE OF SURVEY: 1907 START: 2019 END: 2019	
CHECKED BY: ADM DATE: 8/23/19		SCALE: 1" = 100'	

LEGEND

- FOUND 3 1/2" BLUE PRIMARY MONUMENT
- FOUND 3 1/2" ALUMINUM PRIMARY MONUMENT
- FOUND SECONDARY MONUMENT (7" ALU. CAP ON 5/8" REBAR)
- FOUND IRON PIPE
- FOUND 5/8" REBAR
- SURVEYED PART OF THIS SUBDIVISION
- UN-SURVEYED PART OF THIS SUBDIVISION
- SURVEYED NOT A PART OF THIS SUBDIVISION
- UN-SURVEYED
- EASEMENT
- RECORD PER PLAT
- MEASURED

NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REF: PLATS 86-5, 76-4, 75-7 VALDEZ R.D.
- FLOOD ZONE BASED ON 1985 LOHR.

TAX CERTIFICATE

I, SHERIL PERCE, 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 _____.

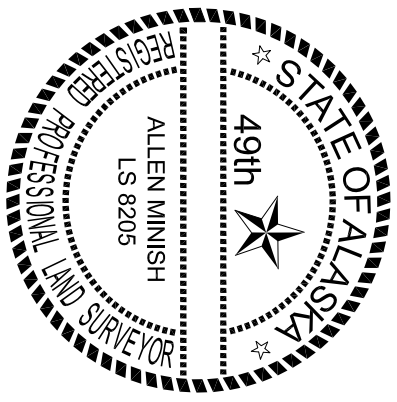
SIGNED: SHERIL PERCE
CITY CLERK
CITY OF VALDEZ

PLAT APPROVAL

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

SIGNED: JESS GONDEK
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ

DATE: _____



ALLEN D. MINISH
REGISTERED LAND SURVEYOR
ALASKA
LS 8205

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