

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 27th 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

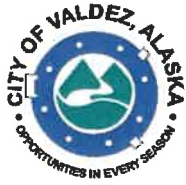
SUBSCRIBED AND SWORN to before me this





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

9/27/2019

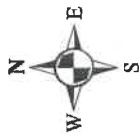
NOTICE OF SUBDIVISION/REPLAT
THE CITY OF VALDEZ
Rydor Subdivision 2019 Addition

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. 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.

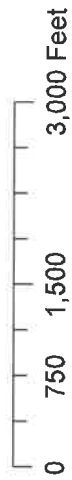
Paul Nylund
Senior Planner / GIS Technician
Planning Department



Rydoor 2019 Addition - 300' Radius



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, LICENSES, ORDINANCES, REGULATIONS AND APPROVALS PRIOR TO CONSTRUCTION OF DAMAGED WATERSHED DETERMINATION IF 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 GROUND HATCH MARK EACH WAY PER FIGURE 15.18.07(C).
7. THE AREA SHOWN AS "FLOOD ZONE A" PER NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 19001C0101A, DATED JANUARY 3, 2012, ALASKA, WAS NUMBERED C004041660. THE SAME SHALL BE REMOVED WITH FEDERAL REVISIONS.



- ✱ 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. ELL 7538

STEPHEN C. SMITH
REGISTERED LAND SURVEYOR

GRAPHIC SCALE

THE SUBDIVISION OF
A PORTION OF TRACT A, ASLS 78-118
AND A PORTION OF TRACT B, ASLS 79-118 (80-11 VRD)
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

VALDEZ RECORDING DISTRICT
GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRIVEN BY: SCS	DATE: SEPT. 2019	SCALE: 1" = 500'
CHK BY: SCS	JOB #18-79	SHEET 1 OF 1

SCALE 1"=1 MILE

BRIDGE

CRASH

THRU-TRUCK PLAY

CRASH

SCALE 1" = 1 MILE

VICINITY MAP

USGS, STATE SURVEY (N-4 & D-4)

CERTIFICATE OF OWNERSHIP AND DEDICATION

JEREMY O'NEIL, MAYOR OF THE CITY OF VALDEZ, CERTIFY THAT THE CITY OF VALDEZ IS THE OWNER OF RYDOR PLAT 1, SUBDIVISION 2018 ADDITION AS SHOWN ON THIS PLAT. I APPROVE THIS SURVEY AND PLAT AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY, AS SHOWN ON THIS PLAT.

DATE

ATTEST

TAX CERTIFICATE

DESIGNED
THRU THE PIERCE
CITY CLERK-CITY OF VAN DUSEN

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

SIGNED _____ DATE _____
JESS GONDEK
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF MALDEN