

NOTES

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.
2. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF ASLS 91-116 (80-11, VRD). ALL BEARINGS SHOWN ARE TRUE BEARING AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
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, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND 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-FIVE FEET ON EITHER SIDE OF THE STREAM, MEASURED LANDWARD FROM THE ORDINARY HIGH WATER MARK PER VMC 16.16.070 (E).
7. THE AREA SHOWN AS "FLOOD ZONE A" IS PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP CITY OF VALDEZ, ALASKA, MAP NUMBER 0200940168D, DATED JANUARY 3, 2019. THE PROPERTY WITHIN FLOOD ZONE A SHALL BE REQUIRED TO COMPLY WITH LOCAL FLOODPLAIN REGULATIONS.
8. APPROXIMATE AREA OF WETLANDS PER U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY SURFACE WATERS AND WETLANDS DATABASE. WETLAND LISTED AS FRESHWATER FORESTED/SHRUB WETLAND CLASSIFIED AS PSS1/EM1B.
9. APPROXIMATE AREA OF WETLANDS PER U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY SURFACE WATERS AND WETLANDS DATABASE. WETLAND LISTED AS FRESHWATER EMERGENT WETLAND CLASSIFIED AS PEM1B.

WAIVERS

- IN CONJUNCTION WITH THE FINAL PLAT APPROVAL, THE PLANNING AND ZONING COMMISSION APPROVED THE FOLLOWING DESIGN STANDARD WAIVERS TO VALDEZ MUNICIPAL CODE ON OCTOBER 23, 2019.
- A. SECTION 16.16.050 DESIGN LOT FRONTAGE AND ACCESS. THIS PROPERTY IS CONSIDERED A REMOTE PARCEL AND DOES NOT HAVE FRONTAGE ON A PUBLICLY DEDICATED STREET OR NAVIGABLE WATER.
- B. SECTION 16.08.030 FORM AND CONTENTS ITEM S. UTILITY EASEMENTS. IT IS PREMATURE TO ESTABLISH UTILITY EASEMENT LOCATIONS AS PART OF THIS PLATTING ACTION, WHICH IS SOLELY FOCUSED ON SUBDIVIDING THIS 100 ACRES FROM THE LARGER PARENT PARCELS. THESE EASEMENTS SHOULD BE ADDRESSED IN SUBSEQUENT SUBDIVISIONS OF THIS LAND.

LEGEND

- ✱ INDICATES GLO/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 (7538-S, 2018) SET THIS SURVEY
- INDICATES SURVEYED LINE
- INDICATES SUBDIVISION BOUNDARY
- — — INDICATES LIMITS OF 50' WIDE EASEMENT EACH SIDE OF THE SECTION LINE WHICH IS RESERVED TO THE STATE OF ALASKA UNDER A.S. 19.10.010.

LINE TABLE

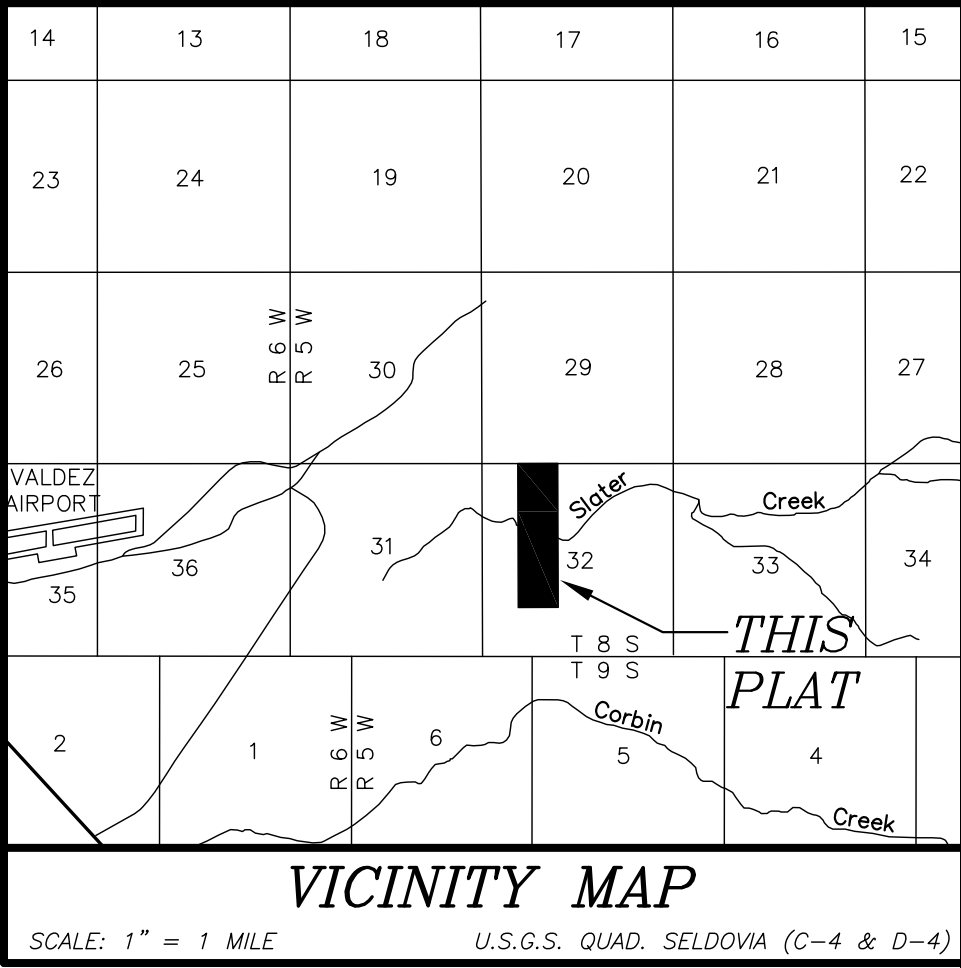
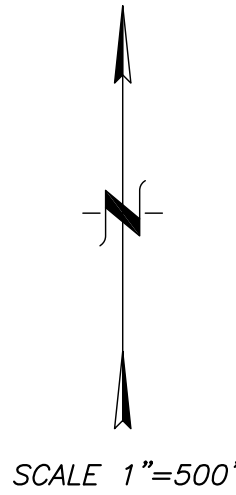
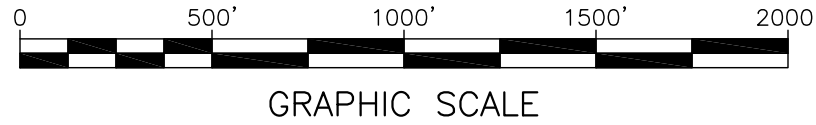
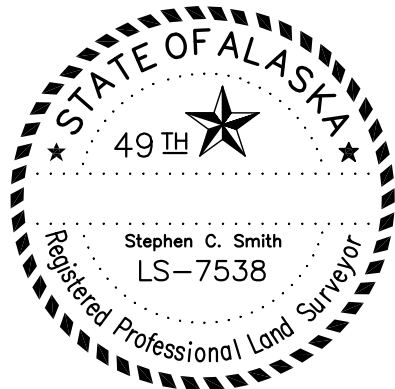
LINE	BEARING	DISTANCE
L1	N 89°55'39" E	555.34'

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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

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

STEPHEN C. SMITH  
REGISTERED LAND SURVEYOR



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, JEREMY O'NEIL, MAYOR OF THE CITY OF VALDEZ, CERTIFY THAT THE CITY OF VALDEZ IS THE OWNER OF RYDOR SUBDIVISION 2019 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.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR-CITY OF VALDEZ

ATTEST \_\_\_\_\_  
CITY CLERK

TAX CERTIFICATE

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

SIGNED \_\_\_\_\_  
SHERI PIERCE  
CITY CLERK  
CITY OF VALDEZ, ALASKA

PLAT APPROVAL

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

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
JESS CONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION  
CITY OF VALDEZ

RYDOR SUBDIVISION 2019 ADDITION

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

CONTAINING 100.000 ACRES

VALDEZ RECORDING DISTRICT

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

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