

City of Valdez
ALASKA

Planning Department

Jeremy O'Neil, Mayor
Mark Detter, City Manager

NOTICE OF SUBDIVISION/REPLAT

SOUTH CENTRAL GROUP INC.

HARDWARE SUBDIVISION

South Central Group Incorporated has requested a survey within Section 32, Township 8 South, Range 6 West, Copper River Meridian described as follows: A subdivision of Lots 20, 21, 22, and 23 Block 33 Amended South Portion Mineral Creek Subdivision Plat 66-40M Valdez Recording District, creating Lot 22A and 23A Block 33, Hardware Subdivision. The subject property's street address is 127 Meals Avenue.

The preliminary plat will go before the Planning and Zoning Commission for approval on June 24th, 2020 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. A large scale plat is available for review at our office in City Hall.

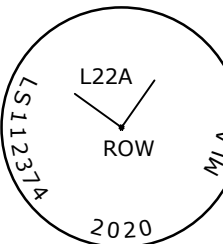
If you have any questions please contact Paul Nylund at (907) 834-3450 or stop by our window in City Hall at 212 Chenega Avenue.

6.12.2020

Paul Nylund
Senior Planner / GIS Technician
Planning Department

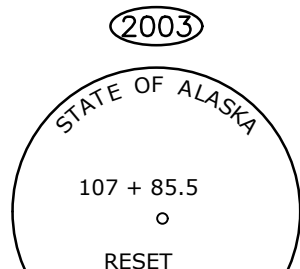
- LEGEND**
- ⊕ FOUND 2" ALUMINUM CAP
 - △ FOUND 5/8" REBAR
 - SET 2" ALUMINUM CAP ON 5/8" X 30" POINTED REBAR
 - SET 2" PK NAIL
 - x COMPUTED POINT
 - XX XX XX MEASURED DATA
 - (XX XX XX) RECORD DATA PER PLAT 74-567
 - [XX XX XX] COMPUTED
 - SURVEYED LINES
 - - - UNSURVEYED LINES
 - - - CENTERLINE
 - - - EASEMENT
 - - - TIE LINE
 - 33 BLOCK NUMBER

TYPICAL SET

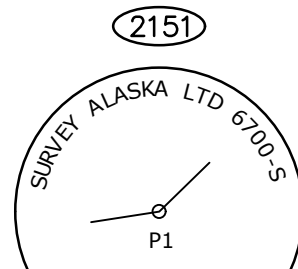


SET 2" ALUMINUM CAP ON 5/8" X 30" POINTED REBAR

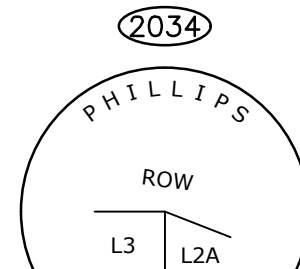
RECOVERIES



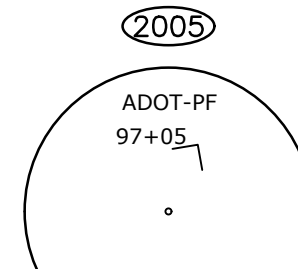
FOUND 3" ALUMINUM CAP 0.4' BELOW GRADE IN MONUMENT CASE



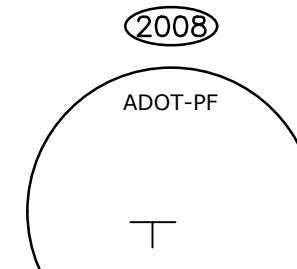
FOUND 2" ALUMINUM CAP 0.2' BELOW GRADE IN MONUMENT CASE



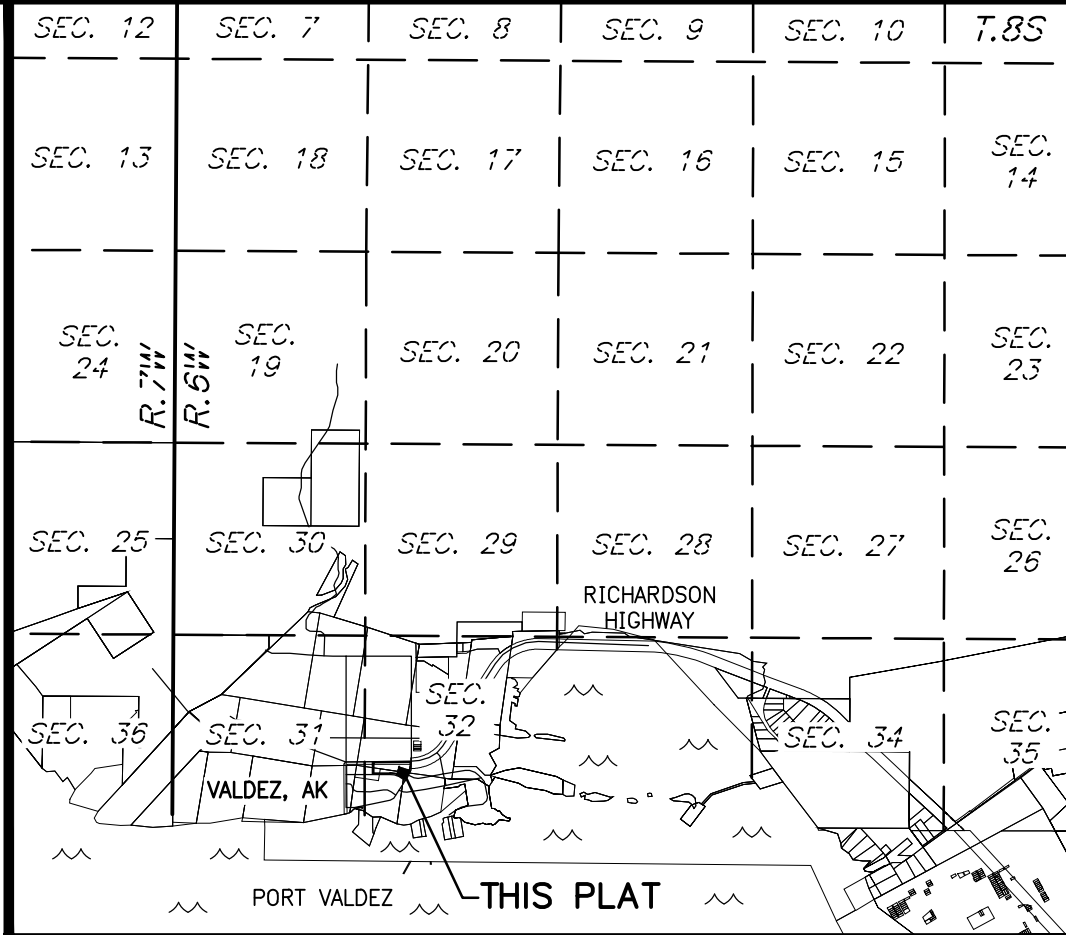
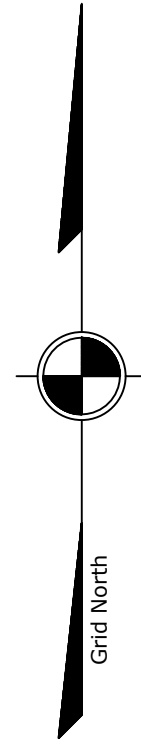
FOUND 2" ALUMINUM CAP 0.1' BELOW GRADE



FOUND 2-1/2" ALUMINUM CAP 0.2' BELOW GRADE IN MONUMENT CASE



FOUND 2-1/2" ALUMINUM CAP 0.2' BELOW GRADE IN MONUMENT CASE



VICINITY MAP SCALE: 1" = 1 MILE
USGS QUADRANGLE MAP VALDEZ (A-7), 1996

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT THE SOUTH CENTRAL GROUP INC. IS THE OWNER OF HARDWARE SUBDIVISION, AS SHOWN ON THIS PLAT. ON BEHALF OF THE SOUTH CENTRAL GROUP INC., 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 AND DESCRIBED ON THIS PLAT.

_____, PRESIDENT
SOUTH CENTRAL GROUP INC.
127 SOUTH MEALS AVENUE
VALDEZ, ALASKA 99686

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ NAME _____ TITLE _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

PLAT APPROVAL

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

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

TAX CERTIFICATE

I, _____, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY, LOT 22A AND LOT 23A, REPRESENTED BY THESE LOT LINES ARE PAID AS OF _____, 20____.

_____, CITY CLERK
DATE _____

GRAPHIC SCALE



Scale in Feet
1 inch = 40 feet

PRELIMINARY

**PLAT OF
HARDWARE SUBDIVISION**

CREATING
LOT 22A AND LOT 23A, BLOCK 33

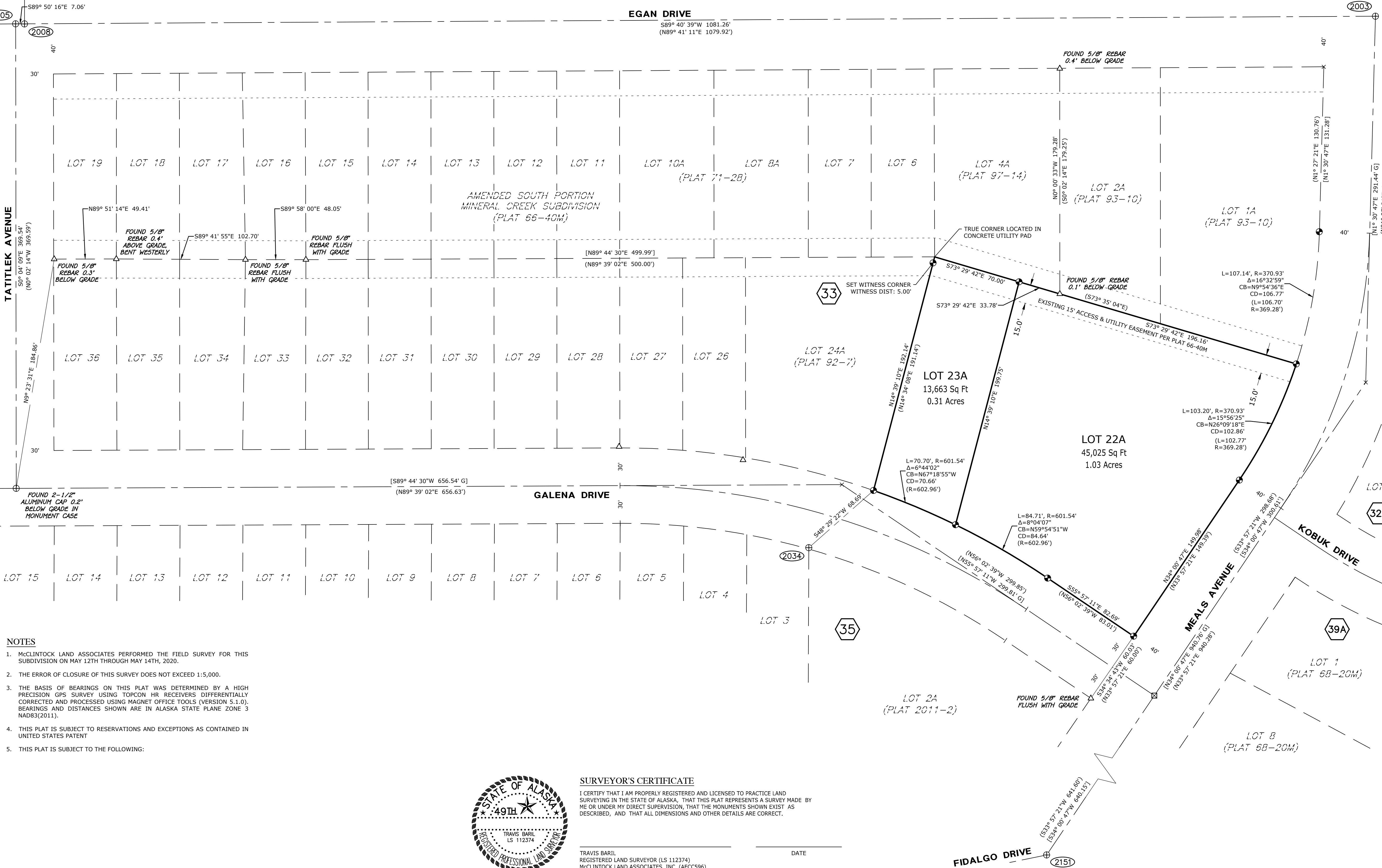
SUBDIVISION OF
LOTS 20, 21, 22 & 23, BLOCK 33, AMENDED SOUTH
PORTION MINERAL CREEK SUBDIVISION (PLAT 66-40M)

LOCATED WITHIN
A PORTION OF SECTION 32, TOWNSHIP 8 SOUTH,
RANGE 6 WEST, COPPER RIVER MERIDIAN, AK
CONTAINING 1.34 ACRES, MORE OR LESS
VALDEZ RECORDING DISTRICT

PREPARED BY:
MCCLINTOCK LAND ASSOCIATES, INC.
16942 NORTH EAGLE RIVER LOOP ROAD
EAGLE RIVER, ALASKA 99577
(907) 694-4499

PREPARED FOR:
ROHDE ARCHITECTS
EAGLE RIVER, ALASKA 99577

SCALE: 1"=40' CHK: TB JOB: 20-109 DWG: 20-109 VS SHEET: 1 of 1
DATE DRAWN: JUNE 9, 2020 DATE OF SURVEY: MAY 14, 2020 DISK: M404
GRID: DWN: MH FB NO: 499 Cert. to Plat: XXXX-XXXXXXX



NOTES

- McCLINTOCK LAND ASSOCIATES PERFORMED THE FIELD SURVEY FOR THIS SUBDIVISION ON MAY 12TH THROUGH MAY 14TH, 2020.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- THE BASIS OF BEARINGS ON THIS PLAT WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON HR RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING MAGNET OFFICE TOOLS (VERSION 5.1.0). BEARINGS AND DISTANCES SHOWN ARE IN ALASKA STATE PLANE ZONE 3 NAD83(2011).
- THIS PLAT IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT
- THIS PLAT IS SUBJECT TO THE FOLLOWING:

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.

TRAVIS BARIL
REGISTERED LAND SURVEYOR (LS 112374)
MCCLINTOCK LAND ASSOCIATES, INC. (AECC596)

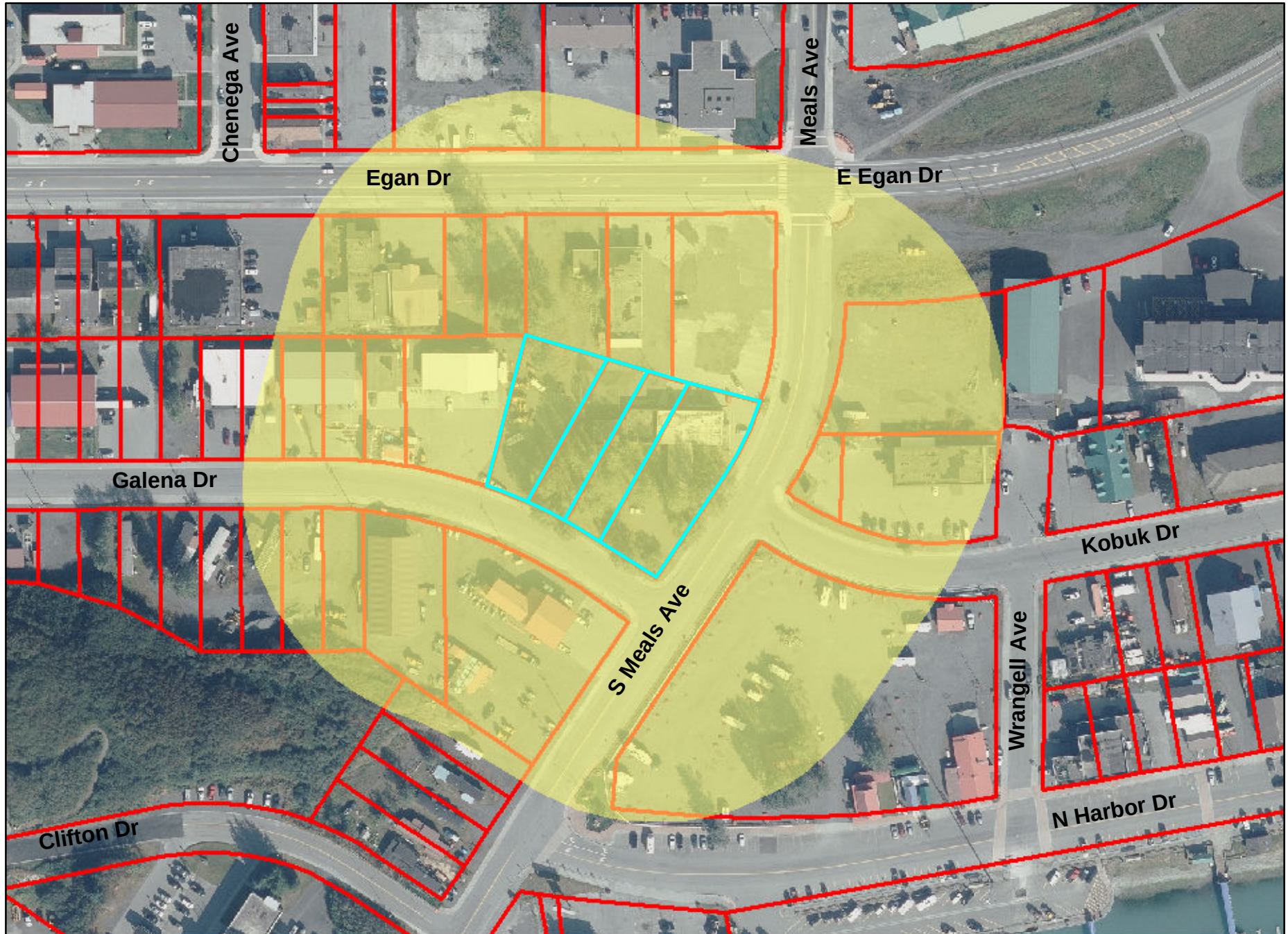
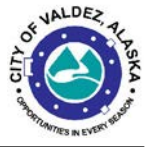
DATE _____





SOUTH CENTRAL HARDWARE 300' RADIUS

127 MEALS AVENUE



0 200 400 Feet

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.