



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda - Final-revised Planning and Zoning Commission

---

Wednesday, September 22, 2021

7:00 PM

Civic Center Conference Room

---

### Regular Meeting

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. PUBLIC BUSINESS FROM THE FLOOR

#### IV. NEW BUSINESS

1. [Approval of Temporary Land Use Permit #21-12 for Valdez Motor Sports Club for a 21-Acre Portion of USS 439 \(Pipe Yard\)](#)
2. [Subdivision #21-01: Final Approval of Alaska State Land Survey No. 2009 -10, Mineral Creek Islands, a Municipal Entitlement Selection, ADL 201084](#)
3. [Approval of Request from Commissioner Blehm for an Extended Absence from Planning & Zoning Commission Meetings until the Regular Meeting on October 22, 2021](#)

#### V. REPORTS

1. [Planning Commission Procedures and Attendance Report](#)
2. [Planning Director's Report](#)

#### VI. COMMISSION BUSINESS FROM THE FLOOR

#### VII. ADJOURNMENT



## Legislation Text

---

**File #:** 21-0448, **Version:** 1

---

**ITEM TITLE:**

Approval of Temporary Land Use Permit #21-12 for Valdez Motor Sports Club for a 21-Acre Portion of USS 439 (Pipe Yard)

**SUBMITTED BY:** Bruce Wall, Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve temporary land use permit #21-12 for Valdez Motor Sports Club for a 21-acre portion of USS 439 (pipe yard).

**SUMMARY STATEMENT:**

On August 26, 2021, Planning Department staff received temporary land use permit application 21-12 from Valdez Motor Sports Club, Inc. (VMSC) for a side-by-side race events on a 21-acre portion of USS 439 (the pipe yard.) The permit use dates are September 29th - October 4th. The applicant indicates that "there will be two trailers, one timing shack and one S&R trailer. There will also be 1 or 2 blue rooms staged for that weekend. All will be on the north north/east end of the leased property".

Public Works Director Rob Comstock, Ports and Harbors Director Jeremy Talbot, Economic Development Director Martha Barberio, and Parks and Recreation Director Nick Farline were solicited for comments.

TLUP fees are established via Resolution #12-36. For the 6-day period the Valdez Motor Sports Club is utilizing the area, the permit fee is \$87.50 for each day, \$525.00 total.

VMC 17.48.140(I)(2) states that the planning and zoning commission may deny temporary land use permit applications or place conditions on a temporary land use permit to ensure the temporary use on the proposed property and within the time period specified will not jeopardize, endanger, or substantially interfere with the public convenience, health, safety, or general welfare.

Per Valdez Municipal Code 17.48.140(H)(3), if temporary land use permit 21-12 is approved by the Planning and Zoning Commission, staff will prepare a temporary land use permit document using standard language approved by the City attorney and include any conditions required by the

Commission. The issuance of this permit will be reported to City Council at the next regularly scheduled meeting.



## CITY OF VALDEZ

**RECEIVED**

By nleroy at 3:27 pm, Aug 26, 2021

# TEMPORARY LAND USE PERMIT APPLICATION

*All fields are required. If not applicable, please mark with N/A or dash.*

### Office Use Only

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_

Initials \_\_\_\_\_ Zoning District \_\_\_\_\_

Permitted Use? Yes No

### APPLICANT INFORMATION

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### REPRESENTATIVE INFORMATION *(if applicable)*

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### PROPERTY INFORMATION

Property Owner Name \_\_\_\_\_

Legal Description Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision/Survey \_\_\_\_\_

Physical Address \_\_\_\_\_

Property Description \_\_\_\_\_

Proposed Use of Area *(attach a narrative, if more detail is required)*



Total Use Area Dimensions \_\_\_\_\_  
Term Requested \_\_\_\_\_  
Parking Area Dimensions \_\_\_\_\_

**TEMPORARY BUILDINGS/STRUCTURES** *(if applicable)*

*Detail the number of temporary buildings, and the dimensions, type, and use for each.*

**ORGANIZATION TYPE**

☐ Individual ☐ Corporation  
☐ Sole Proprietorship ☐ Non Profit  
☐ Partnership ☐ Other *(please explain)* \_\_\_\_\_

**ADDITIONAL MATERIALS REQUIRED** *(the following must be submitted when applying for a TLUP)*

☐ **Site Plan** *(including lot boundaries, use area boundaries, parking dimensions, and proposed temporary buildings)*  
☐ **Certificate of Liability Insurance** *(may be submitted following approval, but is required prior to permit issuance)*  
☐ **State of Alaska Business License** *(and any applicable professional licenses)*  
☐ **City of Valdez Business Registration**

**APPLICANT SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

*(Your signature above certifies that you are the official representative of this business and that all information included on this form is accurate.)*

**ADDITIONAL INFORMATION**

Forms may be emailed to [planningdept@valdezak.gov](mailto:planningdept@valdezak.gov) or dropped off at the Planning Window in City Hall.  
For a fillable PDF form, visit [valdezak.gov/275/City-Forms](http://valdezak.gov/275/City-Forms)

To submit via mail, send to the following address:

**Planning Department**  
**City of Valdez**  
**PO Box 307**  
**Valdez, AK 99686**

**QUESTIONS?**

Call the City of Valdez Planning Department at **907-834-3401** or email [planningdept@valdezak.gov](mailto:planningdept@valdezak.gov).

## Nicole LeRoy

---

**From:** Lares, Kenneth M <KennethM.Lares@alyeska-pipeline.com>  
**Sent:** Thursday, August 26, 2021 3:08 PM  
**To:** Nicole LeRoy  
**Cc:** kenlares@hotmail.com  
**Subject:** TLUP  
**Attachments:** Signed OCT SXS Race APP TLUP PDF.pdf

Hi Nicole,

Attached is the updated TLUP to reflect the 21 acres being used. The type of business on the property will be a motorsports track for the purpose of a SXS race. There will be two trailers, one timing shack and one S&R trailer. There will also be 1 or 2 blue rooms staged for that weekend. All will be on the north north/east end of the leased property.

Regards,  
Ken

## Nicole LeRoy

---

**From:** Lares, Kenneth M <KennethM.Lares@alyeska-pipeline.com>  
**Sent:** Thursday, August 26, 2021 3:47 PM  
**To:** Nicole LeRoy  
**Subject:** RE: TLUP

Hi Nicole,  
Sorry, 9/29-10/4

---

**From:** Nicole LeRoy <NLeRoy@ValdezAK.Gov>  
**Sent:** Thursday, August 26, 2021 3:22 PM  
**To:** Lares, Kenneth M <KennethM.Lares@alyeska-pipeline.com>  
**Cc:** kenlares@hotmail.com  
**Subject:** [EXTERNAL]: RE: TLUP

**CAUTION:** This email originated from outside of Alyeska. DO NOT click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe.

Hi Ken,

Thanks for this update. What are the dates being requested?

Nicole

---

**From:** Lares, Kenneth M <[KennethM.Lares@alyeska-pipeline.com](mailto:KennethM.Lares@alyeska-pipeline.com)>  
**Sent:** Thursday, August 26, 2021 3:08 PM  
**To:** Nicole LeRoy <[NLeRoy@ValdezAK.Gov](mailto:NLeRoy@ValdezAK.Gov)>  
**Cc:** [kenlares@hotmail.com](mailto:kenlares@hotmail.com)  
**Subject:** TLUP

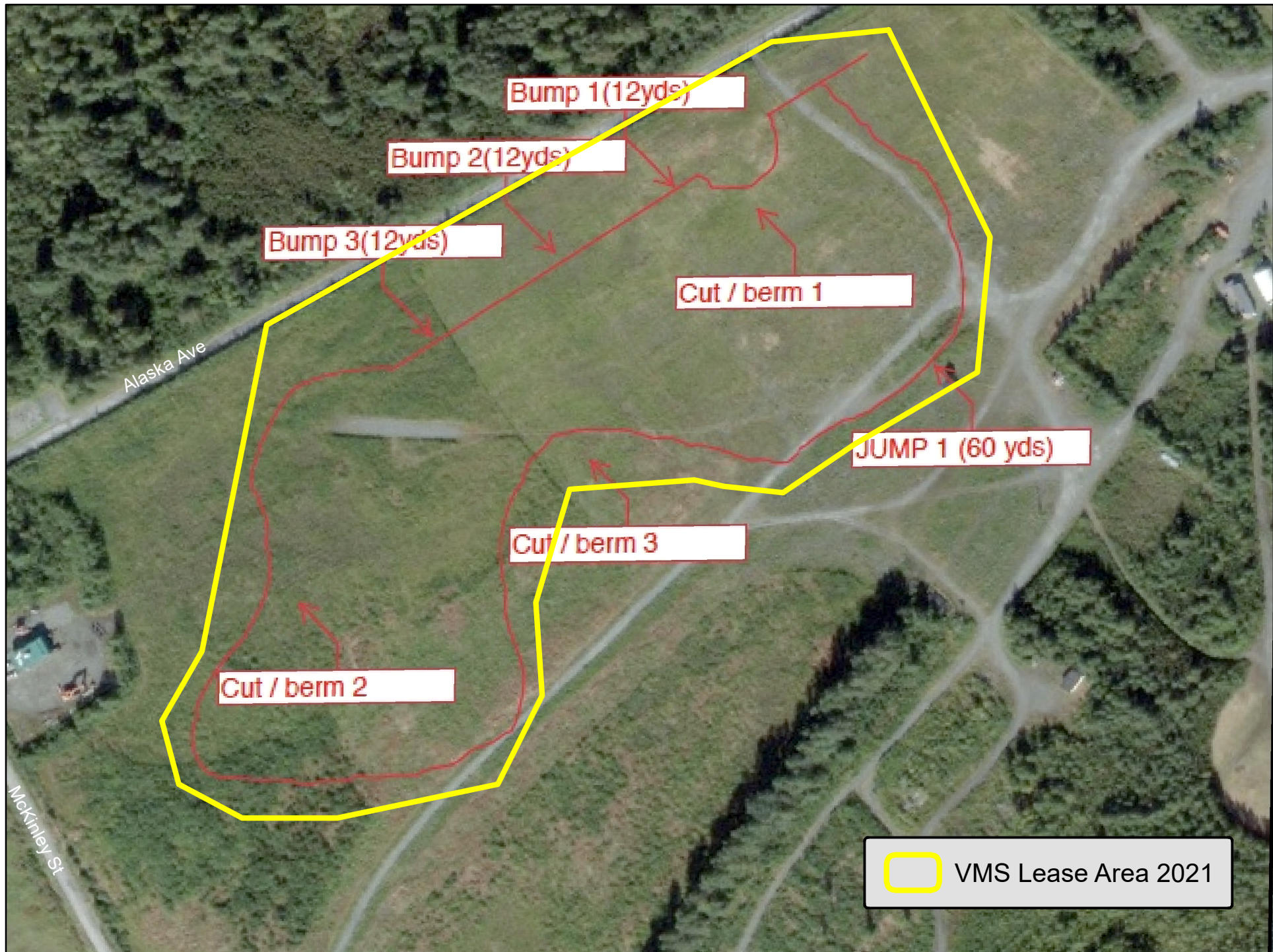
Hi Nicole,  
Attached is the updated TLUP to reflect the 21 acres being used. The type of business on the property will be a motorsports track for the purpose of a SXS race. There will be two trailers, one timing shack and one S&R trailer. There will also be 1 or 2 blue rooms staged for that weekend. All will be on the north north/east end of the leased property.


Regards,  
Ken



# VALDEZ MOTORSPORTS PIPEYARD LEASE AREA

## 21 ACRES



 VMS Lease Area 2021

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.



## Legislation Text

---

**File #:** 21-0449, **Version:** 1

---

**ITEM TITLE:**

Subdivision #21-01: Final Approval of Alaska State Land Survey No. 2009 -10, Mineral Creek Islands, a Municipal Entitlement Selection, ADL 201084

**SUBMITTED BY:** Paul Nylund - Senior Planner / GIS Technician

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve Subdivision #21-01: Alaska State Land Survey No. 2009 -10, Mineral Creek Islands, a Municipal Entitlement Selection, ADL 201084.

**SUMMARY STATEMENT:**

In March 2010, the State of Alaska, Department of Natural Resources issued the Survey Instructions to transfer state land ADL 201084, ASLS 2009-10 to the City of Valdez (see location Map attached). A survey of municipal entitlement land must be prepared by the City and accepted by the State Department of Natural Resources (DNR) in order to complete the conveyance procedures. Currently, Valdez has interim management authority for these lands, but cannot subdivide, sell, or develop them until formal conveyance occurs.

In 2010, Allen Minish of Wrangell Mountain Technical Services was awarded contract #955 and given the notice to proceed to survey ADL 201084. The scope of the work included survey and monumentation for the property boundaries of Mineral Creek Islands (Island E and Ammunition Island). When the survey instructions were issued it became apparent that the final island in the original Mineral Creek Islands selection, "Island C" was not included in the original survey instructions. The City of Valdez consulted with the State of Alaska and decided the best course of action would be to issue a new set of survey instructions to put "Island C" into its own survey. Because both these surveys fall under the same entitlement selection, exist in the same approximate area, and are very closely tied to each other, it made sense to add the additional survey to the original Mineral Creek contract as a fixed fee change order, and applied to the original contract.

In June 2011, Wrangell Mountain Technical Services sent the preliminary plat to AK DNR for review. DNR issued a request for additional information in August of 2012. The preliminary plat was resubmitted to the DNR in November of 2020. On September 1, 2021, we received the attached Intermediate Plat Review / Request for mylar letter from DNR. The requested corrections/changes

have been implemented on the final plat.

In their intermediate review, the DNR requested that the Planning Director be the signor for the City of Valdez's Plat Approval on the final plat. The Planning and Zoning Commission is the platting authority for the Valdez Recording District and the chair of the P&Z Commission is typically the signor on our plats. The Statewide Platting Supervisor, G. Larry King, stated via phone call on 9-15-2021 that the DNR is okay with the P&Z Chair's signature on the final plat. This is reflected on the final plat as presented, and will be noted in a letter to the DNR Survey Section along with any other comments or revisions that the Planning and Zoning Commission requests.

The first agenda packet published on 09/16/2021 included a plat with a clerical error. The packet has now been updated with the corrected plat, including a required notary block, and was republished on 09/20/2021.

The final plat must be approved by both DNR and the Planning & Zoning Commission. Any input from the commission on this final plat will be summarized in a letter to the DNR DMLW Survey Section and considered for incorporation onto the final plat. Staff has not received any comments from neighbors, utilities, or other notified agencies on the subdivision.



MEAN HIGH TIDE WAS DETERMINED FROM 4	
TIDAL STATION 4240 L 1978	
LAT N	61°07'39.0367"
LONG W	146°18'22.7912"
ELEV. 34.40'	
MHHW	12.1'
MHW	11.1'
MLW	1.5'
MLLW	0.0'

8. REFERENCE MONUMENTS RML 4 AND RML 5 WERE ESTABLISHED BASED ON RECORD SURVEYS AND DISTANCE OF ALASKA TITLED LANDS, SURVEY 11 FROM THE TWO FOLD DOCUMENTS OF U.S. 11 TRACT 1 AS ORIENTED TO A.S.P. ZONE 3.

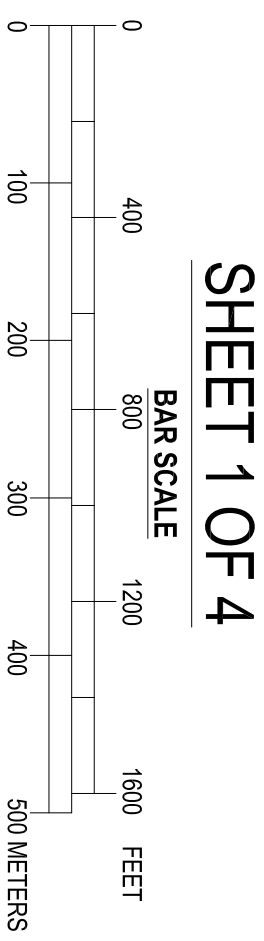
9. MEMBER CORNER OF U.S.S. 45 WAS ESTABLISHED BY SURVEY FOR AND NOT FOUND. IT WAS NOT FOUND IN 1981 DURING THE SURVEY OF U.S.S. 3882. LOCATION SHOWN ON THE P.L.A.T. OF U.S. 10F, U.S.S. 455 IS BASED ON INTERSECTION OF THE LINE FROM MONUMENT CORNER OF U.S.S. 455 AND THE LINE FROM CORNER 2 U.S.S. 455 THROUGH CORNER 1 A.S. 11.

10. TRACT 11 IS AS KNOWN AS ISLAND UPLANDS F AND AMUNITION ISLAND OF A.T.S. 584 AND TRACT 21 IS AS KNOWN AS ISLAND UPLANDS AND UPLANDS OF A.T.S. 594.

11. PER THE AMENDED FINAL FINDING DATED MARCH 16, 2021, THE STIPULATION OF A PUBLIC ACCESS EASEMENT (AS 3605) IS APPLICABLE TO THE NORTH SHORE OF AMUNITION ISLAND, ALASKA TRACT 1.

**VICINITY MAP**  
SCALE 1"=1 MILE  
(SOURCE: CITY OF VALDEZ GIS 2011)

(SOURCE: CITY OF VALDEZ GIS 2011)



(A)	GEODETIC CONTROL, MONUMENT RECOVERED
(B)	GLOBAL MONUMENT RECOVERED
(C)	PRIMARY MONUMENT RECOVERED
(D)	PRIMARY MONUMENT SET THIS SURVEY
(E)	SECONDARY MONUMENT SET THIS SURVEY
(F)	SURVEYED BOUNDARY
(G)	SURVEYED MEANDERS
(H)	FIXED AND LIMITED BOUNDARY
(I)	SURVEYED OTHER BOUNDARIES
(J)	OTHER BOUNDARIES NOT SURVEYED
(K)	EASEMENTS
(L)	SURVEY TIES
(M)	VALDEZ CONTAINER TERMINAL FILL AREA
(N)	TOP OF BANK/CLIFF
(R1)	RECORD USS 455
(R2)	RECORD USS 4600
(R3)	RECORD USS 3682
(R4)	RECORD ATS 11
(C)	COMPUTED

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

**NOTARY'S ACKNOWLEDGEMENT**  
**SUBSCRIBED AND SWORN TO BEFORE ME**

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

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON AND I APPROVE THIS SURVEY AND PLAT.

SHARON SCHEIDT, MAYOR  
ADL 201084 TRACT 1 AND TRACT 2

**NOTARY'S ACKNOWLEDGEMENT**  
**SUBSCRIBED AND SWORN TO BEFORE ME TH**

**NOTARY'S ACKNOWLEDGEMENT**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT STATE OF ALASKA IS OWNER OF A.S.L.S. 2009-10 AS SHOWN HEREON, I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

OF ALASKA

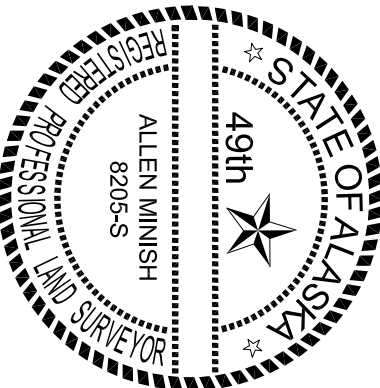
**DATE** \_\_\_\_\_ **DIRECTOR, DIVISION OF MINING, LAND AND WATER**

**NOTARY'S ACKNOWLEDGEMENT**

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

DATE \_\_\_\_\_ TIME \_\_\_\_\_

DATE \_\_\_\_\_ \$205 \$  
REGISTRATION NUMBER \_\_\_\_\_



ALASKA STATE LAND SURVEY NO. 2009-10

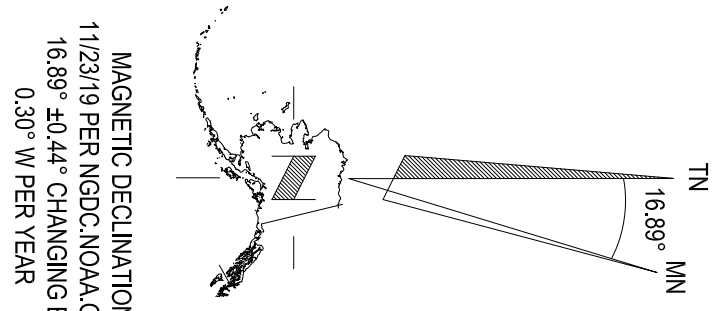
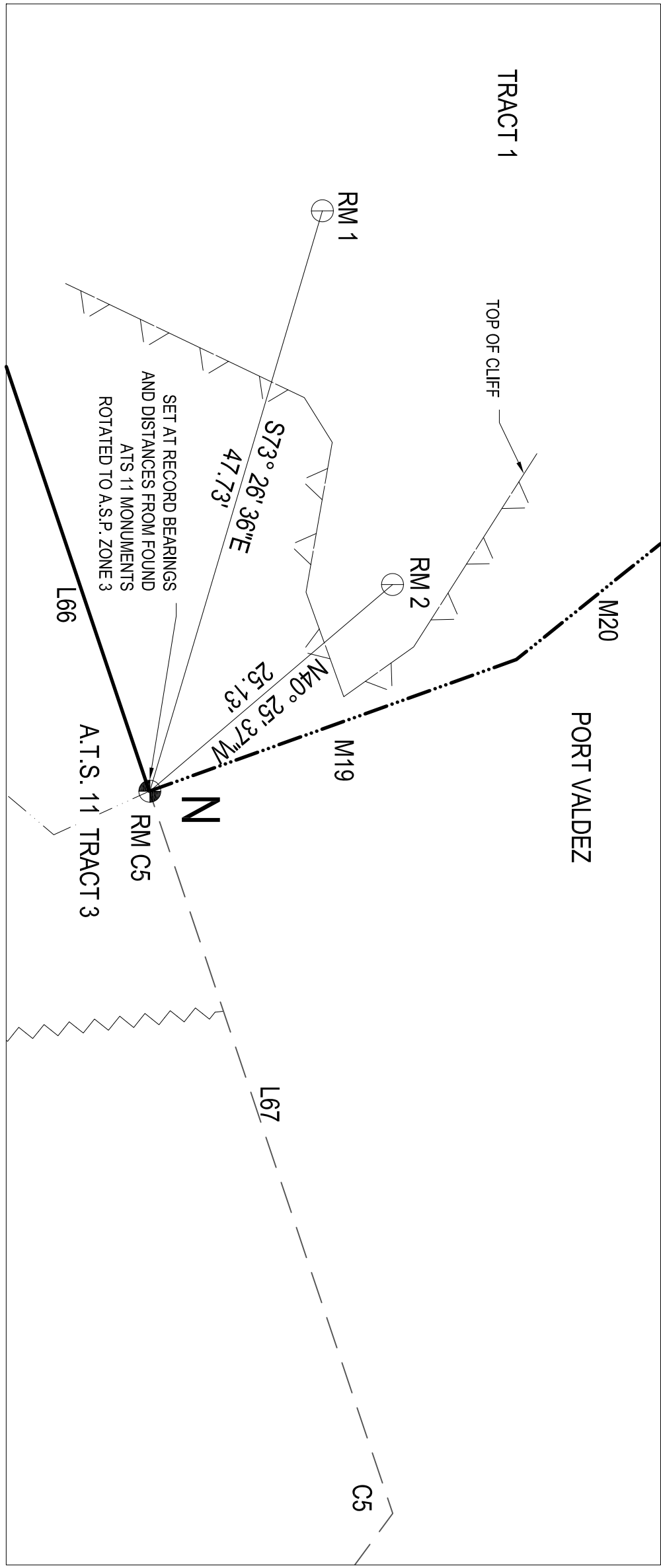
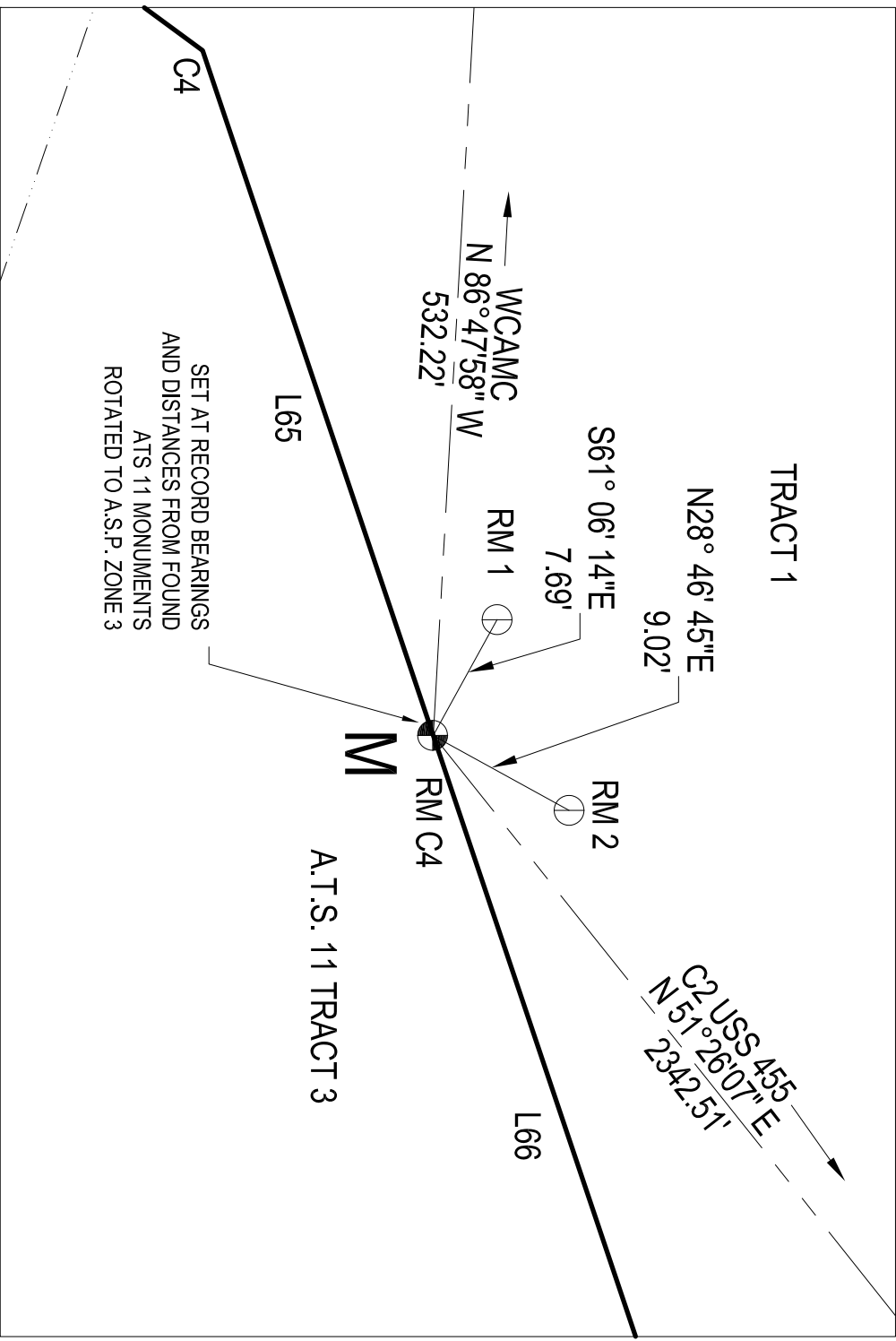
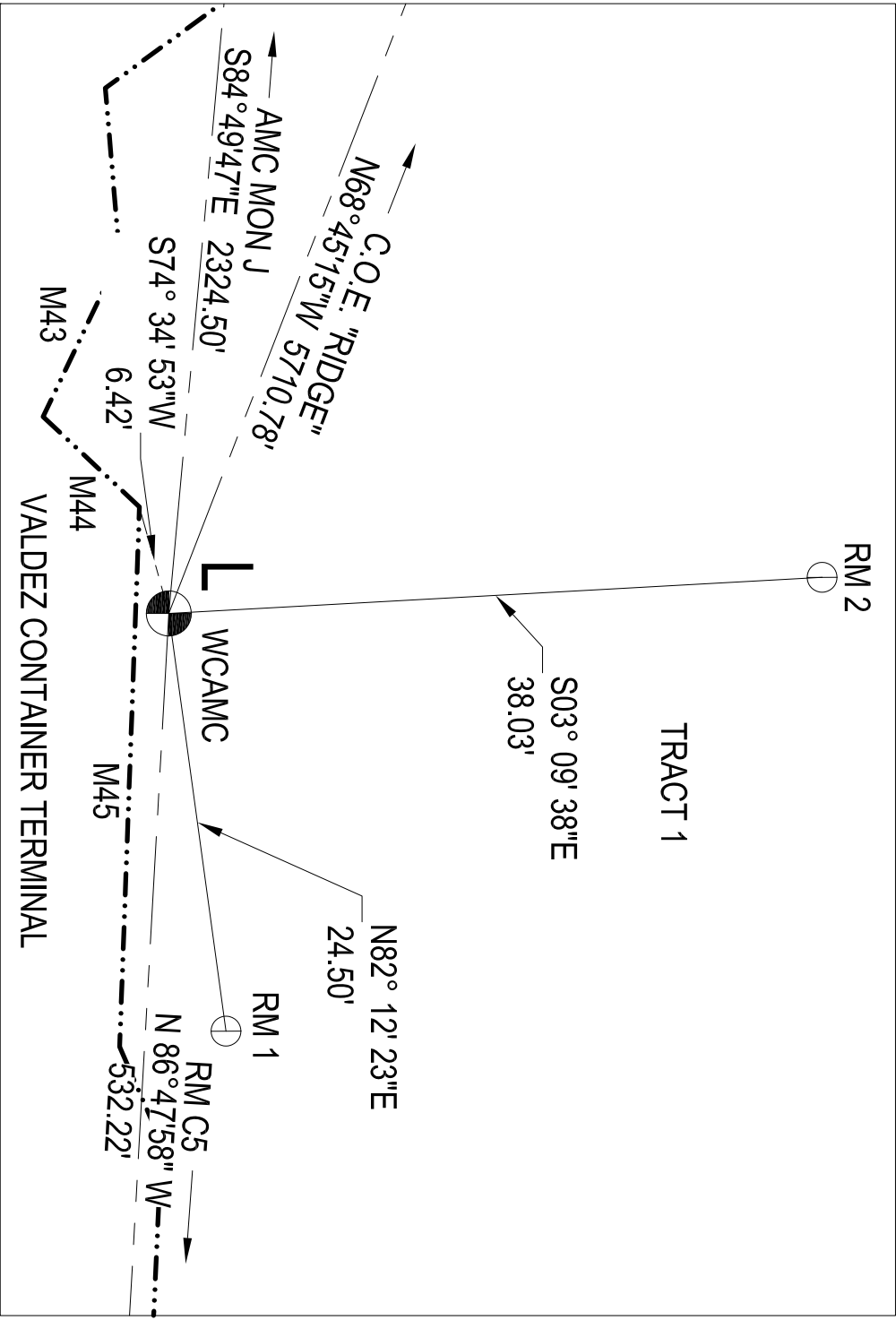
CREATING IRACIST AND 2

CONTAINING 219,948.53 SF (5.049 ACRES)

APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR	DATE
-------------------------------	------

LINE TABLE		
LINE	BEARING	LENGTH
M19	N19°44'12"W	30.72
M20	N38°47'3"W	158.66
M21	N70°54'27"W	21.37
M22	S74°34'31"W	35.41
M23	N73°33'58"W	66.77
M24	N88°56'27"W	75.00
M25	S84°36'21"W	55.60
M26	S61°27'17"W	73.21
M27	S73°47'8"W	30.72
M28	S51°58'45"W	18.84
M29	S81°50'41"W	88.97
M30	S80°50'03"W	44.83
M31	S89°03'42"W	83.68
M32	N62°23'41"W	25.29
M33	S66°19'51"W	58.40
M34	S87°27'51"W	55.69
M35	S10°25'47"W	8.61
M36	S89°48'52"E	11.53
M37	S88°59'05"E	38.56
M38	S72°02'55"E	46.47
M39	N84°56'31"E	16.26
M40	S64°08'55"E	12.77
M41	S38°03'45"E	9.85
M42	N85°10'20"E	9.81
M43	S64°31'09"E	10.32
M44	N43°07'51"E	7.67
M45	S87°53'47"E	37.38
M46	N65°32'13"E	6.12
M47	S87°23'15"E	61.40
M48	S61°21'41"E	21.39
M49	N35°22'07"E	7.61
M50	S82°31'41"E	24.42
M51	S89°28'15"E	42.34
M52	N16°09'36"E	5.03
M53	S87°48'54"E	6.18
M54	S46°29'44"E	7.39
M55	S82°07'23"E	52.98
M56	N72°12'04"E	20.77
M57	S60°18'55"E	33.87
M58	S29°59'24"E	4.94
M59	N62°48'07"E	10.57
M60	S71°19'55"E	19.43
M61	N86°26'17"E	49.95
M62	S86°56'53"E	114.34
M63	S71°01'02"E	12.48
L64	N36°23'02"E	7.10
L65	S71°23'02"W	42.00
L66	S71°23'02"W	121.93
L67	S71°23'02"W	80.07



PORT  
VALDEZ  
A.T.S. 564  
(CITY OF VALDEZ)

A.T.S. 11 TRACT 2

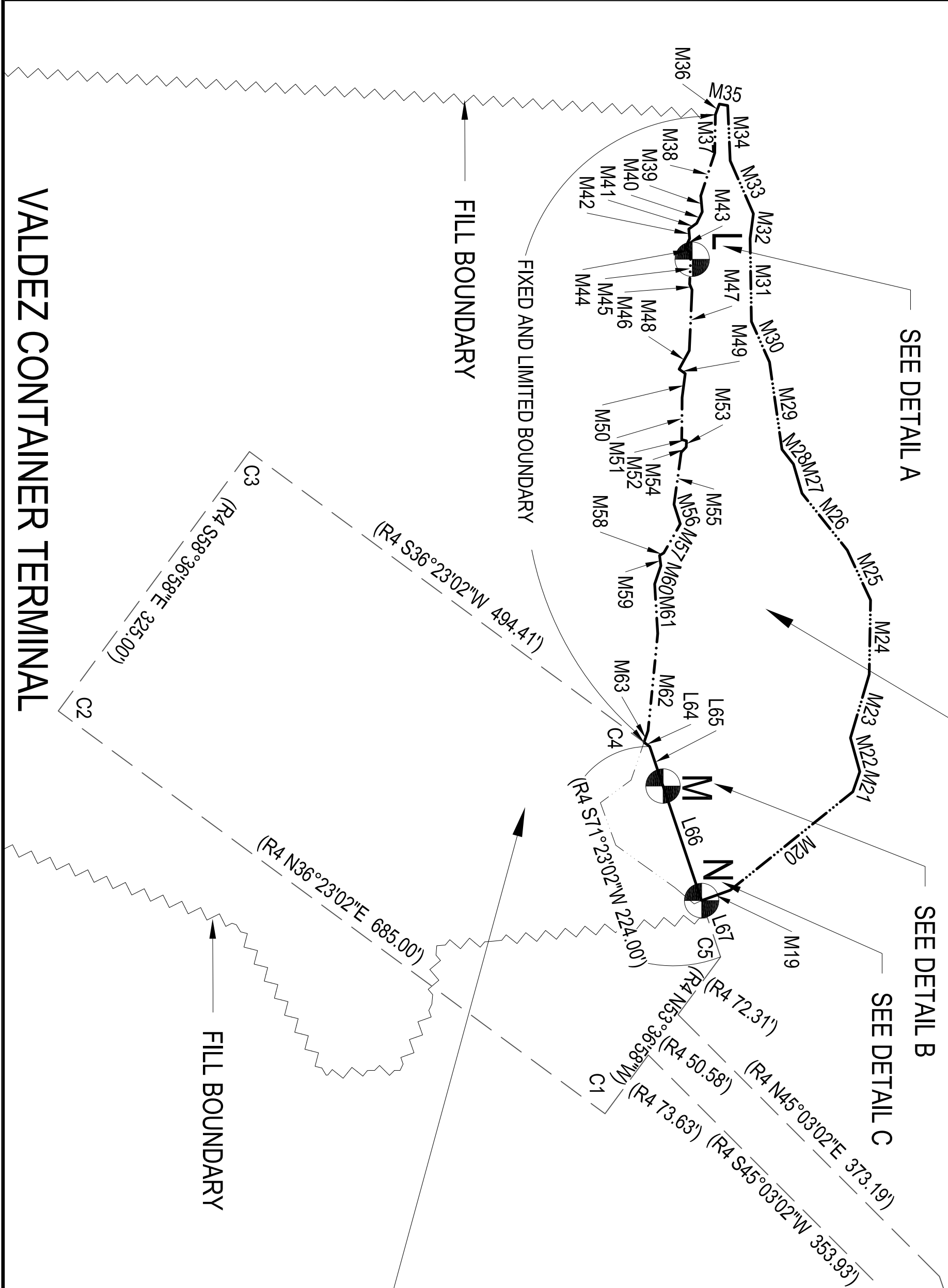
TRACT 1  
96,462.45 SF (2.214 ACRES)

R4 BEARINGS ROTATED TO  
MAD 83 A.S.P. ZONE 3 BASED  
ON THIS TIE

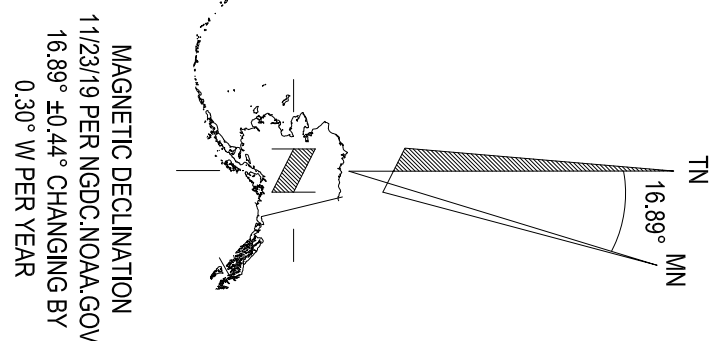
A.T.S. 11 TRACT 1

USS 455  
(CITY OF VALDEZ)

USS 455  
(CITY OF VALDEZ)







MAGNETIC DECLINATION  
11/2019  
16.87° 16.87°  
CHANGING BY  
0.30° W PER YEAR

USS 4885

J \*C1

S60°54'52"E  
849.15'

PORT  
VALDEZ

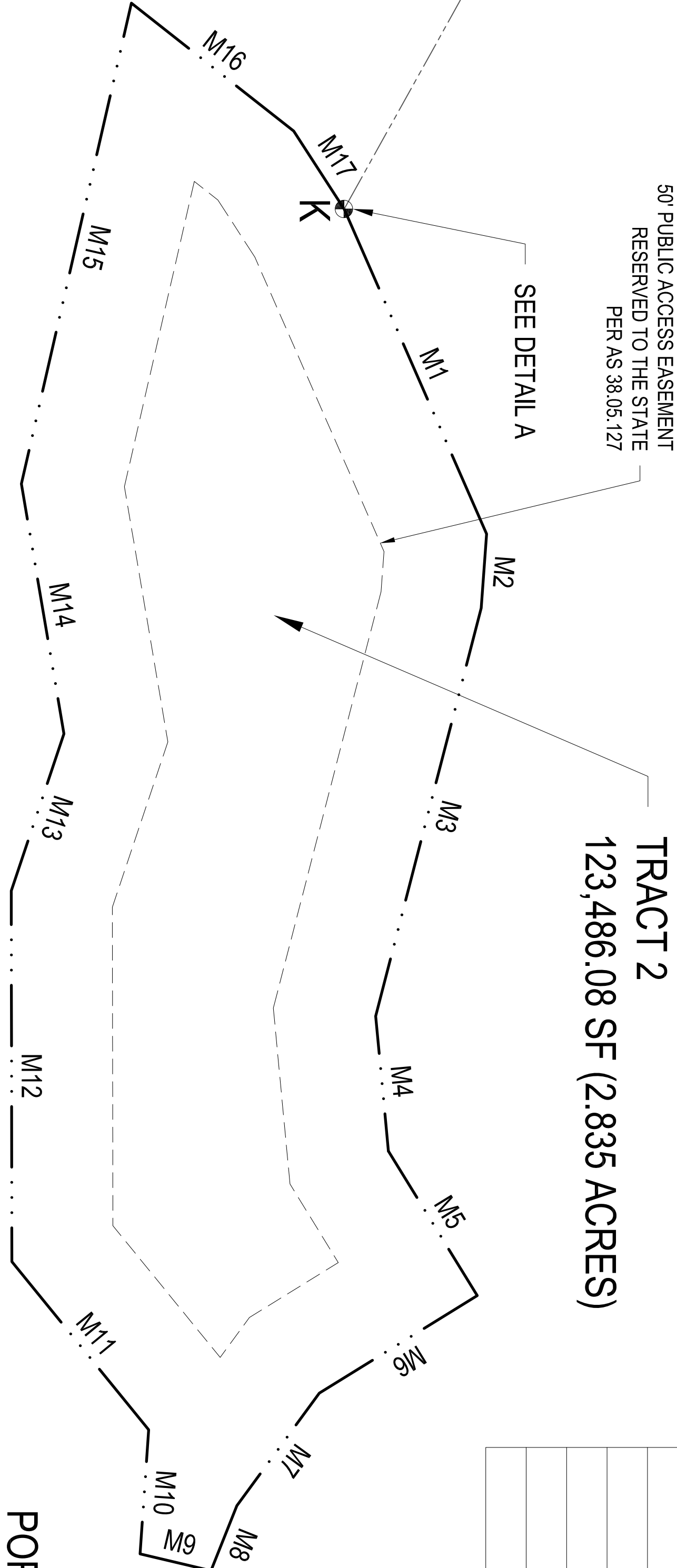
A.T.S. 564  
(CITY OF VALDEZ)

PORT  
VALDEZ

A.T.S. 564  
(CITY OF VALDEZ)

TRACT 2  
123,486.08 SF (2.835 ACRES)

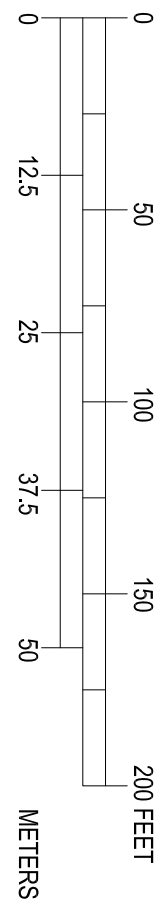
LINE TABLE		
LINE	BEARING	LENGTH
M1	N66°19'25"E	175.49
M2	S85°49'57"E	36.79
M3	S75°30'02"E	208.55
M4	N84°35'34"E	67.04
M5	N58°26'03"E	83.91
M6	S31°42'21"E	91.81
M7	S53°46'58"E	69.04
M8	S68°18'42"E	34.57
M9	S13°15'22"W	36.05
M10	N86°02'09"W	61.57
M11	S50°51'25"W	107.22
M12	S89°54'14"W	183.52
M13	N71°26'12"W	81.90
M14	S80°20'17"W	125.46
M15	N77°06'28"W	243.95
M16	N38°14'58"E	102.21
M17	N57°06'09"E	45.96



PORT  
VALDEZ

A.T.S. 564  
(CITY OF VALDEZ)

SHEET 3 OF 4



DATE OF SURVEY: 2019  
DRAWING: 2019  
WMTS PROJECT: 10018  
NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES  
PO BOX 118, MILE 32.1 EDGERTON HIGHWAY  
CHITINA, ALASKA 99566  
907.453.2280

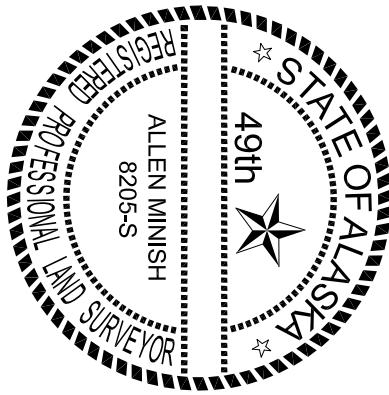
STATE OF ALASKA  
DIVISION OF MINING, LAND & WATER  
ANCHORAGE, ALASKA

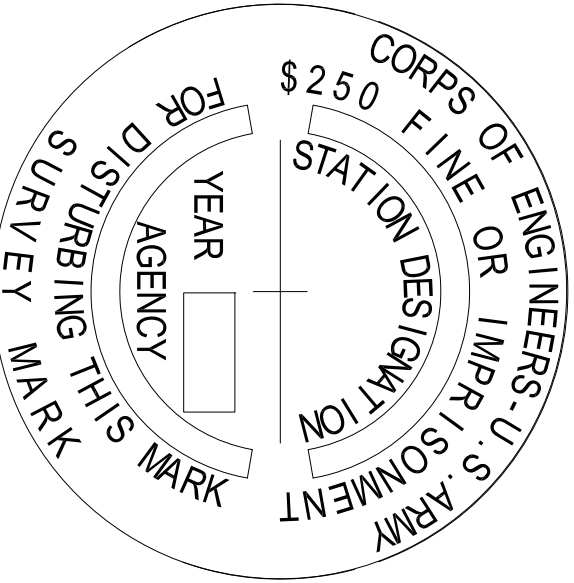
ALASKA STATE LAND SURVEY NO. 2009-10

CREATING TRACTS 1 AND 2

LOCATED WITHIN:  
TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST  
UNRESERVED SCOTCH SPRING, RANGE 6 WEST  
CONTAINING 219,946.53 SF (5.048 ACRES)  
VALDEZ RECORDING DISTRICT

DRAWN BY: ADM DATE: 9/14/21	APPROVAL RECOMMENDED	
CHECKED BY: ADM DATE: 9/14/21	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: 1" = 50'	FILE NO.	ASLS 20090010

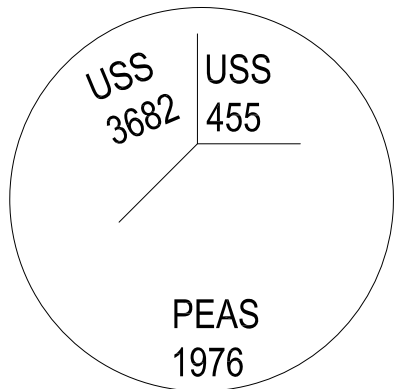




A

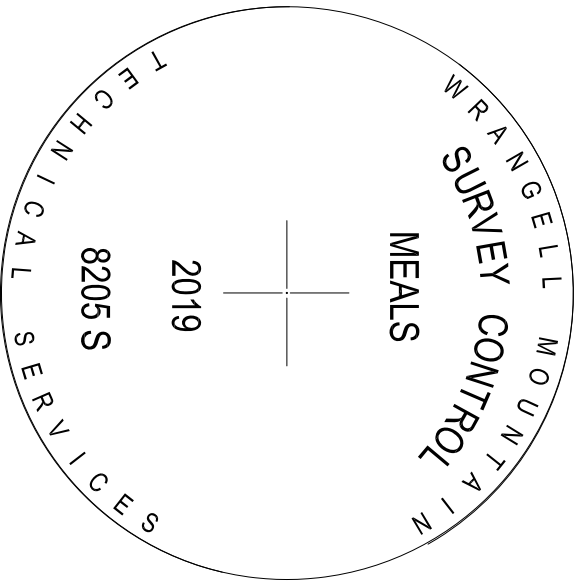
PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP CEMENTED INTO ROCK  
ON TOP OF A RIDGE. THERE ARE NO  
ADDITIONAL MARKS ON MONUMENT. THIS  
MONUMENT WAS SET UNDER A.T.S. 564 IN  
1974.

F



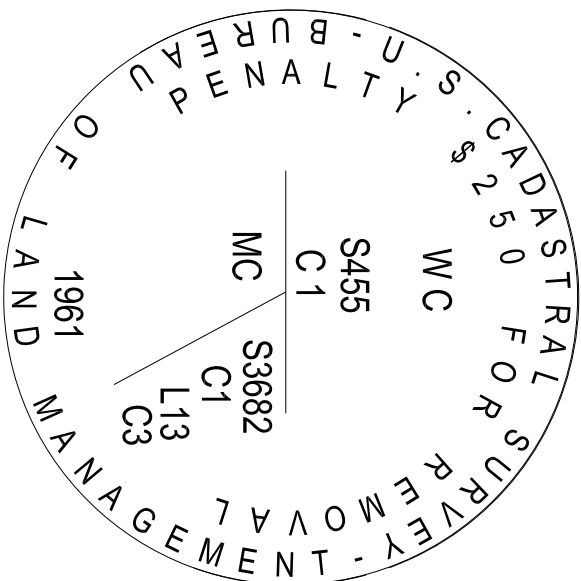
PRIMARY MONUMENT RECOVERED 2"  
BRASS CAP WITHIN CONCRETE  
IN IRON PIPE IN GOOD CONDITION 0.5'  
ABOVE GROUND

B



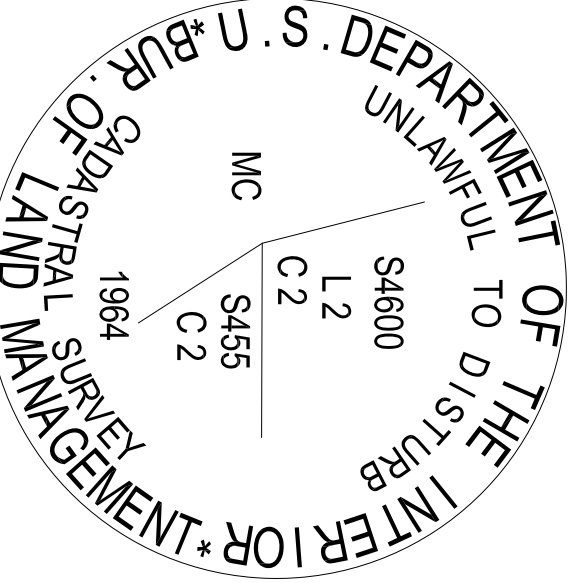
PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP CEMENTED INTO ROCK  
ON TOP OF MEALS HILL.

G



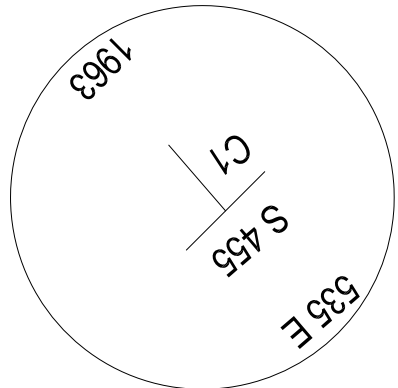
PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION 0.4' ABOVE GROUND  
NO ACCESSORIES FOUND.

C



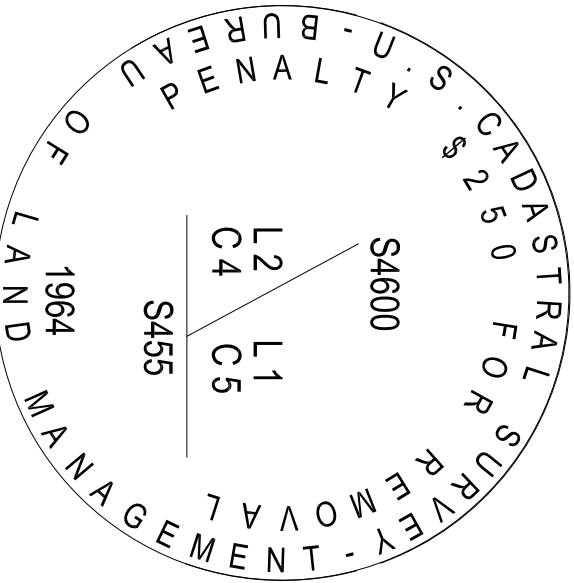
PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON IRON PIPE IN  
IN GOOD CONDITION FLUSH WITH GROUND  
NO ACCESSORIES FOUND.

H



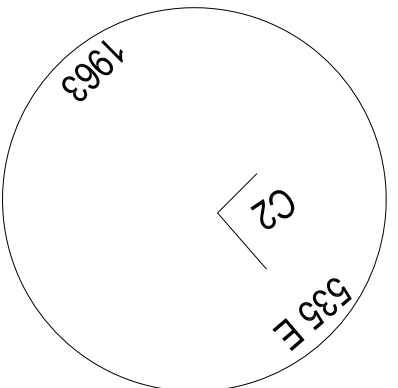
PRIMARY MONUMENT RECOVERED  
2" BRASS CAP ON IRON PIPE IN GOOD  
CONDITION 0.3' ABOVE GROUND

D



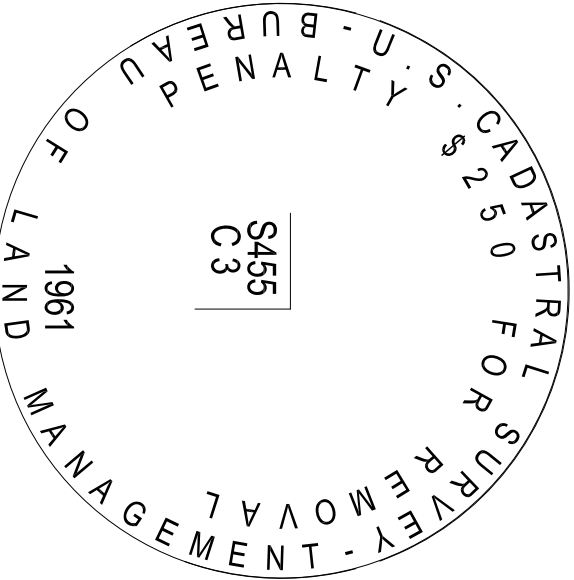
PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON IRON PIPE IN  
IN GOOD CONDITION 0.4' BELOW GROUND  
NO ACCESSORIES FOUND.

I



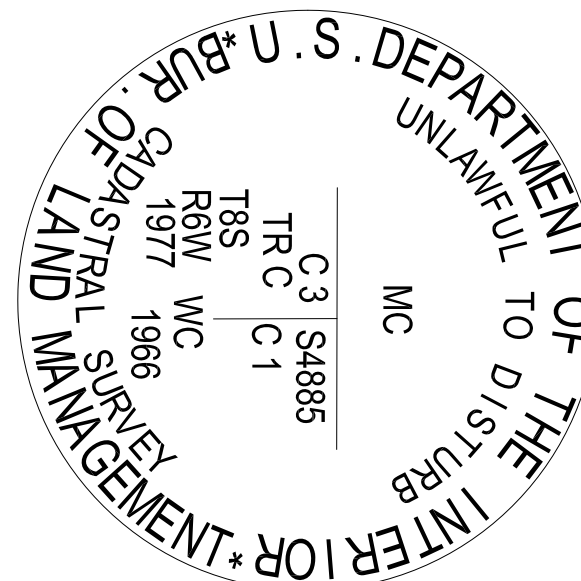
PRIMARY MONUMENT RECOVERED  
2" BRASS CAP ON IRON PIPE IN GOOD  
CONDITION 1.3' BELOW GROUND  
MARKINGS HARD TO READ

E



PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION 0.6' ABOVE GROUND  
NO ACCESSORIES SEARCHED FOR.

J

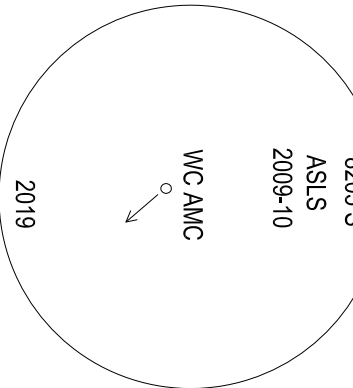


PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION FLUSH WITH GROUND  
NO ACCESSORIES FOUND.

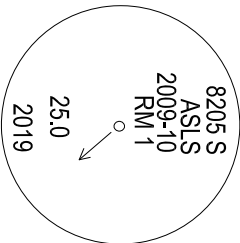
MONUMENT DESCRIPTION, LOCATION AND ACCESSORIES

	DESC.	MAD 83	MAD 27	REF. MON.	BEARING	DIST.
K	ASLS 2009-10 WC AMC 2010	3 1/4" ALU CAP ON 3" STUD CEMENTED INTO BEDROCK WITH MAGNET	LAT. N 61°07'35.6706" LONG. W 146°19'20.0574"	RM 1 RM 2	S 15° 37' 50" W S 79° 11' 14" E	33.94' 20.26'
L	ASLS 2009-10 WC AMC 2010	3 1/4" ALU. CAP ON 2 3/4" STUD CEMENTED INTO ROAD WITH MAGNET 0.1' BELOW ROAD GRADE	LAT. N 61°07'33.7177" LONG. W 146°18'32.8972"	RM 1 RM 2	N 82° 12' 23" E N 3° 09' 38" W	24.50' 38.03'
M	ASLS 2009-10 RMCA ATIS 11 2019	3 1/4" ALU. CAP ON 2 3/4" ALU. MONUMENT WITH MAGNETIC SET CAP FLUSH TO GROUND	LAT. N 61°07'35.30201" LONG. W 146°18'14.70583"	RM 1 RM 2	N 61° 08' 14" W N 28° 46' 45" W	7.69' 9.02'
N	ASLS 2009-10 RMCA ATIS 11 2019	3 1/4" ALU. CAP ON 3" STUD CEMENTED INTO LARGE ROCK WITH MAGNET	LAT. N 61°07'33.8387" LONG. W 146°18'19.7248"	RM 1 RM 2	N 73° 26' 36" W N 40° 25' 37" W	47.73' 25.13'

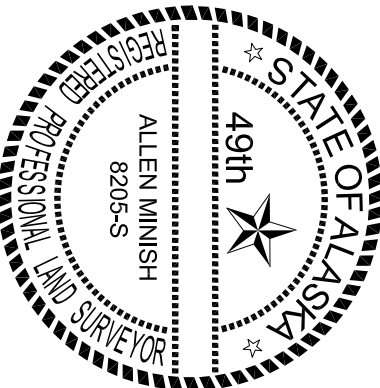
TYPICAL MONUMENT MARKINGS



PRIMARY 3 1/4" ALUMINUM CAP  
8205 S



REFERENCE MONUMENT FOR MONUMENTS  
WCMC AND MC 2" ALU CAP ON BRASS CAP  
25.0  
2019



DATE OF SURVEY: 2019 DRAWING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDERTON HIGHWAY CHITNA, ALASKA 99566 907.453.2280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	LOCATED WITHIN: TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST SECTION 35, T3N, R6W, ALASKA CONTAINING 219,946.53 SF (5.048 ACRES) VALDEZ RECORDING DISTRICT
ALASKA STATE LAND SURVEY NO. 2009-10 CREATING TRACTS 1 AND 2	APPROVAL RECOMMENDED
DRAWN BY: ADM DATE: 9/14/21	STATEWIDE PLATTING SUPERVISOR DATE
CHECKED BY: ADM DATE: 9/14/21	SCALE: NA FILE NO.: ASLS 20090010





# ASLS 2009-10 Islands E and F



0 1,000 2,000 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Natural Resources**

DIVISION OF MINING, LAND & WATER  
Survey Section

550 West 7th Avenue, Suite 650  
Anchorage, Alaska 99501-3576  
Main: 907.269.8523  
TTY: 711 or 800-770-8973  
Fax: 907.269.8916

September 1, 2021

Allen D. Minish, PLS  
Wrangell Mountain Technical Services  
P.O. Box 118  
Chitina, AK 99566

File: **ASLS No. 2009-10 / ADL 201084**  
Subj: Intermediate Plat Review / Request for mylar

Dear Mr. Minish,

A review has been completed on the above referenced survey and the following items have been noted:

1. Regarding the Fixed and Limiting Boundaries and the Toe of Fill:
  - a. The review letter dated April 20, 2011 required the "fixed and limiting Boundary" be identified in the graphics and shown in the legend if a unique line type is used. Identify the boundaries fixed by the fill.
2. Regarding the Basis of Bearing:
  - a. Note the Datum, Epoch, and Units of the basis of bearing.
3. Label Basis of Coordinates in **Bold** Lettering.
4. Regarding the Notes:
  - a. Note 3: add "Except where fill has been placed contiguous with the boundary of Tract 1" to the beginning of the note.
  - b. Note 4: include the Datum and Epoch of the bearings.
  - c. Note 10: Correct ATS 654.
  - d. Add note 11: Per the Amended Final Finding dated March 16, 2021, the stipulation of a public access easement (AS 38.05.127) is removed from the north shore of Ammunition Island, Valdez.
5. Regarding the Title Block, remove "Former Known....and Survey 564."
6. Regarding the Vicinity Map:
  - a. Amend the vicinity map to be at a scale of 1" = 1 Mile, per 11 AAC 53.210 (9).
  - b. Amend the location arrow to the location of the survey.
7. Regarding the Certificates:
  - a. Applicant Certificate:

*"Develop, conserve and maximize the use of Alaska's natural resources consistent with the public interest."*

- i. Include the Notary's Acknowledgement for the applicant certificate.
    - ii. Amend the Valdez Mayor's name.
    - iii. Remove the "No." nomenclature from ADL 201084.
    - iv. Amend the tract names, "Tract 1 and Tract 2".
  - b. Amend to Remove Dedication Language from the Certificate of Ownership.
  - c. Amend the Tax Certificate wording as shown in the redline.
  - d. Amend the Planning Director's name and title within the Plat Approval Certificate.
8. Regarding the fill material solid line south of Ammunition Island on Sheets 1 and 2, identify the line or use a unique linetype and include in the Legend.
9. Regarding the Scale:
- a. Sheet 1: Correct the bar scale and written scale to represent the scale used in the graphics.
  - b. Sheet 3: Correct the written scale to represent the scale used in the graphics.
10. Regarding the legend (It appears a layer may be turned off for printing):
- a. Use the Standard DNR Legend which can be located on the DNR web site in the following location:  
Survey Downloads & Forms – Div. of Mining, Land, and Water (alaska.gov)
  - b. Provide the standard symbol for Primary monument recovered.
  - c. Provide the standard symbol for secondary monument set this survey.
  - d. Grayscales are not acceptable for recording, correct the line type for Easements, Surveyed other Boundaries, and Survey Ties.
11. Regarding the monuments:
- a. Correct the diagram for Monument D on Sheet 4.
  - b. Secondary monuments shall be stamped with the nomenclature of the monument they are referencing and the distance to the monument, per the Survey Instructions. This requirement is waived for the Survey and platting of ASLS No. 2009-10 only.
12. With the final mylar and blackline print submittal, please enclose a copy of the Platting Board's comments for our records.
13. Correct all other items as shown in red on the enclosed copy of the plat.

**Prior to submitting the final mylar to this office for final approval** submit a paper copy, incorporating the above revisions, to the City of Valdez for their review and comments. The item noted below must be included with the mylar submittal to DNR:

- a. A copy of the City's final revisions.

Upon completion of the above-mentioned corrections, please provide DNR with the mylar for ASLS No. 2009-10. Make one blackline print from the original mylar. Both the mylar and the blackline print shall have original signatures. Therefore, the required blackline print is to be made from the original mylar prior to signing certificates or applying official seals on the original mylar. The print and the original mylar shall be sealed and signed individually in **BLACK INK**. Submit

them together to the Division of Mining, Land and Water, Survey Section, for filing in the appropriate recording district.

**The Applicant Certificate, dated and notarized; the Tax Certificate; Plat Approval; and Surveyor Certificate must all be signed.**

Care should be taken to ensure that all signatories sign on the proper line and that the notary's acknowledgement date corresponds with the signatories' signature date on the mylar and the blackline print. Please see the attached Instructions for Signing and Notarizing Plats.

The State Recorder's Office will not accept documents that are in color. Color background, text and line work will not be legible on the microfilm copies, which are reduced in the filming process. The minimum text size should L80 Leroy (0.08") or the equivalent and capitalized. Please keep in mind that if the final plat is not capable of making clearly legible copies it will not be accepted for recording. All line work and lettering on the drawing must be in black drafting ink and must be accomplished with mechanical lettering equipment; grey scale will not be accepted. The drawing must meet the standards set forth by 11 AAC 06.040 (Prerequisites for Recording Documents).

Along with the final plat mylar, a \*.dxf (drawing exchange format) or \*.dwg (AutoCAD drawing format) file in standard media electronic format (CD, or DVD) shall be submitted. In lieu of a disk, the surveyor may make the drawing available through a FTP site on the internet or by e-mail attachment.

The submitted drawing shall contain a special layer named "DNR". The following specifications apply only to the "DNR" layer; other layers need not be altered. The "DNR" layer must be in model space and not paper space when the submitted drawing is opened in AutoCAD. The "DNR" layer shall show the surveyed lines, interior lot/tract lines as well as the exterior boundary, the tie to the basis of bearing and the tie to the basis of coordinates. The basis of coordinates shall be labeled with its name/identifier, geographic coordinate values and datum. All parcels must close with lines having clean snapped intersections, with no overshoots or undershoots; snapped lines that close are preferred over polygons. On the "DNR" layer, do not include extraneous text (area, title block, bearings or distances, details, etc) other than the labels for the basis of bearing and the basis of coordinates.

If you have any questions, please feel free to contact me at (907) 451-2758.

Sincerely,



G. Larry King, PLS, SR/WA, CFedS  
Statewide Platting Supervisor

GLK:BW:bw

Enclosure: Redlined Print

cc: Mary Hermon, LCS, DMLW  
Applicant: City of Valdez, Paul Nylund, P.O. Box 307, Valdez, AK 99686  
Natural Resource Tech II: Ronda Wilson ADL 201084  
Survey Tracking & Monitoring, Case Type: 311, Subtype: 0017

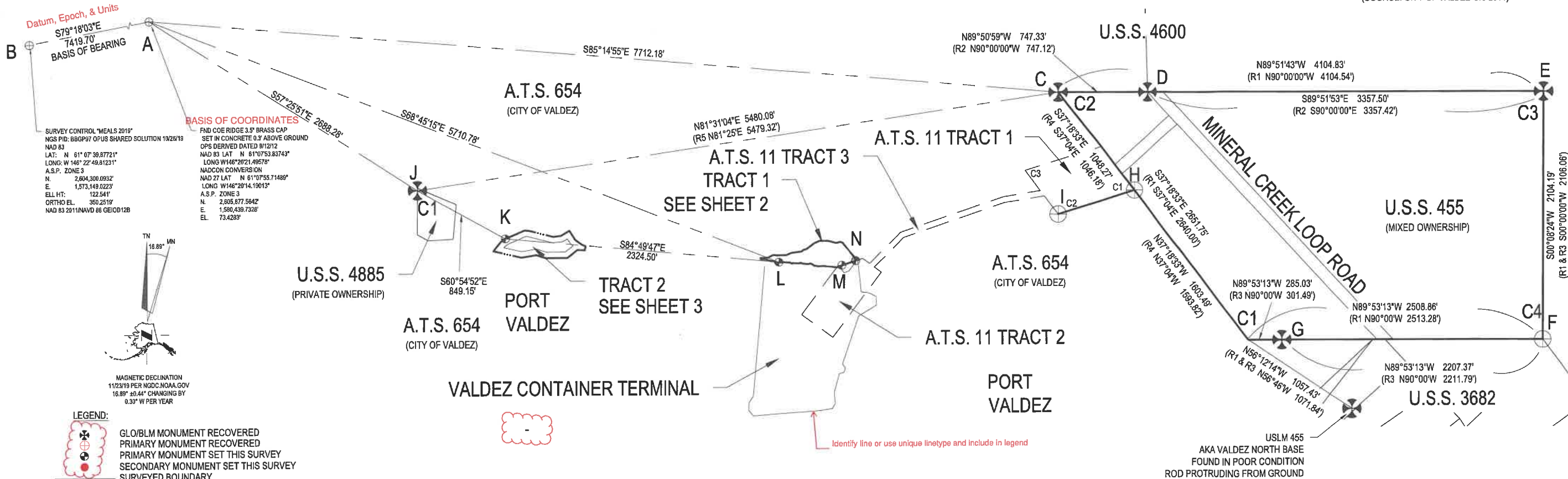
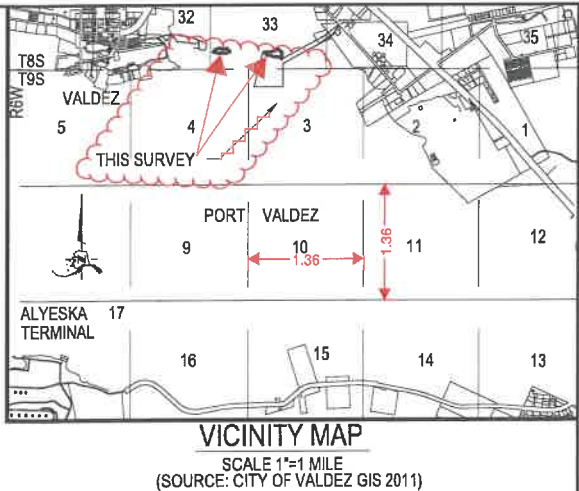
- NOTES:
1. THE ERROR OF CLOSURE FOR THIS SURVEY IS NOT GREATER THAN 1:5000.
  2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 29.65 AND MSI 2009-10.
  3. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER (MEAN HIGH WATER) LINE FORM THE TRUE BOUNDS OF ASLS NO. 2009-10. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
  4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD. BASIS OF BEARING ON THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY USING LEICA GS1200, GS14 AND GS15 RECEIVERS DIFFERENTIALLY CORRECTED AND PROCESSED USING LEICA SOFTWARE.
  5. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY (50.00) FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FEET EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.

6. MEAN HIGH TIDE WAS DETERMINED FROM 4240 L 1978 TIDAL BENCH MARK ON NOVEMBER 2, 2010 FROM DATA SUPPLIED BY NOAA.

TIDAL STATION 4240 L 1978	
LAT	N 61°07'39.0387"
LONG	W 148°16'22.7912"
ELEV	34.40'
MHW	12.1'
MHW	11.1'
MLW	1.5'
MLLW	0.0'

7. MEANDERS FOR TRACT 1 OF ASLS 2009-10 ARE DERIVED FROM AN UNRECORDED, CONSTRUCTION DRAWINGS PREPARED BY SANTA FE TECHNICAL SERVICES FOR THE CONSTRUCTION OF THE VALDEZ CONTAINER TERMINAL. DRAWING TITLE ARE DREDGING AND MARSHALLING YARD ROUGH GRADING PLAN, VALDEZ CONTAINER TERMINAL, VALDEZ, ALASKA, DRAWING NUMBER VCT-00-012 DATED 9/4/1980 ISSUED FOR CONSTRUCTION AND PROJECT RIGHT OF WAY, VALDEZ CONTAINER TERMINAL, VALDEZ, ALASKA, DRAWING NUMBER VCT-00-025 DATED 2/28/80. THE PRE-CONSTRUCTION MEAN HIGH WATER LINE OF AMMUNITION ISLAND, 11.2 FEET ABOVE MLW WAS INTERPOLATED FROM DIGITIZED PLAN CONTOURS.

8. REFERENCE MONUMENTS RM 4 AND RM 5 WERE REESTABLISHED BASED ON RECORD BEARINGS AND DISTANCE OF ALASKA TIDELANDS SURVEY 11 FROM THE TWO FOUND MONUMENTS OF A.T.S. 11 TRACT 1 AS ORIENTED TO A.S.P. ZONE 3.
9. MEANDER CORNER 1 OF USS 455 WAS EXTENSIVELY SEARCHED FOR AND NOT FOUND. IT WAS NOT FOUND IN 1981 DURING THE SURVEY OF USS 3682. LOCATION SHOWN ON THIS PLAT OF MC 1 OF USS 455 IS BASED ON INTERSECTION OF THE LINE FROM WCMC1 CORNER 3 OF USS 455 AND THE LINE FROM CORNER 2 USS 455 THROUGH CORNER 1 ATS 11.
10. TRACT 1 IS ALSO KNOWN AS ISLAND UPLANDS F AND AMMUNITION ISLAND OF ATS 654 AND TRACT 2 IS ALSO KNOWN AS ISLAND UPLANDS E OF ATS 654.
11. Per the Amended Final Finding dated March 16, 2021, the stipulation of a public access easement (AS 38.05.127) is removed from the north shore of Ammunition Island, Valdez.



TAX CERTIFICATE

I, SHERI L. PIERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA DO CERTIFY THAT AS CITY-OWNED LAND, TRACT 1 & 2, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PIERCE, MMC, 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.

JESS GONDEK  
CHAIR OF THE PLANNING AND ZONING COMMISSION - PLANNING DIRECTOR  
CITY OF VALDEZ, ALASKA

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON AND I APPROVE THIS SURVEY AND PLAT.

SHARON SCHEIDT  
JEREMY O'NEIL, MAYOR  
ADL NO. 201084 TRACT 1 & 2

ATTEST:

SHERI PIERCE, MMC, CITY CLERK

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By Applicant's/Official's name to be handwritten in by Notary

Notary Public for Alaska  
My Commission Expires \_\_\_\_\_

Amend to Remove Dedication Language

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT STATE OF ALASKA IS OWNER OF A.S.L.S. NO. 2009-10 AS SHOWN HEREON, I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED; ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

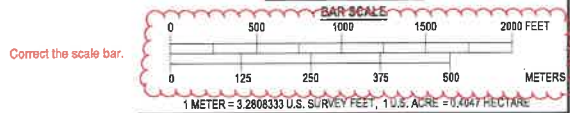
DATE \_\_\_\_\_ DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR:

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

SHEET 1 OF 4



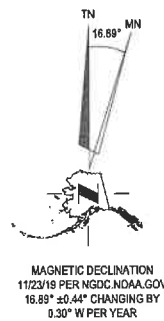
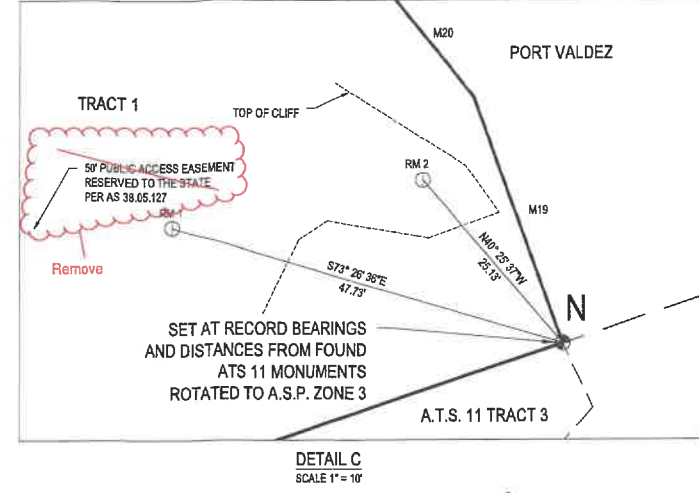
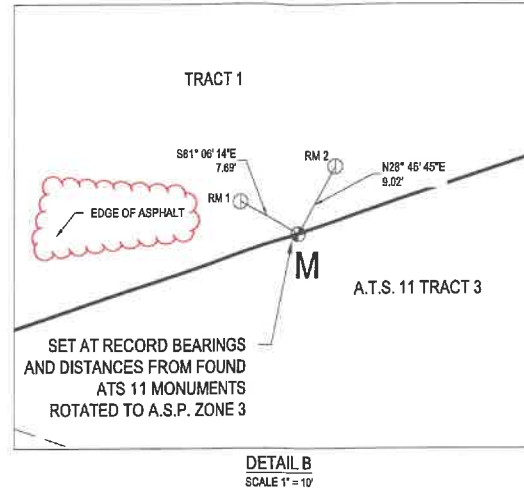
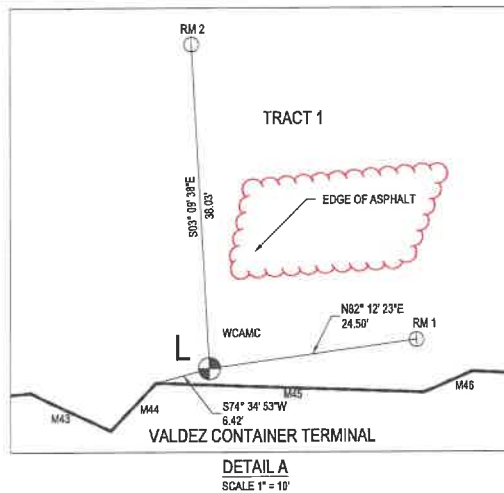
DATE OF SURVEY: BEGINNING: 2016 ENDING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 (907) 823-2280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10	
CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA FORMERLY KNOWN AS UPLANDS AND ISLANDS E AND F OF ALASKA TIDELAND SURVEY 664 CONTAINING 219,948.53 SF (5.049 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 3/29/21	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE
CHECKED BY: ADM DATE: 3/29/21	FILE NO DATE: 3/29/21 ASLS 20090010



PRELIMINARY SUBMITTAL MARCH 21, 2021



LINE TABLE		
LINE	BEARING	LENGTH
M19	N19°44'12"W	30.72
M20	N38°47'13"W	158.66
M21	N78°54'27"W	21.37
M22	S74°34'31"W	35.41
M23	N73°33'58"W	66.77
M24	N68°58'27"W	75.00
M25	S64°58'21"W	55.60
M26	S51°27'17"W	73.21
M27	S73°47'18"W	30.73
M28	S51°58'45"W	16.94
M29	S81°50'41"W	68.97
M30	S68°05'03"W	44.83
M31	S89°03'42"W	63.68
M32	N82°23'41"W	25.29
M33	S86°15'51"W	58.40
M34	S87°27'51"W	55.69
M35	S10°25'47"W	8.61
M36	S69°48'52"E	11.53
M37	S89°59'09"E	38.56
M38	S72°02'55"E	45.47
M39	N84°56'31"E	16.28
M40	S64°08'35"E	12.77
M41	S38°03'45"E	9.85
M42	N85°10'20"E	9.81
M43	S64°31'09"E	10.32
M44	N43°07'31"E	7.67
M45	S87°53'47"E	31.39
M46	N68°32'13"E	8.12
M47	S87°23'15"E	61.40
M48	S61°21'41"E	21.39
M49	N35°22'07"E	7.81
M50	S82°31'41"E	24.42
M51	S89°28'15"E	42.34
M52	N16°09'36"E	5.03
M53	S87°48'54"E	6.19
M54	S46°29'44"E	7.39
M55	S82°07'23"E	52.98
M56	N72°12'04"E	20.77
M57	S60°18'53"E	33.57
M58	S29°59'24"E	4.94
M59	N82°49'50"E	10.57
M60	S71°15'55"E	19.43
M61	N86°26'17"E	49.85
M62	S85°56'33"E	114.34
M63	S71°01'02"E	12.48
M64	N36°23'02"E	7.10
M65	S71°23'02"W	42.00
M66	S71°23'02"W	121.83
M67	S71°23'02"W	60.07



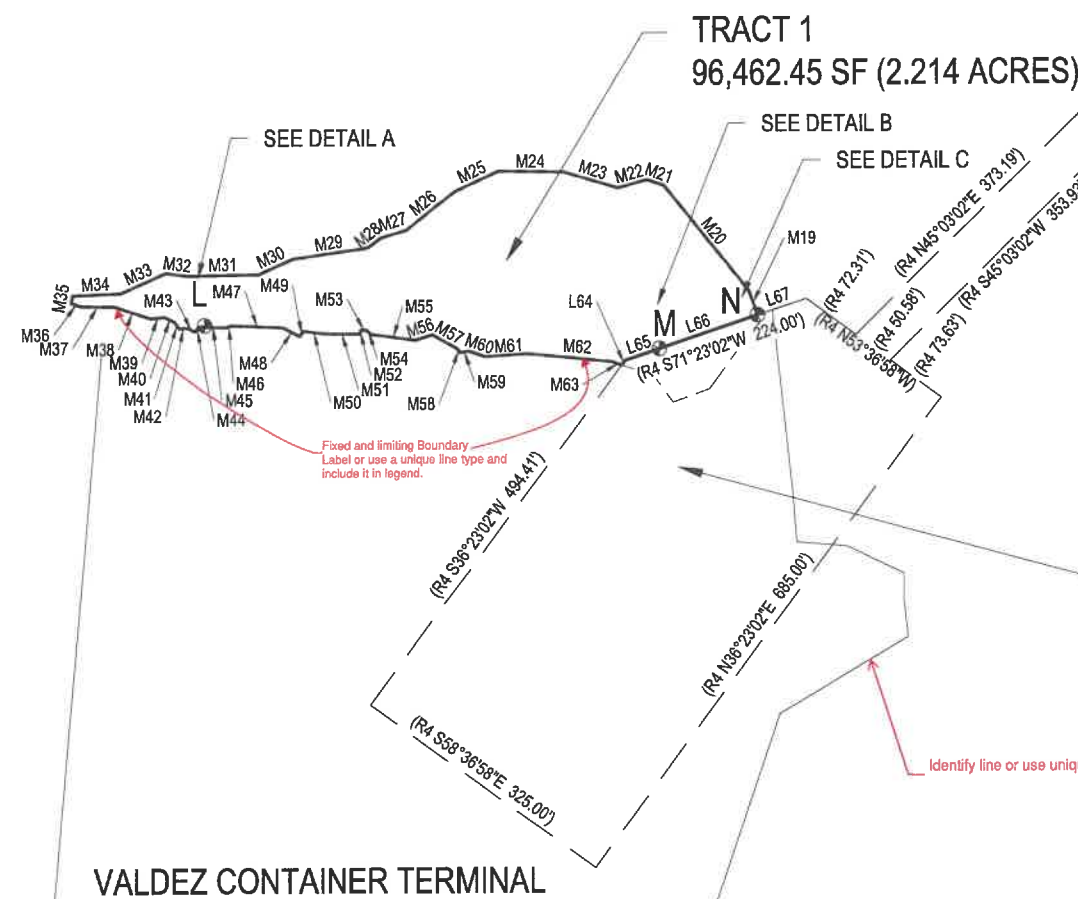
PORT VALDEZ  
A.T.S. 654  
(CITY OF VALDEZ)

A.T.S. 11 TRACT 2

A.T.S. 11 TRACT 1

USS 455  
(CITY OF VALDEZ)

USS 455  
(CITY OF VALDEZ)

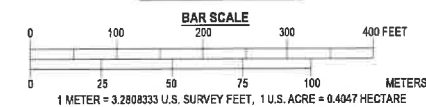


A.T.S. 11 TRACT 3

A.T.S. 654  
(CITY OF VALDEZ)

PORT VALDEZ

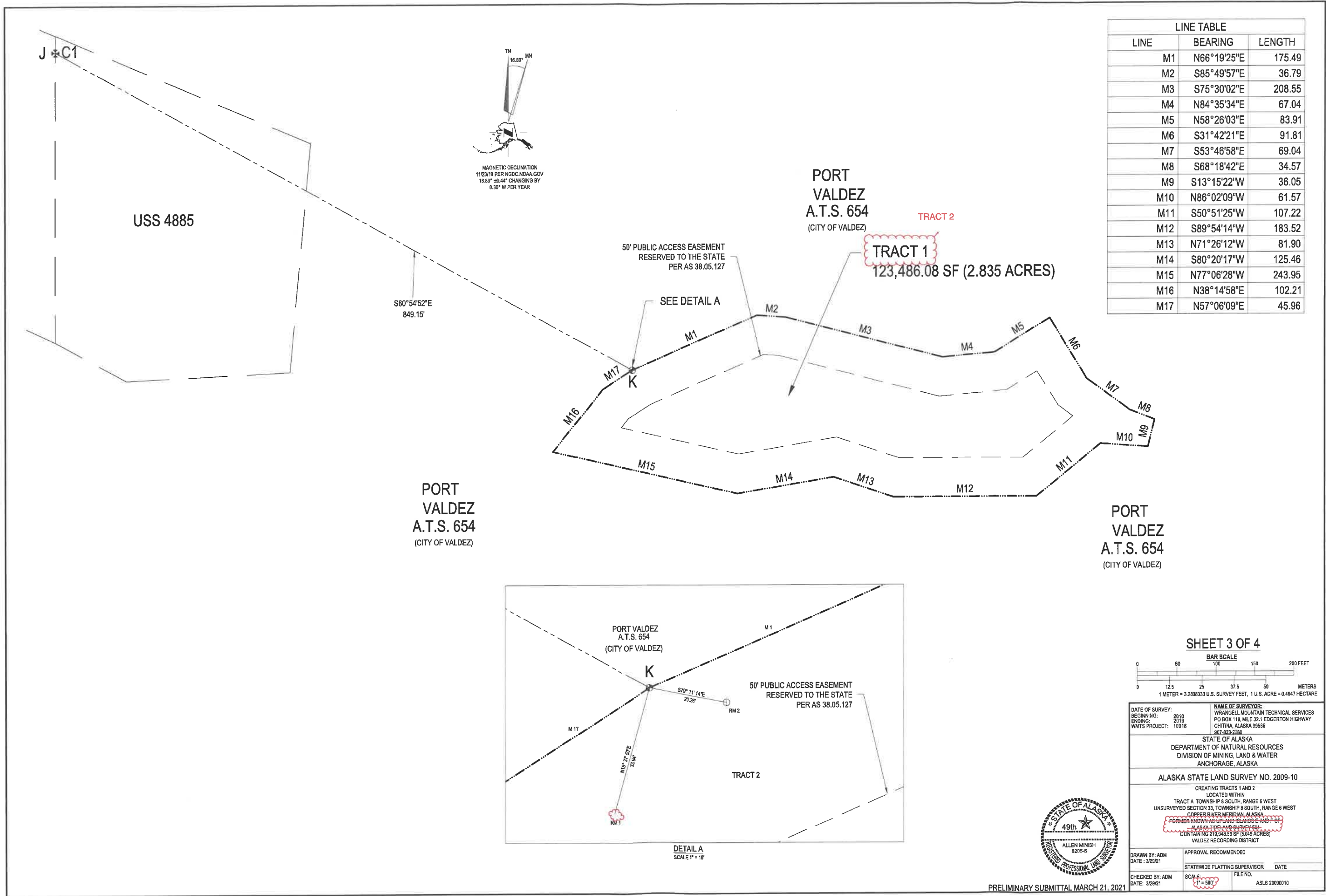
SHEET 2 OF 4



DATE OF SURVEY: BEGINNING: 2018 ENDING: 2018 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 907-823-1280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10	
CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA FORMER KNOWN AS UPLAND CLIFFS E AND F OF ALASKA TIRELAND SURVEY 664 CONTAINING 218,948.53 SF (5.049 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 3/29/21	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE
CHECKED BY: ADM DATE: 3/29/21	SCALE: 1" = 100' FILE NO.: ASLS 2009010



PRELIMINARY SUBMITTAL MARCH 21, 2021



A

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP CEMENTED INTO ROCK  
ON TOP OF A RIDGE. THERE ARE NO  
ADDITIONAL MARKS ON MONUMENT. THIS  
MONUMENT WAS SET UNDER A.T.S. 564 IN  
1974.

B

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP CEMENTED INTO ROCK  
ON TOP OF MEALS HILL.

C

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON IRON PIPE IN  
IN GOOD CONDITION FLUSH WITH GROUND  
NO ACCESSORIES FOUND.

D

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON IRON PIPE IN  
IN GOOD CONDITION 0.4' BELOW GROUND  
NO ACCESSORIES FOUND.

E

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION 0.6' ABOVE GROUND  
NO ACCESSORIES SEARCHED FOR.

F

PRIMARY MONUMENT RECOVERED 2"  
BRASS CAP WITHIN CONCRETE  
IN IRON PIPE IN GOOD CONDITION 0.5'  
ABOVE GROUND

G

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION 0.4' ABOVE GROUND  
NO ACCESSORIES FOUND.

H

PRIMARY MONUMENT RECOVERED  
2" BRASS CAP ON IRON PIPE IN GOOD  
CONDITION 0.3' ABOVE GROUND

I

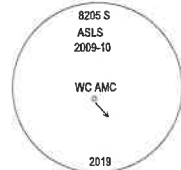
PRIMARY MONUMENT RECOVERED  
2" BRASS CAP ON IRON PIPE IN GOOD  
CONDITION 1.3' BELOW GROUND  
MARKINGS HARD TO READ

J

PRIMARY MONUMENT RECOVERED  
3 1/2" BRASS CAP ON 2.5" IRON PIPE IN  
IN GOOD CONDITION FLUSH WITH GROUND  
NO ACCESSORIES FOUND.





TYPICAL MONUMENT MARKINGS

PRIMARY 3 1/4" ALUMINUM CAP



REFERENCE MONUMENT FOR MONUMENTS  
WCAMC AND AMC 2" ALU. CAP OR BRASS CAP



MONUMENT DESCRIPTION, LOCATION AND ACCESSORIES							
	DESC.		NAD 83	NAD 27	REF. MON.	BEARING	DIST.
K	ASLS 2009-10 	3 1/4" ALU. CAP ON 3"STUD CEMENTED INTO BEDROCK WITH MAGNET	LAT. N 61°07'35.6706" LONG. W 146°19'20.0574"	LAT. N 61°07'37.52611" LONG. W 146°19'12.69102"	RM 1 RM 2	S 15° 37' 50" W S 79° 11' 14" E	33.94' 20.26'
L	ASLS 2009-10 WC AMC 	3 1/4" ALU. CAP ON 2 3/4"STUD CEMENTED INTO ROAD WITH MAGNET 0.1' BELOW ROAD GRADE	LAT. N 61°07'33.7177" LONG. W 146°18'32.8972"	LAT. N 61°07'35.57075" LONG. W 146°18'25.52931"	RM 1 RM 2	N 82° 12' 23" E N 3° 09' 38" W	24.50' 38.03'
M	 ATIS 11 2019	3 1/4" ALU. CAP ON 2 3/4"x30" ALU. MONUMENT WITH MAGNETIC SET CAP FLUSH TO GROUND	LAT. N 61°07'33.4495" LONG. W 146°18'22.0741"	LAT. N 61°07'35.30201" LONG. W 146°18'14.70583"	RM 1 RM 2	N 61° 06' 14" W N 28° 46' 45" W	7.69' 9.02'
N	 ATIS 11 2019	3 1/4" ALU. CAP ON 3"STUD CEMENTED INTO LARGE ROCK WITH MAGNET	LAT. N 61°07'33.8387" LONG. W 146°18'19.7248"	LAT. N 61°07'35.69111" LONG. W 146°18'12.35639"	RM 1 RM 2	N 73° 26' 36" W N 40° 25' 37" W	47.73' 25.13'



PRELIMINARY SUBMITTAL MARCH 21, 2021

SHEET 4 OF 4

DATE OF SURVEY: BEGINNING: 2010 ENDING: 2019 WMTS PROJECT: 10018	NAME OF SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, MILE 32.1 EDGERTON HIGHWAY CHITINA, ALASKA 99566 907-813-2280
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND & WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY NO. 2009-10	
CREATING TRACTS 1 AND 2 LOCATED WITHIN TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST UNSURVEYED SECTION 33, TOWNSHIP 8 SOUTH, RANGE 8 WEST COPPER RIVER MERIDIAN, ALASKA FORMER KNOWN AS UPLAND ISLANDS E AND F OF ALASKA TIDELAND SURVEY 661 CONTAINING 219,948.53 SF (5.048 ACRES) VALDEZ RECORDING DISTRICT	
DRAWN BY: ADM DATE: 3/29/21	APPROVAL RECOMMENDED STATEWIDE PLATTING SUPERVISOR DATE
CHECKED BY: ADM DATE: 3/29/21	FILE NO. ASLS 20090010

# STATE OF ALASKA

## DEPARTMENT OF NATURAL RESOURCES

### DIVISION OF MINING LAND AND WATER SURVEY SECTION

SEAN PARNELL, GOVERNOR

550 WEST 7<sup>TH</sup> AVENUE, SUITE 650  
ANCHORAGE, ALASKA 99501-5376

PHONE: (907) 269-8523

FAX: (907) 269-8914

March 19, 2010

City of Valdez  
P.O. Box 307  
Valdez, Alaska 99686  
Attn: Carol L. Smith

RECEIVED

MAR 30 2010

BY CITY OF VALDEZ  
COMMUNITY DEVELOPMENT

File: **ASLS No. 2009-10**  
Subj: Survey Instructions  
**ADL No. 201084**

Dear Ms. Smith:

Enclosed are the Municipal Entitlement Survey Instructions for **ASLS No. 2009-10 / ADL No. 201084**, approved for conveyance by final decision dated 5/25/82 for "Island E" and "Ammunition Island" to the City of Valdez. These instructions will be good for two years from the date of approval. The applicant is being notified of the issuance of the instructions by a copy of this letter.

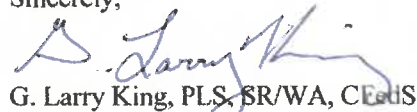
A waiver of any portion of the field survey requirements of the Survey Instructions must be requested and approved prior to completion of the fieldwork. A waiver of any portion of the platting requirements must be requested and approved prior to the submittal of the preliminary plat.

This survey is subject to review and approval by the City of Valdez Platting Authority. It is the responsibility of the surveyor to obtain this approval.

The Special Survey Instructions preparation fee of \$225.00 in accordance with 11 AAC 05.010(a)(13), was made payable to the State of Alaska Department of Natural Resources on February 20, 2009.

If you have any questions concerning these instructions, please feel free to contact me at 451-2758.

Sincerely,

  
G. Larry King, PLS, SR/WA, CEedS  
Land Surveyor II

Enclosures:

Special Survey Instructions  
Plan of Survey

cc: Mike Mitchell, RADS, DMLW  
Applicant: City of Valdez, Carol Smith, Planning technician  
Natural Resources Tech II: Ronda Wilson ADL 201084  
Survey Tracking & Monitoring, Case Type: 311, Subtype: 0017

***Develop, Conserve, and Enhance Natural Resources for Present and Future Alaskans.***

Tech on 'kodiak' \1-Survey Unit Documents\SI & SD Subunit Folder\Survey Instructions\Documents Issued\ASLS 2009-10

Page 1



**STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
CADASTRAL SURVEY UNIT  
550 W 7<sup>TH</sup> AVE., SUITE No. 650  
ANCHORAGE, ALASKA 99501-3576**

**SPECIAL SURVEY INSTRUCTIONS**

**ALASKA STATE LAND SURVEY NO. 2009-10**

Authority: 11 AAC 53, Survey and Platting Requirements

These instructions provide for the survey and platting of 2 islands encompassing approximately 6.5 acres of land located within the unsurveyed Section 33, Tract A, Township 8 South, Range 6 West, Copper River Meridian, at Valdez, Alaska. The purpose of this survey is to facilitate the conveyance of title to the City of Valdez in accordance with AS 29.65, pursuant to the Final Finding and Decision for ADL No. 201084, approved May 25, 1982.

In the execution of the survey included under ASLS No. 2009-10, the surveyor is authorized and directed to perform the survey of ADL No. 201084, as set forth in these instructions. The surveyor will be guided by the State of Alaska's Survey and Platting Regulations, 11 AAC 53, the provisions of the following Special Survey Instructions, and such supplemental instructions as may be issued during the progress of work.

**LIMIT AND CHARACTER OF WORK**

The survey is limited to the establishment and monumentation of boundaries as shown on the Plan of Survey for ASLS No. 2009-10, the location of all improvements within the parcel, and the preparation of the survey plat. In the event that any needed BLM or GLO survey corner is missing or has been destroyed, it shall be reestablished per the appropriate BLM Manual of Surveying Instructions.

**HISTORY OF SURVEYS**

ADL Protraction Diagram CR5-5, for T. 8 S., R. 6 W., Copper River Meridian, was approved on June 12, 1968.

The USRS for T. 8 S., R. 6 W., Copper River Meridian, Tracts A - G was completed by Frederick Ward, Cadastral Surveyor, in 1976 and the plat was accepted by BLM on September 26, 1979. This plat created the parent parcel Tract A.

U.S. Survey No. 349 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1905 and the plat was accepted by Surveyor General's Office on August 23, 1905.

U.S. Survey No. 447 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1904 and the plat was accepted by Surveyor General's Office on May 20, 1905. It was then canceled in accordance with Director's memorandum 5.04b dated January 27, 1959, superseded and approved February 11, 1959.

U.S. Survey No. 448 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1904 and the plat was accepted by Surveyor General's Office on May 20, 1905. It was then canceled in accordance with Director's memorandum 5.04b dated January 27, 1959, superseded and approved February 11, 1959.

U.S. Survey No. 455 was completed by A Judson Adams, U.S. Deputy Surveyor, in 1905 and the plat was accepted by Surveyor General's Office on April 21, 1905.

U.S. Survey No. 3682 was completed by Jim H. Tyer, Supervisory Cadastral Surveyor, in 1961 and the plat was accepted by Department of the Interior, Bureau of Land Management on February 28, 1963.

U.S. Survey No. 4600 was completed by Ralph J. Ellis, Supervisory Cadastral Surveyor, in 1964 and the plat was accepted by Department of the Interior, Bureau of Land Management on July 26, 1965.

U.S. Survey No. 4885 was completed by Hobart B. Hyatt, Supervisory Cadastral Surveyor, in 1966 and the plat was accepted by Department of the Interior, Bureau of Land Management on May 18, 1967.

The State of Alaska Department of Highways Right of Way Map, Highway Project No. ER-13(1), Richardson Highway, 1 to 6 Mile, was approved in 1964.

The State of Alaska Department of Highways Right of Way Map, Alaska Project F-071-1(14), SR-4, From ECL of Valdez West, was approved in 1964.

The following plats were filed/recorded in the Valdez Recording District:

ATS No. 11 was completed by Louis D. Rainery in 1964 and the plat was filed in the Valdez Recording District on July 9, 1965 as Plat No. 65-25M.

ATS No. 564 was completed by George C. Silides in 1966 and the plat was recorded in the Valdes Recording District on January 23, 1974 as Plat No. 74-3.

ASLS 78-139 was completed by Clinton Finstad in 1980 and the plat was recorded in the Valdez Recording District on February 25, 1983 as Plat No. 83-1.

## **METHOD OF SURVEY PROCEDURE**

This survey shall be executed by a licensed land surveyor registered to practice in the State of Alaska.

The survey and plat of ASLS No. 2009-10 shall substantially conform to the Final Finding and Decision approved May 25, 1982, the Development Plan, and the enclosed Plan of Survey.

Instructions for establishing boundaries

Two tracts shall be created by this survey.

Tract 1 shall be a portion of Tract A of the USRS for T. 8 S., R. 6 W., Copper River Meridian, known as Ammunition Island of the Mineral Creek Islands, and also depicted as Island Uplands "F" of ATS No. 564. The undisturbed boundary along the northerly portion of the island shall be established by meander lines pursuant to 11 AAC 53.120(1). The boundary along the southerly portion of the island that has been altered due to fill shall be reestablished through the means of research of previous surveys, aerial photography and historical research to determine the best evidence of the mean high water location prior to placement of fill. The reference monuments (R.M. No. 4 and R.M. No. 5) associated with the survey of ATS No. 11, Tract No. 2, shall be recovered, or reestablished, and shall define that portion of the southerly boundary of ASLS No. 2009-10 which was previously platted as ATS No. 11. An Auxiliary Meander Corner (AMC) monument shall be established near the westerly end of, and along, the original southerly meander line of Ammunition Island and shall be tied to the parent parcel and to Tract 2 of ASLS No. 2009-10.

Tract 2 shall be a portion of Tract A of the USRS for T. 8 S., R. 6 W., Copper River Meridian, known as Island "E" of the Mineral Creek Islands, and also depicted as Island Uplands "E" of ATS No. 564. This island shall be meandered pursuant to 11 AAC 53.120(1) and a Witness Corner Auxiliary Meander Corner (WC AMC) monument shall be established. Ties shall be made to the parent parcel, to Tract 1 of ASLS No. 2009-10, and to the WCMC's of U.S. Survey No. 4885.

No markings of any kind shall be added to recovered monuments.

The Basis of Bearing shall be based on ties to the National Spatial Reference System. The Basis of Bearing may also be determined by High Precision GPS Survey Procedure. The Basis of Bearing must be clearly noted on the plat.

Geographic coordinates (NAD 1927 and NAD '83) are required to be shown at the monumented Auxiliary Meander Corner of Ammunition Island of ASLS No. 2009-10. The Basis of Coordinates shall be derived from a field tie to a NGS survey monument established by GPS or conventional methods. NGS monuments in the area are DH4913, UV3904 & UV 3905. NGS Data sheets are attached.

Geographic bearing and coordinates may also be derived from survey-grade GPS observations if sufficient to process through OPUS. Observations shall be on a primary monument, set or recovered, which shall be shown on the plat with ties to the survey. Documentation accompanying the first plat submittal must include recordable copies of the "NGS OPUS Solution Report," and a completed "GPS Station Observation Log." The NGS Opus Solution Report shall show a minimum of 120 minutes of static positioning data logged, with 240 minutes recommended.

For additional information regarding OPUS and the NGS OPUS Solution Report, see <[http://www.ngs.noaa.gov/OPUS/Using\\_OPUS.html](http://www.ngs.noaa.gov/OPUS/Using_OPUS.html)>. GPS Station Observation Log forms are available in pdf format at <<http://www.ngs.noaa.gov/PROJECTS/NGSforms/obslog.pdf>>.

Control monuments on record with the National Geodetic Survey (NGS) may be researched on-line at <[http://www.ngs.noaa.gov/products\\_services.shtml#DataSheets](http://www.ngs.noaa.gov/products_services.shtml#DataSheets)>.

If GPS technology is used, it shall conform to the "Geometric Geodetic Accuracy Standards and Specifications for Using Relative Positioning Techniques," Version 5.0, May 11, 1988, reprinted with corrections, August 1, 1989. Copies of this document are available on-line at <[http://www.ngs.noaa.gov/FGCS/tech\\_pub/GeomGeod.pdf](http://www.ngs.noaa.gov/FGCS/tech_pub/GeomGeod.pdf)> .

Determine the Mean High Water Mark in the field.

The seaward boundary of tracts abutting tidelands shall be along the natural mean high water line. This line shall be established pursuant to 11 AAC 53.120(1). The surveyor shall be cautious when determining the existing mean high water line to ensure that it is the natural line, and not an artificial one created by fill material. If it is impossible to determine the true line due to the fill, the surveyor shall establish the mean high water line using the best evidence of the mean high water location prior to placement of fill through the research of previous surveys, aerial photography and historical research. The toe of the fill shall be located and depicted on the plat. The tidal datum used shall be shown on the plat.

ASLS No. 2009-10 is subject to:

A public access easement along and 50 feet upland from the mean high water line pursuant to AS 38.05.127. (This easement shall be graphically depicted on the plat and labeled as such.)

The surveyor shall research the public record sufficiently to show on the plat the current legal identifiers of contiguous parcels.

All significant improvements and encroachments within this survey shall be field located and shown on the plat.

### **TECHNICAL SURVEY REQUIREMENTS**

The lines surveyed and retraced by this survey shall have a closing error no greater than 1:5000. The surveyor must employ closed-traverse methodology or other field survey procedures which



self-check the survey and justify the claim of achieving the required degree of accuracy, with the actual field closure reflected in the field notes. Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, and good photographs or legible rubbings of monuments recovered and established, must accompany the first plat submittal.

Previously existing monuments and accessories found in a disturbed condition must be returned to the original position and condition as nearly as possible or replaced so as to perpetuate the position.

All angle points on the exterior boundary of the survey must be monumented with a primary monument.

A primary monument must consist of a minimum two inch diameter metal pipe, at least 30 inches long, with a minimum four-inch flange at the bottom. A minimum two-and-one-half inch diameter metal cap must be permanently attached at the top. If both the cap and the pipe are of non-ferrous metal, then additives with magnetic qualities must be permanently attached at both the top and bottom of the monument. Every primary monument cap must be permanently stamped with the survey designation across the top, the corner identification in the center, and the surveyor's registration number and the year set on the bottom. This data must be oriented so that it may be read when the reader is facing north.

If the point for a primary monument is in a place that would be impractical to monument because of natural obstacles such as water bodies, a witness corner must be set. The witness distances must be shown on the survey plat from the true corner position to the monument as set. Except where otherwise required in these Survey Instructions and the Plan of Survey, witness corners must be set on a survey property line and at a distance considered reasonable and practical from the true corner point. Witness corners must comply with the standards for primary monuments. If it is impractical to set a primary monument due to surface or shallow subsurface rock, one of the following may be substituted, with monument accessories as required: (a) a cap grouted into firm rock; or (b), a durable tablet containing a minimum of 1,000 cubic inches of concrete and a cap marking the actual corner point.

All primary monuments must be referenced to three bearing trees or objects, if available, using methods that will secure a closure error no greater than 1:2000. Reference monuments must be set if no trees or other suitable objects exist within 100 feet.

- (1) If bearing trees or objects are used, they must be located as nearly as possible at equal angles, and may not be farther away than 100 feet from the monument. The distance to trees or objects must be measured at waist height, and in the case of trees, measured to the center of the tree, with distances reduced to horizontal equivalent. The surveyor shall have the option of marking the bearing trees with non-ferrous metal tags of at least nine square inches in size facing the monument and clearly and permanently marked with the bearing, distance, and corner nomenclature, or of scribing the trees as per Articles 4-85, 4-87 and 4-88 of the BLM Manual of Surveying Instructions, 1973. Reference monuments must be set if no trees or other suitable objects exist within 100 feet.

- (2) If reference monuments are necessary, two monuments meeting the requirements for secondary monuments must be used. These monuments must be placed on a property line or at right angles to the monument within the property being surveyed, and may not be further than 100 feet from the monument being referenced. In addition, they must be marked with the nomenclature and distance to the monument being referenced.
- (3) In addition to the accessories required above, witness posts of the minimum size of a nominal two-by-four, or fiberglass reinforced Carsonite witness posts, six feet in length with four feet protruding above ground, are required for all primary monuments. They shall be set at right angles to the line and no farther than one foot from the monument.

Secondary monuments must consist of at least a five-eighth inch metal rod, three feet long, with a one-and-one-half inch cap attached at the top.

All property corners must be numbered on the monuments and designated on the plat in a consecutive, preferably clockwise, direction.

### **PLAT REQUIREMENTS**

The plats shall be constructed by the surveyor in accordance with the following:

- (1) The base sheets must be of good quality mylar at least three mils thick, and be one of three standard sizes: 18" x 24", 24" x 36" or 31½" x 34". There are no exceptions to the standard size requirement.
- (2) Use the standard DNR legend, an example of which is available on the DNR Survey Unit webpage at <<http://www.dnr.state.ak.us/mlw/survey/>> .
- (3) All sheets must have the official division title block, border configuration and standard legend.
- (4) All line work on the plat must be in the appropriate black drafting ink.
- (5) All lettering on the plat must be in the appropriate black drafting ink and be accomplished with mechanical lettering equipment.
- (6) All line work and lettering must be of professional quality and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion. In order for all plats to microfilm properly, all lettering must be minimum size 80 Leroy, or equivalent, with No. 100 recommended.
- (7) When more than one sheet is required, an index sheet must be added showing the entire parcel, with the sheets in numerical order, and each sheet showing the sheet number and total number. When more than one sheet is submitted, only the last need have the approval certificates, but all sheets must be the same size.

- (8) The plat must be in an appropriate engineering scale of one inch representing a multiple of 100 feet.
- (9) Details, as necessary, must be shown at an appropriate indicated scale.
- (10) The plat must have a vicinity map of at least 4x4 inches with a scale of one inch representing one mile in the upper right hand corner, showing sections, townships and ranges, boundaries such as national forest or municipal boundaries, and other prominent physical or natural features such as roads, lakes, or rivers. The source of the base map must also be indicated.
- (11) Nomenclature of the survey need appear in the title block only, unless the division specifically states otherwise.
- (12) The basis of bearings must be indicated. Bearings shown must be true bearings as orientated to the basis of bearing, and distances must be in the foot unit reduced to the true horizontal equivalent.
- (13) Bearings and distances must be shown within the accuracy commensurate with the class of survey being represented. Boundary line distances must be shown from monument to monument.
- (14) In compliance with PL 94-168, entitled "Metric Conversion Act 1975," a metric bar scale shall be shown on the plat, positioned directly above the title block. A corresponding foot scale shall be shown and similarly placed, and have a unit scale which is identical to that used in the drawing on the survey portion of the plat. Two equations shall be shown: 1 meter = 3.280833 U.S. survey feet, and 1 U.S. Acre = 0.4047 hectare.
- (15) The date of plat preparation and standard north arrow must be shown on the plat.
- (16) A recent magnetic declination must be shown below the north arrow with a date and source. The current declination may be computed utilizing the N.O.A.A. National Geophysical Data Center website at <<http://ngdc.noaa.gov/seg/geomag/declination.shtml>> .
- (17) Certificates must be shown substantially as follows, with the headings capitalized and underlined:

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS No. 2009-10, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or

private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated \_\_\_\_\_ (Signature in black ink)  
Director, Division of Mining, Land & Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

By \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires \_\_\_\_\_

APPLICANT CERTIFICATE

(Use the singular or plural as applicable.)  
(I/We), the undersigned, hereby certify that (I am/we are) the applicant(s) as shown hereon.  
(I/We) hereby approve this survey and plat.

ADL No. 201084

\_\_\_\_\_(Signature in black ink)  
Applicant's Name or \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Official and Title

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

By Applicant's/Official's name to be handwritten in by Notary

\_\_\_\_\_  
Notary Public for Alaska  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

Date (date) (Mechanically lettered name)  
Registered Land Surveyor

33

- b. All bearings shown are true bearings as oriented to the Basis of Bearings and distances shown are reduced to horizontal field distances.
- c. The error of closure for this survey is not greater than 1:5000.
- d. (For plats where the basis of bearing is derived solely from GPS observations, and not from monuments of record.) The Basis of Bearing on this plat was determined by a high precision (*brand and model*) GPS survey, differentially corrected and processed with (*name and version*) software.
- e. The natural meanders of the line of mean high water form the true bounds of ASLS No. 2009-10. The approximate line of MHW as shown, is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders.
- f. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- g. A note shall be placed on the plat stating either:

Mean high tide was determined by time coordinated tidal observations on month day year as extrapolated from the NOAA Publication for the predictions of high and low waters for (year).

or

Mean high tide was determined from \_\_\_\_\_ tidal bench mark on month day year from data supplied by NOAA.

- h. The tidal datum information shall be shown on the plat in a manner similar to the following:

Tidal Station Name	Lat/Long
MHHW	X.XX'
MHW	X.XX'
MLW	X.XX'
MLLW	X.XX'

- (21) Both record and found bearings and distances shall be shown on the plat. In the event there are two sets of record data, the data from the latest plat of record shall be shown with the appropriate nomenclature. If record lines are not retraced or resurveyed but are used to compute closure, record monumentation along these lines must also be indicated.

- (22) The exact marks on all monuments recovered and set must be shown on the plat with data pertaining to bearing trees and/or monument accessories established.
- (23) All easements and rights-of-way shall be shown graphically on the plat in lieu of a "note" whenever possible to do so. This requirement applies to all easements and rights-of-way including those to and along public water bodies and shore lands. In unsurveyed sections, protracted section lines and associated easements shall also be computed and shown, with property line intersection dimensions, on the survey plat.
- (24) The current Division of Mining, Land and Water title block shall be placed in the lower right-hand corner of each sheet of the plat, and labeled as follows:

DATE OF SURVEY Beginning: mm/dd/yyyy Ending: mm/dd/yyyy		SURVEYOR (Name) (Address) XXXXXX XXXXXX, AK, XXXXX	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA			
ALASKA STATE LAND SURVEY NO. 2009-10			
WITHIN TRACT A, T. 8 S., R. 6 W., COPPER RIVER MERIDIAN  (CREATING TRACTS 1 AND 2)  LOCATED WITHIN UNSURVEYED SECTION 33 TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA  CONTAINING 6.5 ACRES  VALDEZ RECORDING DISTRICT			
DRAWN BY: ____ DATE: ____		APPROVAL RECOMMENDED	
		STATEWIDE PLATTING SUPERVISOR    DATE	
SCALE 1" = XX'	CHECKED (Initials)	FILE NO. ASLS 20090010	

- (25) The sections and townships shown in the sample title block shall be modified as necessary, according to the surveyor's field location of parcel boundaries with respect to protracted or surveyed sections and townships.
- (26) A public access easement shall be provided along the bed and 50 feet upland of the ordinary high water mark of all public or navigable water pursuant to AS 38.05.127.

## **PLAT REVIEW PROCESS**

Upon completion of the field survey and prior to submittal of the plat to a borough or municipal platting authority (if applicable), two blue-line copies of the plat shall be submitted, with the applicable fee, to the Department of Natural Resources for review. A copy of the final platting board conditions of approval or meeting minutes, and filing fees, will be required with submittal of the final plat.

Legible, annotated copies of all field notes and computations, a sketch showing traverse point relationships, and photographs or legible rubbings of monuments recovered and established must accompany the first plat submittal. For plats where the basis of coordinates is derived from GPS observations and not from monuments of record, recordable copies of the "NGS OPUS Solution Report" and "GPS Observation Station Log" must accompany plat submittal.

Plat review fees are \$200 for the first parcel or tract, and \$50 for each additional parcel or tract, in accordance with 11 AAC 05.010(a)(13). Please remit a check or money order payable to the Department of Natural Resources along with the first plat submittal.

## **FINAL MYLAR PLAT SUBMITTAL**

Along with the final plat mylar, a \*.dxf (drawing exchange format) or \*.dwg (AutoCAD drawing format) file in standard media electronic format (CD, or DVD) shall be submitted. In lieu of a disk, the surveyor may make the drawing available through a FTP site on the internet or by e-mail attachment.

The submitted drawing shall contain a special layer named "DNR". The following specifications apply only to the "DNR" layer; other layers need not be altered. The "DNR" layer must be in model space and not paper space when the submitted drawing is opened in AutoCAD. The "DNR" layer shall show the surveyed lines, interior lot/tract lines as well as the exterior boundary, the tie to the basis of bearing and the tie to the basis of coordinates. The basis of coordinates shall be labeled with its name/identifier, geographic coordinate values and datum. All parcels must close with lines having clean snapped intersections, with no overshoots or undershoots; snapped lines that close are preferred over polygons. On the "DNR" layer, do not include extraneous text (area, title block, bearings or distances, details, etc) other than the labels for the basis of bearing and the basis of coordinates.

The plat filing fee is \$20.00 for the first sheet and \$5.00 for each additional sheet.




### MODIFICATION OF INSTRUCTIONS

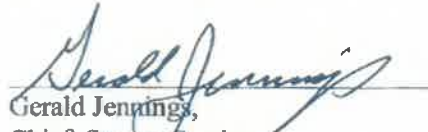
Should conditions arise appearing to require additional instructions or interpretation of these instructions, or which make these instructions inoperable, a report shall be submitted promptly to the Statewide Platting Supervisor describing the situation and making recommendations for its resolution.

In the event that the survey is not completed, these instructions will become void at 5:00 p.m., AST, two years from the date of approval. Survey Instructions may only be extended once after their original issuance. A written request for an extension with justification and applicable fee is required.

Prepared by:

  
Brett A. Wilmot  
Land Survey Specialist I

Approved by:

  
Gerald Jennings,  
Chief, Survey Section

Date:

Mar 23, 2010

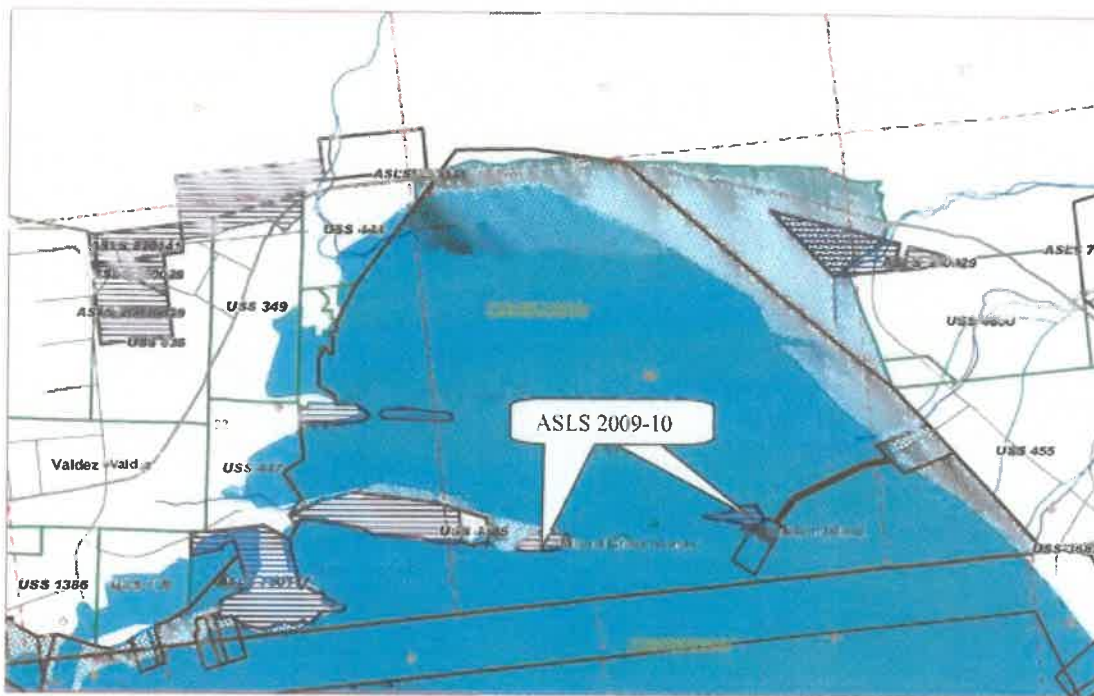
GDJ: BW: bw

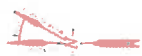
Enclosures:

Plan of Survey  
Preliminary Finding and Decision  
Final Finding and Decision  
NGS Data Sheets,

cc: Michael Mitchell, RADS, DMLW  
Survey Tracking & Monitoring: ADL 201084 (Case Type 311, Subtype 0017)

**ASLS 2009-10  
ADL 201084**





VICINITY MAP  
SCALE: 1"=3000'



# PLAN OF SURVEY

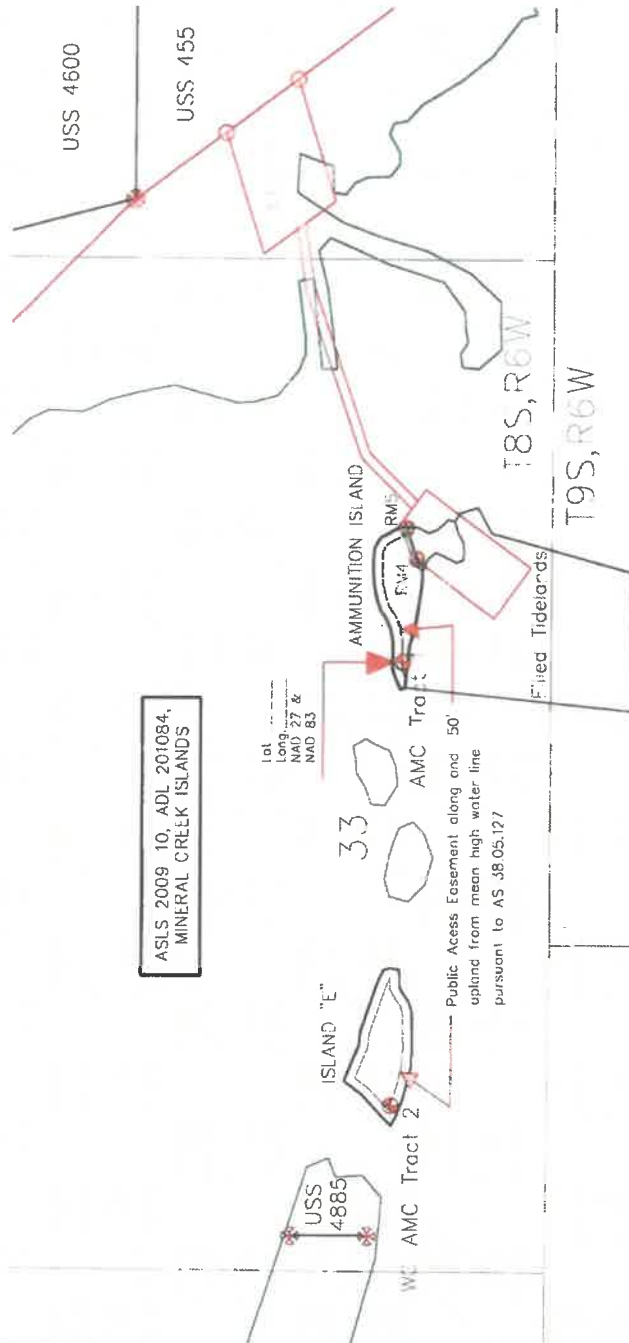
ASLS 2009-10

ADL 201084

LOCATED WITHIN UNSURVEYED SECTION 33,  
TRACT A, TOWNSHIP 8 SOUTH, RANGE 6 WEST  
COPPER RIVER MERIDIAN, ALASKA



## LEGEND



ASLS 2009 10, ADL 201084,  
MINERAL CREEK ISLANDS

Lat.  
Long.  
NAD 27 &  
NAD 83

ISLAND "E"

USS  
4885

AMC Tract 2

33

AMC Tract 1

AMMUNITION ISLAND

RMS

FWA

Public Access Easement along and 50' upland from mean high water line pursuant to AS 38.05.127

Filed Tidelands

T8S, R6W

T9S, R6W

PORT VALDEZ

4

DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER  
550 W. 7TH AVE., SUITE 650  
ANCHORAGE, ALASKA 99501  
(907) 269-8523

SCALE: 1" = 600'

DRAWN: BM

DATE: 3/15/2010



## Legislation Text

---

**File #:** 21-0450, **Version:** 1

---

**ITEM TITLE:**

Approval of Request from Commissioner Blehm for an Extended Absence from Planning & Zoning Commission Meetings until the Regular Meeting on October 22, 2021

**SUBMITTED BY:** Kate Huber, Planning Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve request from Commissioner Blehm for an extended absence from Planning & Zoning Commission Meetings until the regular meeting on October 22, 2021.

**SUMMARY STATEMENT:**

Commissioner Blehm has requested an extended absence from Planning & Zoning Commission Meetings until his return for the regular meeting on October 22, 2021.

The Planning & Zoning Commission procedures Section D(2) states that “the seat of any commissioner, including the Chairperson, shall become vacant when the commissioner is absent from three consecutive regular or special meetings of the commission except where requests for extended absences are approved and passed on a motion by a majority of the commission.”

Following the recent City Council discussion regarding boards and commissions, City staff has been directed by the Clerk’s Office to more closely track attendance and follow the attendance provisions in the commission’s procedures. Because Commissioner Blehm had previously informed staff that he would be out of town for three consecutive meetings, but desires to remain on the commission, staff is bringing forward his request for commission consideration.

Commissioner Blehm informed staff that he plans to listen to meetings via GoToMeeting during his absence to stay up to date on commission business. Also, the commission should note that Commissioner Blehm serves as Chair Pro Tem when the Chair is absent from meetings. In the case that both the Chair and Chair Pro Tem are absent, the longest serving member of the commission is asked to act as Chair.

Please see the additional staff report for the Commission procedures and more detail from staff regarding attendance requirements.



## Legislation Text

---

**File #:** 21-0451, **Version:** 1

---

**ITEM TITLE:**

Planning Commission Procedures and Attendance Report

**SUBMITTED BY:** Kate Huber, Planning Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Report only.

**SUMMARY STATEMENT:**

The updated Planning & Zoning Commission procedures are attached. These were adopted on April 8, 2020. The Planning & Zoning Commission Procedures align closely with the City Council Procedures.

Recent discussion with City Council has focused around attendance expectations for the city's boards and commissions, and the procedures for appointing new members. Some commissions have struggled with reaching a quorum for meetings and have often been forced to cancel public meetings. The Council desires to make sure that members of commissions are able to attend meetings regularly and has directed staff to begin tracking attendance more closely. Based on Section D(2) of the Commission Procedures, we will alert a commissioner when they have missed two consecutive meetings. If a commissioner misses three consecutive meetings, their seat will become vacant.

If a commissioner knows that they will have an extended absence and will be unable to attend meetings in person, they may request an extended absence. Any extended absence must be approved a passed on a motion by a majority of the commission.

Many commissioners have asked about attending meetings via telephone or GoToMeetings. The procedures state that commissioners may participate in meetings and vote via telephone or other electronic means under either of the following circumstances:

1. Where physical attendance poses a risk to health and human safety as determined by the mayor.
2. During work sessions.

Because the City is no longer under an emergency declaration related to COVID-19, virtual

attendance is not currently allowed due to risk to health and human safety.

If commissioners would like to listen to a meeting during an absence, they may join via GoToMeeting. However, in order to participate and vote, the mayor would need to take action to determine a risk to health and human safety. As noted, commissioners can join work sessions remotely under normal circumstances, however they will not be counted towards a quorum.

In order to keep commissioners informed, staff will regularly submit attendance reports for commissioner review.

# CITY OF VALDEZ, ALASKA PLANNING AND ZONING COMMISSION PROCEDURES

Approved May 8, 1985

Modifications Approved March 1, 1989

Modifications Approved January 23, 1991

Modifications Approved May 22, 1996

Modifications Approved November 14, 2001

Modifications Approved April 8, 2020

## I. GENERAL GUIDELINES

### A. New Commissioners Seated:

1. New commissioners will be sworn in by the City Clerk after the appointment.
2. The commission will conduct an election of Chairperson and Chairperson pro tem at its first regular meeting after December 31.
3. No commissioner shall serve more than two (2) consecutive terms as chairman. A majority vote of not less than 4 by ballot of the members elects these officers of the commission for one year.

### B. General Meeting Procedure:

1. Rules of Order: Robert's Rules of Order Revised shall be the source of meeting procedure, except where a different procedure is proper by law or commission custom.
2. Meetings to be Public: All meetings of the Planning and Zoning Commission except those qualified as Executive Session shall be open to the public. The journal of proceedings (minutes) shall be open to public inspection.
3. Meeting Times: Call to order for regular meetings of the commission shall be 7:00 pm on the second and fourth Wednesday of every month.
4. Quorum: A majority (4) of the members of the Commission shall constitute a quorum and be necessary for the transaction of business. A quorum must be present for the duration of the meeting. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.
5. Public Hearings: Public hearings are for the purpose of taking testimony from the public. Commissioners should not debate the issues. Questions of clarification are acceptable.
6. Special Meetings: Special meetings of the Planning and Zoning Commission shall be held at the regular meeting place of the commission. Special meetings shall be called on the written request of the Chairperson or by two (2) Commissioners. At least 24 hour written notice shall be given designating the time and purpose of the special meeting.
7. Work Sessions: The Commission may meet in informal work sessions which shall be open to the public at the call of the Chair or any two members of the Commission. A quorum must be present for the duration of the meeting. If a quorum is not present, those in attendance will be named and the commission shall adjourn to a later time. Only such business which was listed in the call for the work session shall be discussed. No action may be taken in a work session.

C. Agenda:

1. All items to be considered at a regular meeting shall be submitted to the Planning Department no later than noon of the Wednesday preceding the meeting (7 days prior to the meeting). No items will be accepted after that time.

Agenda Format -The usual order of business shall be:

- a. Call to Order
- b. Roll Call
- c. Approval of Minutes
- d. Public Business From the Floor
- e. Public Hearings
- r. Unfinished Business
- g. New Business
- h. Reports
- i. Commission Business From the Floor
- j. Adjournment

2. Motion Required. Action items on the agenda require a motion and second prior to discussion. Discussion of any subject is permitted only with reference to a pending motion. When necessary, a motion can be prefaced by a few words of explanation or a member can first request information which may assist him in wording an appropriate motion. After a motion has been made and seconded, but prior to Commission vote, members of the public may speak to the subject.

3. Debate. In debating a motion on the floor, Commission members must confine themselves to the matter before the Commission. Commission members should not question the motives of another Commission member, city staff or members of the public. However, the nature or consequences of a measure may be condemned in strong terms. It should not be an individual Commission member, but the measure that is the subject of debate.

4. Discussion Items: No action shall be taken on any item described on the agenda as a "discussion item", until the next regular or special meeting. If prompt action is required on a matter due to timing of the issue involved, it shall be listed in the usual manner on the agenda.

5. Decorum: If a particular Commission member's remarks are objected to by another Commission member as being improper, that Commission member cannot proceed with the alleged improper comments without the permission of the Commission expressed by a vote of a majority of Commission members at that meeting, upon which question there shall be no debate.

6. Public Comment: Any person desiring to address the commission shall first secure permission from the Chair. Each person addressing the commission shall step to the microphone and provide their name and address for the record. All remarks shall be addressed to the commission as body and not to any individual member thereof. Any person making personal or slanderous remarks or who shall become boisterous while addressing the commission may be requested to leave the meeting. Interested parties or their authorized representatives may address the commission by written communication which shall be distributed to all members of the commission.



7. Reconsideration: Any action may be brought up for reconsideration one time by any Commission member if action which was approved has not begun (i.e., a contract has been signed, a notice to proceed has been issued).

8. Requests of Administrative Staff: Requests for information that is readily available or for tasks of an incidental nature, may be made by any individual commission member, any time, without concurrence of a quorum.

Requests that will result in the use of staff time for the development of new documents, or to conduct activities that would not occur in the normal course of business, as determined by the Planning Department Director, shall require verbal consent by at least four (4) members of the commission.

D. Attendance

1. Any member(s) not able to attend a particular meeting must notify the Planning Department Director or his/her designee as far in advance as possible.

2. The seat of any commissioner, including the Chairperson, shall become vacant when the commissioner is absent from three consecutive regular or special meetings of the commission except where requests for extended absences are approved and passed on a motion by a majority of the commission.

3. When a seat becomes vacant the Planning Department Director shall notify the City Clerk to request reappointment of the vacancy by the City Council.

4. Attendance by means of telephone or other electronic media is permitted:

- a. Where physical attendance poses a risk to health and human safety as determined by the mayor; or
- b. During work sessions.

5. A Commission member who is participating telephonically under this section may participate in and vote at the meeting by telephone or other electronic means under the following circumstances:

- a. When a quorum of commission members are present and remain present for the duration of the meeting;
- b. Reasonable technical capabilities are available at the meeting location to allow the member to participate, to include being able to hear and engage in discussion and being audible to all persons participating in the meeting;
- c. The member participating telephonically has the ability to obtain the meeting agenda and other pertinent documents to be discussed and/or acted upon;
- d. A member who is voting will have a voice vote;
- e. The public must be able to participate by telephone or other electronic means and must be provided the information required to engage in such participation when notice of the meeting is provided.

6. Telephonic or electronic participation under this section shall include any means through which a member may participate remotely, to include being able to hear and engage in discussion, and being audible to all persons participating in the meeting. Online platforms for web-based connection approved by the IT Director or his/her designee are permissible means of participation so long as the criteria for participation set forth in Sections D.4 and D.5 are met.

7. Administrative staff as required should be present at all Commission meetings.

E. Chairperson and Duties

1. Presiding Officer: The Chair shall serve as presiding officer of the Commission. In the absence of the Chair, the Chair Pro Tem shall preside. In the absence of the Chair and Chair Pro Tem, the commission member with the greatest cumulative length of service on the commission shall preside.

Should the office of Chair become vacant, the Chair Pro Tem shall assume the office until a new Chair is elected.

2. Duty: Control of the meeting requires that the Chair assure that the discussion by members be closely related to the subject at hand and that time by each participant in the discussion not be excessive.

3. Voting: The Chair or their designee shall report the vote by clearly stating the Ayes, Nays, Absent, and Abstaining, and the result of the action "motion passes" or "motion fails".

4. Limitation on Chair: Prior to making a motion, the Chair must relinquish the gavel to Chair Pro Tem who will preside over the discussion and determination of the motion.

F. Referrals to Council and Correspondence

1. It shall be the duty of the Chair or designee, to be present at all Council meetings when a referral or appeal from the Commission is to be considered in order to present the view of the Commission as positively and forcefully as necessary to assure that these views are clearly understood.

Any correspondence from the Commission requiring the signature of the Chair (or Chair Pro Tem) shall be an action approved by a majority of the commissioners before delivery. A copy of all such correspondence shall be included in the commissioner's workfolder.

G. Amendments to Policies and Procedures

Modifications and changes to commission policies and procedures shall be made by a majority of the Planning and Zoning Commission members.



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

---

**File #:** 21-0452, **Version:** 1

---

**ITEM TITLE:**

Planning Director's Report

**SUBMITTED BY:** Kate Huber, Planning Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Report only.

**SUMMARY STATEMENT:**

The Planning Director will provide a verbal report during the meeting.