CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE CITY OF SEWARD IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT ON BEHALF OF THE CITY OF SEWARD I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER

CITY OF SEWARD
410 ADAMS STREET CITY HALL BUILDING
SEWARD, AK 99664

_____ _____
AUTHORIZED OFFICIAL SIGNATURE DATE

_____ _____
TITLE PRINTED NAME

NOTARY'S ACKNOWLEDGMENT

FOR: _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____.

KENAI PENINSULA BOROUGH

_____
AUTHORIZED OFFICAL SIGNATURE

LEGEND

- ◑ FOUND/SET MONUMENT AS DESCRIBED
- ● FOUND REBAR OR PLASTIC CAP
- ⊙ SET 5/8" X 30" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, FLUSH WITH GRADE. STAMPED AS SHOWN: (AKLANDS LS10787)
- **(M)** MEASURED BEARING AND/OR DISTANCE
- **(C)** COMPUTED BEARING AND/OR DISTANCE
- **(H)** HELD BEARING AND/OR DISTANCE
- **( )** EASEMENT DEDICATED THIS PLAT
- **[ ]** EASEMENT PER PLAT NO. 97-27
- **(R)** RECORD PER PLAT NO. 97-27
- **(R2)** RECORD PER PLAT NO. 2007-2
- **(M#)** RECOVERED MONUMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	198.49' (R2)	312.97' (R2)	90°20'29"	N 44°54'06" W	281.54
C2	258.49' (R2)	407.57' (R2)	90°20'25"	S 44°54'04" E	366.64
C3	110.00' (R2)	171.40' (R2)	89°16'42"	S 44°54'33" W	154.58
C4	50.00' (R2)	77.91' (R2)	89°16'42"	S 44°53'53" W	70.26

MONUMENT DETAILS

M1 — SET 1.5" ALCAP ON 5/8" X 30" REBAR

M2 — FOUND 1.5" ALCAP ON 5/8" DIA. REBAR, 1.4' BELOW GRADE, GOOD CONDITION

M3 — FOUND 1.5" ALCAP ON 5/8" DIA. REBAR, 1.5' BELOW GRADE, GOOD CONDITION

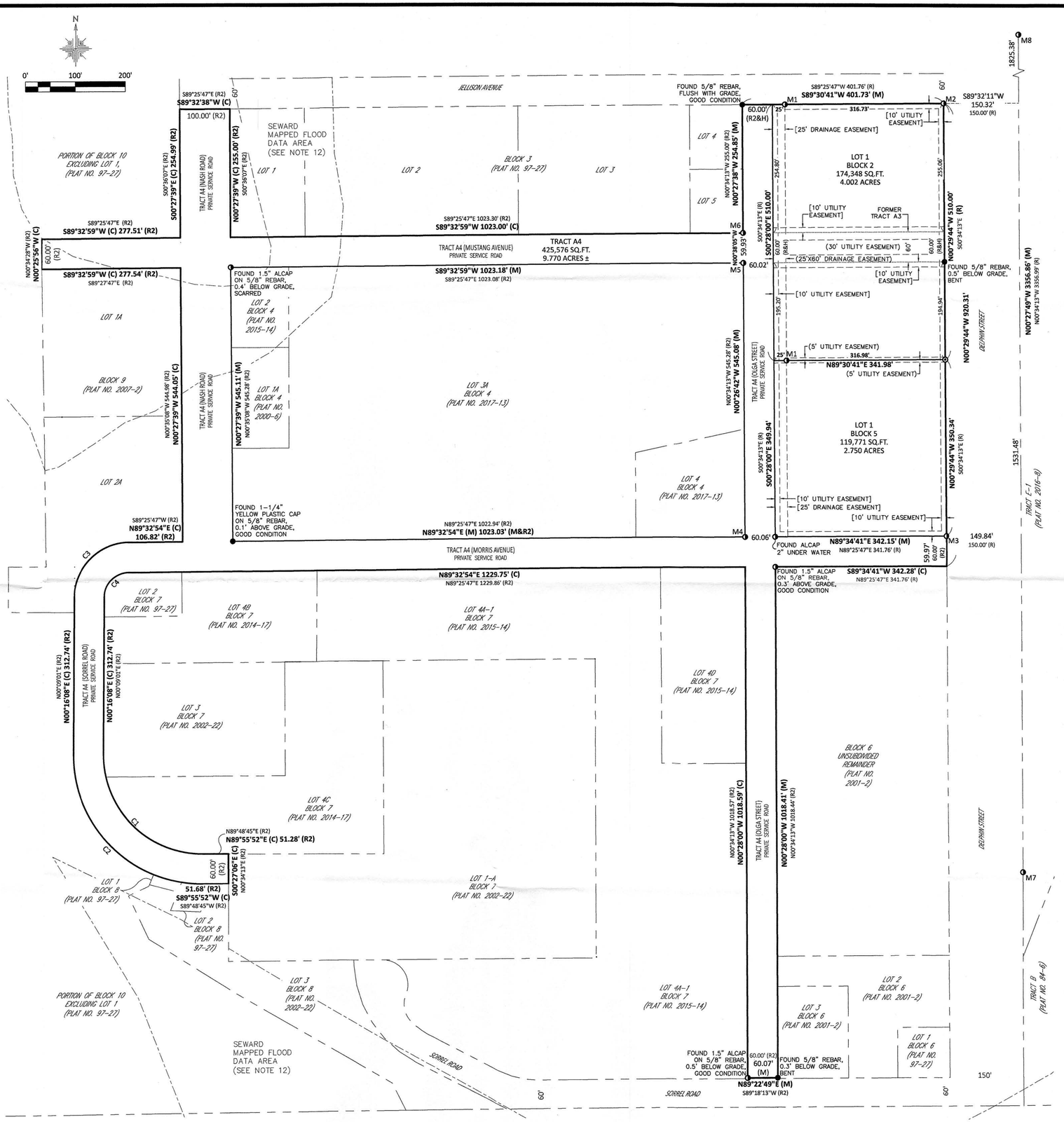
M4 — FOUND 1.5" ALCAP ON 5/8" DIA. REBAR, 0.5' BELOW GRADE, GOOD CONDITION

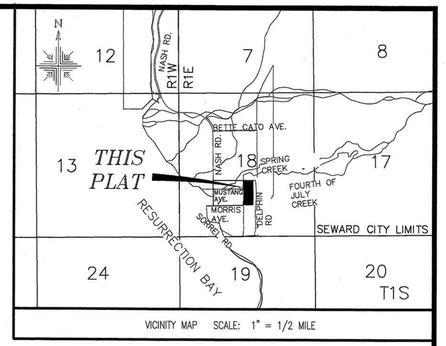
M5 — FOUND 1.5" ALCAP ON 5/8" DIA. REBAR, 0.3' BELOW GRADE, GOOD CONDITION

M6 — FOUND 1.5" ALCAP ON 5/8" DIA. REBAR, 0.5' BELOW GRADE, GOOD CONDITION

M7 — FOUND 3 1/4" BRASS CAP FLUSH WITH GRADE, GOOD CONDITION

M8 — FOUND 2.5" BRASS CAP ON POST 0.5' BELOW GRADE, GOOD CONDITION





VICINITY MAP SCALE: 1" = 1/2 MILE

NOTES:

1. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (E.G. 30'=30.00').
2. THIS PROJECT IS LOCATED WITHIN ALASKA STATE PLANE ZONE 4 NAD 83. ALL DISTANCES ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00008524482401 EXPRESSED IN U.S. SURVEY FEET.
3. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT 15-81-0141 RECORDED JULY 15, 1981 AT BOOK 23 PAGE 765 AND AMENDMENTS THERETO AS SHOWN IN "NOTICE", RECORDED MAY 26, 1993, BOOK 68 PAGE 155.
4. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 5914 RECORDED AUGUST 7, 1981 AT BOOK 23 PAGE 956.
5. THIS PROPERTY IS SUBJECT TO RESERVATIONS AND EXCEPTIONS AS CONTAINED IN STATE OF ALASKA PATENT 362, RECORDED MAY 19, 1994, BOOK 72 PAGE 572.
6. THE FRONT 10 FEET ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT AS GRANTED BY PLAT SW97-27. ADDITIONAL 5 FOOT UTILITY EASEMENTS WERE GRANTED ON INTERIOR PROPERTY LINES. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
7. TRACT A4 IS A SERVICE ROAD ACCESS EASEMENT RESTRICTED TO LESSEES, CITY AND OTHER AUTHORIZED PERSONNEL.
8. THIS PLAT WAS GRANTED EXCEPTIONS TO KPB 20.30.030 (PROPOSED STREET LAYOUT), KPB 20.30.170 (BLOCK LENGTH REQUIREMENTS) AND KPB 20.30.190 (LOT DIMENSIONS) BY THE KPB PLAT COMMITTEE AT THE MEETING OF JUNE 28, 2021.
9. DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF SEWARD'S ZONING REGULATIONS.
10. WASTEWATER DISPOSAL: PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
11. LOTS WITHIN THIS SUBDIVISION MAY BE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA; IF SUCH IS THE CASE, DEVELOPMENT MUST COMPLY WITH TITLE 15 OF THE CITY OF SEWARD'S CHARTER AND CODE OF LAWS. A SURVEY TO DETERMINE THE ELEVATION OF THE PROPERTY MAY BE REQUIRED PRIOR TO CONSTRUCTION.
12. SEWARD MAPPED FLOOD DATA AREA IS PROVIDED BY THE KENAI PENINSULA BOROUGH AND NOT SURVEYED HEREON.

SURVEYOR'S CERTIFICATE

I, STACY M. WESSEL, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

FINAL DRAFT PLAT

STATE OF ALASKA — REGISTERED — Stacy M. Wessel No. 107877 — REGISTERED PROFESSIONAL LAND SURVEYOR

Plat of:

FOURTH OF JULY CREEK SUBDIVISION SEWARD MARINE INDUSTRIAL CENTER FIRE DEPARTMENT REPLAT

CREATING LOT 1, BLOCK 2, LOT 1 BLOCK 5 AND TRACT A4.
CONTAINING 16.522 ACRES

A SUBDIVISION OF:
BLOCK 2 AND BLOCK 5,
FOURTH OF JULY CREEK SUBDIVISION
SEWARD MARINE INDUSTRIAL CENTER
FILED UNDER PLAT NO. 97-27
AND TRACT A3,
FOURTH OF JULY CREEK SUBDIVISION
SEWARD MARINE INDUSTRIAL CENTER
POLAR SEAFOODS REPLAT AMENDED
FILED UNDER PLAT 2007-2

CITY OF SEWARD
SEWARD RECORDING DISTRICT
KENAI PENINSULA BOROUGH

LOCATED WITHIN: SECTION 18, T1S, R1E, S.M., AK.

OWNER
CITY OF SEWARD
P.O. BOX 167
SEWARD, ALASKA 99664

AK Lands, Land Surveying LLC
13521 Venus Way
Anchorage, AK 99515
aklands@aklands.com
http://aklands.com
(907) 744-LAND

Drawn: SMW	Scale: 1"= 100'	Date of Survey: August 17-19, 2021	Sheet: 1 of 1
Checked: CAB	PN: 1134	Field Book: 001/ 49-55	KPB No. 2021-080

Date: 11/08/2021