

**CITY OF CORDOVA, ALASKA
RESOLUTION 03-21-12**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
APPROVING THE FINAL PLAT FOR SCOTT SUBDIVISION**

WHEREAS, the City of Cordova recognizes that the Planning Commission, having completed a review of the final plat, recommended at their March 9, 2021 Regular Meeting that the final plat be approved; and

WHEREAS, this is the plat for Scott Subdivision; and

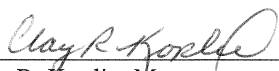
WHEREAS, the plat is subject to all conditions, easements, covenants, reservations, restrictions and right of way of record; and

WHEREAS, the proposed subdivision is zoned Low and Medium Density Residence District.


NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska hereby approves the final plat for Scott Subdivision effective the date this resolution is adopted. The form and content of the plat now before this meeting is in all respects authorized, approved and confirmed by this resolution, and the City Manager hereby is authorized, empowered and directed to execute the plat on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting.

PASSED AND APPROVED THIS 17th DAY OF MARCH 2021.

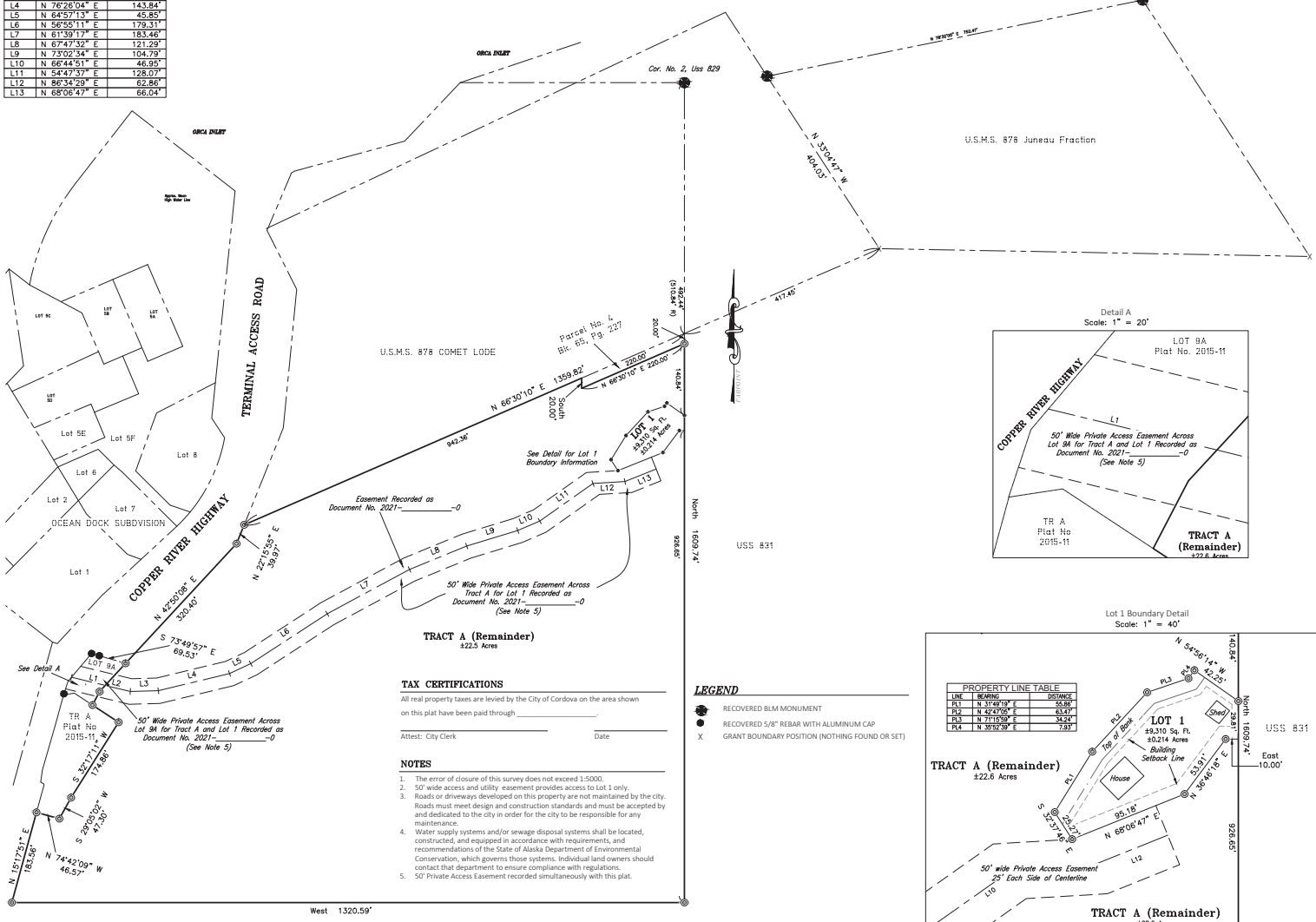



Clay R. Koplín, Mayor

ATTEST:


Susan Bourgeois, CMC, City Clerk

LINE	BEARING	DISTANCE
L1	S 78°20'27" E	68.14'
L2	S 78°20'27" E	50.58'
L3	N 88°26'42" E	55.19'
L4	N 78°26'04" E	143.84'
L5	N 64°57'13" E	45.85'
L6	N 86°55'11" E	179.31'
L7	N 61°39'17" E	183.46'
L8	N 87°47'52" E	121.29'
L9	N 73°02'34" E	104.79'
L10	N 66°44'51" E	46.95'
L11	N 54°17'39" E	128.07'
L12	N 86°34'29" E	62.86'
L13	N 88°08'47" E	66.04'



TRACT A (Remainder)
±22.6 Acres

TAX CERTIFICATIONS

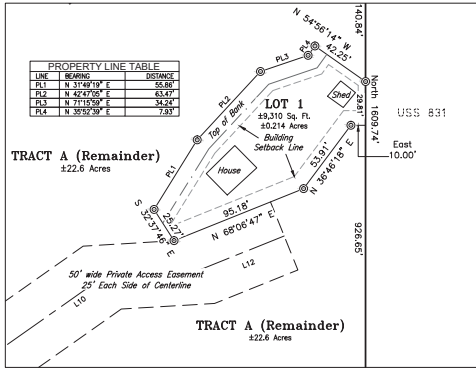
All real property taxes are levied by the City of Cordova on the area shown on this plat have been paid through _____ Date: _____
Attest: City Clerk _____ Date: _____

NOTES

- The error of closure of this survey does not exceed 1:5000.
- 50' wide access and utility easement provides access to Lot 1 only.
- Roads or driveways developed on this property are not maintained by the city. Roads must meet design and construction standards and must be accepted by and dedicated to the city in order for the city to be responsible for any maintenance.
- Water supply systems and/or sewage disposal systems shall be located, constructed, and equipped in accordance with requirements, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems. Individual land owners should contact that department to ensure compliance with regulations.
- 50' Private Access Easement recorded simultaneously with this plat.

LEGEND

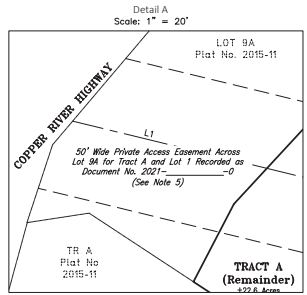
- RECOVERED BLM MONUMENT
- RECOVERED 5/8" REBAR WITH ALUMINUM CAP
- X GRANT BOUNDARY POSITION (NOTHING FOUND OR SET)



LINE	BEARING	DISTANCE
RL1	N 37°49'10" E	55.89'
RL2	N 42°47'05" E	43.47'
RL3	N 71°15'52" E	34.54'
RL4	N 89°52'39" E	7.93'

TRACT A (Remainder)
±22.6 Acres

TRACT A (Remainder)
±22.6 Acres



OWNERSHIP DEDICATION

I hereby certify that I am the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities, roadways, and alleys dedicated for public use.

Dan Scott _____ Date _____
P.O. BOX xxx
Cordova, Alaska 99574

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this _____ Day of _____ 2021, for _____

Notary Public for the State of Alaska
My Commission Expires _____

OWNERSHIP DEDICATION

I hereby certify that we are the owner of the property shown and described hereon. I hereby request approval of this plat showing such easements for public utilities, roadways, and alleys dedicated for public use.

On behalf of Orca Oil, Inc.
Representative for Lot 9 Cannery Row Subdivision

NOTARY'S ACKNOWLEDGMENT

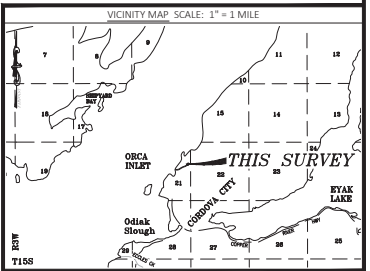
Subscribed and sworn to before me this _____ Day of _____ 2021, for _____

Notary Public for the State of Alaska
My Commission Expires _____

PLAT APPROVAL

This plat conforms to the requirements of the city of Cordova Planning and Zoning commission and is hereby accepted as the official plat, subject to any and all conditions and requirements of ordinance and law pertaining thereto.

City Manager _____ Date _____
Chairman, Planning & Zoning Commission _____ Date _____
Platting Official _____ Date _____



PRELIMINARY PLAT OF
Scott Subdivision
A Subdivision of the Remainder of Amended U.S. Survey No. 829
Creating Lot 1 and Tract A (Remainder)
Cordova Recording District, Located Within
SECTIONS 21 & 22, TOWNSHIP 15 SOUTH, RANGE 3 WEST, Copper River Meridian, Alaska.
Containing 22.61 acres more or less.



SURVEYOR'S CERTIFICATE

I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the state of Alaska and 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.

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 101, Anchorage, Alaska 99518
FarpointAK.com (907) 522-7770 survey@farpointak.com

Drawn: JJA Date: Mar. 11, 2021 Field Blk/Pg: 144/23-24 W/O #: 20103
Checked: MJH Scale: 1"=100' Sheet: 1 of 1 Grid: N/A Case No: N/A