

**CITY OF CORDOVA, ALASKA
RESOLUTION 04-21-15**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,
APPROVING THE FINAL PLAT FOR PETTINGILL 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 Pettingill Subdivision; and


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

WHEREAS, the proposed subdivision is zoned Unrestricted.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska hereby approves the final plat for Pettingill 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 7th DAY OF APRIL 2021.



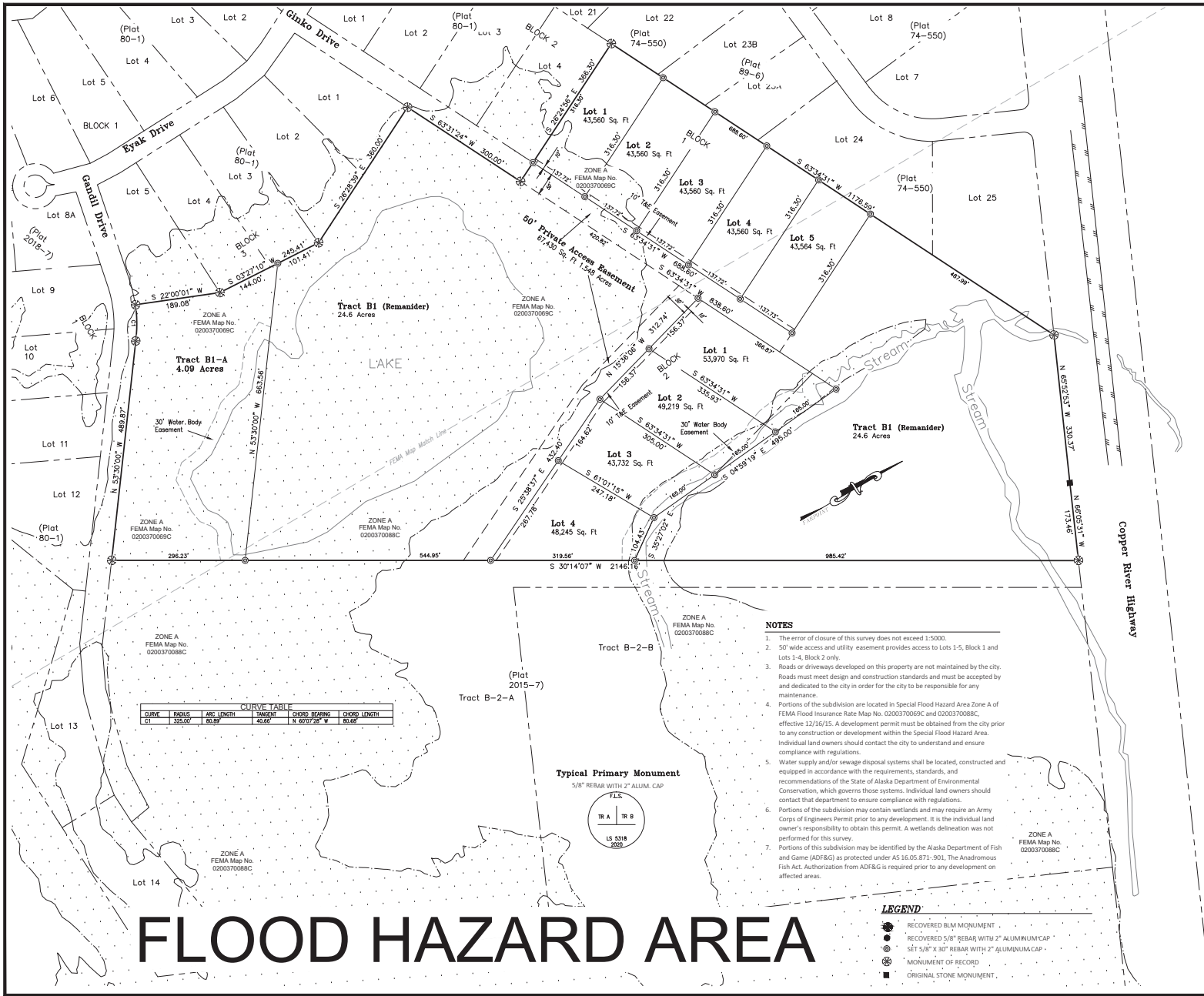


Clay R. Koplín, Mayor

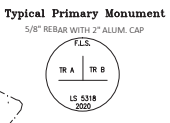
ATTEST:



Susan Bourgeois, CMC, City Clerk



CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
CT	125.00'	35.99'	42.69'	N. 67°17'39" W.	80.60'



- NOTES**
- The error of closure of this survey does not exceed 1:5000.
 - 50' wide access and utility easement provides access to Lots 1-5, Block 1 and Lots 1-4, Block 2 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.
 - Portions of the subdivision are located in Special Flood Hazard Area Zone A of FEMA Flood Insurance Rate Map No. 0200370089C and 0200370088C, effective 12/16/15. A development permit must be obtained from the city prior to any construction or development within the Special Flood Hazard Area. Individual land owners should contact the city to understand and ensure compliance with regulations.
 - Water supply and/or sewage disposal systems shall be located, constructed and equipped in accordance with the requirements, standards, 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.
 - Portions of the subdivision may contain wetlands and may require an Army Corps of Engineers Permit prior to any development. It is the individual land owner's responsibility to obtain this permit. A wetlands delineation was not performed for this survey.
 - Portions of this subdivision may be identified by the Alaska Department of Fish and Game (ADF&G) as protected under AS 16.05.971-.971, The Anadromous Fish Act. Authorization from ADF&G is required prior to any development on affected areas.

- LEGEND**
- RECOVERED BLM MONUMENT
 - RECOVERED 5/8" REBAR WITH 2" ALUMINUM CAP
 - SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP
 - MONUMENT OF RECORD
 - ORIGINAL STONE MONUMENT

FLOOD HAZARD AREA

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

Beth Pirtle _____ Date _____
P.O. BOX xxx
Cordova, Alaska 99574

NOTARY'S ACKNOWLEDGMENT
Subscribed and sworn to before me this _____ Day of _____, 2021, for _____

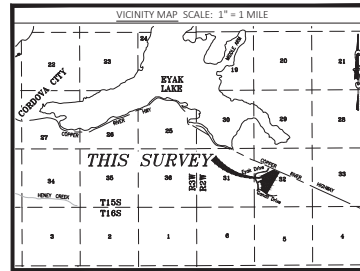
Notary Public for the State of Alaska
My Commission Expires _____

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 _____

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

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 herein actually exist as described, and that all dimensions and other details are correct.



FINAL PLAT OF
Pettingill Subdivision
A Subdivision of
Tract B-1, Pebo Subdivision, Plat No. 2010-4,
Creating Lots 1-5, Block 1, Lots 1-4, Block 2,
Tract B1-A, and Tract B-1 (Remainder)
Cordova Recording District, Located Within
SECTION 32, TOWNSHIP 33 SOUTH, RANGE 2 WEST, Copper River Meridian, Alaska,
Containing 38.74 acres more or less.

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
131 E. 7th Ave., Suite 101 Anchorage, Alaska 99516
FarpointLLC.com (907) 922-7770 survey@farpointak.com

Drawn: JLA Date: Feb. 23, 2021 Field BK/Pg: N/A W/O #: 20140
Checked: MJH Scale: 1"=200' Sheet: 1 of 1 Grid: N/A Case No: N/A