

**CITY OF CORDOVA, ALASKA  
RESOLUTION 04-21-18**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
APPROVING THE FINAL PLAT FOR THORNE LAKE ESTATES**

**WHEREAS**, the City of Cordova recognizes that the Planning Commission, having completed a review of the final plat, recommended at their April 13, 2021 Regular Meeting that the final plat be approved; and

**WHEREAS**, this is the plat for Thorne Lake Estates; and

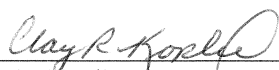
**WHEREAS**, the plat is subject to all conditions, easements, covenants, reservations, restrictions and right of way of record; and

**WHEREAS**, the proposed subdivision is zoned Medium Density Residential.

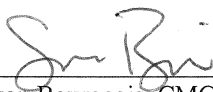
**NOW, THEREFORE BE IT RESOLVED** that the Council of the City of Cordova, Alaska hereby approves the final plat for Thorne Lake Estates effective the date this resolution is adopted. The form and content of the plat now before this meeting is in all respects authorized, approved and confirmed by this 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 21<sup>ST</sup> DAY OF APRIL 2021.**

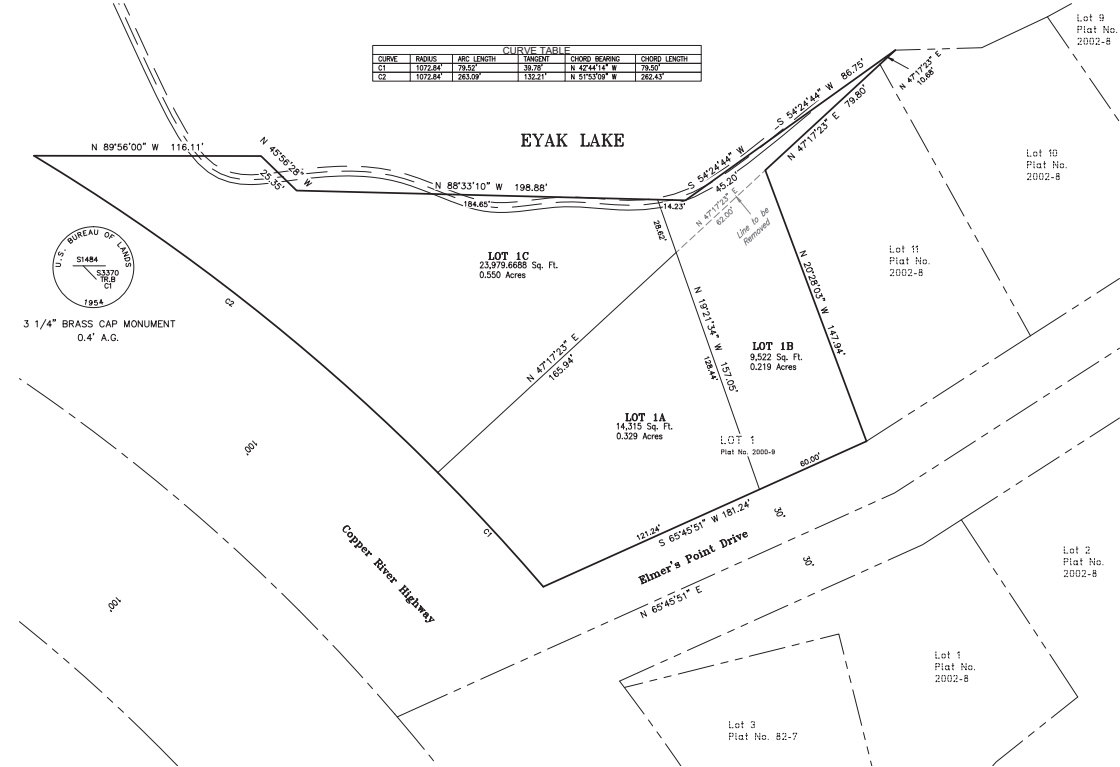


  
Clay R. Koplín, Mayor

**ATTEST:**

  
Susan Bourgeois, CMC, City Clerk

| CURVE TABLE |         |            |         |               |              |
|-------------|---------|------------|---------|---------------|--------------|
| CURVE       | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
| C1          | 1072.84 | 79.57      | 39.78   | N 47°44'14" W | 79.50        |
| C2          | 1072.84 | 263.09     | 132.21  | N 91°53'59" W | 262.43       |



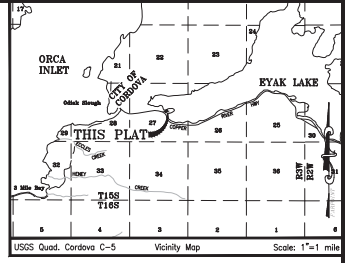
3 1/4" BRASS CAP MONUMENT  
0.4' A.G.



- NOTES**
- The error of closure of this survey does not exceed 1:5000.
  - All bearings shown are true bearings as related to the Basis Of Bearings, all distances shown are reduced to horizontal field distances.

- LEGEND**
- RECOVERED BLM/IGLO MONUMENT
  - ⊙ SET 5/8" REBAR WITH 2" ALUMINUM CAP
  - RECOVERED 5/8" REBAR WITH PLASTIC CAP
  - RECOVERED 5/8" REBAR - NO CAP
  - (R1) RECORD PER PLAT NO. XXXX-XXX
  - (R2) RECORD PER PLAT NO. XXXX-XXX
  - (P) PROPORTIONED THIS SURVEY
  - (C) CALCULATED THIS SURVEY

- \_\_\_\_\_ SUBJECT BOUNDARY LINE
- \_\_\_\_\_ INTERIOR BOUNDARY LINE
- \_\_\_\_\_ ADJACENT BOUNDARY LINE
- \_\_\_\_\_ SURVEY TIE
- \_\_\_\_\_ EASEMENT
- \_\_\_\_\_ CENTERLINE



**OWNERSHIP AFFIDAVIT**

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat.

Gerry Thorne Date \_\_\_\_\_  
P.O. BOX 1192  
Cordova, Alaska 99574  
To Lot 1, Elmer's Point, Plat No. 2000-9

Sue Thorne Date \_\_\_\_\_  
P.O. BOX 1192  
Cordova, Alaska 99574  
To Lot 1, deVille, Plat No. 82-7

**NOTARY'S ACKNOWLEDGMENT**

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

**NOTARY'S ACKNOWLEDGMENT**

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

Notary Public for the State of Alaska  
My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_

**WASTEWATER DISPOSAL**

No wastewater system shall be permitted on any lot unless such systems are located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC), construction plans must be submitted and approved by (ADEC) prior to construction of any portion of a sewage disposal system. Additional soils information may be necessary. Permits from other agencies may also be required.

**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.



Date \_\_\_\_\_

CORDOVA RECORDING DISTRICT

**FINAL PLAT OF**  
**Thorne Lake Estates**  
Creating Lot 1A, Lot 1B, and Lot 1C

A SUBDIVISION OF  
Lot 1, deVille Subdivision, Plat No. 82-7, C.R.D., and  
Lot 1, Elmer's Point Subdivision, Plat No. 2000-9, C.R.D.

**SITUATED WITHIN**  
Section 27, T. 15 S., R. 3 W., Copper River Meridian, Alaska  
Containing 1.404 Acres More or Less

**Farpoint Land Services, LLC**  
SURVEYING, MAPPING, LAND PLANNING, GIS  
1131 E. 76th Ave., Suite 101 Anchorage, AK 99516  
FarpointAK.com # (907) 525-7770 # survey@farpointak.com

|                |               |    |       |          |    |          |    |
|----------------|---------------|----|-------|----------|----|----------|----|
| FORM ORDER NO. | DATE          | BY | SCALE | DATE     | BY | DATE     | BY |
| 20305          | Feb. 24, 2021 | MA | 3"    | 02/24/21 | MA | 02/24/21 | MA |

1 of 1