

Chair

Tania Harrison

Vice Chair

Mark Hall

Commissioners

Sarah Trumblee

Kris Ranney

Gail Foode

Sean Den Adel

Christian Oehm

City Planner

Amanda Hadley Coward

**PLANNING COMMISSION PUBLIC HEARING
Tuesday, October 13, 2026, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Sarah Trumblee, Kris Ranney, Gail Foode, Sean Den Adel, and Christian Oehm

3. PUBLIC HEARING

Conditional Use Permit – Detached Accessory Living Quarters Used for Financial Gain on Tract A-1, Scott Subdivision
See 10/13/2026 Regular Meeting Packet item 10b, for Memo and Application Material

4. AUDIENCE COMMENTS

5. ADJOURNMENT

You may submit written public comments via email to planning@cityofcordova.net, mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting.

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Amanda Hadley
Coward

**PLANNING COMMISSION REGULAR MEETING
Tuesday, October 13, 2026, AT 6:30 PM
CORDOVA CENTER COMMUNITY ROOM A & B**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chair Tania Harrison, Vice Chair Mark Hall, Commissioners Sarah Trumblee, Kris Ranney, Gail Foode, Sean Den Adel, and Christian Oehm

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT CALENDAR

5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS

6. CORRESPONDENCE

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)

8. PLANNER'S REPORTPage 1

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- a. Information – US Army Corps of Engineers Public Notice Period for the 18-Mile Rehabilitation Project Proposed by the United States Forest Service (USFS)Page 3
- b. Conditional Use Permit – Detached Accessory Living Quarters Used for Financial Gain on Tract A-1, Scott Subdivision.....Page 5
- c. Final Plat Review of Proposed Jensen & Nolan SubdivisionPage 15

11. AUDIENCE COMMENTS

12. COMMISSION COMMENTS

13. ADJOURNMENT

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Planner's Report

To: Planning and Zoning Commission
From: Amanda Hadley Coward, City Planner
Date: Friday, October 09, 2026
Re: Recent Activities and Updates

City Council Appointed a New Planning Commission Member

- At the City Council Regular Meeting on Wednesday, September 02, 2026, the Council voted to appoint Christian Oehm to the vacant seat on the Planning Commission.

City Parcel Viewer is Live

- Published an online version of the City ArcGIS parcel, address, and tax data map.
- Built the online map, built the webpage, and made it available to the public.

It can be found at the link <https://www.cityofcordova.net/city-parcel-viewer/>

Land Disposal of the Portion of the Shepard Point Road to the Native Village of Eyak (NVE)

- The Purchase & Sale Agreement is at the title company, waiting for closing.
- The water transmission main work in the area is complete.
- NVE is currently working on the replat, which will be recorded concurrently with the closing.

Land Disposal of the 4,100 Square Foot Portion of ATS 220 & Lot 1, Block 7A, Tidewater Development Park (75% Portion) to Camtu Alaska Wild Seafoods

- Negotiations are occurring with the Planner, City Manager, and Parks & Rec Director.
- The applicant is completing the survey, design work, and permit feasibility for the project.

Land Disposal of Lot 2, Block 7, North Fill Development Park to Prince William Sound Economic Development District (PWSEDD)

- Negotiations have concluded. The Lease with Option to Purchase went before the City Council on Wednesday, September 16, 2026. Ordinance 1241 was approved and will be adopted on Friday, October 16, 2026.

Land Disposal of a Portion of Lots 11-14, Block 32, Original Townsite to David Evans

- Negotiations have occurred between the Planner and the applicants.
- The Lease with Option to Purchase Agreement will be going before the City Council at its October 21, 2026, regular meeting.

Land Disposal of a 1,022.69 Square Foot Portion of Lot 4A & 4B, Harvill Subdivision to John Harvill

- Negotiations have occurred between the Planner and the applicants.

- The Purchase and Sale Agreement will be going before the City Council at its October 21, 2026, regular meeting.

Land Disposal of a 360 Square Foot Portion of ATS 220 to Brian & Vera Rutzer

- Negotiations have occurred between the Planner and the applicants.
- The Purchase and Sale Agreement will be going before the City Council at its October 21, 2026, regular meeting.

Land Disposal of Lot 1, Block 26, Original Townsite to Michael Schumm

- Negotiations are occurring with the Planner.

Subdivision Code

The Planning Department recently received a letter regarding the current subdivision code and the review and approval process. Staff has been discussing the matter internally.

Funding for a subdivision code update has not been included in the City's draft FY 2027 budget. The Planning Department has requested funding for this work in previous budget cycles and will continue to seek opportunities to move the update forward.

Permits

- Land Use Permits Issued: Four (4)
- Building Permit Applications Received: Twenty (20)
- Conditional Use Applications Received: Five (5)
- Variance Applications Received: Three (3)
- Subdivision Applications Received: Seven (7)



AGENDA ITEM # 10a
Planning Commission Regular Meeting Date: 10/13/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, October 13, 2026

ITEM: Information – US Army Corps of Engineers Public Notice Period for the 18-Mile Rehabilitation Project Proposed by the United States Forest Service (USFS)

NEXT STEP: Information

☒ INFORMATION
☐ MOTION

☐ RESOLUTION
☐ ORDINANCE

I. REQUEST OR ISSUE:

Requested Actions: Information
Applicant: United States Forest Service (USFS)
Legal Description: 18-Mile Road in the Greater Cordova Area
Parcel Number: N/A
Area: 1.6 Miles of Road
Zoning: N/A

II. RECOMMENDED ACTION / NEXT STEP: N/A

III. FISCAL IMPACTS: N/A

IV. BACKGROUND INFORMATION: Project overview given by the U.S. Army Corps of Engineers: Hampton Coogle, United States Forest Service (USFS), stated the purpose is to rehabilitate the road to provide better public access and reduce erosion into the local water body. This project would be reclaiming and decommissioning sections of road and ford crossing locations. The new alignment would not require any ford crossings and would prevent sediment from entering the local water body as compared to the existing alignment.

PROPOSED WORK: The USFS proposes to place 350 cubic yards of fill material into 0.68-acre of palustrine wetlands and 206 cubic yards of fill material into 0.18-acre of streambed to realign approximately 1.6-mile of Forest Service (FS) Road 250 to reroute and improve the road. The road is currently entrenched by two (2) to three (3) feet and has not experienced routine maintenance. With the proposed road reroute, USFS plans to

reclaim four (4) perennial stream crossings and one (1) crossing with intermittent flow within the 18-Mile Creek system. All work would be performed in accordance with the enclosed plan (sheets 1-54) dated September 4, 2026.

Link:

<https://www.poa.usace.army.mil/Missions/Regulatory/Public-Notices/Public-Notices-View/Article/4610074/poa-2024-00497-slag-lake-pn/>

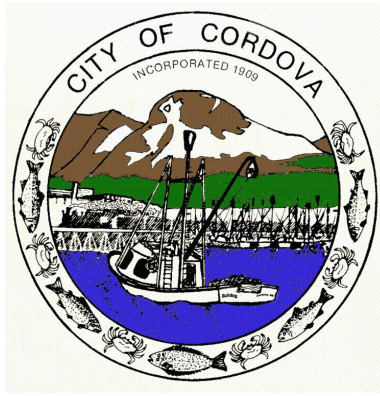
V. LEGAL ISSUES: N/A

VI. SUMMARY AND ALTERNATIVES: N/A

VII. ATTACHMENTS:

- 1) Link to Project Plan: <https://www.cityofcordova.net/wp-content/uploads/2026/10/US-Army-Corps-of-Engineers-Public-Notice.pdf>
- 2) QR Code of Project Plan:





AGENDA ITEM # 10a

Planning Commission Regular Meeting Date: 10/13/2026

PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner

DATE: Tuesday, October 13, 2026

ITEM: Conditional Use Permit – Detached Accessory Living Quarters Used for Financial Gain on Tract A-1, Scott Subdivision

NEXT STEP: Decision on Conditional Use Permit

☐ INFORMATION
☒ MOTION

☐ RESOLUTION

I. REQUEST OR ISSUE:

Requested Actions: Decision on Conditional Use Permit
Applicant: Dan & Devie Scott
Legal Description: Tract A-1, Scott Subdivision
Parcel Number: 02-060-900
Zoning: Low Density & Medium Density Residence District
Lot Area: Approximately 22.544 Acres

The City of Cordova received an application requesting a Conditional Use Permit (CUP). The property has a single-family home, a shop, a pig shed, and the detached accessory living quarters referred to as “the cabin.” The application requests to use the already constructed detached accessory living quarters (Cabin) for gain. The property is split zoned low density and medium density residence districts. The application request is for a cabin located in the medium density portion of the property.

The Planning Commission, in accordance with Cordova Municipal Code (CMC) 18.60.020, shall hold a public hearing for a Conditional Use Permit to solicit public input. Following that hearing, the

Commission shall review the application and determine whether the approval criteria listed in section IV. of this memo have been met. If the approval criteria have not been met, the Commission shall deny the request. If the approval criteria have been met, the Commission shall approve the request. Additionally, the Commission may add conditions of approval if it determines the conditions are necessary to offset potential negative outcomes from approving the request or that those added conditions would allow for the approval criteria to be met.

The Commission's decision shall take effect ten (10) days after the decision.

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to consider opening the agenda item for discussion:

“I move to approve the Conditional Use Permit for the detached accessory living quarters to be used for financial gain on Tract A-1, Scott Subdivision, submitted by Dan & Devie Scott, and to adopt and incorporate the findings and conditions of approval within the Staff report.”

The Planning Commission may choose to include or remove the suggested findings and conditions that are below, or impose different or additional findings and/or conditions that it deems appropriate. The CUP can be granted with or without special conditions or it may be denied by the Commission.

III. FISCAL IMPACTS: Additional revenue may be generated from a potential increase in property taxes, the collection of sales taxes on the rental, water, sewer fees, and refuse fees.

IV. BACKGROUND INFORMATION: The applicants are Dan & Devie Scott. Dan owns Tract A-1, Scott Subdivision, which contains a single-family home, a shop, a pig shed, and the Cabin. The applicants' request is to use the Cabin as a rental and to receive financial gain from it.

The applicants are not in compliance with CMC Title 16 Building and Construction and Title 18 Zoning. The applicants are currently working to bring this Cabin rental into compliance with these Code sections. The Cabin was constructed without first being issued a building permit. An application for a building permit has now been submitted. An application for a CUP was submitted with the building permit and is now before the Commission for its review.

The Cabin is currently being used for gain as a short-term rental. That is not a permitted use under the Zoning Code, Cordova Municipal Code (CMC) 18.24.010. The building permit cannot be issued without the applicant's first obtaining a CUP.

Planning Staff Assessment

Staff has reviewed this application for compliance with the CMC 18.24 medium density residence zoning district. The Cabin meets all required height and setback restrictions of the zoning district. The property has ample space to meet the parking requirements of all existing structures. The zoning code allows for a multiple-family dwelling in this district; however, it does not allow for multiple detached dwellings.

The lot area for a two-family dwelling unit must be at least 2,000 square feet per dwelling unit. The lot exceeds this requirement, as it is 22.544 acres.

The 2019 Cordova Comprehensive Plan supports this type of development: Land Use Policies and Issues Strategy #2 states, “encourage development of accessory dwelling units and duplexes to add to the housing

supply and so owners can generate revenue.” (The 2019 Cordova Comprehensive Plan, page 25). Staff assesses that this use is supported by the Comprehensive Plan, as a single-family home and a cabin on one property have the same impact as a duplex. The applicant is generating revenue from the Cabin; the Comprehensive Plan supports the request to generate revenue.

Public Works Staff Assessment

The applicants report that both the single-family home and Cabin are on septic systems. Public Works Staff spoke with the State of Alaska Department of Environmental Conservation (ADEC) and found that the septic systems were not approved by ADEC.

The City Public Works Department has sent a notice that applicants must comply with connecting to the City water and sewer services per CMC 14.08.030 and CMC 14.12.180. These codes require that structures built on a property must connect to City water and sewer service when a water and sewer main is located within 150 feet of a lot that adjoins the Right-of-Way (ROW). The closest water and sewer main is approximately 60 to 100 feet from the subject property. City Code requires the Applicant to connect within 90 days of the provided notice. Based on the date the notice was provided, the Applicant must connect to City water and sewer services on or before November 02, 2026.

Planning Commission Next Steps

The Planning Commission must review the attached application material, Staff's suggested findings, and suggested conditions. The Commission may choose to accept Staff's findings and conditions as presented or add to, remove, or modify the suggested findings and conditions that are below.

Applicable Code:

Chapter 18.24 - R MEDIUM DENSITY RESIDENCE DISTRICT

18.24.010 - Permitted uses.

The following uses are permitted in the R medium density district:

- A. One-family, two-family and multiple-family dwellings;*
- B. Boardinghouses;*
- C. Accessory buildings and uses not used or operated for gain and not including guest houses or accessory living quarters;*
- D. Require off-street parking.*

Suggested Findings:

Below you will find the CUP approval criteria in *italics* and Staff's responses in normal font type.

18.60.020 (B) – Conditional Use Permit Approval Criteria

- 1. The use is consistent with the purpose of this chapter and is compatible with the zoning district and the comprehensive plan;*

This criterion is met.

Approval of a CUP by the Planning Commission would allow for the detached accessory living quarters to be compatible with the zoning district. The medium density residence zoning district allows for residential dwellings: one-family, two-family, and multiple-family. The zoning district allows accessory living quarters not operated for financial gain. However, CUPs may be used to permit accessory living quarters that are

operated for financial gain if approved.

The Comprehensive Plan supports this type of development: Land Use Policies and Issues Strategy #2 states, “encourage development of accessory dwelling units and duplexes to add to the housing supply and so owners can generate revenue.” (The 2019 Cordova Comprehensive Plan, page 25)

2. The use will not permanently or substantially injure the lawful use of neighboring properties;

This criterion is met.

The proposed use is similar to the allowed accessory uses for the zoning districts. This is a similar use, as accessory living quarters are allowed. However, the Zoning Code specifically addresses that accessory living quarters are not to be operated for financial gain in the medium density residence district. The applicant is already using, and requests to continue using, the accessory living quarters for financial gain. This use could permanently or substantially injure the lawful use of neighboring properties if this use does not have lawful and appropriate water and sewer systems, given that the use as a short-term rental may result in frequent and regular use of the unlawful sewer system. However, if a condition is imposed, as recommended below, that requires compliance with water and sewer connections required under City Code, the use of the Cabin as a short-term rental would not permanently or substantially injure the lawful use of neighboring properties.

3. Public services and facilities are adequate to serve the proposed use;

This criterion is met.

The available public services and facilities are adequate to serve the proposed use. The applicants report that the accessory living quarters are connected to a temporary septic system and a spring. The applicants report that they are going to connect to the City water and sewer services as required by City code. If granted, the accessory living quarters would be required to connect to City services and would not impose undue stress on the water and sewer utilities. Again, this criterion is only met if proper and lawful connections to water and sewer systems are installed by the Applicant.

4. The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development; and

This criterion is met.

The applicant's accessory living quarters will need to accommodate two (2) vehicles to meet the off-street parking requirement. The two (2) additional vehicles would not have a permanent negative impact on pedestrian and vehicular traffic or safety.

A multifamily structure is an allowed use in that zoning district. If a multifamily structure was developed on the property, the anticipated impacts would be much greater than those of this singular detached accessory living quarters.

5. The proposed use will not adversely affect the public's safety, health, or general welfare.

This criterion is met.

The above criterion has not been met unless the CUP is granted subject to the proposed conditions, including but not limited to the condition that water and sewer connections are installed. The use of unapproved wastewater systems may have negative impacts on the health, safety, or general welfare of the public. As noted above, ADEC has not approved the septic system, and to ensure the use does not adversely affect public safety, health, or general welfare, the code requirement to connect to City water and sewer services must be followed. The use of the property is consistent with the Comprehensive Plan.

V. LEGAL ISSUES: The decision of the Planning Commission may be appealed to the Board of Adjustment.

VI. ENVIRONMENTAL ISSUES: Failure to connect to water and sewer will pose a City-regulated environmental issue. However, this may be cured or mitigated with the installation of proper and lawful water and sewer connections.

VII. SUMMARY AND ALTERNATIVES: The City of Cordova received an application requesting a CUP to allow accessory living quarters on the property as a rental for financial gain.

The Planning Commission may approve the CUP with or without conditions, or deny it if it believes the approval criteria have not been met.

VIII. CONDITIONS OF APPROVAL: Staff recommends the following conditions of approval:

Staff recommends the following conditions of approval.

- 1) Connect to City water by November 02, 2026
- 2) Connect to City sewer by November 02, 2026
- 3) Any existing septic system serving the Cabin must comply with ADEC regulations as interpreted by the City Attorney. No additional septic systems are permitted.

IX. ATTACHMENTS:

- A. Conditional Use Permit Application with Provided Attachments
- B. Plat 2021-6
- C. Subject Property

CITY OF CORDOVA



CONDITIONAL USE PERMIT APPLICATION

City of Cordova, Alaska

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month.

PERMIT TYPE

Conditional Use Permit

FEE

\$250

APPLICANT INFORMATION

Name: Dan + Devie Scott

Mailing Address: P.O. Box 380

City/State/Zip: Cordova Alaska 99574

Phone Number:

Email Address:

OWNER INFORMATION

Name: ✓ Same //

Mailing Address:

City/State/Zip:

Phone Number:

Email Address:

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address:

Legal Description: Tract A-1, USS 829

Tax Lot No.: 02-060-900

Zone District: Medium Density Residence District

Planning Department can assist if unknown.

REQUEST DESCRIPTION

Please describe your requested conditional use in detail as well as the proposed time frame for the new use.

Cabin was built for family + Friends, We are Looking into the renting this Cabin for the Fishing Season possibly,

You may add any additional documents which will help the Planning Commission better understand the request, such as a cover letter, drawings, maps, or photographs.

CONDITIONAL USE STANDARDS

The Planning Commission may only approve the conditional use if the commission finds that **ALL** of the following standards are met. You must include a statement and adequate evidence showing that each of the standards has been met. Use additional pages if needed.

The use is consistent with the purpose of this chapter (Chapter 18.60 - Conditional Use Permits) and is compatible with the zoning district and the comprehensive plan.

This would alleviate the housing shortage here in Cordova in our Busy Fishing Season!

The use will not permanently or substantially injure the lawful use of neighboring properties.

NO it will Not!

Public services and facilities are adequate to serve the proposed use.

yes!

Thank you!

The proposed use will not have a permanent negative impact on pedestrian and vehicular traffic circulation and safety substantially greater than that anticipated from permitted development.

No, this would not be an issue with traffic circulation. only one vehicle or 2 at the most!

The proposed use will not adversely affect the public's safety, health, or general welfare.

Same as above. No problem one Cabin will not be a Safety problem.

OTHER CONDITIONAL USE REQUIREMENTS

Any application approved by the planning commission shall be conditional upon the privilege granted being utilized within six (6) months after the effective date of approval.

Plot plan is required. The plot plan needs to be drawn to scale, showing the location of all existing and proposed buildings or improvements, elevations of such buildings or alterations, and off-street parking areas.

The City Planning Commission shall have the authority to impose such conditions and safeguards as it deems necessary to protect the best interests of the surrounding property or neighborhood and the Comprehensive City Plan and zoning ordinance.

If applicant is not the owner of the subject lot, the owner's signed authorization granting applicant the authority to (a) apply for the conditional use permit and (b) bind the owner to the terms of the conditional use permit, if granted.

Some conditional uses (telecommunication tower, marijuana establishments, junkyards, and others) are subject to additional requirements in Chapter 18.60 of the Cordova Municipal Code.

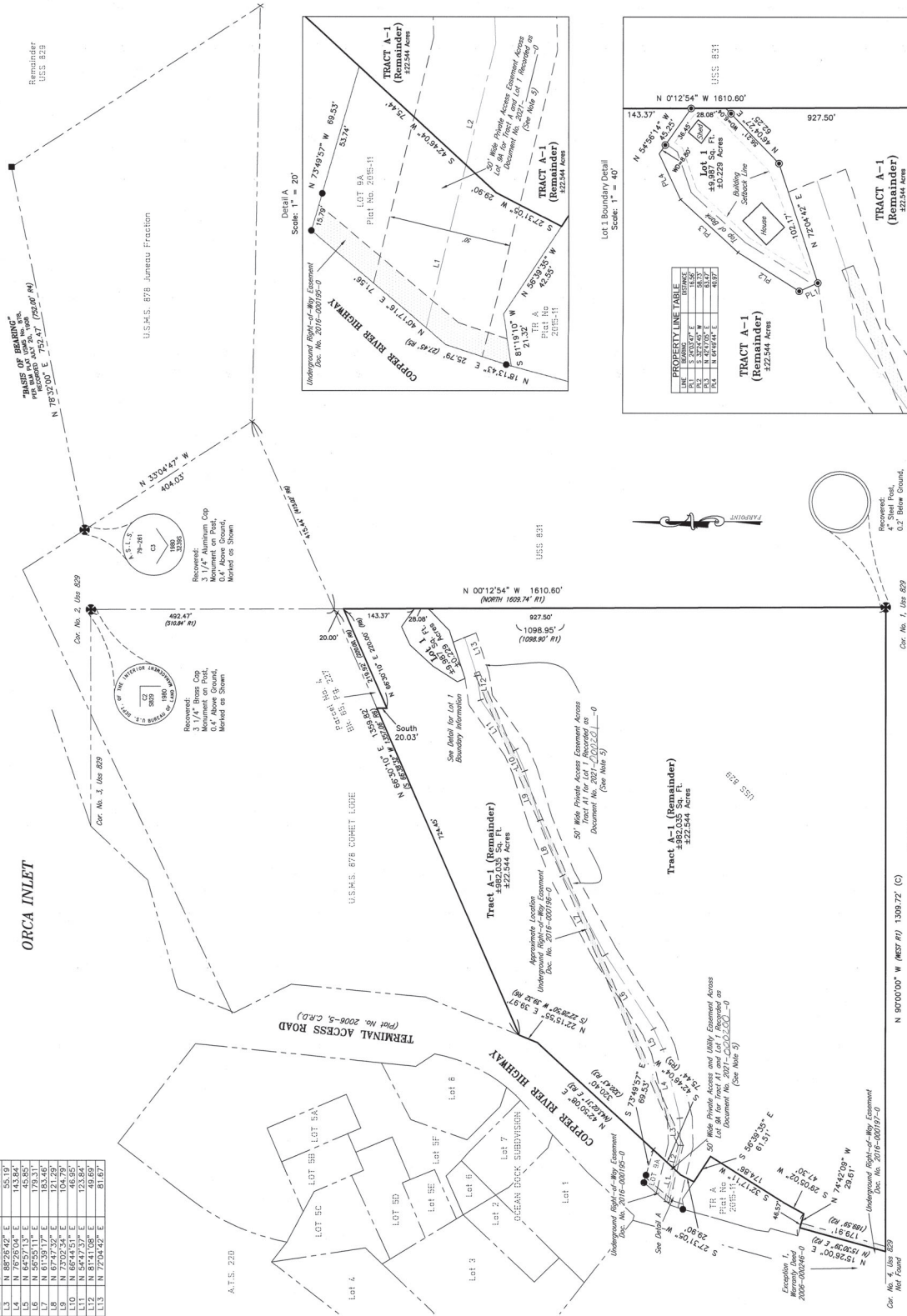
APPLICANT CERTIFICATION

By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: Devie D Scott Date: 9/17/26
Print Name: Devie D. Scott

EASEMENT CENTERLINE TABLE	
LINE	DESCRIPTION
L1	S 79°20'27" E 68.14'
L2	S 79°20'27" E 50.58'
L3	S 79°20'27" E 50.58'
L4	N 26°26'04" E 43.84'
L5	N 64°57'13" E 45.85'
L6	N 95°59'17" E 178.41'
L7	N 67°47'35" E 121.29'
L8	N 75°02'54" E 104.79'
L9	N 55°13'55" E 133.53'
L10	N 54°47'37" E 123.84'
L11	N 51°14'08" E 49.69'
L12	N 72°04'42" E 81.67'
L13	N 72°04'42" E 81.67'

ORCA INLET



NOTES

1. The area of this survey does not exceed 1,000.

2. 50' wide access and utility easement provides access to Lot 1 only. 50' Private Access Easement recorded simultaneously with this plat.

3. Floods 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 water supply systems and/or sewage disposal systems shall be located, installed, and maintained in accordance with the Department of Environmental Conservation, which governs those systems. Individual land owners should contact that department to ensure compliance with regulations.

4. Water supply systems and/or sewage disposal systems shall be located, installed, and maintained in accordance with the Department of Environmental Conservation, which governs those systems. Individual land owners should contact that department to ensure compliance with regulations.

5. Water supply systems and/or sewage disposal systems shall be located, installed, and maintained in accordance with the Department of Environmental Conservation, which governs those systems. Individual land owners should contact that department to ensure compliance with regulations.

6. Water supply systems and/or sewage disposal systems shall be located, installed, and maintained in accordance with the Department of Environmental Conservation, which governs those systems. Individual land owners should contact that department to ensure compliance with regulations.

LEGEND

RECOVERED 5/8" REBAR

RECOVERED 1/2" ALUMINUM CAP

SET 5/8" REBAR WITH 7" ALUMINUM CAP

GRANT BOUNDARY POSITION (NO CORNER FOUND)

RECOVERED ORIGINAL 1/2" X 4" POST

Typical Set Monument

5/8" REBAR WITH 7" ALUM. CAP

4" Steel Post, 0.2" Below Ground.

Recovered: 4" Steel Post, 0.2" Below Ground.

Recovered: 4" Steel Post, 0.2" Below Ground.

SUBVERTOR'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 I am the duly authorized and qualified surveyor for the project shown on this plat.

I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that I am the duly authorized and qualified surveyor for the project shown on this plat.

I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that I am the duly authorized and qualified surveyor for the project shown on this plat.

I, Michael J. Horne, hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that I am the duly authorized and qualified surveyor for the project shown on this plat.

OWNERSHIP DEDICATION

Hereby certify that I am the owner of the property shown and described hereon, and I hereby request approval of this plat showing such easements for the public use, and I hereby dedicate the same to the public use.

Signature of Owner: [Signature]

Notary Public for the State of Alaska

My Commission Expires: 07-14-2021

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 14 Day of July, 2021, for: [Signature]

Notary Public for the State of Alaska

My Commission Expires: 07-14-2021



PLAT APPROVAL

The 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 regulating thereto.

City Manager: [Signature]

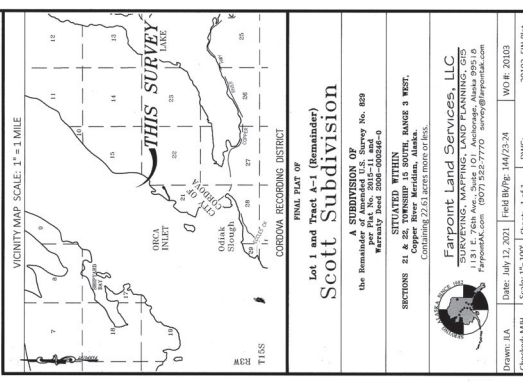
Planning Official: [Signature]

7-12-21

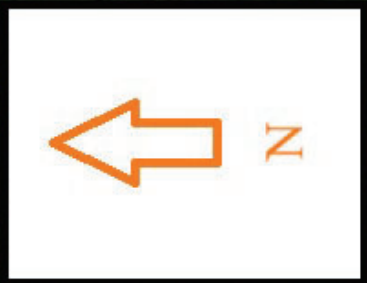
TAX CERTIFICATIONS

All real property taxes are listed by the City of Cordova on the area shown on this plat have been paid through: 7/14/21

Date: 7/14/21



Drawn: J.A. Date: July 12, 2021 Sheet: 1 of 1 DWG: 20102.1 JW.H



City Water
Tank

Subject Property

Ski Hill
Property

New England Cannery Rd

Cannery Row

Orca Inlet Rd

Copper River
Seafoods

Coast Guard Ln

Sedge Rd

North Fill

Railroad Ave

Seaford Ln

Sorrell Rd



AGENDA ITEM # 10c
Planning Commission Regular Meeting Date: 10/13/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: Amanda Hadley Coward, City Planner
DATE: Tuesday, October 13, 2026
ITEM: Final Plat Review of Proposed Jensen & Nolan Subdivision
NEXT STEP: Final Plat Review

☐ INFORMATION	☐ RESOLUTION
☒ MOTION	

I. REQUEST OR ISSUE:

Requested Actions: Final Plat Review
Applicant: Drew Lindow, PinnacleGeo
Legal Description: Lot 8, Block 6, USS 3345, Lot 7A, Block 6, Lot 7 Block 6 Subdivision, USS 3345, & Lot 7B, Block 6, Lot 7 Block 6 Subdivision, USS 3345
Parcel Number: 02-072-711, 02-072-709-A, & 02-072-709
Area: N/A
Zoning: Business District

II. RECOMMENDED ACTION / NEXT STEP: Staff has provided the following motion for the Planning Commission to open the agenda item for discussion:

“I move to recommend that City Council approve the final plat submitted by Drew Lindow at PinnacleGeo creating Jensen & Nolan Subdivision and to adopt and incorporate the findings of recommended approval within the Staff report.”

III. FISCAL IMPACTS: This subdivision creates one (1) lot that may potentially provide an increase in property tax if developed.

IV. BACKGROUND INFORMATION: The applicant, Drew Lindow at PinnacleGeo, submitted a subdivision application for three (3) lots in the Business Zoning District. This plat consists of a boundary line adjustment between the three (3) existing neighboring lots and a subdivision of Lot 7B into two (2) lots (proposed to become Lot 2 & Lot 4).

This plat went through an administrative preliminary review and was approved with the findings shown below for the Commission's reference.

The final plat has been submitted and is now before the Commission for its review and findings.

Next Steps

The Planning Commission will review the submitted Final Plat that is attached to this memo to confirm that this plat conforms with the platting requirements in CMC 17.12.020.

The Commission may recommend the approval of the final plat as submitted with Staff's suggested findings, recommend approval of the final plat with the Commission's own findings, withhold recommending approval of the plat pending an update to the plat with cited findings, or reject the plat with cited findings.

If recommended to be approved, the plat will be submitted with the recommendation of the Commission for the City Council to review.

Administrative Preliminary Plat Findings:

Below you will find the approval criteria in *italics* and Staff's responses in normal font type.

The preliminary plat was approved administratively, and the findings are below for Commission Review.

Chapter 17.08 - PRELIMINARY PLAT

17.08.010 - Information required.

Whenever any person desires to subdivide land into building lots or to dedicate streets, alleys or land for public use, he shall submit seven copies of the preliminary sketch plan to the planning commission before submission of the final plat. Plats containing three lots or less may be exempted from the provisions of this section. The preliminary plan shall show:

A. The location of present property and section lines, streets, buildings, lakes and watercourses;

This criterion has been met. The three (3) present properties, section lines, streets, and buildings are all indicated on the plat. Lakes and watercourses are not applicable as there are none to represent on this plat.

B. Any existing water mains and culverts within the tract or immediately adjacent thereto. The location and size of the nearest water main are to be indicated in a general way upon the plat;

This criterion has been met. The nearest water main location and sizes were indicated upon the preliminary plat. The water mains are in the Chase Ave right-of-way (ROW) and consist of two lines: one line is six (6) inches, and the other line is twelve (12) inches. Culverts are not applicable as there are none to represent on this plat.

C. The proposed location and width of streets, alleys, lots, building and setback lines and easements;

This criterion has been met. The proposed twelve (12) foot easement across Lot 4, Jensen & Nolan Subdivision, is mentioned in note 4 and is indicated on the north side of the plat drawing.

D. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract;

This criterion has been met. The subdivision name is proposed to be the “Jensen & Nolan Subdivision” the subdivider platting the tract is indicated on the plat Drew W. Lindow, PinnacleGeo.

E. The names and adjoining boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels of unsubdivided land and vicinity sketch at a legible scale;

This criterion has been met. The names and adjoining boundaries of all adjoining subdivisions and along with a vicinity sketch are all indicated on the plat. The names of recorded owners of adjoining parcels of unsubdivided land were indicated on the preliminary plat.

F. North, scale and date.

This criterion has been met. The north arrow, scale, and date of survey are all indicated on the plat.

Final Plat Suggested Findings:

Below you will find the approval criteria in *italics* and Staff’s responses in normal font type.

Chapter 17.12 - FINAL PLAT

17.12.010 - Submission to planning commission.

After approval of the preliminary plat, the subdivider shall prepare and submit to the commission a final plat for recording purposes, together with other supplementary information and certificates. Said final plat shall be submitted to the secretary of the commission at least eight days prior to a regular meeting of the commission.

17.12.020 - Form—Data required.

A. The final plat shall be presented to the planning commission. The final submittal shall consist of:

1. Two reproducible mylar copies of the plat. Four prints of the final plat. If no preliminary plat is required, seven prints of the final plat shall be submitted;

This criterion is met. Approved digital submission at this time. One (1) Mylar copy will be requested for signatures following approval of the final plat by City Council.

2. Six copies of any covenants where such restrictions are too lengthy to be shown on the plat;

This criterion is met. No applicable covenants and restrictions.

3. The final plat is to be drawn at a scale of not more than one hundred feet to the inch from an accurate survey. If more than two sheets are required, an index sheet of the same dimensions shall be filed showing the entire subdivision on one sheet and the areas shown on the other sheets.

This criterion is met.

B. The final plat shall show:

1. The boundary lines of the area being subdivided with accurate distances and bearings. The correct legal description of the property being subdivided shall be shown on the plat;

This criterion is met.

2. The lines of all proposed streets and alleys with their widths and names;

This criterion is met.

3. The accurate outline of any portions of the property intended to be dedicated or granted for public use;

This criterion is met.

4. The lines of adjoining streets and alleys with their widths and names;

This criterion is met. The adjoining street widths are not consistent along the length of the plat boundary and are indicated on the plat for Ingress St “variable widths” and Chase Ave “variable widths.”

5. All lot lines together with an identification system for all lots and blocks;

This criterion is met. Lot identification is Lots 1-4, Jensen & Nolan Subdivision.

6. The location of all building lines and easements provided for public use, services or utilities;

This criterion is met.

7. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements and other areas for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot;

This criterion is met.

8. The radii, arcs, chords, points of tangency and central angles for all curvilinear streets and radii for rounded corners;

This criterion is met.

9. The location of all survey monuments and bench marks together with their descriptions. There shall be a minimum of four permanent markers in each subdivision located at or near the outer corners. Such monuments shall be a minimum of twenty-four inches in length and contain a cap bearing the name and registration number of the licensed surveyor who is responsible for the survey;

This criterion is met.

10. The name of the subdivision, the scale of the plat, points of the compass, and name and address of owner or owners or subdivider;

This criterion is met. The subdivision name is indicated on the plat “Jensen & Nolan Subdivision.” The plat includes the scale, north arrow, and owners' names and addresses.

11. The certificate of the registered surveyor, licensed and registered in the state of Alaska, attesting to the accuracy of the survey, and the correct location of all monuments shown in a form approved by the city planner;

This criterion is met.

12. Any private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;

This criterion is met.

13. Acknowledgement of the owner or owners of the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon and the granting of easements required;

This criterion is met.

14. Statement dedicating all easements, in a form approved by the city planner;

This criterion is met. The easement being created is stated in note 4 and is indicated on the plat across the northernmost portion of Lot 4 for the benefit of Lot 2.

15. Statement dedicating all streets, alleys and other public areas not previously dedicated, in a form approved by the city planner;

This criterion is met.

16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;

This criterion is met. All taxes are current; see Attachment C

17. Space for certificates of approval to be filled in by the signatures of the chairman and secretary of the city planning commission, the city engineer, under contract with the city, or city manager and the city clerk, in a form approved by the city planner.

This criterion is met.

17.24.005 - Certificate to plat required.

A certificate to plat prepared by a title company authorized to issue title policies in the State of Alaska shall be included with all plats submitted to the city for approval. A certificate to plat is acceptable up to one hundred twenty days from the date of issuance or update.

This criterion is met. See Attachment D

V. LEGAL ISSUES: N/A

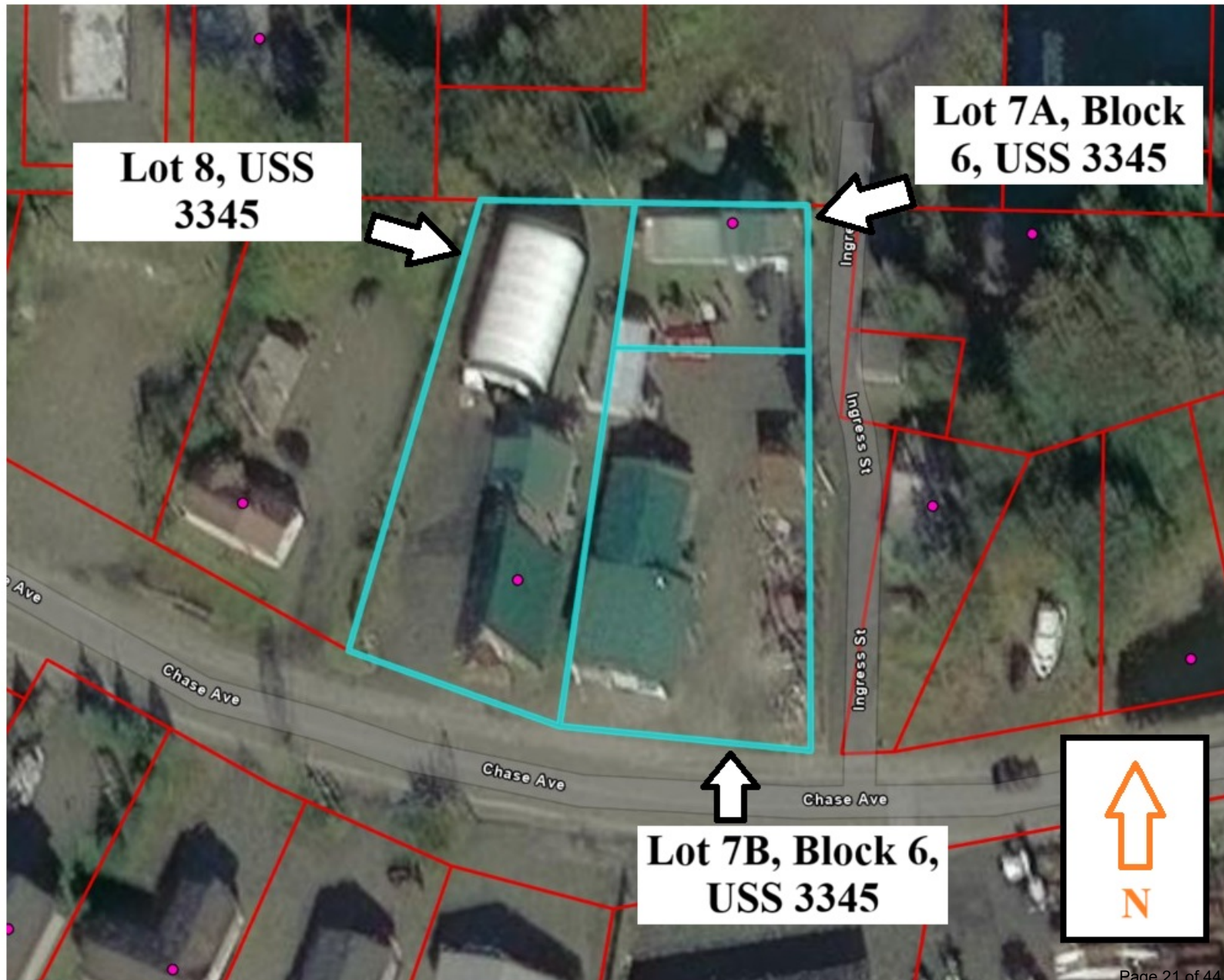
VI. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A

VII. SUMMARY AND ALTERNATIVES: The final plat of the proposed Jensen & Nolan Subdivision is before the Planning Commission for its review and findings. The Planning Commission may recommend the approval of this plat as is, withhold approval pending an update, or reject the plat. The recommendation of the Commission will be submitted to the City Council for its review and decision.

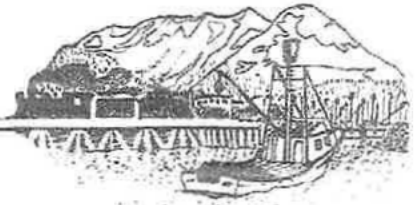
VIII. ATTACHMENTS:

- A. Subject Location
- B. Subdivision Application
- C. Letter from the City Clerk Regarding Taxes
- D. Certificate to Plat
- E. Proposed Plat

ATTACHMENT - A



CITY OF CORDOVA

**SUBDIVISION APPLICATION**

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting, which is scheduled the second Tuesday of each month, if Planning Commission approval is required.	☐ Preliminary Plat	\$300 + \$50 per lot
	☐ Final Plat	\$200 + \$25 per lot
	☒ Administrative Plat*	\$200
	☐ Admin. Dissolving Lot Lines*	\$0 + Recording Fees
*These plats do not require Planning Commission approval.		

APPLICANT INFORMATION

Name:	Drew Lindow, PLS	
Mailing Address:	PO Box 1049	
City/State/Zip:	Cordova, AK 99574	
Phone Number:	[REDACTED]	
Email Address:	[REDACTED]	

OWNER INFORMATION

Name:	Per & Neva Nolan	Jack Jensen & Ila Smith
Mailing Address:		
City/State/Zip:	Cordova, AK 99574	Cordova, AK 99574
Phone Number:	[REDACTED]	[REDACTED]
Email Address:	[REDACTED]	[REDACTED]

Only complete this section if owner is different from applicant.

PROPERTY INFORMATION

Address:	811 Chase Ave & 900 Ingress St
Legal Description:	See below
Tax Lot No.:	02-072-711, 02-072-709, 02-072-709-A
Zone District:	Business

Planning Department can assist if unknown.

Legal Description: Lots 7A & 7B of Lot 7 Block 6 Subdivision (Plat 93-11) and Lot 8, Block 6 of U.S. Survey 3345

SURVEYOR INFORMATION	
Company Name:	Pinnacle Geo LLC
Mailing Address:	Po Box 1049
City/State/Zip:	Cordova, AK 99574
Phone Number:	
Email Address:	
Cordova Business License #:	5628

ADDITIONAL INSTRUCTIONS
Please send an electronic copy of the proposed plat to planning@cityofcordova.net . Plats must comply with the Cordova Municipal Code, particularly Title 17 - Subdivisions. The Planning Department will review all plats and may request changes. In the case of certain subdivisions, such as major subdivisions, additional information will be required.

APPLICANT CERTIFICATION
<i>By the signature attached hereto, I certify that I am the owner or duly authorized owner's agent and that the information provided within this application and accompanying documentation is correct. Furthermore, I hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.</i> Applicant Signature: <u><i>Drew Lindow</i></u> Date: <u>7/13/2026</u> Print Name: <u>Drew Lindow</u>

ATTACHEMENT C

CITY OF CORDOVA



Friday, October 09, 2026

17.12.020 (B) (16)

16. A receipt showing that all legally due taxes have been paid for, in a form approved by the city planner;

Owner: Per & Neva Nolan Trust

02-072-711

Lot 8, USS 3345

U.S. Survey 3345 A & B Eyak Addition

Address: 811 Chase Ave, Cordova, AK 99574

Taxes: *pd thru 12/31/26*

Owner: Jack Jensen & Ila Smith

02-072-709

7B, Block 6, USS 3345

Plat 93-11

Address: 900 Ingress Street, Cordova, AK 99574

Taxes: *pd thru 12/31/26*

Owner: Ila Smith

02-072-709-A

Lot 7A, Block 6, USS 3345

Plat 93-11

Address: 900 Ingress Street, Cordova, AK 99574

Taxes: *pd thru 12/31/26*

Susan Bourgeois

City Clerk, City of Cordova

PO Box 1210

601 First Street

Cordova, AK 99574

D: 907.424.6248 C: 907.253.6248 M: 907.424.6200

ATTACHEMENT D



First American Title™

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503

[REDACTED] [REDACTED]
[REDACTED]

COMMITMENT FOR TITLE INSURANCE

To:

Per & Neva Nolan
PO Box 924
Cordova, AK 99574

Attn:

Attn:

FOR QUESTIONS REGARDING THIS COMMITMENT, PLEASE CONTACT:

First American Title Insurance Company
1400 W Benson Blvd, Ste 250
Anchorage, AK 99503

Title Officer: Breanna Bovey
File No: 0209-4403849

[REDACTED]
[REDACTED]
[REDACTED]



First American Title™

Guarantee

Subdivision Guarantee

Issued by

First American Title Insurance Company

██████████
██

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

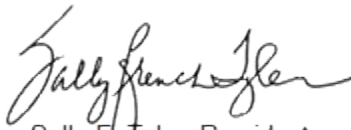
FIRST AMERICAN TITLE INSURANCE COMPANY

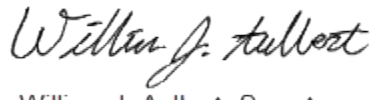
a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

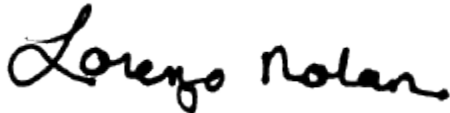
FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


William J. Aulbert, Secretary

This jacket was created electronically and constitutes an original document

First American Title Insurance Company



Lorenzo Nolan on behalf of Breanna Bovey, Title Officer

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
- The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title™

Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

██████████
██████████

Liability: \$1,000.00

Fee: \$300.00

Tax: \$N/A

Additional Parcel Fee

\$ 200.00

Name of Assured: Per & Neva Nolan

Date of Guarantee: July 27, 2026

The assurances referred to on the face page hereof are:

1. **Title is vested in:**

Ila Smith, a single woman, as to Lot 7A, Block 6, and Jack P. Jensen and Ila R. Smith, as to Lot 7B, Block 6, and Per and Neva Nolan, Trust Dated November 28, 2025

2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee:

A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

B. Water rights, claims or title to water.

C. Tax Deeds to the State of Alaska.

D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of A.S. Section 38.04.045 and A.S. Chapter 40.15., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American Title™

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

██████████
██████████

██████████

RECORD MATTERS

7. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
8. Taxes and/or Assessments, if any, due The City of Cordova.
9. Easement, including terms and provisions contained therein:
Recording Information: February 13, 1978 [Book 39 Page 198](#)
In Favor of: City of Cordova
For: sewer line and appurtenances thereto

Affects: See instrument for affects
Affects: Lot 8 Block 6
10. Easement, including terms and provisions contained therein:
Recording Information: September 10, 1993 [Book 66 Page 103](#)
In Favor of: C. Ross Mullins and Peter D. Ochs their heirs, successors
and assigns
For: Grant of Permanent and Perpetual Easement
Affects: See instrument for affects
Affects: That portion of Lot 7A



First American Title™

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

██████████
██████████

██████████

The land in the Recording District of Cordova, State of Alaska, described as follows:

Parcel No.1

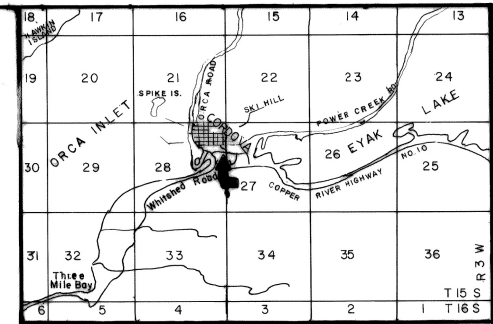
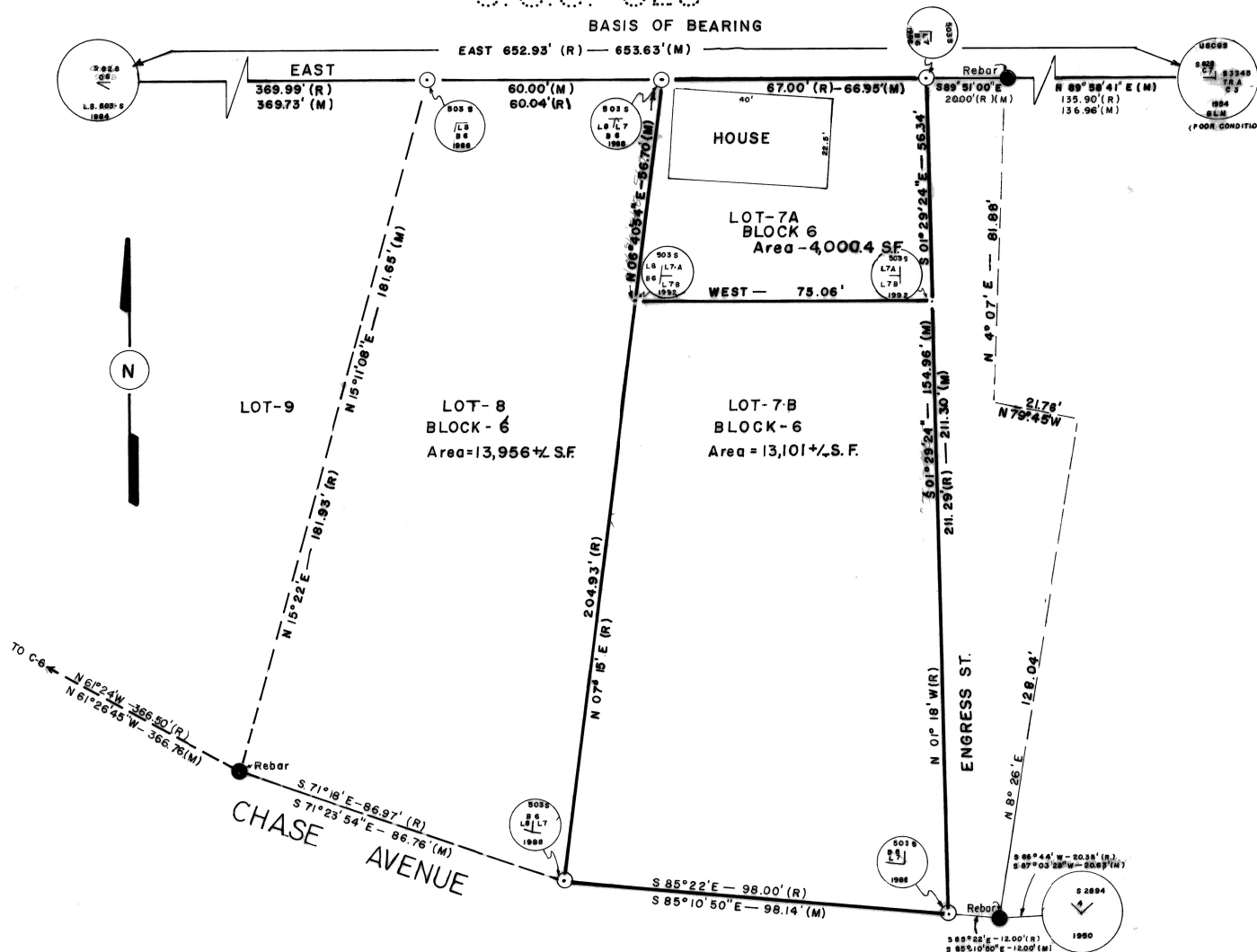
Lot 7A & 7B, Block 6, Subdivision of Lot 7, Block 6, U.S.SURVEY 3345, according to the official plat thereof, filed under Plat Number [93-11](#), Records of the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.2

Lot 8, Block 6, U.S. SURVEY NO. 3345 A & B, EYAK ADDITION, TOWNSITE OF CORDOVA, according to the official plat thereof, filed under [Book 1 Page 16](#), Records of the Cordova Recording District, Third Judicial District, State of Alaska.

U.S.S. 828

BASIS OF BEARING



VICINITY MAP-SECT. 27, T15 S, R3 W, CRM.

U.S.G.S. QUAD. CORDOVA (C-5) 1951

SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

and
DEDICATION

(I, We) hereby certify that (I, we) hold the herein specified property interest in the property described hereon. (I, We) hereby dedicate to the City of Cordova all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

Pete M. Ochs
PETE M. OCHS

C. Ross Mullins
ROSS M. MULLINS

(I, We) hereby agree to this plat and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

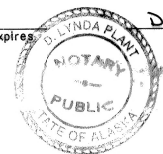
Pete M. Ochs

C. Ross Mullins

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 8 day of Sept, 1993
appeared C. Ross Mullins & Pete M. Ochs

9-3-94
My Commission Expires



Linda Platt
Notary Public

SURVEYOR'S CERTIFICATE

I, JOHN L. JOSLIN, professional land surveyor do hereby certify that the plat of LOT 7A BLOCK 6 is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that lot corners have been set as shown hereon.

PLAT APPROVAL

Plat approved by the City Platting Authority this 6th day of JUNE, 1992



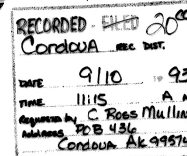
TAX CERTIFICATION

All real property taxes levied by the City of Cordova on the area shown on this plat have been paid through December 1993.

9/8/92
Date D. Linda Platt
Authorized Official

APPROVAL

Signature Walt Likede Date 9/8/93
Platting Officer
City Manager John Joslin 9/9/93



LOT 7 BLOCK 6

SUBDIVISION IN
U.S. SURVEY NO. 3345

TRACT A
CORDOVA, ALASKA 99574

JOSLIN SURVEY & CONSTRUCTION
P.O. BOX 980
CORDOVA, ALASKA 99574

SCALE: 1" = 20'



Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

For California Residents If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

CORDOVA

Serial No. 74-72

SEWER EASEMENT

BOOK 39 PAGE 198
Cordova Recording DistrictKNOW ALL MEN BY THESE PRESENTS, THAT Dale E. and Janet L. Sandstrom

For the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby give and grant unto the CITY OF CORDOVA, ALASKA, organized pursuant to the laws of Alaska, hereinafter termed the Grantee, its successors and assigns, an easement and right of way, with the right, privilege and authority to the Grantee, to construct, operate and maintain a sewer line for the purpose of disposal of wastes, through, across and under the following described lands within the Cordova Recording Precinct, Third Judicial District, State of Alaska, and more particularly described as follows, to wit:

That portion of the tract described in Exhibit A attached hereto and hereby made a part of this easement, lying within Lot 8, Block 6, U.S. Survey 3345.

This easement description is based upon information of record and the intent of the easement is to encompass the sewer lines as constructed. Any deviation or discrepancy because of inadequate or erroneous information of record shall not invalidate the intent of the easement.

Together with the right to the said Grantee, its successors and assigns, to place, maintain, inspect and repair sewers across, through and under the above described premises, and to do anything necessary, useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any or all of said improvements erected upon, over and under said lands.

It is agreed by the City of Cordova that such debris and waste materials as are caused by such construction and operation will be removed from the premises.

IN WITNESS WHEREOF, we have hereunto set our
hand and seal this 27 day of April, 19 73.
STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss Dale E. Sandstrom
Janet L. Sandstrom

BEFORE ME, the undersigned, a Notary Public in and for Alaska, duly commissioned and sworn as such, this day personally appeared Dale E. and Janet L. Sandstrom
to me known and know to be the persons described in and who executed the above instrument and they acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal this 27 day of April, 19 73.

David M. Healy
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
My Commission expires: 12-1-74

005-014-38





EXHIBIT A

M.H. 96-B to M.H. 96-B-2

Utility Easement

Being a 20 foot wide utility easement in the City of Cordova, as shown on Sheet 4, Phase I of the Cordova Municipal Sewerage Project, as prepared by Tryck, Nyman & Hayes for the City of Cordova, centerline of said utility easement being described as follows:

Commencing at BLM brass cap monument U.S.L.M. 34-A;
Thence S24°30'25"E, a distance of 53.30 feet to proposed M.H. 96-B, the True Point of Beginning of this easement;
Thence North a distance of 377.38 feet to proposed M.H. 96-B-2;
Thence continuing North a distance of 10.00 feet to the end of this easement.

This easement description is based upon information of record and the intent of the easement is to encompass the sewer lines as constructed. Any deviation or discrepancy because of inadequate or erroneous information of record shall not invalidate the intent of the easement.

Temporary Construction Easements

Being a 10 foot wide strip of land to be used for a temporary construction easement, said strip of land being on both sides of and on the north end of the above described utility easement.

Temporary Construction Easement

Being a temporary construction easement adjacent to the above described utility easement, the exterior boundary of said temporary construction easement being described as follows:

Commencing at M.H. 96-B, as described in the above utility easement;
Thence due West a distance of 10.00 feet to the True Point of Beginning of this temporary construction easement;
Thence due West a distance of 20.00 feet;
Thence due North a distance of 221.00 feet, more or less, to the North boundary of Lot 9, Block 6, U.S.S. 828;
Thence due East along said North boundary a distance of 10.00 feet;
Thence due North a distance of 176 feet, more or less, to a point that bears N45°00'W, a distance of 28.28 feet from proposed M.H. 96B-2, as described in the above utility easement;
Thence due East a distance of 40.00 feet to a point that bears N45°00'E, a distance of 28.28 feet from proposed M.H. 96B-2, as described in the above utility easement;
Thence due South a distance of _____ more or less, to the North boundary of Lot 9, Block 6, U.S.S. 828;
Thence due West along said North boundary a distance of 10.00 feet;
Thence due North a distance of 166 feet, more or less, to a point that bears N45°00'E, a distance of 14.14 feet from proposed M.H. 86B-2, as described in the above utility easement;
Thence due West a distance of 20.00 feet to a point that bears N45°00'W a distance of 14.14 feet from proposed M.H. 96B-2;
Thence due South a distance of 166 feet, more or less, to the North boundary of Lot 9, Block 6, U.S.S. 3345
Thence due South, a distance of 221.00 feet, more or less, to the True Point of Beginning of this temporary construction easement.

GRANT OF PERMANENT AND PERPETUAL EASEMENT

This agreement, dated 27 July 1993, by and between Ila Smith known as grantor, and C. Ross Mullins and Peter D. Ochs known as Grantees is for the purpose of conveying from the grantor to the grantees as a permanent and perpetual easement for their enjoyment and unrestricted use, that portion of lot 7A, Block 6, Subdivision in U.S.S Survey #3345, Tract A, Cordova, Alaska, that is herein described by metes and bounds description and by an accompanying map that portion of Lot 7A described as follows:

That portion of lot 7A beginning at corner #7 of U.S. Survey No. 828; thence West a distance of 155.90 feet to Lot 7A, N.E. cornerpoint; thence S $1^{\circ}29'24''$ W a distance of 53.0 feet to the point of beginning; thence N $85^{\circ}48'21''$ W a distance of 60.2 feet; thence N $18^{\circ}16'18''$ W a distance of 31.63 feet; thence S $06^{\circ}40'54''$ W 40.44 feet; thence EAST 75.06 feet; thence N $01^{\circ}29'24''$ W 3.34 feet back to the point of beginning, an area of 800 square feet more or less.

The North portion of the easement area is bounded by a chain link security fence. It is the intent of this agreement that all of that portion of Lot 7A that is south and west of the existing security fence shall be incorporated herein as that area for which the permanent easement and restriction that is hereby granted by Ila Smith to C. Ross Mullins and Peter D. Ochs their heirs, successors and assigns shall apply.

Return to:

- Ross Mullins
P.O. Box 436
Cordova, AK 99574

Peter Ochs
P.O. Box 441
Cordova, AK 99574

Ila Smith
P.O. Box 52
Cordova, AK 99574

Signed: Ila Smith

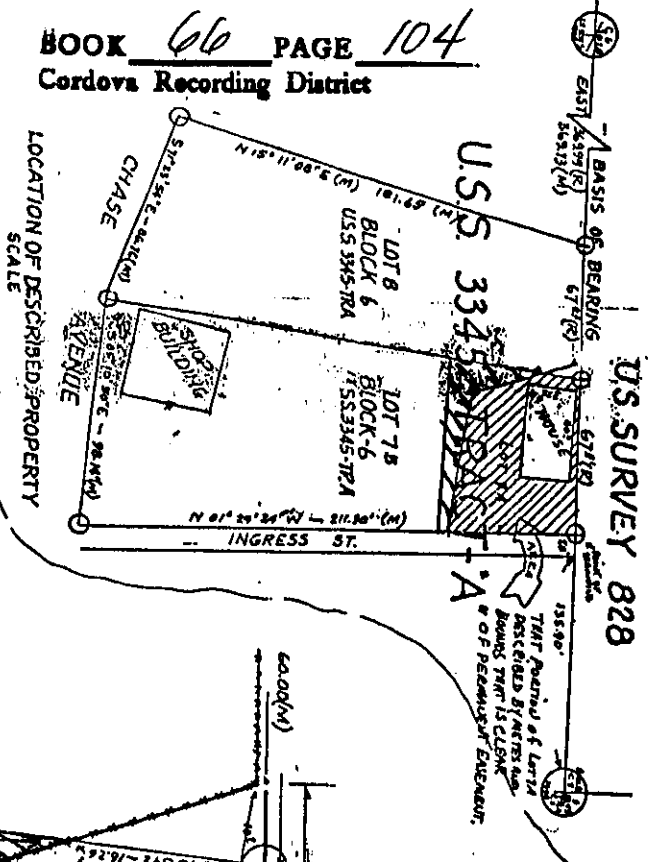
Ila Smith Grantor

C. Ross Mullins
C. Ross Mullins Grantee

Peter D. Ochs
Peter D. Ochs Grantee

REDUCED FROM ORIGINAL SCALE

BOOK 66 PAGE 104
Cordova Recording District



Notes & Remarks Description
Beginning at Corner No. 7 of U.S. Survey No. 828; thence West a distance of 155.90 feet to the point of beginning; thence S 1° 29' 24" E a distance of 53.0 feet; thence N 85° 48' 21" W a distance of 60.2 feet; thence N 18° 16' 18" W a distance of 34.63 feet; thence N 01° 29' 24" W a distance of 31.63 feet plus or minus.



Metes & Bounds Description of Permanent Easement

Beginning at Corner No. 7 of U.S. Survey No. 828; thence West a distance of 155.90 feet to Lot 7A, N.E. Cornerpoint; thence S 1° 29' 24" W a distance of 53.0 feet to the point of beginning; thence N 85° 48' 21" W a distance of 60.2 feet; thence N 18° 16' 18" W a distance of 31.63 feet; thence S 06° 40' 54" W 40.44 feet; thence EAST 75.06 feet; thence N 01° 29' 24" W 3.34 feet



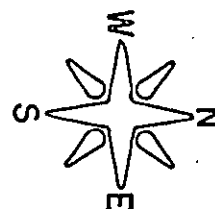
Location of described easement

ETAK ASSOCIATES SURVEY

LOTS 7 & 8 BLOCK 6, U.S. 3345-TRACT A
SHOWING AREA AS DESCRIBED BY METES
AND BOUNDS -
CORDOVA RECORDING DISTRICT

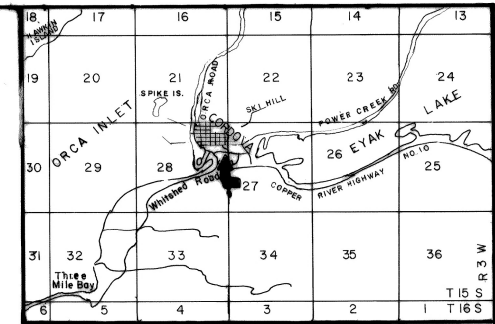
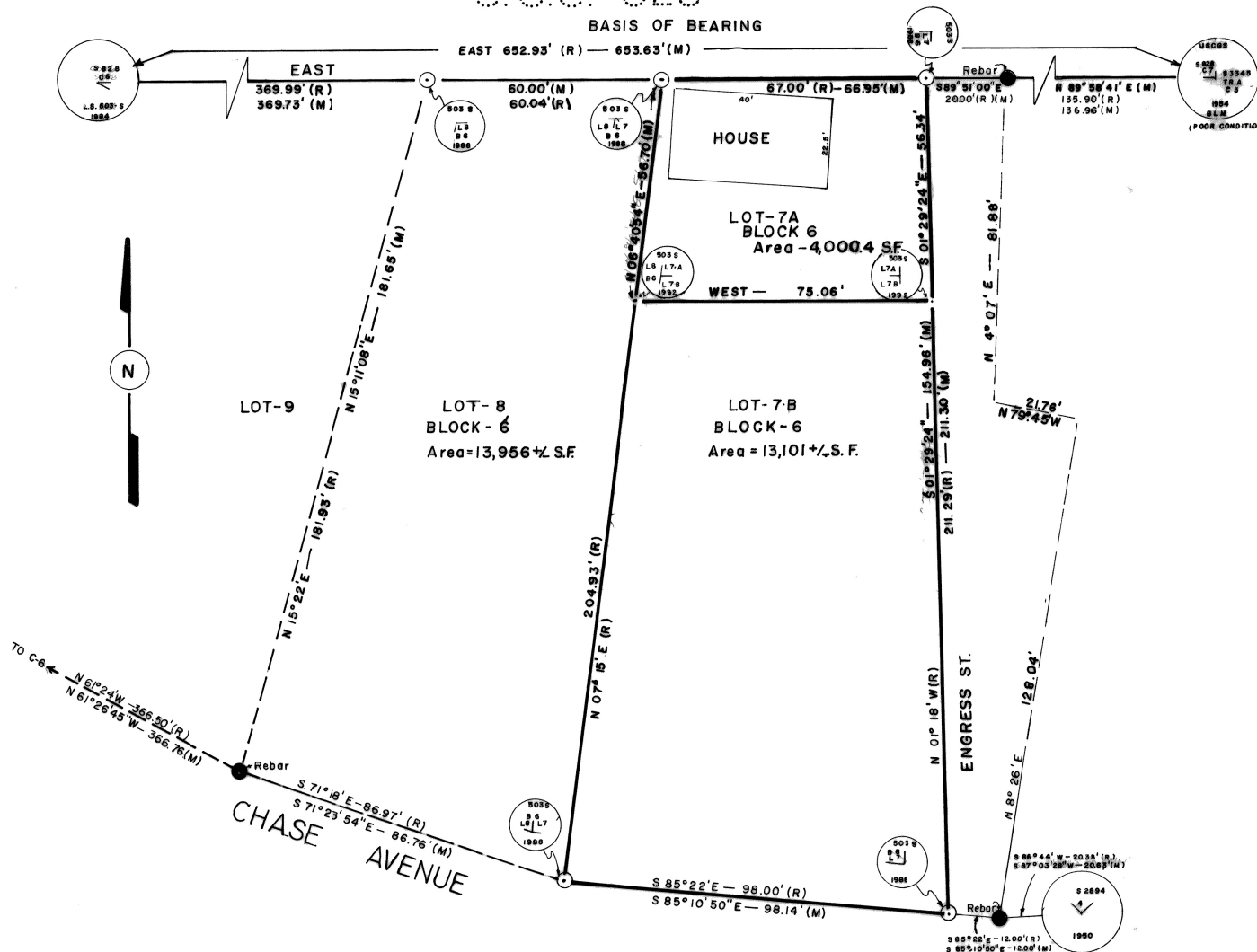
93-481

RECORDED - FILED 18	
CORDOVA REC. DIST.	
DATE	9/10/93
TIME	11:25 A.M.
Requested by	C. Ross Mullins
Address	P.O. Box 436 Cordova AK 99574



U.S.S. 828

BASIS OF BEARING



VICINITY MAP-SECT. 27, T15 S, R3 W, CRM.

U.S.G.S. QUAD. CORDOVA (C-5) 1951

SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

and
DEDICATION

(I, We) hereby certify that (I, we) hold the herein specified property interest in the property described hereon. (I, We) hereby dedicate to the City of Cordova all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon.

Pete M. Ochs
PETE M. OCHS

C. Ross Mullins
ROSS M. MULLINS

(I, We) hereby agree to this plat and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

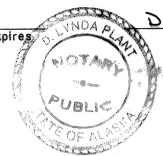
Pete M. Ochs

C. Ross Mullins

NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this 8 day of Sept, 1993
appeared C. Ross Mullins & Pete M. Ochs

9-3-94
My Commission Expires



Linda Platt
Notary Public

SURVEYOR'S CERTIFICATE

I, JOHN L. JOSLIN, professional land surveyor do hereby certify that the plat of LOT 7 BLOCK 6 is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that lot corners have been set as shown hereon.

PLAT APPROVAL

Plat approved by the City Platting Authority this 6th day of JUNE, 1992



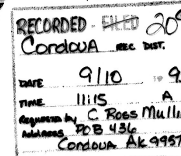
TAX CERTIFICATION

All real property taxes levied by the City of Cordova on the area shown on this plat have been paid through December 1993.

9/8/93
Date 9/8/93 Authorized Official *D. Linda Platt*

APPROVAL

Signature *Walt Likede* Date 9/8/93
Platting Officer *John Joslin* Date 9/9/93
City Manager



LOT 7 BLOCK 6

SUBDIVISION IN
U.S. SURVEY NO. 3345

TRACT A
CORDOVA, ALASKA 99574

JOSLIN SURVEY & CONSTRUCTION
P.O. BOX 980
CORDOVA, ALASKA 99574

SCALE: 1" = 20'

QUITCLAIM DEED

A.S. § 34.15.040

KNOW ALL MEN BY THESE PRESENTS:

That Grantors, Neva K. Nolan and Par Nolan, also known as Per Nolan, wife and husband, whose address is 811 Chase Ave, PO Box 924, Cordova, Alaska 99574, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and quitclaim all interest they may have unto Grantees, Per Barker Nolan and Neva Kay Nolan, as trustees (or the successor trustee thereunder) of the Per and Neva Nolan Trust dated November 28, 2025, and any amendments thereto, whose address is 811 Chase Ave, PO Box 924, Cordova, Alaska 99574, that real property situated in the Cordova Recording District, State of Alaska, and more particularly described as follows:

Lot 8, Block 6, U.S. SURVEY NO. 3345 A & B, EYAK ADDITION, TOWNSITE OF CORDOVA, according to the official plat thereof, filed under Book 1, Page 16, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

Grantors assume all responsibility for the accurateness of the legal description and stated title owners contained herein.

DATED this 28th day of November, 2025.

Neva K. Nolan

Neva K. Nolan, Transferor

Par Nolan
Par Nolan, Transferor

STATE OF ALASKA)

) ss.

FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28 day of November, 2025, personally appeared before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Neva K. Nolan and Par Nolan, known to me and to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that the same was signed as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first hereinabove written.



Jill Graves
Notary Public in and for Alaska
My commission expires: 10/24/2026

RECORD IN THE CORDOVA RECORDING DISTRICT

RETURN TO: Connie A. Aschenbrenner, P.O. Box 140842, Anchorage, Alaska 99514

Northern Property Tax Service, LLC

Phone: (907) 562-9794

Email: taxes@nptsllc.com

Property Tax and Special Assessment Report

First American Title Insurance Company

File No.: **4403849**

Report Date: **July 22, 2026**

Remarks:

Property Information

Legal: **Lot 8, Blk. 6, USS 3345**

Site: **811 Chase Ave**

Lot Size: **14,003**

Zone: **BUS**

Year Built: **1965**

Plat No.: **83-11**

Tax Information

Tax Authority: **City of Cordova**

Tax Account: **02-072-711**

Land 2026: **\$72,500**

Building 2026: **\$250,700**

Exemption 2026: **\$150,000 Senior**

Code Area: **N/A**

Mil Rate: **11.440**

Due Date: **8/31 & 11/2/2026**

Year: **26**

Levy: **\$3,697.00**

Balance: **\$1,981.00**

Del Balance: **\$0.00**

Levy Net of Exemption(s) is \$1,981.00

Assessment Information

<u>Type</u>	<u>Status</u>	<u>Unbilled Prin</u>	<u># Pymts</u>	<u>Due</u>	<u>Annual \$</u>	<u>Current Due</u>	<u>Del Balance</u>
Sewer Trunk	No Unpaid Assessment Reported						
Sewer Lateral	No Unpaid Assessment Reported						
Water	No Unpaid Assessment Reported						
Roads	No Unpaid Assessment Reported						
Parks	No Unpaid Assessment Reported						
Gas	No Unpaid Assessment Reported						
Other	No Unpaid Assessment Reported						

Owner Title: **Per & Neva Nolan Trust**

Owner Muni: **Per & Neva Nolan Trust**

In consideration of the fee paid for this report, the information is guaranteed as of the date of this report, subject to the accuracy of the information and balances provided by the applicable taxing authority.

By



Northern Property Tax Service, LLC

NOTES

1. The relative precision of this survey exceeds 1:5,000.
2. Bearings shown hereon are based on the Basis of Bearing shown hereon. Distances shown hereon are horizontal ground distances in U.S. Survey Feet, unless otherwise noted.
3. Permanent and perpetual easement per Bk. 66 Pg. 103, granted to C. Ross Mullins and Peter D. Ochs, their heirs, successors and assigns. Benefited estate not expressly identified in instrument. The record metes-and-bounds description calls from the northeast corner of Lot 7A S 01°29'24" W; said call appears to be a scrivener's error and is shown hereon as S 01°29'24" E, along the east line of Lot 7A.
4. A perpetual, non-exclusive private access easement, twelve feet (12') wide, is hereby granted over Lot 4, Jensen & Nolan Subdivision, for the benefit of Lot 2, Jensen & Nolan Subdivision, as shown hereon. The easement is for pedestrian and vehicular ingress and egress between Lot 2 and Ingress Street, including the right to construct, maintain, repair, and replace access improvements within the easement area. The easement shall run with the land, burden Lot 4, and benefit Lot 2. The owner of Lot 4 may use the easement area in any manner that does not materially interfere with the easement rights. Maintenance of access improvements serving Lot 2 shall be the responsibility of the owner of Lot 2.

LEGEND

- Subdivision Boundary
- Interior Lot Line
- Lot Line Removed
- Adjacent Lot Line
- Easement Boundary
- Recovered Rebar
- Recovered 2" Aluminum Cap
- Set 5/8" X 30" Rebar with 2" Aluminum Cap
- (M) Measured Information
- (C) Calculated Information
- (R1) Record Information (See Listing)

RECORD PLATS

- R1 U.S. Survey 3345 A & B, Eyak Addition (Accepted 6-2-59)
- R2 Plat of Lot 7 Block 6 Subdivision in U.S. Survey No. 3345, Tract A; Plat #93-11, (Rec. 9-10-93)

TYPICAL MONUMENT SET THIS SURVEY



TAX CERTIFICATE

I hereby certify that all taxes and special assessments levied against the property shown hereon have been paid through _____.

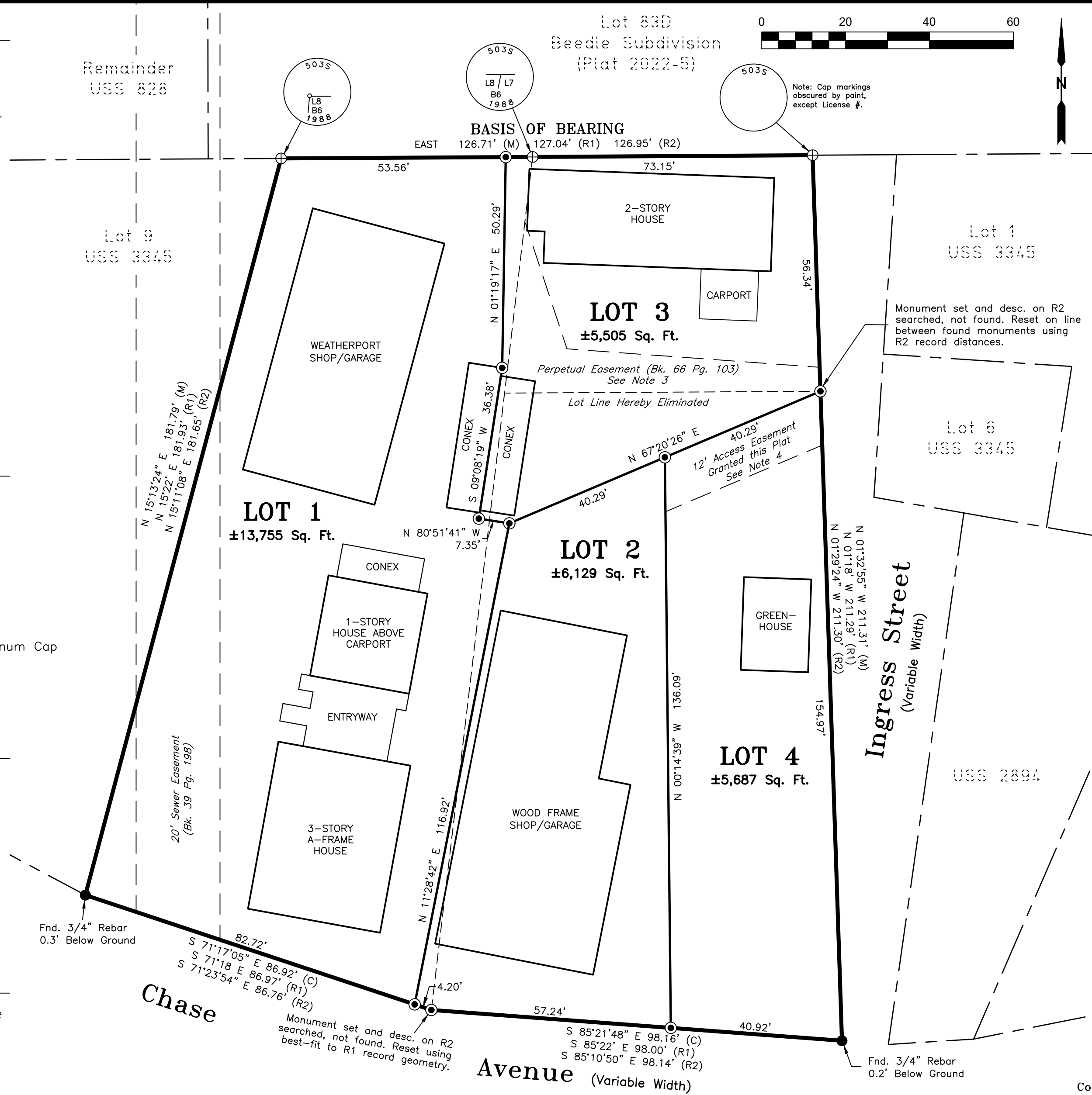
City Clerk

Date

SURVEYOR'S CERTIFICATE

I, Drew W. Lindow, 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.

SEAL
PLACEHOLDER



OWNER'S CERTIFICATE & DEDICATION

The undersigned hereby certify that they are the owner(s) of the real property shown and described on this plat, and that they consent to the subdivision, platting, and recording of this plat. The owner(s) hereby dedicate, grant, or reserve the streets, rights-of-way, easements, and other interests shown on this plat only for the purposes, beneficiaries, and uses expressly stated hereon.

Per Nolan, Trustee
Per and Neva Nolan Trust
PO Box 924, Cordova, AK 99574

Date

Neva Nolan, Trustee
Per and Neva Nolan Trust
PO Box 924, Cordova, AK 99574

Date

Ila R Smith
PO Box 52, Cordova, AK 99574

Date

Jack P Jensen
PO Box 52, Cordova, AK 99574

Date

NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of ____, 2026.

For: Per Nolan, Trustee of the Per and Neva Nolan Trust

My Commission Expires Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of ____, 2026.

For: Neva Nolan, Trustee of the Per and Neva Nolan Trust

My Commission Expires Notary Public for the State of Alaska

NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of ____, 2026.

For: Ila R Smith

My Commission Expires Notary Public for the State of Alaska

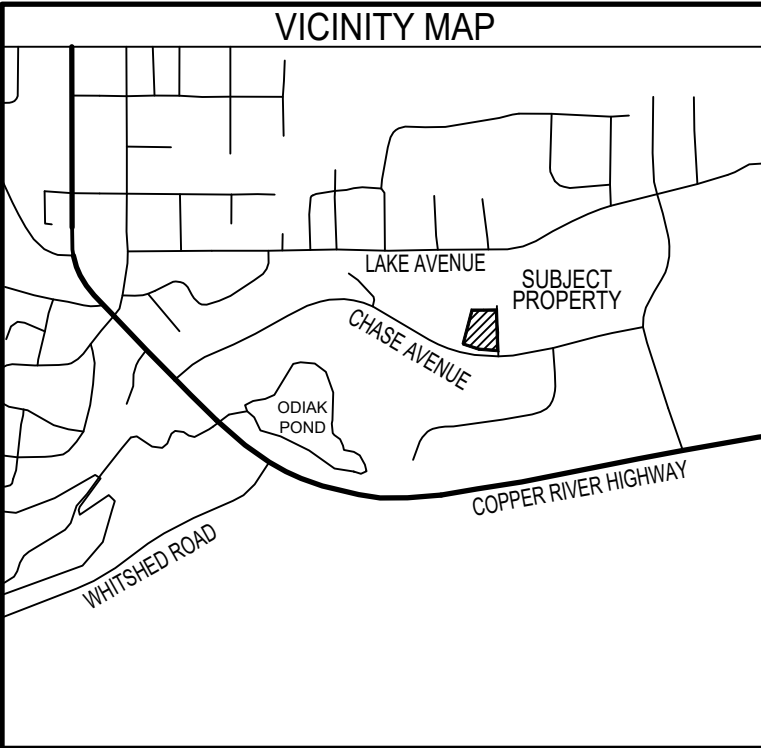
NOTARY'S ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of ____, 2026.

For: Jack P Jensen

My Commission Expires Notary Public for the State of Alaska

Cordova Recording District, Third Judicial District, State of Alaska



PLAT OF Jensen & Nolan Subdivision Creating Lots 1-4		
A Subdivision of Lots 7A & 7B of Lot 7 Block 6 Subdivision (Plat 93-11) and Lot 8, Block 6 of U.S. Survey 3345		
Located Within SECTION 27, TOWNSHIP 15 SOUTH, RANGE 3 WEST, Copper River Meridian, Alaska. Containing 0.71 acres more or less.		
		PO Box 1049 Cordova, AK 99574 (907) 350-3796 AELS CoA #248984
Drawn: DWL	Survey Date: May 25-27, 2026	WO #: 26-111
Checked: JSR	Scale: 1"= 20'	Sheet: 1 of 1
Drawing Name: 26-111 Nolan Jensen.dwg		