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 REGULAR MEETING
Tuesday, November 10, 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 REPORT**
9. **UNFINISHED BUSINESS**
10. **NEW BUSINESS**
    a. Final Plat Review of Proposed Harvill Subdivision South Fill Addition ……..……..Page 1
    b. Final Plat Review of Proposed Panoramic View Subdivision …….……..…….Page 17
11. **AUDIENCE COMMENTS**
12. **COMMISSION COMMENTS**
13. **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.

AGENDA ITEM # 10a
Planning Commission Regular Meeting Date: 11/10/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: **Amanda Hadley Coward, City Planner**

DATE: **Tuesday, November 10, 2026**

ITEM: **Final Plat Review of Proposed Harvill Subdivision South Fill Addition**

NEXT STEP: **Resubdivision Final Plat Review & Recommendation**

_____ INFORMATION
__X__ MOTION
_____ RESOLUTION
_____ ORDINANCE

I. REQUEST OR ISSUE:

Requested Action:	Resubdivision Final Plat Review & Recommendation
Applicant:	John Harvill
Legal Description(s):	Lot 4A, 4B, 4C, Harvill Subdivision, ATS 220, Lot 2, USS 449, and Tract 8, ATS 220
Parcel Number(s):	02-173-152, 02-173-080, 02-173-323, 02-173-996, 02-173-325, & 02-060-220
Area:	N/A
Zoning:	Business District + Unzoned

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

"I move to recommend City Council approve the final plat submitted, creating Harvill Subdivision South Fill Addition."

III. FISCAL IMPACTS: The replat is being completed concurrently with the property being sold by the City, which would become part of the City's revenue, and property taxes would begin to be generated from the portions of land being sold. Removing lot lines and creating larger parcels may increase the property tax value of these lots.

IV. <u>BACKGROUND INFORMATION:</u> Brian Rutzer & John Harvill came to the City with a land disposal request to purchase land from the City and also to do a land swap between each other by adjusting lot lines. The sale of City property to the applicants was recommended by the Planning Commission and Harbor Commission. The City Council agreed with these Commissions and decided to sell the properties by negotiating an agreement directly with the applicants.

Part of the negotiation process required that the applicants replat the portions of land they are purchasing with their lots to avoid creating substandard lot sizes. The plat will be recorded concurrently with the closing of the land sales.

This plat went through an administrative preliminary review and was approved. 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.

Staff's Review & 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. At this time, a digital copy of the proposed plat was requested and accepted.

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

This criterion is met; there are no covenants or restrictions too lengthy to be shown on the plat.

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. The scale shown is twenty feet to one inch.

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. The boundary lines, distances, bearings, and property descriptions are all accurate.

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

This criterion is met. No streets or alleys are proposed.

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

This criterion is met. The accurate outline is shown for portions of property intended to be dedicated or granted for public use.

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

This criterion is met. Adjoining streets and alleys are shown along with their names and widths.

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

This criterion is met. All lots are shown with an identification system.

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

This criterion is met. These locations are indicated.

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. See line table indicated on the plat.

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

This criterion is met. See curve table indicated on the plat.

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 scale, compass, along with the names and addresses of owners, are indicated on the plat.

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. Indicated on this plat is Jason L. Schollenberg, registered professional land surveyor, license number 14488, attesting to the accuracy of the survey.

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. Acknowledgment 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 statement granting the sewer easement for this plat is in a form approved by the City Planner.

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. No streets or alleyways are dedicated on this plat.

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. The City Clerk attested that the property owners of this plat have paid property taxes in full. See Attachment E.

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. The City's certificate of approval is in a form approved by the City Planner.

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.

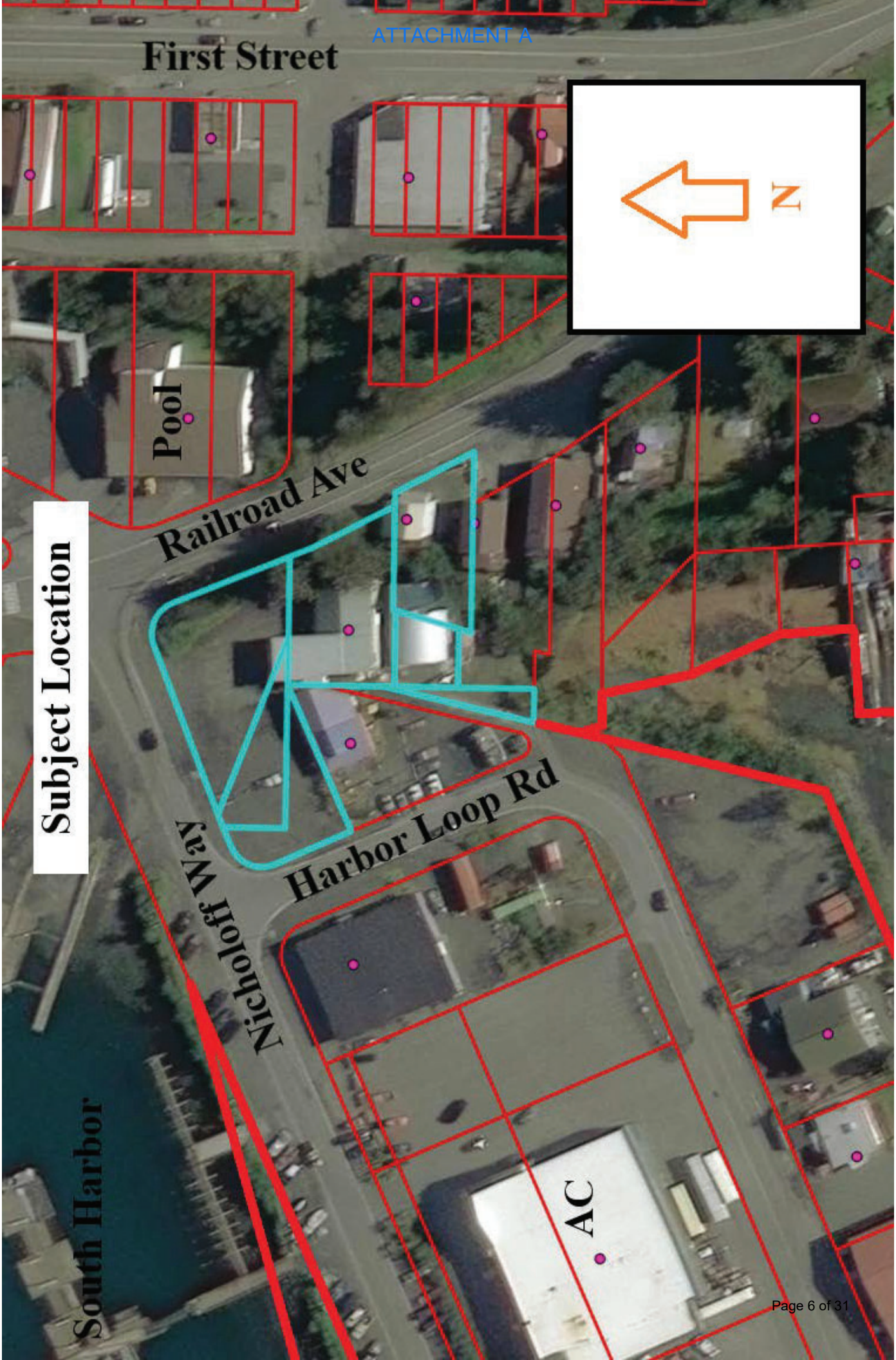
V. LEGAL ISSUES: N/A

VI. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A

VII. SUMMARY AND ALTERNATIVES: The Planning Commission may make a motion to recommend or not recommend the approval of this plat.

VIII. ATTACHMENTS:

A. Subject Location
B. Final Subdivision Application
C. Tax Certification Attested to by the City Clerk
D. Certificate to Plat
E. Proposed Final Plat


First Street
N
Pool
Railroad Ave
Subject Location
Harbor Loop Rd
Nicholoff Way
South Harbor
AC

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 recieved 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:	JOHN I HARVIL
Mailing Address:	PO BOX 1569
City/State/Zip:	CORDOVA, AK 99574
Phone Number:	[redacted]
Email Address:	[redacted]

OWNER INFORMATION	
Name:	JOHN I & BARBARA B HARVIL AMI REVOCABLE TRUST
Mailing Address:	PO BOX 1569
City/State/Zip:	CORDOVA, AK 99574
Phone Number:	[redacted]
Email Address:	[redacted]
Only complete this section if owner is different from applicant.	

PROPERTY INFORMATION	
Address:	701 RAILROAD AVE
Legal Description:	LOT 4C HARVILL SUBDIVISION
Tax Lot No.:	02 173 323
Zone District:	BUSINESS DISTRCT
Planning Department can assist if unknown.	

SURVEYOR INFORMATION	
Company Name:	PENINSULA SURVEYING
Mailing Address:	10535 KATRINA BLVD
City/State/Zip:	NINILCHIK, AK 99639
Phone Number:	[redacted]
Email Address:	
Cordova Business License #:	

ADDITIONAL INSTRUCTIONS

Please send an electronic copy of the proposed plat to planning@cityofcordova.net. Plats must comply with the Cordova Municipal Code, particulary 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

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: John Harville **Date:** 8-3-26

Print Name: JOHN HARVILL

ATTACHMENT C

CITY OF CORDOVA

Friday, November 06, 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: John I & Barbara B Harvill AMI Revocable Trust
02-173-323
Plat 2004-06
Lot 4C, Harvill Subdivision
Address: 701 Railroad Ave, Cordova, AK 99574
Taxes: $4464 PIF through 12/31/26 CT

Owner: Brian Rutzer
02-173-996
Lot 2, USS 449
Address: 703 Railroad Ave, Cordova, AK 99574
Taxes: ~~$1430~~ 3860 PIF through 12/31/26 CT

Owner: Brian Rutzer
02-173-325
Tract 8, ATS 220
Address: 703 Railroad Ave, Cordova, AK 99574
Taxes: ~~$ 1427~~ 324 PIF through 12/31/26 CT

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
cityclerk@cityofcordova.net

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

First American Title Insurance Company

First American Title™

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

ATTACHMENT D

CERTIFICATE TO PLAT

Issued by

First American Title Insurance Company
(hereinafter "the Company")

To: Peninsula Surveying LLC
10535 Katrina Boulevard
Ninilchik, AK 99639

Order No.: 0209-4404282
Plat: HARVILL SUB

Attn: Brandon Thielke

Fee: $300.00

This is a Certificate as of August 07, 2026 at 8:00 A.M. for a proposed plat of the following described property:

Additional Parcel Fee $ 1,200.00

Parcel No.1

Commencing at the Southwest corner of U.S.Survey No. 449; thence N. 47°59'W., 103.2 feet; thence N. 8°16'W., 34.9 feet; thence N. 15°57'40"E. 68.8 feet to the point of beginning; thence S.89°56'30"E., 137.7 feet to a point 15.0 feet southwesterly at right angles from the center line of the Copper River and Northwestern Railway adopted location;thence N.28°15'W., 67.5 feet to a point 15.0 feet southwesterly at right angles from the center line of the Copper River and Northwestern Railway adopted location; thence N.89°56'30"W.,88.7 feet; thence S,15°47'40"W., 61.9 feet to the point of beginning.

Parcel No 2.

Lot T-8, of ALASKA TIDELANDS SURVEY NO.220, according to Plat 70-161, filed in the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.3

Lot 11-B1, Block 2, SOUTH FILL DEVELOPMENT PARK, according to the official plat thereof, filed under Plat Number 2000-5, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.4

Lots 4A, 4B and 4C, HARVILL SUBDIVISION, according to the official plat thereof, filed under Plat Number 2004-2006, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

Parcel No.5

Tract A, THOMAS SUBDIVISION, according to the official plat thereof, filed under Plat Number 2021-1, Records of the Cordova Recording District, Third Judicial District, State of Alaska.

The Company certifies that title is vested in:

Brain O. Rutzer, an unmarried man, USS 449 and Lot T-8 of Alaska Tidelands Survey No. 220, City of Cordova as to Lot 4A, 4B, and 11B1 Block 2, John I. and Barbara B. Harvill AMI Revocable Trust, Blythe r. Thomas.

Subject to the following documents recorded in the Alaska Department of Natural Resources Recording Office for the District of prior to the Date below:

Parcel No.1

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
   Recorded: November 21, 1907
   Recording Information: Cordova Book 1, Page 114

2. Taxes and/or Assessments due The City of Cordova for the year 2026:

   Tax Account No.: 02-173-996
   Levied Amount: $3,860.00
   Balance Due: $3,860.00
   Due Date(s): 8/31 & 11/2/2026
   Land Valuation: $42,200.00
   Improvements: $295,200.00
   Exemption(s): $0.00 None
   Code Area: N/A
   Mill Levy: 11.440
   Assessments: No Unpaid Assessments Reported

3. Rights of the public and/or governmental agencies in and to any portion of the above described real property lying within any roadway or public easement areas.

4. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

5. Easement, including terms and provisions contained therein:
   Recording Information: July 14, 1996 Book 57 Page 597
   In Favor of: Cordova Electric Cooperative, Inc.
   For: Utilities Easement's
   Affects: See Instruments

Parcel No.2

6. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
   Recorded: June 30, 1964
   Recording Information: Book 24 Page 164

7. Taxes and/or Assessments due The City of Cordova for the year 2026:

   Tax Account No.: 02-173-325
   Levied Amount: $324.00
   Balance Due: $324.00
   Due Date(s): 8/31 & 11/2/2026
   Land Valuation: $15,500.00

Improvements:	$12,800.00
Exemption(s):	$0.00 None
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Orca Inlet.

9. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

10. Any preference rights which may exist under the Alaska Land Act, terms, provisions and reservations under the Submerged Lands Act (43 USCA 1301, 67 Stat. 29) and the enabling act (Public Law 85-508, 72 Stat. 339).

11. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Parcel No.3

12. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

13. Reservations or exceptions in State of Alaska Patent or in acts authorizing the issuance thereof.

Recorded:	June 30, 1964
Recording Information:	Book 24 Page 316

14. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-151
Levied Amount:	$397.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$34,700.00
Improvements:	$0.00
Exemption(s):	$34,700.00 City
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

15. Easements as dedicated and shown on the plat of said subdivision.

16. Access Easement Agreement and the terms and conditions thereof:

Between:	City of Cordova, an Alaska municipality
And:	John I. Harvill and Barbara B. Harvill, husband and wife
Recording Information:	February 18, 2010, Serial Number 2010-000047-0

Affects Parcel No.3 and No.4

Parcel No.4

17. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

18. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-152
Levied Amount:	$34.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$3.000.00
Improvements:	$0.00
Exemption(s):	$3,000.00 City
Code Area:	11.440
Mill Levy:	N/A
Assessments:	No Unpaid Assessments Reported

19. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-080
Levied Amount:	$1,060.00
Balance Due:	$0.00
Due Date(s):	8/31 & 11/2/2026
Land Valuation:	$0.00
Improvements:	$0.00
Exemption(s):	$92,700.00 City
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

20. Taxes and/or Assessments due The City of Cordova for the year 2026:

Tax Account No.:	02-173-323
Levied Amount:	$6,180.00
Balance Due:	$4,464.00
Due Date(s):	8/31 & 11/20/2026
Land Valuation:	$57,400.00
Improvements:	$482,000.00
Exemption(s):	$150,00.000 Senior
Code Area:	N/A
Mill Levy:	11.440
Assessments:	No Unpaid Assessments Reported

Levy Net of Exemption(s) is $4,464.00

21. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

22. Summary of Building Inspection, including the terms and provisions thereof,
Recorded: March 17, 2006
Recording Information: Serial Number 2006-000079-0

Parcel No.5

23. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

24. Taxes and/or Assessments, if any, due The City of Cordova.

25. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

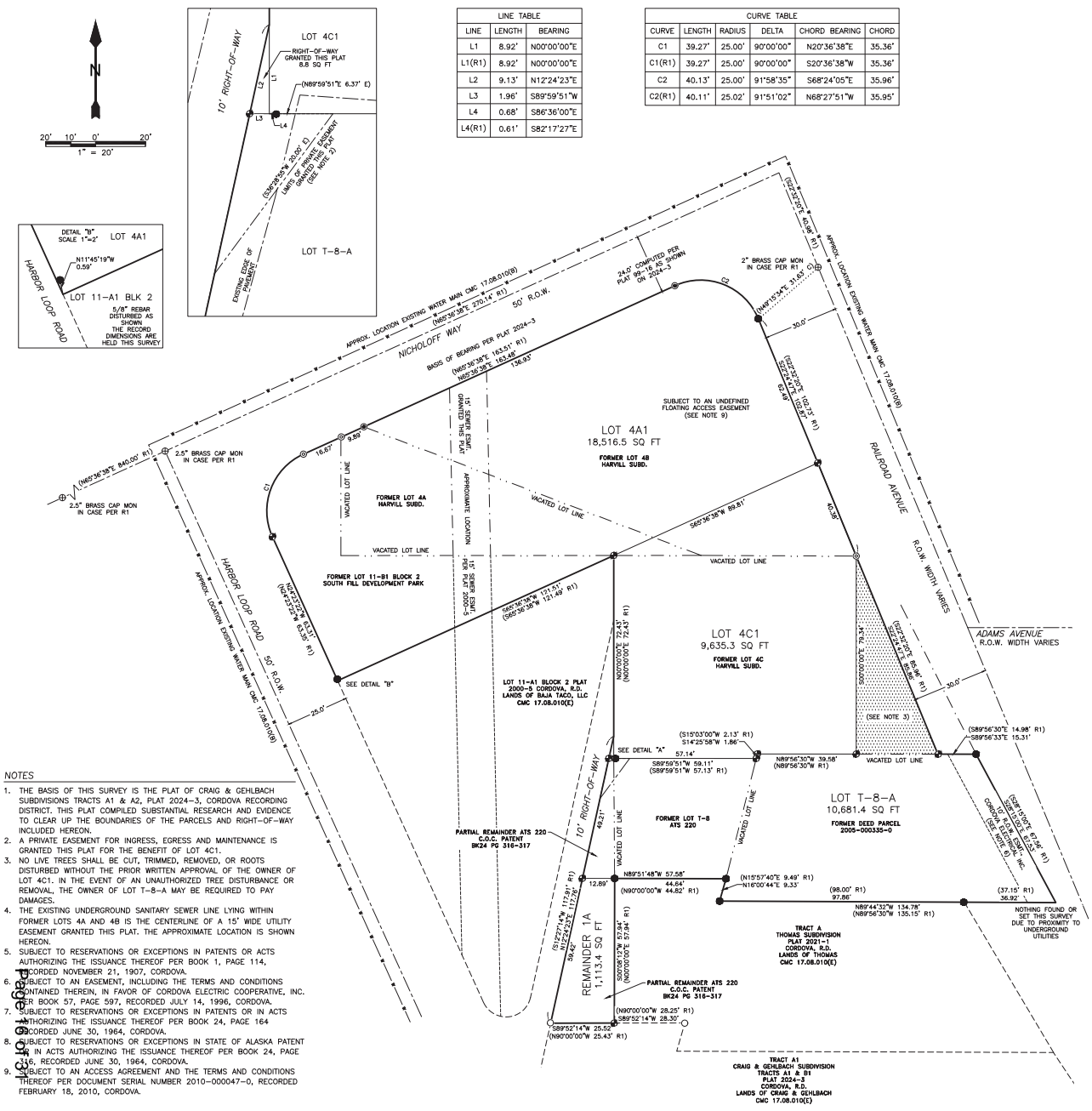
This report is restricted to the use of the addressee, and is not to be used for closing any transaction affecting title to said property. Liability of the Company is limited by the Limitation of Liability for Informational Report attached hereto and made a part hereof to the amount of fee paid herein.

Date: August 07, 2026

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

William J. Aulbert, Secretary

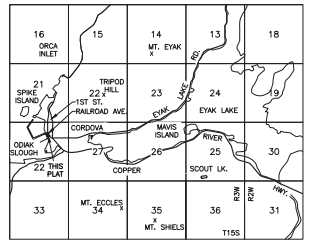


LINE TABLE		
LINE	LENGTH	BEARING
L1	8.92'	N00°00'00"E
L1(R1)	8.92'	N00°00'00"E
L2	9.13'	N12°24'23"E
L3	1.96'	S89°59'51"W
L4	0.68'	S86°36'00"E
L4(R1)	0.61'	S82°17'27"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N20°36'38"E	35.36'
C1(R1)	39.27'	25.00'	90°00'00"	S20°36'38"W	35.36'
C2	40.13'	25.00'	91°58'35"	S68°24'05"E	35.96'
C2(R1)	40.11'	25.02'	91°51'02"	N68°27'51"W	35.95'

LEGEND

- FOUND 5/8" REBAR
- RECORD CENTERLINE MONUMENT IN CASE
- FOUND YELLOW PLASTIC CAP
- FOUND 2" AL-CAP, ILLEGIBLE
- FOUND 2" AL-CAP 131102 2024
- SET RPC ON 1/2" X 24" REBAR BY LS14488
- (R1) RECORD DATA PER PLAT 2024-3
- (C) COMPUTED DATA PER RECORD PLAT
- (E) DIMENSIONS OF EASEMENT
- SUBDIVISION BOUNDARY
- INTERIOR LOT BOUNDARY
- CENTERLINE
- SURVEY TIE
- VACATED LOT LINE
- UTILITY EASEMENT GRANTED THIS PLAT
- EXISTING UTILITY EASEMENT
- ADJACENT LOT LINE
- LIMITS OF ACCESS EASEMENT
- VEGETATION PROTECTION AREA (SEE NOTE 3)



NOTARY ACKNOWLEDGMENT

FOR: JOHN I. HARVILL

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: BRIAN O. RUTZER

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: SAMANTHA GREENWOOD, CITY MANAGER

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026

NOTARY PUBLIC FOR: _____

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW PERTAINING THERETO.

_____

CITY MANAGER DATE

_____

CHAIRMAN, PLANNING & ZONING DATE

_____

PLATTING OFFICIAL DATE

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES ARE LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT. TAXES HAVE BEEN PAID THRU _____.

_____

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ MM/DD/2026

JASON L. SCHOLLENBERG DATE

PLS 14488-S

STATE OF ALASKA 49TH
Jason L. Schollenberg No. 14488
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT THE JOHN I. & BARBARA B. HARVILL AMI REVOCABLE TRUST IS THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

JOHN I. HARVILL, TRUSTEE & OWNER LOT 4C
P.O. BOX 1569
CORDOVA, AK 99574

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

BRIAN O. RUTZER, OWNER LOT T-8 & DEED PARCEL 2005-0003350
BOX 2371
CORDOVA, AK 99574

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY STATE THAT THE CITY OF CORDOVA IS THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISIONS AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

_____

CITY OF CORDOVA, OWNER LOT 4A, 4B, LOT 11-B1 BLOCK 2,
P.O. BOX 1210 AND PORTION OF ATS 220
CORDOVA, AK 99574

NOTES

1. THE BASIS OF THIS SURVEY IS THE PLAT OF CRAIG & GEHLBACH SUBDIVISIONS TRACTS A1 & A2, PLAT 2024-3, CORDOVA RECORDING DISTRICT. THIS PLAT COMPILED SUBSTANTIAL RESEARCH AND EVIDENCE TO CLEAR UP THE BOUNDARIES OF THE PARCELS AND RIGHT-OF-WAY INCLUDED HEREON.
2. A PRIVATE EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE IS GRANTED THIS PLAT FOR THE BENEFIT OF LOT 4C1.
3. NO LIVE TREES SHALL BE CUT, TRIMMED, REMOVED, OR ROOTS DISTURBED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER OF LOT 4C1. IN THE EVENT OF AN UNAUTHORIZED TREE DISTURBANCE OR REMOVAL, THE OWNER OF LOT T-8-A MAY BE REQUIRED TO PAY DAMAGES.
4. THE EXISTING UNDERGROUND SANITARY SEWER LINE LYING WITHIN FORMER LOTS 4A AND 4B IS THE CENTERLINE OF A 15' WIDE UTILITY EASEMENT GRANTED THIS PLAT. THE APPROXIMATE LOCATION IS SHOWN HEREON.
5. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS OR ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 1, PAGE 114, RECORDED NOVEMBER 21, 1907, CORDOVA.
6. SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF CORDOVA ELECTRIC COOPERATIVE, INC. PER BOOK 57, PAGE 597, RECORDED JULY 14, 1996, CORDOVA.
7. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 24, PAGE 164 RECORDED JUNE 30, 1964, CORDOVA.
8. SUBJECT TO RESERVATIONS OR EXCEPTIONS IN STATE OF ALASKA PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF PER BOOK 24, PAGE 316, RECORDED JUNE 30, 1964, CORDOVA.
9. SUBJECT TO AN ACCESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER DOCUMENT SERIAL NUMBER 2010-000047-0, RECORDED FEBRUARY 18, 2010, CORDOVA.

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF

HARVILL SUBDIVISION SOUTH FILL ADDITION

A SUBDIVISION OF

LOTS 4A, 4B & 4C, HARVILL SUBDIVISION, PLAT 2004-6, AND LOT 11-B1, BLOCK 2, SOUTH FILL DEVELOPMENT PARK, PLAT 2000-5, AND LOT T-8, ALASKA TIDELAND SURVEY 220, PLAT 70-161, AND THE PARCEL DESCRIBED PER DEED 2005-000335-0 AS COMMENCING AT THE SOUTHWEST CORNER OF U.S. SURVEY NO. 449; THENCE N. 47°59'W., 103.2 FEET; THENCE N. 8°16'W., 34.9 FEET; THENCE N. 15°57'40"E. 68.8 FEET TO THE POINT OF BEGINNING; THENCE S.89°56'30"E., 137.7 FEET TO A POINT 15.0 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE COPPER RIVER AND NORTHWESTERN RAILWAY ADOPTED LOCATION; THENCE N.28°15'W., 67.5 FEET TO A POINT 15.0 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE COPPER RIVER AND NORTHWESTERN RAILWAY ADOPTED LOCATION; THENCE N.89°56'30"W.,88.7 FEET; THENCE S.15°47'40"W., 61.9 FEET TO THE POINT OF BEGINNING, DEED 2005-000335-0,

AND CREATING LOT 1, A PARTIAL REMAINDER OF ATS 220 LYING NORTH OF TRACT A1, CRAIG & GEHLBACH SUBDIVISION TRACTS B1 & A1, PLAT 2024-3, LYING WEST OF TRACT A, THOMAS SUBDIVISION, PLAT 2021-1; LYING WEST OF T-8, ATS 220; LYING WEST OF LOT 4C, HARVILL SUBDIVISION, PLAT 2004-6; & LYING EASTERLY OF A 10 FOOT WIDE RIGHT-OF-WAY DEDICATED BY LOTS 11-B1 & 11-A1, BLK 2 SOUTH FILL DEVELOPMENT PARK, PLAT 2000-5
CORDOVA RECORDING DISTRICT

LOCATED WITHIN
NE1/4 SEC. 22, T15S, R3W, COPPER RIVER MERIDIAN, CORDOVA RECORDING DISTRICT, CITY OF CORDOVA, ALASKA
CONTAINING 0.917 ACRES

OWNERS:	*JOHN I. & BARBARA B. HARVILL AMI REVOCABLE TRUST P.O. BOX 1569 CORDOVA, AK 99574*	*BRIAN O. RUTZER P.O. BOX 2371 CORDOVA, AK 99574*
		CITY OF CORDOVA P.O. BOX 1210 CORDOVA, AK 99574

SCALE: 1" = 20'		DATE: OCTOBER 26, 2026
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

ATTACHMENT E

Page 6 of 6

AGENDA ITEM # 10b
Planning Commission Regular Meeting Date: 11/10/2026
PLANNING COMMISSION COMMUNICATION FORM

FROM: **Amanda Hadley Coward, City Planner**

DATE: **Tuesday, November 10, 2026**

ITEM: **Final Plat Review of Proposed Panoramic View Subdivision**

NEXT STEP: **Resubdivision Final Plat Review & Recommendation**

_____	INFORMATION	_____	RESOLUTION
__X__	MOTION	_____	ORDINANCE

I. REQUEST OR ISSUE:

Requested Action:	Resubdivision Final Plat Review & Recommendation
Applicant:	Sadak, LLC & Copper River Seafoods, Inc.
Legal Description(s):	Tract A-1, Scott Subdivision & Tract A, Copper River Seafood
Parcel Number(s):	02-060-900 & 02-060-890
Area:	N/A
Zoning:	Medium Density Residence District & Low Density Residence District

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

"I move to recommend City Council approve the final plat submitted, creating Panoramic View Subdivision."

III. FISCAL IMPACTS: N/A

IV. BACKGROUND INFORMATION: Sadak, LLC and Copper River Seafoods, Inc. own adjacent properties.

This plat went through an administrative preliminary review and was approved. 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.

Staff's Review & 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. At this time, a digital copy of the proposed plat was requested and accepted.

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

This criterion is met; there are no covenants or restrictions too lengthy to be shown on the plat.

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. The scale shown is sixty feet to one inch.

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. The boundary lines, distances, bearings, and property descriptions are all accurate.

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

This criterion is met. No streets or alleys are proposed.

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

This criterion is met. The accurate outline is shown for portions of property intended to be dedicated or granted for public use.

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

This criterion is met. Adjoining streets and alleys are shown along with their names and widths.

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

This criterion is met. All lots are shown with an identification system.

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

This criterion is met. These locations are indicated.

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. See line table indicated on the plat.

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 scale, compass, along with the names and addresses of owners, are indicated on the plat.

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. Indicated on this plat is Aaron T. Brown, registered professional land surveyor, license number 131102, attesting to the accuracy of the survey.

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. Acknowledgment 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.

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. No streets or alleyways are dedicated on this plat.

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. The City Clerk attested that the property owners of this plat have paid property taxes in full. See Attachment E.

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. The City's certificate of approval is in a form approved by the City Planner.

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.

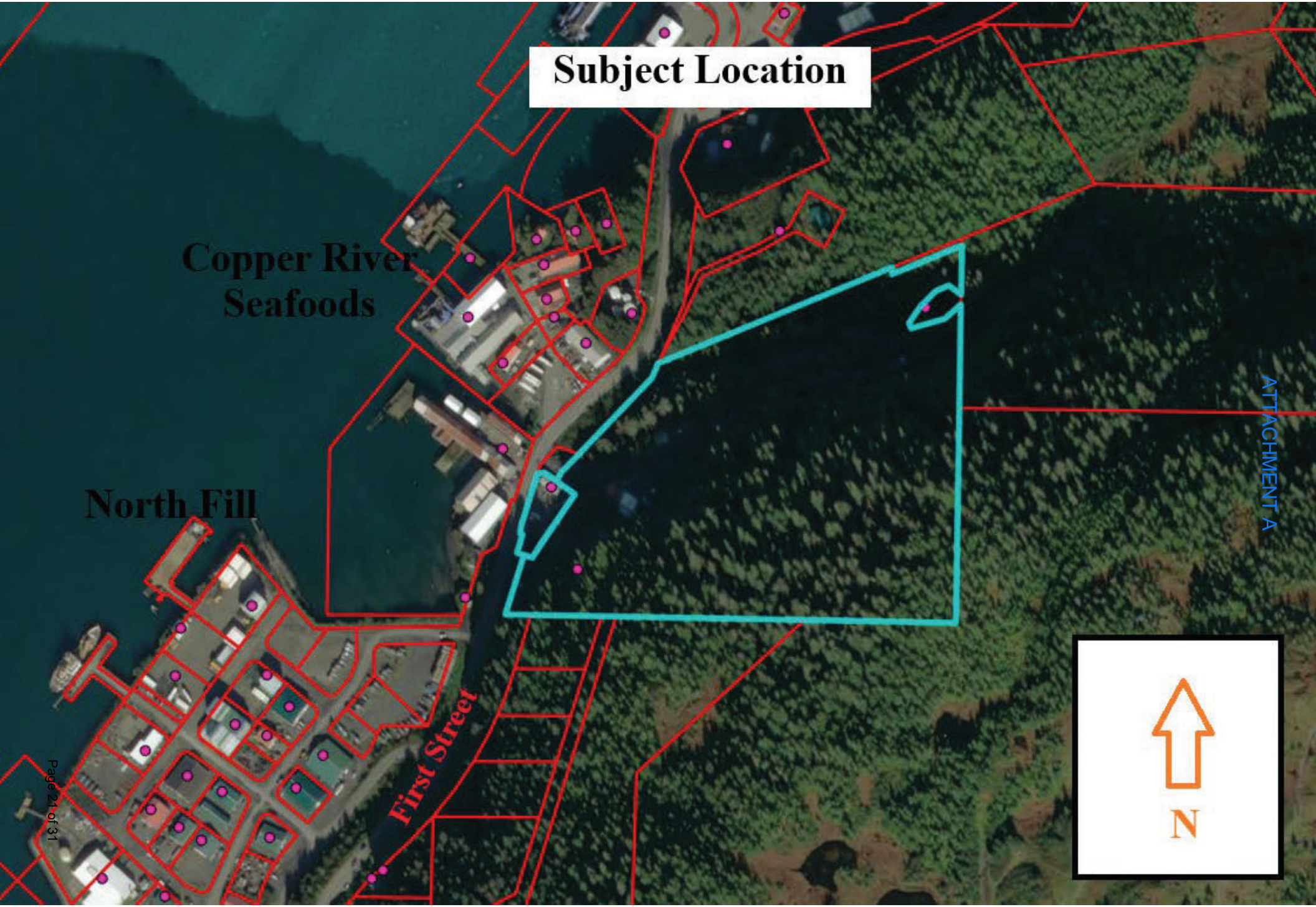
This criterion is met. See Attachment D.

V. <u>LEGAL ISSUES:</u> N/A

VI. <u>CONFLICTS OR ENVIRONMENTAL ISSUES:</u> N/A

VII. <u>SUMMARY AND ALTERNATIVES:</u> The Planning Commission may make a motion to recommend or not recommend the approval of this plat.

VIII. <u>ATTACHMENTS:</u>
A. Subject Location
B. Final Subdivision Application
C. Tax Certification Attested to by the City Clerk
D. Certificate to Plat
E. Proposed Final Plat

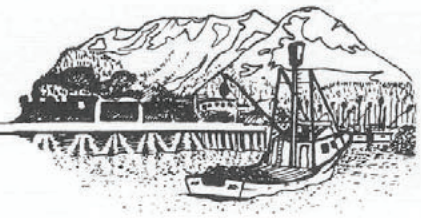


ATTACHMENT A

Docusign Envelope ID: C8EBCEDA-5E82-8543-8137-FA83973FC08D

ATTACHMENT B

CITY OF CORDOVA



FINAL 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 recieved 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.	☑ Final Plat	$200 + $25 per lot
	☐ Paid $250 via ACH	on 11/05/2026 -
	☐ Vector Surveying	
	☐	
	* Current Recording Fee & Shipping Fee	

APPLICANT INFORMATION	
Name:	Dan Scott(Tract A-1) & Scott Blake/Copper River Seafoods (Tract A)
Mailing Address:	P.O. Box 380 & 1400 East 1st. Avenue
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]

OWNER INFORMATION	
Name:	Dan Scott(Tract A-1) & Scott Blake/Copper River Seafoods (Tract A)
Mailing Address:	P.O. Box 380 & 1400 East 1st. Avenue
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]
Only complete this section if owner is different from applicant.	

PROPERTY INFORMATION	
Address:	First Street Cordova - Alaska
Legal Description:	2 Adjoining Tracts: Tract A-1, Plat 2021-6 and Tract A, Plat 2015-11
Tax Lot No.:	02-060-900 and 02-060-890
Zone District:	R - Residential and C - Commercial
Planning Department can assist if unknown.	

SURVEYOR INFORMATION	
Company Name:	Vector Surveying LLC
Mailing Address:	P.O. Box 156
City/State/Zip:	
Phone Number:	[redacted]
Email Address:	[redacted]
Cordova Business License #:	10239508 llc, 2184514 Bus Lic, AELS 213390, and PLS 131102

ADDITIONAL INSTRUCTIONS

Please send an electronic copy of the proposed plat to planning@cityofcordova.net. Plats must comply with the Cordova Municipal Code, particulary 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

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: DocuSigned by: Scott Blake CC9B680E11044BF... **Date:** 11/6/2026

Print Name: Scott Blake

Copperriver Seafoods, Inc
Scott Blake, President
Owner Tract A, Plat 2015-11

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: Signed by: 92F65F5926864C8... **Date:** 11/6/2026

Print Name: Daniel Scott

Sadak LLC
Daniel Scott, Owner
Tract A-1, Plat 2021-6

CITY OF CORDOVA

Friday, November 06, 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: Dan Scott and SADAK LLC
02-060-900
Tract A-1, Scott Subdivision
Plat 2021-6
Address: 94 First Street, Cordova, AK 99574
Taxes: $9433
PIF through 12/31/26

Owner: Copper River Seafoods, Inc.
02-060-890
Tract A, Copper River Seafood
Plat 2015-11
Address: 100 First Street, Cordova, AK 99574
Taxes: $5207
PIF through 12/31/26

CITY OF CORDOVA CORPORATE SEAL JULY 8, 1909 ALASKA

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
cityclerk@cityofcordova.net

Anchorage
3801 Centerpoint Dr Ste 102
Anchorage, Alaska 99503
[redacted]

Wasilla
865 N Seward Meridian, Ste 101
Wasilla, Alaska 99654
[redacted]

CERTIFICATE TO PLAT

Order No.: [redacted]

To: Scott Blake

Amanda Hadley Coward

Vector Surveying LLC
Attn: Aaron Brown
PO Box 156
Soldotna, AK 99669

Address of property: 100 First Street, Cordova, AK 99677
94 First Street, Cordova, AK 99677

Alyeska Title Guaranty Agency, Inc.

CERTIFICATE TO PLAT

Order No.: [redacted]

Fee: $500.00 Liability: $500.00

This report is restricted to the use of the Assured and is not to be used as a basis for closing any transaction affecting title to said property. Liability of Alyeska Title Guaranty Agency, Inc. is limited to the compensation received therefore. Two years from the certificate date, this Certificate to Plat expires and this company's obligation for updates or use ends.

Effective Date: October 20, 2026 at **8:00am**

Assured: Copper River Seafood, Inc., Sadak, LLC, Vector Surveying LLC, City of Cordova

1. At the Effective Date, the fee simple interest in the land described in this Certificate is of record vested in:

   Copper River Seafood, Inc. (As to Parcel No. 1)

   and

   Sadak, LLC, an Alaska limited liability company (As to Parcel No. 2)

2. The land referred to in this Certificate is described as follows:

   Parcel No. 1:

   Tract A, COPPER RIVER SEAFOOD, according to the official plat thereof filed under Plat No. 2015-11, in the records of the Cordova Recording District, Third Judicial District, State of Alaska.

   Parcel No. 2:

   Tract A-1, SCOTT SUBDIVISION, according to the official plat thereof filed under Plat No. 2021-6, in the records of the Cordova Recording District, Third Judicial District, State of Alaska.

Alyeska Title Guaranty Agency, Inc.

CERTIFICATE TO PLAT

We find the following exceptions to title which may need to be addressed on any Plat or Re-Plat:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

2. Reservations and exceptions as contained in U.S. Patent No. 490148, recorded October 16, 1915, Book 2 Page 230 and/or in Acts authorizing the issuance thereof.

3. Taxes and/or assessments, including penalties and interest, if any, owing the City of Cordova.

4. Rights of the public and/or governmental agencies in and to any portion of said land included within the boundaries of streets, roads, and/or highways.

5. Reservation of all oil, gas and mineral rights, as reserved in an instrument, recorded January 26, 1971, Book 35 Page 40.

   NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Reservation of all oil, gas and mineral rights together with the right to remove same from a point 500 feet below the surface without damaging or disturbing the surface or improvements thereon, as reserved in an instrument recorded April 1, 1986, Book 57 Page 107.

   NOTE: The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. NOTES as recited on Plat(s) of said Subdivision.

8. EASEMENTS as shown on the Plat(s) of said Subdivision.

9. Underground Right-of-Way Easement, including terms and provisions thereof, granted to CORDOVA ELECTRIC COOPERATIVE, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 27, 2016, as Instrument No. 2016-000196-0. (See instrument for area affected)

   (As to Parcel No. 2)

10. Underground Right-of-Way Easement, including terms and provisions thereof, granted to CORDOVA ELECTRIC COOPERATIVE, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 27, 2016, as Instrument No. 2016-000197-0. (See instrument for area affected)

    (As to Parcel No. 2)

11. Appurtenant Driveway Easement for a perpetual non-exclusive 50 foot wide access and utility easement and appurtenances thereto, including the terms and provisions thereof, granted to Daniel Scott, recorded July 30, 2021, as Instrument No. 2021-000200-0. (See instrument for area affected)

(As to Parcel No. 2)

12. Appurtenant Driveway Easement for a perpetual non-exclusive 50 foot wide access and utility easement and appurtenances thereto, including the terms and provisions thereof, granted to Daniel Scott, recorded July 30, 2021, as Instrument No. 2021-000201-0. (See instrument for area affected)

(As to Parcel No. 2)

13. Judgment in the District Court for the State of Alaska, Third Judicial District:

Dated	:	August 4, 2021
In favor of	:	William Pearson et al
Against	:	Daniel Scott
Amount	:	$5,165.00 plus interests and costs
Case No.	:	3CO-21-00001SC
Recorded	:	February 28, 2022, as Instrument No. 2022-000056-0

14. Deed of Trust, including terms and provisions thereof, securing the amount shown together with any other amounts due thereunder:

Amount	:	$36,750,000.00 together with any other amounts due thereunder
Trustor/Borrower	:	Copper River Seafoods, Inc., an Alaska corporation
Trustee	:	First American Title Insurance Company
Beneficiary/Lender	:	The United States of America, acting by and through the Secretary of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Financial Services Division
Dated	:	September 17, 2025
Recorded	:	September 19, 2025, as Instrument No. 2025-000167-0

(Affects this and other properties)

15. Notice of Lien:

Claimed By	:	East West Bank
Against	:	Copper River Seafoods, Inc.
For	:	A security interest in fish sold to debtor, pursuant to the Alaska Statute 34.35.391
Recorded	:	July 1, 2019, as Instrument No. 2019-000157-0

The Notice of Lien was subordinated to the lien of the Deed of Trust,
Recorded : October 1, 2025, as Instrument No. 2025-000194-0

16. Judgment in the District Court for the State of Alaska, Third Judicial District:

Dated	:	November 10, 2025
In favor of	:	Amur Equipment Finance, Inc.
Against	:	Sadak, LLC, Daniel Scott
Amount	:	$24,428.03 plus interest and costs
Case No.	:	3CO-25-00013CI
Recorded	:	December 12, 2025, as Instrument No. 2025-000269-0

Sincerely,



Maria Estes

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT SADAK, LLC IS THE OWNER OF TRACT A-1, PLAT 2021-6, CORDOVA R.D., AS DESCRIBED AND SHOWN HEREON AND ON BEHALF OF SADAK, LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

DANIEL L. SCOTT, OWNER MANAGER
SADAK, LLC
PO BOX 380
CORDOVA, ALASKA 99574

NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2026.

FOR: DANIEL L. SCOTT

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT COPPER RIVER SEAFOODS, INC, IS THE OWNER OF TRACT A, PLAT 2015-11, CORDOVA R.D., AS DESCRIBED AND SHOWN HEREON AND ON BEHALF OF COPPER RIVER SEAFOODS, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

SCOTT BLAKE, PRESIDENT
COPPER RIVER SEAFOODS, INC.
1400 EAST 1ST AVENUE
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2026.

FOR: SCOTT BLAKE

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

PLAT APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF CORDOVA PLANNING AND ZONING COMMISSION AND IS HEREBY ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCE AND LAW PERTAINING THERETO.

CITY MANAGER _____ DATE _____

CITY PLANNING COMMISSION CHAIR _____ DATE _____

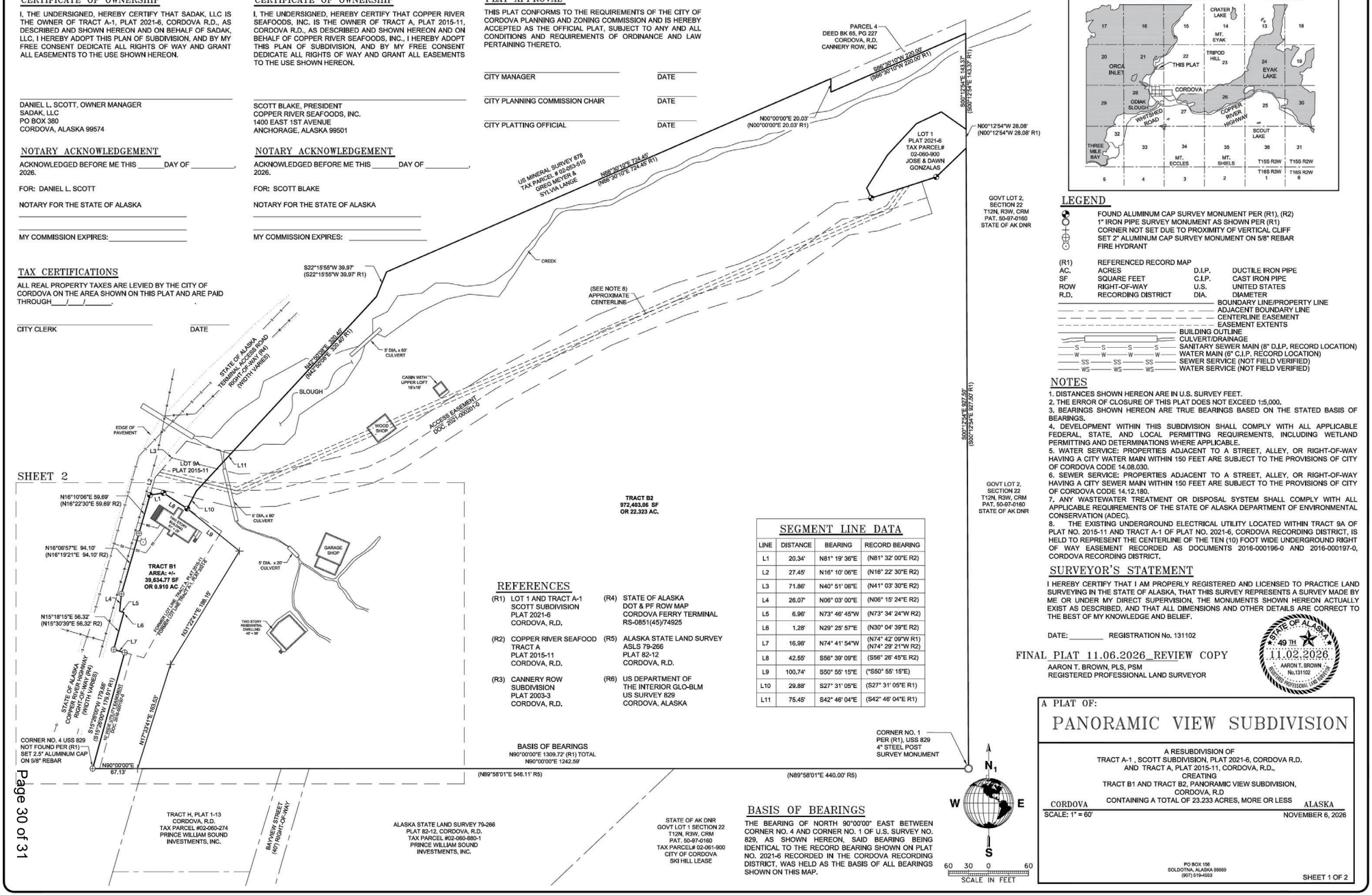
CITY PLATTING OFFICIAL _____ DATE _____

TAX CERTIFICATIONS

ALL REAL PROPERTY TAXES ARE LEVIED BY THE CITY OF CORDOVA ON THE AREA SHOWN ON THIS PLAT AND ARE PAID THROUGH___/___/_____.

CITY CLERK _____ DATE _____

SHEET 2



SEGMENT LINE DATA

LINE	DISTANCE	BEARING	RECORD BEARING
L1	20.34'	N81° 19' 36"E	(N81° 32' 00"E R2)
L2	27.45'	N16° 10' 06"E	(N16° 22' 30"E R2)
L3	71.86'	N40° 51' 06"E	(N41° 03' 30"E R2)
L4	26.07'	N06° 03' 00"E	(N06° 15' 24"E R2)
L5	6.96'	N73° 46' 45"W	(N73° 34' 24"W R2)
L6	1.28'	N29° 25' 57"E	(N30° 04' 39"E R2)
L7	16.98'	N74° 41' 54"W	(N74° 42' 09"W R1) (N74° 29' 21"W R2)
L8	42.55'	S56° 39' 09"E	(S56° 28' 45"E R2)
L9	100.74'	S50° 55' 15"E	("S50° 55' 15"E)
L10	29.88'	S27° 31' 05"E	(S27° 31' 05"E R1)
L11	75.45'	S42° 46' 04"E	(S42° 46' 04"E R1)

REFERENCES

(R1) LOT 1 AND TRACT A-1
SCOTT SUBDIVISION
PLAT 2021-6
CORDOVA, R.D.

(R2) COPPER RIVER SEAFOOD
TRACT A
PLAT 2015-11
CORDOVA, R.D.

(R3) CANNERY ROW
SUBDIVISION
PLAT 2003-3
CORDOVA, R.D.

(R4) STATE OF ALASKA
DOT & PF ROW MAP
CORDOVA FERRY TERMINAL
RS-0851(45)/74925

(R5) ALASKA STATE LAND SURVEY
ASLS 79-266
PLAT 82-12
CORDOVA, R.D.

(R6) US DEPARTMENT OF
THE INTERIOR GLO-BLM
US SURVEY 829
CORDOVA, ALASKA

BASIS OF BEARINGS

THE BEARING OF NORTH 90°00'00" EAST BETWEEN CORNER NO. 4 AND CORNER NO. 1 OF U.S. SURVEY NO. 829, AS SHOWN HEREON, SAID BEARING BEING IDENTICAL TO THE RECORD BEARING SHOWN ON PLAT NO. 2021-6 RECORDED IN THE CORDOVA RECORDING DISTRICT, WAS HELD AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

VICINITY MAP SCALE: 1" = 1 MILE

LEGEND

- FOUND ALUMINUM CAP SURVEY MONUMENT PER (R1), (R2)
- 1" IRON PIPE SURVEY MONUMENT AS SHOWN PER (R1)
- CORNER NOT SET DUE TO PROXIMITY OF VERTICAL CLIFF
- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR
- FIRE HYDRANT

(R1)	REFERENCED RECORD MAP		
AC.	ACRES	D.I.P.	DUCTILE IRON PIPE
SF	SQUARE FEET	C.I.P.	CAST IRON PIPE
ROW	RIGHT-OF-WAY	U.S.	UNITED STATES
R.D.	RECORDING DISTRICT	DIA.	DIAMETER

- BOUNDARY LINE/PROPERTY LINE
- ADJACENT BOUNDARY LINE
- CENTERLINE EASEMENT
- EASEMENT EXTENTS
- BUILDING OUTLINE
- CULVERT/DRAINAGE
- SANITARY SEWER MAIN (8" D.I.P. RECORD LOCATION)
- WATER MAIN (6" C.I.P. RECORD LOCATION)
- SEWER SERVICE (NOT FIELD VERIFIED)
- WATER SERVICE (NOT FIELD VERIFIED)

NOTES

1. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000.
3. BEARINGS SHOWN HEREON ARE TRUE BEARINGS BASED ON THE STATED BASIS OF BEARINGS.
4. DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS, INCLUDING WETLAND PERMITTING AND DETERMINATIONS WHERE APPLICABLE.
5. WATER SERVICE: PROPERTIES ADJACENT TO A STREET, ALLEY, OR RIGHT-OF-WAY HAVING A CITY WATER MAIN WITHIN 150 FEET ARE SUBJECT TO THE PROVISIONS OF CITY OF CORDOVA CODE 14.08.030.
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7. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC).
8. THE EXISTING UNDERGROUND ELECTRICAL UTILITY LOCATED WITHIN TRACT 9A OF PLAT NO. 2015-11 AND TRACT A-1 OF PLAT NO. 2021-6, CORDOVA RECORDING DISTRICT, IS HELD TO REPRESENT THE CENTERLINE OF THE TEN (10) FOOT WIDE UNDERGROUND RIGHT OF WAY EASEMENT RECORDED AS DOCUMENTS 2016-000196-0 AND 2016-000197-0, CORDOVA RECORDING DISTRICT.

SURVEYOR'S STATEMENT

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

DATE: _____ REGISTRATION No. 131102

FINAL PLAT 11.06.2026_REVIEW COPY

AARON T. BROWN, PLS, PSM
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ALASKA 49TH 11.02.2026 AARON T. BROWN No.131102 REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF:

PANORAMIC VIEW SUBDIVISION

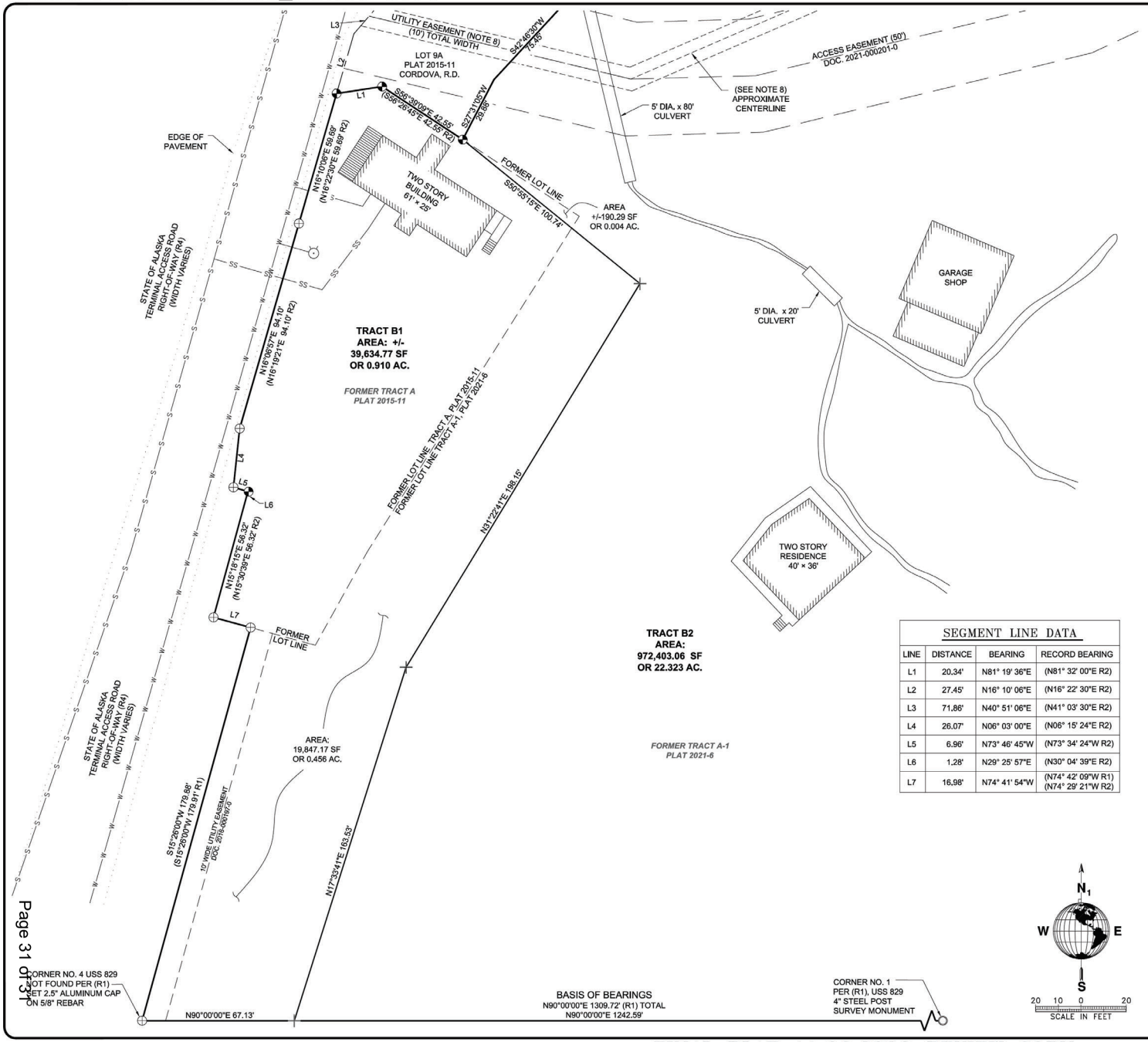
A RESUBDIVISION OF
TRACT A-1 , SCOTT SUBDIVISION, PLAT 2021-6, CORDOVA R.D.
AND TRACT A, PLAT 2015-11, CORDOVA, R.D.,
CREATING
TRACT B1 AND TRACT B2, PANORAMIC VIEW SUBDIVISION,
CORDOVA, R.D
CONTAINING A TOTAL OF 23.233 ACRES, MORE OR LESS
CORDOVA ALASKA

SCALE: 1" = 60' NOVEMBER 6, 2026

PO BOX 156
SOLDOTNA, ALASKA 99669
(907) 519-4553

SHEET 1 OF 2

ATTACHMENT E



SEGMENT LINE DATA

LINE	DISTANCE	BEARING	RECORD BEARING
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LEGEND

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- SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR
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(R1) REFERENCED RECORD MAP

AC.	ACRES	D.I.P.	DUCTILE IRON PIPE
SF	SQUARE FEET	C.I.P.	CAST IRON PIPE
ROW	RIGHT-OF-WAY	U.S.	UNITED STATES
R.D.	RECORDING DISTRICT	DIA.	DIAMETER

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- ADJACENT BOUNDARY LINE
- CENTERLINE EASEMENT
- EASEMENT EXTENTS
- EDGE OF PAVEMENT
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- SEWER SERVICE (NOT FIELD VERIFIED)
- WATER SERVICE (NOT FIELD VERIFIED)

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SCOTT SUBDIVISION
PLAT 2021-6
CORDOVA, R.D.

(R2) COPPER RIVER SEAFOOD
TRACT A
PLAT 2015-11
CORDOVA, R.D.

(R3) CANNERY ROW
SUBDIVISION
PLAT 2003-3
CORDOVA, R.D.

(R4) STATE OF ALASKA
DOT & PF ROW MAP
CORDOVA FERRY TERMINAL
RS-0851(45)/74925

(R5) ALASKA STATE LAND SURVEY
ASLS 79-266
PLAT 82-12
CORDOVA, R.D.

(R6) US DEPARTMENT OF
THE INTERIOR GLO-BLM
US SURVEY 829
CORDOVA, ALASKA

FINAL PLAT 11.06.2026_REVIEW COPY

A PLAT OF:

PANORAMIC VIEW SUBDIVISION

A RESUBDIVISION OF
TRACT A-1 , SCOTT SUBDIVISION, PLAT 2021-6, CORDOVA R.D.
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CORDOVA ALASKA

SCALE: 1" = 20' NOVEMBER 6, 2026

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SHEET 2 OF 2

FINAL PLAT 11.06.2026_REVIEW COPY