

RESOLUTION 17-05-01-01
CITY OF THORNE BAY

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE PLANNING AND ZONING COMMISSION, RECOMMENDING THAT THE OLD SKID ROAD SUBDIVISION, ASLS 2014-62, AND SOUTH THORNE BAY SUBDIVISION, ADDITION 1, ASLS 2006-72, BE ZONED AS RESIDENTIAL/COMMERCIAL III, WHICH IS THE SAME ZONING AS THE ADJACENT ZONING WITHIN THE SOUTH ARM SUBDIVISION AND SOUTH THORNE BAY SUBDIVISIONS

WHEREAS, the City Council is the governing body for the City of Thorne Bay, Alaska; and

WHEREAS, in the absence of an active Planning and Zoning Commission, the City Council shall perform all planning functions; and

WHEREAS, the City Council held a Planning and Zoning workshop on April 4, 2017, to identify un-zoned parcels within the City Limits, and review the current zoning ordinances; and

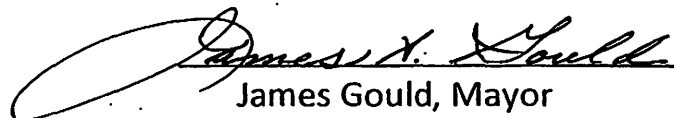
WHEREAS, the City Council believes it to be in the best interest of the City and current property owners with the subdivisions of South Thorne Bay Subdivision Addition 1, and Old Skid Road Subdivision, to be zoned as Residential/Commercial III; and

WHEREAS, the City Council has allowed the platting of State Land adjacent to South Thorne Bay Subdivisions with the intent that land uses would be consistent; and

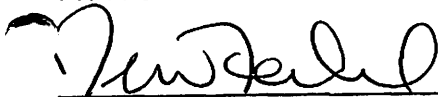
WHEREAS, the Residential/Commercial III Zone is consistent with the surrounding zoning and the Residential/Commercial III Zone is intended to be as unrestrictive as possible, allowing many different compatible uses, yet still provides protection to all property owners within the subdivisions and adjacent subdivisions.

NOW, THEREFORE, BE IT RESOLVED that the City Council acting as the Planning Commission for the City of Thorne Bay, recommends that the Old Skid Road Subdivision, ASLS 2014-62, and South Thorne Bay Addition 1 Subdivision, ASLS 2006-72, to be zoned as Residential Commercial III, Title 17.04.026 of the Thorne Bay Municipal Code.

PASSED AND APPROVED: May 1, 2017


James Gould, Mayor

ATTEST:


Teri Feibel, CMC

MONUMENT DATA



Recovered DNR 3.25" Aluminum Monument - very partially visible



Recovered R.M. 3.25" Monument in good condition



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Set DNR 3.25" Aluminum Monument without Deep-1 Magnet



Set DNR 3.25" Aluminum Monument without Deep-1 Magnet

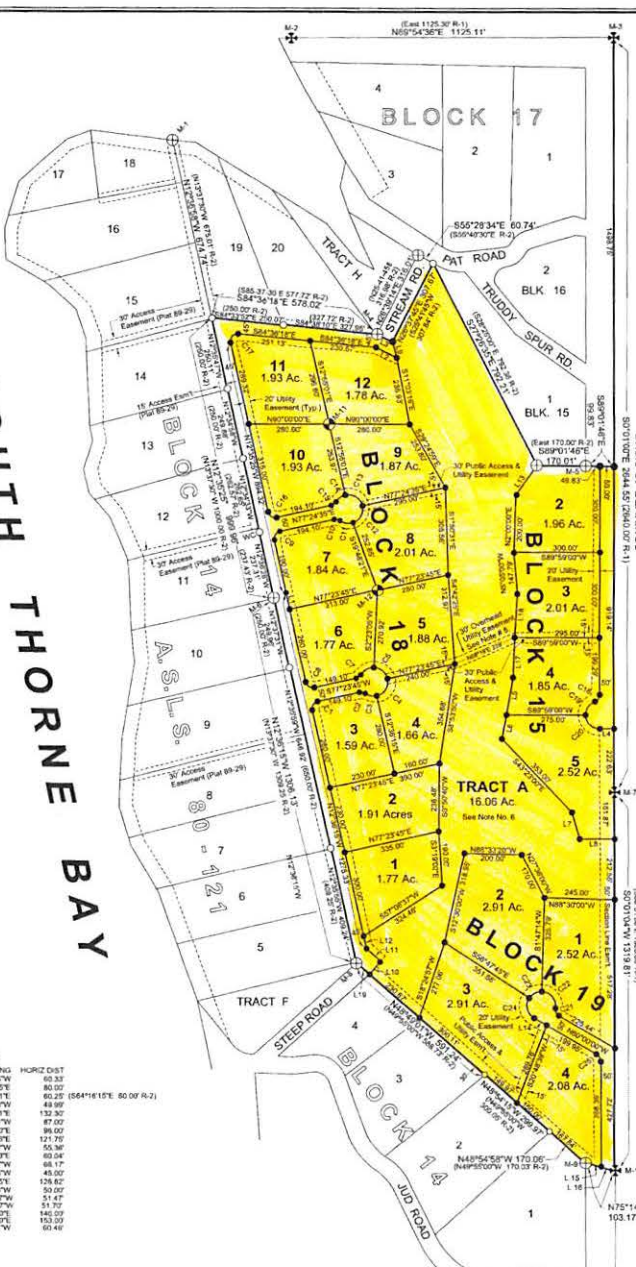
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	25.00	90°00'00"	39.27	35.30	N32°24'47"E
C2	25.00	48°11'21"	21.02	23.41	S78°20'47"E
C3	50.00	48°11'21"	42.00	40.82	S78°20'47"E
C4	50.00	90°00'00"	78.54	70.71	N42°24'47"E
C5	50.00	75°00'42"	66.46	60.88	N30°19'33"W
C6	50.00	43°10'41"	47.12	52.38	S69°47'43"W
C7	25.00	48°11'21"	21.02	20.41	S33°18'04"W
C8	25.00	90°00'00"	39.27	35.30	N32°24'47"E
C9	25.00	85°00'00"	39.27	35.30	N32°24'47"E
C10	25.00	48°11'21"	21.02	20.41	S33°18'04"W
C11	50.00	50°24'11"	48.30	48.49	S82°06'13"E
C12	50.00	48°11'21"	72.24	66.11	S78°20'47"E
C13	50.00	90°19'48"	78.82	70.91	N52°40'13"W
C14	50.00	47°54'41"	41.77	40.59	S50°09'37"W
C15	25.00	48°11'21"	21.02	20.41	S33°18'04"W
C16	25.00	90°00'00"	39.27	35.30	N32°24'47"E
C17	25.00	117°00'00"	47.12	42.40	N41°24'48"E
C18	25.00	70°31'44"	30.77	29.87	S39°14'53"W
C19	50.00	70°31'44"	61.50	57.74	S39°14'53"W
C20	50.00	90°00'00"	78.54	70.71	N42°24'47"E
C21	25.00	85°00'00"	39.27	35.30	N32°24'47"E
C22	50.00	84°44'30"	81.17	75.89	S38°50'11"E
C23	50.00	84°30'00"	81.18	48.87	N62°29'48"E
C24	50.00	83°12'11"	81.34	72.68	N13°23'33"W
C25	50.00	80°00'00"	31.43	33.61	N22°59'53"W

LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N12°20'15"W	60.33
L2	S67°22'15"E	80.02
L3	S64°16'15"E	80.00 (60.00 @ 157.6)
L4	S89°59'00"W	48.89
L5	N10°22'11"E	132.80
L6	S10°22'11"W	87.00
L7	S16°00'00"W	121.79
L8	N14°58'27"W	88.17
L9	N44°58'27"W	121.79
L10	N14°58'27"W	55.38
L11	N44°58'27"W	88.17
L12	N44°58'27"W	88.17
L13	N44°58'27"W	121.79
L14	N44°58'27"W	88.17
L15	N05°14'03"W	51.47
L16	N05°14'03"W	81.77
L17	N63°30'00"E	146.09
L18	N63°30'00"E	103.00
L19	N44°49'01"W	60.48

SOUTH THORNE BAY



GEOGRAPHIC COORDINATES
 Lat. Long.
 NAD 27 - 59°38'55.62" N - 132°28'35.18" W
 NAD 83 - 59°38'53.68" N - 132°28'41.22" W
 Basis of Coordinates: BLM Plat of T.72 S., R.84 E., CRM accepted 2/14/85.



UNSURVEYED

UNSURVEYED

LEGEND:

- ⊕ RECOVERED BLM MONUMENT, AS NOTED
- ⊙ RECOVERED PRIMARY MONUMENT AS NOTED
- RECOVERED SECONDARY MONUMENT AS PER ASLS 80-121
- ⊙ SET 3" 30° DNR ALUMINUM MONUMENT ON 2" ALUMINUM PIPE, BURIED MAGNET FLOWSCOPE PIPE
- SET 2" AL CAP ON 5/8" X 30° REBAR MARKED L3-2481
- SURVEYED LINE
- - - UNSURVEYED LINE
- WC WITNESS CORNER
- MC MEASURER CORNER
- (R-1) RECORD DATA - BLM Plat of T.72 S., R.84 E., CRM, AK, accepted 2/14/85
- (R-2) RECORD DATA - Plat 89-29, Approved Plat of ASLS 80-121

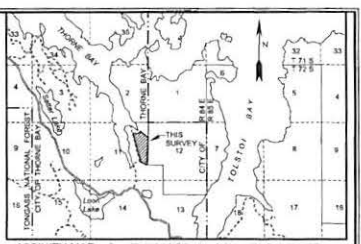
NOTES:

1. This survey was accomplished in accordance with AS 38.04.04, USC 734 and 508 2005-72.
2. All bearings shown are true bearings as related to the Basis of Bearing and distances shown are reduced to horizontal field distances.
3. The accuracy of the survey is greater than 1:5000.
4. All parcels of land owned by the State of Alaska, located within 500 feet of or intersected by a surveyed or un-surveyed section line, are subject to a 50-foot (50') easement, on each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 13.010.
5. No surface or subsurface facilities will be allowed in the wellhead area between the well boundary of Block 15 and the east boundary of Block 18.
6. Tract A is reserved for stream & wetland protection and for non-motorized public access.
7. Lines may contain wetlands; a Copy of Engineers Permit may be required to develop any wetlands.

ACCEPTANCE OF DEDICATION

The Mayor hereby accepts for public uses and for public purposes, the real property dedicated to the public by this plat including easements, rights-of-way, alleys, and roadways shown on this plat. The acceptance of same for public use or public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements.

James Gould, Mayor, City of Thorne Bay Date: 2/2/09



VICINITY MAP From "Coast-C-AK" Quadrangle Map, 1984 Scale 1" = 1 Mile

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS 2006-72, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use, as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

David J. Williams Director, Division of Mining, Land and Water Date: 2-25-2009

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 25th day of February, 2009.

David J. Williams Notary Public for Alaska My Commission Expires 12/31/2010



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, 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.

Chris J. Temple, R.L.S. 3481 Date: 2/1/2009



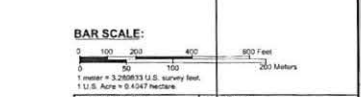
CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Thorne Bay, Alaska, and that said plat has been approved by the Planning Board by Plat Resolution No. 2009-11-02-02, dated 1/20/09, and that the plat shown hereon has been approved for recording at the District Recorder's Office, Kenai, Alaska.

Thomas Bay Planning Commission Date: 2/2/09
David J. Williams Chairman, Thorne Bay Planning Commission
Dana Williams Clerk, Thorne Bay Planning Commission Date: 2/2/09

TAX CERTIFICATE

This subdivision lies within the Tax Authority of the City of Thorne Bay. As of the date of this plat, the City of Thorne Bay has no property tax levy.



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2006-72
SOUTH THORNE BAY, ADDITION NO. 1

CREATING: LOT 2-5 BLOCK 15; LOTS 1-12, BLOCK 18; LOTS 1-4, BLOCK 19 AND TRACT A
 LOCATED WITHIN SURVEYED SECTION 11, T. 72 S., R. 84 E., COPPER RIVER MERIDIAN, ALASKA CONTAINING 62.74 ACRES, MORE OR LESS

NECHASKA RECORDING DISTRICT

DATE OF SURVEY: Beginning: 8/10/2007 Ending: 9/10/2008
 SURVEYOR: CHRIS J. TEMPLE (LAND SURVEYING) PO Box 1278 KENAI COVE, AK 99828

APPROVED FOR RECORDING: *David J. Williams* 2/10/09
 DATE: 10/20/09
 DRAWN BY: CLT
 DATE: 10/20/09
 SCALE: 1"=200'

FILE NO: ASLS 2006/0072