

RESOLUTION 17-05-01-03
CITY OF THORNE BAY

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE PLANNING AND ZONING COMMISSION, RECOMMENDING THAT TRACT BP-2A, CURRENTLY ZONED AS COMMERCIAL, BE REZONED TO DEER CREEK RESIDENTIAL ZONING

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 Planning Commission and City Council in non-code ordinance, 02-09-05-01 established zoning for Tract BP-2 (later subdivided into Tract BP-2A and BP-2B to commercial; and

WHEREAS, the Planning Commission feels the property east of Deer Creek is more suitable for residential development due to the slope and access; and

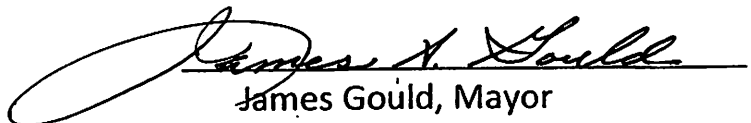
WHEREAS, not all lands in this zone change are suitable for development and should be left in open space or greenbelts when the property is developed into residential lots; and

WHEREAS, Deer Creek provides a natural boundary between residential development and commercial development; and


WHEREAS, there is Commercial Zoned Property available throughout Thorne Bay the City recognizes a growing need for Residential Properties in Thorne Bay, and

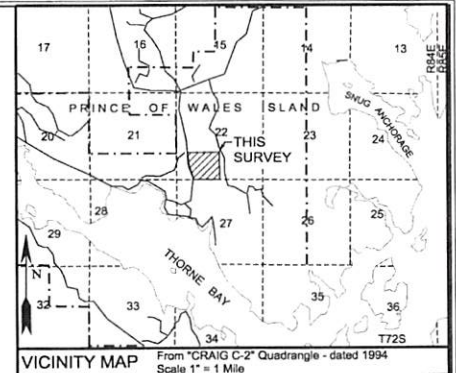
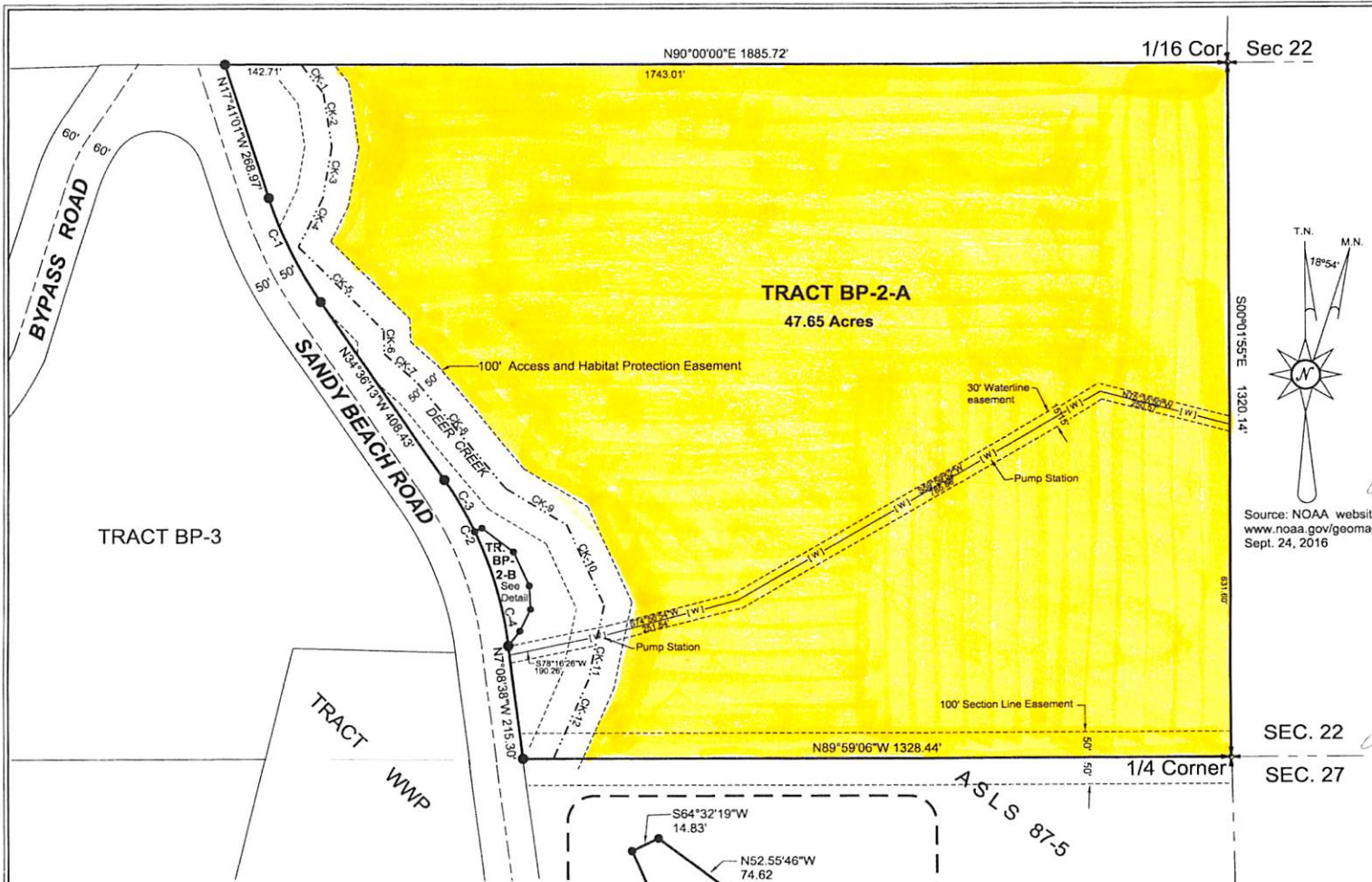
NOW, THEREFORE, BE IT RESOLVED that the City Council, acting as the Planning Commission, for the City of Thorne Bay, recommends that Tract BP-2A, east of Deer Creek be rezoned to Deer Creek Residential.

PASSED AND APPROVED: May 1, 2017


James Gould, Mayor

ATTEST:


Teri Feibel, CMC



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of Tract BP-2-A and TRACT BP-2-B, that we do approve of this survey and plat and that we do for ourselves, our heirs, and assigns dedicate, donate, and convey to the public all right-of-way / alleys / public utility areas / easements / other public ways as shown herein.

James A. Soull 10-4-16
for the City of Thorne Bay - Owner Date:

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 4th day of October, 2016.

Personally appeared *James A. Soull* Mayor

Denise
Notary Public for the State of Alaska
My Commission Expires 12/1/2019

COUNCIL CERTIFICATE

I hereby certify that this plat conforms to Thorne Bay Council Resolution No. 04-02-20-03 Date May 20, 2016

James A. Soull 10-4-16
Chairman, Thorne Bay Planning Commission Date

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 Platting Board by Resolution No. 04-02-13 Dated May 20, 2016 and that the plat shown herein has been approved for recording at the Ketchikan Recording Office.

James A. Soull 10-4-16
Chairman, Thorne Bay Planning Commission Date

Attest: *Denise* 10/4/2016
Clerk, Thorne Bay Planning Commission Date

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 Coffman Cove has no property tax levy.



PLAT OF:
SEAFORD SUBDIVISION
A SUBDIVISION OF TRACT BP-2, PLAT NO. 97-86
KETCHIKAN RECORDING DISTRICT
CONTAINING 47.88 ACRES
Creating TRACTS BP-2-A and BP-2 B
LOCATED WITHIN SECTION 22, T. 71 S., R. 84 E., C.R.M.
KETCHIKAN RECORDING DISTRICT

Surveyed for:
DAVID SEAFORD
PO BOX 19449
THORNE BAY, AK 99919

Surveyed by:
CRAIG L. TEMPLIN
REGISTERED LAND SURVEYOR
SEURO-WOOLLEY, WA 98284
Phone 907-617-2808

Date of Survey:
3/17/2004

Drawn by: Craig Templin

Scale: 1" = 150'

Date of Plat:
9/24/2016

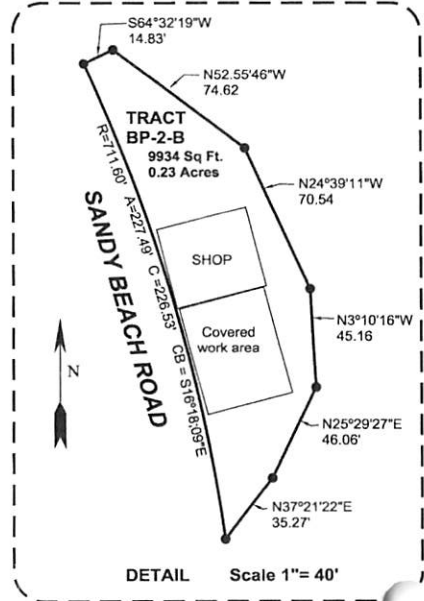
File No.

DEER CREEK MEANDERS

COURSE	BEARING	DISTANCE
CK-1	S37°07'58"E	68.88
CK-2	S08°44'24"E	104.64'
CK-3	S10°03'54"W	99.29'
CK-4	S25°50'42"W	104.62'
CK-5	S45°26'38"E	224.74'
CK-6	S01°47'34"E	43.80'
CK-7	S47°55'21"E	85.84'
CK-8	S39°29'41"E	257.38'
CK-9	S58°54'59"E	133.84'
CK-10	S24°39'14"E	166.92'
CK-11	S11°21'21"W	143.89'
CK-12	S23°57'17"W	163.94'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD	CH. BEARING
C-1	750.00'	221.48'	16°08'37"	220.67'	S26°08'37"E
C-2	711.60'	341.04'	27°27'35"	337.79'	S20°52'02"E
C-3	711.60'	113.35'	9°03'33"	113.43'	S30°01'57"E
C-4	711.60'	227.49'	18°19'02"	226.53'	S16°18'09"E



- NOTES:**
- The error of closure of this survey does not exceed 1:5,000.
 - All bearings are true bearings as oriented to the basis of bearings and the distances are reduced to horizontal field distances.
 - This plat is subject to all conditions, restrictions and easements shown on Plat No. 97-86, Ketchikan Rec. Dist.
 - All data shown for Lot BP-2 is based upon the survey of PLAT NO. 97-86 by Craig L. Templin.
 - The original mylar printed for this subdivision was lost and therefore not recorded in 2004. This Plat is a new Plat drawn by the original surveyor. No new survey was performed.

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.



Craig L. Templin, RLS No. 3491
9-26-2013
Date:

2016-29
Plat #
Ketchikan
10-5-2016
Date
Time: 10:08 AM