

RESOLUTION 17-05-01-04
CITY OF THORNE BAY

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE PLANNING AND ZONING COMMISSION, RECOMMENDING THAT TRACT BP-3, PLAT 97-86 CURRENTLY ZONED AS INDUSTRIAL, BE REZONED TO RESIDENTIAL / COMMERCIAL III

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 zoned parcels within the City Limits, and review the current zoning ordinances; and

WHEREAS, the Planning Commission and City Council in non-code ordinance, 02-09-05-02 established zoning for Tract BP-3, Plat 97-86, to industrial; and

WHEREAS, the City Council feels the property is more suitable for a mixture of residential and commercial development; and

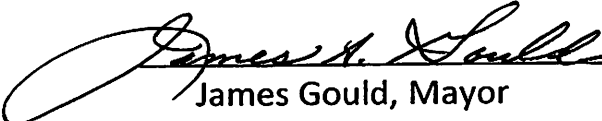
WHEREAS, Commercial III allows for industrial uses that will not adversely affect other development; and

WHEREAS, the eastern side of BP-3 is more suitable for industrial uses; and

WHEREAS, the city currently owns and operates a material source on the easterly side of parcel BP-3 adjacent to Sandy Beach Road that is not suitable for residential development; 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-3 be rezoned to Residential / Commercial III.

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 Bypass Road Lands, 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 / egress / public utility areas / easements / other public ways as shown hereon.

Linda F. Brown 11-20-97
Date

NOTARIES ACKNOWLEDGEMENT

Subscribed and sworn before me this 16th day of Nov 1997.

Personally appeared *Linda F. Brown* and _____



Jerry D. Dean
Notary Public for the State of Alaska
My Commission Expires 10-1-00

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 Resolution No. 97-11-12-01 Dated 10/21/97 and that the plat shown hereon has been approved for recording at the Ketchikan Recording Office, Ketchikan, Alaska.

Richard S. King Planning Official
Thorne Bay Planning Commission 11/16/97
Date

Affirm: *Richard S. King*
Clerk, Thorne Bay Planning Commission 11/16/97
Date

TAX STATEMENT

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.

SURVEYORS 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.

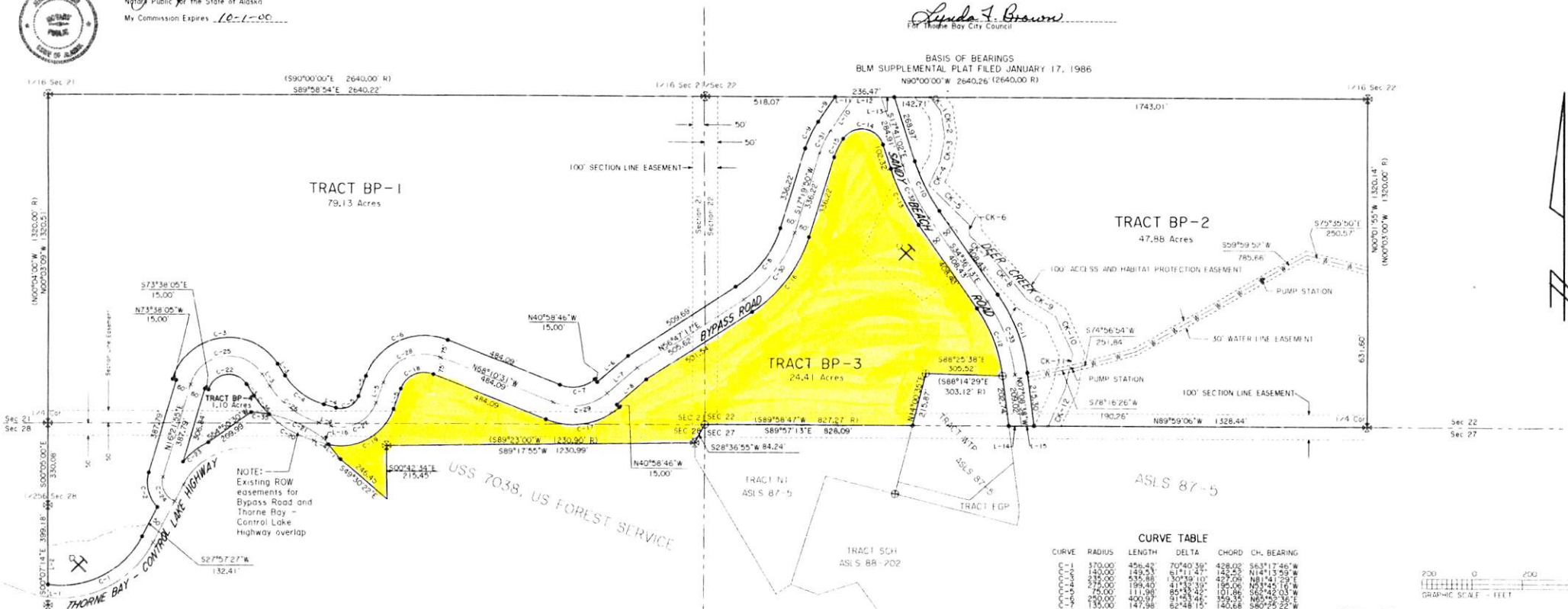
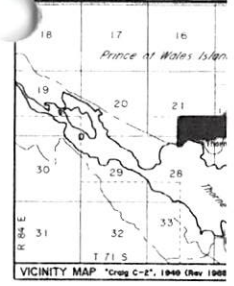
Craig L. Templin
CRAIG L. TEMPLIN, AK RES NO. 3491
10-20-97
Date



COUNCIL CERTIFICATE

I hereby certify that this plat conforms to Thorne Bay Council Resolution No. 97-11-12-01 Dated 11-20-97

Linda F. Brown
For Thorne Bay City Council



LINE TABLE

COURSE	BEARING	DISTANCE
L-1	N00°07'14"W	82.18
L-2	N00°07'14"W	318.90
L-3	S3°15'57"E	26.18
L-4	S74°31'38"E	50.80
L-5	N1°05'43"E	86.54
L-6	N49°01'14"E	163.70
L-7	N49°01'14"E	258.85
L-8	N49°01'14"E	254.88
L-9	N3°15'10"E	120.07
L-10	N3°15'10"E	160.32
L-11	N00°00'00"W	72.25
L-12	N00°00'00"W	111.74
L-13	N00°00'00"E	52.48
L-14	S89°59'06"E	50.39
L-15	S89°59'06"E	50.39
L-16	S39°43'35"E	33.04
L-17	S39°43'35"E	76.98

DEER CREEK MEANDER

COURSE	BEARING	DISTANCE
CK-1	S37°07'58"E	68.89'
CK-2	S08°44'24"E	104.64'
CK-3	S10°03'54"W	99.29'
CK-4	S25°50'42"W	104.65'
CK-5	S45°26'38"E	224.74'
CK-6	S01°47'34"E	43.80'
CK-7	S47°52'21"E	85.84'
CK-8	S39°29'41"E	257.38'
CK-9	S58°54'58"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'

LEGEND:
 * Found BLM Primary Monument
 ⊕ Found Primary Monument
 ○ Found Secondary Monument
 --- Surveyed Line
 - - - Unsurveyed Line
 X Rock Pit
 • Set Secondary Monument

ACREAGE SUMMARY

TRACT BP-1	79.13 Ac.
BP-2	47.88 Ac.
BP-3	24.4 Ac.
BP-4	1.10 Ac.
Total Acreage	168.68 Ac.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	570.00	456.42	70°40'36"	428.02	S63°17'46"W
C-2	140.00	149.53	61°11'47"	122.25	N14°13'59"W
C-3	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-4	275.00	199.40	61°11'47"	185.06	N14°13'59"W
C-5	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-6	200.00	400.37	89°32'42"	101.39	N14°13'59"W
C-7	110.00	147.96	61°11'47"	122.25	N14°13'59"W
C-8	440.00	303.01	61°11'47"	257.06	N14°13'59"W
C-9	410.00	118.48	16°11'16"	117.81	N14°13'59"W
C-10	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-11	71.00	81.04	27°27'45"	57.79	N14°13'59"W
C-12	80.00	159.37	16°11'16"	150.64	N14°13'59"W
C-13	850.00	261.01	16°11'16"	220.10	N14°13'59"W
C-14	80.00	81.04	27°27'45"	57.79	N14°13'59"W
C-15	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-16	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-17	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-18	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-19	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-20	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-21	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-22	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-23	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-24	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-25	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-26	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-27	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-28	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-29	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-30	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-31	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-32	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-33	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-34	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-35	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-36	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-37	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-38	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-39	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-40	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-41	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-42	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-43	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-44	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-45	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-46	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-47	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-48	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-49	110.00	119.48	50°49'10"	95.06	N14°13'59"W
C-50	110.00	119.48	50°49'10"	95.06	N14°13'59"W

97-86
 RECORDED FILED 20
 Ketchikan REG. COMM.
 DATE NOV 25 1997
 TIME 5:01 P.M.
 Prepared by City of
 Thorne Bay

Plot of:
BYPASS ROAD L
 Located With:
 The S1/2 SW1/4 of Sec
 The S1/2 SE1/4 of Sec
 and a portion of BLM Lot
 Two 71 S., Rge 84 E., C.

Surveyed For:
 The City of Thorne Bay
 PO Box 19110
 Thorne Bay, AK, 99918
 Ketchikan

Surveyed By:
 Templin
 PO Box
 Ketchikan

Scale: 1" = 200'
 Drawn By: B.L.T.
 Date: 08/08