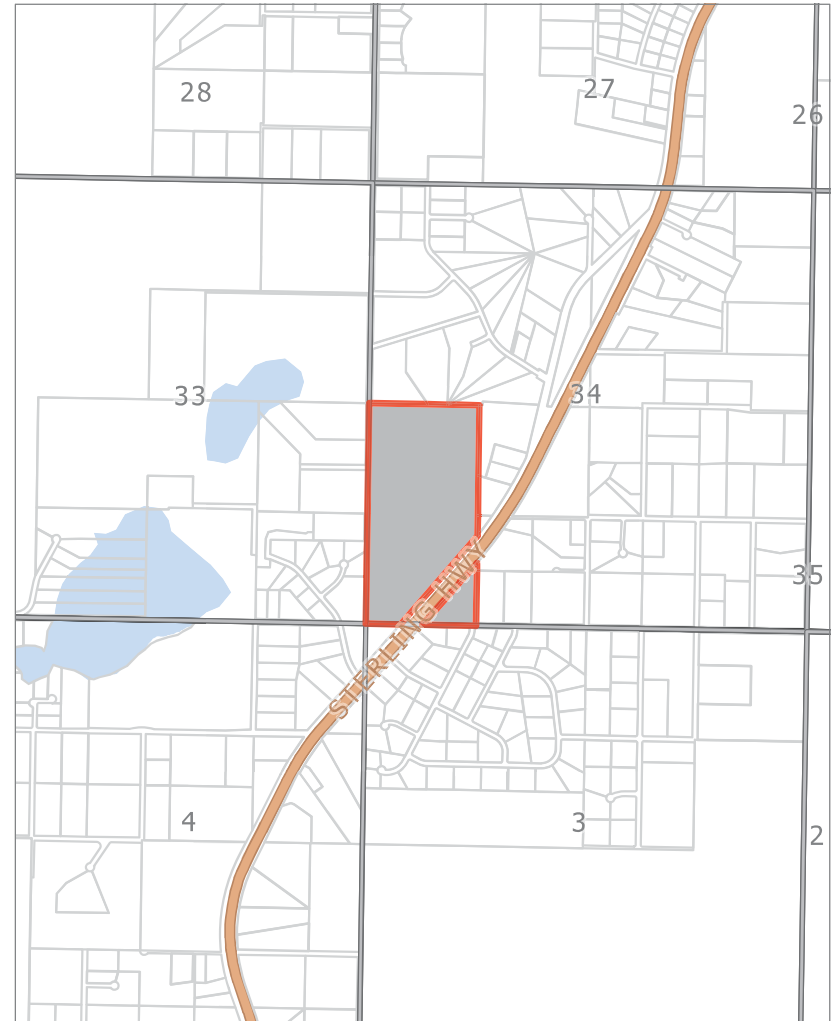
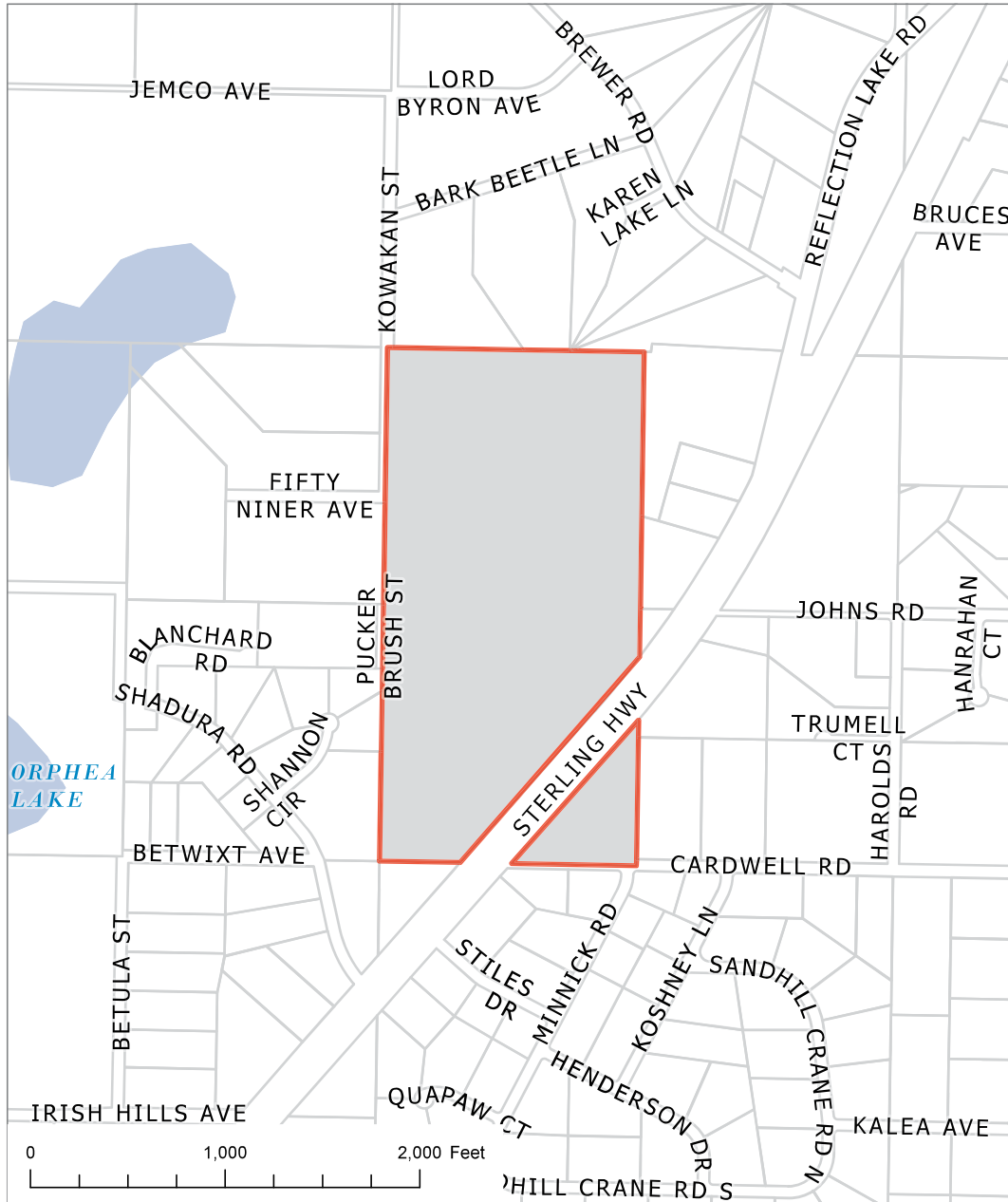


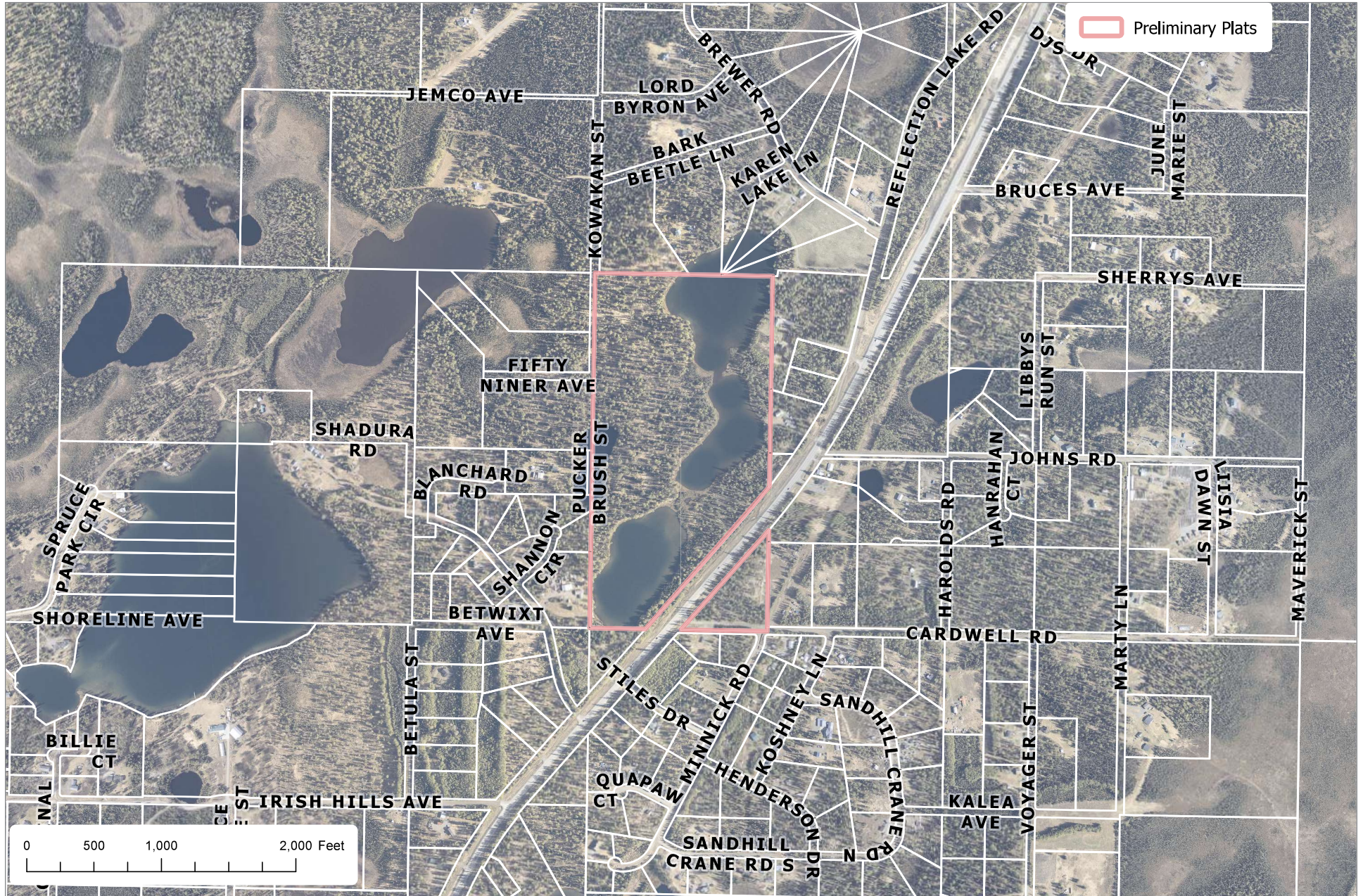
E. NEW BUSINESS

- 1. Three Ponds Subdivision; KPB File 2024-006
Fixed Height LLC / Warner
Location: MP 103 Sterling Highway
Kalifornsky Area**

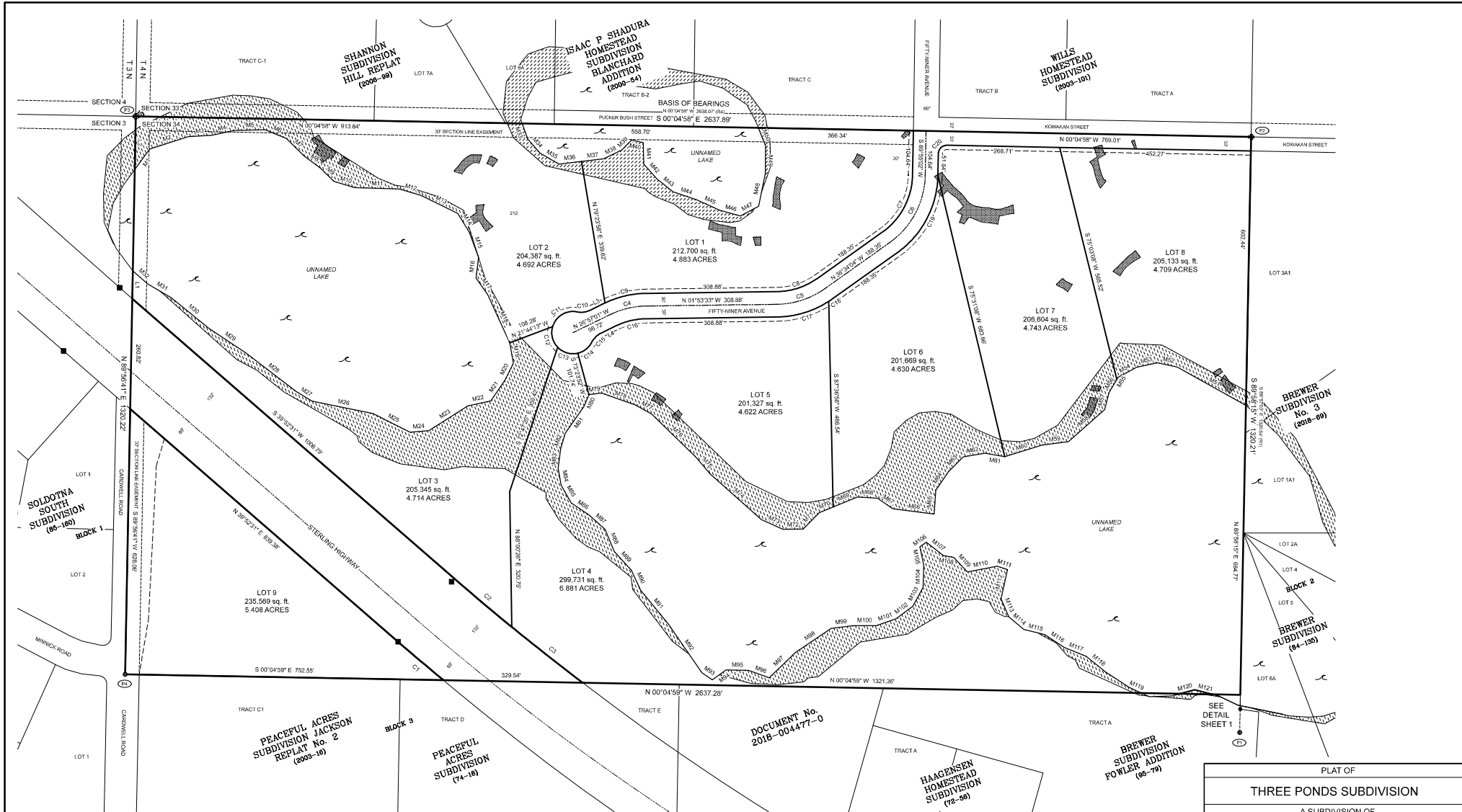


KPB File 2024-006
 T 04N R 11W SEC 34
 Kalifornsky

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



DOCUMENT No.
2018-004477-0

- LEGEND**
- ◆ FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 5" REBAR W/ YELLOW PLASTIC CAP
 - FOUND 6" x 6" CONCRETE MONUMENT
 - (R1) RECORD MEASUREMENT - PLAT No. 84-135
 - (R2) RECORD MEASUREMENT - PLAT No. 95-79
 - (R3) RECORD MEASUREMENT - PLAT No. 2003-16
 - (R4) RECORD MEASUREMENT - PLAT No. 2003-54
 - RIGHT-OF-WAY CENTERLINE
 - - - 10' UTILITY EASEMENT
 - ▨ SLOPES EXCEEDING 20% GRADE DETERMINED FROM KENAI PENINSULA BOROUGH TERRAIN VIEWER 4 CONTOUR DATA
 - ▨ WETLAND - TYPE "LAKE" (FROM KENAI PENINSULA BOROUGH GIS DATASET "TOW" WETLANDS ASSESSMENT)
 - ▨ WETLAND - TYPE "DEPRESSION" (FROM KENAI PENINSULA BOROUGH GIS DATASET "TOW" WETLANDS ASSESSMENT)



GRAPHIC SCALE
0 50 100 200
1 Inch = 100 feet

PLAT OF	
THREE PONDS SUBDIVISION	
A SUBDIVISION OF	
W 1/2 SW 1/4, SECTION 34, T 4 N, R 11 W, SEWARD MERIDIAN KENAI RECORDING DISTRICT CONTAINING 79.94 ACRES	
	FIXED HEIGHT LLC
OWNER: ALASKA MENTAL HEALTH TRUST AUTHORITY 3745 COMMUNITY PARK LOOP, SUITE 200, ANCHORAGE, AK 99508	907 290 8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544
KPB FILE NO.: xxxxxxxx	DRAWN BY: BS
PROJECT NO.: 23064	CHECKED BY: ATP
SURVEY DATE: AUGUST 1, 2023	SCALE: 1" = 100'
	SHEET: 2 OF 2

2024-006

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
SUBDIVISION NAME

KPB File No.	2024-006
Plat Committee Meeting:	February 26, 2024
Applicant / Owner:	Alaska Mental Health Trust Authority of anchorage
Surveyor:	Buku Saliz / Fixed Height LLC
General Location:	Cardwell Rd & Sterling Highway Kasilof area

Parent Parcel No.:	131-170-28 & 131-170-29
Legal Description:	W1/2 SW1/4 Sec 34, T4N, R11W SM AK
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.100

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide 79.94 acres parcel into ten new lots ranging in size 4.622 acres to 6.881 acres. Lot 10 is 406 sq ft being a remnant in the corner of the property near the northeast divided by the lake.

Location and Legal Access (existing and proposed):

The plat is located along the Sterling Highway at milepost 103 in the Kasilof area. Sterling Highway crosses the plat giving access to Lots 3, 4 and 9. Lots 1, 2, 3, 4, 5 and 7 will have access from currently named Three Pond Road a proposed cul-de-sac. Lots 7 and 8 have access from Kowakan Street which this plat dedicates half the right-of-way to. Lot 9 also has access from Cardwell Road. Access to the Sterling Highway will be limited by the DOT for Lots 3, 4 and 9. Lot 10 has no access by road and several exceptions to code have been requested as detailed

The length of Three Ponds Road exceeds 1,000 feet and an exception has been requested.

Block length is not compliant. With the location of the lakes and no roads accessible where currently needed **staff recommends** the Committee concur that an exception is not needed.

The plat is affected by section line easements on the south and west lines as shown. **Staff recommends:** to label the section line easements outside of the plat where roads are not dedicated. Verify the width of the section line easement within the plat.

Cardwell Road on the south line of Lot 9 has the centerline of the road shown lying north of the section line easement. **Staff recommends:** Cardwell Road be dedicated 33 feet north of the centerline of the existing road and south to the property line.

On the east side of Lot 9 Tract C1 is being replatted and has a proposed half cul-de-sac along the adjacent line to Lot 9. This plat will need to match the cul-de-sac for dedicating the west half of the cul-de-sac. A copy of the plat has been supplied to the surveyor for said purposes.

Staff recommends: the Plat Committee concur that these two recommendations for rights-of-way need to be met as part of the approval of the plat.

KPB Roads Dept. comments	Out of Jurisdiction: No
--------------------------	-------------------------

	Roads Director: Griebel, Scott Comments: The west portion lots (1,2,5,6,7,8) and lot 9 appear to be supported by adequate existing ROW dedication and new dedication along a section line. Eastern lake parcels (3&4) will rely upon DOT access permitting. A substantial portion of lot 4 is somewhat stranded and will likely present conflict with existing resident development. Lot 9 involves existing encroachment by 1986 "grandfathered" Cardwell Rd. This plat may present a resolution opportunity.
SOA DOT comments	Sterling Highway ROW appears to be shown correctly

Site Investigation:

Currently the site has no improvements located on it.

There are steep areas on the plat that are shown as hatched on the drawing. There is an exhibit supplied by the surveyor showing the contours of the plat.

There are wetlands on the plat, located over the ponds located on and around the ponds on the plat. They are no flooding hazards identified affecting the plat.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments C. State Parks Reviewer: Comments:
State of Alaska Fish and Game	

Staff Analysis The plat was an aliquot piece of land previously not platted. No easements are listed in the certificate to plat.

Lot 10 is a 406 sq ft piece of land that is cut off by the pond in the northeast corner of the plat. The lot is a remnant more attached to Tract A of Brewer Subdivision Fowler Addition KN 95-79 in staff's opinion that just happens to be on the applicant's property due to lines. Exceptions are needed for lot 10 as follows:

- 20.30.050 Legal Access – *no access to a road*
- 20.30.200 Lots- Minimum size – *40,000 not met*
- 20.40 Wastewater Disposal – *no room for system*

A soils report will not be required as all the lots are over 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is in the Kalifornsky APC area which is inactive at this time

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

There does appear to be encroachment issues. Neighbors to the east look to be maintaining areas between their property and the ponds on the plat. **Staff recommends:** the owners may consider contacting these neighbors to check intent and see if there is interest in pieces of the plat. If so, the plat would need to come back to the Committee as addition of lots would be a major change. **Staff recommends;** If the plat were to come back for review, it would be beneficial to include the adjacent owners in the plat to include them by combining theirs and the pieces in use as new lots in the plat.

The name of Three Ponds Road was denied by Addressing in agency review comments. Addressing has notified staff that since this is an extension of Fifty-Niner Avenue, the cul-de-sac will be known as Fifty-Niner Circle.

Utility Easements

There are no utilities listed in the certificate to plat to be noted or shown.

The plat proposed a 10' utility easement along all rights-of-way. This is shown along Three Ponds Road only and should be added to all other rights-of-ways on the plat.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	No comment
ENSTAR	No comment
ACS	
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: NONE</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: FIFTY NINER AVE, KOWAKAN ST, STERLING HWY, CARDWELL RD.</p> <p>Existing Street Name Corrections Needed: PUCKER BRUSH ST</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p>
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	THREE PONDS RD Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment
Advisory Planning Commission	

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- No access to state maintained rights-of-ways permitted unless approved by the State of Alaska Department of Transportation.
- Add a plat note for reference to item 4 in the certificate to plat.
- Add a plat note for reference to item 5 in the certificate to plat.
- Add note for 10' utility easement.
- Add note for 20' building setback line
- Modify plat note 7 and remove 20.30.170 exception.
- Add the date of February 26, 2024 to plat note 7.

KPB 20.25.070 – Form and contents required

Staff recommendation: *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- After Seward Meridiam add State of Alaska.
- Add Kenai Peninsula Borough to the legal
- KPB File no is 2024-006

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
Staff recommendation:
- Correct spelling of Brush on Pucker Brush Street.
- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;
Staff recommendation:
 Add a north arrow to the detail.
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
- Check all properties for correct labeling around plat as there are several needed.
 - To the southwest add missing lot labels

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

KPB 20.40 – Wastewater Disposal

Staff recommendation: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: comply with 20.40.

KPB 20.60 – Final Plat

Staff recommendation: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

20.60.190. Certificates, statements, and signatures required.

Staff recommendation: comply with 20.60.190.

- Match the address of the owner under the Certificate of Ownership with the address in the title block.
- Add the date of February 26, 2024 to the Plat Approval.

EXCEPTIONS REQUESTED:

A. KPB 20.30.100 Cul-de-sacs

Surveyor's Discussion: An exception is requested to the borough code requiring that permanently closed roads shall be no longer than 1,000 feet long.

Findings:

1. It is undesirable to add additional access points along the Sterling Highway.
2. Due to the size and location of the lakes on this property, there are limited places to place usable Right-of-Way.
3. The surrounding properties all have legal access and most have physical access. Future extension of roads within this subdivision seems unlikely.

Staff Discussion:

The cul-de-sac is an extension of the road Fifty-niner Avenue from the west coming into the plat. the location is influenced by the lakes on the property.

Findings:

4. The length of the cul-de-sac is 1,095 ft from start to the center of the bulb.
5. The cul-de-sac maneuvers between the lakes to make usable area for the lots.
6. Access to Sterling Highway is limited / restricted without permission.
7. The cul-de-sac will not affect other properties.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-3 & 6 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3, 5 & 6 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-4,6 & 7 appear to support this standard.

B. Exceptions For Lot 10

KPB 20.30.030 Proposed Street layout, 20.30.050 Legal Access

Surveyor's Discussion:

20.30.030 An exception is requested to the borough code requiring that streets provided on the plat must provide fee simple right-of-way dedication to the appropriate governmental entity.

20.30.050 An exception is requested to the borough code requiring legal access to all lots.

Findings:

1. There is no point within this subdivision that could provide legal access to this lot.
2. The only legal access to the lot is water access.

3. Due to the shape of the parent parcel and the lake, this lot is segregated from the rest of the land in this subdivision.

Staff Discussion:

These two exceptions were combined as there are closely related in content and findings. If the Committee wishes to vote on them separately, they may do so with separate findings and motions.

Findings:

4. A road to this lot is improbable.
5. Access is through the adjacent land owner.
6. This exception will not affect any adjacent land owners if permitted.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-3 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-3, & 6 appear to support this standard.

C. Exceptions For Lot 10

KPB 20.30.200 Lot- Minimum size, 20.40 Wastewater Disposal

Surveyor's Discussion:

20.30.200 An exception is requested to the borough code requiring that lots shall contain at least 40,000 square feet if both the well and wastewater disposal are to be located on the lot.

20.40 an exception is requested to the borough code requiring that all lots within a proposed subdivision meet the applicable standards for wastewater disposal

Findings:

1. The lot size is constrained by the lake and adjoining property.
2. This lot can only be the size and shape it is.
3. Due to the shape of the parent parcel and the lake, this lot is segregated from the rest of the land in this subdivision. There is no way to make this lot larger.

Staff Discussion:

These two exceptions were combined as there are closely related in content and findings. If the Committee wishes

to vote on them separately, they may do so with separate findings and motions.

Findings:

- 4. The lot is in a wetland entirely.
- 5. This lot is not usable.
- 6. Not having a wastewater system will not affect the property in any form.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

- 1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-6 appear to support this standard.
- 2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-6 appear to support this standard.
- 3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-6 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

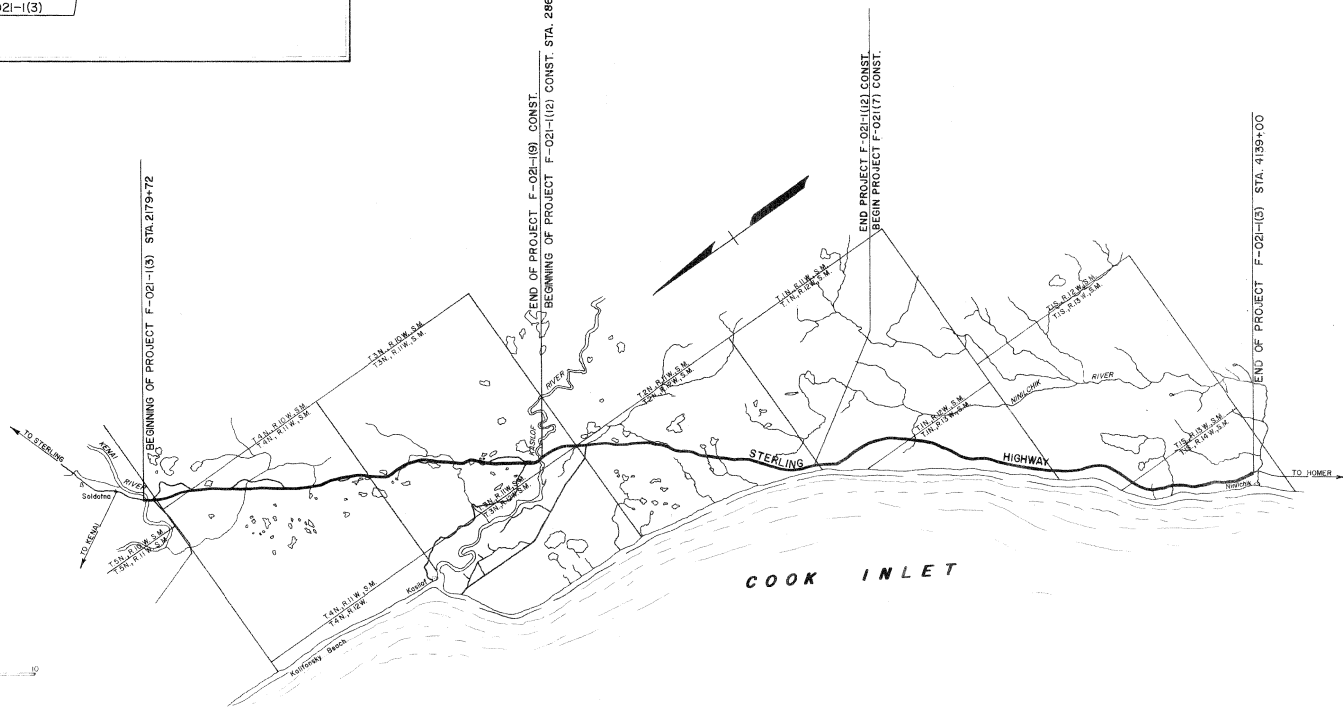
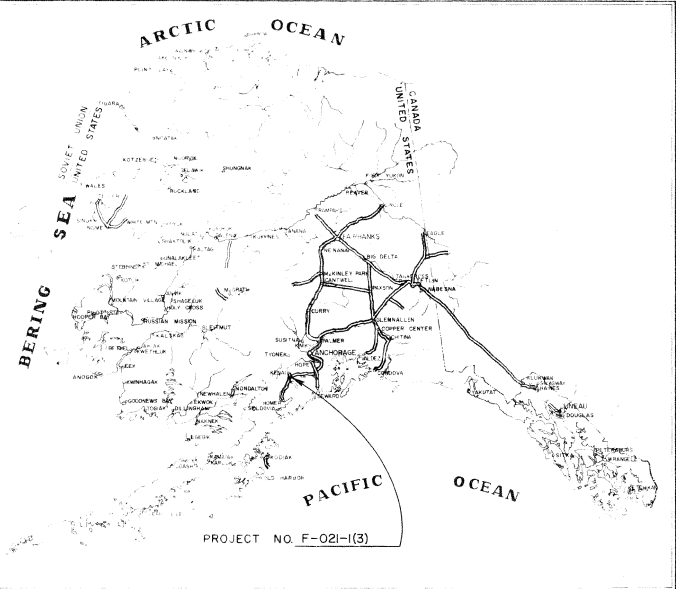
A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

STATE OF ALASKA DEPARTMENT OF HIGHWAYS

RIGHT OF WAY MAP PARTIAL ALASKA PROJECT F-021-1(3)

**SOLDOTNA - NINILCHIK
FROM STA. 2864+64.08 TO STA 4139+00.00**

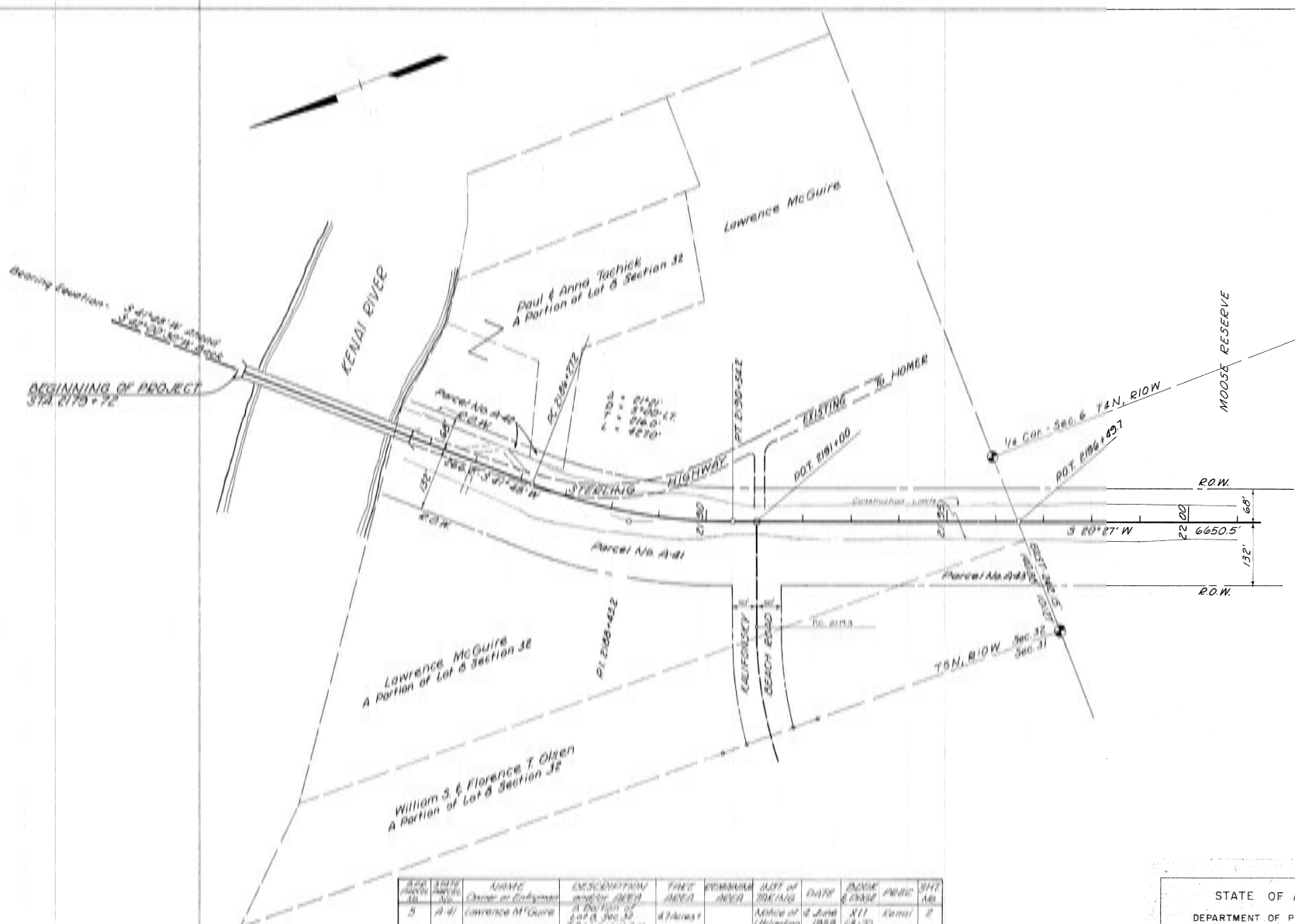


PARTIAL PROJECT LENGTH **24.63 MI.**



DEPARTMENT OF HIGHWAYS
APPROVED 9/21 1964
DATE
Sampy
COMMISSIONER

DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS
APPROVED _____ 19____
DATE
REGIONAL ENGINEER
REGIONAL T.E.N.

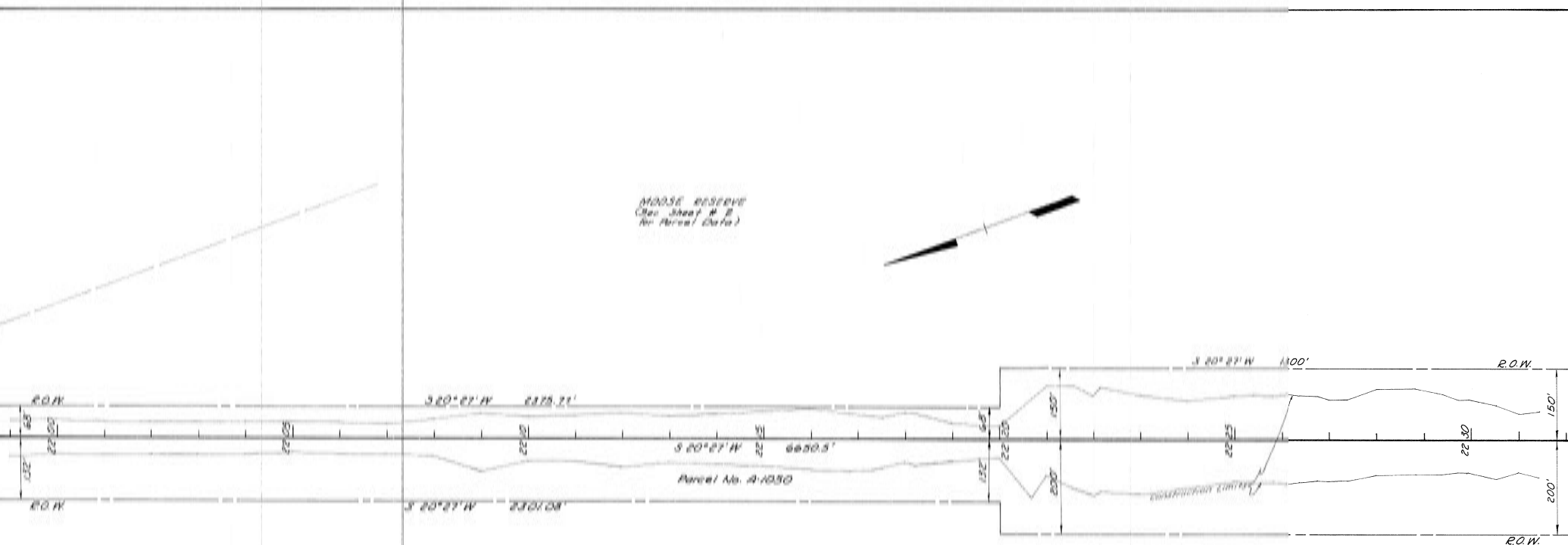


SEC. 32	3272	OWNER	DESCRIPTION	TRACED	EXAMINER	DATE of TRACING	BOOK	PAGE	SHT
5	A-41	Lawrence McGuire	A Portion of Lot 8, Sec. 32, T. 54N., R. 20W., S. 32	47 Acres ±		Adverse of Title	XII	68-72	2
6	A-42	Paul Tachick Anna Tachick	A Portion of Lot 8, Sec. 32, T. 54N., R. 20W., S. 32	2 Acres ±		Adverse of Title	XII	71-73	2
6-4	A-43	William S Olsen	A Portion of Lot 8, Sec. 32, T. 54N., R. 20W., S. 32	3 Acres ±		Adverse of Title	XII	74-76	2
9	A-50	Moose Reserve		51.4 Acres					

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
21	F-021-1 (3)	1 of 33
OWN. & C.K.	SCALE: 1"=100'	DATE: 6-1-60
		DWG. NO.

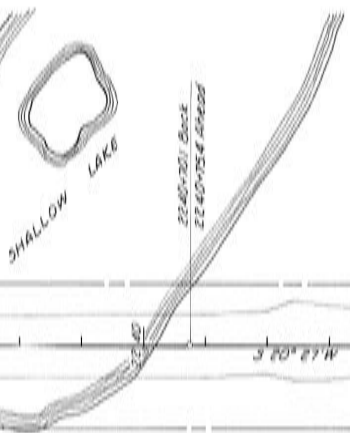
MOOSE RESERVE
 (See Sheet # 2,
 for Parcel Data)



STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (B)	SHEET 2 OF 35	
DWN: AK-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG. NO.
CRD:			



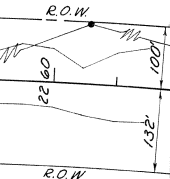
012037, 0235015
 Gas Street W & NW Parcel (cont)



2240±20' Back
 2240±20' 100±10' 22
 2240±20' 100±10' 22

Parcel No. A-1050

370°27'W 4450.0'



$\Delta = 15^\circ 24' 30''$
 $D = 1^\circ 00' RT$
 $T = 775.2'$
 $L = 1540.5'$
 $R = 5729.58'$

PC 2257+100

T 4 N, R 10 W, S 3 M
 T 4 N, R 11 W, S 3 M

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 3 OF 3.5	
DWN. AK-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG NO.
CHKD:			



A = 15° 24' 30"
 B = 190' 00"
 C = 775' 00"
 L = 1540' 00"
 R = 8729.58'

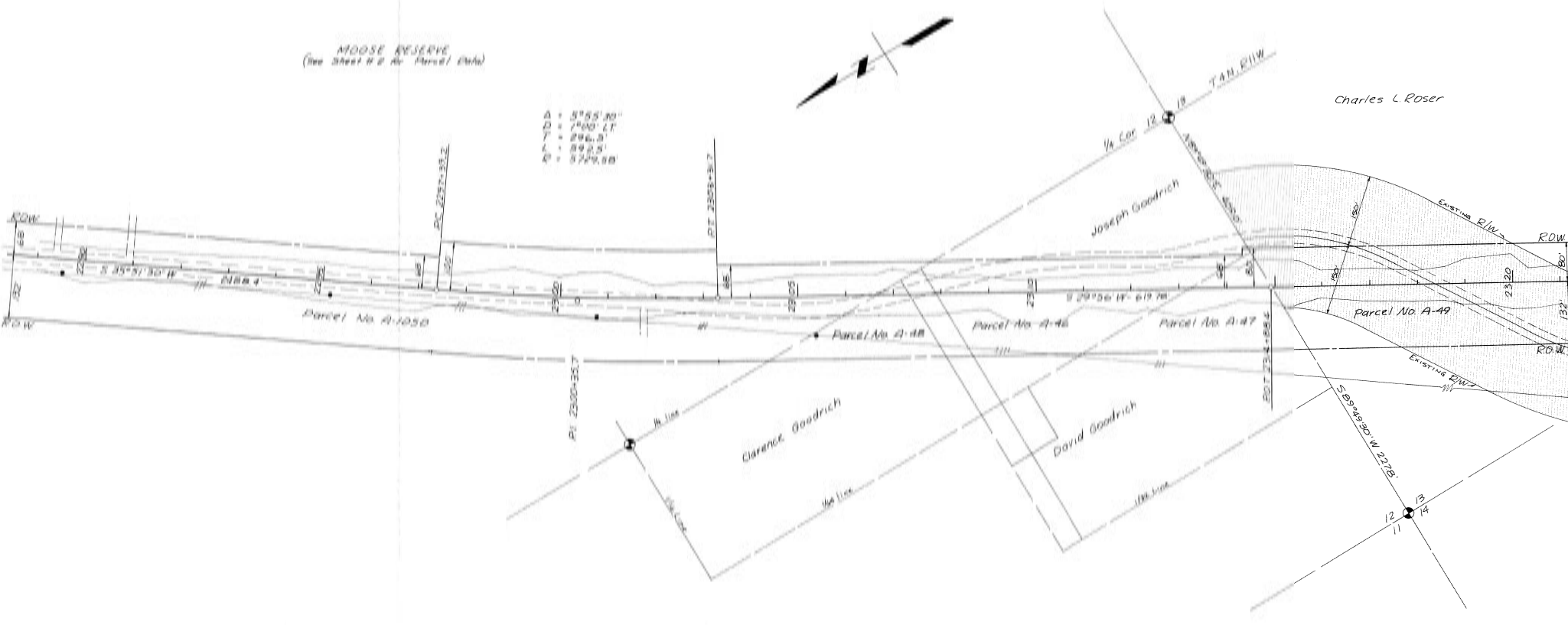
MOOSE RESERVE
 (See Sheet # 2 for Parcel Data)

Parcel No. A-1050

STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 4 OF 35	
DRAWN BY AK-LT	SCALE 1"=100'	DATE 6-1-60	DWG. NO.
CHKD:			

MOOSE RESERVE
(See Sheet F-0 of Alas. Parcel/ E/Ws)

A = 5°55'39"
D = 1°00' LT
T = 296.3'
L = 892.5'
Q = 5779.08'



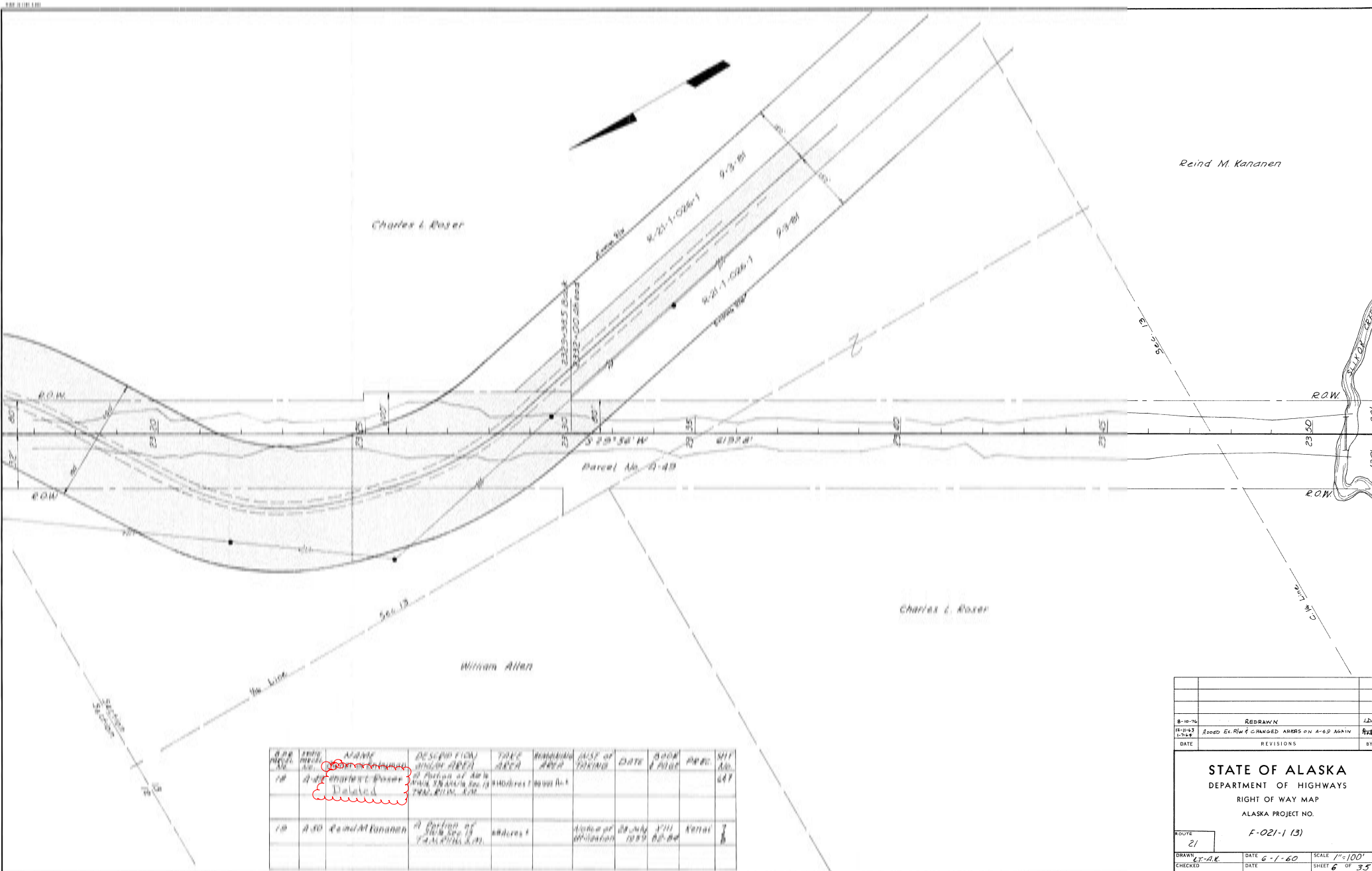
ROW No.	ROUTE No.	NAME	DESCRIPTION	TYPE AREA	Area	Location	Date	Drawn	Checked	Sheet No.
15	A-46	Joseph Goodrich	A Portion of the E 1/4 of Sec 4 of T4N, R11W, S11M	0.00 Acres		Alaska or Unincorporated	28 July 1957	XIII 46-48	Alaska	6
16	A-47	David Goodrich	A Portion of the W 1/4 of Sec 4 of T4N, R11W, S11M	117.00 Acres		Alaska or Unincorporated	28 July 1959	XIII 45-46	Alaska	6
17	A-48	Clarence Goodrich	A Portion of the E 1/4 of Sec 4 of T4N, R11W, S11M	1.00 Acres		Alaska or Unincorporated	28 July 1959	XIII 49-51	Alaska	6
18	A-49	CHARLES L. ROSE - DELETED	A Portion of the E 1/4 of Sec 4 of T4N, R11W, S11M	0.00 Acres	88992.00					67

8/11/76 REDRAW ENTIRE SHEET Ron
12/1/63 Added Ex. R/W & CHANGED AREA ON A-49 Adl

DATE REVISIONS BY

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY MAP
ALASKA PROJECT NO.
F-021-1 (3)

ROUTE 21
DRAWN Ron DATE 8/11/76 SCALE 1"=100'
CHECKED DATE SHEET 6 OF 35



BOOK	PAGE	ASSIGN	DESCRIPTION	TOTAL AREA	REMAINING AREA	DATE of TAKING	BOOK & PAGE	DATE	PREP.	BY
10	447	Reind M. Kananen Deleted	A portion of Sec. 13, T4N, R10W, S10	0.0000	0.0000	1959	1000	08-04	1000	447
10	448	Reind M. Kananen	A portion of Sec. 13, T4N, R10W, S10	0.0000	0.0000	1959	1000	08-04	1000	448

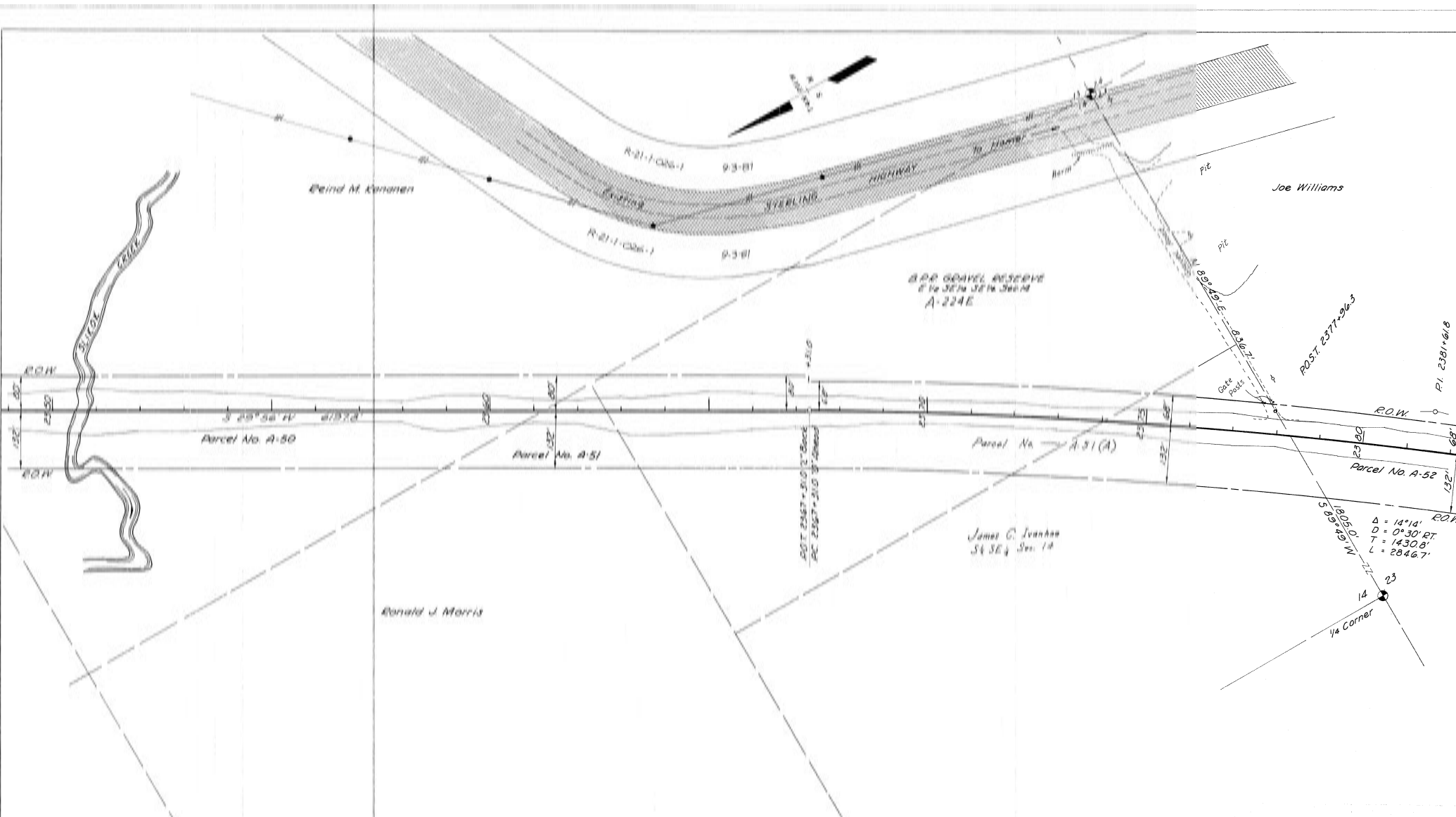
8-10-76	REDRAWN	LD
12-20-43	Added Ex. Row & CHANGED AREAS ON A-4B AGAIN	frk
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY MAP
ALASKA PROJECT NO. F-021-1 (3)

ROUTE 21

DRAWN BY: LT-A&E DATE: 6-1-60 SCALE: 1"=100'

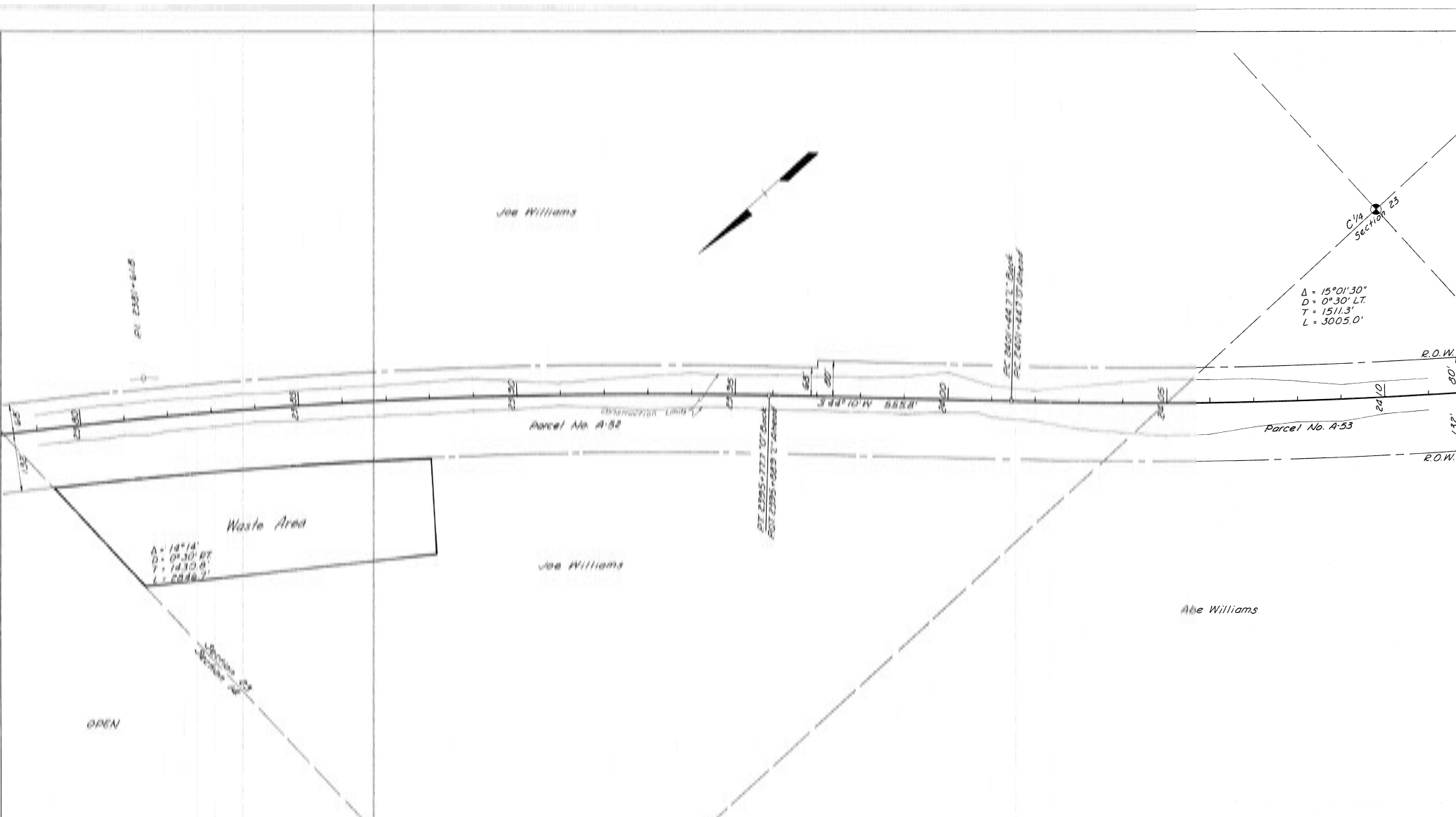
CHECKED BY: DATE: SHEET 6 OF 35



APP. DATE	APPLICANT	SECTION	ACRES	REMARKS	DATE	CODE	APPC. NO.	ST. NO.
19	Beind M. Kononen	A portion of Sec 14, T. 4 N., R. 11 W.	68.36	Abandon of title	07-Jul-1959	111	100	148
20	Ronald J. Morris	A portion of Sec 14, T. 4 N., R. 11 W.	10.00	Abandon of title	07-Jul-1959	111	100	148
21	James G. Ivahoe	A portion of Sec 14, T. 4 N., R. 11 W.	4.0084	Right of way	07-Jul-1959	111	100	148

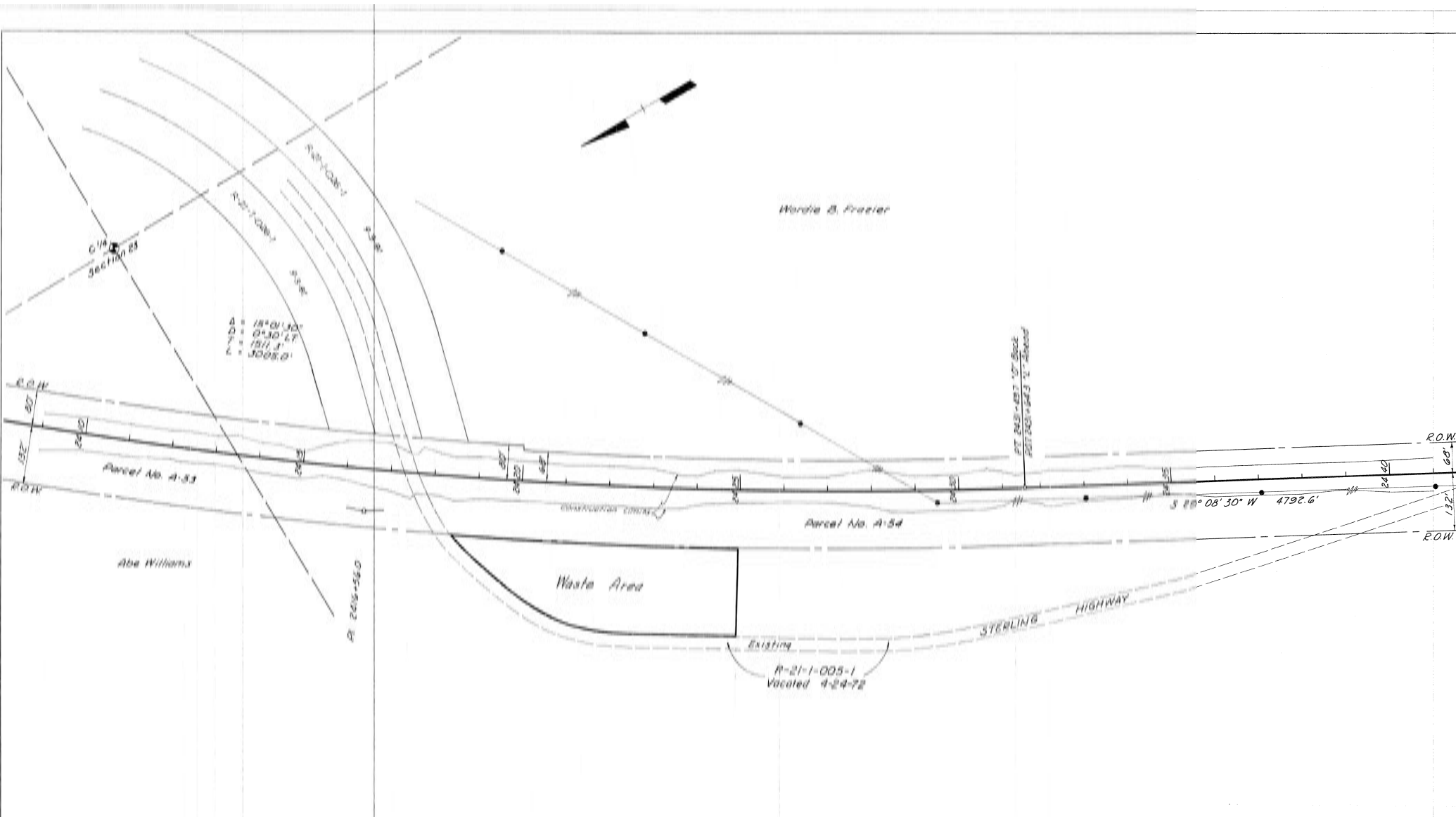
STATE OF ALASKA
DIVISION OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
21	F-021-1 (3)	7 of 35
DWN. CKD.	SCALE: DATE	DWG. NO.
AK/LT	1"=100' 6-1-60	



ROW No.	ROW No.	OWNER	ACRES	DATE	BOOK	PAGE	BY
01	A-52	Joe Williams	18.8 acres	28 July 1959	1111	108	JKB
02	A-53	Abie Williams	4.4 acres	28 July 1959	1111	78	JKB

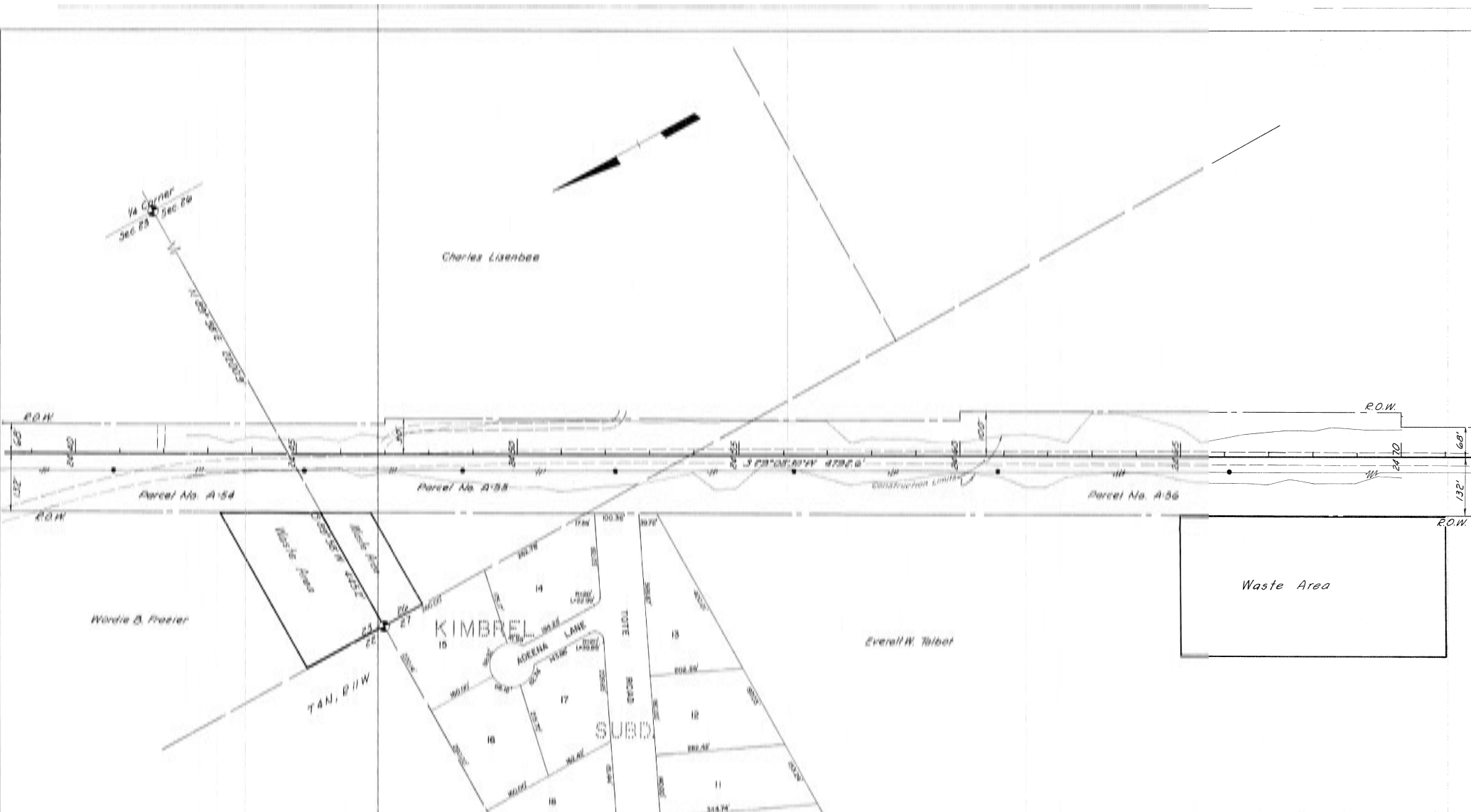
STATE OF ALASKA			
DEPARTMENT OF PUBLIC WORKS			
DIVISION OF HIGHWAYS			
RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 8 OF 35	
DWN. ME-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG. NO.
CKD			



PARCEL NO.	SECTION	OWNER OR CLAIMANT	DESCRIPTION AND BY WHOM	TAX ID	EXEMPTION	JUST OF TAKEAWAY	DATE	BOOK	PAGE	REC'D	BY
53	A-53	Abe Williams	A Portion of 1/4 Section 23 T.4N. R.10E. S.27E.	243-457-1		Notice of Intention	28 July 1977	1111	29	CR001	210
54	A-54	Wardie B. Frazer	A Portion of 1/4 Section 23 T.4N. R.10E. S.27E.	243-457-2		Notice of Intention	28 July 1977	1111	29	CR001	211

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 9 OF 35
DRAWN BY LT-AK	SCALE 1"=100'	DATE 6-1-60
CHKD:		DWG NO.



PARCEL NO.	OWNER	ACRES	DATE	REMARKS	ADJACENT PARCELS	DATE	ACRES	REMARKS	ADJACENT PARCELS
53	A-54	Wardie B. Paezer	1955	2.14	14, 15, 16, 17, 18	1955	2.14	14, 15, 16, 17, 18	14, 15, 16, 17, 18
54	A-55	Charles Lisenbee	1955	2.14	14, 15, 16, 17, 18	1955	2.14	14, 15, 16, 17, 18	14, 15, 16, 17, 18
55	A-56	Everett W. Tibbet	1955	2.14	14, 15, 16, 17, 18	1955	2.14	14, 15, 16, 17, 18	14, 15, 16, 17, 18

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

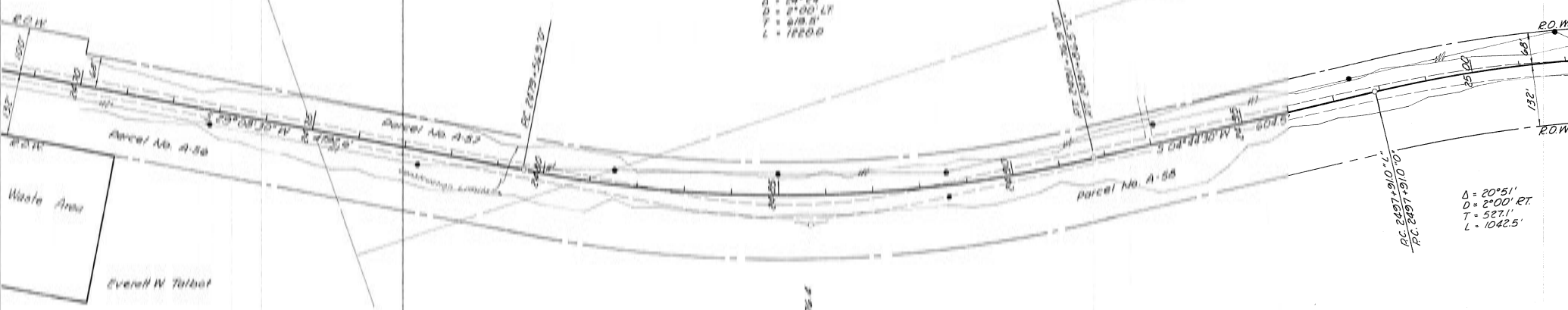
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 10 OF 35
DATE AKLT	SCALE 1"=100'	DATE 6-1-60
EXD		DWG NO.



Marion Nivens

$\Delta = 14^{\circ}24'$
 $D = 2^{\circ}00' LT$
 $T = 618.8'$
 $L = 1220.0'$

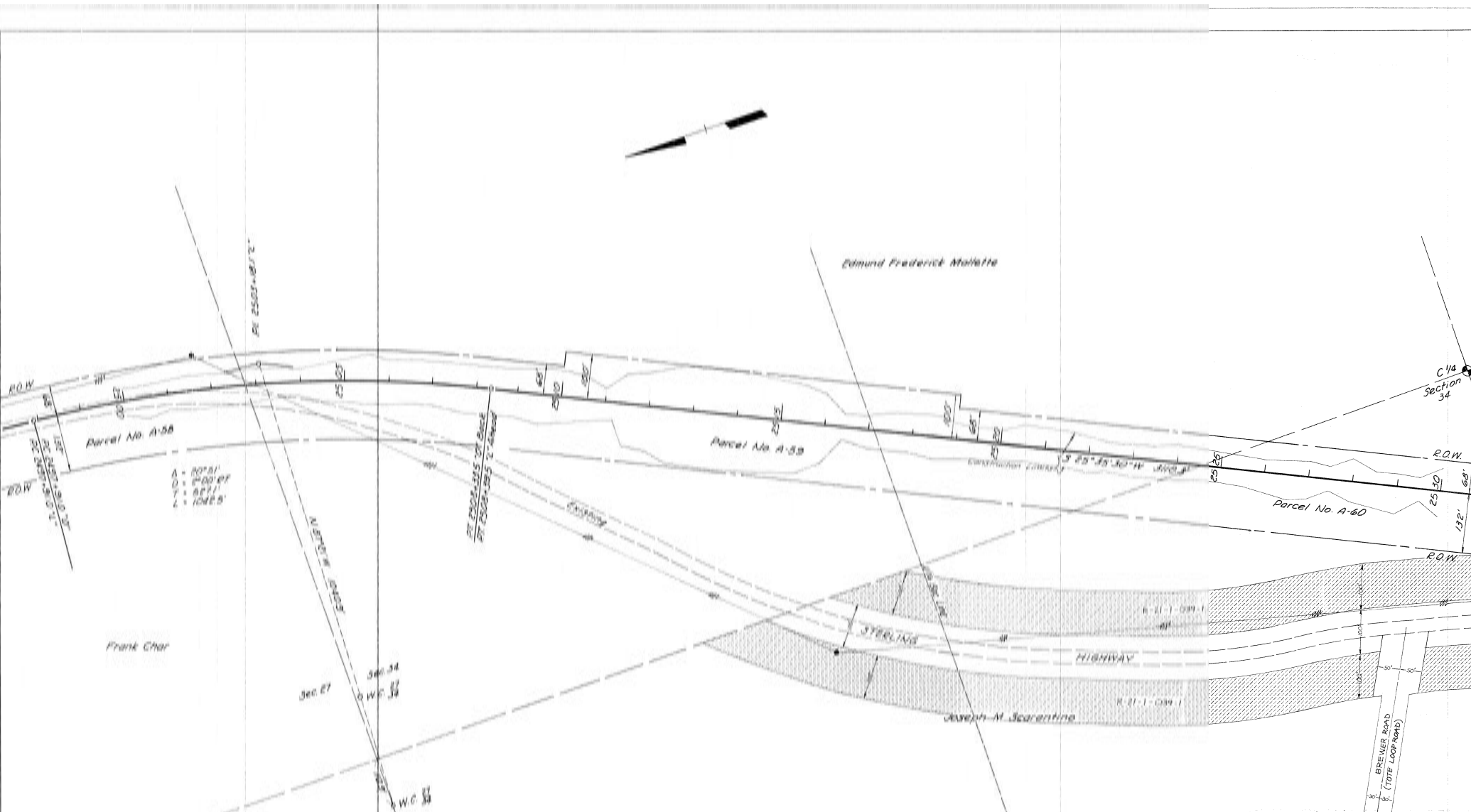
$\Delta = 20^{\circ}51'$
 $D = 2^{\circ}00' RT$
 $T = 527.1'$
 $L = 1042.5'$



DATE	BY	NAME	DESCRIPTION	TYPE	REMARKS	LAST	DATE	BOOK	PAGE	REF
05	0-58	Everett IV Tolbot	1/2 Parcel of the NW 1/4 Sec. 22 T. 4 N. R. 21 W. S. 24	1/2 Acre		Advice of	27 July	1111	1111	1111
05	0-57	Marion Nivens	1/2 Parcel of the SW 1/4 Sec. 22 T. 4 N. R. 21 W. S. 24	1/2 Acre		Advice of	27 July	1111	1111	1111
27	0-58	Frank Cher	1/2 Parcel of the NW 1/4 Sec. 22 T. 4 N. R. 21 W. S. 24	1/2 Acre		Advice of	27 July	1111	1111	1111

STATE OF ALASKA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS
 RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 11 OF 35
DRAWN AK-LT	SCALE 1"=100'	DATE 6-1-60
CHKD:		ONG NO.

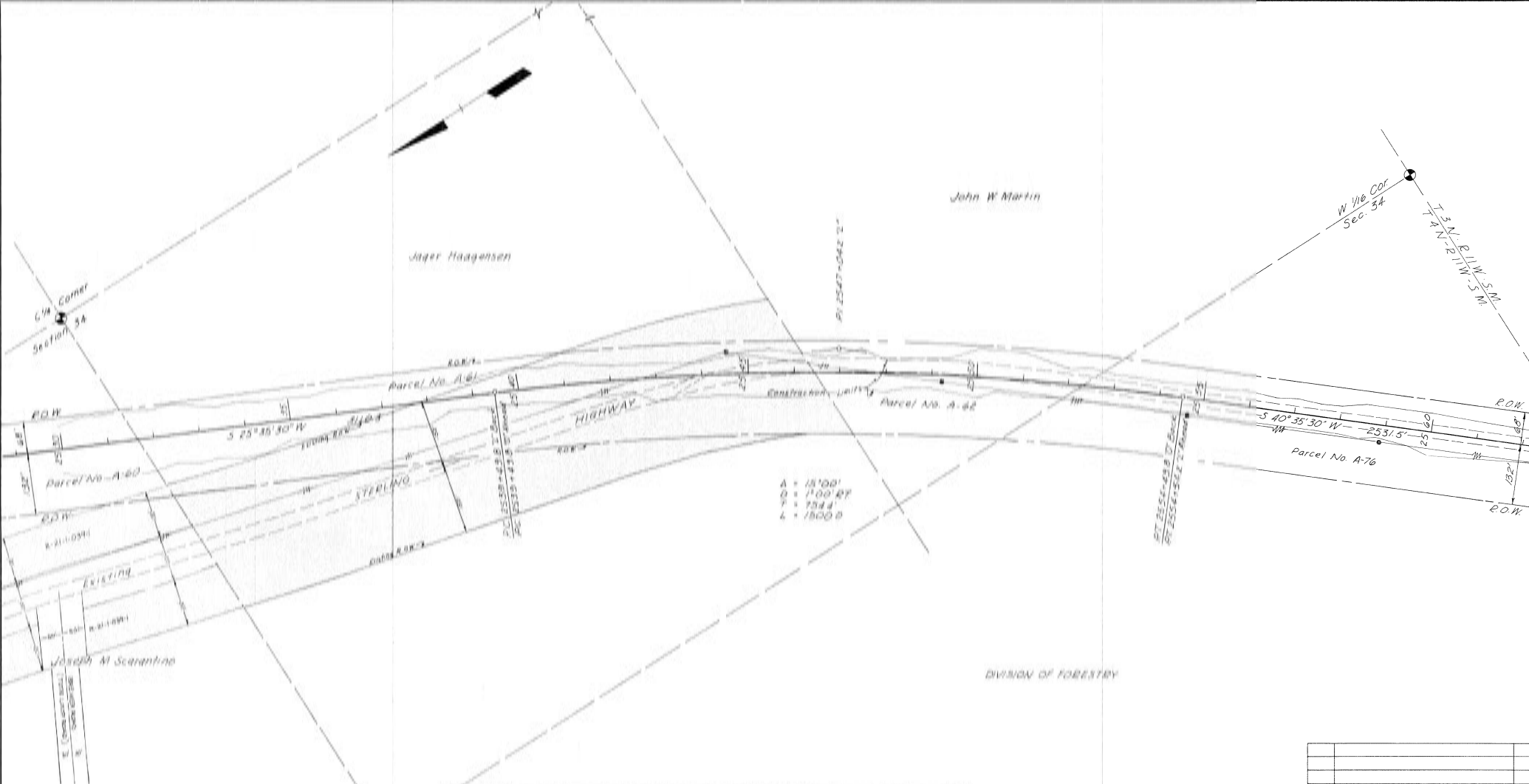


- A = 80°31'
- O = 1°00'07"
- T = 82°11'
- Z = 104°5'

SECTION	PARCEL NO.	OWNER	DESCRIPTION	DATE	AMOUNT	ACRES	CLASS	DATE	BOOK	PAGE	REMARKS
27	A-58	Frank Char	A portion of W 1/4 Sec 27 T40N R12E S1E	28 July 1959	111	20	Section	07 05	111	1210	
28	A-59	Edmund Frederick Mollatte	A portion of N 1/4 Sec 28 T40N R12E S1E	28 July 1959	111		Section	13 15	111	1210	
29	A-60	Joseph M. Scarentino	A portion of the N 1/4 Sec 29 T40N R12E S1E	28 July 1959	111		Section	28 30	111	1210	

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 12 OF 35
DRAWN BY AK-LT	SCALE 1"=100'	DATE 6-1-60
CKD:		

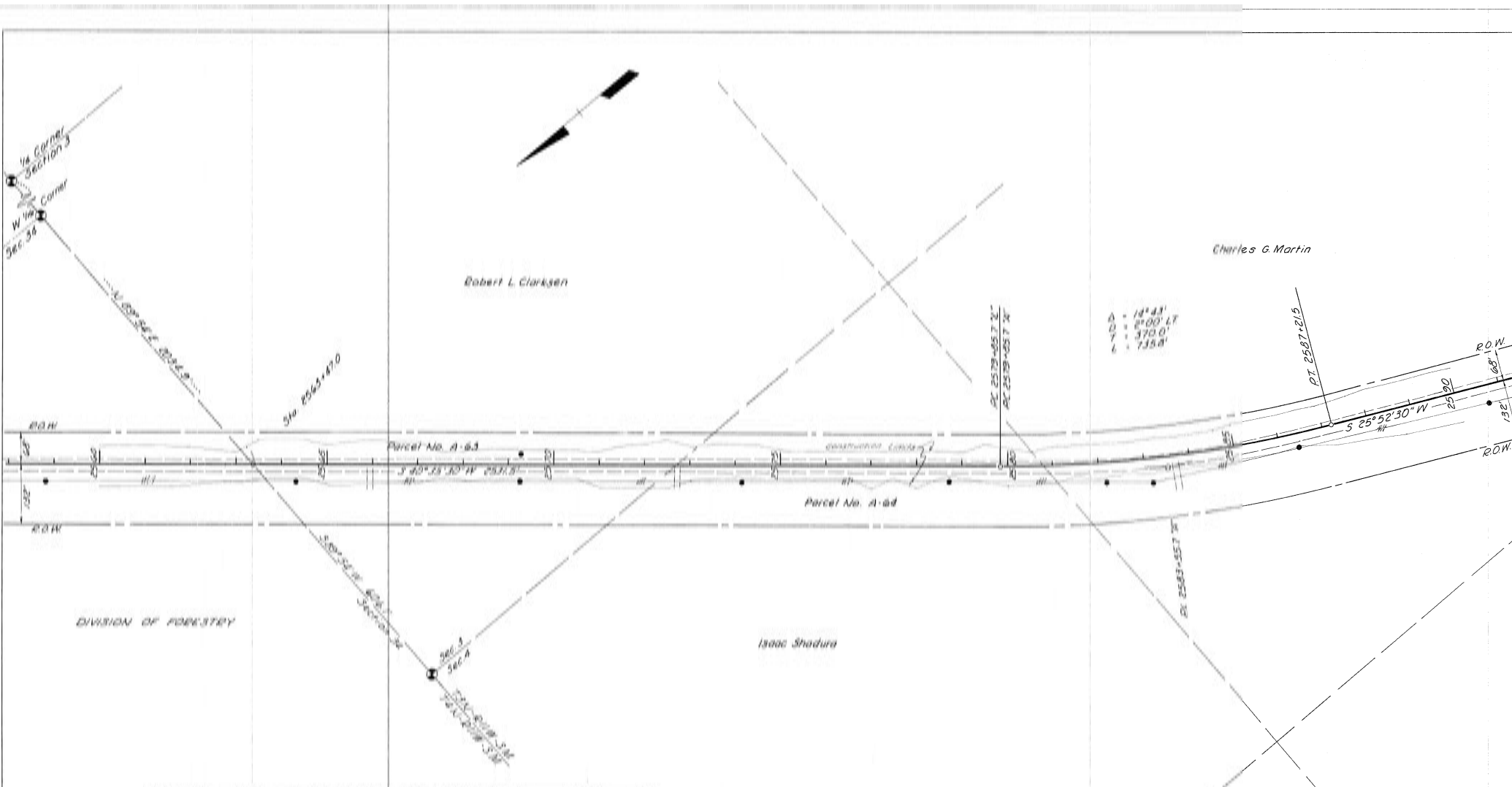


- A = 18'00'
- B = 7'00' 00"
- F = 734.4'
- L = 7'00' 00"

SEC.	APPLIC. NO.	NAME	DESCRIPTION	TRACED AREA	WARRANTY	DATE OF ISSUANCE	DATE	BOOK	PAGE	SH. T.
20	A-60	Joseph M. Scanlon	A portion of 3-4-16, Sec. 34 T. 4N. R. 21W. S. 20.	37 Acres	Notice of Intention	09 July 1955	111	4001	111	111
30	A-61	Jøger Haagenzen	A portion of 34-1-18, Sec. 34 T. 4N. R. 21W. S. 20.	28 Acres	Notice of Intention	09 July 1955	111	4001	111	111
31	A-62	John W. Martin	A portion of 34-1-18, Sec. 34 T. 4N. R. 21W. S. 20.	15 Acres	Notice of Intention	09 July 1955	111	4001	111	111
4-76	Division of Forestry		A portion of 34-1-18, Sec. 34 T. 4N. R. 21W. S. 20.	18 Acres						111

BLM GRANT ANCHORAGE 051539

DATE	REVISIONS	BY
STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY MAP		
ALASKA PROJECT NO.		
F-021-1 (3)		
ROUTE		
21		
DRAWN	DATE	SCALE
AK-LT	6-1-60	1" = 100'
CHECKED	DATE	SHEET
		25 OF 35



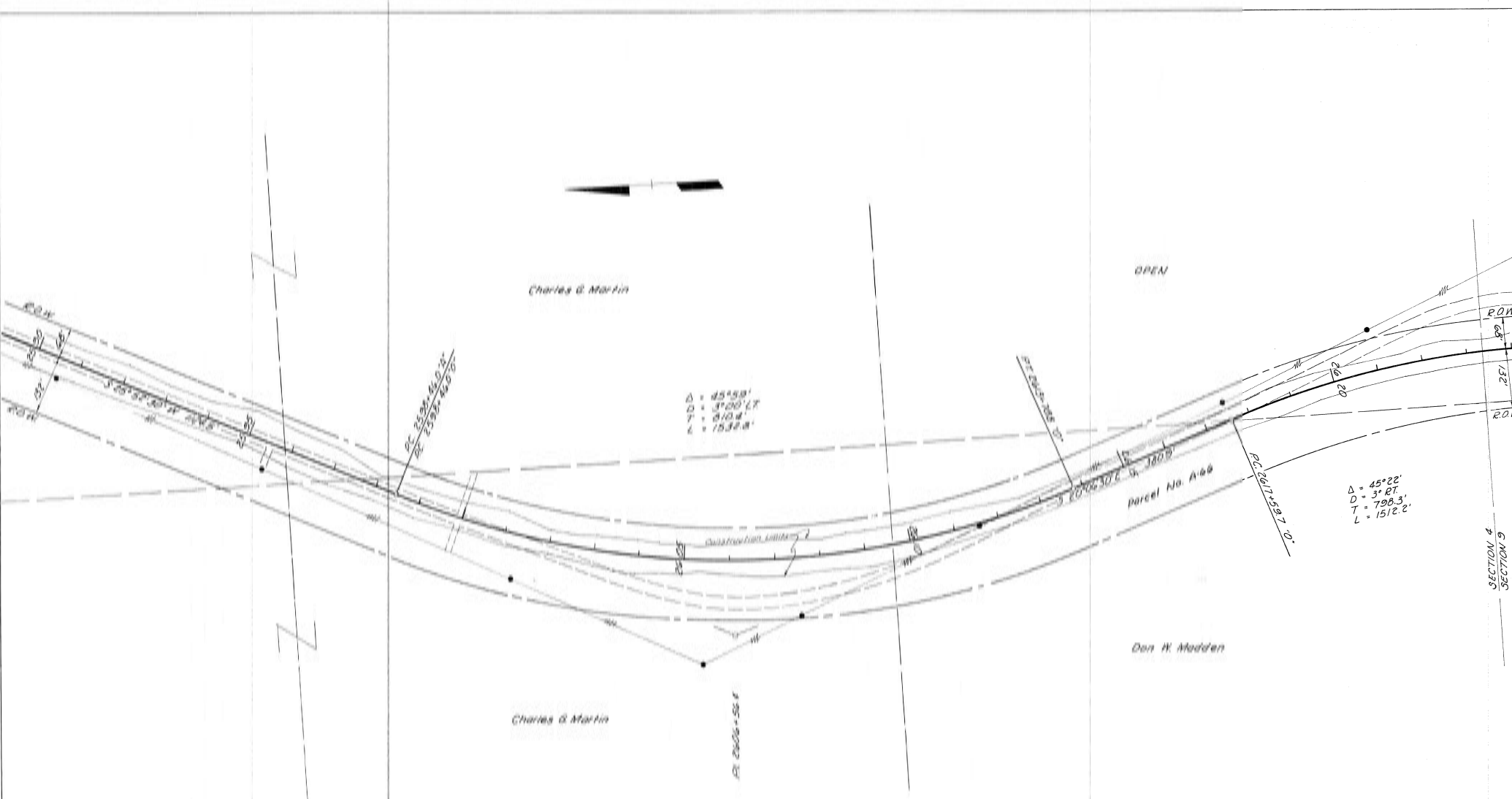
A = 14°41'
 B = 2°00' LT
 Y = 370.0'
 L = 735.0'

ACRES	DATE	NAME	DESCRIPTION	TOTAL ACRES	REMARKS	DATE of RECORD	DATE	BOOK	PAGE	BY
32	1963	Robert L. Clarkson	A Parcel of 32 Acres Situated in Sec. 3, T24N, R23W, S24	32 Acres	Notice of Intention	28 July 1963	111	2402	15	IS
33	1963	Isaac Shadura	A Parcel of 33 Acres Situated in Sec. 4, T24N, R23W, S24	33 Acres	Notice of Intention	28 July 1963	111	2402	15	IS
34	1963	Charles G. Martin	A Parcel of 34 Acres Situated in Sec. 5, T24N, R23W, S24	34 Acres	Notice of Intention	28 July 1963	111	2402	15	IS
35	1963	Charles G. Martin	A Parcel of 35 Acres Situated in Sec. 6, T24N, R23W, S24	35 Acres	Notice of Intention	28 July 1963	111	2402	15	IS

BLM GRANT ANCHORAGE 051539

STATE OF ALASKA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS
 RIGHT OF WAY PLAT

ACUTE	PROJECT NO.	SHEET
21	F-021-1 (3)	14 OF 35
DWN	SCALE:	DATE:
AK-LT	1"=100'	6-1-60
CKD		DWG. NO.

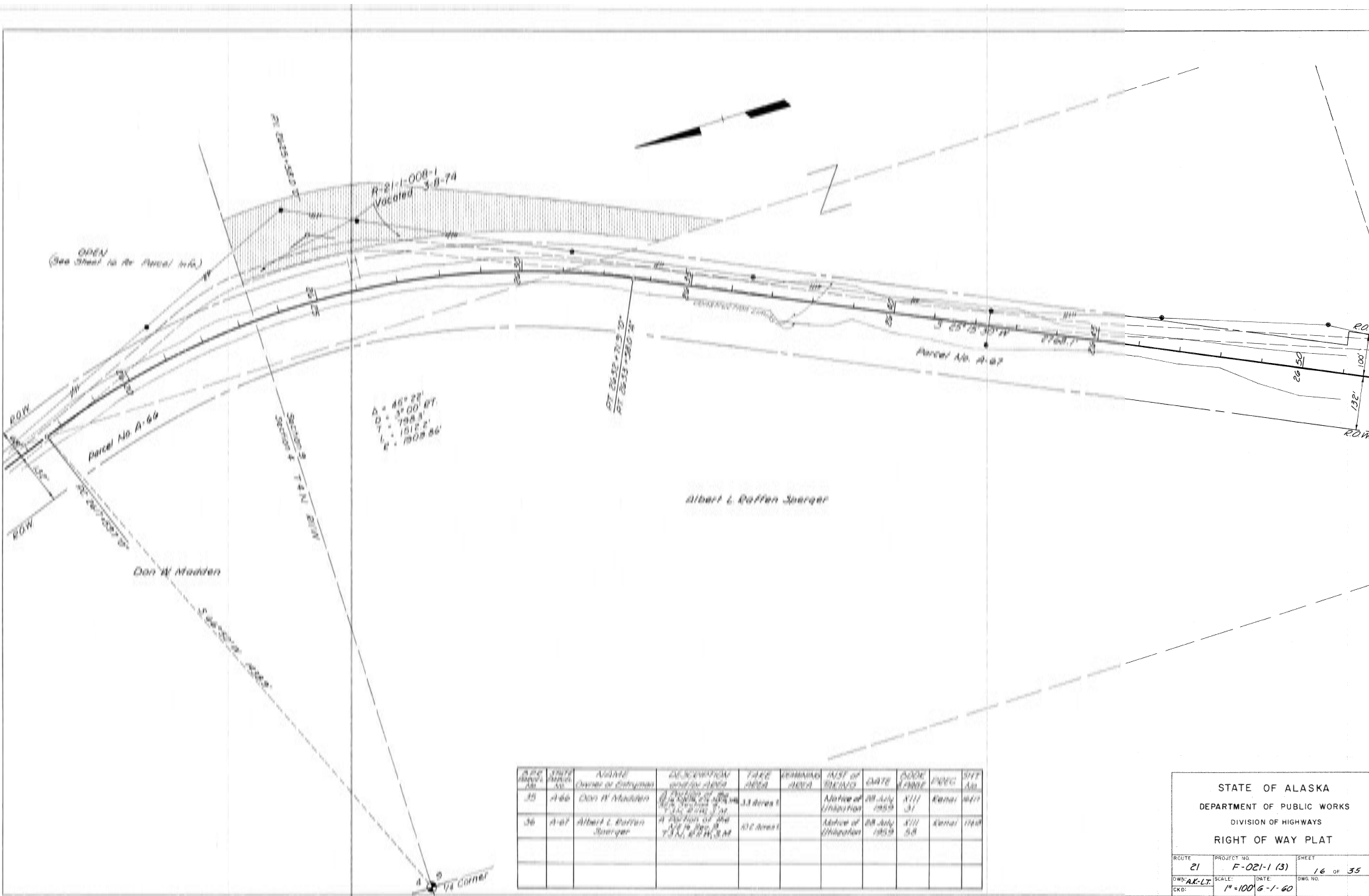


BLM PARCEL NO.	TRAIL NO.	OWNER	DESCRIPTION	SIZE ACRES	REMARKS	LIST of FINDINGS	DATE	BOOK PAGE	PREC.	SHT NO.
39	A-66	Charles G. Martin	Abandonment of the 3.3 acres of the BLM parcel A-66 to the State of Alaska in the State of Alaska in the State of Alaska in the State of Alaska	3.3 acres		Notice of Abandonment	28 July 1959	A-111 31	Revol	2417
34	A-65	Charles G. Martin	Abandonment of the 0.7 acres of the BLM parcel A-65 to the State of Alaska in the State of Alaska in the State of Alaska	0.7 acres		Notice of Abandonment	28 July 1959	A-111 27-30	Revol	2418
A 177	B, C, M and 12222	Don H. Medden	0.074 BLM, NAT	0.074		Easement				107 177

BLM GRANT ANCHORAGE 053634

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 15 of 35
DRAWN LT-AK	SCALE 1"=100'	DATE 6-1-60
CKD:		DWG. NO.

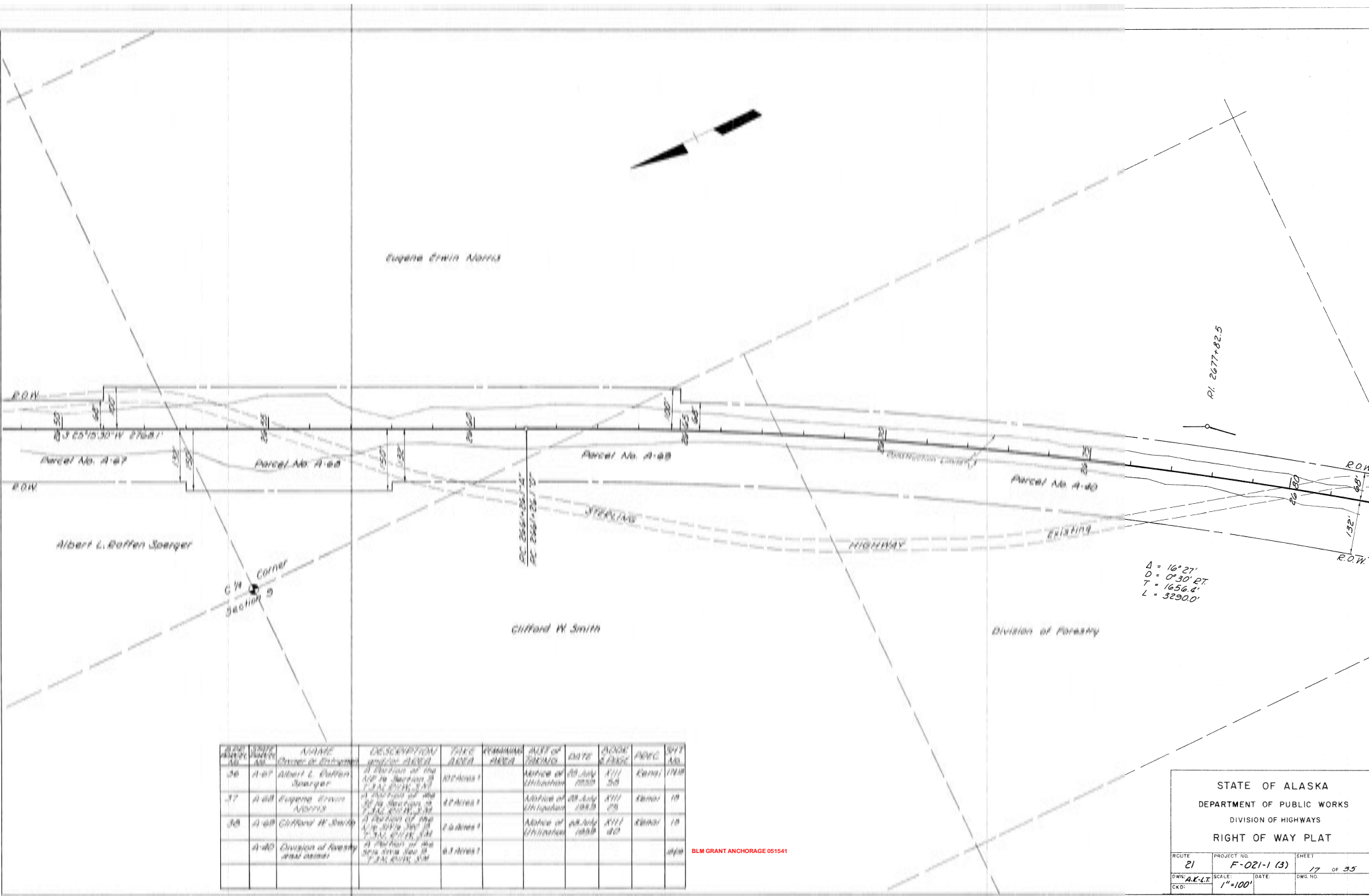


Acres	State Parcel No.	OWNER Name or Category	DESCRIPTION	TOTAL ACRES	REMAINING ACRES	DATE of RELEAS.	BOOK	PAGE	OFF. No.
.35	A-66	Don W. Madden	A portion of the 1/4 Section 24, T. 14 N., R. 18 W., S. 4	.33 acres ±		Notice of Unimpaired	28 July 1959	311	Final 4477
.36	A-67	Albert L. Roffen-Sparger	A portion of the 1/4 Section 24, T. 14 N., R. 18 W., S. 4	.32 acres ±		Notice of Unimpaired	28 July 1959	311	Final 1748

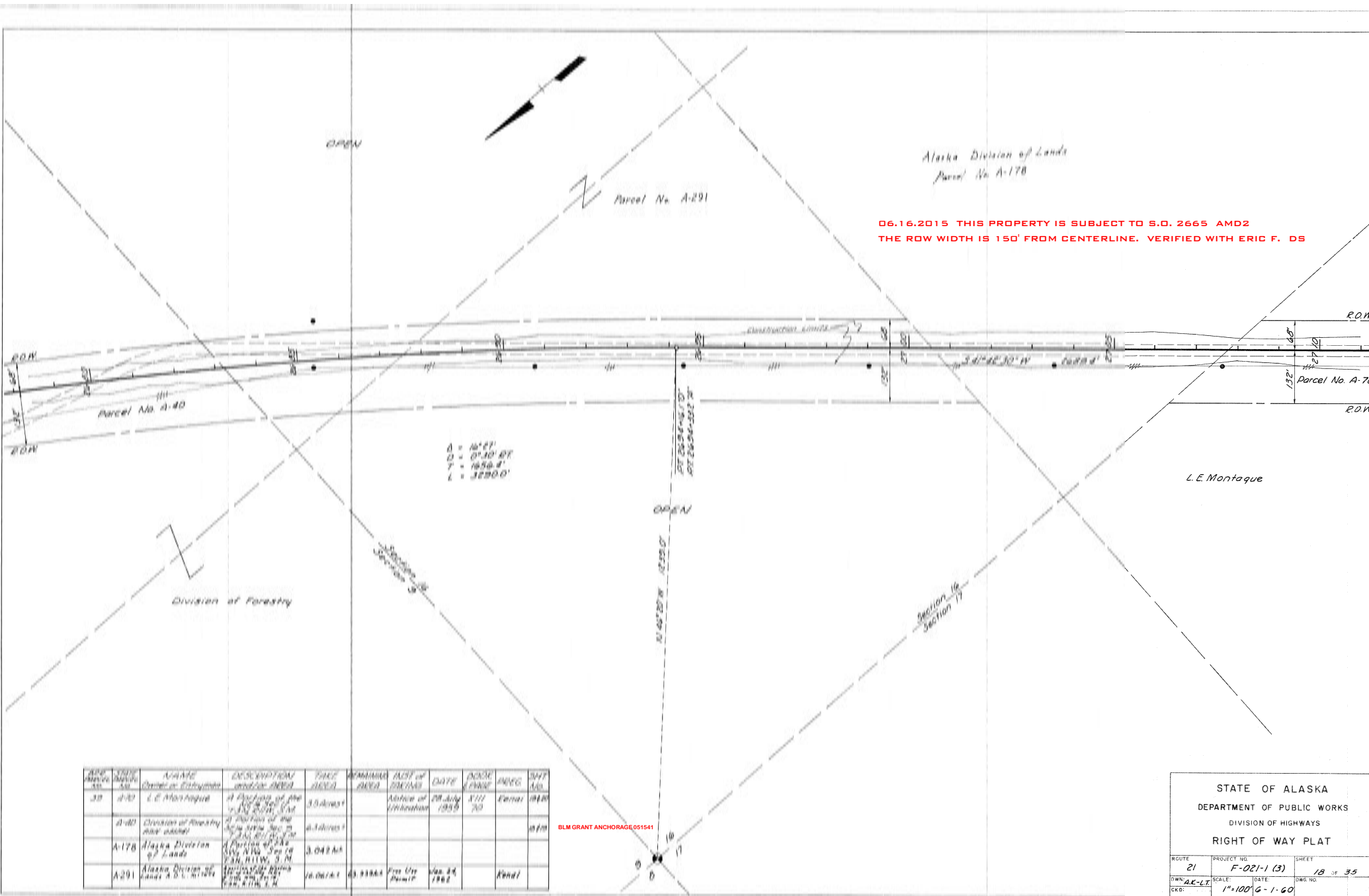
STATE OF ALASKA
DIVISION OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
21	F-021-1 (3)	16 OF 35
DWG. NO.	SCALE	DATE
AK-LT	1" = 100'	6-1-60
CHKD.		

DRAWN BY: BRITTON, A.E., S.E.



STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 17 of 35	
DWN. A.K.L.T.	SCALE: 1"=100'	DATE:	DWG. NO.
CKD:			



Alaska Division of Lands
Parcel No. A-178

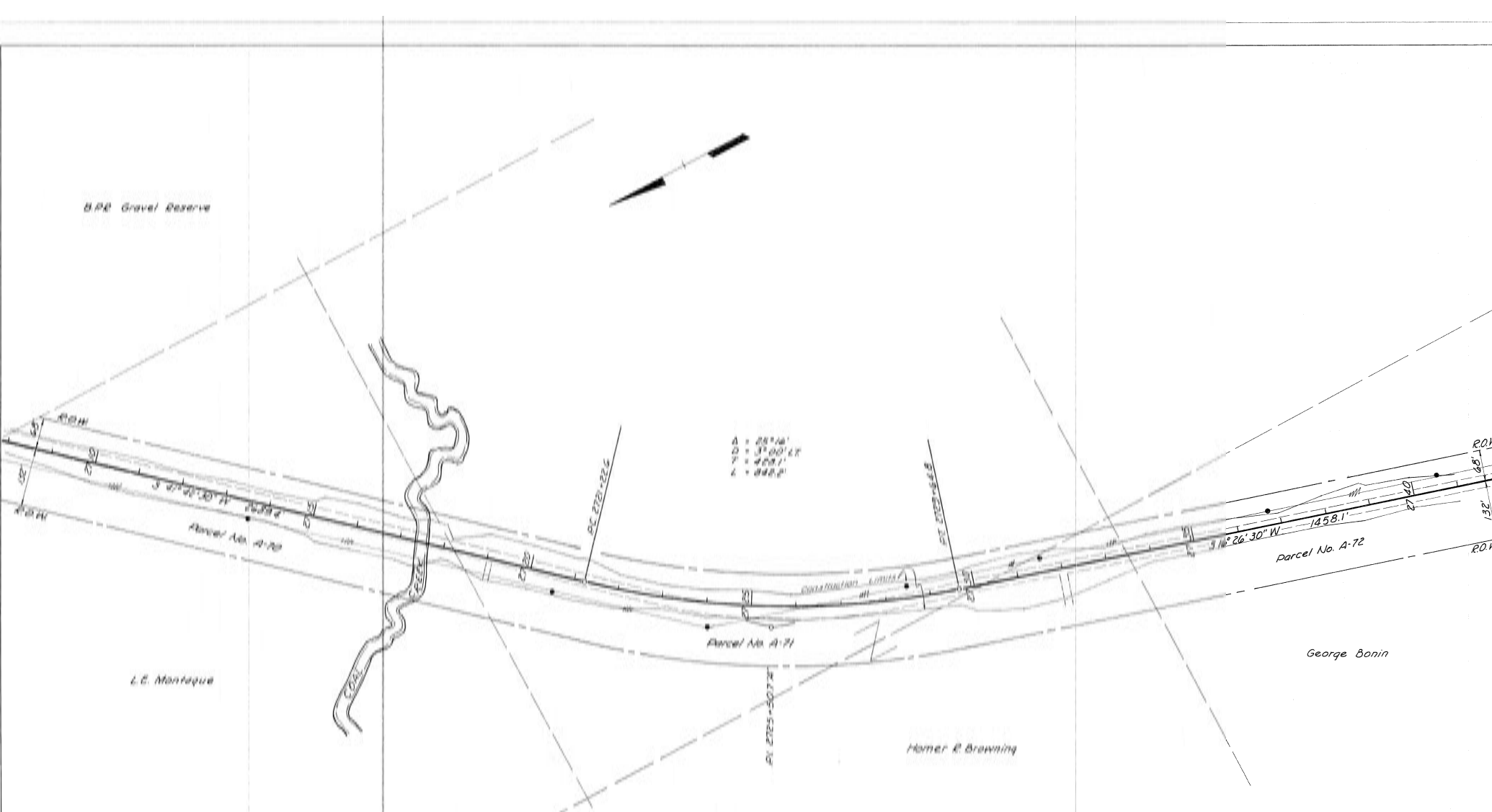
**06.16.2015 THIS PROPERTY IS SUBJECT TO S.O. 2665 AMD2
THE ROW WIDTH IS 150' FROM CENTERLINE. VERIFIED WITH ERIC F. DS**

A = 16'21"
D = 0'10" OF
T = 1858.4'
L = 3280.0'

STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RIGHT OF WAY PLAT			
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 18 OF 35	
TOWN AK-LT	SCALE: 1"=100'	DATE: 6-1-60	DWG NO.
CRD:			

APP. DATE	CDL#	OWNER	DESCRIPTION	AREA ACRES	MINIMUM AREA ACRES	LIST OF USES	DATE	CODE	REG.	SPF
30	A-40	L.E. Montague	A Parcel of the 1/4 Section 16 of T14N R11W S1M	3.5 Acres		Active of Utilization	28 July 1959	III	Forest	DIR
	A-40	Division of Forestry	A Parcel of the 1/4 Section 16 of T14N R11W S1M	3.5 Acres						DIR
	A-178	Alaska Division of Lands	A Parcel of 2 1/4 Section 16 of T14N R11W S1M	3.043 Ac						
	A-291	Alaska Division of Lands	A Parcel of 1/4 Section 16 of T14N R11W S1M	18.0614 Ac	0.13884	Pres. Use Permit	Jan. 24, 1962		Forest	

BPR Gravel Reserve



L.E. Montague

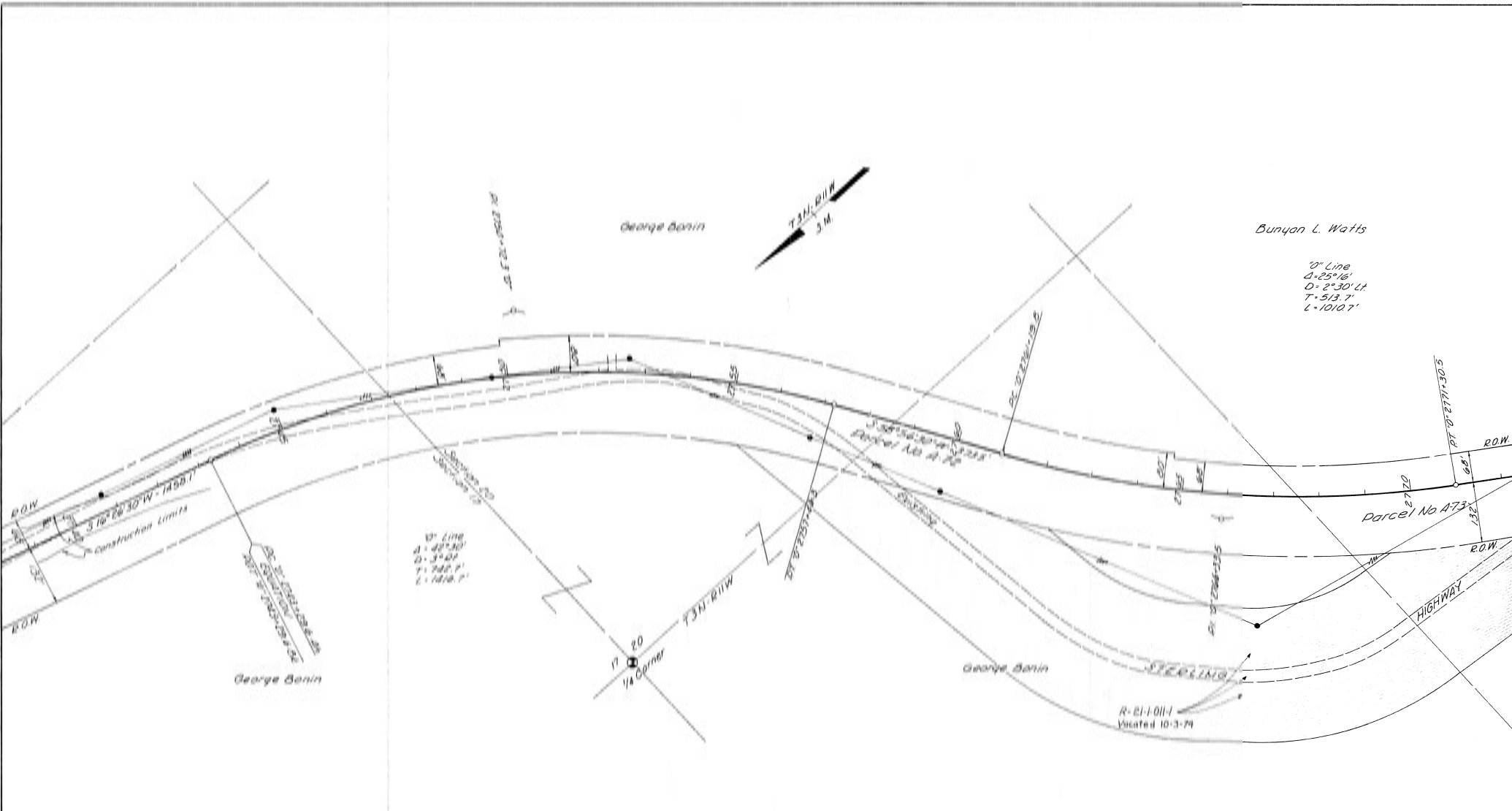
George Bonin

Homer R. Browning

TRACT No.	DATE Acquired	OWNER	DESCRIPTION	TAKE	VEHICLE	ACRES	DATE	BOOK	PAGE	OFF
39	A-72	L. E. Montague	A portion of the NE 1/4 Sec. 12 T. 5 N., R. 21 W., S. 28	35 Acres			28 July 1953	111	10	AWP
40	A-71	Homer R. Browning	A portion of the NE 1/4 Sec. 12 T. 5 N., R. 21 W., S. 28	4.4 Acres			28 July 1953	111	10	AWP
41	A-72	George Bonin	A portion of the NE 1/4 Sec. 12 T. 5 N., R. 21 W., S. 28	16 Acres			28 July 1953	111	10	AWP

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 19 OF 35
DRAWN AK-LT	SCALE 1"=100'	DATE 6-1-60
CHKD:		DWS NO.



0" Line
 Δ-25°16'
 Δ-2°30' Lt
 T-513.7'
 L-1010.7'

0" Line
 Δ-1°40'30"
 Δ-3°42'
 T-788.8'
 L-1010.7'

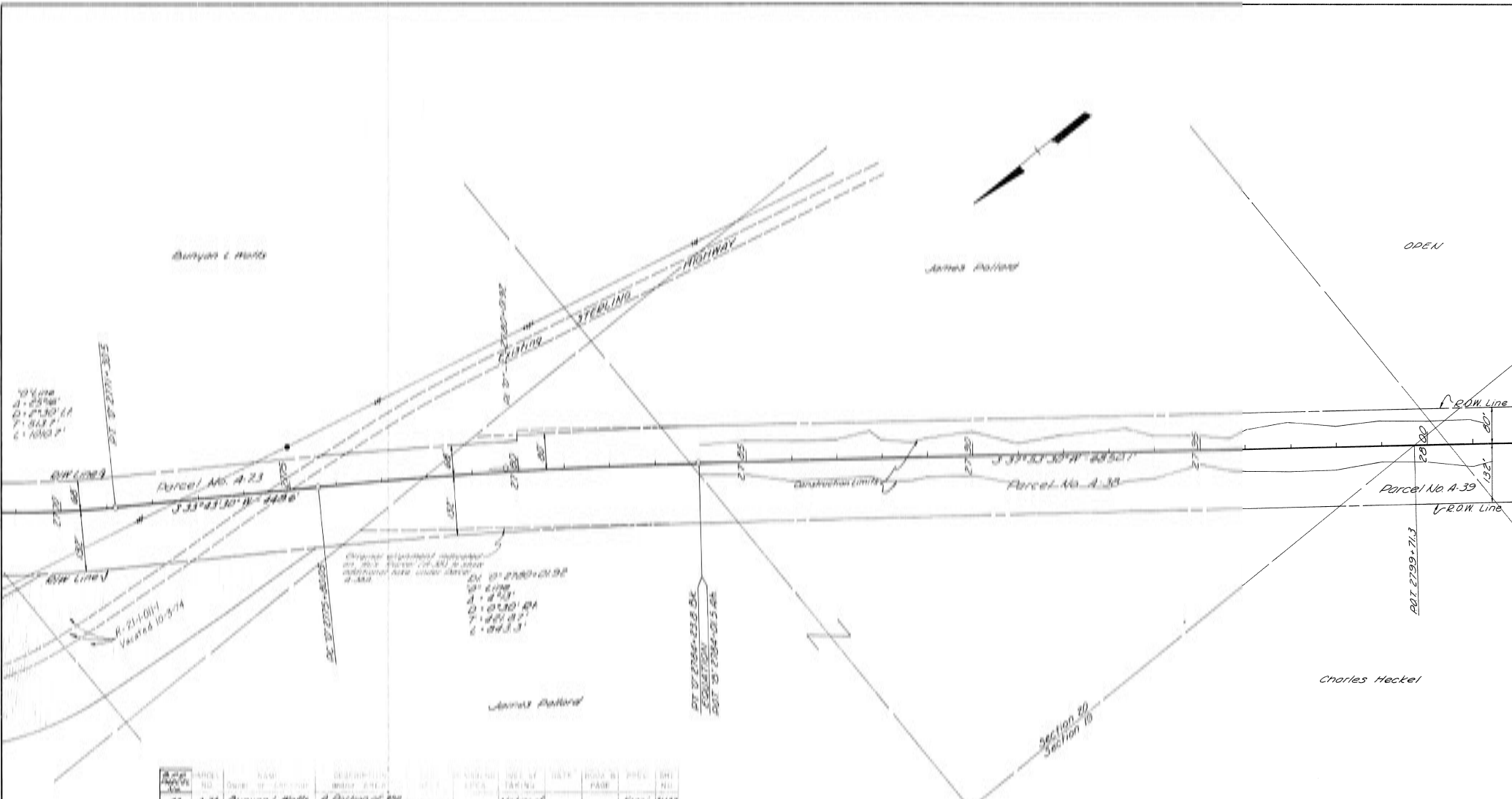
R-21-1011-1
 Vacated 10-3-79

Acct. No.	Owner	Address	Area	Remarks	Date	Book & Page	Block	Lot No.
41	George Benin	3 Parcel of George Benin, Sec 17 T31N, R11W, S14	12183.87	Admission of Intention			Block 2000	
42	Bunyan L. Watts	3 Parcel of the Bunyan L. Watts, Sec 17 T31N, R11W, S14	2283.11	Admission of Intention			Block 21	

BK6 MISC PG207
 BK6 MISC PG209

STATE OF ALASKA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF HIGHWAYS
 RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1(3)	SHEET 20 OF 35
DWN: LT	SCALE 1" = 100'	DATE 12-22-60
CD: [blank]		DWG. NO.

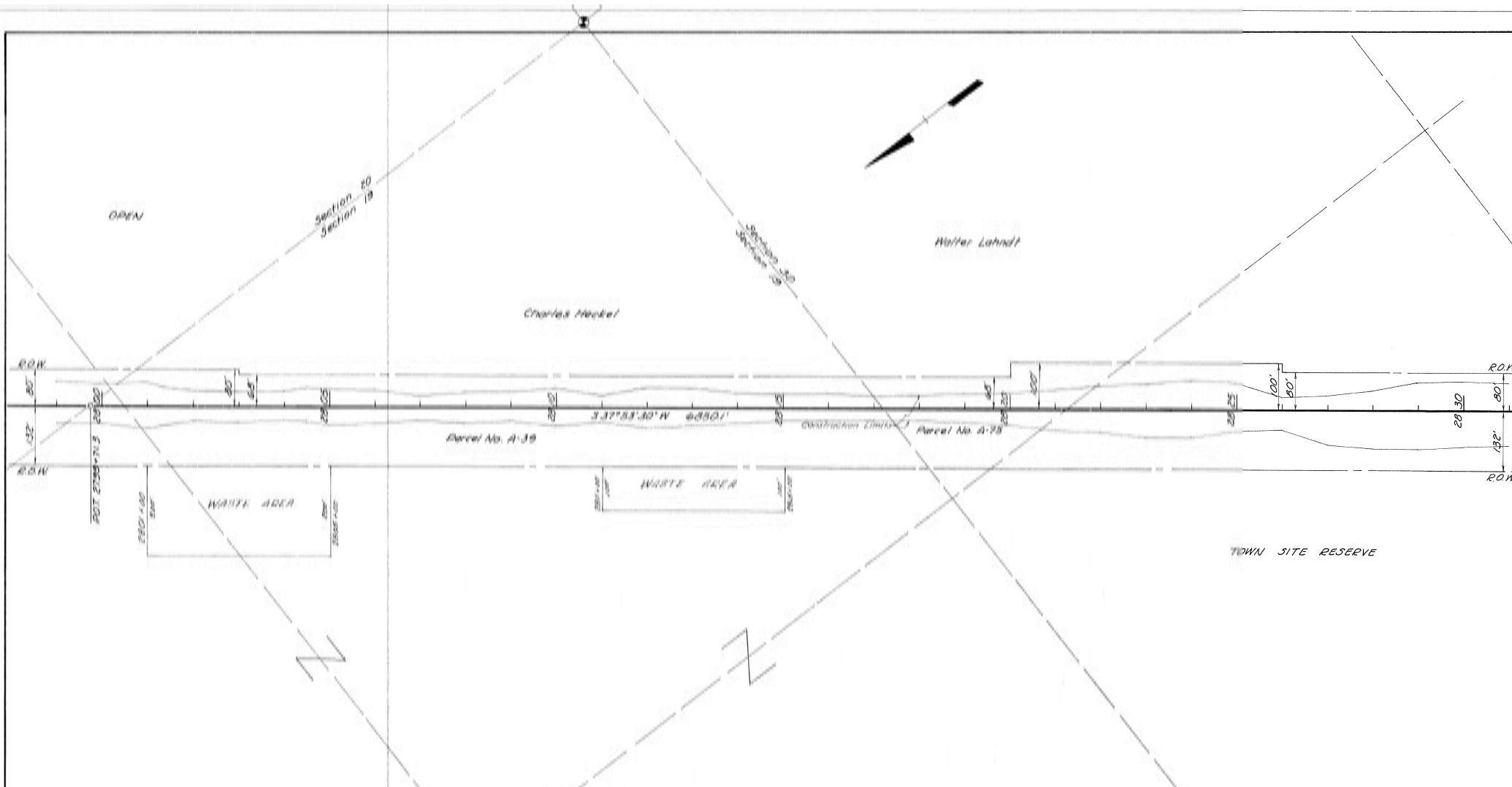


Parcel No.	Name	Description	Area	Volume	Date	Page	Book	Sheet
4-23	Bunyan L. North	A portion of the 1/2 of a 1/4 section 20, T14N, R21W, S14E	4.423 ac	Volume of 200000000			Kenai	2000
4-38	Charles Heckel (Charles Heckel)	A portion of the 1/2 of a 1/4 section 20, T14N, R21W, S14E	4.423 ac	Volume of 200000000	Warranty Deed	111	Kenai	2000
4-39	James Paulson	A portion of the 1/2 of a 1/4 section 20, T14N, R21W, S14E	4.423 ac	Volume of 200000000	Warranty Deed	111	Kenai	20
4-39	James Paulson	A portion of the 1/2 of a 1/4 section 20, T14N, R21W, S14E	4.423 ac	Volume of 200000000	Warranty Deed			

BK6 MISC PG209
BK19 DEEDS PG21

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

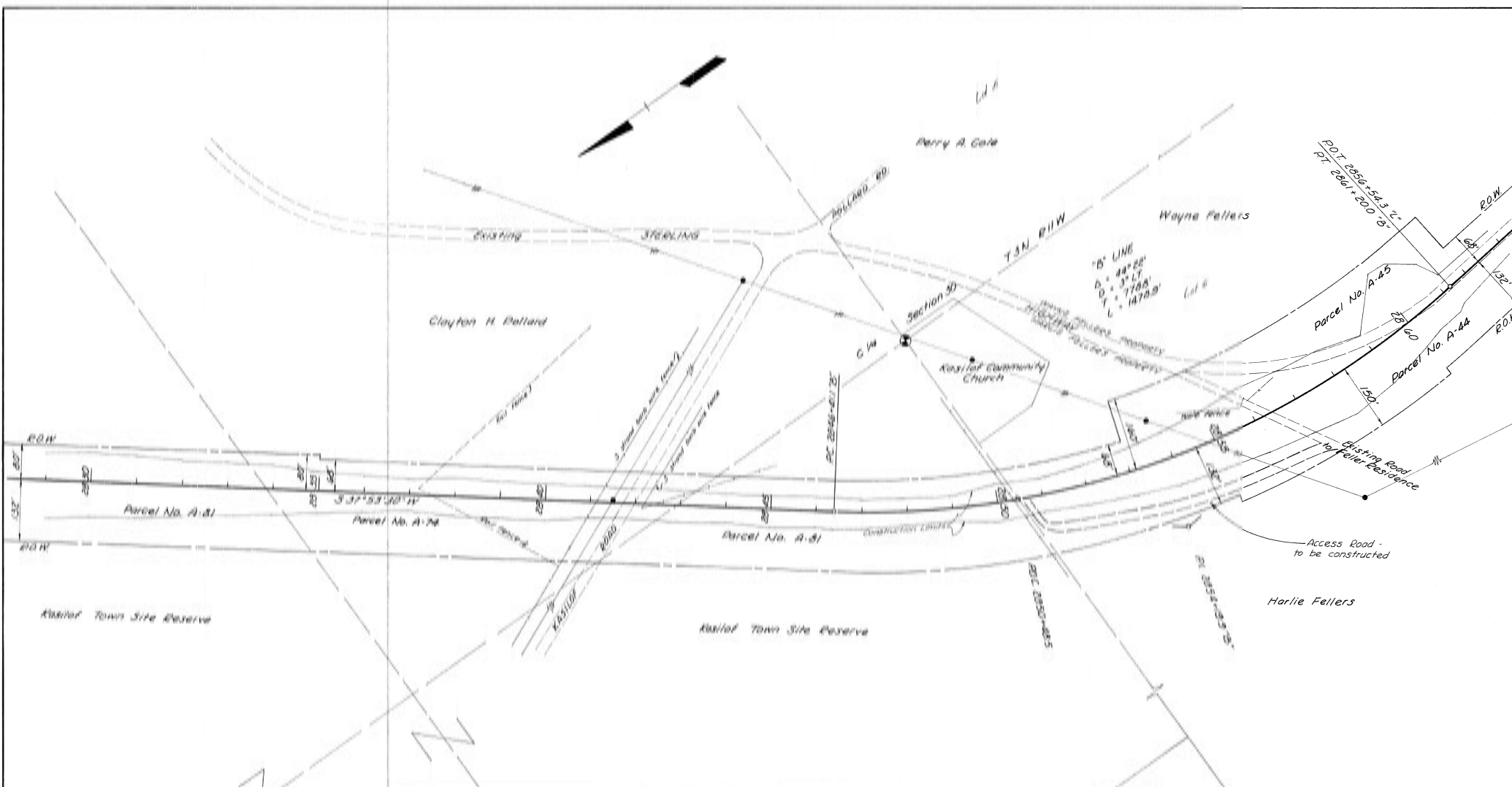
ROUTE 21	PROJECT NO. F-021-1(3)	SHEET 21 OF 35
DWN A K 2 T	SCALE 1" = 100'	DATE 12-22-60
CKD:		DWG. NO.



A.P. No.	State Parcel No.	NAME Owner	DESCRIPTION and for AREA	TAKE AREA	REMARKS AREA	LIST of TAKING DATE	BOOK PAGE	PREC.	SHT. No.
44	A-78	Walter Lehndt	1/2 Portion of the NE 1/4 of Sec. 30 T.3N. R.71W. S.20	10 Acres 1		Notice of Intention	1111 20	Final	23
3	A-39	Charles Heckel Isobene Heckel	1/2 Portion of the E 1/2 of Sec. 30 T.3N. R.71W. S.20	80 Acres None in 1953	80.0 Acres	Horrocks Dead	1111 21	Final	2123

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 22 OF 35
OWN AL-CT	SCALE 1"=100'	DATE 6-1-60
CKD:		

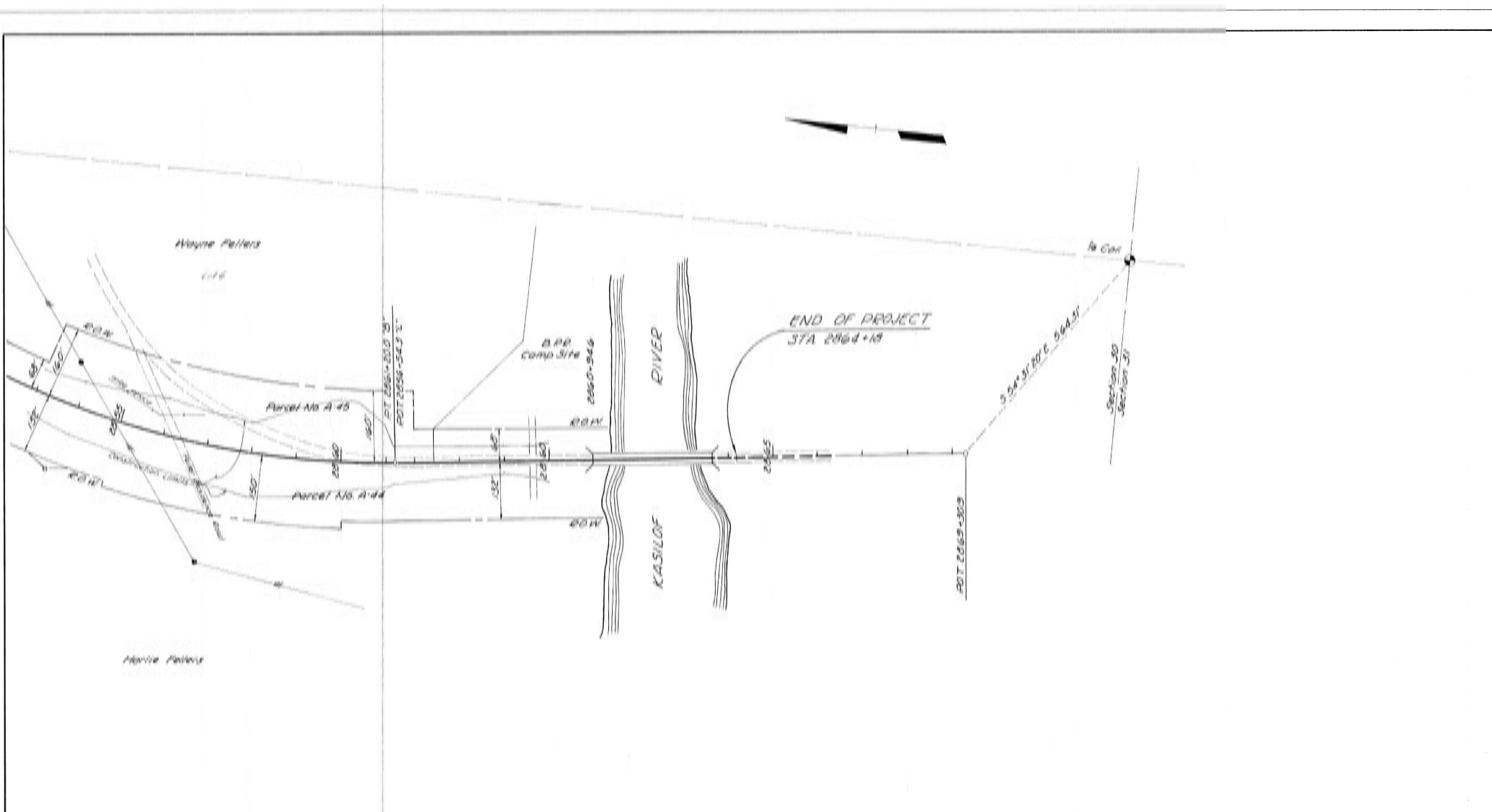


BLM Parcel No.	STATE Parcel No.	OWNER	DESCRIPTION	FRAC	ACRES	REMARKS	ACCT of CHARGE	DATE	BOOK & PAGE	RECORD	SPR No.
7	A-44	Wayne Fellers	Portion of Lot # 3 of Section 30, T.3N, R.11W, S.4E	101 Acres	101.00	Warranty Deed	Warranty Deed	4 June 1989	X11 65-67	Kenai	2428
8	A-45	Wayne Fellers	A Portion of Lot # 3 of Section 30, T.3N, R.11W, S.4E	101 Acres	101.00	Warranty Deed	Warranty Deed	4 June 1989	X11 65-67	Kenai	2428
43	A-74	Clayton Pollard	A Portion of Section 30, T.3N, R.11W, S.4E	35 Acres	35.00	Warranty Deed	Warranty Deed	28 July 1889	X11 22	Kenai	24
A-81		Kenai Divis/te Reserve	A Portion of the Kenai Divis/te Reserve, T.3N, R.11W, S.4E	40.3 Acres	40.30						24
A-296		Public Domain	Lot 1 of 2, Section 30, T.3N, R.11W, S.4E	64.82044 Acres	64.82044			Aug 27 1984	0554, 1984	Kenai	

BLM GRANT ANCHORAGE 051540 (FILE 2 OF 2)

STATE OF ALASKA
DIVISION OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

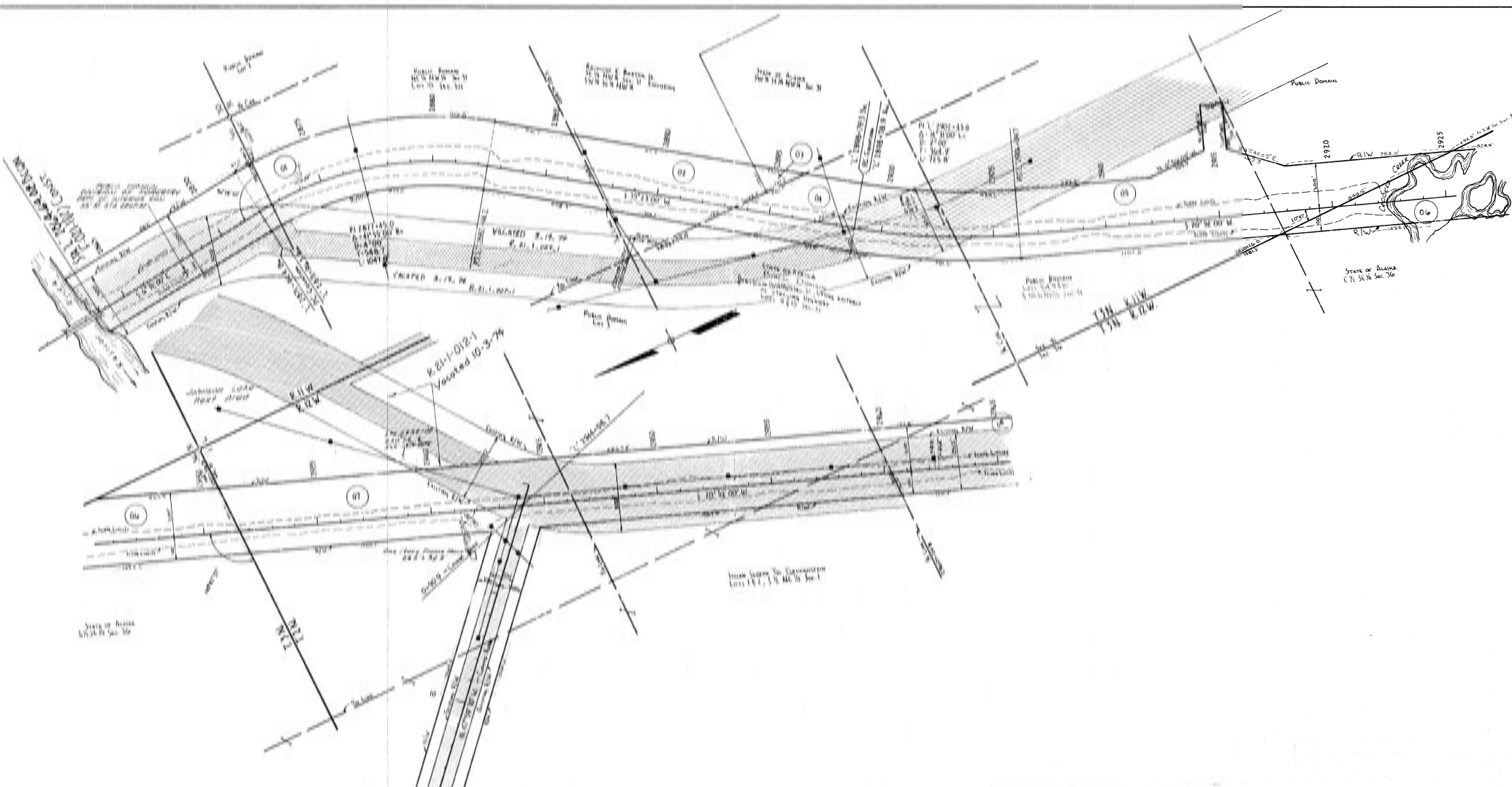
ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 23 of 35
DRAWN BY AK-LZ	SCALE 1"=100'	DATE 6-1-60
CHKD		DWG NO.



SEC	TRSE	ASIAN	DESCRIPTION	SIZE OF	REMARKS	DATE	BOOK	PAGE	SECTION	SHR
6	A-45	Hayne Patena	1/2 Portion of Lot # 2 (Sec 10, T.33, R.12, S.4E)	101 Acres	33 Acres not including existing easement (May 1959)	4 June 1959	XII	68-64	Parcel	MRB
7	A-44	Marie A Patena	1/2 Portion of Lot # 2 (Sec 10, T.33, R.12, S.4E)	101 Acres	33 Acres not including existing easement (May 1959)	4 June 1959	XII	68-67	Parcel	MRB

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE 21	PROJECT NO. F-021-1 (3)	SHEET 24 OF 35
DWN. AK-LT	SCALE 1"=100'	DATE 6-1-60
CKD:		



PARCEL NO.	NAME	TAXY AREA	REMAINING AREA
01	PUBLIC DOMAIN	11,584 Ac.±	39,771 Ac.±
02	WALTERS TRACT	4,104 Ac.±	25,304 Ac.±
03	STATE OF ALASKA	11,503 Ac.±	9,715 Ac.±
04	PUBLIC DOMAIN, STATE OF ALASKA	3,731 Ac.±	1,967 Ac.±
05	PUBLIC DOMAIN	0.119 Ac.±	125.00 Ac.±
06	STATE OF ALASKA	6,764 Ac.±	75,221 Ac.±
07	WALTERS TRACT	11,517 Ac.±	119,445 Ac.±
08	HANCOCK FIELDS	1,638 Ac.±	146,772 Ac.±

- BK27 DEEDS PG225
- BK13 MISC PG182
- BK14 MISC PG262
- BK14 MISC PG257
- BK13 MISC PG188
- BK26 DEEDS PG236
- CA 64-1395 D

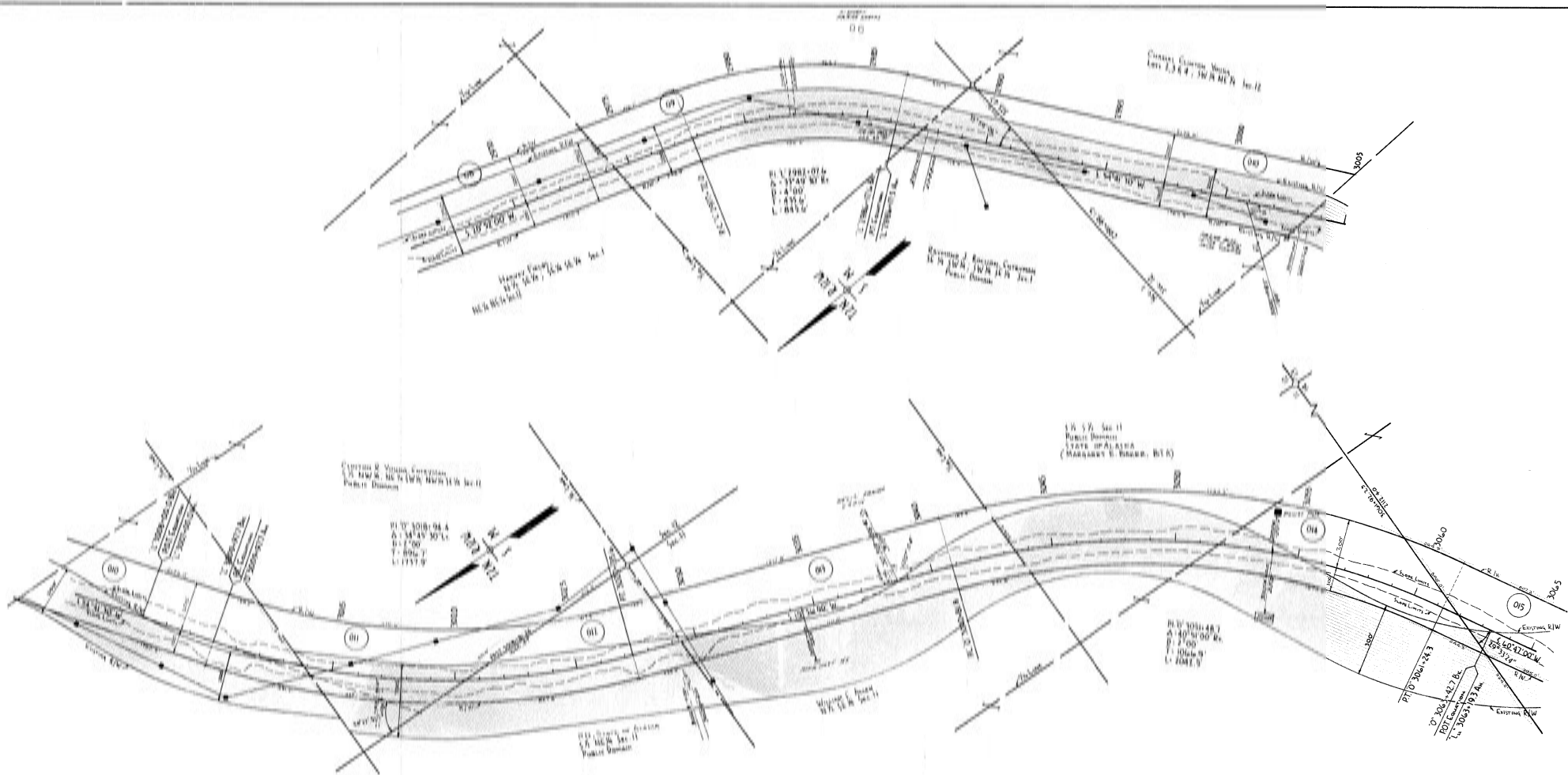
18-4-69 Waterfly 50' Pct. 08 (All ex. R/W) Abandoned (To owner). J.S.

STATE OF ALASKA

DEPARTMENT OF HIGHWAYS

RIGHT OF WAY PLAT

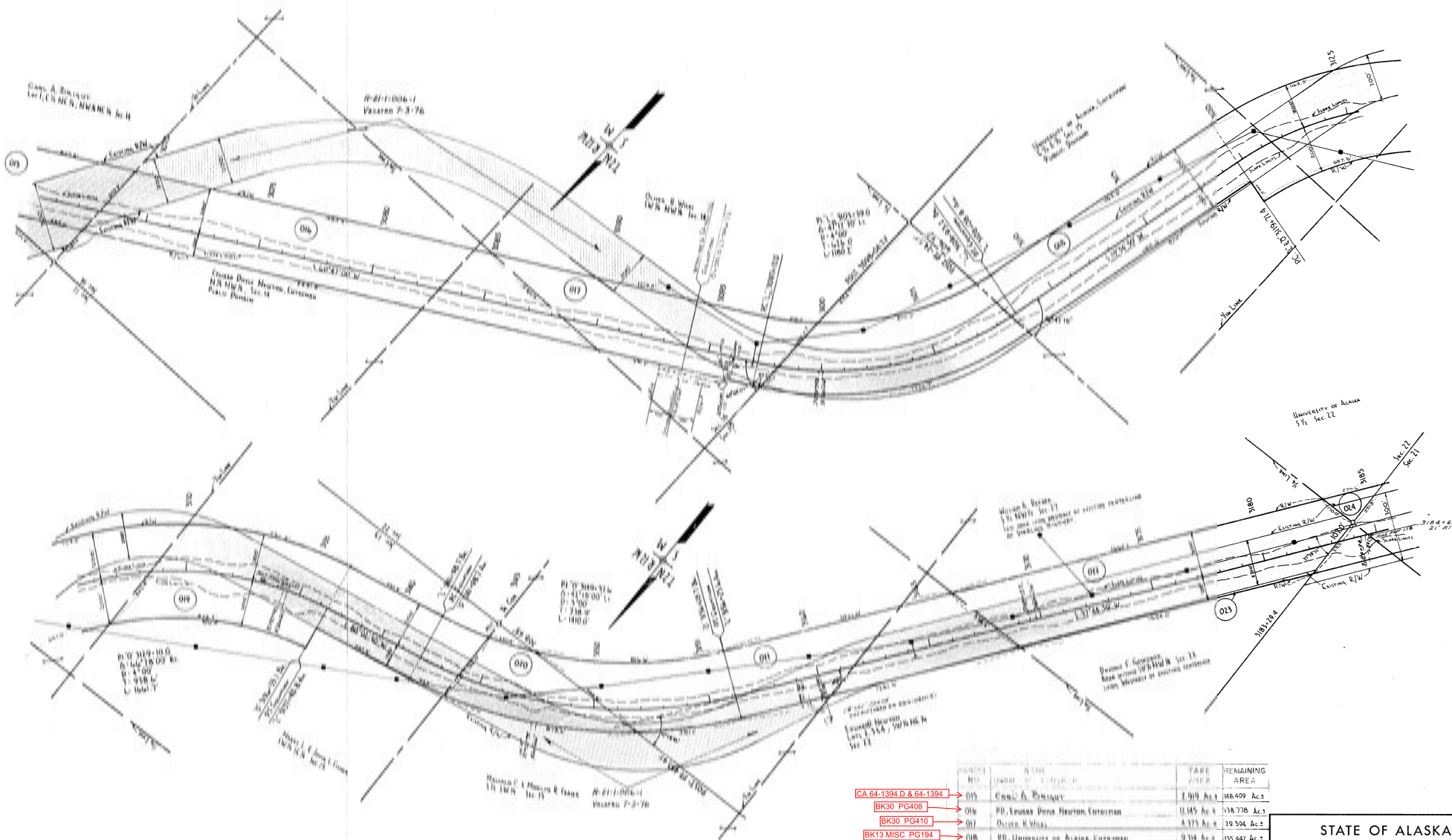
ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	25 of 35
DWN: <i>SK</i>	SCALE	DATE
CKD: <i>SK</i>	1" = 200'	1-8-63
	DWG. NO.	



- CA 64-1395 D →
- BK27 DEEDS PG214 →
- CA 64-1392 & CA 64-1392 D & BK18 MISC PG104 →
- BK16 MISC PG106 →
- BK14 MISC PG180 →
- BK26 DEEDS PG238 →
- DOI-BIA APP FOR ROW →

PARCEL NO.	OWNER or EJECTOR	TAXED AREA	REMAINING AREA
08	MARCEY CARL	1,159 A±	148,772 A±
09	RD, HARRISON J. BUSHMAN, EJECTOR	3,903 A±	67,999 A±
010	CHARLES CARSON SMITH	1,399 A±	143,159 A±
011	RD, CLYDE WALKER YOUNG, EJECTOR	3,163 A±	153,623 A±
012	EDD, BIRCHER OR EJECTOR	1,033 A±	70,399 A±
013	WILLIAM FRANK ASH	6,108 A±	64,259 A±
014	RD, STATE OF ALASKA (MARGARET E. BUDGE, BIA)	5,116 A±	159,915 A±

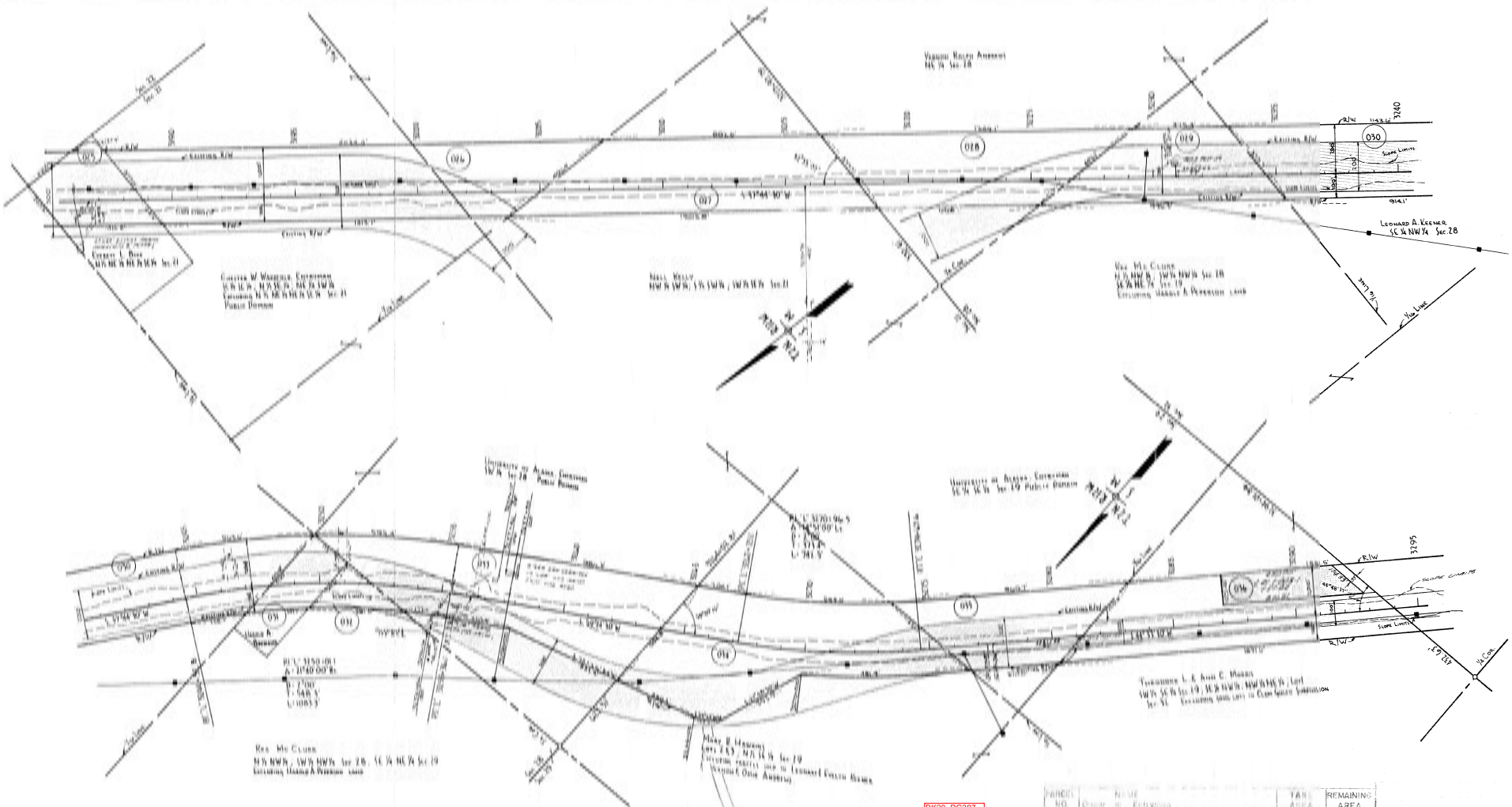
STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAT		
ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	26 of 35
DWN. DATE	SCALE	DATE
08/66	1"=200'	1-9-63
DWG. NO.		DWG. NO.



- CA 64-1394 D & 64-1394 →
- BK30 PG408 →
- BK30 PG410 →
- BK13 MISC PG194 →
- BK14 MISC PG193 →
- BK13 MISC PG177 →
- BK13 MISC PG74 →
- BK13 MISC PG151 →
- BK14 MISC PG4 →
- BK13 MISC PG200 →

PARCEL NO.	OWNER NAME	TARE AREA	REMAINING AREA
015	Carl A. Erikson	1.919 Ac ±	148.409 Ac ±
016	RD, Edward Dore Heaton, Catherine Oliver & Sons	0.145 Ac ±	138.278 Ac ±
017	RD, University of Alaska, Corporation	4.375 Ac ±	29.394 Ac ±
018	RD, University of Alaska, Corporation	9.314 Ac ±	155.442 Ac ±
019	James L. A. Jones & Family	5.641 Ac ±	28.123 Ac ±
010	Malcolm C. & Marilyn R. Forbes	1.971 Ac ±	75.676 Ac ±
011	Edward D. Heaton	6.851 Ac ±	156.128 Ac ±
012	William Arthur Eason	3.375 Ac ±	59.501 Ac ±
013	Dennis C. Govey	1.469 Ac ±	9.686 Ac ±
014	University of Alaska	10.059 Ac ±	319.567 Ac ±

STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAT		
ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	27 of 35
DWN: <i>AKK</i>	SCALE	DATE
CKD: <i>ps</i>	1" = 200'	1-10-63
	DWG. NO.	



- BK20 PG387
- BK27 DEEDS PG224
- BK13 MISC PG75
- BK13 MISC PG152
- BK13 MISC PG139
- CA 66-1243 B & BK13 MISC PG152
- BK13 MISC PG76
- BK13 MISC PG77
- BK13 MISC PG206
- LTRS & BK14 MISC PGT & BK13 MISC PG76
- BK13 MISC PG212
- BK57 DEEDS PG186

PARCEL NO.	Owner or Beneficiary	TAX AREA	REMAINING AREA
015	STEVEN LINDSEY BIRD	3.000 Ac.±	2.036 Ac.±
016	RD, CHESTER W WINKFIELD, SUTHERLAND	3.000 Ac.±	14.219 Ac.±
017	MALL KEYES	0.318 Ac.±	142.553 Ac.±
018	VERNON KELLY AVENUE	5.191 Ac.±	151.479 Ac.±
019	RON MC CLURE	1.134 Ac.±	152.502 Ac.±
020	LEONARD A. KEENAN	3.466 Ac.±	30.092 Ac.±
021	HAROLD A. PETERSON	11.066 Ac.±	31.032 Ac.±
022	RON MC CLURE	4.923 Ac.±	SAME AS PARCEL 019
023	RD, UNIVERSITY OF ALASKA, SUTHERLAND	7.140 Ac.±	147.910 Ac.±
024	MARY R. STANWELL	9.964 Ac.±	150.749 Ac.±
025	RD, UNIVERSITY OF ALASKA, SUTHERLAND	1.988 Ac.±	53.386 Ac.±
026	TUDOROUS L. & ANNE C. MORAN	7.779 Ac.±	64.463 Ac.±
027	RD, UNIVERSITY OF ALASKA, SUTHERLAND	1.486 Ac.±	

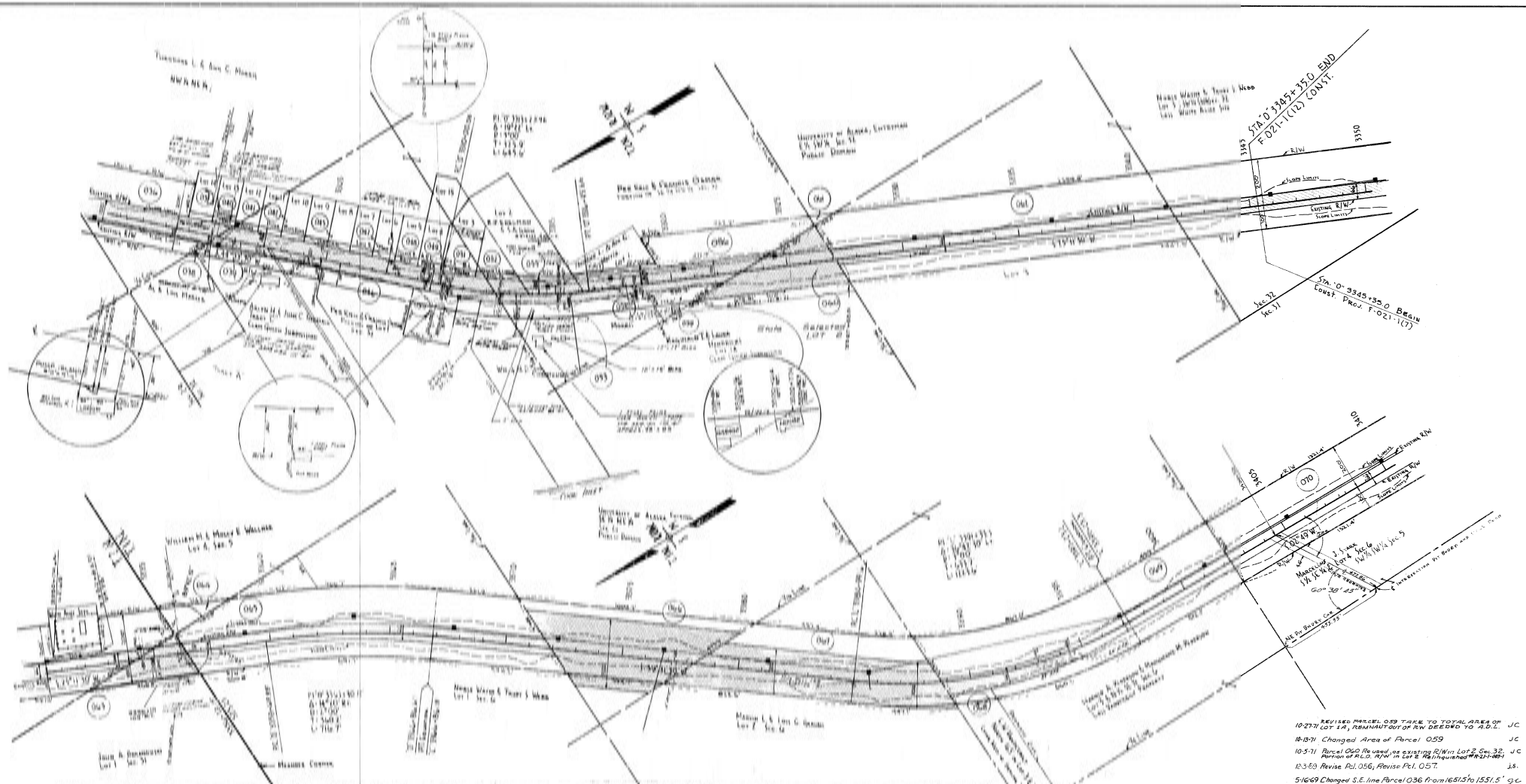
6-5-68 ADDED LEASE 621-1, 005-1
5/16/68 Changed S.L. line Parcel 036 from 1651.5' to 1551.5'

STATE OF ALASKA

DEPARTMENT OF HIGHWAYS

RIGHT OF WAY PLAT

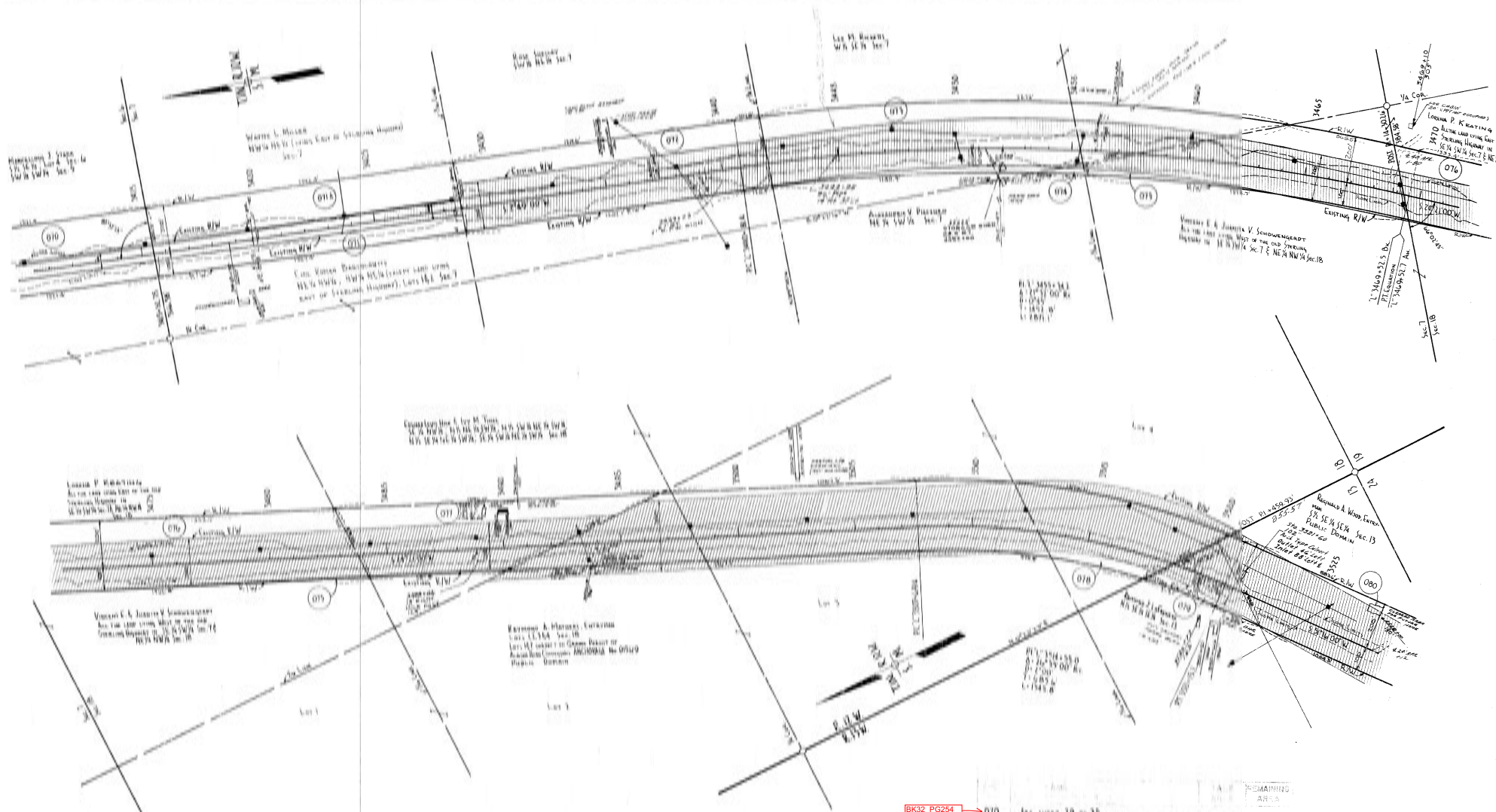
ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	28 of 33
DWN: <i>hll</i>	SCALE	DATE
CRD: <i>o.g.</i>	1" = 200'	1-11-'63
	DWG. NO.	



REVISED PARCEL 039 TAKEN TO TOTAL AREA OF J.C.
 10-27-71 Lot 14, REMOVED OUT OF ROW DEPEND TO A.S. J.C.
 10-3-71 Parcel 020 Reduced E/W by 3' Changed Take of Remain. J.C.
 10-3-71 Parcel 020 Reduced as existing R/W in Lot 2, Sec. 32, J.C.
 10-3-69 Revised Pct. 056, Revised Pct. 057. J.S.
 5-16-69 Changed S.E. line Parcel 036 from 1651.5 to 1551.5' J.C.

PARCEL NO.	OWNER OR ENTRYMAN	TAKE AREA	REMAINING AREA	PARCEL NO.	OWNER OR ENTRYMAN	TAKE AREA	REMAINING AREA
036	JAY SHURT JR. 33	1,000.00	1,000.00	048	YOUNG & GAY BK14 MISC PG169	2,000.00	2,000.00
037	ANDREW R. & MILDRED C. VIGOR	1,000.00	1,000.00	049	ANDREW R. & MILDRED C. VIGOR BK14 MISC PG22	1,000.00	1,000.00
038	ALBERT & LEE MARLEN	1,000.00	1,000.00	050	YAN & JANE THOMAS CA 65-140	1,000.00	1,000.00
039	ANDREW H. & JUNE C. THORNTON	1,000.00	1,000.00	051	THOMAS J. & BEATRICE L. O'ROURKE BK13 MISC PG287	1,000.00	1,000.00
040	CLAY HAYDEN COMMUNITY ASSO.	1,000.00	1,000.00	052	ANDREW H. & JUNE C. THORNTON BK13 MISC PG140	1,000.00	1,000.00
041	PER. CAR & PARKING CHARGE	1,000.00	1,000.00	046A	WILLIAM H. & MARY E. WALLACE BK32 PG188 HRD	1,000.00	1,000.00
042	DAVE HOLDING CORPORATION	1,000.00	1,000.00	053	HENRY WALTER & THOMAS J. WALKER BK48 PG212 HRD	1,000.00	1,000.00
043	UNDEVELOPED	1,000.00	1,000.00	054	UNDEVELOPED BK13 MISC PG179	1,000.00	1,000.00
044	UNDEVELOPED	1,000.00	1,000.00	055	UNDEVELOPED	1,000.00	1,000.00
045	PER. SIDE & CHANNEL CHANNEL	1,000.00	1,000.00	056	PER. SIDE & CHANNEL CHANNEL BK14 MISC PG215	1,000.00	1,000.00
046	PER. SIDE & CHANNEL CHANNEL	1,000.00	1,000.00	057	THOMAS J. & BEATRICE L. O'ROURKE BK57 DEEDS PG244	1,000.00	1,000.00
047	UNDEVELOPED	1,000.00	1,000.00	058	UNDEVELOPED BK57 DEEDS PG163	1,000.00	1,000.00
059	REGINA J. & LOUIS HOFFMANN	1,000.00	1,000.00	059	REGINA J. & LOUIS HOFFMANN COMMISSIONER'S DEED	1,000.00	1,000.00
060	STATE SELECTED	1,000.00	1,000.00	060	STATE SELECTED	1,000.00	1,000.00
061	UN. UNIVERSITY OF ALASKA, EASTERN	1,000.00	1,000.00	061	UN. UNIVERSITY OF ALASKA, EASTERN BK15 MISC PG216	1,000.00	1,000.00
062	HENRY WALTER & THOMAS J. WALKER	1,000.00	1,000.00	062	HENRY WALTER & THOMAS J. WALKER BK50 DEEDS PG150	1,000.00	1,000.00
063	JANE ANNE BERNARDINI	1,000.00	1,000.00	063	JANE ANNE BERNARDINI BK14 MISC PG267 HRD	1,000.00	1,000.00
064	WILLIAM H. & MARY E. WALLACE	1,000.00	1,000.00	064	WILLIAM H. & MARY E. WALLACE BK32 PG188 HRD	1,000.00	1,000.00
065	HENRY WALTER & THOMAS J. WALKER	1,000.00	1,000.00	065	HENRY WALTER & THOMAS J. WALKER BK48 PG212 HRD	1,000.00	1,000.00
066	UN. UNIVERSITY OF ALASKA, EASTERN	1,000.00	1,000.00	066	UN. UNIVERSITY OF ALASKA, EASTERN BK33 PG100 HRD	1,000.00	1,000.00
067	WILLIAM L. & LEE C. GARDNER	1,000.00	1,000.00	067	WILLIAM L. & LEE C. GARDNER BK32 PG190	1,000.00	1,000.00
068	V. W. VANDEKAMP	1,000.00	1,000.00	068	V. W. VANDEKAMP BK32 PG122	1,000.00	1,000.00
069	HENRY WALTER & THOMAS J. WALKER	1,000.00	1,000.00	069	HENRY WALTER & THOMAS J. WALKER BK32 PG191	1,000.00	1,000.00
070	UNDEVELOPED	1,000.00	1,000.00	070	UNDEVELOPED BK32 PG254	1,000.00	1,000.00

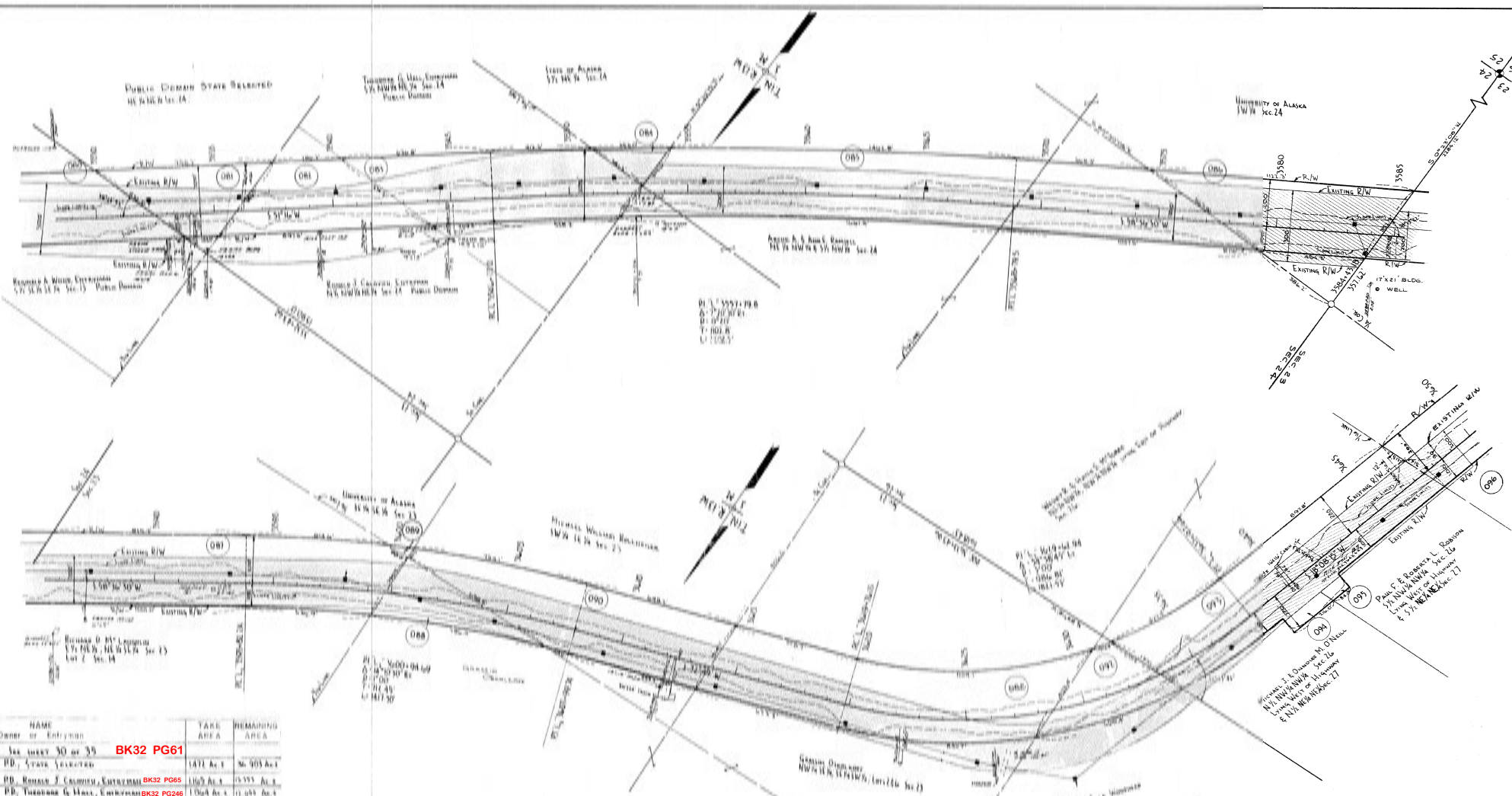
ROUTE	PROJECT NO.	SHEET
233	F. 021-1(3)	29 of 35
DATE	DESCRIPTION	BY
REVISIONS		
STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAT		
DWN.	SCALE	DATE
233	1"=200'	1-23-63



Parcel ID	Owner/Description	Area (Ac.)	Total Area (Ac.)
BK32 PG254 → 070	See sheet 29 of 35		
BK32 PG231 → 071	LEWIS HANNA BROTHERHOOD	7.716 Ac.	127.506 Ac.
BK33 PG153 → 072	ROSE JENSEN	3.019 Ac.	30.892 Ac.
BK16 MISC PG4 → 073	LEE MURPHY BROTHERS	1.638 Ac.	69.795 Ac.
BK33 PG149 → 074	ALEXANDER, VERONICA PETERSON	2.227 Ac.	39.906 Ac.
BK32 PG192 → 075	VONSTADT & JUMUSTA V. SCHOUWENEGART	14.400 Ac.	48.844 Ac.
BK16 MISC PG99 → 076	LOUISA P. KROETTIG	4.676 Ac.	14.568 Ac.
BK30 DEEDS PG259 → 077	LEE M. THOMAS & EUGENE LAUREN THOMAS	7.745 Ac.	68.414 Ac.
BK34 PG135 → 078	P.D. BAYNE & MARGARET CATHAM	1.410 Ac.	79.464 Ac.
BK32 PG251 → 079	BAYNE & JUMUSTA L. BAYNE	1.155 Ac.	19.019 Ac.
BK32 PG81 → 080	P.D. BAYNE & MARY EUSTONIAN	1.155 Ac.	11.502 Ac.
BK33 PG121 → 071 A	WALTER L. MILLER	4.800 Ac.	73.712 Ac.

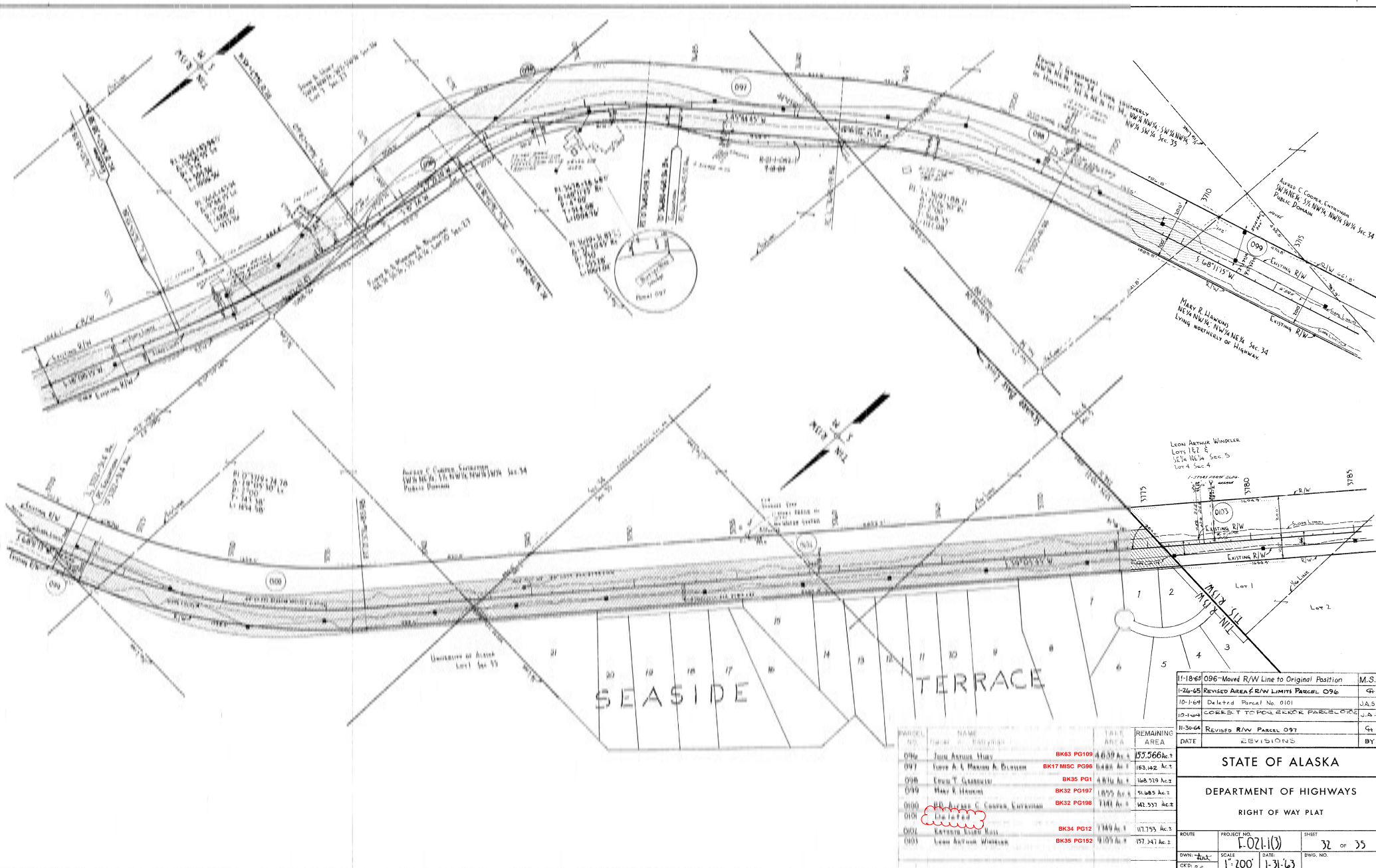
STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	30 of 35
DWN: <i>hbk</i>	SCALE	DATE
CKD:	1"=200'	1-25-63



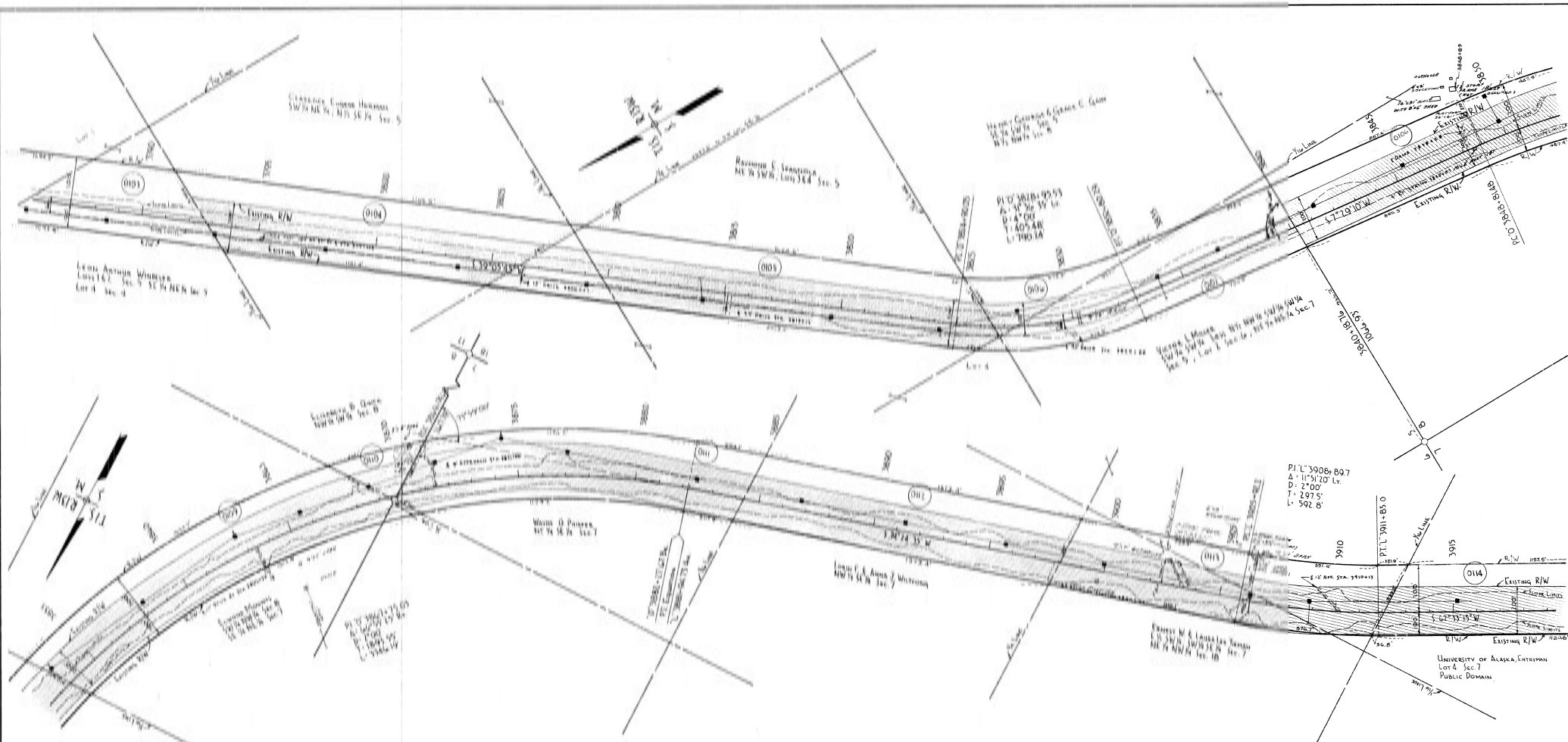
PARCEL NO	NAME	TAKEN AREA	REMAINING AREA
080	See SHEET 30 of 35 BK32 PG61		
081	RD, STATE (ABANDONED)	1471 Ac. ±	56,903 Ac. ±
081	RD, RICHARD J. CARROLL, CANTONMENT BK32 PG65	1163 Ac. ±	15,555 Ac. ±
085	RD, TADASHONA G. WOOD, CANTONMENT BK32 PG246	1,064 Ac. ±	11,455 Ac. ±
084	STATE OF ALASKA BK33 PG104	7,496 Ac. ±	19,306 Ac. ±
085	ARTHUR A. & ANN C. BANGS BK33 PG158	4,961 Ac. ±	10,519 Ac. ±
086	UNIVERSITY OF ALASKA BK33 PG108	7,733 Ac. ±	19,104 Ac. ±
087	WILLIAM D. M'LENNAN BK32 PG233	5,426 Ac. ±	16,044 Ac. ±
088	GARLAND O'NEILL BK32 PG193	8,871 Ac. ±	16,931 Ac. ±
089	UNIVERSITY OF ALASKA BK33 PG114	1,900 Ac. ±	59,916 Ac. ±
090	MICHAEL WILLIAM HULLIGAN BK33 PG160	1,790 Ac. ±	31,457 Ac. ±
091	COVERED WITH PARCEL 088		
092	WALTER J. & ELLA WOODWARD BK32 PG194	1,126 Ac. ±	31,960 Ac. ±
093	WALTER H. & MARY E. M'LENNAN BK15 MSC PG191	5,930 Ac. ±	56,030 Ac. ±
094	MICHAEL J. & CHRISTINE M. O'NEILL BK32 PG195	1,100 Ac. ±	11,029 Ac. ±
095	PAUL E. & ROBERTA L. ROBINSON BK32 PG196	6,000 Ac. ±	16,861 Ac. ±
096	JAMES ARTHUR HUNTER BK33 PG109	4,630 Ac. ±	18,868 Ac. ±

11-18-65	096 - Moved R/W Line to Original Site	M. S. B.
1-26-65	REVISED AREA & R/W LIMITS PAR. 36	G.
DATE	REVISED	BY
STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAT		
ROUTE	PROJECT NO.	SHEET
	F-02-1(3)	31 of 35
DWN: J.S.	SCALE	DATE
CKD: J.S.	1"=200'	1-30-63
	DWG. NO.	



PARCEL NO.	OWNER NAME	TAX ID	AREA	REMAINING AREA
096	John Angus May	BK63 PG109	4.659 Ac.	155.566 Ac.
097	John A. & Marion A. Duvion	BK17 MISC PG96	6.488 Ac.	163.142 Ac.
098	Edwin T. GARDNER	BK35 PG1	4.876 Ac.	168.519 Ac.
099	Mary E. Hanson	BK32 PG197	1.055 Ac.	51.685 Ac.
0100	RD ALASKA C. CORNER, ENTRANCE	BK32 PG198	3.181 Ac.	143.557 Ac.
0101	University of Alaska			
0102	Leon Arthur Winkler	BK34 PG12	1.149 Ac.	117.755 Ac.
0103	Leon Arthur Winkler	BK35 PG192	9.105 Ac.	157.347 Ac.

11-18-69	096-Moved R/W Line to Original Position	M.S.B.
1-26-68	REVISED AREA R/W LIMITS PARCEL 096	GT
10-1-69	Deleted Parcel No. 0101	J.A.S.
10-1-69	CORRECT TO PER BOOK PARCELS	J.A.S.
11-30-64	REVISED R/W PARCEL 097	GT
DATE	REVISIONS	BY
STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAN		
ROUTE	PROJECT NO.	SHEET
	E.021-1(3)	32 OF 35
DWN: <i>dat</i>	SCALE	DATE
CKD: <i>ds</i>	1"=200'	1-31-63

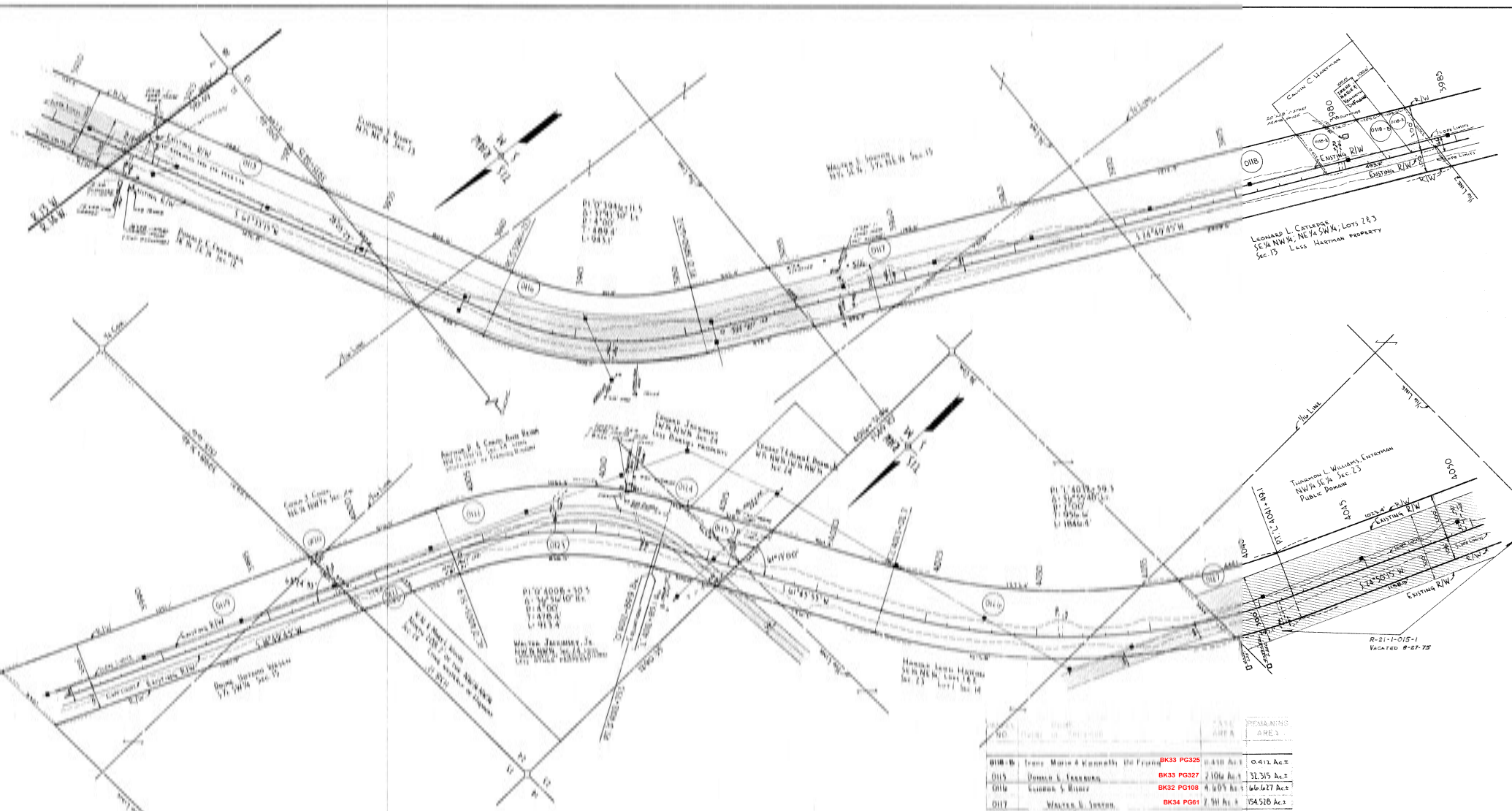


PARCEL NO.	OWNER	ACRES	TAKE AREA	REMAINING AREA
0105	See sheet 32 or 33	BK35 PG152		
0104	Classence Eugene Harrison	3.043 Ac.±	10.021 Ac.±	
0105	Harmon Leon Strangman	3.903 Ac.±	115.296 Ac.±	
0106	Harmon G. & Grace C. Quinn	CA 65-13 B	108.762 Ac.±	
0107	Wayne J. Poirer	BK33 PG262	9.410 Ac.±	117.085 Ac.±
0109	Classence Harrison	BK34 PG161-A	3.564 Ac.±	69.172 Ac.±
0110	Harmon G. Quinn	BK32 PG178	19.833 Ac.±	38.929 Ac.±
0111	Wayne J. Poirer	BK33 PG128	3.316 Ac.±	29.940 Ac.±
0112	Louis V. & Anna J. Westerman	BK23 MSC PG91	3.158 Ac.±	30.541 Ac.±
0113	Wayne M. & Laura Lee Timpane	BK34 PG244	3.310 Ac.±	150.292 Ac.±
0114	P.D. University of Alaska, Fairbanks	BK33 PG115	1.691 Ac.±	22.938 Ac.±

PCL 106 & 108-BK33 PGS

STATE OF ALASKA
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
	E-021-1(3)	33 OF 35
DWN: <i>AK</i>	SCALE: 1"=200'	DATE: 1.1.63
CHKD: <i>ac</i>		DWS: NO.



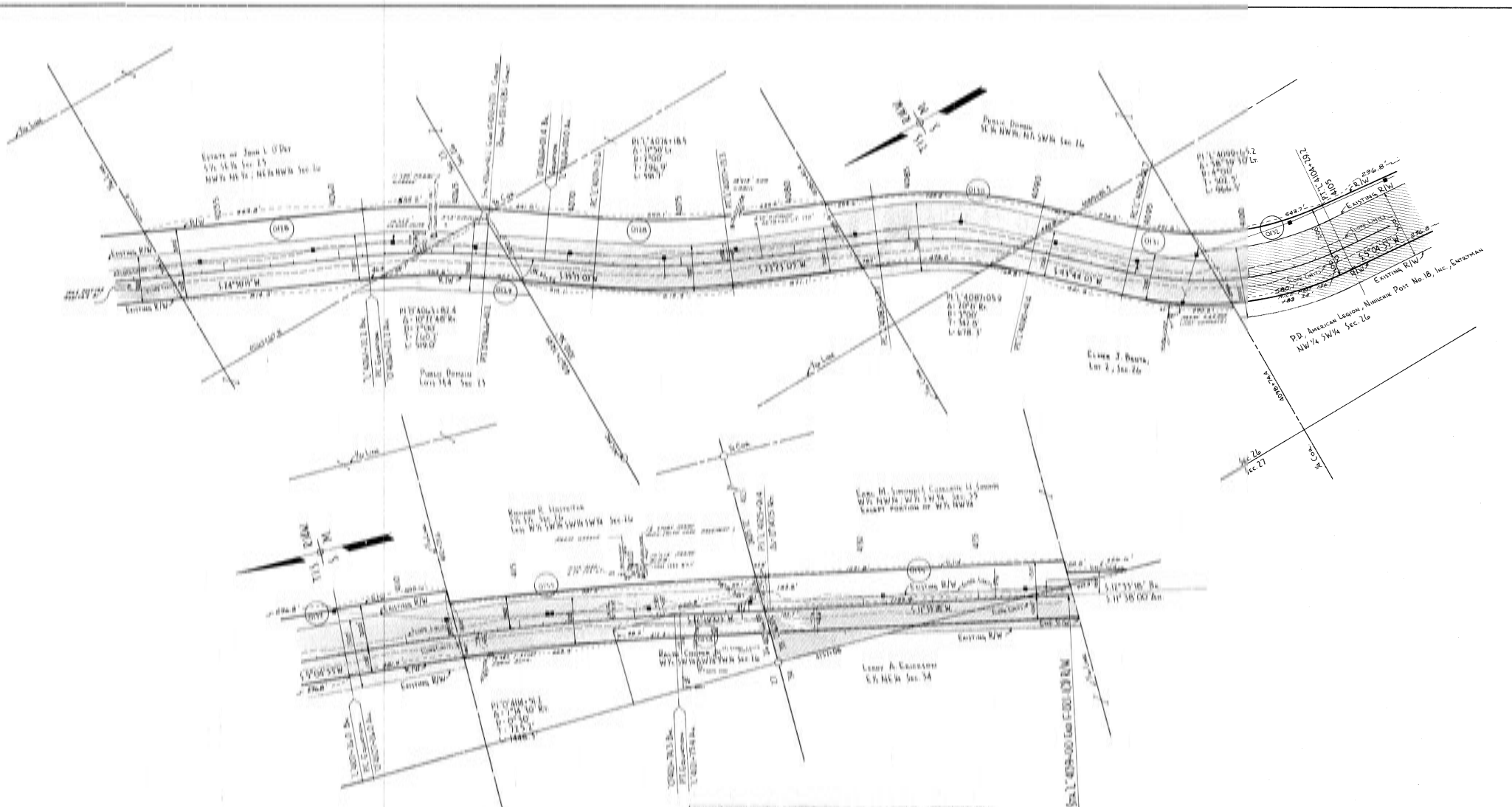
Station	Point of Interest	Area	Remaining Area	
0108-10	Tracy Marie & Kenneth De Fries	BK33 PG325	0.410 Ac ±	0.412 Ac ±
0115	Donna S. Jackson	BK33 PG327	2.106 Ac ±	32.315 Ac ±
0116	Clayton S. Miller	BK32 PG108	4.603 Ac ±	66.627 Ac ±
0117	Walter S. Sutton	BK34 PG61	2.911 Ac ±	154.528 Ac ±
0118	Leonard L. Carlesse	BK33 PG226	0.193 Ac ±	122.723 Ac ±
0119	Diann Margaret Wilson	BK34 PG176	1.804 Ac ±	10.007 Ac ±
0120	Coke J. Cook	BK35 PG68	0.771 Ac ±	39.975 Ac ±
0121	W.H. & Mary L. Woods	BK36 PG109	16.368 Ac ±	5.520 Ac ±
0122	Arthur D. & Carol Ann Kain	BK34 PG123	3.803 Ac ±	10.074 Ac ±
0123	William Jackson, Jr.	BK32 PG262	3.098 Ac ±	12.328 Ac ±
0124	Wanda Jackson	BK32 PG204	1.893 Ac ±	34.993 Ac ±
0125	Leona J. & Arden L. Daniels, Jr.	CA 64-1932	15.813 Ac ±	4.178 Ac ±
0126	Marion Ann Hanson	BK33 PG187	15.709 Ac ±	123.761 Ac ±
0127	M.P. Thomas L. Williams, Trustees	BK33 PG323	1.519 Ac ±	29.937 Ac ±
0128-A	Clayton C. Hankman	BK3 PG121	1.819 Ac ±	2.361 Ac ±

STATE OF ALASKA

DEPARTMENT OF HIGHWAYS

RIGHT OF WAY PLAT

ROUTE	PROJECT NO.	SHEET
	F-021-1(3)	34 of 35
DWN: <i>gsk</i>	SCALE	DATE
CKD:	1"=200'	2-8-63
	DWG. NO.	



PANEL NO.	OWNER NAME	ACRE AREA	REMARKS
0116	Estate of John L. O'Day	10.00 Ac.	BK29 PG292
0117	Public Domain	10.00 Ac.	
0118	Public Domain	10.00 Ac.	
0119	Elmer J. Banta	5.55 Ac.	BK29 PG414
0121	P.D. American Legion, Minnick Post No. 18, Inc., Carverman	1.80 Ac.	
0123	Richard H. Sorenson	1.50 Ac.	BK29 PG69
0124	Elmer M. Sorenson	1.94 Ac.	BK29 PG305
0125	Elmer M. Sorenson & Catherine L. Sorenson	5.70 Ac.	BK30 PG175

BK30 PG427
 BK30 PG181

STATE OF ALASKA		
DEPARTMENT OF HIGHWAYS		
RIGHT OF WAY PLAN		
ROUTE	PROJECT NO.	SHEET
	F-021-1(5)	35 of 35
DWN: 1:200	SCALE	DATE: 2-11-63
EKD:		DWG. NO.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



LEGEND

- FOUND 2.5" DIAMETER BRASS MONUMENT
- FOUND 5/8" DIAMETER REBAR WITH CAP
- FOUND 5/8" DIAMETER REBAR
- SECTION LINE EASEMENT
- PROPOSED ACCESS EASEMENT
- ROAD CENTER LINE
- OVERHEAD UTILITY WIRE
- UTILITY POLE
- UTILITY PEDESTAL

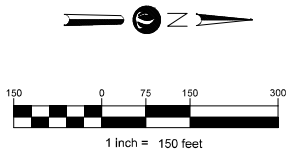
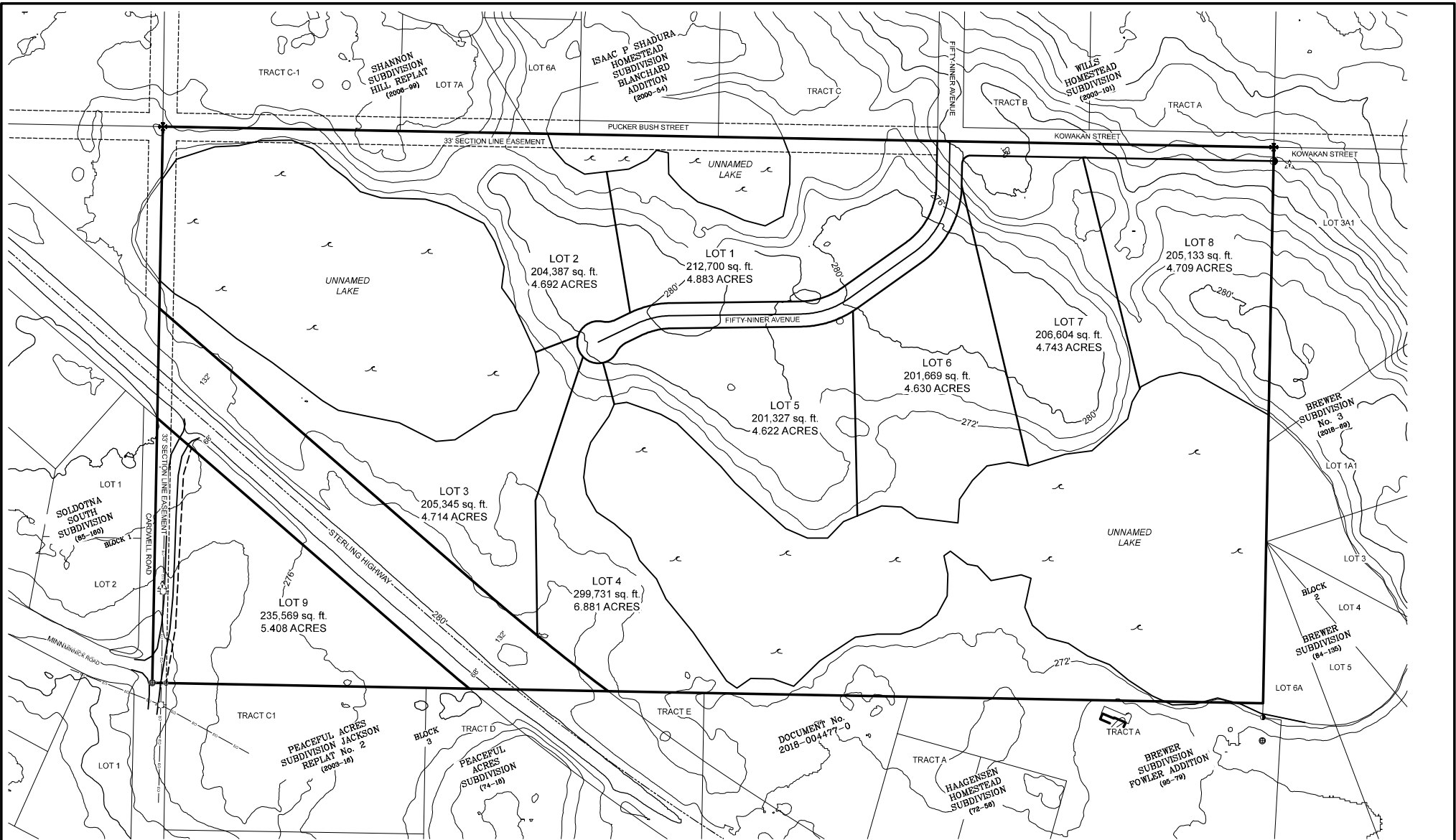


EXHIBIT	
THREE PONDS SUBDIVISION	
A SUBDIVISION OF	
W 1/2 SW 1/4, SECTION 34, T 4 N., R 11 W, SEWARD MERIDIAN CONTAINING 79.940 ACRES	
FIXED HEIGHT LLC 907.290.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C.O.A. 122544	
PROJECT NO.:	23065
DRAWN BY:	IB
CHECKED BY:	BS
SHEET:	1 OF 1
SCALE:	1" = 150'



- LEGEND**
- ⊕ FOUND 2.5" DIAMETER BRASS MONUMENT
 - FOUND 5/8" DIAMETER REBAR WITH CAP
 - FOUND 5/8" DIAMETER REBAR
 - SECTION LINE EASEMENT
 - - - PROPOSED ACCESS EASEMENT
 - ROAD CENTER LINE
 - OVERHEAD UTILITY WIRE
 - ⊠ UTILITY POLE
 - ⊡ UTILITY PEDESTAL

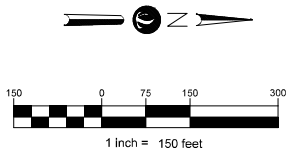



EXHIBIT	
THREE PONDS SUBDIVISION	
A SUBDIVISION OF	
W 1/2 SW 1/4, SECTION 34, T 4 N., R 11 W, SEWARD MERIDIAN CONTAINING 79.940 ACRES	
 FIXED HEIGHT LLC	907.290.8949 WWW.FIXEDHEIGHT.COM 225 W 23rd AVE. ANCHORAGE, AK 99503 C/O A: 122544
PROJECT NO.: 23065	DRAWN BY: IB
SHEET: 1 OF 1	CHECKED BY: BS
	SCALE: 1" = 150'