

C. CONSENT AGENGA

***1. Time Extension Requests**

- a. Daybreeze Park 59 North; KPB File 2019-067**
- b. Graham Ranch; KPB File 2023-028**
- c. ROW Acquisition Seward Highway MP 25.5 to 36 Trail River To Sterling WYE Rehabilitation; KPB File 2022-063R1**
- d. Windhaven Estates; Pre-032**

TIME EXTENTION REQUEST

a. Daybreeze Park 59 North; KPB File 2019-067

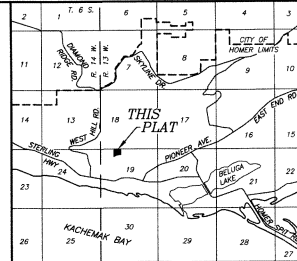
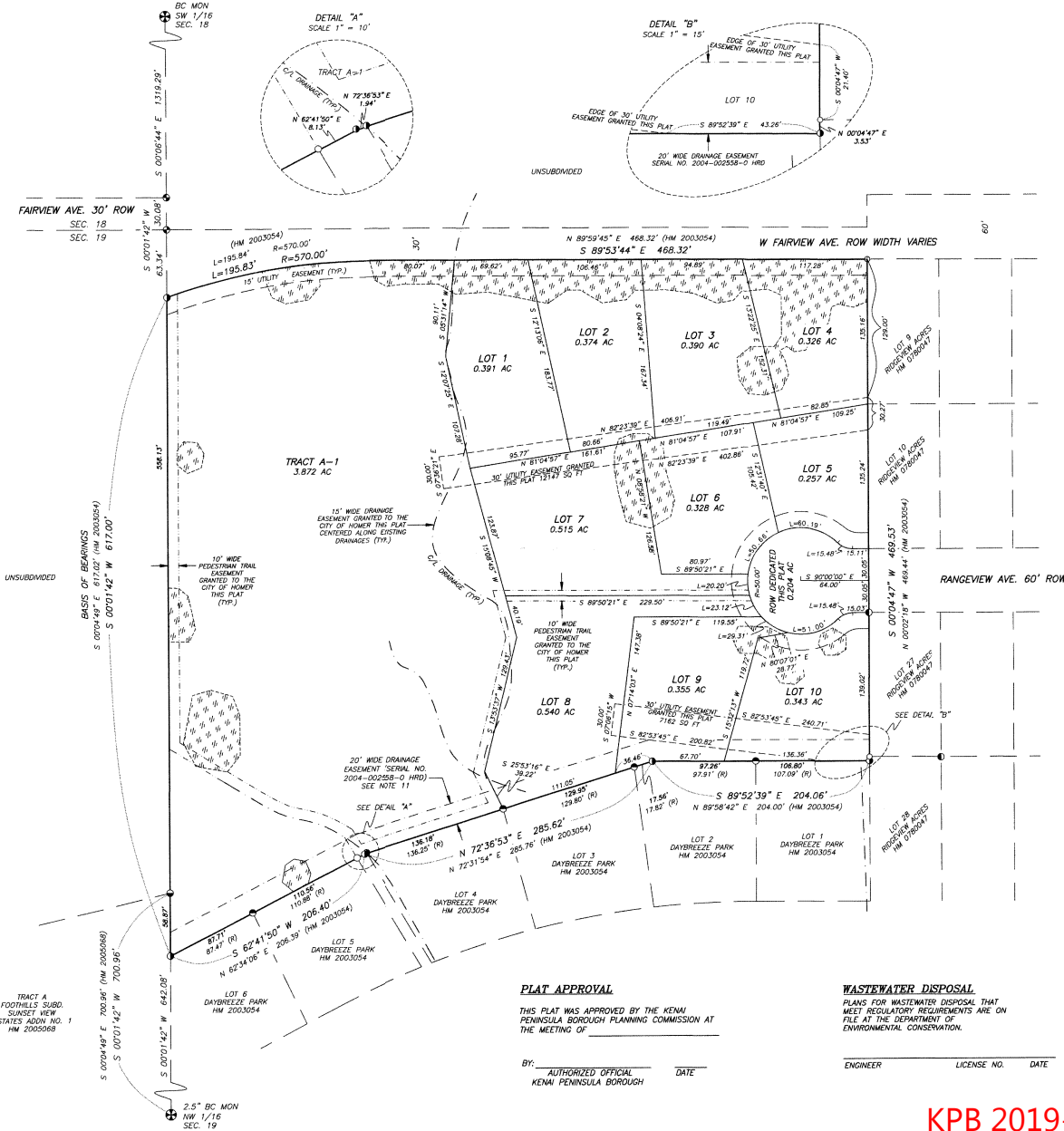
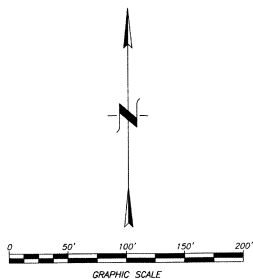
NOTES

- THE FRONT 15 FEET ALONG THE RIGHTS-OF-WAY AN ADDITIONAL 5 FEET ADJACENT TO SIDE LOT LINES (UNLESS NOTED OTHERWISE) IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THESE LOTS WILL BE SERVED BY CITY OF HOMER WATER AND SEWER.
- PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE PARENT PLATS AND THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
- CUL-DE-SACS ARE 50 FT RADIUS. ALL CURVE RETURNS ARE 20 FT RADIUS.
- DRAINAGE SUBJECT TO PREVIOUS SEASONAL FLOODING: UPHILL DEVELOPMENT MAY CHANGE DRAINAGE PATTERNS AT ANY TIME.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- SET A SELF-IDENTIFYING 2" ALUMINUM CAP AT ALL LOT CORNERS AND ROW POINTS OF CURVATURE FOR THIS SURVEY (UNLESS OTHERWISE NOTED).
- THERE IS A 15' WIDE DRAINAGE EASEMENT GRANTED TO THE CITY OF HOMER THIS PLAT CENTERED ALONG EXISTING DRAINAGES.
- THERE IS AN EXISTING RIGHT-OF-WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. AFFECTING THESE LOTS RECORDED BK 17 PG 347 HRD.
- THERE IS AN EXISTING 20' WIDE DRAINAGE EASEMENT GRANTED TO PIONEER LAND COMPANY, LLC AFFECTING TRACT A-1 AND LOTS 8-10, RECORDED SERIAL NO. 2004-002558-0 HRD.
- THERE IS A DEPARTMENT OF ARMY PERMIT AGREEMENT BETWEEN THE US ARMY ENGINEER DISTRICT OF ALASKA AND PIONEER LAND COMPANY, LLC. AFFECTING THESE LOTS RECORDED SERIAL NO. 2006-001784-0 HRD, AMENDED AND RECORDED SERIAL NO. 2006-002570-0 HRD.

LEGEND

- ① FND 2" AC 57805 2003
- ② FND 2" AC 44695 2018
- ③ FND P CAP 36885
- ④ FND P CAP 76105
- ⑤ FND PRIMARY MONUMENT AS NOTED
- ⑥ FND 2" AC 57805 2004
- ⑦ FND 2" AC 57805 2005, BURIED
- ⑧ FND 2" AC 57805
- ⑨ FND 2" AC 79685 2003
- ⑩ FND 2" AC 76105 2017

⑪ SLOPES 20% OR GREATER (KPB TERRAIN VIEWER)



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOWA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

BOB SHAVELSON, REPRESENTATIVE
SHAVELSON-WEISS COMMUNITY PROPERTY TRUST
P.O. BOX 1498
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2019
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



HOMER RECORDING DISTRICT KPB FILE NO. 2019-XXXX

59 NORTH

A SUBDIVISION OF DAYBREEZE PARK TRACT A (HM 2003054) LOCATED WITHIN THE NE 1/4 NW 1/4, SEC 19, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 7.895 ACRES

OWNER: SHAVELSON-WEISS COMMUNITY PROPERTY TRUST
P.O. BOX 1498
HOMER, AK 99603

SEABRIGHT SURVEY + DESIGN

1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 299-1091
seabright@yahoo.com

DRAWN BY: K.K. DATE: MAY 2019 SCALE: 1" = 50'
CHK BY: K.B. JOB #2019-17 SHEET 1 OF 1

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NO. _____ DATE _____

KPB 2019-067

TIME EXTENSION REQUEST
DAYBREEZE PARK 59 NORTH

KPB File No.	2019-067
Applicant / Owner:	Shavelson-Weiss Community Property Trust
Surveyor:	Katie Kirsis / Seabright Surveying + Design
General Location:	City of Homer

STAFF REPORT

PC Meeting: Administrative Approval

2019

The preliminary design was received on June 3, 2019 and scheduled for the June 24, 2019 Plat Committee meeting. At that meeting the file was granted conditional approval.

2020

On August 24, 2020 a paper final for phase 1 was submitted and was assigned KPB 2019-067P1. The final review letter was mailed to the surveyor and owners on September 23 with several corrections. The surveyor made the corrections and turned in the mylar on October 29, 2020. After a review the file was granted Administrative Approval on December 8, 2020. December 17, 2020 the phase was recorded and the preliminary approval was extended to December 17, 2022.

2022

No additional phases have been submitted. On October 4, 2022 staff emailed the surveyor with a two month warning of the file expiring. No response was provided and at the one month warning a letter was sent to the surveyor and owners alerting them to the expiration. Still no response was provided. On December 19, 2022 staff received an email from the City of Homer Planner stating the time extension had been heard and approved on December 7. Staff brought the file to the Planning Director for approval before preparing report.

2023

No additional phases have been submitted.

2024

No additional phases have been submitted. On October 30, 2024, staff contacted the surveyor to notify them of the upcoming file expiration on December 17, 2024. Staff contacted the surveyor on December 3, 2024, with a second reminder of the file expiration. The owner provided a time extension request on December 3, 2024 stating they are still considering financing options. On December 9, 2024, staff contacted the owner and surveyor requesting the time extension approval from the City of Homer. The Time Extension Request was recommended approval during the next available City Planning Commission Meeting on January 2, 2025. Staff reviewed the file with the Planning Director for approval before preparing the staff report.

This time extension request is the second time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to December 17, 2026. If the plat is not recorded before December 17, 2026, or the second and final time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to December 17, 2026, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat

2. Plat must comply with current Kenai Peninsula Borough Code.

Per KPB 20.250.110(B) Preliminary plats that will be finalized in phases must comply with current code at the time each phase is finalized. All dedications for streets that are required pursuant to KPB 20.30.030, must be provided in the first phase. The approval of a final plat for a portion of the phased preliminary shall extend the preliminary approval for two years for the remaining land within the phased subdivision, except that the commission may require a new preliminary plat if the abutting road system changes. Phases must be filed in sequential order.

END OF STAFF REPORT



APPROVED


Robert Ruffner the Planning Director

1-6-2025

Date

CALL TO ORDER

Session 25-01, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on January 2nd, 2025 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER BARNWELL, VENUTI, S. SMITH, STARK, & H. SMITH

ABSENT: COMMISSIONER SCHNEIDER (EXCUSED) & CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith read the supplemental items into the record and requested a motion and second to adopt the agenda as amended.

H. SMITH/BARNWELL MOVED TO ADOPT THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

Scott Adams, city resident, spoke in opposition of the request for the extension of Daybreeze Park 59 North Subdivision. He encouraged the Commission to look at the Bridge Creek Watershed as individually owned lots, rather than looking at the area as a whole when rewriting Title 21.

RECONSIDERATION

CONSENT AGENDA

- A. Unapproved Special Meeting Minutes of November 20, 2024
- B. Unapproved Regular Meeting Minutes of December 4, 2024

Chair S. Smith requested a motion and second to adopt the consent agenda.

H. SMITH/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

Chair S. Smith asked a question regarding “napkin drawings” submitted to the Planning Department.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 25-001, City Planner's Report

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- 72 zoning permits issued in 2024 as of December 17, 2024
- Next Regular Meeting on Wednesday, January 15, 2025
- Next Commissioner report to Council on January 13, 2025

PUBLIC HEARINGS

- A. Staff Report PL 25-002, Amending Homer City Code 21.16 Residential Office District; 21.24 General Commercial 1 District; and 21.26 General Commercial 2 District to Add Studios as a Permitted Use in Each District. Planning Commission.

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith opened the public hearing period.

Breezy Berryman, city resident, provided her reasoning as to why she came before the Planning Commission to request the zoning code amendment. She spoke in favor of the Planning Commission approving the zoning text amendment, as it would make her pursuit of a dance school more feasible.

Tiana Hopper spoke in favor of the zoning text amendment, adding that it would provide additional opportunities for the younger demographic and the artist communities in Homer.

Chair S. Smith closed the public hearing period and opened the floor for comments/questions from the Commission.

Commissioner H. Smith made it a point to recognize that the zoning text amendment is being done for the general health, wellness, and needs of the community.

Commissioner Stark stated that he doesn't view a dance studio as more disruptive than a construction business.

Chair S. Smith compared dance studios to churches, which he noted are permitted in the residential office district, concluding that he can't see a dance studio producing more volume than a church.

BARNWELL/VENUTI MOVED TO RECOMMEND APPROVAL OF THE NEW TEXT TO THE HOMER CITY COUNCIL ALLOWING "STUDIO" AS A PERMITTED USE IN THE GENERAL COMMERCIAL 1, GENERAL COMMERCIAL 2, AND RESIDENTIAL OFFICE DISTRICTS.

Commissioner H. Smith noted that this decision ultimately falls into the hands of the City Council.

Chair S. Smith restated that he can't see a dance studio producing more volume than a church. Commissioner H. Smith rebutted that this is about studios in general, not just dance studios.

Commissioner Barnwell stated that a dance studio falls into the same category as a church in terms of noise generation the way he sees it.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: VENUTI, S. SMITH, STARK, BARNWELL.

VOTE: NO: H. SMITH.

Motion carried.

PLAT CONSIDERATION

1. Staff Report PL 25-003, Paradise South Subdivision Belieu Fabian 2025 Replat Preliminary Plat
Public Comment Received

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his report included in the packet.

Chair S. Smith invited the Applicant to address the Commission.

Katie Kirsis noted that she was the surveyor that prepared this plat. She stated that she was available for any questions.

Chair S. Smith opened the public comment period.

Ray Kranich, city resident, stated that he owns property adjacent to Hopkins Street. He shared concerns he has regarding the traffic levels, and noted that the street running east to west is labeled "Mary Ellen Avenue," when it should read "Mary Allen Avenue." He clarified that he doesn't oppose the vacation of the lot lines for this subdivision.

Jackie Morrison, city resident, shared that she was a neighbor of the property. She added that the conservation easement should be included in the report for all parties in the future.

Chair S. Smith closed the public comment period, and opened the floor for questions from the Commission.

Chair S. Smith requested a motion and second.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3: THE LOT IS NOT SERVED BY CITY WATER AND SEWER.
2. THE LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED: CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST

CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 2 HM 74-175.

3. THE CONSERVATION EASEMENT AND ASSOCIATED STIPULATIONS THAT DO NOT ALLOW DEVELOPMENT OF THIS PROPERTY BE INCLUDED AS DESIGNATED AND RECORDED IN THE RECORDS FOR THIS REPLAT IN PERPETUITY.

Commissioner Barnwell questioned Commissioner Venuti's intent with the third comment in his motion. Mr. Venuti stated that the conservation easement doesn't allow development on that property, and that it needs to be shown as such on the record.

Commissioner Stark stated that issues concerning the conservation easement are not a matter before the Commission right now.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: S. SMITH, H. SMITH, STARK, VENUTI.

Motion failed.

VENUTI/BARNWELL MOVED TO ADOPT STAFF REPORT 25-003 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. CORRECT OR REMOVE NOTE 3.
2. LOCATION OF THE EXISTING UTILITIES NEED TO BE INDICATED.

H. SMITH/BARNWELL MOVED TO AMEND THE MOTION BY INSERTING "THE LOT IS NOT SERVED BY CITY WATER AND SEWER" TO THE END OF COMMENT #1, AND INSERTING "CITY WATER MAIN FOLLOWS SLAVIN DRIVE UP FROM THE SOUTH AND TERMINATES AT THE SOUTH WEST CORNER OF LOT A-2A HM 86-06. CITY SEWER FOLLOWS PARADISE PLACE FROM THE EAST AND TERMINATES AT THE NORTH WEST CORNER OF LOT 3 BLK 3 HM 74-175" TO THE END OF COMMENT #2.

Commissioner H. Smith noted that the preliminary plat includes Note #6, which talks specifically about the conservation easement and the associated paperwork that accompanies it, reasoning that this addresses the stipulations Commissioner Venuti was concerned with.

VOTE (AMENDMENT). NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE (MAIN MOTION AS AMENDED): NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

- A. Staff Report PL 24-041, Review of Title 21 Zoning Code and Create a List of Issues/Comments

NEW BUSINESS

A. Memorandum PL 25-004, Request for Extension of Daybreeze Park 59 North Subdivision

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary explanation of his memorandum included in the packet.

Chair S. Smith requested a motion and second.

H. SMITH/VENUTI MOVED TO RECOMMEND APPROVAL OF A FINAL TWO-YEAR TIME EXTENSION REQUEST FOR DAYBREEZE PARK 59 NORTH KPB#2019-067.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. Landslide Hazard Susceptibility Mapping
Shoreline Change Map
Coastal Bluff Stability Map
- B. Planning Commission Annual Calendar 2025
- C. 2025 Commission Meeting Dates and Submittal Deadlines

Chair S. Smith noted the informational materials included in the packet. He encouraged everyone to go through the Landslide Hazard Susceptibility Mapping. City Planner Foster noted that it's also available on the City's website.

COMMENTS OF THE AUDIENCE

Scott Adams, city resident, wished everyone a Happy New Year. He stated that if a property is going to affect the Bridge Creek Watershed Protection District it should be indicated as such as part of the zoning permit process. He reiterated the need he feels for the City to look at the Bridge Creek Watershed as individual lots rather than one big swath of land. He added that non-existing properties being equated into the size of a development should also be on the criteria list for the Title 21 rewrite.

COMMENTS OF THE STAFF

Deputy City Clerk Pettit wished everyone a Happy New Year.

City Planner Foster wished everyone a Happy New Year, and noted that he's looking forward to the year ahead.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked everyone for serving, and wished everyone a year of success.

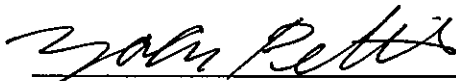
Commissioner Stark thanked the Commission and the City Staff, adding that he hopes everyone had a great Christmas and wishing everyone a prosperous 2025.

Commissioner Barnwell wished everyone a Happy New Year.

Commissioner S. Smith thanked the City Staff for their work. He wished everyone a Happy New Year.

ADJOURN

There being no further business to come before the Commission, Chair S. Smith adjourned the meeting at 8:50 p.m. The next Regular Meeting is scheduled for **Wednesday, January 15th, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.



Zach Pettit, Deputy City Clerk I

Approved: 2/15/2025

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

- ☐ Name of Subdivision: Daybreeze Park / 59 North
- ☐ Location of Subdivision: Homer
- ☐ KPB Number: 2019-067
- ☐ Date of Planning Commission Approval(s)
6/24/19 final plat _____

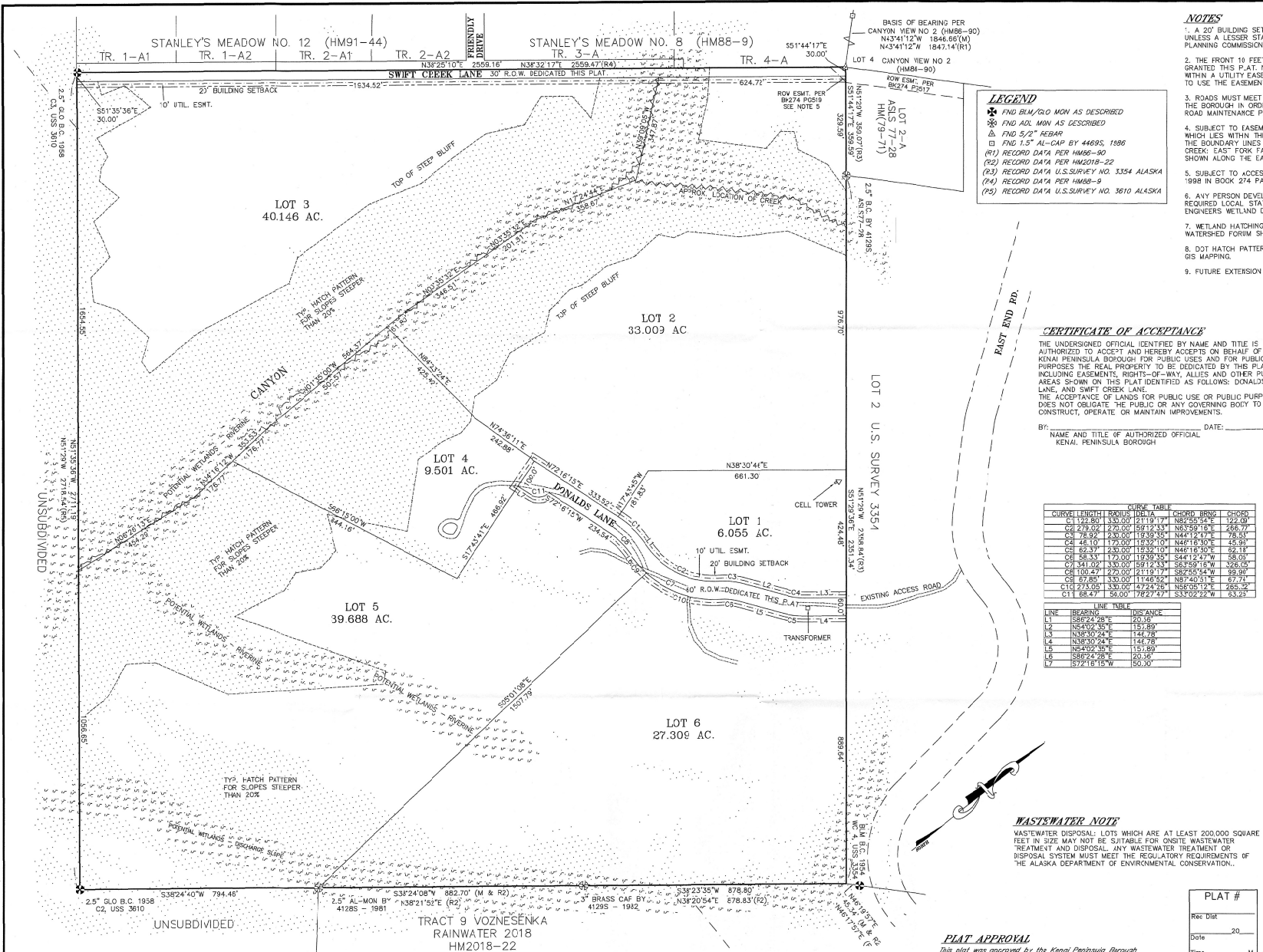
- ☐ Reason for time extension request.
still considering financing options

Date: 12/3/24

Signature of Surveyor/Property Owner: Bob [Signature] Janner

TIME EXTENTION REQUEST

b. Graham Ranch; KPB File 2023-028



- NOTES**
- A 20' BUILDING SETBACK SHALL EXIST ALONG ALL DEDICATED RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK IS A UTILITY EASEMENT. GRANTED THIS PLAT, NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - 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.
 - SUBJECT TO EASEMENT FOR WATER COURSE OVER THAT PORTION OF THE PREMISES WHICH LIES WITHIN THE LINES OF THE HEREIN NAMED CREEK AND TO ANY CHANGES IN THE BOUNDARY LINES OF SAID CREEK, AS IT NOW EXISTS, BY NATURAL CAUSES. CREEK, EAST FORK FALLS CREEK, WEST FORK FALLS CREEK AND UNNAMED CREEKS SHOWN ALONG THE EASTERLY LINE OF USS 3610.
 - SUBJECT TO ACCESS EASEMENT FOR EGRESS AND EGRESS AS RECORDED APRIL 1, 1998 IN BOOK 274 PAGE 519, HOMER RECORDING DISTRICT.
 - ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 - WETLAND HATCHING REPRESENTS POTENTIAL WETLANDS AS CLASSIFIED BY KENAI WATERSHED FORUM SHOWN ON KENAI PENINSULA BOROUGH GIS MAPPING.
 - DOT HATCH PATTERN REPRESENTS SLOPES STEEPER THAN 20% AS SHOWN ON KPB GIS MAPPING.
 - FUTURE EXTENSION OF DONALDS LANE SHALL NOT BE PROHIBITED.

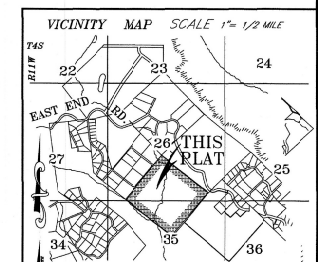
CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: DONALDS LANE, AND SWIFT CREEK LANE.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____

NAME AND TITLE OF AUTHORIZED OFFICIAL
 KENAI, PENINSULA BOROUGH



DATE 3-1-23

SCALE 1"=150'

DRAWING 5306-5143

JOB No. 5306

49TH

Gary D. Neeson
 No. 7010-S

GRAHAM RANCH

A SUBDIVISION OF U.S. SURVEY 2610 WITHIN THE SW1/4 AND SE1/4 OF SECTION 26 AND THE NE1/4 AND NW1/4 OF PROTRACTED SECTION 35, T4S, R11W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, ALASKA CONTAINING 159.207 ACRES

OWNERS:

DALE D. GRAHAM
 13760 DE GARMO AVE
 SYLMAR, CA 91342

LINDA CHRISTINE GRAHAM
 P.O. BOX 15031
 FRITZ CREEK, AK 99603

CHARLES SCOTT GRAHAM
 4808 SALMON CREEK DR
 BUHL, IL 63316

DONNA D. GRAHAM
 46163 E END RD
 HOMER, AK 99603

GABRIEL MORGAN GRAHAM
 511 E DAINSBOROUGH RD
 THOUSAND OAKS, CA 91360

JOHN GRAHAM
 P.O. BOX 2034
 KENAI, AK 99611

ABILITY SURVEYS

GARY D. NEESON, P.L.S.
 (307)235-8440
 152 DEHEL AVE., HOMER, ALASKA

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____

BY _____

Authorized Official

PLAT #

Rec Dist _____

Date 20 _____

Title _____

KPB FILE NO. 2023-XXX

SHEET 1 OF 2

KPB 2023-028

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all public rights-of-way and grant all easements to the use shown.

DAL D. GRAHAM
13760 DE GARMO AVE
SYLMAR, CA 91342

CHARLES SCOTT GRAHAM
4806 SALMON CREEK DR
BUHL, ID 83316

LINDA CHRISTINE GRAHAM
P.O. BOX 15031
FRITZ CREEK, AK 99603

GABRIEL MORGAN GRAHAM
511 E GAINSBOROUGH RD
THOUSAND OAKS, CA 91360

DONNA D. GRAHAM
46103 E END RD
HOMER, AK 99603

JOHN GRAHAM
P.O. BOX 2034
KENAI, AK 99611

DECEASED

ROBERT D. GRAHAM
13760 DE GARMO AVE
SYLMAR, CA 91342

NOTARY'S ACKNOWLEDGMENT

For DAL D. GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For CHARLES SCOTT GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For DAL D. GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For GABRIEL MORGAN GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For DONNA D. GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

NOTARY'S ACKNOWLEDGMENT

For JOHN GRAHAM
Acknowledged before me this _____ day
of _____ 2023.

Notary public for Alaska My Commission Expires _____

PLAT #

Rec Dist

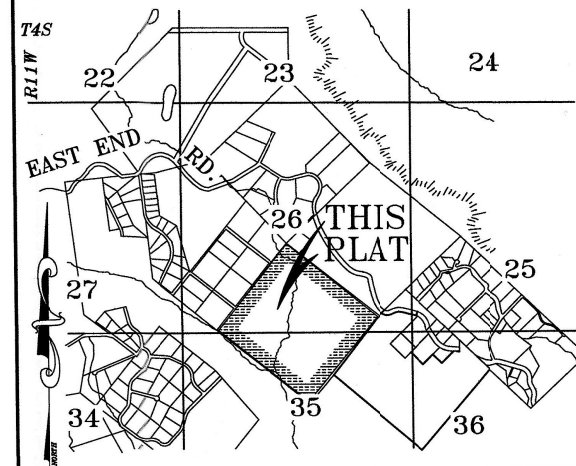
Date _____ 20____

Time _____ M

KPB FILE No. 2023-XXX

SHEET 2 OF 2

VICINITY MAP



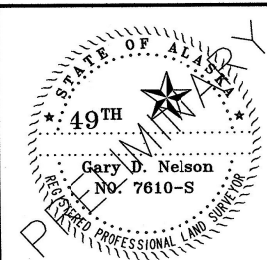
SCALE 1" = 1/2 MILE

DATE 3-1-23

SCALE 1"=150'

DRAWING: 5306_5343

JOB No. 5306



GRAHAM RANCH

A SUBDIVISION OF U.S. SURVEY 3610 WITHIN THE SW1/4
AND SE1/4 OF SECTION 26 AND THE NE1/4 AND NW1/4
OF PROTRACTED SECTION 35, T4S, R11W, S.M., KENAI
PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA
CONTAINING 159.207 ACRES

ABILITY SURVEYS

GARY D. NELSON, P.L.S.
(907)235-8440
152 DEHEL AVE., HOMER, ALASKA

KPB 2023-028

TIME EXTENSION REQUEST
GRAHAM RANCH

KPB File No.	2023-028
Applicant / Owner:	John Graham, Donna D. Graham, Dal D. Graham, Gabriel Morgan Graham, Linda Christine Graham, Charles Scott Graham, Robert D. Graham
Surveyor:	Katie Kirsis
General Location:	Swift Creek Lane, Fox River, Homer

STAFF REPORT

PC Meeting: Administrative Approval

2023

On March 6, 2023, a complete preliminary plat application was submitted to the Planning Department. The Plat Committee reviewed and granted conditional approval of the preliminary plat during its regularly scheduled meeting of April 10, 2023. A Notice of Decision was mailed to the parties of record on April 24, 2023.

2024

The original surveyor, Gary Nelson, passed away. Katie Kirsis with Seabright Survey + Design is now the surveyor for this project.

One of the recommendations in the staff report for conditional approval of the plat included access from East End Road to be established or a public access easement to be acquired. An access easement was submitted for review by the Planning Department. This access easement is subject to the Planning Commission recommendation and approval/acceptance by the KPB Assembly via resolution.

2025

The access easement is being reviewed by the KPB Legal Department. On March 3, 2025, staff contacted the owners to notify them of the upcoming file expiration on April 10, 2025. A Time Extension Request was submitted on March 17, 2025, stating that the original surveyor passed away in the middle of the project. The matter of public access to the subdivision was unresolved at the time of the Surveyors death. An agreement between the adjacent owners was recently reached to grant a public access easement over Lot 2, US3354 and it will be submitted for KPB Legal Department and Platting for review and recommendations.

This time extension request is the first time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to April 10, 2027. If the plat is not recorded before April 10, 2027, or the second and final time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision

There have been no changes in the area that would affect this plat.

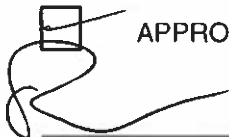
STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to April 10, 2027, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code.
3. Conditions from the preliminary plat staff report must be satisfied, including the access agreement or access from East Hill Road to be established.

4. Documentation such as a copy of the Letters of Testamentary to be provided showing who can sign as Robert D. Graham's personal representative

NOTE: Per KPB 20.25.110(A), upon application by the subdivider prior to the two-year deadline for final plat submittal, a time extension for two years beyond the initial two-year period for submittal of the final plat may be granted by the planning director. A second and final two-year extension may be granted by the planning director when requested by the subdivider prior to expiration of the previous approval, allowing for a total approval time of six years. Expiration of time extensions will require the submission of, and action on, a new preliminary plat.

END OF STAFF REPORT

 APPROVED

Robert Ruffner the Planning Director

4/9/2025
Date

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

RECEIVED

MAR 17 2025

KPB PLANNING DEPT.

TIME EXTENSION REQUEST FORM

- ☒ Name of Subdivision: GRAHAM RANCH
- ☒ Location of Subdivision: NEAR VOZNESENKA, SEC. 25 & 26 T4S, R11W, S.M.
- ☒ KPB Number: 2023-028
- ☒ Date of Planning Commission Approval(s)

04-24-2023

- ☒ Reason for time extension request.
- ORIGINAL SURVEYOR (GARY NELSON) PASSED AWAY IN THE MIDDLE OF THE PROJECT. THE MATTER OF PUBLIC ACCESS TO THE SUBDIVISION WAS UNRESOLVED AT THE TIME OF GARY'S DEATH. AN AGREEMENT BETWEEN ADJACENT OWNERS WAS RECENTLY REACHED TO GRANT A PUBLIC ACCESS EASEMENT OVER LOT 2 US 3354. WILL BE SUBMITTED FOR KPB REVIEW & APPROVAL.

Date: 03-10-2025

Signature of Surveyor/Property Owner:

Charles Ratti Johnson

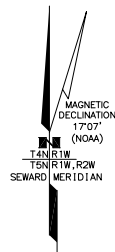
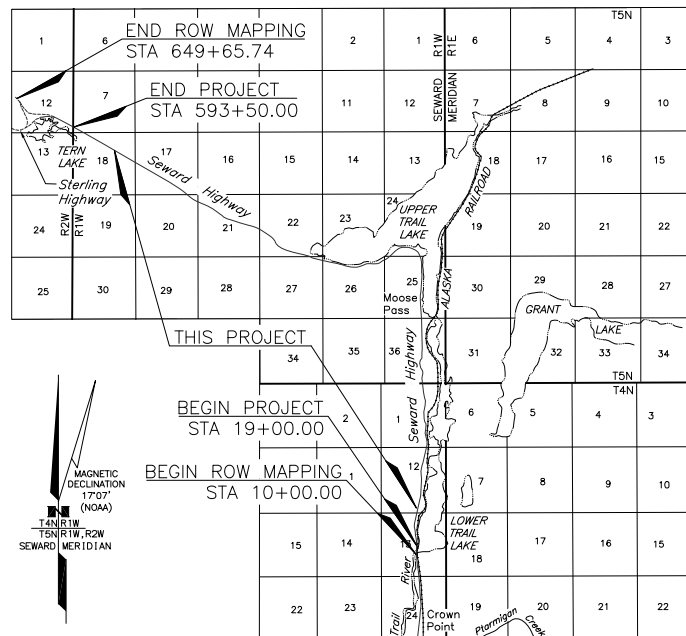
TIME EXTENTION REQUEST

- c. ROW Acquisition Seward Highway MP 25.5 to 36 Trail River
To Sterling WYE Rehabilitation; KPB File 2022-063R1**

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT - OF - WAY MAP
ALASKA PROJECT

SEWARD HIGHWAY MP 25.5 - 36
TRAIL RIVER TO STERLING WYE,
REHABILITATION
0311(031)/Z546590000



0 0.25 0.5 1
SCALE IN MILES

VICINITY MAP

U.S.G.S. QUADRANGLE SEWARD (B-7) & (C-7) ALASKA 1994
1" = 1 MILE

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R1	R48

PLATTING AUTHORITY APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION IN ACCORDANCE WITH KPB 20.10.070 AT THE MEETING OF _____, KPB FILE 2022-063.

KENAI PENINSULA BOROUGH

BY: _____
AUTHORIZED OFFICIAL

DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS. ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE _____ REGISTRATION NUMBER _____

TRAVIS W. TEST

ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MONUMENTS RECOVERED DURING THE DEPARTMENT'S LOCATIONS SURVEY FOR THIS PROJECT.

DATE _____ REGISTRATION NUMBER _____

ROBERT M. KEINER

ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPROVED _____, 20____

Date

REGIONAL CHIEF RIGHT-OF-WAY AGENT

WITHIN A PORTION OF PARTIALLY SURVEYED SECTIONS 1, 12, & 13
TOWNSHIP 4 NORTH, RANGE 1 WEST,
AND
PROTRACTED SECTIONS 7, 17, 18, 20, & 21 PARTIALLY SURVEYED
SECTIONS 22, 24, 25, 26, 27, & 36 TOWNSHIP 5 NORTH, RANGE 1 WEST,
AND
PROTRACTED SECTION 12 TOWNSHIP 5 NORTH, RANGE 2 WEST

SEWARD RECORDING DISTRICT

STATE BUSINESS - NO FEE

PRELIMINARY
DRAFT 4/6/2023

ACQUISITION DATES: MONTH YEAR - MONTH YEAR
CONSTRUCTION DATES: MONTH YEAR - MONTH YEAR
PROJECT LENGTH: 10.5 MILES

KPB 2022-063R1

ROADWAY	
	MP 26 EXISTING PROPOSED
MILE POST	
EDGE OF PAVEMENT	
LIMIT OF CUT SLOPE & FILL SLOPE	CUT-FILL
GRAVEL EDGE	
SIDEWALK AND PATH/TRAIL	
CONCRETE CURB & GUTTER	
CONCRETE CURB CUT	
PARALLEL CURB RAMP PERPENDICULAR CURB RAMP	
UNIDIRECTIONAL CURB RAMP & MID-BLOCK CURB RAMP	
DETECTABLE WARNING TILE	
BRIDGE	
TUNNEL	
GUARDRAIL	
END & PARALLEL END SECTIONS	
ROADWAY OBLITERATION	
FENCE	
STONE FENCE	
NOISE BARRIER	
RETAINING WALL	
HEADWALL & WINGWALL	
BOTTOM OF DITCH	
SPECIAL DITCH	
FLAT BOTTOM DITCH	
BERM	
RIPRAP	
BOULDER OR BOULDERS	
PRIVATE SIGN, MAILBOX	
POST, BOLLARD	
PLANTER	
BUILDING OR FOUNDATION	
BOARDWALK AND STAIRS	

UTILITIES	
	EXISTING PROPOSED
STORM DRAIN	SD
STORM DRAIN MANHOLE, CLEANOUT	SD CO
CURB INLET CATCH BASIN FIELD INLET CATCH BASIN	F1
PIPE CULVERT WITH END SECTION	
SANITARY SEWER	SS
SANITARY SEWER MANHOLE, CLEANOUT	SS CO
SEPTIC VENT, SEWER SERVICE CONNECTION	S
WATER	W
FIRE HYDRANT, VALVE OR RISER	
WELL, WATER SERVICE CONNECTION	
NATURAL GAS, METER	G GAS
OIL OR GASOLINE PIPELINE, PUMP	O GP
TANKS (ABOVE GROUND, UNDERGROUND)	OE (OVERHEAD) UE (UNDERGROUND) OE&OT (OVERHEAD)
ELECTRIC	OE (OVERHEAD) UE (UNDERGROUND) OE&OT (OVERHEAD)
UTILITY POLE, POLE WITH LUMINAIRE	GP
GUY POLE, GUY WIRE ANCHOR	
TRANSMISSION TOWER (WOOD, STEEL)	
ELECTRIC PEDESTAL, TRANSFORMER	
ELECTRIC MANHOLE, METER	
ELECTRIC OUTLET, LANDSCAPE LIGHT	
TELEPHONE	OT (OVERHEAD) UT (UNDERGROUND) UT&TV (UNDERGROUND)
TELEPHONE MANHOLE, PEDESTAL	
FIBER OPTIC	FO
FIBER OPTIC MANHOLE	FG
CABLE TV	OTV (OVERHEAD) UTV (UNDERGROUND)
CABLE TV PEDESTAL, SATELLITE DISH	
UNDERGROUND DUCT, UTILIDOR (ELECTRIC, TELEPHONE, FIBER OPTIC)	
VENT	

KPB 2022-063R1

TOPOGRAPHY	
	EXISTING PROPOSED
LAKE OR POND, WETLANDS	LAKE/POND
TREE (CONIFER/DECIDUOUS)	
TREELINE (EDGE OF VEGETATION)	
CONTOUR, MAJOR OR MINOR	520
DRAINAGE FLOW	
CREEK (CENTERLINE)	
RIVER (EDGE OF WATER)	

PRELIMINARY

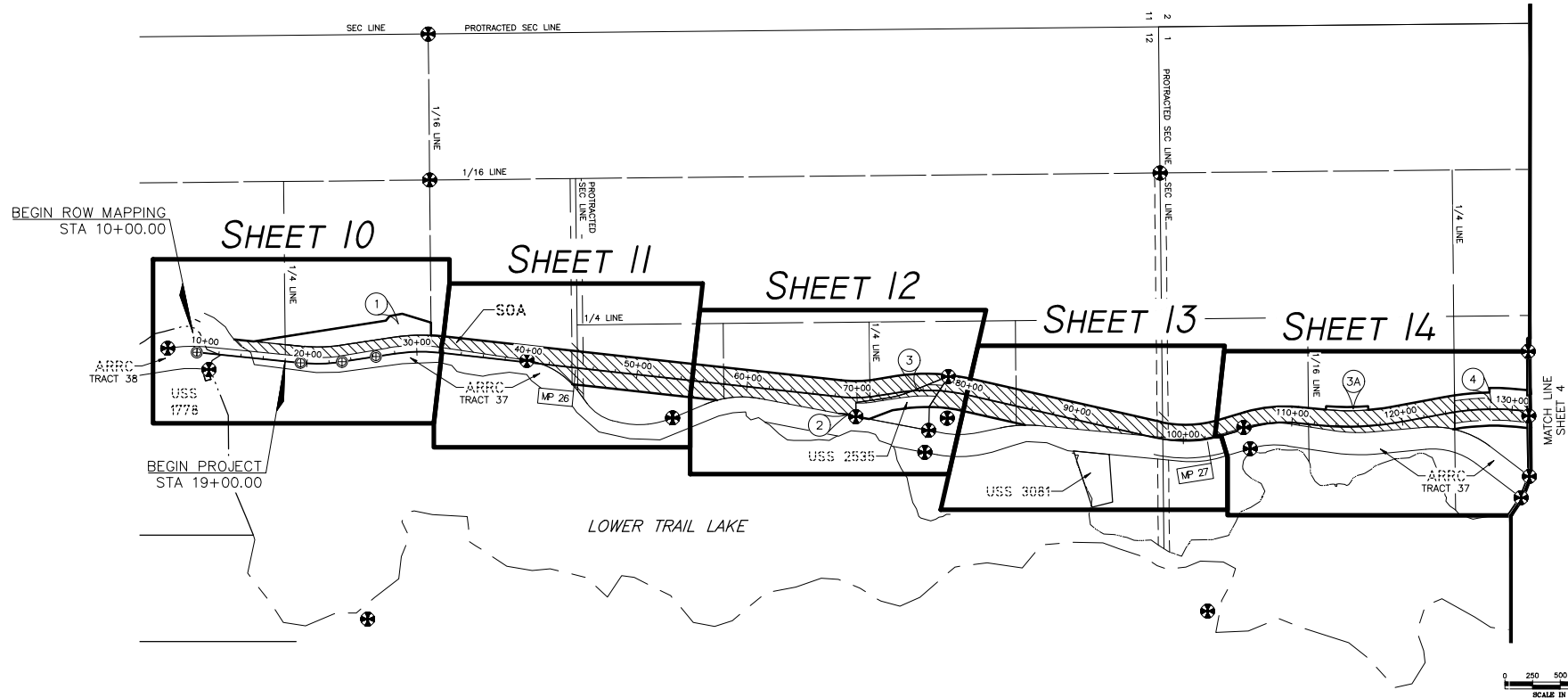
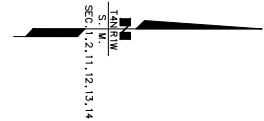
TRAFFIC	
	EXISTING PROPOSED
LOAD CENTER	
STATE TRAFFIC, MOA TRAFFIC, & BEACON CONTROLLER LOCATION	
TYPE 1A, II, III, IV JUNCTION BOX	
FIBER OPTIC VAULT	F/O
ELECTROLIER	
HIGHTOWER	HT#
SIGNAL POLE WITH MASTARM	
PEDESTRIAN PUSH BUTTON & SIGNAL	
VEHICULAR SIGNAL	
VEHICULAR SIGNAL LEFT & RIGHT	
OPTICAL, CAMERA, RADAR, AND GPS DETECTOR	
LOOP DETECTOR	
COMMUNICATION ANTENNA	
MASTARM BEACON	
RURAL & SCHOOL ZONE BEACON	
LOOP DETECTOR CONDUIT	
SIGNAL CONDUIT	TR
LIGHTING CONDUIT	LTG
SIGNAL & LIGHTING CONDUIT	T/L
CONDUIT BORING	
CONDUIT SIZE IN INCHES	2" 3C4 2" 1-3C4 2" 1-3C4 2" 1-3C4
INTERCONNECT	1/C
SIGN POST	
PAVEMENT MARKINGS	
	PROPOSED
TRAFFIC PROJECT CENTERLINE	
8" & 4" WHITE SOLID STRIPE	8"W 4"W
4" WHITE SKIP STRIPE 10' STRIPES AND 30' SPACES	4"W SKIP
8" WHITE LANE GUIDE SKIP LANE CONTINUATION OR TURN SKIP 1" STRIPES AND 3" SPACES 8" & 4" YELLOW SOLID STRIPE	8"W GUIDE SKIP 8"Y 4"Y
4" YELLOW SKIP STRIPE 10' STRIPES AND 30' SPACES	4"Y SKIP
STRIPING CHANGE STATION INTERVAL	+20 24"W (TYP)
2' CROSSWALK OR STOPBAR	
LADDER CROSSWALK LAYOUT 2' WIDE RUNGS WITH 2' SPACES ALIGNED TO AVOID TIRE PATHS	
TYPICAL PAINTED MEDIAN	

DRAFT 4/6/2023

PROJECT DESIGNATION		SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000		R2	R46
RIGHT-OF-WAY		RECOVERED	SET THIS PROJECT
FEDERAL GOVERNMENT SURVEY MONUMENT			
GOVERNMENT CONTROL STATION			
PRIMARY MONUMENT (BRASS/AL CAP)			
MISC SECONDARY CORNER			
PRIMARY CENTERLINE MONUMENT			
SECONDARY CENTERLINE MONUMENT			
RANDOM CONTROL MONUMENT			
PRIMARY GPS CONTROL POINT			
HORIZONTAL CONTROL POINT			
SECONDARY CONTROL POINT			
VERTICAL BENCHMARK			
TEMPORARY BENCHMARK			
TOWNSHIP AND RANGE / SECTION LINES	T13N T12N		
SECTION LINE			
1/4 SECTION LINE			
1/16 SECTION LINE			
CORPORATE OR CITY LIMITS			
EXISTING RIGHT-OF-WAY			
RIGHT-OF-WAY OR EASEMENT REQUIRED			
PROJECT RIGHT-OF-WAY LINE			
EXISTING RIGHT-OF-WAY EASEMENT			
EXISTING PROPERTY LINE			
CONTROLLED ACCESS LINE			
EXISTING UTILITY EASEMENT			
PROPOSED UTILITY EASEMENT			
DESIGN CENTERLINE			
ROW PROPOSED CENTERLINE (DESIGN)			
EXISTING CENTERLINE			
RAILROAD CENTERLINE			
TEMPORARY CONSTRUCTION EASEMENT			
TEMPORARY CONSTRUCTION PERMIT			
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	AFF	DATE	4/06/2023
CHECKED	EPF	DATE	
SCALE	N/A	SHEET	2 OF 46

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R3	R48



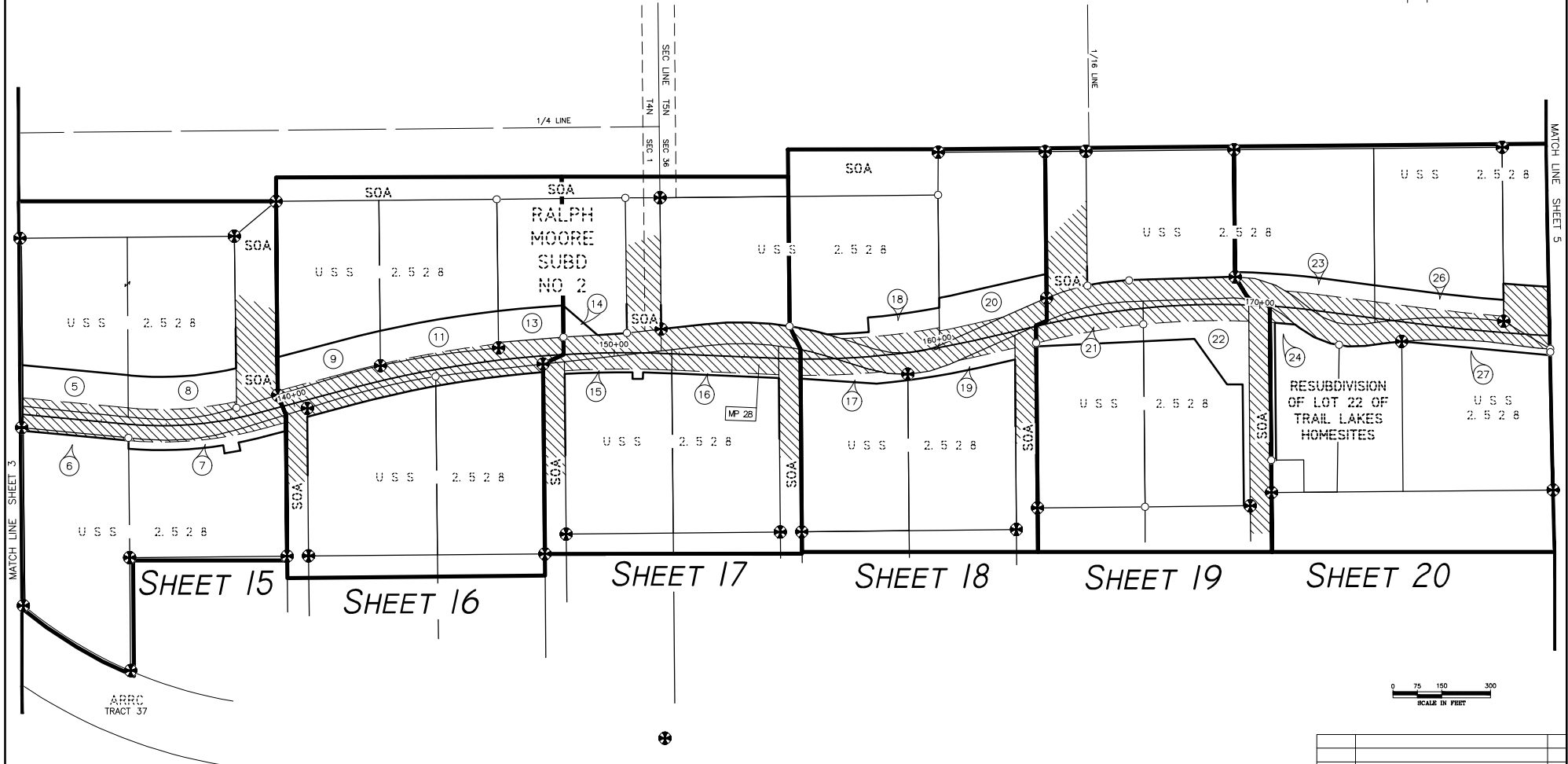
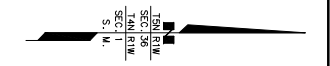
KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED		DATE
		SCALE 1" = 500'
		SHEET 3 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R4	R48



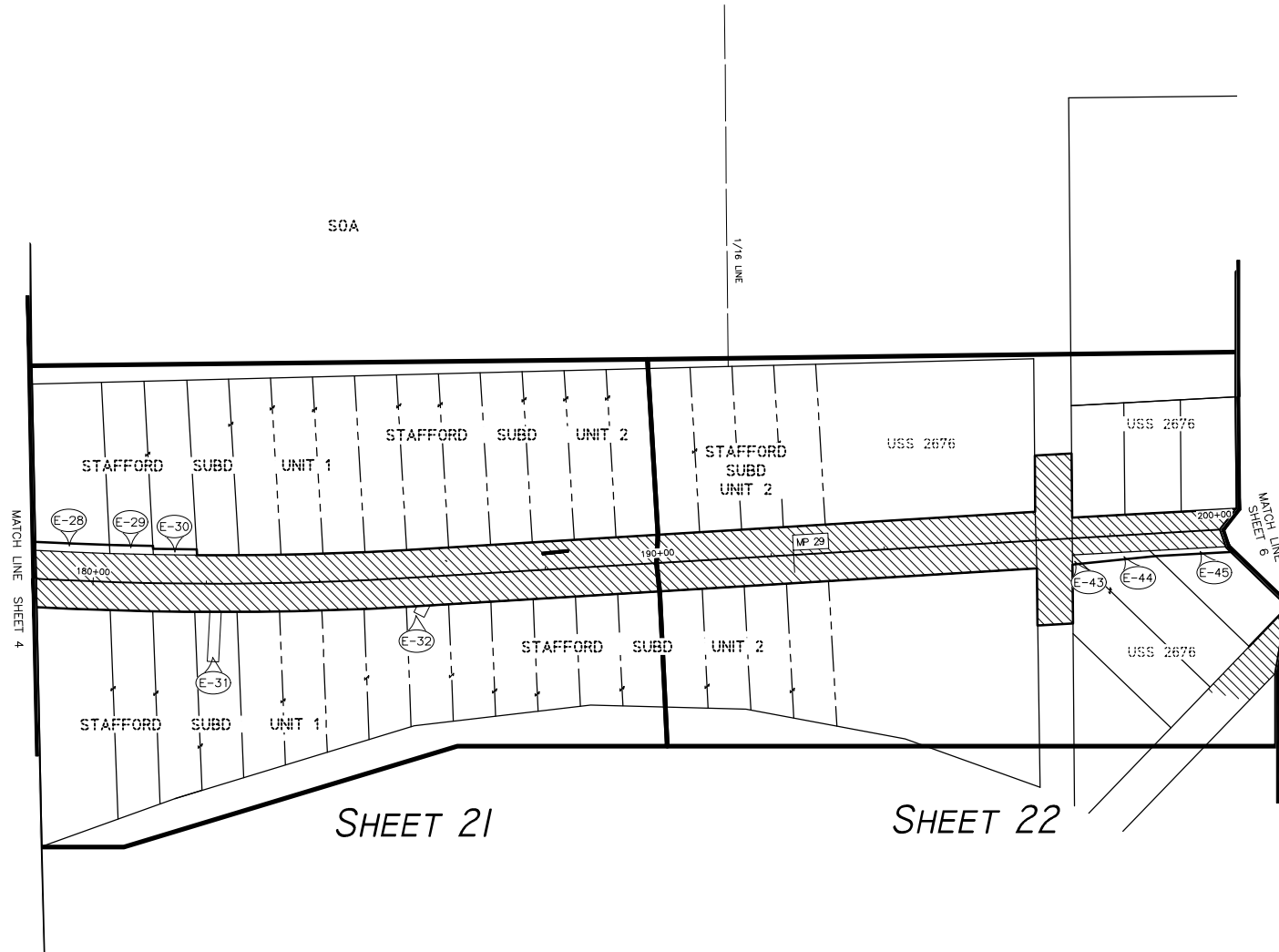
KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 150'
		SHEET 4 OF 48

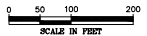
DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R5	R48



SHEET 21

SHEET 22



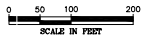
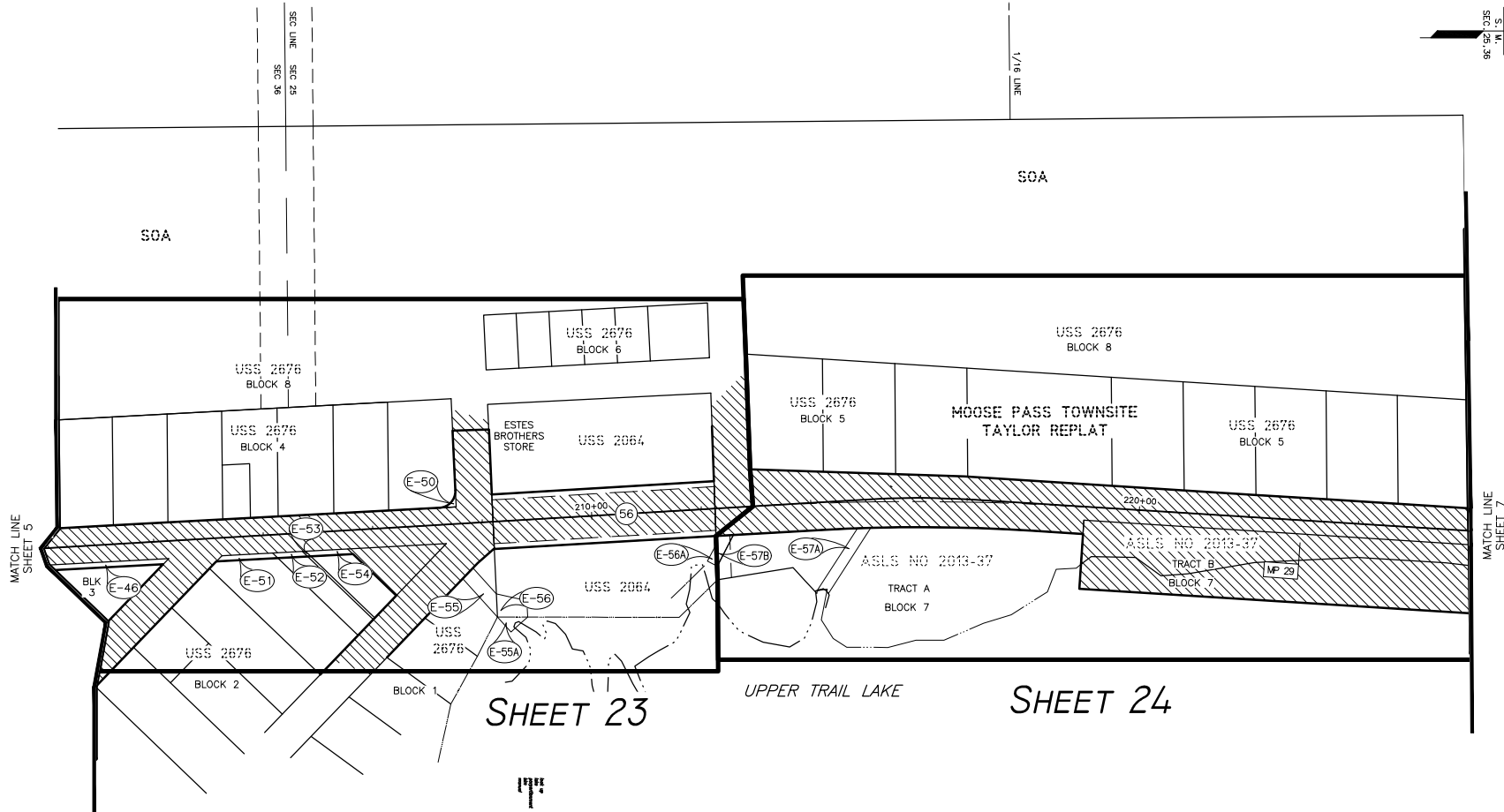
KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AFK	DATE 4/06/2023
CHECKED		DATE
		SCALE 1" = 100'
		SHEET 5 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R6	R48

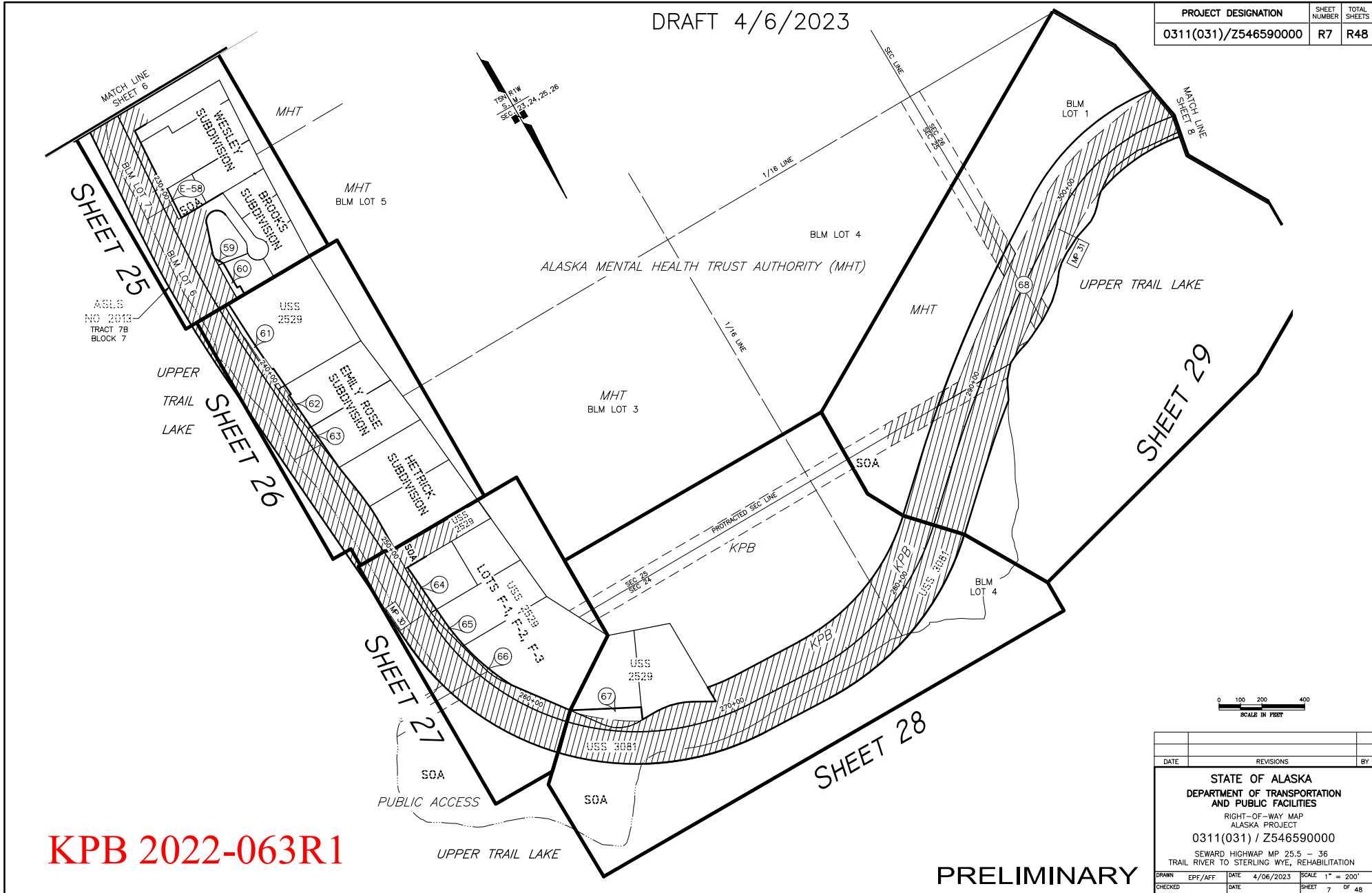


KPB 2022-063R1

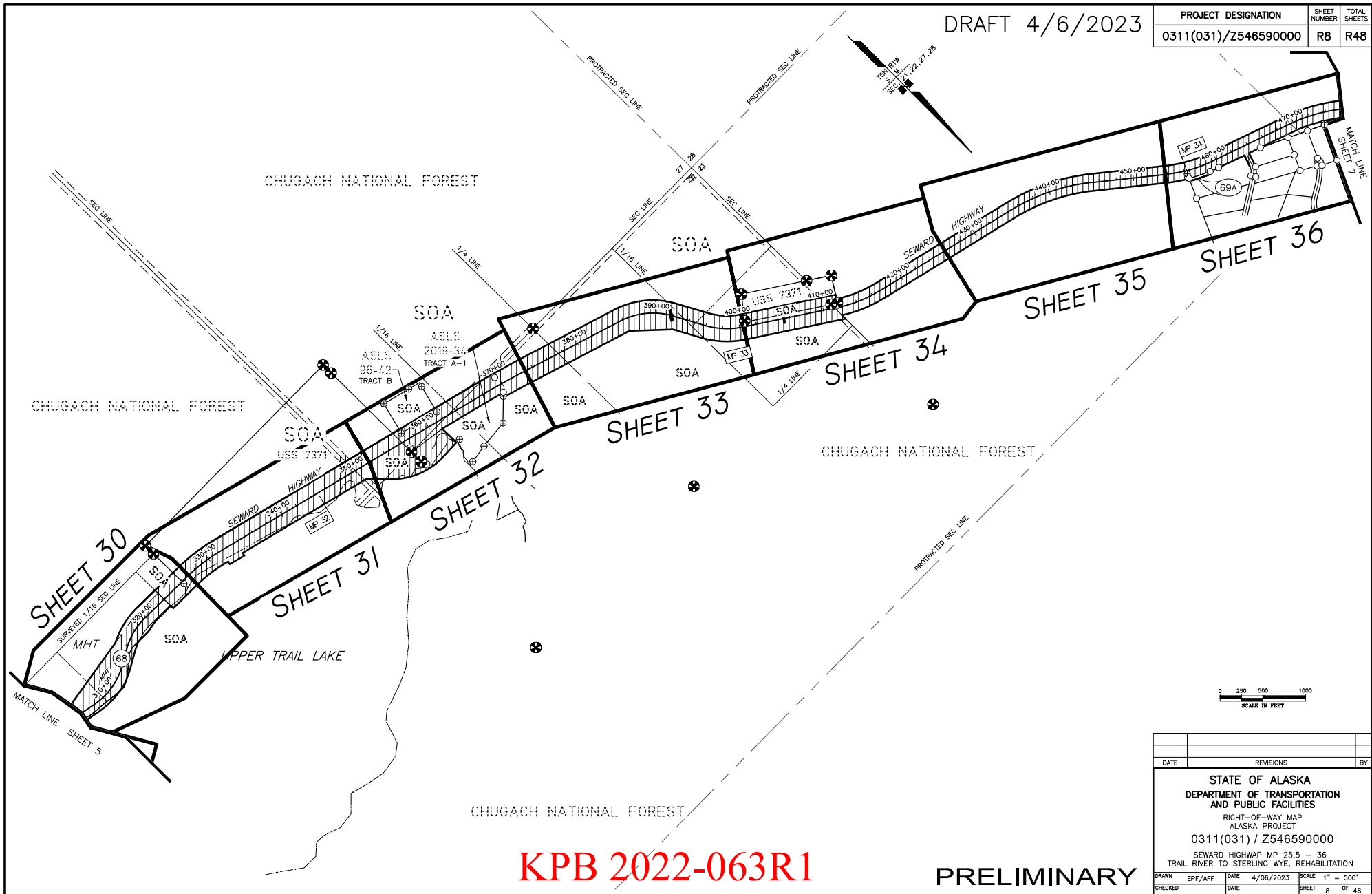
PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 6 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R7	R48



PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R8	R48



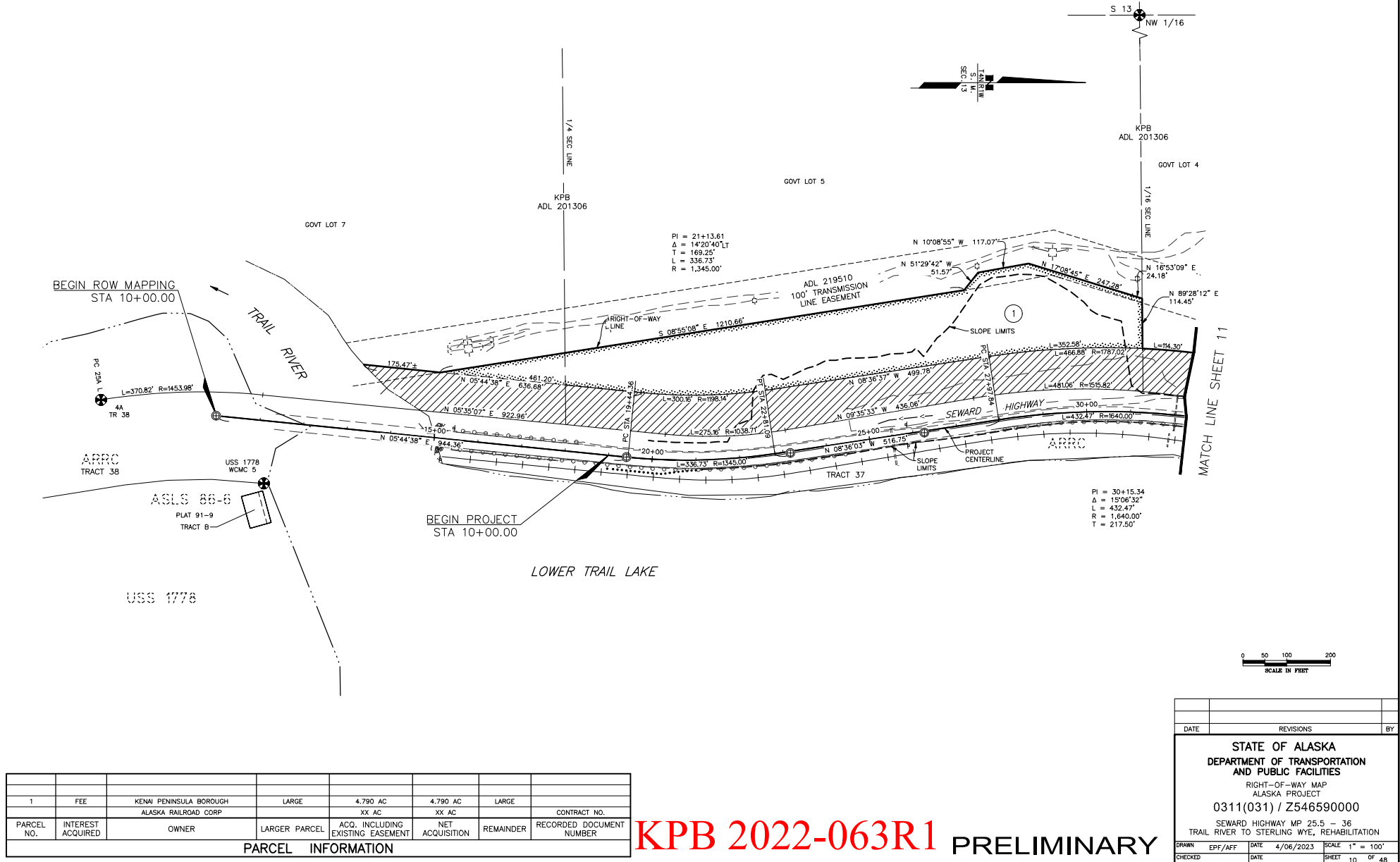
PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R9	R48



DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EFF/AF	DATE	4/06/2023
CHECKED		DATE	SCALE 1" = 500'
			SHEET 9 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R10	R48



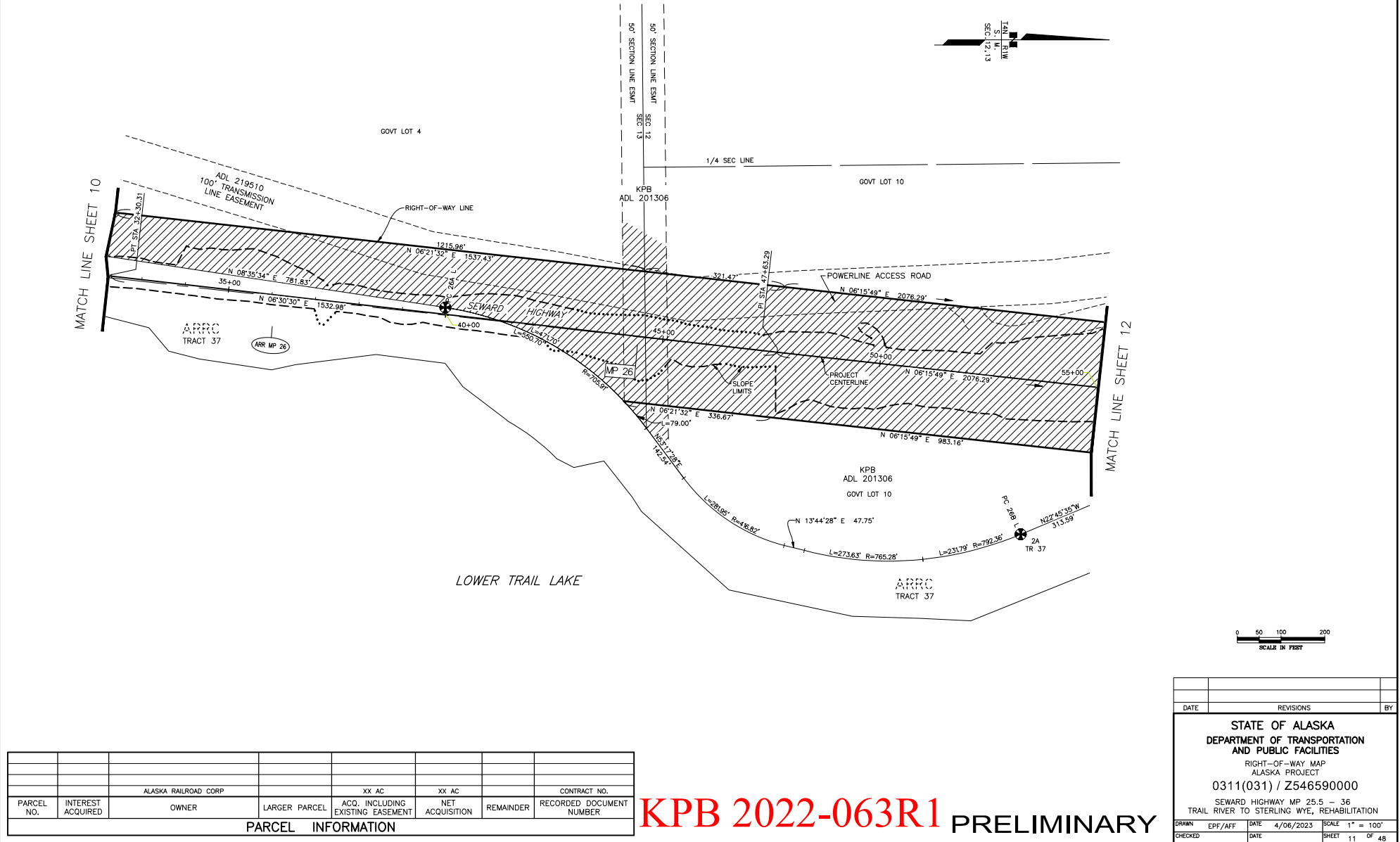
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
1	FEE	KENAI PENINSULA BOROUGH ALASKA RAILROAD CORP	LARGE	4.790 AC XX AC	4.790 AC XX AC	LARGE	CONTRACT NO.
PARCEL INFORMATION							

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 10 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R11	R48



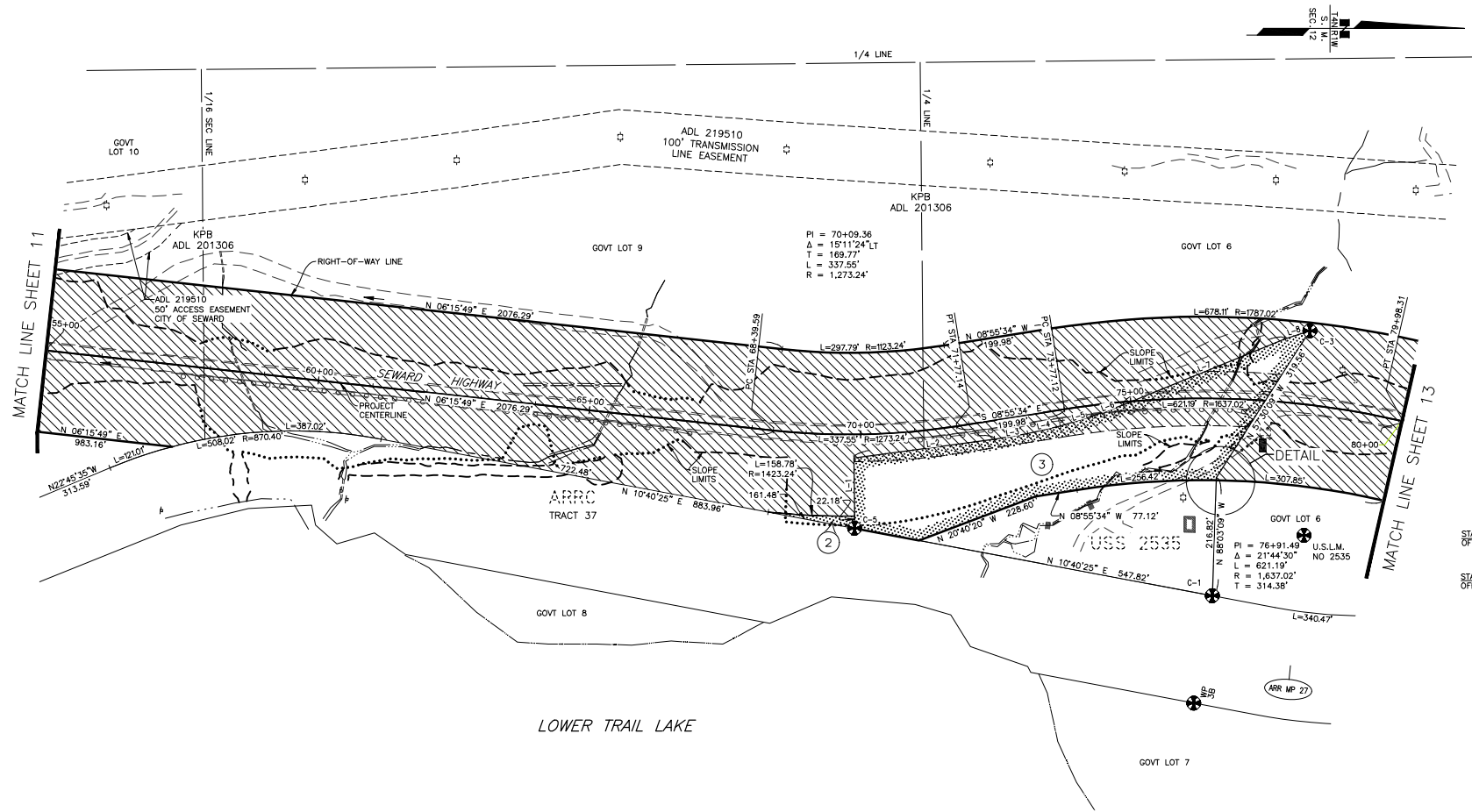
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	XX AC	NET ACQUISITION	REMAINDER	CONTRACT NO.
		ALASKA RAILROAD CORP			XX AC			
PARCEL INFORMATION								

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 11 OF 48

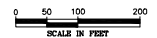
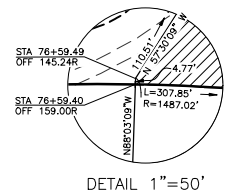
DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R12	R48



LINE TABLE - USS 2535

LINE	DIRECTION	DISTANCE
L-1	N 89°31'33" E	106.62'
L-2	S 07°42'27" E	260.58'
L-3	S 08°38'27" E	61.35'
L-4	S 13°12'27" E	61.35'
L-5	S 16°47'27" E	61.35'
L-6	S 20°21'27" E	61.35'
L-7	S 22°08'27" E	320.62'
L-8	S 17°58'27" E	47.17'



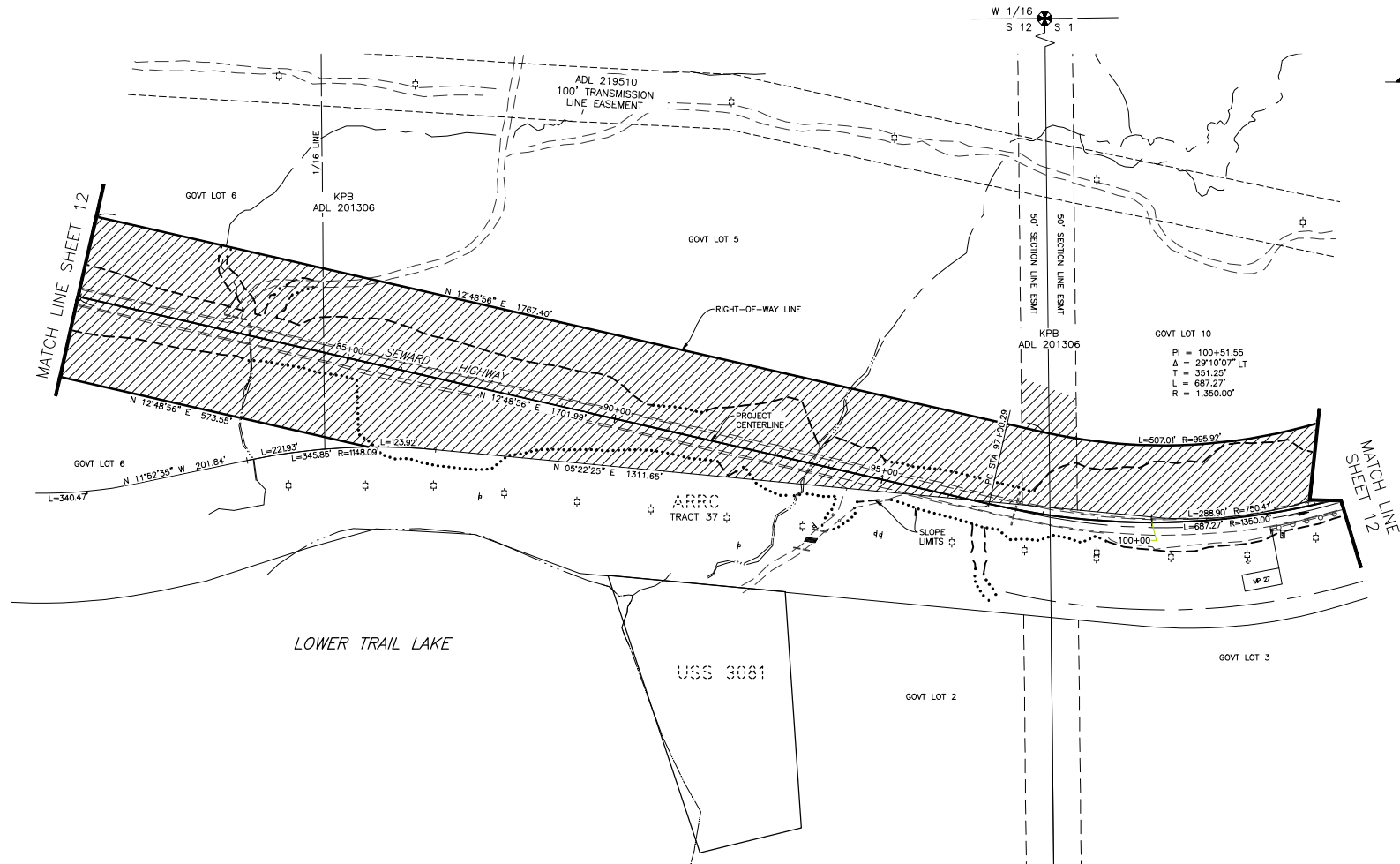
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	CONTRACT NO.	RECORDED DOCUMENT NUMBER
3	FEE	GILBERT ROLAND DICKASON TRUST (1/2) & CORINA J DICKASON TRUST (1/2)	4.263 AC	2,670 AC	1,950 AC	1,593 AC		
2	FEE	KENAI PENINSULA BOROUGH	LARGE	1,523 SF	1,523 SF	LARGE		
		ALASKA RAILROAD CORP		XX AC	XX AC			
PARCEL INFORMATION								

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AFJ	DATE 4/6/2023 SCALE 1" = 100'
CHECKED		DATE
		SHEET 12 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R13	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	XX AC	NET ACQUISITION	REMAINDER	CONTRACT NO.
		ALASKA RAILROAD CORP			XX AC			
								RECORDED DOCUMENT NUMBER

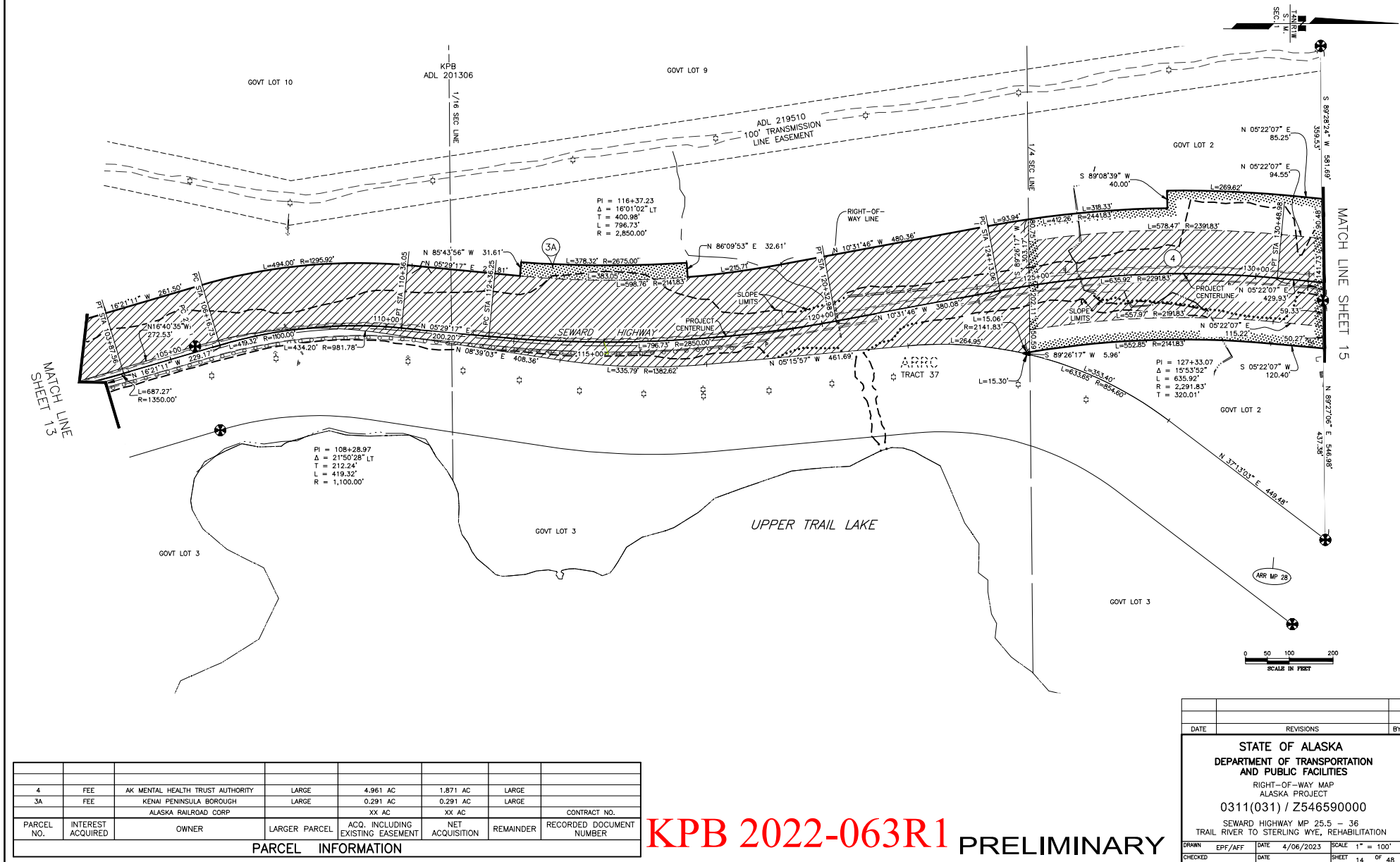
PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AFB	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 13 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R14	R48



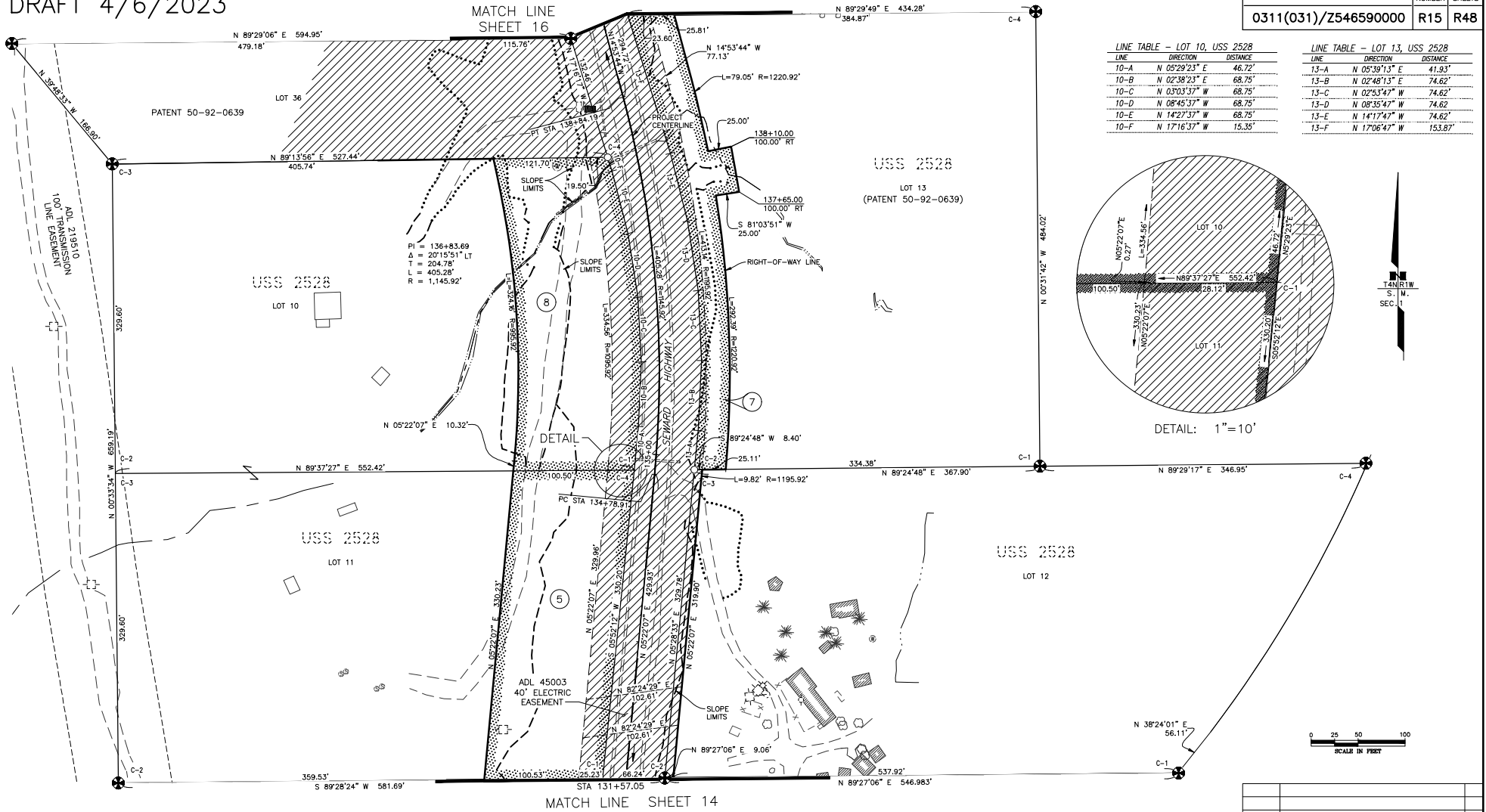
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
4	FEE	AK MENTAL HEALTH TRUST AUTHORITY	LARGE	4.961 AC	1.871 AC	LARGE	
3A	FEE	KENAI PENINSULA BOROUGH	LARGE	0.291 AC	0.291 AC	LARGE	
		ALASKA RAILROAD CORP		XX AC	XX AC		CONTRACT NO.
PARCEL INFORMATION							

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 14 OF 48

DRAFT 4/6/2023

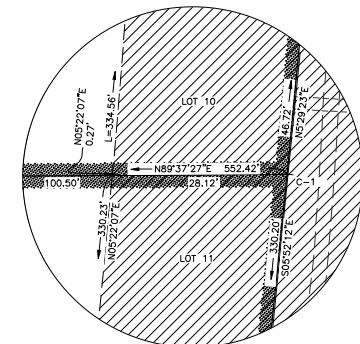
MATCH LINE
SHEET 16



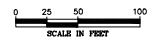
PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R15	R48

LINE TABLE - LOT 10, USS 2528		
LINE	DIRECTION	DISTANCE
10-A	N 05°29'23" E	46.72'
10-B	N 02°38'23" E	68.75'
10-C	N 03°03'37" W	68.75'
10-D	N 08°45'37" W	68.75'
10-E	N 14°27'37" W	68.75'
10-F	N 17°16'37" W	15.35'

LINE TABLE - LOT 13, USS 2528		
LINE	DIRECTION	DISTANCE
13-A	N 05°39'13" E	41.93'
13-B	N 02°48'13" E	74.62'
13-C	N 02°53'47" W	74.62'
13-D	N 08°35'47" W	74.62'
13-E	N 14°17'47" W	74.62'
13-F	N 17°06'47" W	153.87'



DETAIL: 1"=10'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
8	FEE	KATIE HAMILTON	183,103 SF	42,705 SF	33,465 SF	140,398 SF	
7	FEE	KATHY RYAN	184,525 SF	19,104 SF	13,466 SF	165,421 SF	
6		DELETED					
5	FEE	KATIE HAMILTON	175,606 SF	41,785 SF	33,010 SF	133,841 SF	

PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

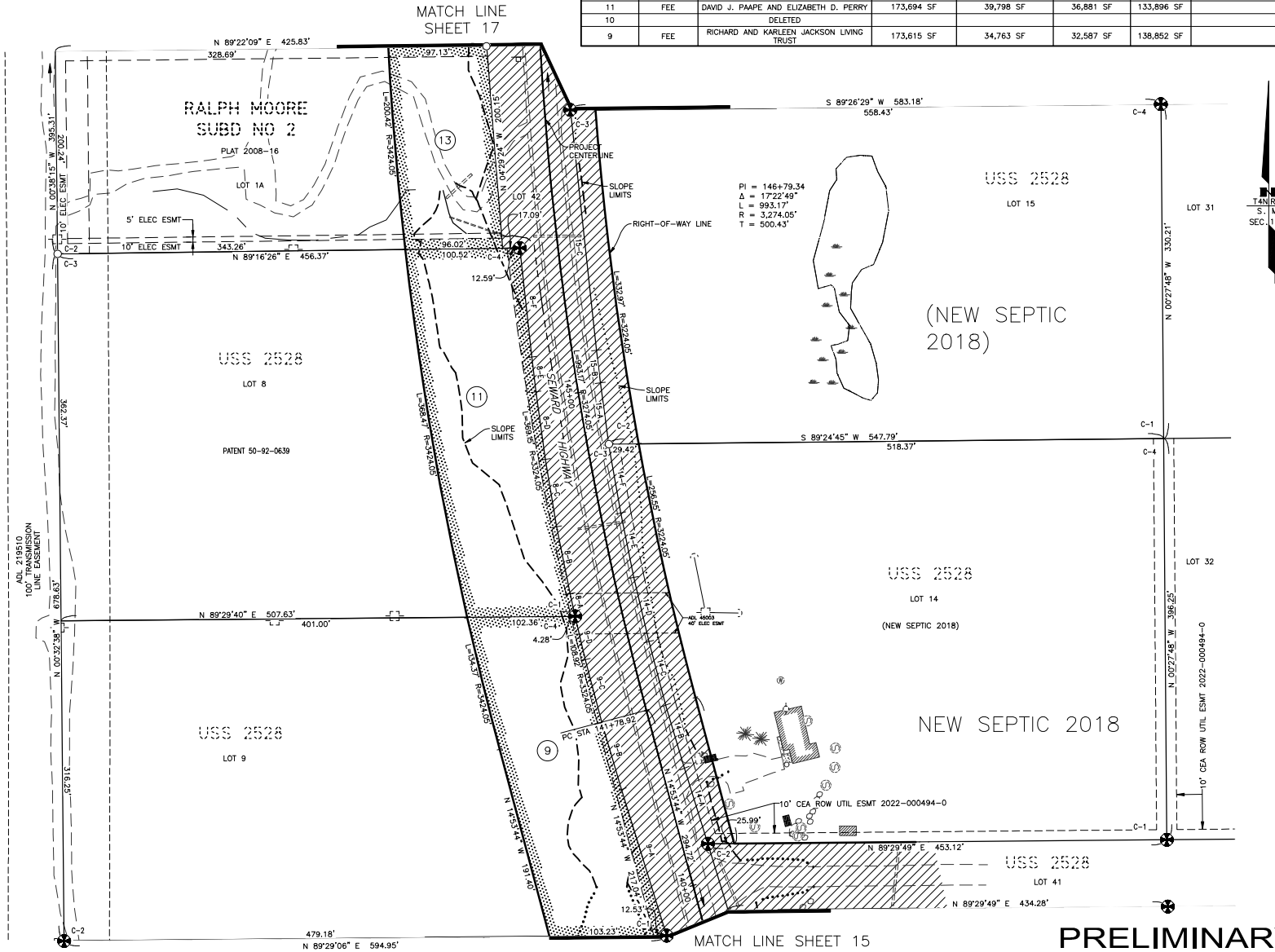
DATE		REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPE/AFK	DATE 4/06/2023	SCALE 1" = 50'
CHECKED		DATE	SHEET 15 OF 48

KPB 2022-063R1

PARCEL INFORMATION						
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER
13	FEE	DAVID J. PAAPE & ELIZABETH D. PERRY	86,541 SF	19,491 SF	19,491 SF	67,050 SF
12		DELETED				
11	FEE	DAVID J. PAAPE AND ELIZABETH D. PERRY	173,694 SF	39,798 SF	36,881 SF	133,896 SF
10		DELETED				
9	FEE	RICHARD AND KARLEEN JACKSON LIVING TRUST	173,615 SF	34,763 SF	32,587 SF	138,852 SF

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R16	R48

DRAFT
4/6/2023

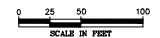


LINE TABLE - LOT 8, USS 2528		
LINE	DIRECTION	DISTANCE
B-A	N 125°16' W	22.92'
B-B	N 11°16'16" W	67.43'
B-C	N 09°36'16" W	67.43'
B-D	N 07°56'16" W	67.43'
B-E	N 06°41'16" W	34.54'
B-F	N 06°16'16" W	108.28'

LINE TABLE - LOT 9, USS 2528		
LINE	DIRECTION	DISTANCE
9-A	N 17°10'12" W	150.95'
9-B	N 16°25'12" W	66.62'
9-C	N 14°45'12" W	66.62'
9-D	N 13°05'12" W	43.97'

LINE TABLE - LOT 14, USS 2528		
LINE	DIRECTION	DISTANCE
14-A	N 17°16'34" W	78.17'
14-B	N 16°31'34" W	64.98'
14-C	N 14°51'34" W	64.98'
14-D	N 13°11'34" W	64.98'
14-E	N 11°31'34" W	64.98'
14-F	N 09°51'34" W	64.98'
14-G	N 08°11'34" W	3.96'

LINE TABLE - LOT 15, USS 2528		
LINE	DIRECTION	DISTANCE
15-A	N 07°53'47" W	61.18'
15-B	N 06°38'47" W	32.41'
15-C	N 06°13'47" W	238.75'



REVISIONS		
DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AFJ	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 50'
		SHEET 16 OF 48

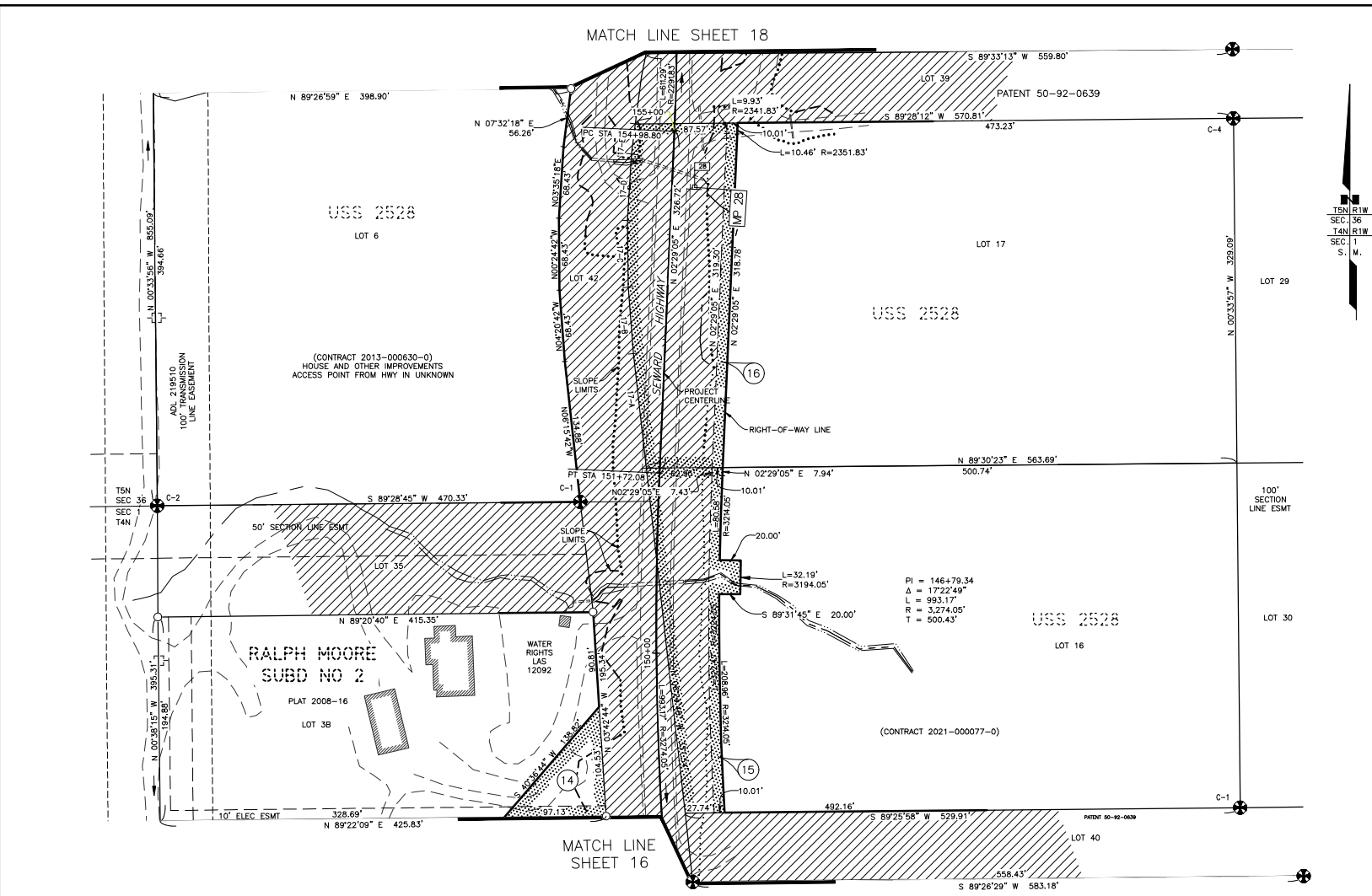
PRELIMINARY

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R17	R48

DRAFT 4/6/2023

LINE TABLE - LOT 17, USS 2528

LINE	DIRECTION	DISTANCE
17-A	N 06°24'48" W	110.08'
17-B	N 04°29'48" W	63.61'
17-C	N 00°33'48" W	63.61'
17-D	N 03°26'12" E	63.61'
17-E	N 07°23'12" E	29.00'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
16	FEE	IVAN R LAMMERS	188,970 SF	30,433 SF	3,292 SF	158,537 SF	
15	FEE	MHT - CONTRACT AARON O'QUINN	180,141 SF	17,972 SF	3,945 SF	162,169 SF	
14	FEE	TERESA M & IAN KIRCHNER	82,002 SF	5,069 SF	5,069 SF	76,933 SF	

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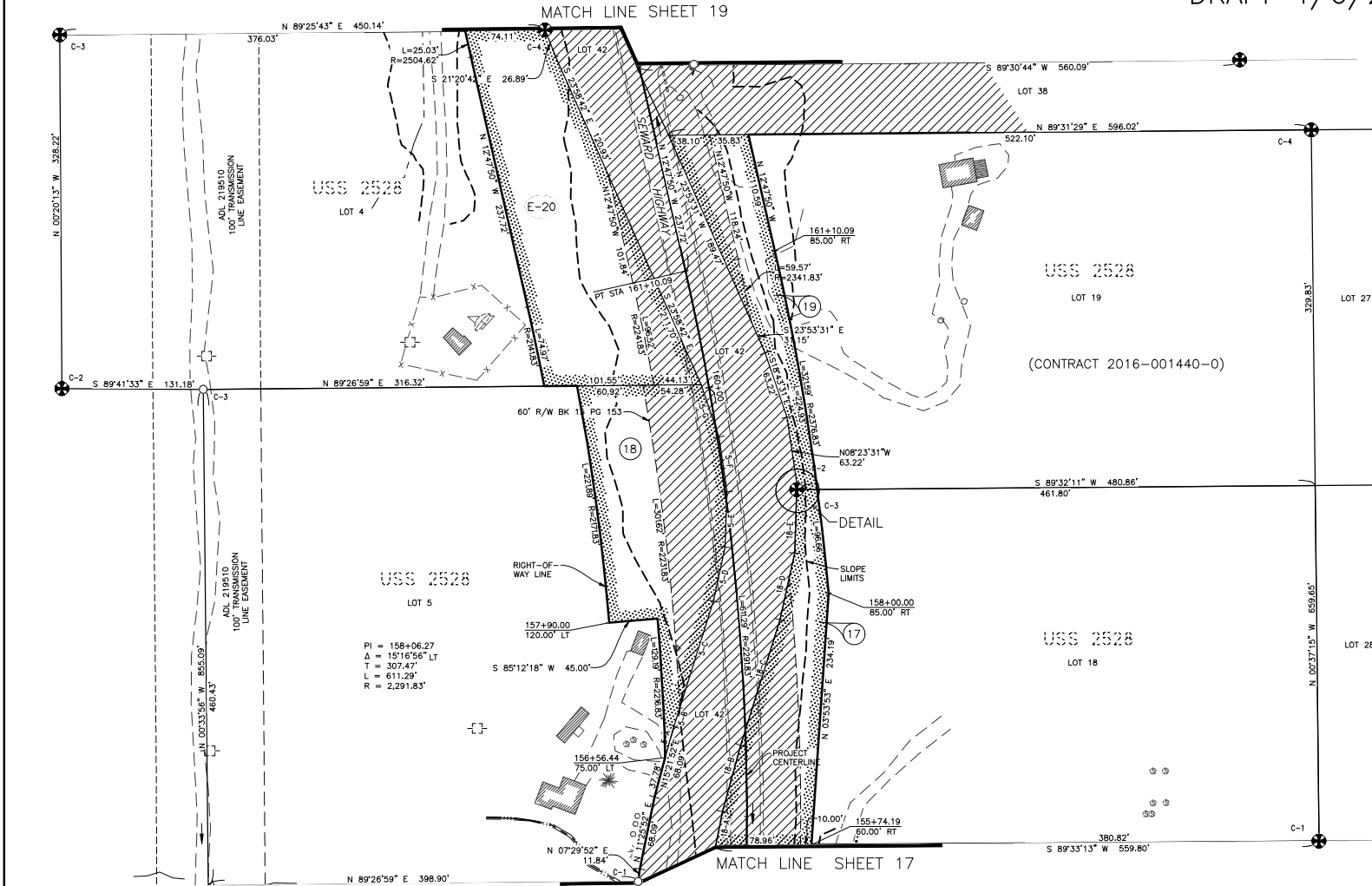
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT
0311(031) / Z546590000
SEWARD HIGHWAY MP 25.5 - 36
TRAIL RIVER TO STERLING WYE, REHABILITATION

DRAWN	EPE/AFJ	DATE	4/06/2023	SCALE	1" = 50'
CHECKED		DATE		SHEET	17 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R18	R48

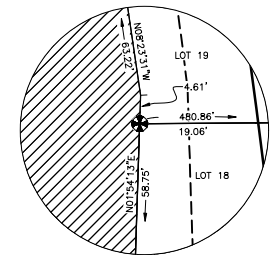


LINE TABLE - LOT 5, US 2528

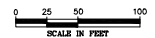
LINE	DIRECTION	DISTANCE
5-A	N 15°21'52" E	30.31'
5-B	N 17°29'52" E	17.73'
5-C	N 17°29'52" E	103.98'
5-D	N 12°19'52" E	51.31'
5-E	N 01°59'52" E	51.31'
5-F	N 08°20'08" W	51.31'
5-G	N 18°40'08" W	51.31'

LINE TABLE - LOT 18, US 2528

LINE	DIRECTION	DISTANCE
18-A	N 11°24'13" E	32.35'
18-B	N 15°20'13" E	63.70'
18-C	N 17°28'13" E	122.13'
18-D	N 12°18'13" E	38.93'
18-E	N 01°54'13" E	58.75'



DETAIL 1"=10'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
E-20	ROW ESMT	STATE OF ALASKA, LEASE TO ALASCOM	171,957 SF	35,929 SF	31,782 SF	136,028 SF	
19	FEE	MHT - CONTRACT TO RANDALL W. KUYKENDALL	174,414 SF	13,168 SF	9,804 SF	161,247 SF	
18	FEE	BERNADINE M SHAFFER	207,991 SF	27,882 SF	14,764 SF	180,109 SF	
17	FEE	KEN W PERRY	169,672 SF	17,920 SF	7,432 SF	151,752 SF	

PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY

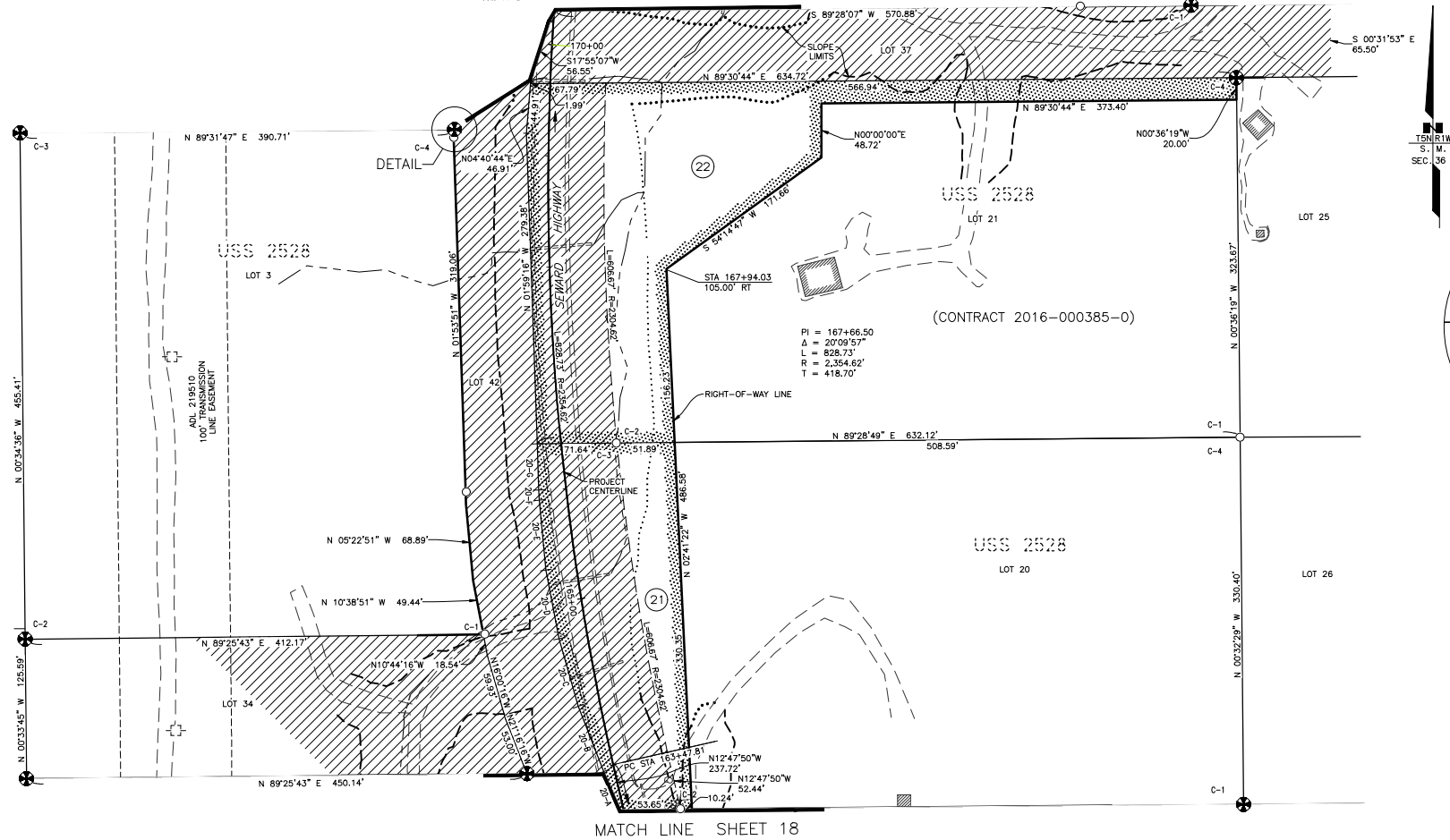
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT
0311(031) / Z546590000
SEWARD HIGHWAY MP 25.5 - 36
TRAIL RIVER TO STERLING WYE, REHABILITATION

DRAWN	EPE/AFJ	DATE	4/06/2023	SCALE	1" = 50'
CHECKED		DATE		SHEET	18 OF 48

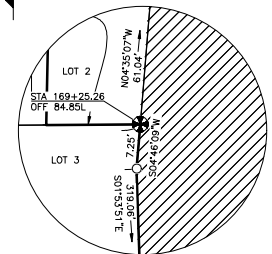
DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R19	R48

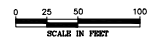
MATCH LINE SHEET 20



LINE	DIRECTION	DISTANCE
20-A	N 2°54'16\"	37.65'
20-B	N 21°16'16\"	63.08'
20-C	N 16°00'16\"	63.08'
20-D	N 10°44'16\"	63.08'
20-E	N 05°28'16\"	63.08'
20-F	N 02°32'16\"	9.25'
20-G	N 01°59'16\"	41.61'



DETAIL 1" = 10'



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
22	FEE	MHT - CONTRACT TO KRISTIN BECK	205,857 SF	63,887 SF	41,784 SF	141,990 SF	
21	FEE	PETRA SATTLER-SMITH & KEVIN G. SMITH	201,138 SF	35,218 SF	11,520 SF	165,920 SF	

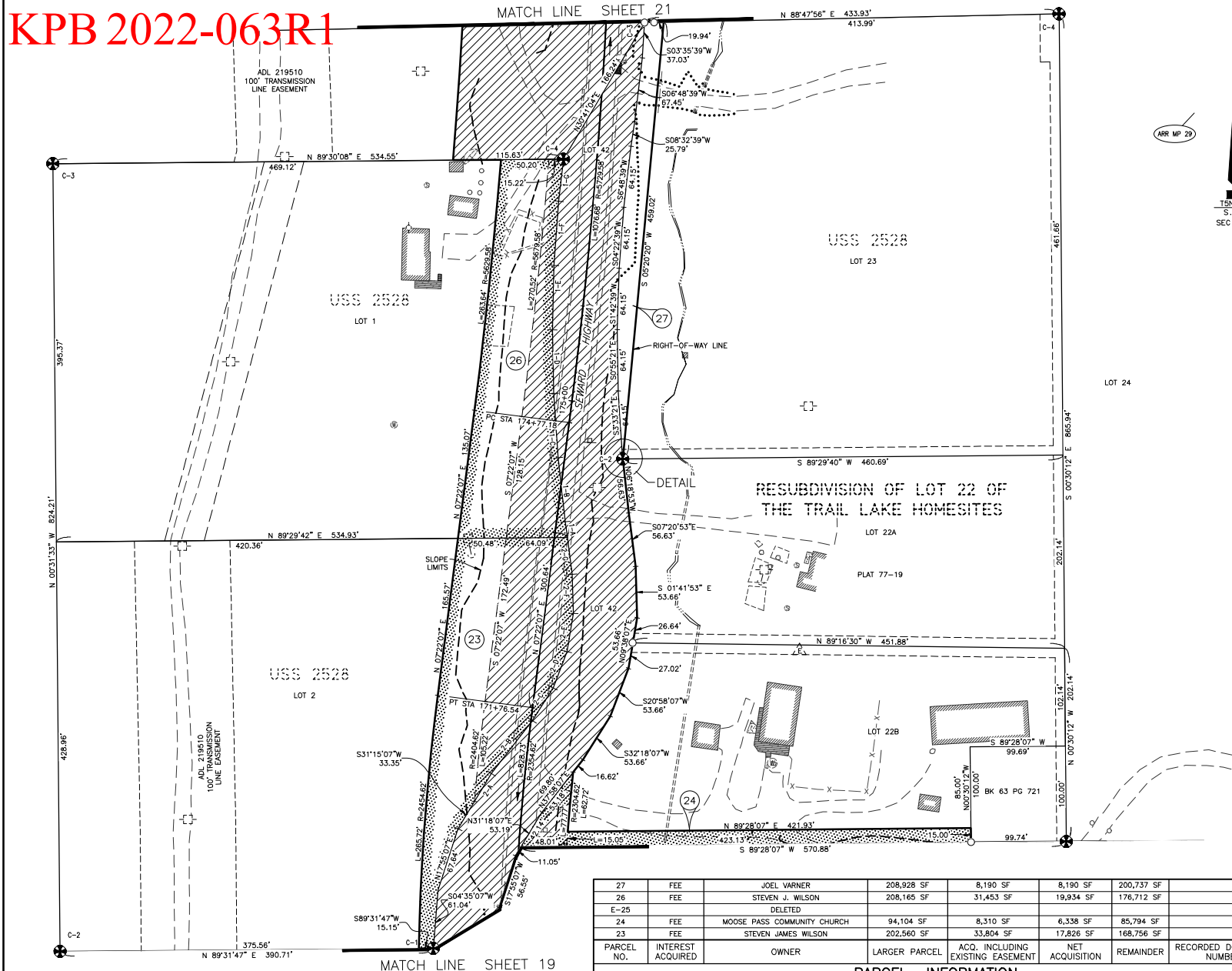
PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023 SCALE 1" = 50'
CHECKED	DATE	SHEET 19 OF 48

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MATCH LINE SHEET 21

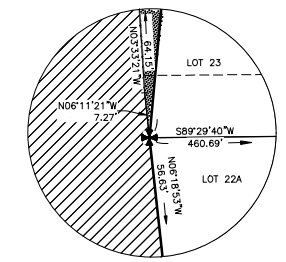


PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R20	R48

DRAFT 4/6/2023

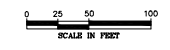
LINE TABLE - LOT 1, USS 2528		
LINE	DIRECTION	DISTANCE
1-A	N 07°30'17" W	16.51'
1-B	N 06°28'17" W	67.36'
1-C	N 03°50'17" W	67.36'
1-D	N 01°12'17" W	66.70'
1-E	N 01°25'43" E	67.36'
1-F	N 04°05'43" E	67.36'
1-G	N 06°31'43" E	44.25'

LINE TABLE - LOT 2, USS 2528		
LINE	DIRECTION	DISTANCE
2-A	N 31°15'07" E	34.29'
2-B	N 37°55'07" E	69.95'
2-C	N 32°15'07" E	40.58'
2-D	N 20°55'07" E	40.58'
2-E	N 09°35'07" E	40.58'
2-F	N 01°44'53" W	40.91'
2-G	N 07°23'53" W	38.93'



DETAIL 1"=10'

PRELIMINARY



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
27	FEE	JOEL VARNER	208,928 SF	8,190 SF	8,190 SF	200,737 SF	
26	FEE	STEVEN J. WILSON	208,165 SF	31,453 SF	19,934 SF	176,712 SF	
E-25		DELETED					
24	FEE	MOOSE PASS COMMUNITY CHURCH	94,104 SF	8,310 SF	6,338 SF	85,794 SF	
23	FEE	STEVEN JAMES WILSON	202,560 SF	33,804 SF	17,826 SF	168,756 SF	

PARCEL INFORMATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		
RIGHT-OF-WAY MAP ALASKA PROJECT		
0311(031) / Z546590000		
SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SHEET 20 OF 48

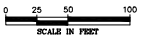
DRAFT 4/6/2023



MATCH LINE SHEET 20

MATCH LINE SHEET 22

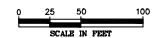
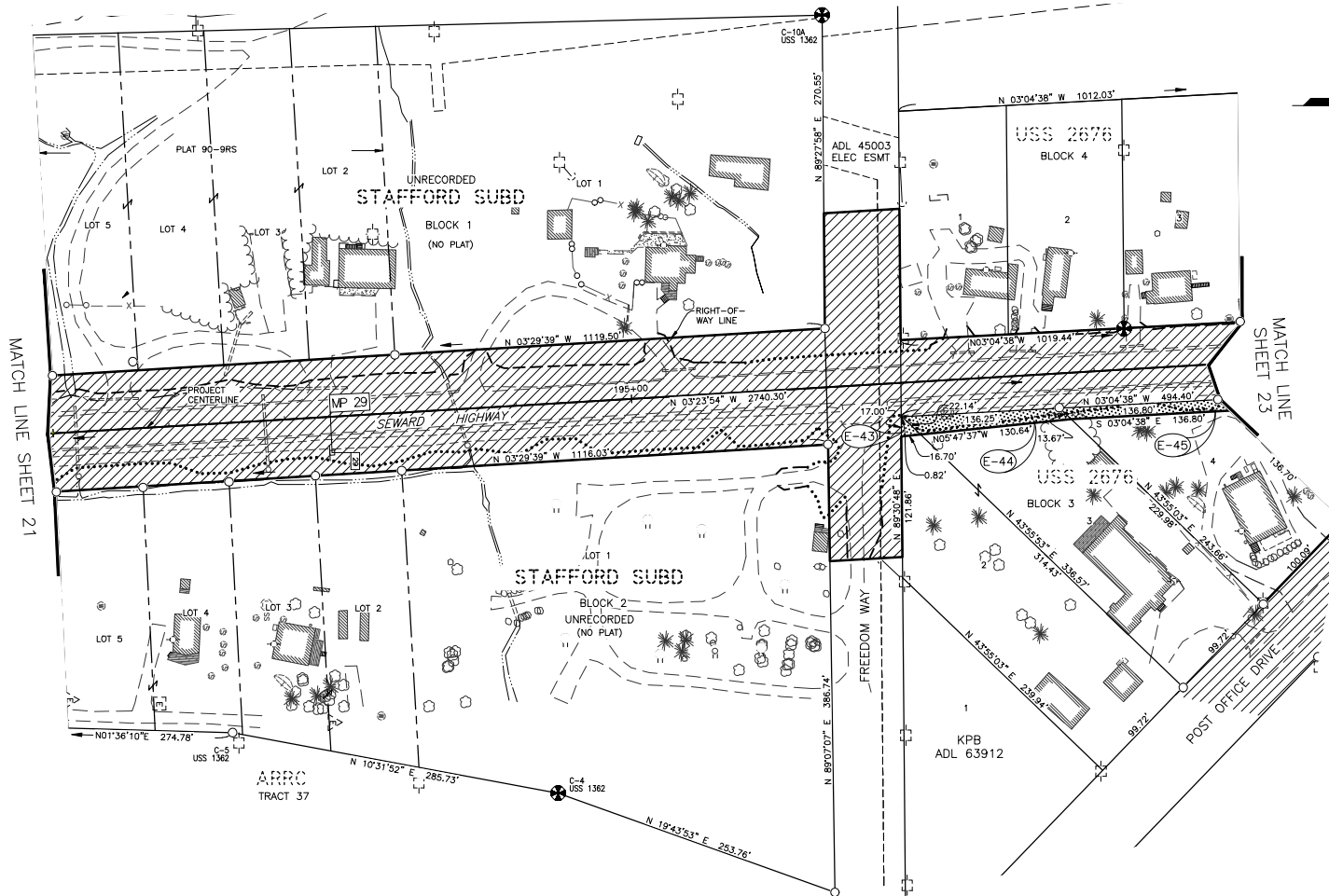
PRELIMINARY



DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPF/AF	DATE	SCALE
CHECKED		DATE	
		4/06/2023	1" = 50'
			SHEET
			21 of 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R22	R48

DRAFT 4/6/2023



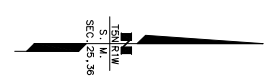
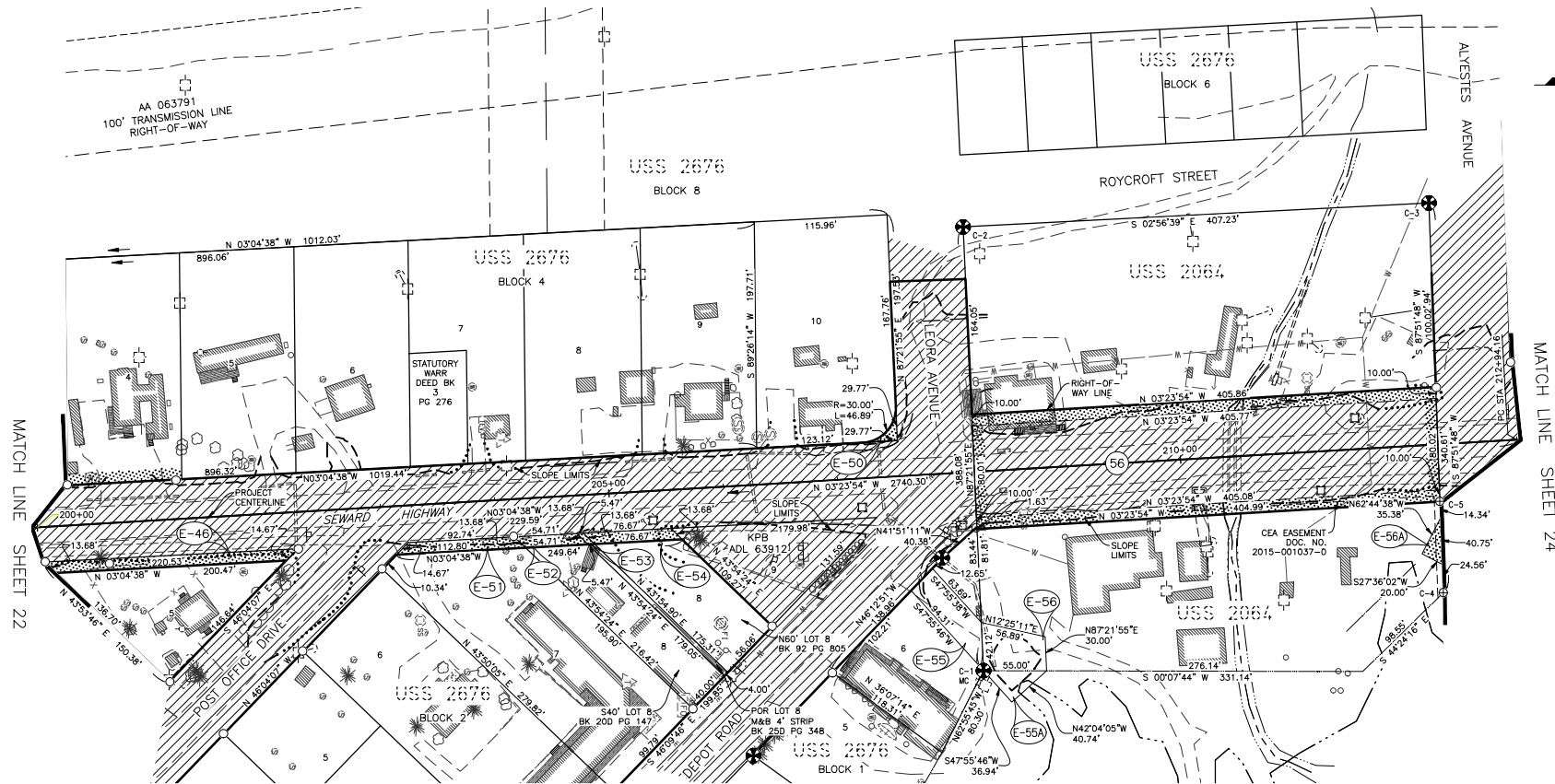
E-48		DELETED					
E-47		DELETED					
E-45	ROW ESMT	NICHOLAS DIPIERO		1,368 SF	1,368 SF		
E-44	ROW ESMT	CLAUDE JR. & DOROTHY HIGBEE		1,784 SF	1,784 SF		
E-43	ROW ESMT			148 SF	148 SF		
E-42		DELETED					
E-41		DELETED					
E-40		DELETED					
E-39		DELETED					
E-38		DELETED					
PARCEL NO.	ROW ESMT	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
PARCEL INFORMATION							

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DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 22 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R23	R48



MATCH LINE SHEET 24

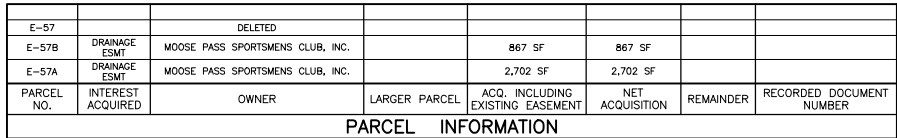
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
E-56A	DRAINAGE EASEMENT			354 SF	354 SF		
E-56	DRAINAGE ESMT	EDWARD R. ESTES DECLARATION OF TRUST		1,981 SF	1,981 SF		
56	FEE		159,231 SF	40,542 SF	8,109 SF	118,689 SF	
E-55A	DRAINAGE ESMT	ESTES/ROHR BROTHERS PROPERTY, LLC/DNR		753 SF	753 SF		
E-55	DRAINAGE ESMT	ROHR BROTHERS PROPERTY, LLC		2,114 SF	2,114 SF		
E-54	ROW ESMT			767 SF	767 SF		
E-53	ROW ESMT	MOOSE PASS SPORTSMEN'S CLUB, INC.		55 SF	55 SF		
E-52	ROW ESMT			547 SF	547 SF		
E-51	ROW ESMT	ROHR BROTHERS PROPERTY, LLC		1,028 SF	1,028 SF		
E-50	ROW ESMT	ROSELLA J & BERNARD N IKERD		190 SF	190 SF		
E-49		DELETED					
E-46	ROW ESMT	HETRICK AND SONS, LLC		2,105 SF	2,105 SF		
PARCEL INFORMATION							

0 25 50 100
SCALE IN FEET

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/HFF	DATE 4/06/2023 SCALE 1" = 50'
CHECKED	DATE	SHEET 23 OF 48

KPB 2022-063R1 PRELIMINARY

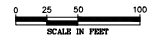
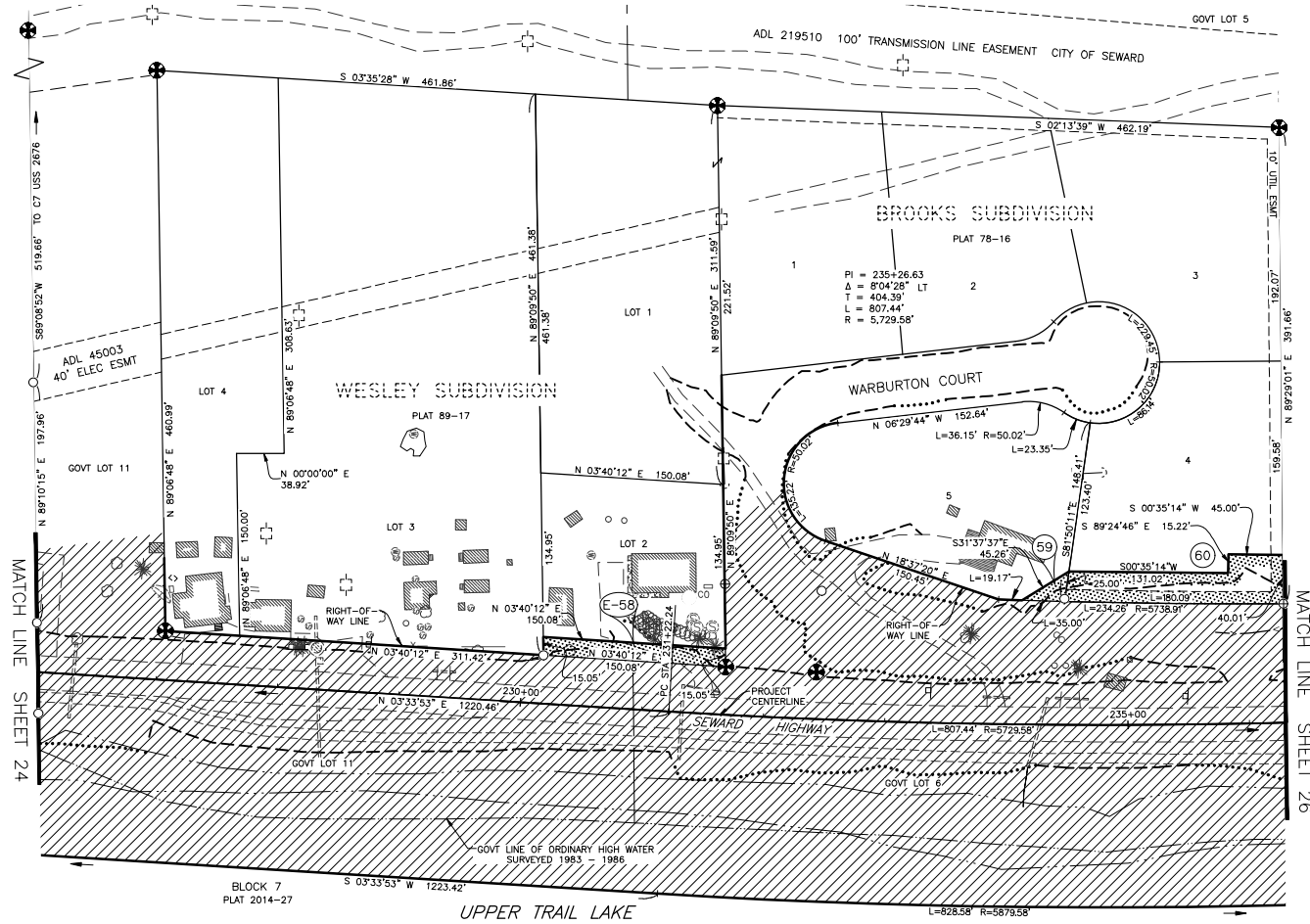
DATE	REVISIONS			BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION				
DRAWN	EPP /AFF	DATE	4/06/2023	SCALE 1" = 50'
CHECKED		DATE		SHEET 24 OF 48



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PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R25	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
60	FEE	RANDY BOYER & MARY MELISSA ROBINSON	30,621 SF	5,188 SF	5,188 SF	25,433 SF	
59	FEE	NORTHERN LIGHTS VENTURES LLC	30,973 SF	435 SF	435 SF	30,538 SF	
E-58	ROW ESMT	MARK MILLIGAN		2,251 SF	2,251 SF		

PARCEL INFORMATION

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DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 50'
		SHEET 25 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R26	R48

[illegible]

LINE	DIRECTION	DISTANCE
D-1	N 05°16'30" W	19.16'
D-2	N 06°36'30" W	66.05'
D-3	N 07°56'30" W	66.05'

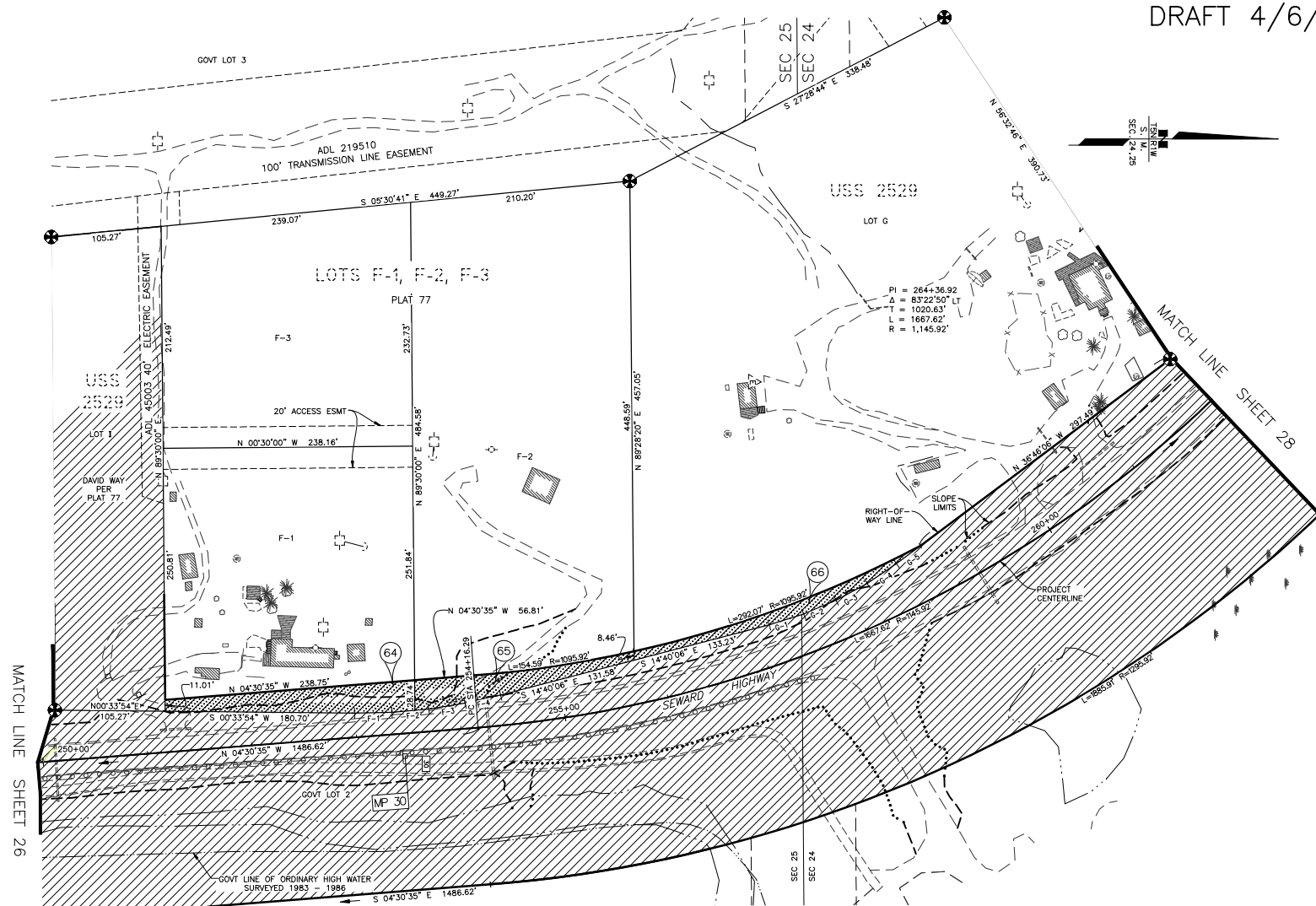
DATE	REVISIONS		B
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EFF/KEF	DATE	4/06/2023
CHECKED		DATE	
		SCALE	1" = 50'
		SHEET	26 OF 48

KPB 2022-063R1

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R27	R48

LINE	DIRECTION	DISTANCE
F-1	N 01°22'06" W	35.70'
F-2	N 05°10'06" W	35.04'
F-3	N 08°58'06" W	35.04'
F-4	N 12°46'06" W	35.04'

LINE	DIRECTION	DISTANCE
G-1	N 17°24'06" W	34.38'
G-2	N 22°26'06" W	33.72'
G-3	N 28°28'06" W	33.72'
G-4	N 34°00'06" W	33.72'
G-5	N 36°46'06" W	28.49'



0 25 50 100
SCALE IN FEET

66	FEE	JOHN B. & ANN E. GAULE	197,917 SF	2,619 SF	0 SF	195,298 SF
65	FEE	FRANK J. & PATRICIA B. JASPER	99,177 SF	3,845 SF	0 SF	95,332 SF
64	FEE	MARK K. STAUBLE & KATHLEEN M. TOTH-STAUBLE	60,188 SF	5,066 SF	0 SF	55,122 SF
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	RECORDED DOCUMENT NUMBER
PARCEL INFORMATION						

[illegible]

KPB 2022-063R1

PRELIMINARY

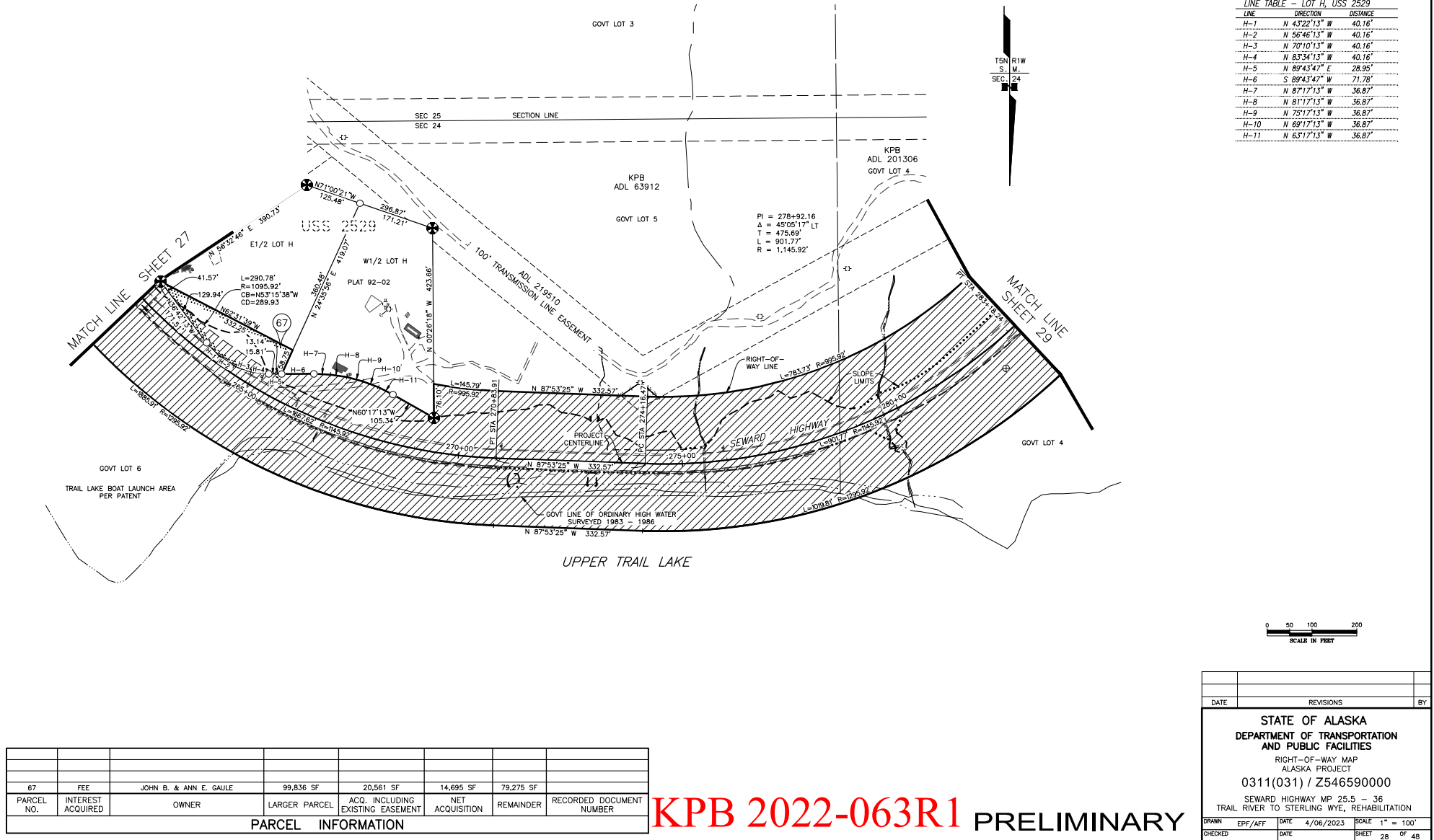
DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STEERING WYE, REHABILITATION			
DRAWN / EFF / AFS	DATE	4/06/2023	SCALE 1" = 50'
CHECKED	DATE		SHEET 27 OF 40

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R28	R48

LINE TABLE - LOT H, USS 2529

LINE	DIRECTION	DISTANCE
H-1	N 43°22'13" W	40.16'
H-2	N 56°46'13" W	40.16'
H-3	N 70°10'13" W	40.16'
H-4	N 83°34'13" W	40.16'
H-5	N 89°43'47" E	28.95'
H-6	S 89°43'47" W	71.78'
H-7	N 87°17'13" W	36.87'
H-8	N 81°17'13" W	36.87'
H-9	N 75°17'13" W	36.87'
H-10	N 69°17'13" W	36.87'
H-11	N 63°17'13" W	36.87'



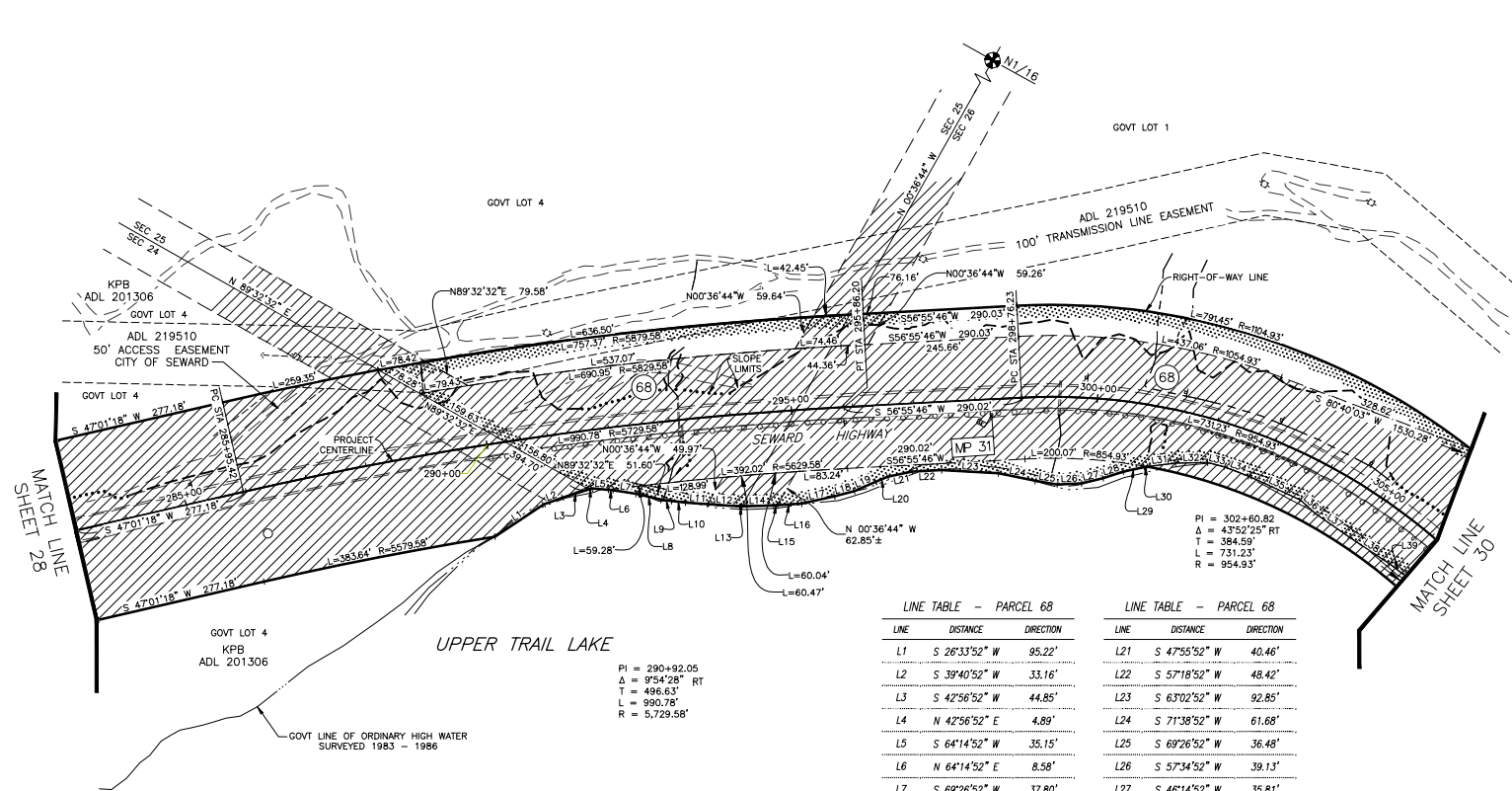
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
67	FEE	JOHN B. & ANN E. GAULE	99,836 SF	20,561 SF	14,695 SF	79,275 SF	
PARCEL INFORMATION							

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023 SCALE 1" = 100'
CHECKED	DATE	SHEET 28 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R29	R48



PI = 290+92.05
 Δ = 9°54'28" RT
 T = 496.63'
 L = 990.78'
 R = 5,729.58'

LINE TABLE -- PARCEL 68

LINE	DISTANCE	DIRECTION
L1	S 26°33'52" W	95.22'
L2	S 39°40'52" W	33.16'
L3	S 42°56'52" W	44.85'
L4	N 42°56'52" E	4.89'
L5	S 64°14'52" W	35.15'
L6	N 64°14'52" E	8.58'
L7	S 69°26'52" W	37.80'
L8	S 73°12'52" W	42.45'
L9	N 66°35'52" E	16.69'
L10	N 66°35'52" E	23.10'
L11	N 63°49'52" E	36.05'
L12	N 63°49'52" E	52.82'
L13	S 58°33'52" W	2.73'
L14	S 58°33'52" W	51.65'
L15	N 56°02'52" E	6.76'
L16	N 56°02'52" E	39.67'
L17	S 47°38'52" W	54.38'
L18	S 44°59'52" W	33.16'
L19	S 36°48'52" W	38.47'
L20	S 37°11'52" W	21.22'

LINE TABLE -- PARCEL 68

LINE	DISTANCE	DIRECTION
L21	S 47°55'52" W	40.46'
L22	S 57°18'52" W	48.42'
L23	S 63°02'52" W	92.85'
L24	S 71°38'52" W	61.68'
L25	S 69°26'52" W	36.48'
L26	S 57°34'52" W	39.13'
L27	S 46°14'52" W	35.81'
L28	S 41°33'52" W	34.49'
L29	S 47°54'52" W	35.15'
L30	N 53°05'52" E	5.12'
L31	N 53°05'52" E	46.61'
L32	S 58°52'52" W	52.39'
L33	S 74°03'52" W	28.52'
L34	S 80°33'52" W	43.11'
L35	S 84°49'52" W	92.19'
L36	N 77°17'08" W	32.50'
L37	N 85°13'08" W	67.65'
L38	S 86°22'08" E	80.25'
L39	N 82°32'08" W	61.02'

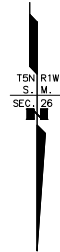
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 SCALE IN FEET

PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
68	FEE	AK MENTAL HEALTH TRUST AUTHORITY	LARGE	20.528 AC±	3.171 AC±	LARGE	
PARCEL INFORMATION							

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023 SCALE 1" = 100'
CHECKED	DATE	SHEET 29 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R30	R48



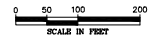
LINE	DISTANCE	DIRECTION
L55	N 86°38'08" W	54.43'
L56	S 86°38'08" E	0.62'
L57	S 85°42'52" W	35.81'
L58	N 88°09'08" W	27.86'
L59	N 87°16'08" W	27.19'
L60	S 89°47'52" W	37.80'
L61	S 87°45'52" W	29.85'
L62	S 79°44'52" W	26.53'
L63	N 78°12'52" E	29.85'
L64	S 77°11'52" W	29.85'
L65	N 81°22'52" E	30.51'
L66	N 84°17'52" E	58.36'
L67	S 89°16'08" E	87.55'
L68	N 88°34'52" E	77.60'
L69	S 88°01'08" E	53.06'
L70	N 83°02'08" W	11.76'

DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EFF/AFJ	DATE	SCALE
CHECKED		DATE	
		4/06/2023	1" = 100'
			SHEET 30 OF 48

67	FEE	AK MENTAL HEALTH TRUST AUTHORITY	LARGE	20.52B AC±	3.171 AC±	LARGE	
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
PARCEL INFORMATION							

KPB 2022-063R1 PRELIMINARY

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R31	R48

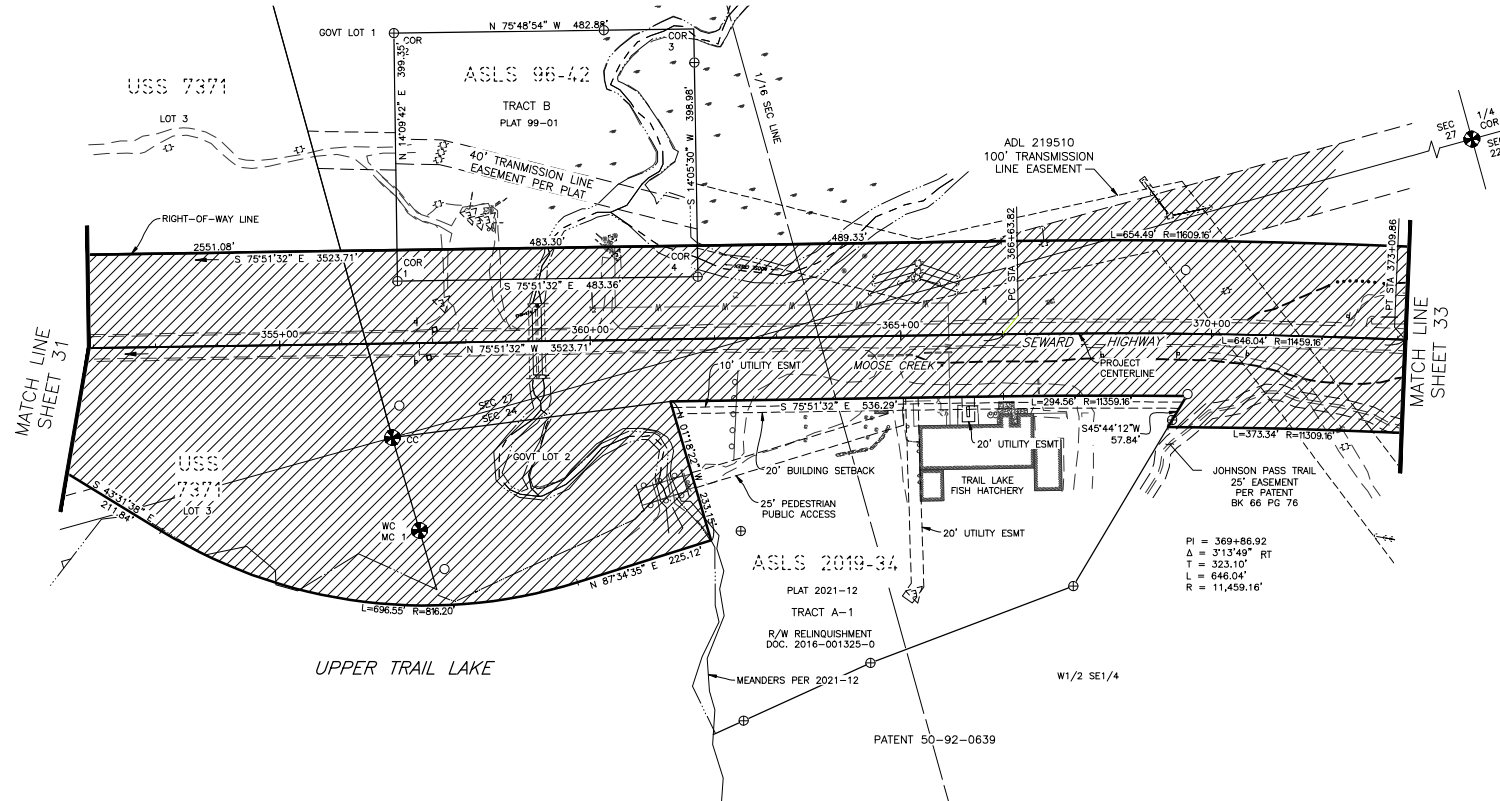


KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EFF/AFF	DATE	4/06/2023
CHECKED		DATE	
		SCALE	1" = 100'
		SHEET	31 OF 49

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R32	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER

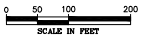
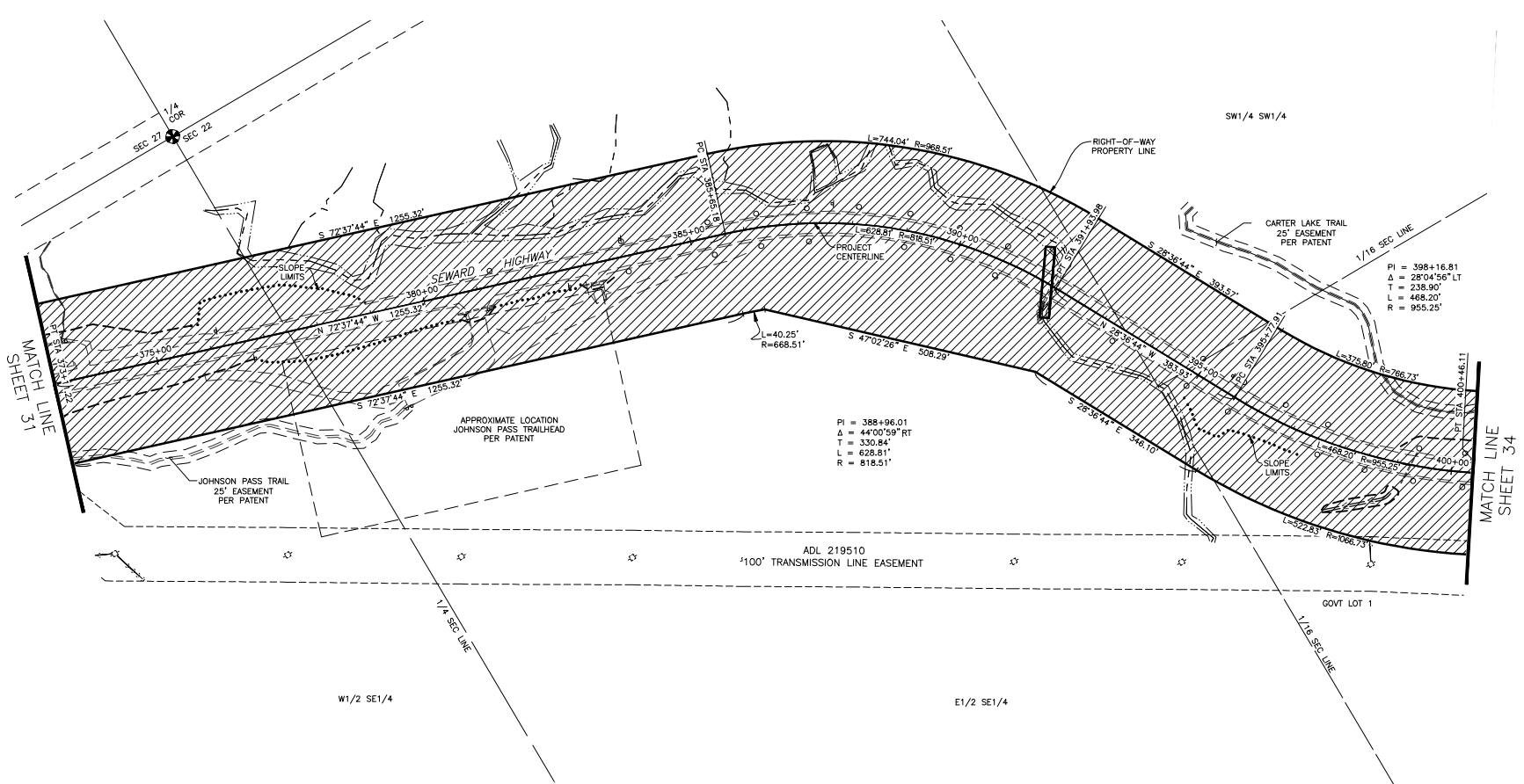
PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 32 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R33	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
PARCEL INFORMATION							

KPB 2022-063R1

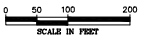
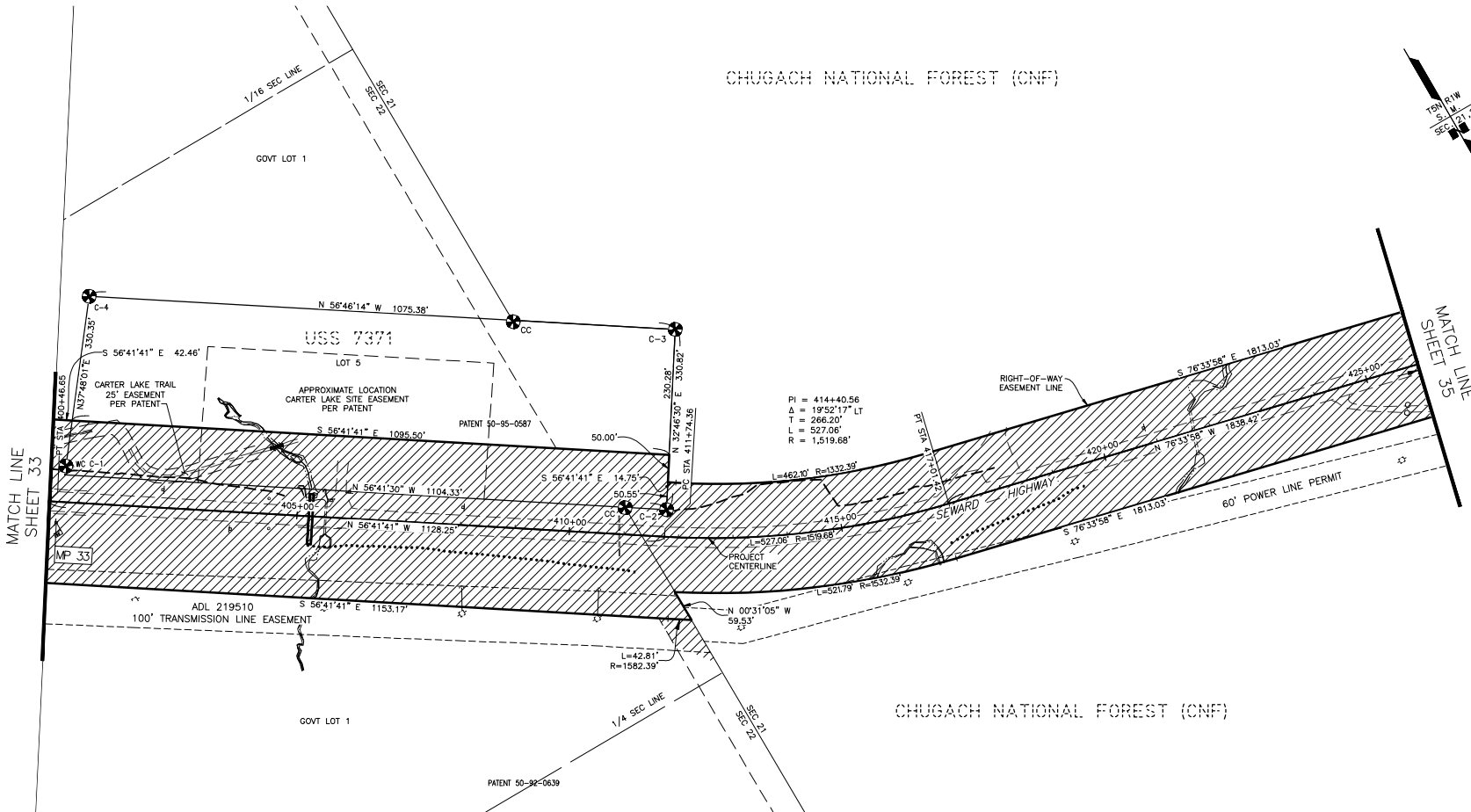
PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AFK	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 33 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R34	R48

CHUGACH NATIONAL FOREST (CNF)



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER

PARCEL INFORMATION

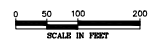
KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN EPE/AF	DATE 4/06/2023	SCALE 1" = 100'
CHECKED	DATE	SHEET 34 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R35	R48

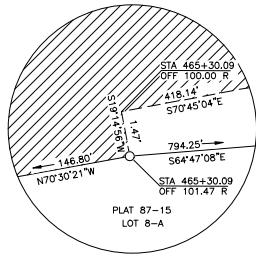


DATE		REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPP/AFF	DATE	SCALE
CHECKED		DATE	SHEET
		4/06/2013	1" = 100'
			35 OF 48

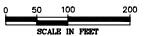
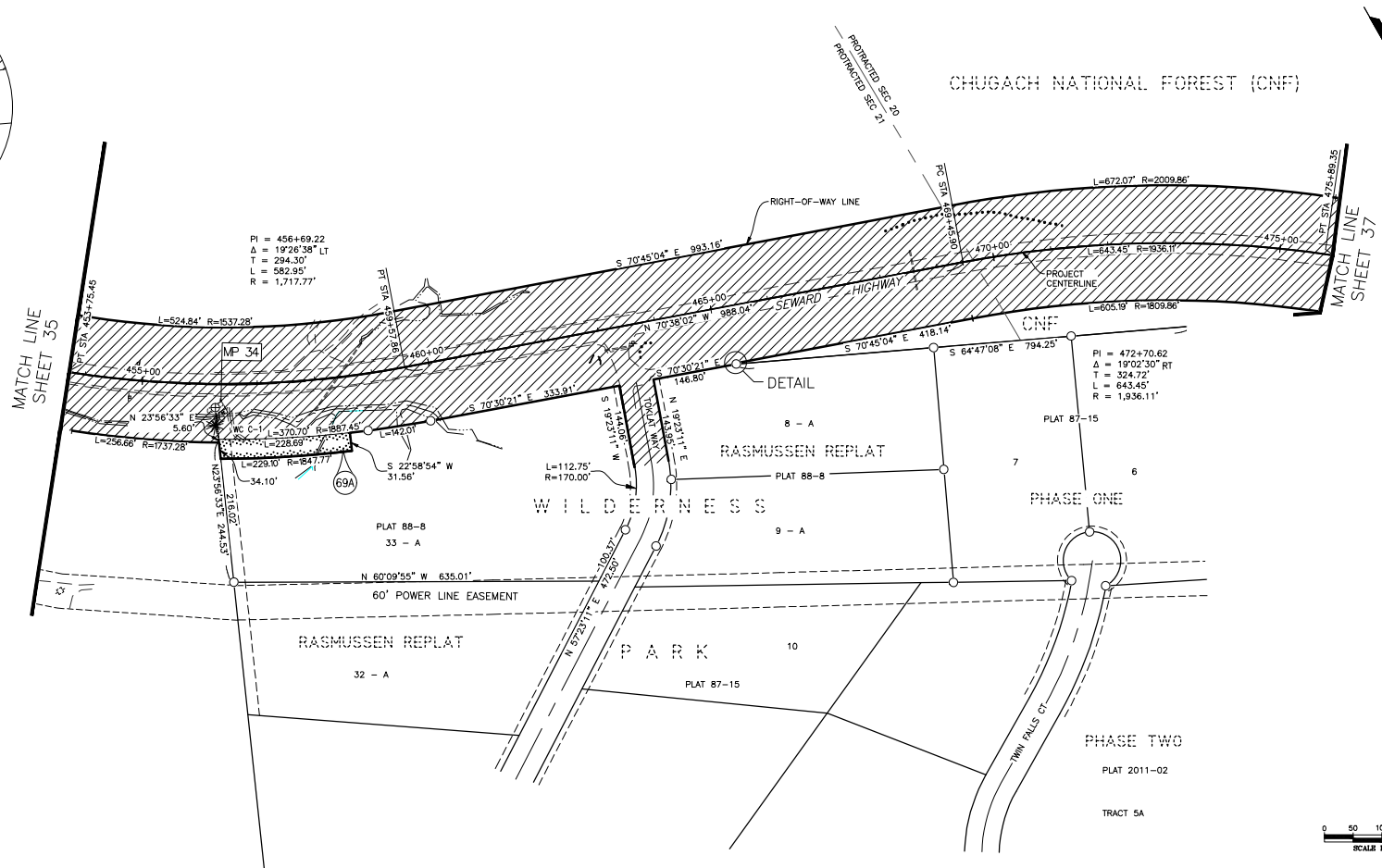
KPB 2022-063R1 PRELIMINARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R36	R48



DETAIL (NTS)



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
69A	FEE	MICHAEL GOLTRA	197,120 SF	7,511 SF	7,511 SF	189,609 SF	

PARCEL INFORMATION

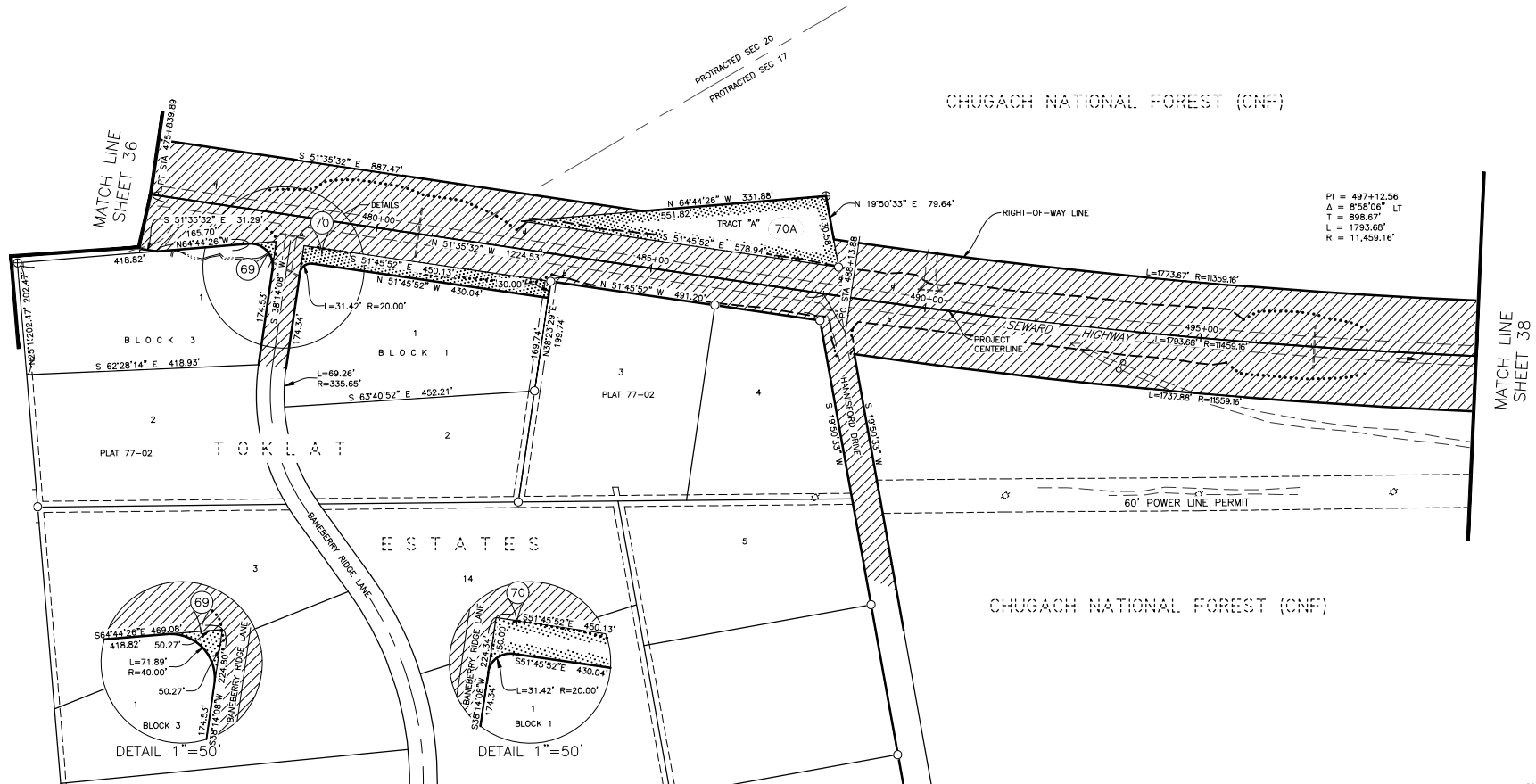
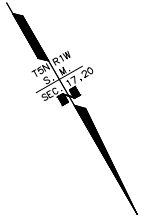
KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPF/AF	DATE	4/06/2023
CHECKED		DATE	
		SCALE	1" = 100'
		SHEET	36 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R37	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
70A	FEE	WALTER G AND SUSAN HANNI COMMUNITY PROPERTY TRUST	35,807 SF	35,807 SF	35,807 SF	0 SF	
70	FEE	JAN L & JUDY A ODHNER	111,013 SF	13,589 SF	13,589 SF	97,424 SF	
69	FEE	SARAH LYNN SCHUH & DANIEL WILLIAM KRUEGER	93,754 SF	573 SF	573 SF	93,181 SF	

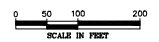
PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPF/AF	DATE	4/06/2023
CHECKED		DATE	
		SCALE	1" = 100'
		SHEET	37 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R38	R48

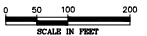
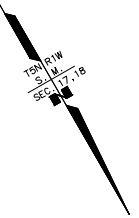
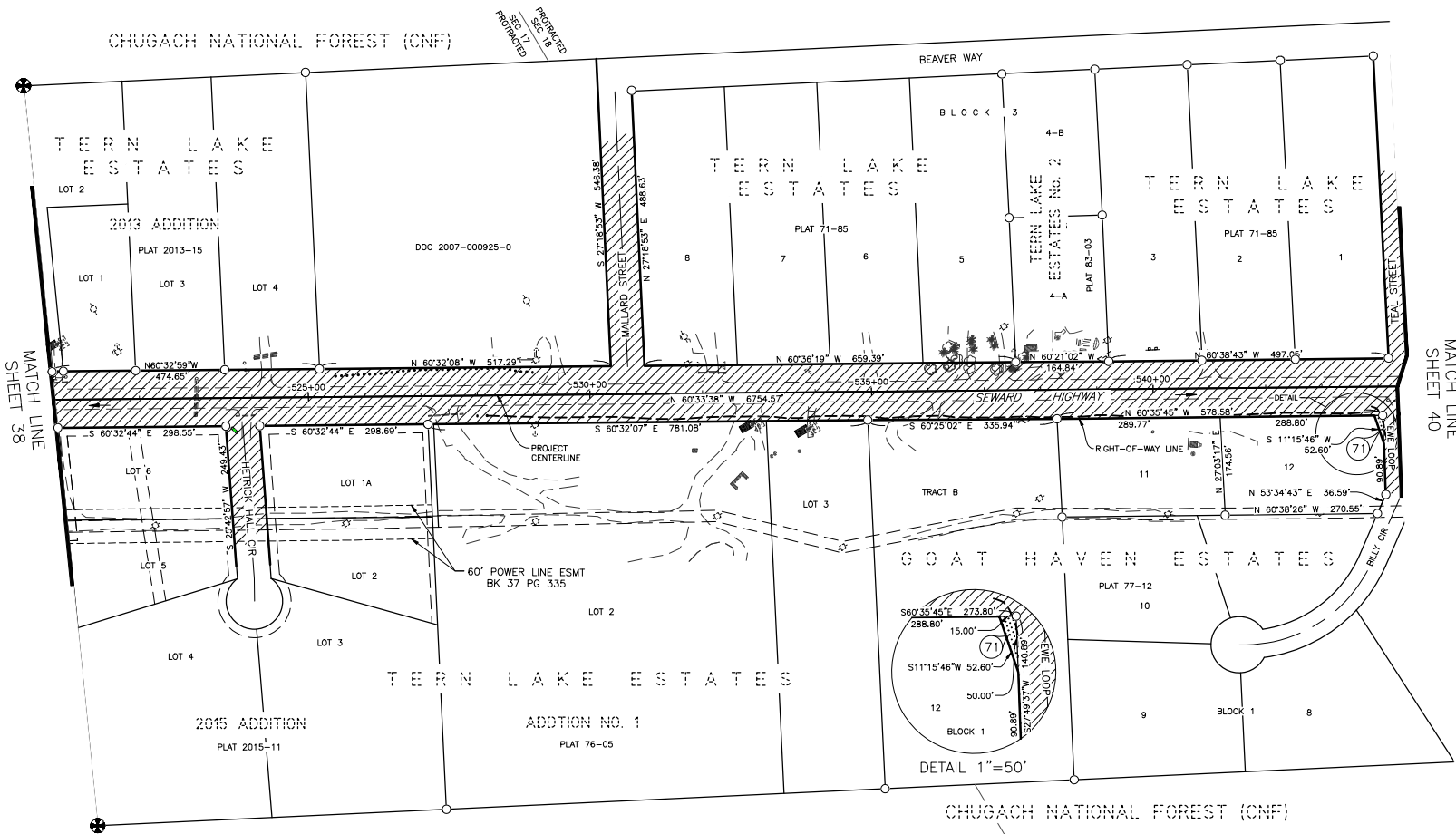


DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 RAIL FROM STERLING WYE, REHABILITATION			
DRAWN	EPF/AFF	DATE	SCALE
CHECKED		DATE	
		4/06/2013	1" = 100'
			SHEET 38 OF 48

KPB 2022-063R1 PRELIMINARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R39	R48



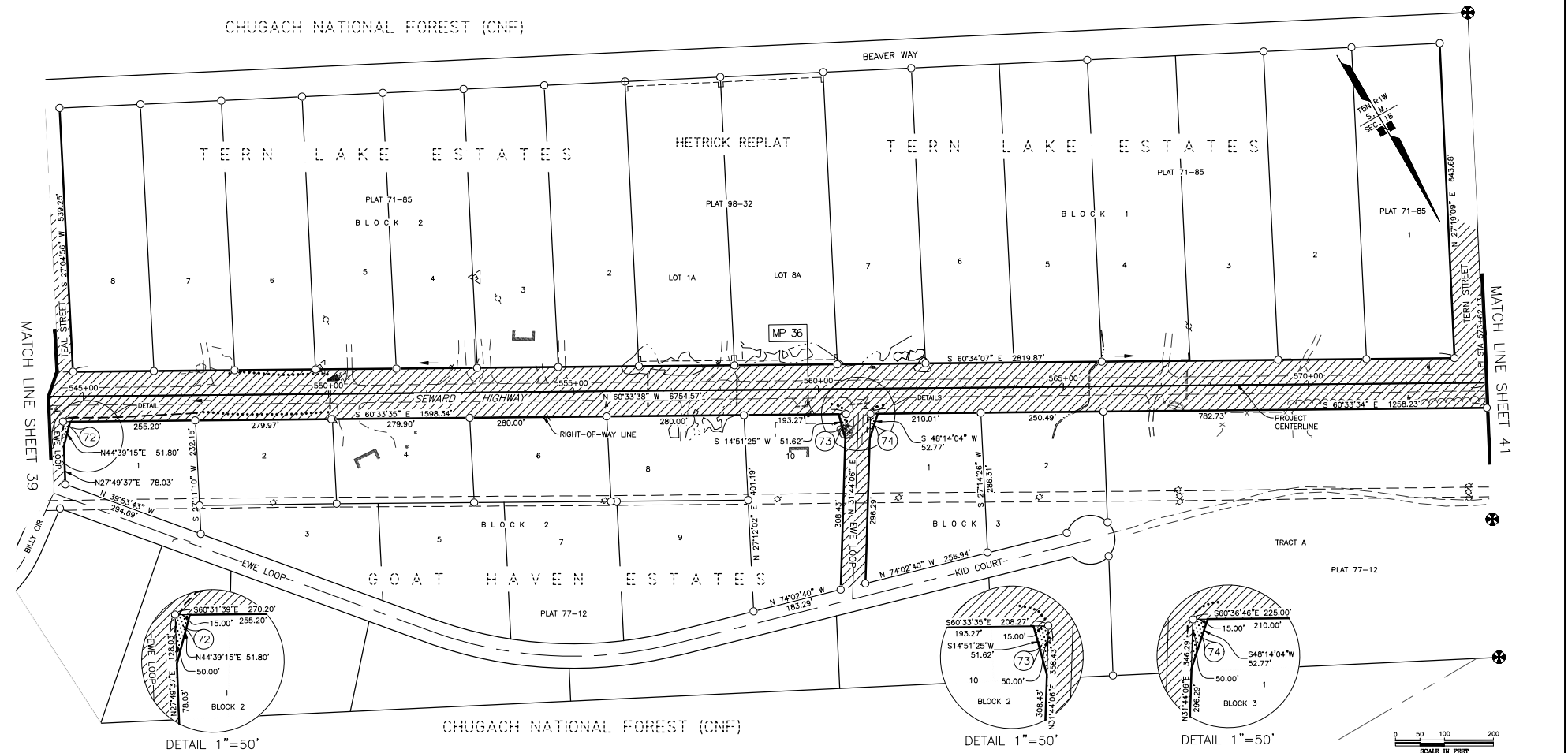
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
71	FEE	CHRISTOPHER L & ELIZABETH M SMITH	49,868 SF	375 SF	375 SF	49,493 SF	
PARCEL INFORMATION							

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DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPE/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 39 OF 48

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R40	R48



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
74	FEE	GENE C JORGENSEN REVOCABLE LIVING TRUST	74,999 SF	375 SF	375 SF	74,624 SF	
73	FEE	MOOSE PASS VOLUNTEER FIRE COMPANY	73,297 SF	375 SF	375 SF	72,922 SF	
72	FEE	BRUCE E & CAROLE A JAFFA	48,795 SF	375 SF	375 SF	48,420 SF	

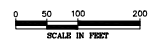
PARCEL INFORMATION

KPB 2022-063R1 PRELIMINARY

DATE	REVISIONS	BY

STATE OF ALASKA	
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
RIGHT-OF-WAY MAP	
ALASKA PROJECT	
0311(031) / Z546590000	
SEWARD HIGHWAY MP 25.5 - 36	
TRAIL RIVER TO STERLING WYE, REHABILITATION	
DRAWN	EPE/AF
DATE	4/06/2023
CHECKED	DATE
	SHEET 40 OF 48

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R41	R48

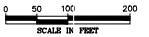
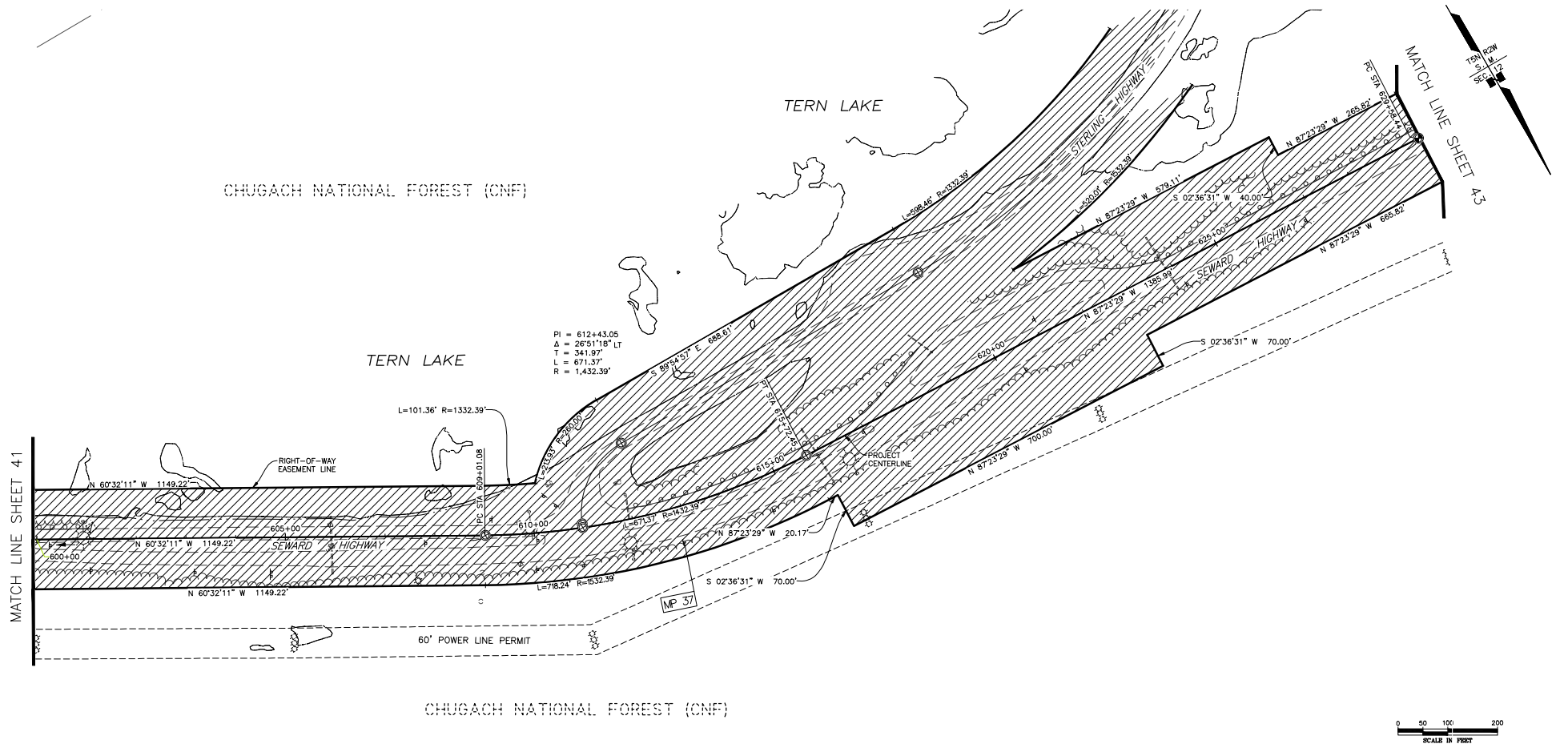


DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPP /AFF	DATE	SCALE 1" = 100'
CHECKED		DATE	SHEET 41 OF 48

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DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R42	R48



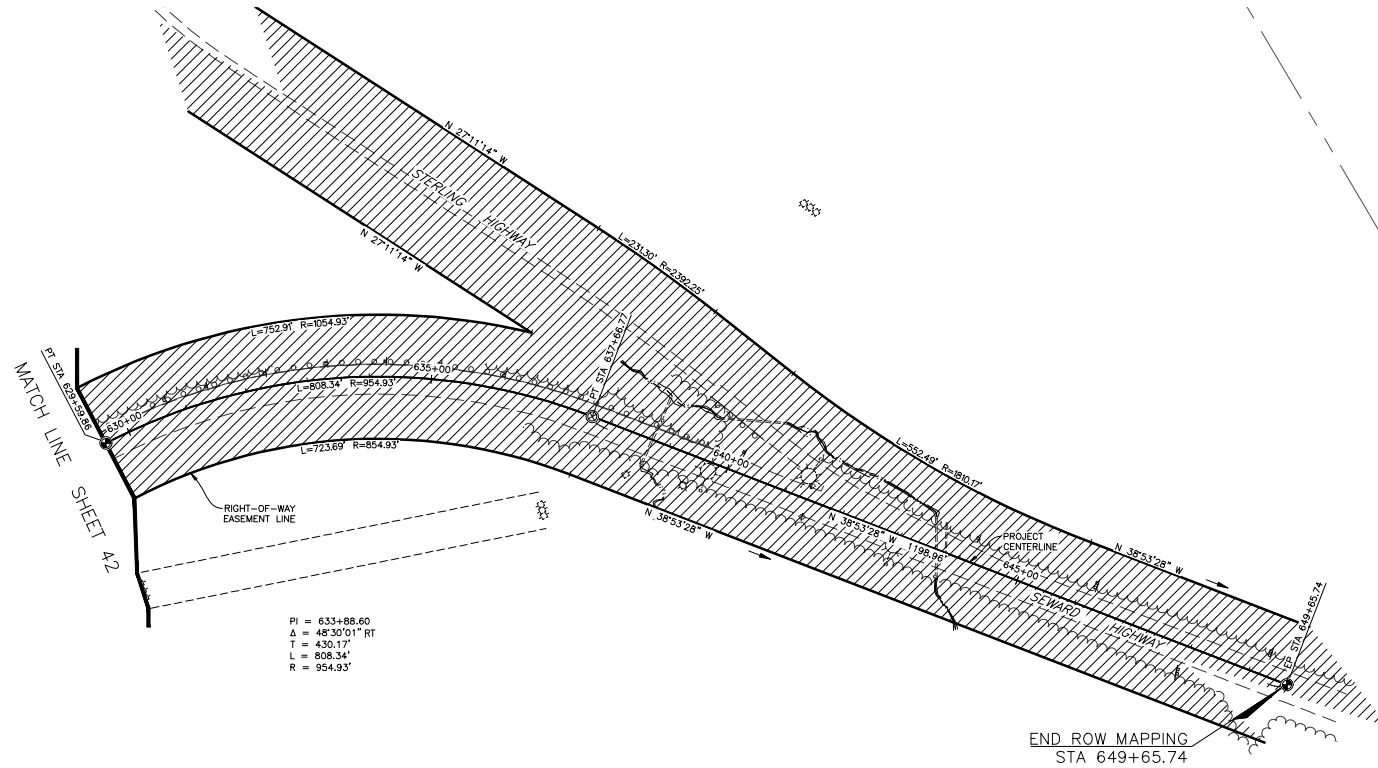
KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 42 OF 48

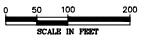
DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R43	R48



PI = 633+88.60
 Δ = 48°30'01" RT
 T = 430.17'
 L = 808.34'
 R = 954.93'

END ROW MAPPING
 STA 649+65.74



KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION		
DRAWN	EPF/AF	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 43 OF 48

MONUMENT SUMMARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R44	R48

RECOVERED CORNERS - SHEET 10

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[BLM]: WCMC C5 USS 177B	382945.5038	113456.9294	11+23.35	142.82' RT
Fd AC[DOT]: Seward HWY PT	383773.5694	113396.6813	19+41.23	0.00' RT
Fd AM[BLM]: WCMC S13[S18 *T4N R1	384380.2036	115710.2857	22+50.97	2336.52' RT
Fd AC[DOT]: Seward HWY PC	384147.7171	113387.2974	23+16.18	3.97' RT
Fd AC[DOT]: Seward HWY PT	384453.9660	113340.9257	26+25.92	3.92' RT
Fd AM[BLM]: N1/16 S14[S13 *T4N R	384926.8257	110428.5119	30+65.21	2864.76' LT
Fd AM[BLM]: NW1/16 S13 *T4N R1W	384939.2460	111746.5548	30+80.36	1547.13' LT
Fd BC[BLM]: CC L1 USS 7391 / S13	381498.8309	115736.4173	301+99.98	25986.00' LT
Fd AC[DOT]: Seward HWY PC	382836.5288	113302.4288	302+77.89	24195.51' LT
Fd AM[BLM]: 4A TR 33 *T4N R1W SM	382573.6563	113265.9971	302+80.78	24449.60' LT
Fd AM[BLM]: S14[S13/S23/S24 *T4N	380966.6012	110467.6058	319+12.87	25638.58' LT

RECOVERED CORNERS - SHEET 11

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: S13[TR 37 *T4N R1W S	385818.3946	113374.9191	39+97.36	15.59' LT
Fd AM[BLM]: 2A TR37 *T4N R1W SM	387134.7784	113893.8294	53+62.58	353.33' RT

RECOVERED CORNERS - SHEET 12

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: C5 USS 2535	388790.6755	113883.3444	69+87.80	172.02' RT
Fd AM[BLM]: 3B TR37 *T4N R1W SM	389413.0523	114204.3608	76+07.09	559.15' RT
Fd BC[GL0]: C1 USS 2535	389447.0995	114007.1795	76+54.68	361.97' RT
Fd AM[GL0]: C3 USS 2535	389626.1565	113521.0046	78+14.15	135.02' LT
Fd BC[GL0]: USLU USS 2535	389615.5237	113896.4187	78+50.55	238.91' RT

RECOVERED CORNERS - SHEET 13

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: W1/16 S1/S12 *T4N R1	391536.2427	111682.4324	92+56.02	2340.72' LT
Fd AM[BLM]: WCMC S1/S6 *T4N R1W	391968.6301	115638.4184	101+03.35	1549.53' RT

RECOVERED CORNERS - SHEET 14

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: 4A TR37 *T4N R1W SM	392295.0870	113980.5802	105+61.65	13.34' LT
Fd AM[BLM]: 4B TR37 *T4N R1W SM	392352.5378	114172.0025	105+62.88	186.51' RT
Fd BC[GL0]: C2 L11 USS 2528	394865.6213	113293.9949	130+98.33	537.62' LT
Fd AM[BLM]: 5B TR37 *T4N R1W SM	394800.6778	114615.1972	131+57.29	783.86' RT
Fd BC[GL0]: C2 L12 USS 2528	394870.9679	113875.6556	131+58.08	40.98' RT
Fd BC[GL0]: C1 L12 USS 2528	394876.2014	114422.6138	132+14.46	585.05' RT

RECOVERED CORNERS - SHEET 15

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AC[DOT]: C2 L13 USS 2528	395199.2440	113907.1258	134+87.55	41.64' RT
Fd BC[GL0]: C1 L13 USS 2528	395203.0114	114275.0039	135+13.66	408.23' RT
Fd BC[GL0]: C4 L12 USS 2528	395206.1107	114621.9439	135+28.77	754.44' RT
Fd ROD: C4 L10 USS 2528	395531.8508	113814.9530	138+24.79	30.88' LT
Fd BC[GL0]: C4 L13 USS 2528	395687.0072	114270.5405	138+66.26	447.98' RT
Fd BC[GL0]: C3 L10 USS 2528	395524.7828	113287.5583	139+55.16	543.86' LT
Fd BC[GL0]: C1 L9 USS 2528	396588.3403	113775.6255	139+58.77	37.86' LT
Fd IP: C2 L9 USS 2528	396552.9928	113180.7035	141+06.53	614.17' LT

RECOVERED CORNERS - SHEET 16

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: C1 L14 USS 2528	395753.0559	114269.4683	139+23.35	463.73' RT
Fd BC[GL0]: C2 L14 USS 2528	395749.0775	113816.3636	140+35.98	24.83' RT
Fd BC[GL0]: C1 L8 USS 2528	395973.7111	113685.3124	142+85.28	45.83' LT
Fd Rbr: C2 L15 USS 2528	396143.6723	113718.5028	144+44.46	21.00' RT
Fd BC[GL0]: C4 L8 USS 2528	396337.3718	113630.5909	146+48.51	37.48' LT
Fd AC[S152-S]: SW L1A Ralph Moor	396331.5882	113174.2619	146+89.65	491.68' LT
Fd BC[GL0]: C4 L15 USS 2528	396479.4851	114263.5948	147+31.43	606.90' RT
Fd BC[GL0]: C3 L15 USS 2528	396473.7986	113680.4399	147+79.26	25.31' RT
Fd AC[333-S]: SE L3B Ralph Moore	396536.6949	113597.8336	148+47.20	52.96' LT

RECOVERED CORNERS - SHEET 17

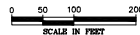
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: C1 L16 USS 2528	396544.8737	114202.9266	148+16.39	551.52' RT
Fd AC[S152-S]: NW L3B Ralph Moor	396726.8741	113169.8634	150+33.96	475.74' LT
Fd AC[S152-S]: NE L3B Ralph Moor	396731.6266	113585.1863	150+39.11	60.43' LT
Fd AM[BLM]: W1/16 S36/S1 *T5N/T4	396818.2623	111630.6551	150+89.40	2015.82' LT
Fd AM[BLM]: C2 L6 USS 2528	396833.1218	113169.2574	151+26.68	477.98' LT
Fd BC[GL0]: C1 L6 USS 2528	396836.7912	113572.9621	151+41.91	74.60' LT
Fd AM[BLM]: AP2 TR37 *T4N R1W S	396848.6104	114829.6779	152+07.52	1180.57' RT
Fd AM[BLM]: AP3 TR37 *T4N R1W S	396850.5306	115029.3610	152+18.09	1379.98' RT
Fd AM[BLM]: S36[S31/S1/S6 *T5N/	396856.0711	115591.5447	152+48.00	1941.39' RT
Fd BC[GL0]: C4 L17 USS 2528	397203.0301	114196.4280	155+27.48	532.77' RT
Fd Rbr: C1 L5 USS 2528	397231.5910	113564.2382	155+36.94	99.98' LT
Fd BC[GL0]: C1 L18 USS 2528	397269.2058	114195.6979	155+81.18	530.77' RT

RECOVERED CORNERS - SHEET 18

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: C2 L19 USS 2528	397595.1207	113711.2780	158+95.44	66.08' RT
Fd Rbr: C3 L5 USS 2528	397688.1701	113160.8165	161+00.26	460.42' LT
Fd BC[GL0]: C4 L19 USS 2528	397928.8194	114188.5502	161+09.43	595.07' RT
Fd BC[GL0]: C2 L4 USS 2528	397688.8742	113029.6403	161+31.98	588.20' LT
Fd BC[GL0]: C1 L20 USS 2528	397993.8739	114122.2195	161+87.39	544.80' RT
Fnd 1" ypc 7569	397989.8296	113615.8827	162+95.60	50.15' RT
Fd BC[GL0]: C4 L4 USS 2528	398021.5787	113477.8295	163+56.85	77.46' LT
Fd BC[GL0]: C3 L4 USS 2528	398017.0893	113027.7101	164+33.58	519.28' LT

RECOVERED CORNERS - SHEET 19

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr/AC[7569]: C1 L3 USS 2528	398147.2166	113439.9473	164+82.93	90.58' LT
Fd BC[GL0]: C2 L3 USS 2528	398142.6699	113026.4770	165+35.58	499.84' LT
Fd Rbr/AC[7569]: C1 L21 / C4 L20 USS 2528	398324.2542	114119.0973	165+67.04	607.37' RT
Fd Rbr/PC[7569]: SE Angle Pt L3 USS 2528	398275.1150	113423.2706	166+07.17	89.30' LT
Fd 1" Rbr/PC [7569]	398319.0915	113558.2067	166+36.24	49.56' RT
Fd BC[GL0]: C3 L3/C2 L2 USS 2528	398598.0541	113021.8942	169+12.72	475.42' LT
Fd Rbr/PC[7569]: NE PC L3 USS 2528	398594.1175	113412.0484	169+15.16	85.26' LT
Fd BC[GL0]: C4 L3 USS 2528	398601.2602	113412.5909	169+22.06	84.85' LT
Fd BC[GL0]: C4 L21 USS 2528	398647.6899	114115.6798	170+04.50	616.07' RT
Fd IP: SE L22B USS 2528	398712.3094	113975.3977	170+75.45	471.56' RT
Fd BC[GL0]: C1 L22 USS 2528	398713.0265	114075.1357	170+87.65	570.85' RT



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DRAWN	EPE/AF	DATE	4/06/2023	SCALE 1" = 100'
CHECKED		DATE		SHEET 44 OF 48

MONUMENT SUMMARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R45	R48

RECOVERED CORNERS - SHEET 20

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd IP: SW L22A USS 2528	398920.8794	113621.2570	172+57.15	95.33' RT
Fd BC[GL0]: C2 L23 USS 2528	399113.2278	113610.9149	174+46.58	60.41' RT
Fd BC[GL0]: C3 L1 USS 2528	399422.2300	113014.3307	176+98.47	567.03' LT
Fd BC[GL0]: C4 L1 USS 2528	399426.8748	113548.8577	177+51.45	34.84' LT
Fd AC[7568-S]: C3 L23 USS 2528	399569.8371	113633.6899	178+99.77	40.12' RT
Fd YPC[7338-S]: SW L19 B2 Stafford	399570.0302	113643.6222	179+00.50	50.02' RT
Fd BC[DOA]: C4 L23 USS 2528	399578.9328	114067.5280	179+30.13	472.89' RT

RECOVERED CORNERS - SHEET 21

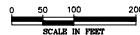
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd IP: NE L19 B1 Stafford Unit 1	399689.4744	113549.3959	180+15.61	49.45' LT
Fd Rbr: SW L18 B2 Stafford Unit	399702.6413	113649.6155	180+32.09	50.28' RT
Fd YPC: SE L18 B2 Stafford Unit	399716.1907	114018.4420	180+55.63	418.54' RT
Fd YPC[7338-S]: SW L17 B2 Stafford	399777.4555	113650.9577	181+06.27	49.73' RT
Fd YPC: SE L17 B2 Stafford Unit	399790.6122	113991.5453	181+24.58	390.04' RT
Fd BC[DOA]: C8 USS 1362	399816.6168	113982.0533	181+48.83	380.20' RT
Fd YPC[7328-S]: NE L17 B1 Stafford	399837.6419	113242.7068	181+62.28	359.32' LT
Fd YPC[7338-S]: SW L16 B2 Stafford	399851.6380	113651.9843	181+79.82	49.84' RT
Fd Rbr: SW L15 B2 Stafford Unit	399926.7163	113653.0946	182+54.25	50.99' RT
Fd YPC[7338-S]: SW L14 B2 Stafford	400001.7722	113651.6038	183+28.66	50.51' RT
Fd YPC[7338-S]: SW L13 B2 Stafford	400076.6859	113649.4060	184+02.95	50.30' RT
Fd YPC[7338-S]: SE L12 B2 Stafford	400159.9284	113877.7418	184+75.07	281.73' RT
Fd Rbr: SW L12 B2 Stafford Unit	400151.1242	113646.8781	184+76.78	50.71' RT
Fd Rbr: SE L12 B1 Stafford Unit	400152.4245	113547.8050	184+82.67	48.20' LT
Fd YPC[7338-S]: SW L11 B2 Stafford	400225.8294	113643.3900	185+50.91	51.13' RT
Fd BC[DOA]: C7 USS 1362	400239.5075	113853.5694	185+52.15	261.75' RT
Fd Rbr: SW L10 B2 Stafford Unit	400300.4169	113638.5952	186+25.62	50.76' RT
Fd YPC[7338-S]: SW L9 B2 Stafford	400375.0600	113634.1353	187+00.40	50.74' RT
Fd YPC[7338-S]: SW L8 B2 Stafford	400449.6732	113629.8101	187+75.13	50.84' RT
Fd Rbr: SE L7 B2 Stafford Unit 2	400533.1241	113818.2408	188+47.27	243.89' RT
Fd YPC[7338-S]: SW L7 B2 Stafford	400524.5930	113624.7798	188+50.22	50.26' RT
Fd BC[DOA]: Angpt L7 B2 Stafford	400551.2849	113816.5457	188+65.50	243.27' RT
Fd YPC[7338-S]: SW L6 B2 Stafford	400599.0844	113620.8921	189+24.81	50.80' RT
Fd YPC[7338-S]: SW L5 B2 Stafford	400673.7388	113616.3954	189+99.60	50.73' RT
Fd AC[7553-S]: SE L5 B1 Stafford	400670.2927	113515.9729	190+02.11	49.72' LT

RECOVERED CORNERS - SHEET 22

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd IP: SE L4 B1 Stafford Unit 2	400739.8216	113504.0058	190+72.23	57.54' LT
Fd YPC[7338-S]: SW L4 B2 Stafford	400748.6548	113612.6787	190+74.61	51.46' RT
Fd YPC[7338-S]: NE L4 B2 Stafford	400825.9546	113824.2314	191+39.23	267.22' RT
Fd YPC[7338-S]: SW L3 B2 Stafford	400822.8475	113607.7156	191+48.96	50.91' RT
Fd YPC[7338-S]: SW L2 B2 Stafford	400897.4053	113602.4540	192+23.70	50.07' RT
Fd Rbr: SE L1 B1 Stafford Unit 2	400865.9121	113498.0843	192+98.27	50.05' LT
Fd YPC[7338-S]: SW L1 B2 Stafford	400971.8754	113597.9650	192+98.31	50.01' RT
Fd BC[DOA]: Angpt L1 B2 Stafford	401106.8740	113876.4547	194+16.56	336.01' RT
Fd YPC[7338-S]: NE L1 B2 Stafford	401345.7321	113962.1253	196+49.92	435.69' RT
Fd YPC[7338-S]: NW L1 B2 Stafford	401339.7815	113575.3633	196+66.91	49.25' RT
Fd Rbr: NE L1 B1 Stafford Unit 2	401337.1522	113475.3372	196+70.21	50.75' LT
Fd BC[GL0]: NW L1 B1 Stafford Un	401334.6309	113204.7119	196+83.73	321.05' LT
Fd BC[GL0]: C8 USS 2676	401396.0401	112743.5694	197+72.37	777.75' LT
Fd IP: SE L10 B2 USS 2676	401488.7685	114037.5850	197+88.23	519.49' RT
Fd Rbr: SW L3 B3 USS 2676	401539.4426	113543.8271	198+68.08	29.61' RT
Fd IP: NE L2 B4 USS 2676	401595.2972	113475.4472	199+27.89	35.34' LT
Fd Bolt: NW L2 B3 USS 2676	401646.3963	113785.2512	199+60.54	276.94' RT
Fd Rbr: SW L4 B3 USS 2676	401676.1794	113536.6154	200+05.01	30.51' RT
Fd YPC[7328-S]: NE L3 B4 USS 267	401695.5375	113469.3204	200+28.32	35.52' LT
Fd Rbr: NW L3 B3 USS 2676	401715.4284	113713.2852	200+33.72	209.20' RT
Fd IP: C2 USS 2198	401779.8819	114240.5454	200+66.80	739.35' RT
Fd AC[170-S]: SW L3 B2 USS 2676	401762.6557	113758.8659	200+78.16	257.50' RT
Fd Rbr: NW L4 B3 USS 2676	401785.1004	113641.4180	201+07.53	141.59' RT

RECOVERED CORNERS - SHEET 23

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Angle Iron: NE L4 B4 USS 2676	401790.4409	113465.1712	201+23.30	34.03' LT
Fd AC: SW L4 B2 USS 2676	401831.8501	113686.6435	201+51.51	189.50' RT
Fd AC[170-S]: SW L5 B2 USS 2676	401901.0661	113614.4633	202+24.89	121.55' RT
Fd Rbr: N L5 B3 USS 2676	401897.4037	113525.2263	202+26.52	32.26' RT
Fd Rbr: SW L6 B2 USS 2676	401970.3751	113542.6460	202+98.33	53.97' RT
Fd IP: SE L1 B1 USS 2676	402014.7539	113996.5951	203+15.72	509.75' RT
Fd AM[BLM]: MC C1 USS 2198	402065.5137	114448.6574	203+39.60	964.03' RT
Fd AC: NE L5 B2 USS 2676	402034.1875	113881.1352	203+41.97	395.65' RT
Fd AM[BLM]: S25(S30/S36)S31 *T5	402137.0709	115537.5913	203+46.48	2055.29' RT
Fd Rbr: SW L7 B2 USS 2676	402085.2667	113514.2352	204+14.70	32.42' RT
Fd Pipe in Conc: SW L2 B1 USS 26	402155.9168	113849.7228	204+65.34	371.50' RT
Fd Rbr: NE L7 B2 USS 2676	402172.7415	113736.9436	204+88.82	259.92' RT
Fd Rbr: SW L3 B1 USS 2676	402224.8878	113777.4097	205+38.48	303.41' RT
Fd AM[BLM]: W1/16 S25/S36 *T5N R	402098.2720	111578.3699	205+42.43	1899.27' LT
Fd AC: NE L8 B2 USS 2676	402241.8430	113664.9466	205+62.07	192.15' RT
Fd IP: SW L4 B1 USS 2676	402294.6488	113705.8965	206+12.36	236.15' RT
Fd Rbr: NE L9 B2 USS 2676	402311.1254	113592.7551	206+35.51	124.19' RT
Fd AC: SW L5 B1 USS 2676	402363.6177	113633.4542	206+85.50	167.93' RT
Fd IP: Angpt L6 B1 USS 2676	402459.3744	113533.0721	207+87.04	73.40' RT
Fd IP: MC C1 USS 2064	402495.6261	113631.6170	208+17.38	173.92' RT
Fd Rbr: NW L6 B1 USS 2676	402489.2094	113506.7664	208+18.38	48.91' RT
Fd BC[GL0]: C2 USS 2064	402477.7863	113243.9499	208+22.55	214.12' LT
Fd BC[DOH]: MC C5 USS 2676	402897.1746	113563.4021	212+22.27	129.63' RT
PPM Fd AM[5733]: C5 Tract 7A ASL	402894.1037	113483.7320	212+23.93	49.91' RT
Fd Rbr: N line USS 2064	402891.0300	113384.2800	212+26.75	49.55' LT
Fd BC[GL0]: C3 USS 2064	402884.4753	113223.0338	212+29.77	210.90' LT
Fd Rbr: SE L1 B5 USS 2676	402955.9705	113362.1418	212+92.89	67.80' LT



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DRAWN	EPE/AFI	DATE 4/06/2023
CHECKED	DATE	SCALE 1" = 100'
		SHEET 45 OF 48

MONUMENT SUMMARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R46	R48

RECOVERED CORNERS - SHEET 24

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
PMC Fd Rbr/AC[5733]: C3 Tract 7A	403034.3642	113541.6586	213+62.08	115.60' RT
PMC Fd Rbr/AC[5733]: WC MC C2 Tr	403055.7725	113564.7657	213+82.99	139.62' RT
PMC Fd Rbr/AC[5733]: C6 Tract 7A	403085.1339	113473.0192	214+16.47	49.06' RT
Fd IP: NE L2 B5 USS 2676	403221.4993	113370.9517	215+54.94	50.13' LT
Fd Rbr: ROW Seward Hwy	403311.2143	113438.9786	216+44.48	17.74' RT
Fd YPC[7569-S]: SE L4A B5 Moose Pass Towns	403398.80526	113375.4092	216+85.36	46.45' LT
PMC Fd Rbr/AC[5733]: C7 Tract 7A	403468.4953	113474.2441	218+03.72	48.80' RT
PPM Fd AM[5733]: WC MC C1 Tract	403561.3743	113505.5527	218+99.29	75.23' RT
PPM Fd AM[5733]: C8 Tract 7A ASL	403563.1249	113480.2056	218+99.47	49.82' RT
Fd Rbr: SE L6 B5 USS 2676	403616.2131	113392.2659	219+47.01	41.25' LT
Fd BC[DOH]: C4	403614.0869	113494.9572	219+51.28	61.37' RT
Fd Rbr: SE L7 B5 USS 2676	403747.3413	113400.6867	220+78.41	41.00' LT
Fd IP: SE L8 B5 USS 2676	403879.7327	113405.8122	222+10.87	44.11' LT
Fd Rbr: SE L9 B5 USS 2676	404007.8596	113417.0424	223+39.44	40.87' LT
Fd Rbr: SE L10 B5 USS 2676	404137.4096	113425.5249	224+69.27	40.46' LT
Fd IP: SE L10 B5 USS 2676	404137.5331	113424.8629	224+69.35	41.13' LT
Fd BC[GL0]: C7 USS 2676	404256.4887	112716.0106	225+44.01	756.01' LT
Fd YPC[7569-S]: NW L10 B5 USS 26	404263.7514	113235.5410	225+83.56	237.93' LT
Fd Rbr: NE L10 B5 USS 2676	404267.0778	113433.5060	225+99.18	40.56' LT
Fd YPC[7569-S]: MC C6 USS 2676	404268.3312	113508.0739	226+05.07	33.79' RT

RECOVERED CORNERS - SHEET 25

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: SW L4 Wesley	404365.6827	112979.3562	226+69.36	499.96' LT
Fd IP: SE L3 Wesley	404372.8162	113440.2878	227+05.14	40.36' LT
Fd AM[BLM]: CW1/16 S25 *T5N R1W	404739.5194	111551.4822	229+53.70	1948.31' LT
Fd Rbr: SE L2 Wesley	404683.5987	113460.2752	230+16.56	39.74' LT
Fd BC[GL0]: SE L1 Brooks	404826.6342	113008.2851	231+32.08	499.74' LT
Fd BC[3200-S]: ROW Seward Hwy /	404832.9202	113401.7342	231+62.71	107.31' LT
Fd BC[GL0]: NE L2 Wesley	404833.3693	113469.8281	231+66.95	39.34' LT
Fd BC[DOA]: ROW Seward Hwy PC 34	404907.9617	113474.1863	232+42.17	38.56' LT
Fd Rbr: Angpt Warburton Court Br	404912.3719	113407.3904	232+43.85	105.48' LT
Fd Rbr: SE L4 Brooks	405112.0214	113413.9017	234+47.32	103.60' LT
Fd BC[3200-S]: NE L4 Brooks	405292.0028	113417.8915	236+30.48	97.72' LT
Fd BC[GL0]: NW L3 Brooks	405288.4738	113026.2499	236+37.96	489.32' LT

RECOVERED CORNERS - SHEET 26

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr: SE L2 Emily Rose	405754.1744	113465.4008	240+92.72	21.70' LT
Fd BC[GL0]: SW L2 Emily Rose	405750.2294	113016.1199	241+24.11	469.90' LT
Fd Rbr: Angpt L2 Emily Rose	405904.3958	113446.6441	242+43.95	28.58' LT
Fd AC[5152-S]: NE L2 Emily Rose	405983.5216	113436.9340	243+23.60	32.04' LT
Fd AC: NE L1 Emily Rose	406212.5391	113400.2466	245+54.79	50.61' LT
Fd BC[GL0]: NW L1 Emily Rose	406208.4666	112958.7081	245+85.45	491.10' LT
Fd BC[DOA]: ROW Seward Hwy PC 49	406358.3048	113377.8863	247+01.86	61.44' LT
Fd AC[3753-S]: SE L1 Hetrick	406441.7843	113368.7444	247+85.80	63.99' LT
Fd BC[DOA]: ROW Seward Hwy PT 51	406547.8910	113364.7045	248+91.90	59.67' LT
Fd AC[3753-S]: LE4 / LE3	406556.6403	113364.8960	249+00.60	58.79' LT
Fd BC[GL0]: NE L1 Hetrick	406671.6108	113366.3286	250+15.11	48.33' LT
Fd BC[GL0]: NW L1 Hetrick	406668.0560	112914.8407	250+47.06	498.70' LT

RECOVERED CORNERS - SHEET 27

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[GL0]: NW LF-2 USS 2529	407220.0347	112861.5793	257+40.31	482.03' LT
Fd BC[GL0]: NE E1/2 LH USS 2529	407735.7219	113031.3969	261+96.12	55.70' LT
Fd BC[GL0]: SE E1/2 LH USS 2529	407520.3260	112705.3986	263+06.49	437.15' LT

RECOVERED CORNERS - SHEET 28

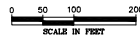
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: AP1 TR37 *T5N R1W/R1	409552.7790	115465.8880	260+96.54	2976.55' RT
Fd AM[BLM]: WCMC AP2 TR37 *T5N R	409861.8862	115463.2528	261+61.16	3173.87' RT
Fd YPC[7328-S]: ROW Seward Hwy /	407872.7275	112928.4471	263+70.53	23.08' LT
Fd YPC[7328-S]: SE W1/2 LH USS 2	407561.3831	112586.6326	265+06.29	473.85' LT
Fd YPC[7328-S]: ROW Seward Hwy /	407942.4445	112790.0501	265+28.95	42.23' LT
Fd YPC[7328-S]: NE W1/2 LH USS 2	407942.5446	112761.1322	265+55.38	56.25' LT
Fd YPC[7328-S]: ROW Seward Hwy /	407942.2295	112689.3959	266+23.58	88.93' LT
Fd AM[BLM]: WCMC S13/S18 *T5N R1	416593.5033	115398.9563	267+62.17	8968.12' RT
Fd BC[GL0]: SW W1/2 LH USS 2529	407616.9497	112424.6892	268+01.14	487.94' LT
Fd YPC[7328-S]: ROW Seward Hwy /	407988.3872	112512.9141	268+22.34	106.48' LT
Fd BC[GL0]: NW W1/2 LH USS 2529	408040.6004	112421.4479	269+31.61	75.19' LT
Fd BC[DOA]: PI Elevation 85+24.9	407929.8150	111144.7039	282+45.00	59.16' RT

RECOVERED CORNERS - SHEET 29

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: S1/16 S14/S13 *T5N R	413965.7042	110144.5132	277+42.75	6042.04' RT
Fd AM[BLM]: E1/16 S14/S23 *T5N R	412632.6297	108836.6223	280+30.55	5272.00' RT
Fd Rbr: Unknown	407685.4936	110855.8050	286+19.51	74.85' RT
Fd AM[BLM]: N1/16 S26/S25 *T5N R	406046.6793	110221.5750	299+73.20	881.56' LT
Fd AM[BLM]: 1/4 S26/S25 *T5N R1W	404727.3492	110235.6734	301+58.17	2118.37' LT

RECOVERED CORNERS - SHEET 30

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[BLM]: C3 L3 USS 7371	405886.5871	107291.5544	325+75.81	599.35' LT
Fd AM[BLM]: CC N1/16 S26 / L3 US	406018.4324	107290.0173	325+79.11	467.53' LT
Fd Post: WCMC C4 L3 USS 7371	406517.1628	107285.3258	325+90.46	31.09' RT



KPB 2022-063R1

PRELIMINARY

DATE		REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION				
DRAWN	EPE/AF	DATE	4/06/2023	SCALE 1" = 100'
CHECKED		DATE		SHEET 46 OF 48

MONUMENT SUMMARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R47	R48

RECOVERED CORNERS - SHEET 32

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[BLM]: C2 L3 USS 7371	405860.8265	104325.5102	353+14.28	1253.49' LT
Fd AM[BLM]: CC N1/16 S27 / L3 US	405992.9999	104325.2372	353+46.83	1125.39' LT
Fd AM[BLM]: CC S22/S27 / L3 USS	407312.5280	104314.9781	356+79.16	151.65' RT
Fd Rbr: ROW Seward Hwy / Trail L	407265.7473	104290.8267	356+91.15	100.38' RT
AM[7328-S]: C1 TRB ASLS 96-42	407071.3840	104241.8310	356+91.17	100.06' LT
AM[7328-S]: C2 TRB ASLS 96-42	406684.2286	104144.1419	356+91.32	499.35' LT
Fd BC[BLM]: WCMC C1 L3 USS 7371	407468.2987	104311.4268	357+20.66	301.83' RT
Fd Alrod[BLM]: 1/4 S22/S23 *T5N	409957.4428	104902.6664	357+55.45	2859.99' RT
Fd Rbr: WC Trail Lake Hatchery S	407538.6438	104288.7775	357+59.80	364.51' RT
AM[7328-S]: WC C3 TRB ASLS 96	406767.0300	103816.5510	360+29.21	499.09' LT
AM[7328-S]: WC C3 TRB ASLS 96	406855.2570	103689.2180	361+74.24	444.65' LT
AM[7328-S]: C4 TRB ASLS 96-42	407189.5860	103773.1440	361+74.54	99.95' LT
AM[7328-S]: WCMC C5 TRA ASLS	407602.9703	103812.3364	362+37.52	310.49' RT
Fd Post[7328-S]: WCMC C4 TRA ASL	407899.1262	103886.7289	362+37.74	615.84' RT
AM[7328-S]: C3 TRA ASLS 96-42	407862.1374	103665.3926	364+43.33	525.90' RT
AM[7328-S]: C2 TRA ASLS 96-42	407827.2339	103317.9065	367+75.73	406.63' RT
AM[7328-S]: C1 TRA ASLS 96-42	407610.1830	103095.2021	369+38.04	139.04' RT
Fd Rbr: ROW Seward Hwy	407382.5000	103011.3460	369+57.77	102.80' LT
Fd Rbr: ROW Seward Hwy / Trail L	407576.2730	103060.1560	369+62.95	96.96' RT

RECOVERED CORNERS - SHEET 33

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AM[BLM]: 1/4 S22/S27 *T5N R1W	407296.3544	102290.2929	376+17.12	394.84' LT
Fd AM[BLM]: C1/4 S22 *T5N R1W SM	409930.8371	102262.7971	397+19.30	1873.11' RT

RECOVERED CORNERS - SHEET 34

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[BLM]: C1 L5 USS 7371	408982.6650	100473.1190	400+72.33	65.96' LT
Fd BC[BLM]: C4 L5 USS 7371	408734.6810	100280.7610	400+96.93	378.84' LT
Fd AM[BLM]: CC USS 7371 / S21/S2	409163.4380	99631.2940	408+75.16	377.13' LT
Fd AM[BLM]: CC USS 7371 / S21/S2	409660.9320	99623.9640	410+99.55	48.95' LT
Fd BC[BLM]: C3 L5 USS 7371	409323.9830	99381.2250	411+72.31	380.27' LT
Fd BC[BLM]: C2 L5 USS 7371	409602.1410	99560.3130	411+75.41	49.46' LT
Fd AM[BLM]: N1/16 S21/S22 *T5N R	411231.4603	99608.8554	416+16.07	1464.07' RT

RECOVERED CORNERS - SHEET 36

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
AM[2263-S]: WC C1 USS 1090	411429.1262	95598.1940	456+27.15	41.20' RT
Fd Rbr: NE L33A Wilderness Park	411708.2844	95721.9753	456+55.87	344.91' RT
AM[2263-S]: C6 USS 1090	412434.1590	96044.4560	457+01.57	1136.56' RT
Fd AC[5152-S]: SE L33 Wilderness	411596.6540	95387.7750	458+79.84	98.85' RT
Fd AC[5152-S]: PC ROW Seward Hwy	411636.1397	95285.2414	459+85.20	100.23' RT
Fd AC[5152-S]: L33A / PC ROW Tok	411970.0300	95086.7190	462+83.21	349.40' RT
Fd AC[5152-S]: L9A / PC Toklat W	412020.7678	95054.6900	463+30.25	386.64' RT
Fd AC[5152-S]: SE L9A Wilderness	411933.6542	94973.8056	463+77.67	277.64' RT
Fd AC[5152-S]: Angpt L8A Wildern	411816.5797	94775.5297	465+25.91	101.44' RT
Fd AC[5152-S]: NE L7 Wilderness	412334.2266	94638.5780	468+26.76	544.38' RT
Fd AC[5152-S]: SW L9A Wilderness	412155.6326	94554.6515	468+46.72	348.06' RT
Fd AC[5152-S]: SE L7 Wilderness	411963.1604	94464.1716	468+68.26	136.48' RT
Fd Rbr: SW L11 Wilderness Park	412434.3967	94459.0498	470+64.83	576.79' RT
Fd AC[5152-S]: ROW Twin Falls Co	412376.6261	94389.4956	471+20.78	495.92' RT
Fd AC[5152-S]: SW L7 Wilderness	412065.4309	94246.8528	471+21.33	163.59' RT
Fd AC[5152-S]: NE L6 Wilderness	412471.7895	94412.0701	471+48.13	591.72' RT

RECOVERED CORNERS - SHEET 37

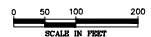
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
AM[2263-S]: SE L1 B3 Toklat Estates	412154.9347	94056.9557	473+48.60	143.74' RT
Fd Rbr: NE L2 B3 Toklat Estates	412554.5140	94245.4350	474+14.99	582.30' RT
AM[2203-S]: NE L7 B2 Toklat Estates	414196.9420	95020.3150	478+80.76	2356.20' RT
Fd Rbr: SW L1 B1 Toklat Estates	412665.0357	93240.2106	483+23.96	49.89' RT
Fd Rbr: NW L1 B1 Toklat Estates	412821.5394	93364.2152	483+24.02	249.56' RT
Fd Rbr: NW L2 B1 Toklat Estates	412980.6908	93489.7151	483+24.55	452.24' RT
Fd Rbr: SW L3 B1 Toklat Estates	412850.2600	93004.7720	486+23.52	48.76' RT
AM[2263-S]: C2 USS 1090	412779.7445	92732.7397	487+92.88	175.49' LT
Fd Rbr: SW L4 B1 Toklat Estates	412969.0165	92854.4684	488+15.08	48.45' RT
Fd Rbr: NW TRA Toklat Estates	412902.5280	92777.4690	488+34.20	51.47' LT
Fd Rbr: NW L5 Toklat Estates	413459.4760	93031.0200	489+73.85	543.63' RT
Fd POST: NW L6 B1 Toklat Estates	413718.0510	93124.8640	490+51.82	806.02' RT

RECOVERED CORNERS - SHEET 38

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[DOA]: C1 USS 1365	414128.7500	89852.0700	519+99.56	557.76' LT
Fd BPC[11795-S]: NE TRA Tern Lake Estates	414593.9300	90061.8000	520+45.55	49.56' LT
Fd Rbr: SE L1 Tern Lake Estates	414685.1700	90102.8400	520+54.65	50.07' RT
Fd BC[DOA]: C4 USS 1365	415332.5600	90394.9400	521+18.46	757.43' RT

RECOVERED CORNERS - SHEET 39

MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fnd bpc 11795	414603.2811	90044.2044	520+65.47	50.07' LT
Fnd bpc 11795	414666.1659	89932.5166	521+93.64	50.20' LT
Fnd bpc 11795	414744.1943	89794.7496	523+51.97	49.96' LT
Fd Rbr/PC[11795-S]: SW L6 Tern Lake Estates	414831.8821	89842.9562	523+53.09	50.10' RT
Fd Rbr/PC[11795-S]: SE L1A Tern Lake Estates	414861.3135	89790.5849	524+13.16	49.99' RT
Fd YPC[MCLANE]: SW TRA Tern Lake Estates	414358.6678	89406.5241	525+00.58	576.52' LT
Fd YPC[MCLANE]: NW TRA Tern Lake Estates	414826.9400	89648.3700	525+20.12	49.84' LT
Fd Rbr: SE L2 Tern Lake Estates	415008.3500	89530.5600	527+11.88	50.24' RT
Fd Rbr: NE L2 Tern Lake Estates	415616.9618	89843.9903	527+38.06	734.32' RT
Fd IP: SE L8 B3 Tern Lake Estates	414675.8300	88921.0000	530+79.30	538.94' LT
Fd Rbr: SE TRB Goat Haven Estate	415392.5529	88850.5070	534+92.96	50.59' RT
Fd Rbr: NE TRB Goat Haven Estates	415974.8800	89151.0100	535+17.47	705.42' RT
Fd Rbr: SE L4B B3 Tern Lake Esta	414979.1424	88336.8152	537+37.13	561.92' LT
Fd Rbr: SE L4A B3 Tern Lake Esta	415206.7784	88453.4680	537+47.42	306.35' LT
Fd Rbr: NW L5 B3 Tern Lake Estat	415434.5624	88571.2112	537+56.84	50.10' LT
Fd Rbr: SE L11 B1 Goat Haven Est	415558.4010	88658.3558	538+28.90	51.43' RT
Fd YPC[5733-S]: NE L11 B1 Goat H	415714.0700	88637.8600	538+36.17	226.07' RT
Fd Rbr: NE L9 B1 Goat Haven Estates	416128.9104	88852.5063	538+53.14	692.84' RT
Fd Rbr: SW L4B B3 Tern Lake Esta	415054.7260	88189.9614	539+02.17	568.28' LT
Fd Rbr: SW L4A B3 Tern Lake Esta	415285.2313	88307.9223	539+12.73	309.56' LT
Fd Rbr: NW L4A B3 Tern Lake Estates	415516.1100	88427.9500	539+21.68	49.50' LT
Fd IP: SW L3 B3 Tern Lake Estates	415129.5116	88043.6557	540+66.34	575.06' LT
Fd AC[11795-S]: SW L3 B3 Tern Lake Estates	415129.6396	88043.4576	540+66.58	575.05' LT
Fd AC[11795-S]: NW L3 B3 Tern Lake Estates	415597.2400	88263.5100	540+87.35	49.84' LT
Fd YPC[5733-S]: NE L12 B1 Goat H	415856.1089	88385.2971	541+25.94	225.63' RT
Fd IP: SW L2 B3 Tern Lake Estates	415205.7143	87896.9709	542+31.54	580.79' LT
Fd AC[11797-S]: SW L2 B3 Tern Lake Estates	415205.7803	87896.5288	542+31.96	580.95' LT
Fd AC[11795-S]: NW L2 B3 Tern Lake Estates	415678.5528	88139.0721	542+53.10	50.02' LT
Fd Rbr: NW L12 B1 Goat Haven Est	415988.7800	88149.5200	543+96.48	225.29' RT
Fd AC[11795-S]: SW L1 B3 Tern Lake Estates	415281.5100	87749.8300	543+96.93	587.11' LT
Fd YPC[5733-S]: SW L12 B1 Goat H	415842.4659	88054.3056	544+07.48	51.07' RT
Fd Rbr: Angpt L12 B1 Goat Haven	415966.9400	88119.9200	544+11.52	191.72' RT
Fd AC[11795-S]: NW L1 B3 Tern Lake Estates	415759.4455	87994.5578	544+18.71	50.60' LT



KPB 2022-063R1

PRELIMINARY

DATE	REVISIONS		BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION			
DRAWN	EPE/AF	DATE	4/06/2023
CHECKED		DATE	
		SCALE	1" = 100'
		SHEET	47 OF 48

MONUMENT SUMMARY

DRAFT 4/6/2023

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0311(031)/Z546590000	R48	R48

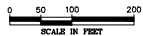
RECOVERED CORNERS - SHEET 40				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr: S L7 B1 Goat Haven Estat	416017.5200	88104.3800	544+49.92	228.13' RT
Fd YPC[7569-S]: SE L8 B2 Tern Lake Estates	415308.9700	87696.5100	544+56.87	589.40' LT
Fd Rbr: SE L1 B2 Goat Haven Esta	415866.9510	88010.7104	544+57.49	50.96' RT
Fd Rbr: NE L2 B2 Goat Haven Estates	415980.3400	88070.6500	544+61.02	179.17' RT
Fd YPC[7569-S]: NE L8 B2 Tern Lake Estates	415789.1610	87942.0494	544+79.05	50.53' LT
Fd AC: SW L8 B2 Tern Lake Estates	415384.8103	87549.7288	546+21.97	595.49' LT
Fd YPC[7569-S]: NW L8 B2 Tern Lake Estates	415870.4178	87798.3374	546+44.14	50.40' LT
Fd Rbr: SE L2 B2 Goat Haven Esta	416000.0060	87775.5206	547+27.70	51.24' RT
Fd Rbr: NE L2 B2 Goat Haven Estates	416154.7900	87854.8600	547+34.69	225.04' RT
Fd Rbr: NW L1 B2 Goat Haven Estates	416206.4122	87881.6563	547+36.72	283.16' RT
Fd Rbr: SW L7 B2 Tern Lake Estat	415461.0530	87403.1901	547+87.06	601.12' LT
Fd Rbr: NW L7 B2 Tern Lake Estat	415951.4429	87654.7846	548+08.98	50.39' LT
Fd Rbr: SW L6 B2 Tern Lake Estat	415536.4026	87256.3622	549+51.96	607.67' LT
Fd Rbr: NW L6 B2 Tern Lake Estat	416032.5764	87511.0059	549+74.07	50.40' LT
Fd Rbr: SE L4 B2 Goat Haven Esta	416136.6054	87533.7114	550+05.43	51.35' RT
Fd Rbr: SE L4 B2 Goat Haven Esta	416137.5423	87531.6686	550+07.67	51.16' RT
Fd Rbr: NE L4 B2 Goat Haven Estates	416291.5358	87610.6740	550+14.55	224.11' RT
Fd Rbr: SW L5 B2 Tern Lake Estat	415611.9232	87109.9035	551+16.63	613.88' LT
Fd Rbr: NW L5 B2 Tern Lake Estates	416113.5813	87367.3833	551+38.96	50.45' LT
Fd Rbr: SW L4 B2 Tern Lake Estat	415687.7949	86963.2397	552+81.65	619.89' LT
Fd Rbr: SE L6 B2 Goat Haven Esta	416275.2600	87287.9900	552+87.57	51.33' RT
Fd Rbr: NE L6 B2 Goat Haven Estates	416429.7417	87366.5304	552+95.10	224.47' RT
Fd Rbr: NW L4 B2 Tern Lake Estates	416194.7728	87223.7132	553+03.99	50.36' LT
Fd Rbr: SW L3 B2 Tern Lake Estat	415763.4665	86816.6219	554+46.53	626.06' LT
Fd Rbr: NW L3 B2 Tern Lake Estates	416275.9278	87079.6698	554+69.32	50.48' LT
Fd Rbr: SE L8 B2 Goat Haven Esta	416412.7911	87044.0949	555+67.57	51.23' RT
Fd Rbr: NE L8 B2 Goat Haven Estates	416567.3176	87123.4588	555+74.40	224.81' RT
Fd Rbr: SE L9 B2 Goat Haven Esta	416573.2812	87113.1308	555+86.33	224.93' RT
AM[7328-S]: SW L2 B2 Tern Lake Estates	415839.1672	86670.0211	556+11.40	632.19' LT
Fd YPC[7328-S]: NW L2 B2 Tern Lake	416356.8188	86936.1749	556+34.04	50.56' LT
Fd Rbr: SW L1A B2 Tern Lake Esta	415928.6800	86496.9000	558+06.17	639.32' LT
Fd YPC[7328-S]: NW L1A B2 Tern Lake	416452.7908	86766.3175	558+29.14	50.47' LT
Fd Rbr: SW L8 B2 Goat Haven Esta	416550.6100	86800.3500	558+47.58	51.45' RT
Fd Rbr: NW L8 B2 Goat Haven Esta	416705.2000	86879.4700	558+54.66	224.97' RT
Fd Rbr: NE L10 B2 Goat Haven Estates	416907.1869	86983.6107	558+63.24	452.06' RT
Fd Rbr: SW L8A B1 Tern Lake Esta	416024.9169	86310.1758	560+16.08	647.29' LT
Fd YPC[7328-S]: NW L8A B1 Tern Lake	416556.0700	86583.3500	560+39.24	50.45' LT
Fd Rbr: NW L10 B2 Goat Haven Est	416957.6600	86807.4300	560+41.48	409.42' RT
Fd Rbr: SW L10 B2 Goat Haven Est	416652.5300	86618.8000	560+55.78	50.98' RT
Fd Rbr: NE L1 B3 Goat Haven Estates	416971.9900	86757.5000	560+92.01	397.36' RT
Fd Rbr: SE L1 B3 Goat Haven Esta	416677.5741	86575.3361	561+05.94	51.42' RT
Fd YPC[7328-S]: SW L7 B1 Tern Lake	416107.8523	86150.2797	561+96.09	653.65' LT
Fd Rbr: NW L7 B1 Tern Lake Estat	416644.5885	86426.5160	562+19.33	50.45' LT
Fd Rbr: SE L2 B3 Goat Haven Esta	416787.9988	86379.3609	563+30.89	51.27' RT
Fd IP: NW L1 B3 Goat Haven Estates	417041.7345	86509.9910	563+41.84	336.45' RT
Fd Rbr: L2 B3 Goat Haven Estates	417088.3302	86350.1638	565+03.93	298.47' RT
Fd IP: SW L5 B1 Tern Lake Estate	416272.8339	85830.8054	565+55.40	666.99' LT
Fd IP: NW L5 B1 Tern Lake Estates	416821.0900	86113.2300	565+78.92	50.72' LT
Fd Rbr: SW L2 B3 Goat Haven Esta	416911.1216	86161.2141	565+81.38	51.27' RT
Fd IP: NW L2 B3 Goat Haven Estates	417111.1400	86267.0900	565+87.49	277.50' RT

RECOVERED CORNERS - SHEET 40				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd Rbr: SW L1 B1 Goat Haven Esta	417172.0796	86299.5577	565+89.16	346.53' RT
Fd Rbr: NW L1 B1 Goat Haven Estates	417387.3634	86413.8393	565+95.45	590.19' RT
Fd Rbr: SW L3 B1 Tern Lake Estat	416437.6455	85510.7081	569+15.17	680.79' LT
Fd Rbr: NW L3 B1 Tern Lake Estates	416998.0746	85799.6086	569+39.03	50.73' LT
Fd Rbr: SW L2 B1 Tern Lake Estat	416520.2249	85350.8190	570+95.01	687.46' LT
Fd Rbr: NW L2 B1 Tern Lake Estates	417086.7541	85642.9652	571+19.03	50.49' LT
Fd Rbr: SW L1 B1 Tern Lake Estat	416603.0700	85190.7700	572+75.11	693.98' LT
Fd Rbr: NW L1 B1 Tern Lake Estates	417174.9593	85486.1868	572+98.92	50.74' LT
Fd BC[DOA]: C2 USS 1365	416577.3500	85109.8600	573+32.93	756.14' LT
Fd Rbr: SW TRA Goat Haven Estate	417295.6700	85479.9400	573+63.67	51.32' RT
Fd BC[DOA]: USS 1365 ROW	417498.4000	85583.8300	573+72.74	278.94' RT
Fd BC[DOA]: C3 USS 1365	417749.3000	85712.8900	573+83.54	560.88' RT

RECOVERED CORNERS - SHEET 41				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[Bx[DOH]: Seward Hwy CL	418000.8925	84121.4427	588+93.39	1.58' LT
Fd BC[Bx[DOH]: Seward Hwy CL	418219.6323	83753.9299	593+21.07	0.36' RT
Fd Rbr: Seward Hwy CL	418409.1054	83434.7497	596+92.26	0.40' RT
Fd BC[Bx[DOH]: Seward Hwy CL	418436.8772	83385.0957	597+49.15	0.00' RT

RECOVERED CORNERS - SHEET 42				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd BC[Bx[DOH]: Seward Hwy CL	419003.8200	82381.5400	609+01.78	0.00' RT
Fd AM/Bx[DOT]: EOP 2384+08.50	419088.3898	82204.2276	610+98.38	0.02' LT
Fd AM/Bx[DOT]: Seward Hwy PT 238	419081.1206	82201.3485	610+98.39	7.83' LT
Fd AM/Bx[DOT]: Seward Hwy PC 238	418979.9869	82052.2764	612+12.06	152.66' LT
Fd BC[Bx[DOT]: Seward Hwy CL	419187.2659	81742.3358	615+72.91	0.00' LT
Fd AM/Bx[DOT]: Seward Hwy PT 237	418981.0000	81363.7300	619+41.73	223.28' LT
Fd AC[DOT]: Seward Hwy PC	419250.3490	80357.7776	629+68.90	0.00' LT

RECOVERED CORNERS - SHEET 43				
MONUMENT TYPE : LOCATION	NORTHING	EASTING	STATION	OFFSET
Fd AC: Seward Hwy CL	419604.9307	79658.2772	637+67.04	0.00' RT
Fd AC[DOT]: Seward Hwy PC	420537.9256	78905.6843	649+65.74	0.00' RT



DATE			REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0311(031) / Z546590000 SEWARD HIGHWAY MP 25.5 - 36 TRAIL RIVER TO STERLING WYE, REHABILITATION				
DRAWN	EPE/AF	DATE	4/06/2023	SCALE 1" = 100'
CHECKED		DATE		SHEET 48 OF 48

KPB 2022-063R1

PRELIMINARY

TIME EXTENSION REQUEST
Right of Way Acquisition Seward Highway MP 25.5 to 36 Trail River to Sterling WYE
Rehabilitation

KPB File No.	2022-063R1
Applicant / Owner:	State of Alaska DOT & PF
Surveyor:	Robert M. Keiner, State of Alaska DOT & PF
General Location:	MP 25.5 to MP 36 Seward Highway, Moose Pass

STAFF REPORT

PC Meeting: Administrative Approval

2023

On April 7, 2023 a complete preliminary plat application for right-of-way acquisition was submitted to the Planning Department. The Plat Committee reviewed and granted conditional approval for the preliminary plat for two years during their regularly scheduled meeting on May 8, 2023. A Notice of Decision was mailed to interested parties on May 23, 2023.

2025

On April 11, 2025, staff mailed and emailed the surveyor notifying him of the upcoming file expiration on May 8, 2025. A Time Extension Request was received on April 15, 2025, stating that the right of way acquisition is in process and construction is not anticipated until 2027-2028 and the project closeout is not until 2029-2030. The time extension request asks to be in effect until December 31, 2031.

This time extension request is the first time extension request associated with this subdivision plat. Per KPB 20.10.070 additional time extensions may be granted by the Planning Director for specified time periods upon finding that it is in the public interest to do so. This time extension request will extend the subdivision approval to December 31, 2031. If the plat is not recorded before December 31, 2031, or the second and final time extension is not requested, then the approval will expire and a new plat submittal will be required to complete the subdivision.

STAFF RECOMMENDATIONS: Extend preliminary plat approval to December 31, 2031, subject to the following:

1. Plat must comply with current Kenai Peninsula Borough Code.

NOTE: Per KPB 20.10.070(A), A plat for subdivision created by a government agency's acquisition of a street right-of-way, airport parcel, or land for other public purposes is subject to approval under this section only and is not subject to any other approval procedure for plats under this chapter, except where hereinafter stated.

Per KPB 20.10.070(C1) Additional time extensions may be granted by the planning director for specified time periods upon finding it is in the public interest to do so.

END OF STAFF REPORT



APPROVED


Robert Ruffner, Planning Director

4-24-2025

Date

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

RECEIVED

APR 15 2025

KPB PLANNING DEPT.

TIME EXTENSION REQUEST FORM

☐ Name of Subdivision: Seward Highway MP 25.5 to 36 ROW Acquisition Plat

☐ Location of Subdivision: Seward Highway Milepost 25.5-36

☐ KPB Number: 2022-063R1

☐ Date of Planning Commission Approval(s)

5/8/2023 _____

☐ Reason for time extension request.

ROW Acquisition in process. Construction not anticipated until 2027-2028.

Project closeout not till 2029-2030.

Request extension thru 12/31/2031. Per KPB Code 20.10.070(C)1

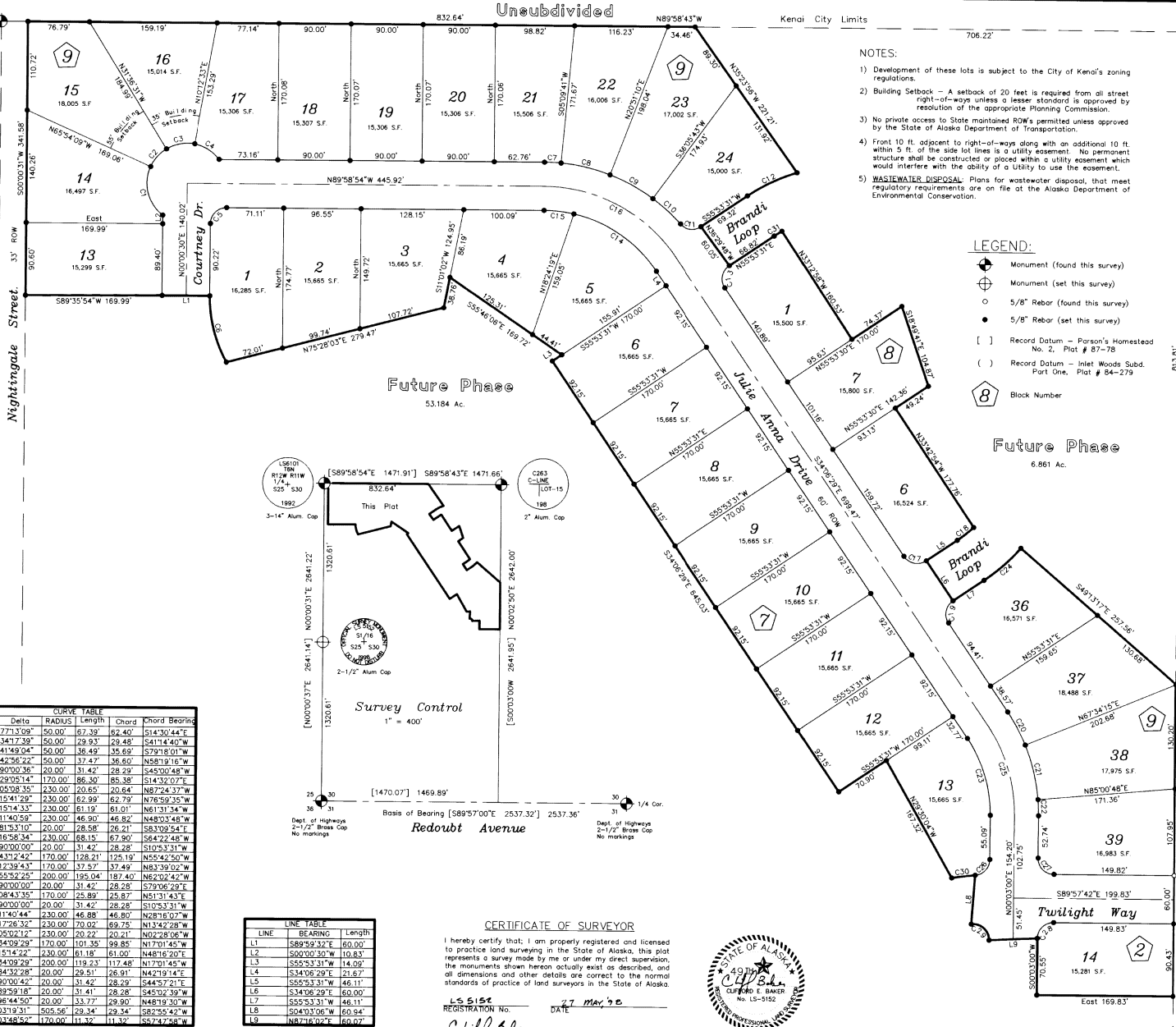
Date: 4/15/2025

Signature of Surveyor/Property Owner: Bob Keiner

TIME EXTENTION REQUEST

d. Windhaven Estates; Pre-032

Unsubdivided



CURVE	Delta	RADIUS	Length	Chord	Chord Bearing
C1	77.13.09"	50.00'	87.39'	62.40'	S14°30'44"E
C2	34.17.39"	50.00'	29.93'	29.48'	S41°14'40"W
C3	41.49.04"	50.00'	36.49'	35.69'	S79°18'01"W
C4	42.56.22"	50.00'	37.47'	36.60'	N58°19'16"W
C5	30.00.36"	20.00'	31.42'	28.29'	S45°00'48"W
C6	29.05.14"	170.00'	186.30'	85.38'	S14°32'07"E
C7	05.08.35"	230.00'	20.65'	20.64'	N87°24'37"W
C8	15.41.29"	230.00'	62.99'	62.79'	N78°59'35"W
C9	15.14.33"	230.00'	61.19'	61.01'	N61°31'34"W
C10	11.40.59"	230.00'	46.90'	46.82'	N48°03'45"W
C11	81.53.10"	20.00'	28.58'	26.21'	S83°09'54"E
C12	16.58.34"	230.00'	68.15'	67.90'	S64°22'48"W
C13	30.00.00"	20.00'	31.42'	28.28'	S10°53'31"W
C14	43.12.42"	170.00'	128.21'	125.19'	N55°42'50"W
C15	12.39.43"	170.00'	37.57'	37.49'	N83°39'02"W
C16	55.52.25"	200.00'	195.04'	187.40'	N62°02'42"W
C17	30.00.00"	20.00'	31.42'	28.28'	S79°06'28"E
C18	08.43.35"	170.00'	25.89'	25.87'	N51°31'43"E
C19	30.00.00"	20.00'	31.42'	28.28'	S10°53'31"W
C20	11.40.44"	230.00'	46.88'	46.80'	N28°16'07"W
C21	17.28.32"	230.00'	70.02'	69.75'	N13°42'28"W
C22	05.02.12"	230.00'	20.22'	20.21'	N02°28'06"W
C23	34.09.29"	170.00'	101.35'	99.85'	N17°01'45"W
C24	15.14.32"	230.00'	61.18'	61.00'	N48°16'20"E
C25	34.09.29"	200.00'	119.23'	117.48'	N17°01'45"W
C26	84.32.28"	20.00'	29.51'	26.91'	N47°19'14"E
C27	30.00.42"	20.00'	31.42'	28.29'	S44°57'21"E
C28	89.29.18"	20.00'	31.41'	28.28'	S45°00'39"W
C29	96.44.50"	20.00'	33.77'	29.90'	N48°19'30"W
C30	03.19.31"	505.56'	29.34'	29.34'	S82°56'42"W
C31	03.48.52"	170.00'	11.32'	11.32'	S57°47'58"W

LINE	BEARING	Length
L1	S89°29'32"E	60.00'
L2	S60°00'30"W	10.83'
L3	S55°33'31"W	14.09'
L4	S34°06'29"E	21.67'
L5	S65°53'31"W	46.11'
L6	S34°06'29"E	60.00'
L7	S55°33'31"W	46.11'
L8	S04°03'06"W	60.94'
L9	N81°16'02"E	60.07'

CERTIFICATE OF SURVEYOR

I hereby certify that, I am properly registered and licensed to practice land surveying in the State of Alaska, this plot represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

LS 5152
REGISTRATION No. 27 May 90
DATE
REGISTERED LAND SURVEYOR



- NOTES:**
- Development of these lots is subject to the City of Kenai's zoning regulations.
 - Building Setback - A setback of 20 feet is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate Planning Commission.
 - No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
 - Front 10 ft. adjacent to right-of-ways along with an additional 10 ft. within 5 ft. of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
 - WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.

- LEGEND:**
- Monument (found this survey)
 - Monument (set this survey)
 - 5/8" Rebar (found this survey)
 - 5/8" Rebar (set this survey)
 - Record Datum - Parson's Homestead No. 2, Plot # 87-78
 - Record Datum - Inlet Woods Subd. Part One, Plot # 84-278
 - Block Number

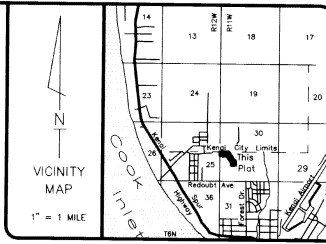


Part One

Subdivision

Wood

Inlet



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

I FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPEAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Christ D Hall
Christ D Hall
P. O. Box 2829
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY of May 1998 FOR *Christ D Hall*

Dennis Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 1/15/2001



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 9 February, 1998

KENAI PENINSULA BOROUGH

Authorized Official

98-26
RECORDED 20
KENAI REC. DIST.
DATE: 6/22/98
TIME: 12:58 PM
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KPB FILE No. 98-020

Windhaven Estates - Phase 1

A subdivision of a portion of Tract One-A Parson's Homestead No. 3.

Located within the SW1/4 of Section 30, T6N, R11W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 14.896 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO: 97247 DRAWN: 12 April, 1998 CB
SURVEYED: Nov., 1997 - April 1998 SCALE: 1" = 60'
FIELD BK.: 97-8, Pg. 26- DISK: \D26\Windhaven

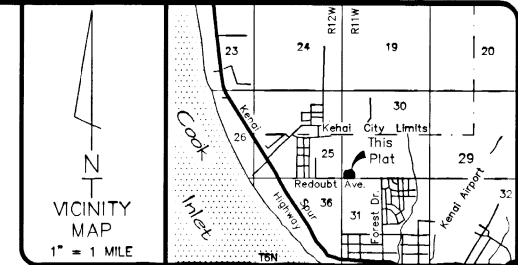
NOTES:

- Development of these lots is subject to the City of Kenai's zoning regulations.
- No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- Front 10 ft. adjacent to right-of-ways along with an additional 10 ft. within 5 ft. of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a Utility to use the easement.
- WASTEWATER DISPOSAL:** Plans for wastewater disposal, that meet regulatory requirements are on file at the Alaska Department of Environmental Conservation.

Future Phase

49.287 Ac.

CURVE TABLE					
Curve	Delta	Radius	Length	Chord Length	Chord Bearing
C1	90°02'30"	20.00'	31.43'	28.29'	N45°01'45"E
C2	89°57'30"	20.00'	31.40'	28.27'	S44°58'15"E
C3	90°02'30"	20.00'	31.43'	28.29'	S45°01'45"W
C4	64°37'23"	20.00'	22.56'	21.38'	N57°38'19"W
C5	98°56'07"	50.00'	86.34'	76.00'	S74°47'41"E
C6	60°29'40"	50.00'	52.79'	50.37'	N25°29'26"E
C7	85°14'36"	50.00'	74.39'	67.72'	N47°22'42"W
C8	89°57'30"	20.00'	31.40'	28.27'	S44°58'15"E
C9	12°41'45"	170.00'	37.67'	37.59'	S06°21'23"W



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

I FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

Clint P. Hall
Clint P. Hall
P. O. Box 2829
Kenai, Alaska 99611

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF August 1999 FOR Clint P. Hall

Anna M. Johnson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 1/23/2001



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF 9 February, 1998

KENAI PENINSULA BOROUGH

May J. Best
AUTHORIZED OFFICIAL

KPB FILE No. 98-124

Windhaven Estates - Phase 2

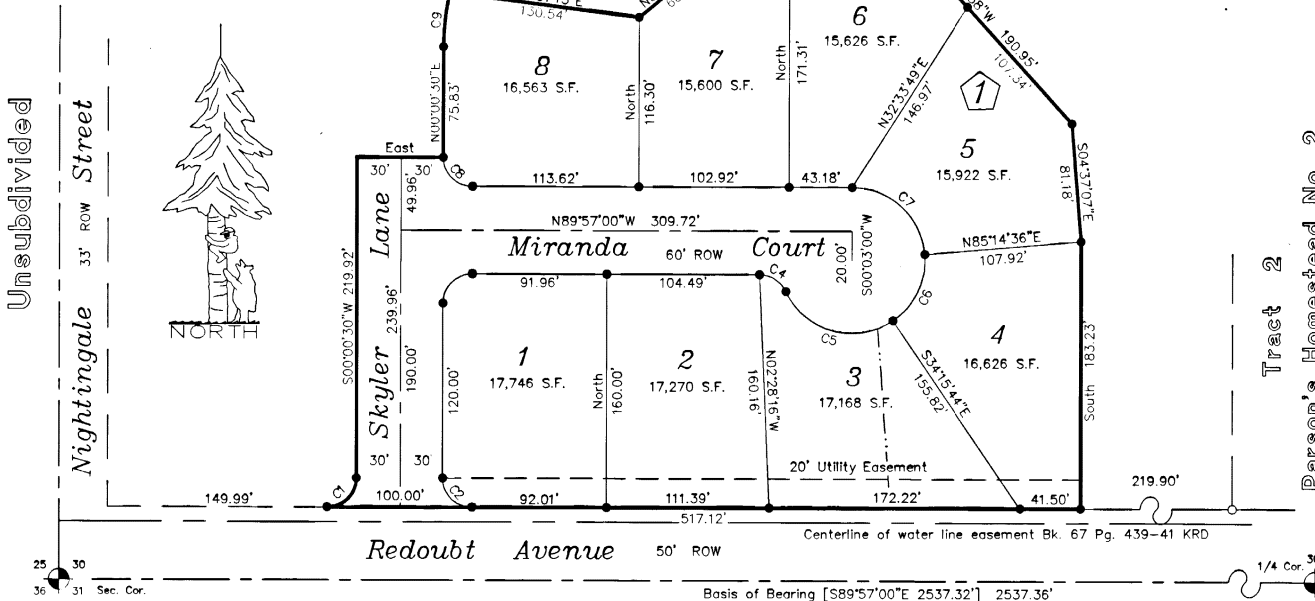
A subdivision of a portion of Tract One-A Parson's Homestead No. 3.
Located within the SW1/4 of Section 30, T6N, R11W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.
Containing 3.891 Acres

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363

SURVEYORS PHONE - (907) 283-9047 FAX - (907) 283-9071 PLANNERS

JOB NO: 98117	REF: 97247	DRAWN: 27 April, 1999	CB
SURVEYED: No, 1998 - May 1999		SCALE: 1" = 60'	
FIELD BKS: 97-8, Pg. 26 - 147 98-5, Pg. 64 - 111		DISK: Windhaven	



Dept. of Highways
2-1/2" Brass Cap
No markings



SURVEYOR'S CERTIFICATE

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
Date 16 Aug, '99

LEGEND:

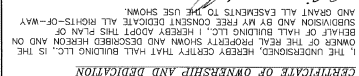
- Monument (found)
- Yellow Plastic Cap (found)
- 5/8" Rebar (set this survey)
- [] Record Datum - Parson's Homestead No. 2, Plat # 87-78
- () Record Datum - Inlet Woods Subd. Part One, Plat # 84-279
- 1 Block Number

EXISTING POWERLINE IS C OF 20' EASEMENT

RECORDED 20
KENAI REC. DIST.
DATE: 9/27 1999
TIME: 3:06 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611

KN 99-60

- 1) DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- 2) NO PRIVATE ACCESS TO STATE MANAGED ROW'S PROPERTY UNLESS APPROVED BY THE STATE
- 3) FLOOD IS 15 FEET ADOPTED TO RIGHT-OF-WAY- IS A UTILITY EXISTENT. NO FLOODMENT. NO FLOODMENT
- 4) INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE FACILITY. A UTILITY EXISTENT WHICH WOULD
- 5) THIS SUBDIVISION MAY BE AFFECTED BY A GENERAL ELECTRIC FACILITY ASSIGNED TO KENAI POWER CORPORATION ON MARCH 28, 1960 IN BK 5, 11 PG. 103, REG.
- 6) WASTEWATER DISPOSAL PLANTS THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CLINT D. HALL
HALL BUILDING LLC.
PO BOX 2829
KENAI, AK 995

CLINT D. HALL

OFFICIAL SEAL
 NOTARY PUBLIC
 PEGGY CLEMENTS
 STATE OF ALASKA

NOTARY'S ACKNOWLEDGMENT

FOR CLINT D. HALL

[Signature]

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January 2019

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 7-31-2022

Part	One
------	-----

NORTH

13 / 20
BLOCK 13

○
●
⊕

LEGEND

5/8" RBR. W/ ALUM. CAP LS 5152 1999
SECONDARY MONUMENT RECOVERED

5/8" RBR. W/ PLASTIC CAP
SECONDARY MONUMENT SET THIS SURVEY

PRIMARY MONUMENT RECOVERED AS NOTED

100
Initial Woods /
Subdivision /
Kearney Property

()

100

BLOCK NUMBER

RECORD PER WINDHAVEN ESTATES PHASE 1

PLAT NO. 98-26 KRD

0 11 12
Inlet
WCD

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

CERTIFICATE OF SURVEYOR



THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

AT APPROVAL

ADMISSION WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF February 9, 1998

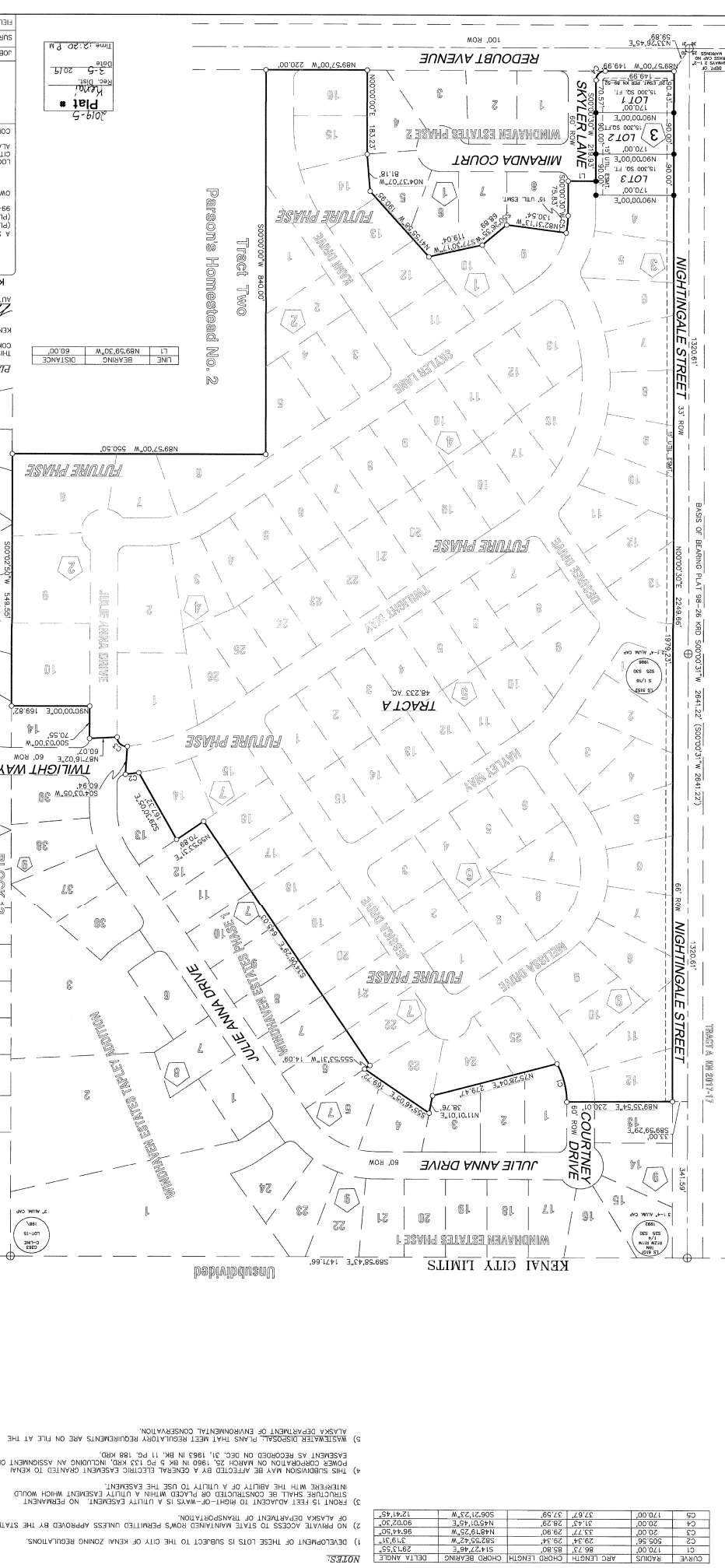
KENAI PENINSULA BOROUGH

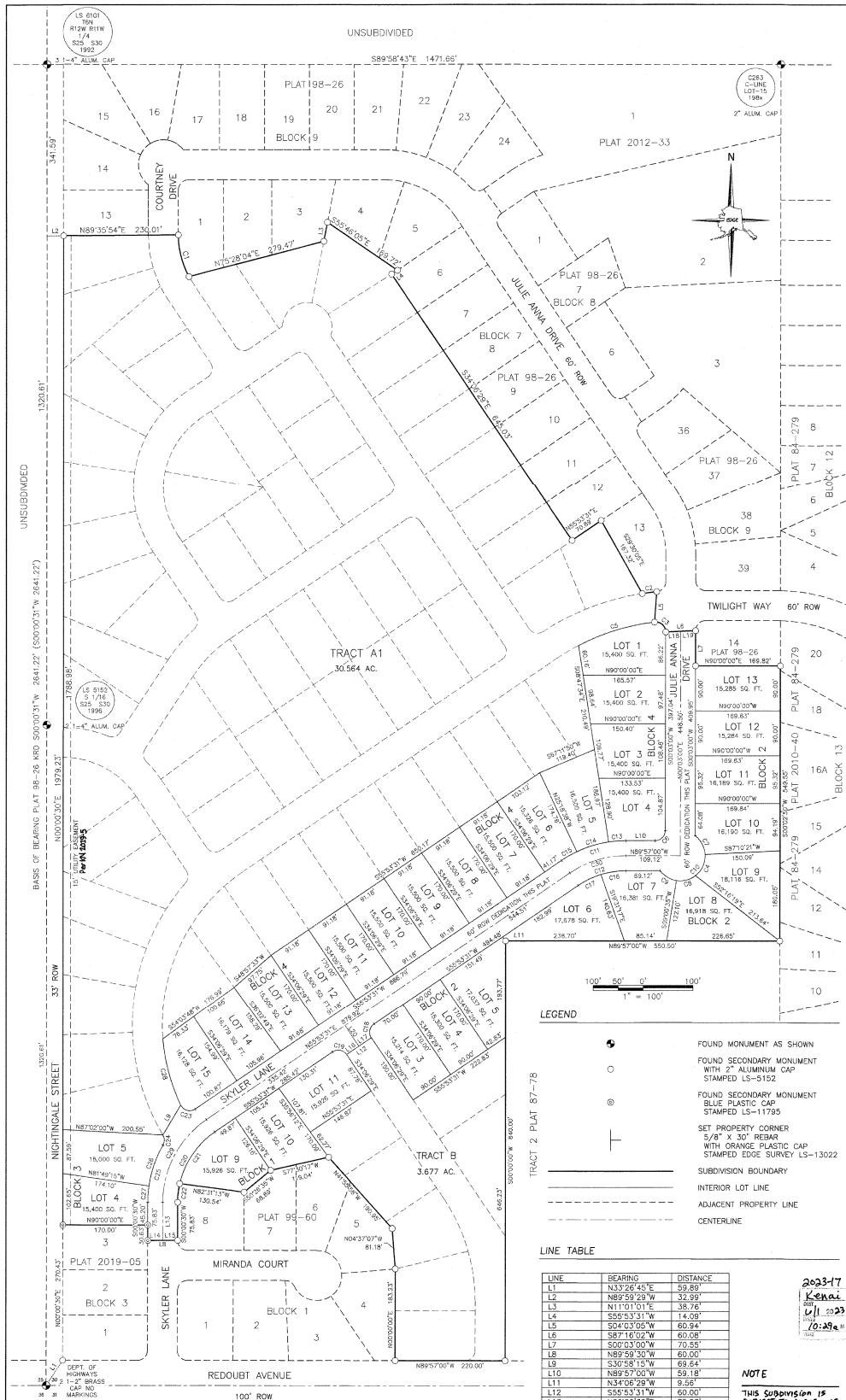
WINDHAVEN ESTATES
PHASE 3

SUPERVISION OF A PORTION OF TRACT ONE-A PARSON'S HOMESTEAD NO. 3
 AT NO. 89-52 (KRD) LYING SOUTH OF WINDHAVEN ESTATES PHASE 1
 -60 KRD)
 MER:
 CLINT D. HALL - HALL BUILDING LLC.
 PO BOX 2829
 KENAI, AK 99611

INTEGRITY SURVEYS INC.

NO:	215091	DRAWN:	NOV. 18, 2018	SH
RECEIVED:	July 2015	SCALE:	1" = 100'	
D.BK:	2015-3	FILE:	215091.FP.DWG	





CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Clint D. Hall
CLINT D. HALL
HALL QUALITY BUILDERS
PO BOX 2829
KENAI, ALASKA 99611

NOTARY ACKNOWLEDGEMENT

FOR: CLINT D. HALL
ACKNOWLEDGED BEFORE ME
THIS 5 DAY OF April, 2021
[Signature]
NOTARY PUBLIC SIGNATURE



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 9, 1998.
KENAI PENINSULA BOROUGH

[Signature] 5/13/2021
AUTHORIZED OFFICIAL

CERTIFICATE OF ACCEPTANCE AND DEDICATION BY CITY OF KENAI

THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAYS BEING DEDICATED THIS PLAT SKYLAR LANE AND JULIE ANN DRIVE
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: *[Signature]* 5/13/21
AUTHORIZED OFFICIAL
CITY OF KENAI
210 FIDALGO AVE.
KENAI, ALASKA 99611

CERTIFICATE OF SURVEYOR

I, MARK AMONETTI, 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE No. 2021-063

WINDHAVEN ESTATES PHASE 4

A SUBDIVISION OF
TRACT A
PLAT 2019-5
KENAI RECORDING DISTRICT

OWNERS:
HALL BUILDING LLC
PO BOX 2829
KENAI, ALASKA 99611

LOCATED WITHIN SECTION 30
T.6N., R.11W., S.M.
CITY OF KENAI
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT
STATE OF ALASKA

CONTAINING 48.233 ACRES



12501 OLD SEWARD, D. ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
AEC# 1392

DRAWN BY: DATE: 05/07/2021 PROJECT: 21-510
CHECKED BY: SCALE: 1" = 100' SHEET: 1 OF 1
MA

NOTES

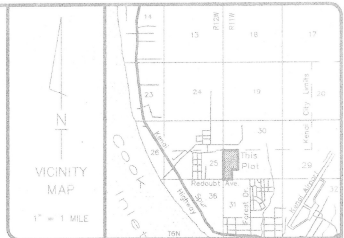
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- NO PRIVATE ACCESS TO STATE MAINTAINED RIGHT OF WAYS PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. ANY PERSONS DEVELOPING THIS PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED FEDERAL, STATE, OR LOCAL PERMITS, INCLUDING THE U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT, NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO A GENERAL ELECTRICITY EASEMENT GRANTED TO KENAI POWER CORPORATION ON MARCH 25, 1980 IN BOOK 5 PAGE 133, KENAI RECORDING DISTRICT, INCLUDING ASSIGNMENT OF EASEMENT AS RECORDED ON DECEMBER 31, 1983 BOOK 11 PAGE 186, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO A WATER PIPELINE EASEMENT GRANTED TO CITY OF KENAI ON AUGUST 23, 1972 IN BOOK 67 PAGE 439, KENAI RECORDING DISTRICT.
- THIS SUBDIVISION SERVED BY CITY OF KENAI WATER AND SEWER.
- WASTEWATER DISPOSAL PLANS THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.00'	86.73'	29°13'55"	S14°27'46"E	85.80'
C2	805.56'	29.34'	3°18'31"	S82°55'42"W	29.34'
C3	20.00'	3.575'	96°44'50"	N48°17'53"W	28.86'
C4	50.00'	47.92'	54°54'27"	S24°37'34"W	48.10'
C5	445.56'	160.34'	20°37'09"	S72°29'36"W	159.48'
C6	20.00'	3.142'	90°00'00"	N45°03'00"E	35.28'
C7	50.00'	43.85'	50°18'58"	N27°57'15"W	42.46'
C8	50.00'	40.95'	46°35'48"	S75°32'41"W	39.82'
C9	50.00'	38.55'	44°10'13"	S85°41'48"E	37.60'
C10	80.00'	171.29'	106°15'33"	N45°03'00"E	98.09'
C11	230.00'	137.12'	34°09'29"	S72°58'16"W	135.10'
C12	170.00'	101.32'	34°09'29"	S72°58'16"W	99.89'
C13	230.00'	34.67'	8°39'01"	S85°43'04"W	34.63'
C14	230.00'	67.08'	16°42'37"	S73°02'41"W	66.84'
C15	230.00'	35.36'	8°47'51"	S60°17'07"W	35.32'
C16	170.00'	50.62'	17°04'44"	S81°30'36"W	50.49'
C17	170.00'	50.70'	17°04'44"	S64°25'37"W	50.51'
C18	20.00'	31.42'	90°00'00"	S105°33'31"W	28.28'
C19	20.00'	31.42'	90°00'00"	N72°06'23"W	28.28'
C20	170.00'	165.81'	55°53'01"	S27°57'01"W	159.32'
C21	170.00'	128.14'	43°11'16"	S34°17'53"W	125.13'
C22	170.00'	37.67'	12°41'45"	S27°57'01"W	37.59'
C23	20.00'	34.27'	98°12'48"	S75°00'46"E	30.23'
C24	20.00'	21.23'	60°49'05"	N00°34'09"W	20.24'
C25	230.00'	118.79'	29°50'12"	S14°54'36"W	118.42'
C26	230.00'	86.98'	21°39'57"	S19°00'45"W	86.46'
C27	230.00'	32.80'	8°10'15"	S04°05'38"W	32.77'
C28	370.00'	137.86'	21°21'01"	S15°13'13"E	137.09'
C29	200.00'	189.07'	55°43'01"	S27°57'01"W	187.43'
C30	200.00'	119.23'	34°09'28"	S72°58'15"W	117.48'

NOTES:

- 1) Development of these lots is subject to the City of Kenai's zoning regulations.
- 2) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
- 3) 10 ft. adjacent to all street right-of-ways is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADAPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

I FURTHER CERTIFY THAT DEED(S) OF TRUST AFFECTING THIS PROPERTY DO NOT CONTAIN RESTRICTIONS WHICH WOULD PROHIBIT THIS REPLAT, OR REQUIRE SIGNATURE AND APPROVAL OF BENEFICIARY(IES).

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 1997 FOR

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

PRELIMINARY PLAT

Unsubdivided

Kenai City Limits

SHEET 2
SHEET 3
SHEET 4



SHEET 3
SHEET 2
SHEET 4

Subdivision Part One
Inlet Woods

LEGEND:

- Monument (found this survey)
- Monument (set this survey)
- 5/8" Rebar (found this survey)
- 5/8" Rebar (set this survey)
- Witness Corner Meander Corner 5/8" Rebar (set this survey)
- () Record Datum - ? Plot # ?
- [] Record Datum - ? Plot # ?
- | | Record Datum - ? Plot # ?

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL _____

KPB FILE No. 98-020

Windhaven Estates

A subdivision of Tract One-A Parson's Homestead No. 3.

Located within the W1/2 of Section 30, T6N, R11W, S.M., City of Kenai, Kenai Recording District, Kenai Peninsula Borough, Alaska.

Containing 74.947 Acres Sheet 1 of 4

Integrity Surveys

605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE - (907) 383-9047 FAX - (907) 383-9071 PLANNERS

JOB NO: 97247 DRAWN: 29 March, 1998 CB
SURVEYED: Nov. 1997 - SCALE: 1" = 100'
FIELD BK: 97-8, Pg 26- DISK: \D26\Windhaven

Tract Two
Parson's Homestead No. 2

RECORDED
REC. DIST.
DATE: 19
TIME: M
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611



CERTIFICATE OF SURVEYOR

I hereby certify that, I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

REGISTRATION No. _____ DATE _____

REGISTERED LAND SURVEYOR _____

TIME EXTENSION REQUEST
WINDHAVEN ESTATES

KPB File No.	Pre-032
Applicant / Owner:	Clint Hall
Surveyor:	To be Decided
General Location:	City of Kenai

STAFF REPORT

PC Meeting: Administrative Approval

1998

The preliminary design for this subdivision, originally named Tanglewood Subdivision, was conditionally approved by the KPB Plat Committee on February 9, which was valid through February 9, 1999. Phase 1 was recorded on June 22, 1998, which extended preliminary approval to June 22, 1999.

1999

A time extension was requested by the surveyor on May 4. The request was approved by the KPB Planning Commission on May 24, extending preliminary plat approval to May 24, 2000. Phase 2 was recorded on September 27, which extended preliminary plat approval to September 27, 2000.

2006

On April 4, a time extension was requested by the surveyor. The request was approved by the KPB Planning Commission on April 24, extending preliminary approval to April 24, 2007.

2013

On June 7, the surveyor requested a one-year time extension. The request was approved on July 15, extending preliminary approval to July 15, 2014.

2015

On June 3, another request to extend preliminary approval was submitted so that Phase III could move forward. That request was approved on July 13, extending preliminary approval to July 13, 2016.

2016

On May 26, the surveyor requested an additional one-year time extension to allow for the landowner to work with the City of Kenai on approval of the existing sewer line. That request was approved on June 27, extending preliminary approval to June 27, 2017.

2017

On June 27, the surveyor requested an additional two-year time extension to allow the landowner to continue to work with the City of Kenai on approval of the existing sewer line.

On June 26, staff mailed a notice of the time extension request to the City of Kenai. On July 26, the Kenai Planning and Zoning Commission approved a letter consenting to the time extension. The Planning Commission agreed to the time extension and approval was extended to June 27, 2019.

2019

Phase 3 was recorded on March 5, 2019 and extended preliminary approval to March 5, 2020.

2020

A time extension request was received on February 3, 2020. The City of Kenai Planning and Zoning Commission recommended approval of the time extension at their February 26, 2020 meeting. The Kenai Peninsula Borough granted approval of the extension request at the March 23, 2020 meeting thus extending the preliminary approval to March 23, 2020. The approval was

subject to the file being subject to current code. Under current code, only two more time extensions would be allowed.

2021

On April 5, 2021, a final was received for Phase 4 with the final review letter mailed on May 6, 2021.

2022

On February 24, 2021, staff emailed the surveyor letting him know the file would be expiring on March 23, 2022 and to extend if they still wanted to record the phased plat. The City of Kenai had cancelled their March 9 meeting and could not approve the extension until March 23. Staff advised the surveyor to submit the request before the expiration and would not review the approval until approval from the City was submitted. The surveyor emailed the time extension request to staff on March 21, and city approval was emailed on March 24. This extension was granted approval and extending the expiration date until March 23, 2024.

2023

Windhaven Estates Phase 4 was recorded on June 1, 2023 and extended the preliminary approval to June 1, 2025.

2025

On January 13, 2025, the owner submitted a Time Extension Request to the Planning Department stating that the reason is to continue development for the next phase. On January 22, 2025, the City of Kenai Planning and Zoning Commission recommended approving a 2-year time extension request.

This time extension request is the second time extension request associated with this subdivision plat. Per KPB 20.25.110 only two 2-year time extension requests may be granted. This time extension request will extend the subdivision approval to June 1, 2027. If the next phased plat is not recorded before June 1, 2027, then the approval will expire and a new plat submittal will be required to complete the subdivision.

There have been no changes in the area that would affect this plat.

STAFF RECOMMENDATIONS: Extend preliminary plat approval for two years to June 1, 2027, subject to the following:

1. Copy of plat with current utility reviews being submitted with the final plat
2. Plat must comply with current Kenai Peninsula Borough Code.

Per KPB 20.250.110(B) Preliminary plats that will be finalized in phases must comply with current code at the time each phase is finalized. All dedications for streets that are required pursuant to KPB 20.30.030, must be provided in the first phase. The approval of a final plat for a portion of the phased preliminary shall extend the preliminary approval for two years for the remaining land within the phased subdivision, except that the commission may require a new preliminary plat if the abutting road system changes. Phases must be filed in sequential order.

END OF STAFF REPORT



APPROVED

Robert Ruffner the Planning Director

4-22-2025

Date



January 22, 2025

Robert Ruffner, Planning Director
ruffner@kpb.us
Kenai Peninsula Borough
144 North Binkley Street
Soldotna, AK 99669

RE: Windhaven Estates Pre-032
Time Extension Request

Dear Mr. Ruffner:

This letter is in response to the letter submitted by Mr. Clint Hall to the City of Kenai on January 14, 2025, requesting that the City of Kenai Planning and Zoning Commission concur with a two-year time extension to finalize the plat for Windhaven Estates Phase 4. The Planning and Zoning Commission held their regularly scheduled meeting on January 22, 2025, and authorized me to draft and send a letter to you supporting the request for a two-year time extension to finalize the plat.

Please be advised that the Kenai Planning and Zoning Commission does not object to the two-year time extension for Windhaven Estates Phase 4. It is the understanding of the Planning and Zoning Commission, that KPB 20.25.110(A), allows for a total approval time of six years and that expiration of time extensions will require the submission of, and action on, a new preliminary plat.

If you have any further questions regarding the time extension, please feel free to contact me at 907-283-8235 or kbuettner@kenai.city.

Sincerely,



Kevin Buettner, AICP, LEED AP, CNU-A
Planning Director



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Kevin Buettner, Planning Director
DATE: January 22, 2025
SUBJECT: Windhaven Estates Phase 4 KPB Pre-032 – Time Extension

In a form completed on January 14, 2025, Mr. Clint Hall, representing his development at Windhaven Estates Phase 4 (Windhaven Estates Pre-032), requested a two-year time extension for the finalization of the plat. The Kenai Peninsula Borough requires concurrence from the City of Kenai before granting the extension request.

Windhaven Estates Phase 4 current preliminary plat approval expires on February 9, 2025. An extension was requested for two years through February 9, 2027. KPB 20.25.110(A), allows for a total approval time of six years and that expiration of time extensions will require the submission of, and action on, a new preliminary plat.

If the Planning and Zoning Commission approves, City staff would sign the attached letter of non-objection to the time extension. City staff have no issues with the time extension request and recommend approval. The draft letter of non-objection for the time extension, the plat, and the letter from the surveyor requesting the extension are attached for reference.

Does the Commission approve the Windhaven Estates Phase 4 time extension?

Attachments

Draft letter approving the time extension

Time Extension Form dated January 14, 2025

Copy of Windhaven Estates Phase 4 plat

RECEIVED

JAN 13 2025

KPB PLANNING DEPT.

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

☒ Name of Subdivision: Windhaven Estates

☒ Location of Subdivision: Kenai, AK

☒ KPB Number: Pre-032

☐ Date of Planning Commission Approval(s)

☒ Reason for time extension request.

Continue development for next phase.

Date: 01/13/2025

Signature of Surveyor/Property Owner:

